

ALTA/NSPS LAND TITLE SURVEY

LOTS 1 AND 2 AND A PORTION OF LOT 3, BLOCK 9, SECOND RESUBDIVISION OF IDLEWILD
BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 4,
TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

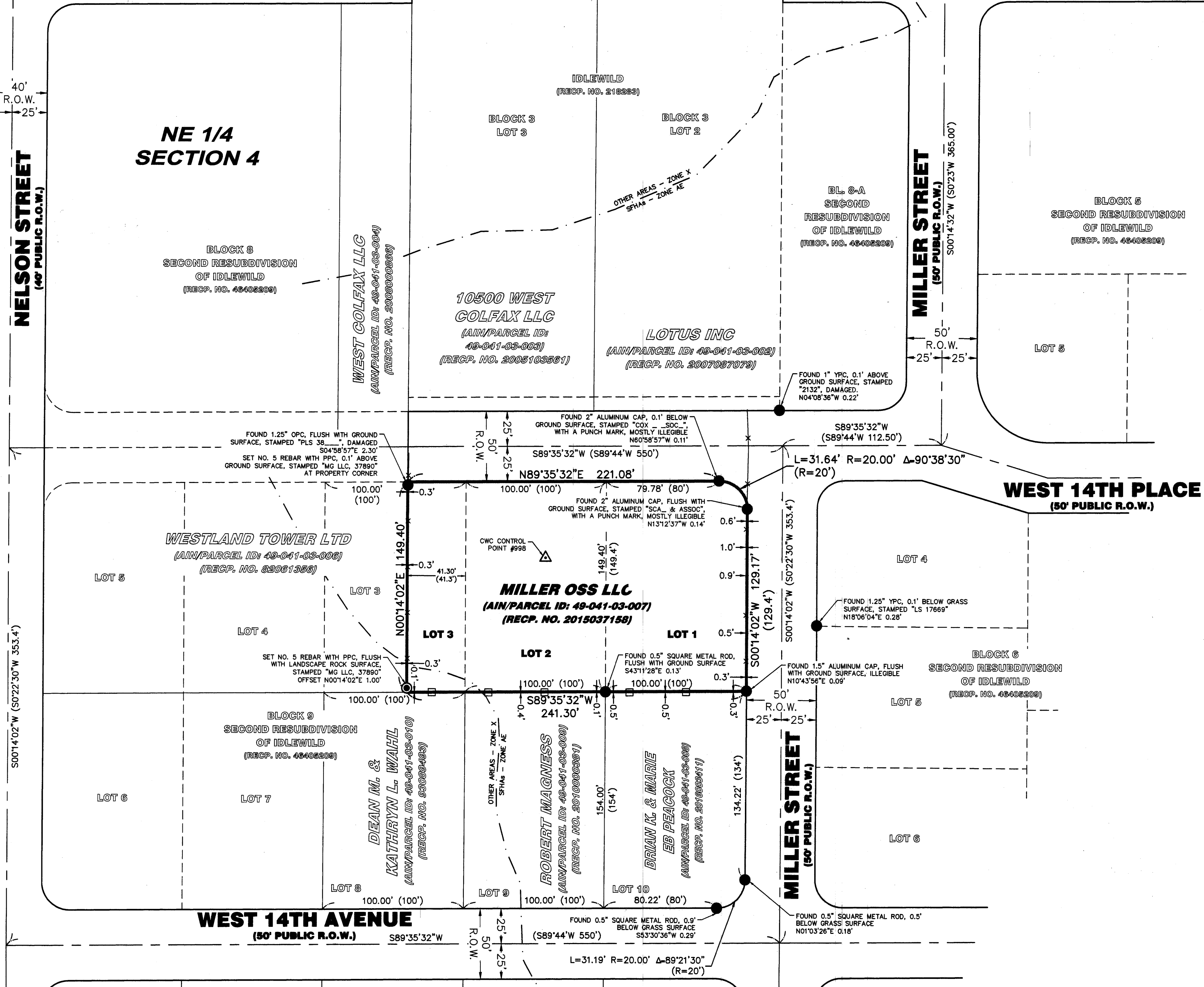
BASIS OF BEARINGS

S89°35'32"W (S89°44'W) 2639.48'

NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 4

1316.70' (565°+751.7')

WEST COLFAX AVENUE
(PUBLIC R.O.W. WIDTH VARIES)



LEGEND

- PROJECT CONTROL POINT
- FOUND MONUMENT AS NOTED
- NOTE: BEARING AND DISTANCE, IF LISTED, IS FROM THE BOUNDARY CORNER TO THE FOUND MONUMENT.
- SET NO. 5 REBAR WITH PPC, STAMPED "MG LLC, 37890" OR "1" BRASS TAG & ALUMINUM NAIL, STAMPED "MG LLC, 37890"
- FOUND PLSS MONUMENT AS NOTED
- BOUNDARY LINE
- SECTION/ALLOT LINE
- RIGHT-OF-WAY LINE
- R.O.W. CENTER LINE
- TRACT/LOT LINE
- FEMA ZONE/AREA DELINEATION
- CHAINLINK FENCE
- WOOD FENCE
- FENCE DIMENSION
- NOTE: LABEL POSITION IS BASED ON THE FENCE LOCATION RELATIVE TO THE BOUNDARY LINE. DIMENSION INSIDE BOUNDARY LINE MEANS THE FENCE IS INSIDE THE BOUNDARY LINE.
- YPC = YELLOW PLASTIC CAP
- RPC = RED PLASTIC CAP
- PPC = PINK PLASTIC CAP
- OPC = ORANGE PLASTIC CAP
- ESMT = EASEMENT
- R.O.W. = RIGHT OF WAY
- BK. = BOOK, PAGE
- RECP. NO. = RECEPTION NUMBER

SURVEYOR'S NOTES

19. 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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
20. TITLE COMMITMENT SCHEDULE B - SECTION 2 - ITEMS
- SCHEDULE B - ITEM 1: THE PROPERTY IS SUBJECT TO RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN IN THE PUBLIC RECORDS.
- SCHEDULE B - ITEM 2: THE PROPERTY IS SUBJECT TO EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- SCHEDULE B - ITEM 3: THE PROPERTY IS SUBJECT TO DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE OF AREA ENCROACHMENTS, AND ANY FACTS WHICH A CORRECT SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
- SCHEDULE B - ITEM 4-7: NOT SURVEY RELATED.
- SCHEDULE B - ITEM 8: THE PROPERTY IS SUBJECT TO THE PLAT OF IDLEWILD DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 218283. THE PROPERTY IS SUBJECT TO THE REMOVAL OF RESTRICTIVE COVENANTS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. F0154349.
- SCHEDULE B - ITEM 9: NOT SURVEY RELATED.
21. THE PROPERTY IS PARTIALLY LOCATED WITHIN "SPECIAL FLOOD HAZARD AREAS (SFHA)" SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - ZONE AET (BASE FLOOD ELEVATIONS DETERMINED) AND PARTIALLY LOCATED WITHIN "OTHER AREAS" (BASE FLOOD AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NUMBERED 0805500301F WITH AN EFFECTIVE DATE OF FEBRUARY 5, 2014.
22. THERE WERE NO BUILDINGS OBSERVED WITHIN THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.
23. ALL IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE DERIVED FROM AERIAL MAPPING AND PHOTOGRAMMETRY EXCEPT FOR THE LOCATIONS OF FENCES. DATAMAP DIGITAL SERVICES, INC. PERFORMED SAID AERIAL MAPPING TO NATIONAL MAP ACCURACY STANDARDS (ACCURACY OF ONE-HALF OF THE CONTOUR INTERVAL) ON NOVEMBER 2, 2015 AND CWC CONSULTING GROUP, INC. RECEIVED THE PROCESSED INFORMATION ON DECEMBER 2, 2015. (THE ACCURACY OF THE AERIAL MAPPING FOR THIS PROPERTY IS 0.5')

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF COLORADO CERTIFIES TO MILLER OSS, LLC AND CHICAGO TITLE INSURANCE COMPANY AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 9, 8, 9 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 3, 2016.

DATE OF PLAT OR MAP: 7TH DAY OF OCTOBER, 2016.

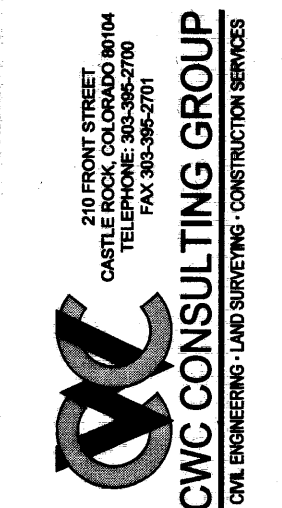
ERIC DAVID CARSON
COLORADO PROFESSIONAL LAND SURVEYOR NO.37890
FOR AND ON BEHALF OF
CWC CONSULTING GROUP, INC.
EMAIL: ERIC@CWC-CONSULTING.COM



INDEXING STATEMENT

DEPOSITED THIS _____ DAY OF _____, 20____ AT _____, MO.
IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY/RIGHT-OF-WAY SURVEYS
AT PAGE(S) _____, RECEPTION NUMBER _____

COUNTY SURVEYOR/DEPUTY COUNTY SURVEYOR



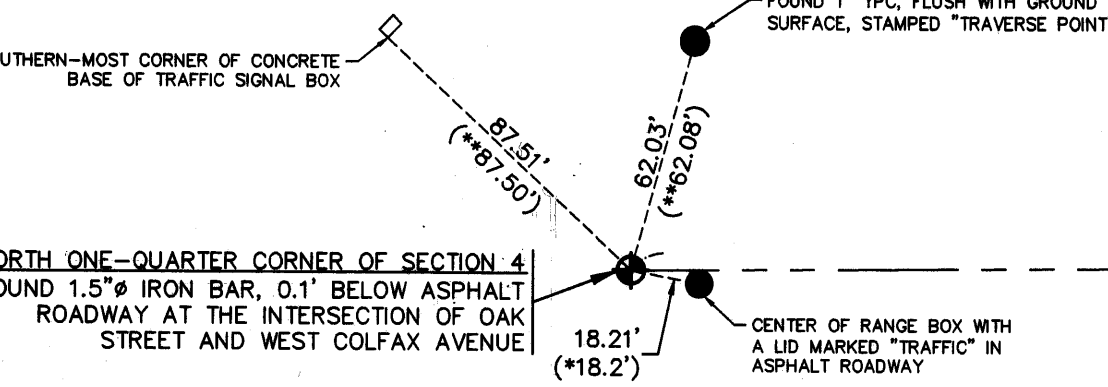
DATE	REVISION	BY

ALTA/NSPS LAND TITLE SURVEY
SHOWING
1445 MILLER STREET (ADDRESS NOT POSTED)
LAKEWOOD COLORADO 80215

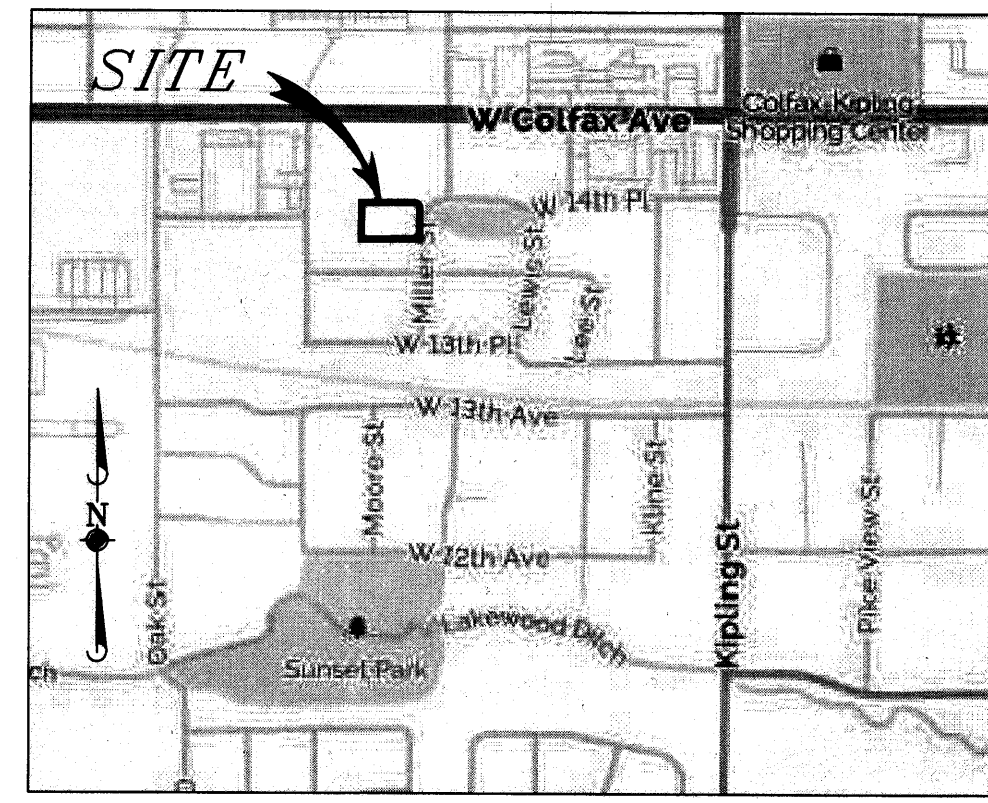
SHEET 1 - COVER PAGE, NOTES, BOUNDARY AND EXCEPTIONS

DRAWN	CHECKED	DATE	BY
S.L.G.3	E.D.C.	10/05/2016	120-00040
			130-00013

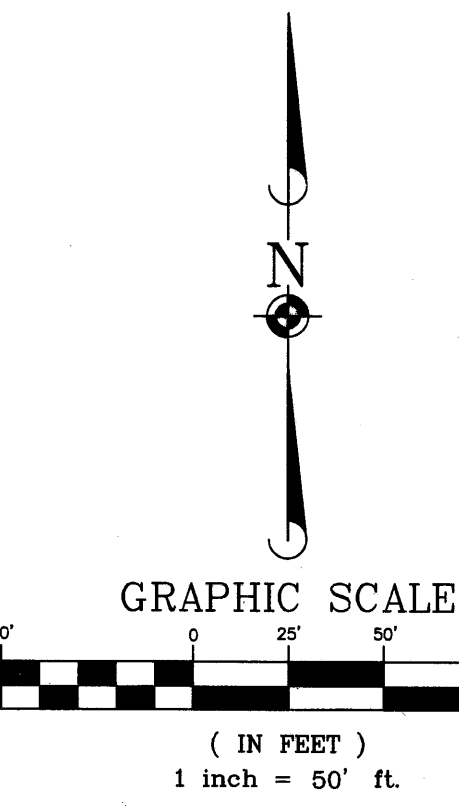
SHEET NO.
1 OF 2 SHEETS



NOTE:
* PER MONUMENT RECORD STAMPED 6-9-9, RECEIVED JUL 30 2009
** PER MONUMENT RECORD STAMPED 8/14/03 RECEIVED AUG 15 2003



LOCATION MAP
(NOT TO SCALE)



LEGAL DESCRIPTION

LOTS 1 AND 2 AND THE EAST 41.3 FEET OF LOT 3, BLOCK 9, SECOND RESUBDIVISION OF IDLEWILD, COUNTY OF JEFFERSON, STATE OF COLORADO.

SURVEYED AREA

TOTAL: 35,980 SQUARE FEET (0.826 ACRES) MORE OR LESS

PARKING SPACES

0 REGULAR SPACES + 0 DISABLED PARKING SPACES = 0 TOTAL SPACES
NOTE: SPACE COUNT IS BASED ON ACTUAL STRIPED PARKING SPACES.

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN U.S. SURVEY FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (0.00') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OF EXISTENCE OF UNDERGROUND UTILITIES.
3. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
4. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF THE SURVEY THE SITE WAS NOT COVERED IN SNOW.
5. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "UNCC" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT UTILITY NOTIFICATION CENTER OF COLORADO.

SURVEYOR'S NOTES

6. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
7. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
8. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHT AND BULK RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN. NOTE: IF SURVEY IS CERTIFIED TO ALTA TABLE A ITEM 6, THEN SEE ZONING/BULK REGULATIONS SECTION FOR ADDITIONAL INFORMATION.
9. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
10. PHYSICAL ACCESS TO THE PROPERTY IS NOT RESTRICTED.

SURVEYOR'S NOTES

11. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CWC CONSULTING GROUP, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. REFERENCE IS MADE TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER: 15-03-039705, WITH AN EFFECTIVE DATE OF 03/09/15 AT 7:45 A.M. FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR RECORD.
12. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER'S OFFICE.
13. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
14. ALL TIES TO RECORD TITLE LINES FROM THE BUILDING CORNERS OR OTHER IMPROVEMENTS SHOWN HEREON ARE PERPENDICULAR TO THE RECORD TITLE LINE.

SURVEYOR'S NOTES

15. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID TO BEAR SOUTH 89°35'32" WEST (S89°44'W), A DISTANCE OF 2,639.48 FEET, FROM THE NORTHEAST CORNER OF SECTION 4, BEING MONUMENTED BY A 3.25" ALUMINUM CAP, 0.2" DOWN IN A RANGE BOX WITH A HOLE IN IT, STAMPED "LANE ENG SRV INC, T3S R69W, 3 S34, 4 S4 S3, T4S R69W, 2000, RLS 16837", AT THE INTERSECTION OF KIPPLING STREET AND WEST COLFAX AVENUE TO THE NORTH ONE-QUARTER CORNER OF SECTION 4 BEING MONUMENTED BY A 1.5" IRON BAR, 0.1" BELOW ASPHALT ROADWAY AT THE INTERSECTION OF OAK STREET AND WEST COLFAX AVENUE.
16. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
17. DEFINITION: CERTIFY, CERTIFICATION - A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.
18. CWC CONSULTING GROUP, INC. DOES NOT WARRANT THAT THE PARCEL, AS DESCRIBED HEREON, COMPLIES WITH COLORADO SENATE BILL 35, (30-28-101).