

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE SE 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH P.M. COUNTY OF
DOUGLAS, STATE OF COLORADO

SCHEDULE B—SECTION 2 TITLE EXCEPTION COMMENTS:

10. ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE PARKER WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JANUARY 25, 1988 IN BOOK 772 AT PAGE 607. (NOT PLOTTABLE)
11. THE EFFECT OF ANNEXATION MAP RECORDED FEBRUARY 5, 1988 AT RECEPTION NO. 880288B. (NOT PLOTTABLE)
12. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE REAL PROPERTY INCLUSION AGREEMENT AS SET FORTH BELOW: RECORDING DATE: FEBRUARY 8, 1988 RECORDING NO.: BOOK 775 AT PAGE 264 (NOT PLOTTABLE)
13. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ANNEXATION ORDINANCE #252 AS SET FORTH BELOW: RECORDING DATE: MARCH 16, 1988 RECORDING NO.: BOOK 781 AT PAGE 611 (NOT PLOTTABLE)
14. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE PARKER RIDGE PRELIMINARY DEVELOPMENT PLAN AS SET FORTH BELOW: RECORDING DATE: MARCH 16, 1988 RECORDING NO.: RECEPTION NO. 8806041 (NOT PLOTTABLE)
15. ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE CHERRY CREEK BASIN AUTHORITY, AS EVIDENCED BY INSTRUMENT RECORDED MAY 6, 1988 IN BOOK 790 AT PAGE 718. (NOT PLOTTABLE)
16. ALL NONTRIBUTARY AND NOT NONTRIBUTARY GROUNDWATER IN THE LOWER DAWSON, DENVER, ARAPAHOE AND LARAMIE- FOX HILLS AQUIFERS UNDERLYING THE PROPERTY TOGETHER WITH THE RIGHT TO WITHDRAW AND USE THE SAME AS CONVEYED TO PARKER WATER AND SANITATION DISTRICT BY DEED RECORDED MAY 27, 1988 IN BOOK 794 AT PAGE 478. (NOT PLOTTABLE)
17. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE BRADBURY RANCH DEVELOPMENT GUIDE AS SET FORTH BELOW: RECORDING DATE: NOVEMBER 9, 1994 RECORDING NO.: BOOK 1229 AT PAGE 1814 (NOT PLOTTABLE)
18. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE STANDARD AVIGATION AND HAZARD EASEMENT AS SET FORTH BELOW: RECORDING DATE: AUGUST 29, 1995 RECORDING NO.: BOOK 1284 AT PAGE 1575 (NOT PLOTTABLE)
19. COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING DATE: MAY 3, 1996 RECORDING NO: BOOK 1338 AT PAGE 800 CERTIFICATE HOMEOWNERS DECLARATION FOR BRADBURY RANCH: RECORDING DATE: AUGUST 15, 1996 RECORDING NO.: BOOK 1363 AT PAGE 1746 (NOT PLOTTABLE)
20. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AGREEMENT REGARDING TRAFFIC SIGNAL AS SET FORTH BELOW: RECORDING DATE: SEPTEMBER 17, 1996 RECORDING NO.: BOOK 1370 AT PAGE 1654 (NOT PLOTTABLE)
21. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE COVENANT AND SERVIDUTE BRADBURY RANCH AS SET FORTH BELOW: RECORDING DATE: NOVEMBER 8, 1999 RECORDING NO.: BOOK 1775 AT PAGE 441 (NOT PLOTTABLE)
22. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE BRADBURY RANCH DEVELOPMENT PLAN 3RD AMENDMENT AS SET FORTH BELOW: RECORDING DATE: AUGUST 23, 2000 RECORDING NO.: RECEPTION NO. 59142 (NOT PLOTTABLE)

GENERAL NOTES:

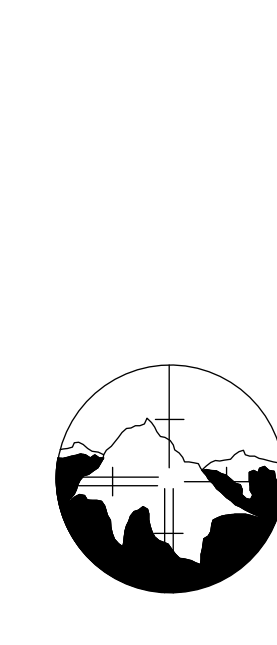
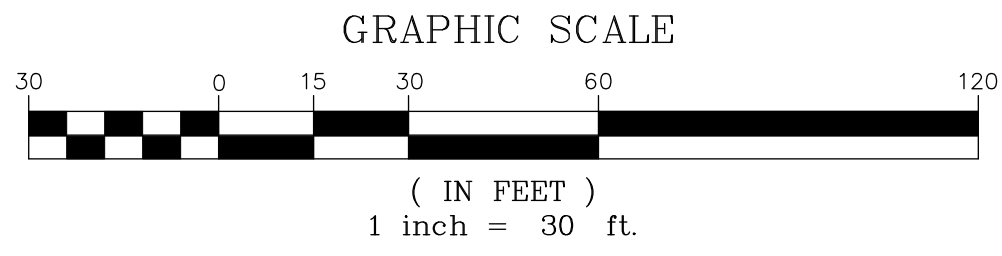
1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
2. THIS A.L.T.A./N.S.P.S. LAND TITLE SURVEY, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIDELITY NATIONAL TITLE, COMMITMENT NO. 100-N0027606-010-T02, EFFECTIVE MAY 27, 2020, THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
4. THE BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 20 ASSUMED TO BEAR N89°25'39"E BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
5. SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN HEREON.
6. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
7. ONLY SURFACE EVIDENCE OF UTILITIES VISIBLE AT THE TIME OF THE FIELDWORK ARE SHOWN HEREON. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.
8. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE THE U.S. SURVEY FOOT.

SURVEYOR'S CERTIFICATE:

TO:
CIRCLE K STORES, INC.;
FIDELITY NATIONAL TITLE;
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 6(a), 7(a) 8, 9 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6/04/20.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

- LEGEND**
- ⊠ ELECTRIC TRANSFORMER
 - ⊞ UTILITY VAULT
 - ⊞ UTILITY VAULT
 - ⊞ FIRE HYDRANT
 - ⊞ SANITARY SEWER MANHOLE
 - ⊞ STORM SEWER MANHOLE
 - ⊞ LIGHT POLE
 - ⊞ UTILITY VAULT
 - ⊞ WATER VALVE
 - COM— UNDERGROUND COMMUNICATION LINES
 - ELE— UNDERGROUND ELECTRIC LINES
 - GAS— UNDERGROUND GAS LINES
 - SAN— UNDERGROUND SANITARY SEWER LINES
 - SSW— UNDERGROUND STORM SEWER LINES
 - WAT— UNDERGROUND WATER LINES
 - (A) SET PIN/CAP PLS 14142



prepared by:
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REVISIONS	
DRAWING NO: 20144ALTA.DWG	SHEET 1 OF 1
DATE OF SURVEY: 6/02/20	DATE OF DRAWING: 6/08/20
DRAWN BY: BR	PROJECT NO: 20144

