

ALTA / NSPS LAND TITLE SURVEY
SUPERIOR HEIGHTS

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF BOULDER, STATE OF COLORADO



VICINITY MAP
SCALE: NOT TO SCALE

LEGAL DESCRIPTION - PER TITLE COMMITMENT 2171380 12/04/2023
SUBJECT PROPERTY 1

PARCEL A: FEE

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES 210 FEET NORTH OF THE SOUTH LINE AND 503 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 13; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 456.8 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 218 FEET; THENCE SOUTH 59°25' WEST A DISTANCE OF 428 FEET TO A POINT ON THE EASTERLY LINE OF THE OLD RAILROAD RIGHT OF WAY; THENCE SOUTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY LINE A DISTANCE OF 269 FEET MORE OR LESS, TO A POINT WHICH LIES 210 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 13; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 510 FEET, MORE OR LESS TO THE POINT OF BEGINNING, COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL B: EASEMENT

AN EASEMENT FOR ACCESS PURPOSED 40.00 FEET IN WIDTH LYING 20.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.; THENCE NORTH 0°05'20" WEST, 656.8 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13 TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88°28'30" WEST, 489.20 FEET; THENCE NORTH 88°04'20" WEST, 228.35 FEET; THENCE SOUTH 57°04'25" WEST, 424.97 FEET; THENCE 88°00'00" WEST, 100.00 FEET TO THE POINT OF TERMINATION, COUNTY OF BOULDER, STATE OF COLORADO.

LEGAL DESCRIPTION - PER TITLE COMMITMENT 2171753 12/04/2023
SUBJECT PROPERTY 2

THAT PORTION OF THE SOUTH-EAST ONE-QUARTER (SE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOULDER COUNTY, COLORADO, WHICH BEGINS AT THE SE CORNER OF SAID SE1/4 SW1/4 (THE SOUTH 1/4 CORNER OF SAID SECTION 13); THENCE WEST ALONG THE SOUTH LINE OF SAID SE1/4 SW1/4 A DISTANCE OF 930 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF AN ABANDONED RAILROAD; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID ABANDONED RAILROAD A DISTANCE OF 225.8 FEET; MORE OR LESS, TO A POINT WHICH LIES 210 FEET NORTH OF THE SOUTH LINE OF SAID SE1/4 SW1/4; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SE1/4 SW1/4 A DISTANCE OF 1013 FEET TO A POINT ON THE EAST LINE OF SAID SE1/4 SW1/4 OF SECTION 13; THENCE SOUTH ALONG THE EAST LINE OF SAID SE1/4 SW1/4 A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 25 FEET THEREOF, IN USE AS A PUBLIC WAY, COUNTY OF BOULDER, STATE OF COLORADO.

GENERAL NOTES

- UTILITY INFORMATION WAS OBTAINED FROM FIELD OBSERVATION, UTILITY LOCATE SERVICE, AND RECORD MAPS. THE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN BASED ON VISIBLE EVIDENCE ONLY AND NO RESPONSIBILITY IS ACCEPTED FOR THEIR ACCURACY. THE LOCATIONS OF UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO ANY DIGGING ON OR ADJACENT TO THE SUBJECT PROPERTY. UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
- THE SUBJECT PROPERTY IS NOT THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT NO. 2171753 ISSUED BY STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2023, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE ADJOINING SUBJECT PROPERTY OR OTHERWISE KNOWN TO ATWELL, LLC HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT, IF THEY AFFECT THE SUBJECT PROPERTY.
- ALL ELEVATIONS SHOWN ARE TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDB88) AND WERE ESTABLISHED BY HOLDING NGS MONUMENTS Q-453 RESET; BEING A SECOND ORDER; CLASS 1 MONUMENT WITH A PUBLISHED ELEVATION OF 5549.39; BEING AN ALUMINUM CAP ON A STAINLESS STEEL ROD STAMPED "Q-453 RESET, 2014". ALL BEARINGS SHOWN ARE BASED UPON STATE PLANE COORDINATE SYSTEM, COLORADO NORTH ZONE (501), NORTH AMERICAN DATUM OF 1983 (NAD83)(2011)(EPOCH:2010.000) AND WERE ESTABLISHED BY OPUS.
- BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS MONUMENTED AT THE WEST END BY A 2-1/2" ALUMINUM CAP STAMPED "WM. STENDEL 2001 RLS 4846" AND AT THE EAST END BY A 1-1/2" ALUMINUM CAP, ILLEGIBLE. SAID LINE BEARS SOUTH 88°46'28" WEST.
- LINEAR DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AT GROUND, THE HORIZONTAL SCALE FACTOR TO GET FROM GRID TO GROUND IS 1.00029514 AND WAS SCALED FROM N:1228004.804, E:3089857.190, ELEV.:0.000
- FLOOD NOTE: THE SUBJECT PARCEL LIES WITHIN ZONE "X" AREAS OF MINIMAL FLOOD HAZARD, PER FEDERAL FLOOD INSURANCE RATE MAP FOR BOULDER COUNTY, COLORADO, MAP NO. 08013C0583K, REVISED DATE: AUGUST 15, 2019.
- THE CURRENT ZONING OF THE SUBJECT PROPERTY IS AGRICULTURAL PER THE BOULDER COUNTY PLANNING AND ZONING WEBSITE. A ZONING REPORT HAS NOT BEEN FURNISHED BY THE CLIENT.
- SITE ADDRESS: 1503 S. 76TH STREET, LOUISVILLE, CO 80027.
- SUBJECT PARCEL CONTAINS 222,669 SQUARE FEET OR 5.11 ACRES, MORE OR LESS.
- THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- OFFSITE EASEMENTS KNOWN TO ATWELL, LLC ARE SHOWN HEREON, IF PROVIDED BY THE TITLE COMMITMENT.

SURVEY CERTIFICATION

TO: JOSEPH HENRY TUMBULL
STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 5, 6(a), 6(b), 8, 11(b), 13, 16, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12/10/2023.



CHRISTOPHER RAYMOND DUDA, PLS
COLORADO REG. NO. 38145
cduda@atwell-group.com
FOR AND ON BEHALF OF ATWELL, LLC

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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREDON.

INDEXING CERTIFICATE

DEPOSITED THIS _____ DAY OF _____, 20____ AT _____ M.,
IN BOOK _____ AT PAGE _____ AS RECEPTION NO. _____
OF THE THE OFFICIAL RECORDS OF _____ COUNTY, COLORADO .

BY: _____
COUNTY CLERK AND RECORDER



Know what's below.

Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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BOULDER	COUNTY:	BOULDER
	SECTION:	13
	TOWNSHIP:	1S
	RANGE:	70W

ALTA / NSPS LAND TITLE SURVEY
PROJECT:
SUPERIOR HEIGHTS
COUNTY OF BOULDER
STATE OF COLORADO

DATE: 01/04/2024

SCALE:

DR.	TK	GH	CD
P.M. CD			
CAD FILE: 23007295_ALTA - 2 PARCELS.DWG			
JOB: 23007295			
SHEET NO.			

**ALTA / NSPS LAND TITLE SURVEY
SUPERIOR HEIGHTS
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF BOULDER, STATE OF COLORADO**

TITLE COMMITMENT NOTES - SUBJECT PROPERTY 1

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ATWELL, LLC, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, ATWELL, LLC RELIED UPON TITLE COMMITMENT NO. 2171380, DATED DECEMBER 4, 2023 AT 8:00 A.M., PREPARED BY STEWART TITLE GUARANTY COMPANY.

THIS PROPERTY MAY BE SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS, AND RESERVATIONS CONTAINED IN THE FOLLOWING RECORDED INSTRUMENTS:

- INDICATES THE EXCEPTION NUMBER WITHIN SCHEDULE B-2 OF THE ABOVE MENTIONED TITLE COMMITMENT.

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION, NOT SHOWN BY THE PUBLIC RECORDS.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
ITEMS 1 THROUGH 3 ARE NOT SURVEY RELATED, AND WERE NOT ADDRESSED HEREIN.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE KNOWN TO ATWELL, LLC AT THE TIME OF THIS SURVEY IS ADDRESSED HEREIN.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS OR LISTED IN SCHEDULE B.
7. WATER RIGHTS, CLAIMS OR TITLE TO WATER.
8. ANY AND ALL UNPAID TAXES AND ASSESSMENTS AND ANY UNREDEEMED TAX SALES.
ITEMS 5 THROUGH 8 ARE NOT SURVEY RELATED, AND WERE NOT ADDRESSED HEREIN.
9. SUBJECT TO RESERVATIONS EXCLUDING AND EXCEPTING ALL MINERAL LANDS, SHOULD THE SAME BE FOUND, AS SET FORTH IN AS SET FORTH IN U.S. PATENT NO. 229422, AS RECEPTION NO. 229422, BLM SERIAL NO. COCOAA 039467, DOCUMENT NO. 17, ISSUED NOVEMBER 08, 1881 TO THE UNION PACIFIC RAILROAD COMPANY, AS POSTED IN THE BUREAU OF LAND MANAGEMENT, GENERAL LAND OFFICE RECORDS. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF THIS INTEREST.
THE AFOREMENTIONED DOCUMENT DOES NOT AFFECT THE SUBJECT PROPERTY. THE SUBJECT PROPERTY LIES OUTSIDE THE DESCRIBED PROPERTY CONTAINED THEREIN.
10. RIGHT OF THE UNION PACIFIC RAILROAD COMPANY, IN AND TO ANY PORTION OF THE LAND, IF ANY, LYING ADJACENT TO THE RAILROAD RIGHT-OF-WAY, AS MAY BE USED OR USEFUL IN CONNECTION WITH THE USE AND MAINTENANCE OF SAID RIGHT-OF-WAY.
ITEM 10 MAY AFFECT THE SUBJECT PROPERTY. NO SUPPORTING DOCUMENTS WERE PROVIDED.
11. RESERVATIONS MADE BY THE UNION PACIFIC RAILWAY/LAND COMPANY OF (1) ALL OF THE COAL AND OTHER MINERALS UNDERLYING THE SUBJECT PROPERTY; (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE COAL AND OTHER MINERALS, AND (3) THE RIGHT OF INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE COAL AND OTHER MINERALS, AS CONTAINED AND DESCRIBED IN DEED RECORDED AUGUST 31, 1916 IN BOOK 395 AT PAGE 191 AND RECORDED JUNE 28, 1958 IN BOOK 1079 AT PAGE 110, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF THIS INTEREST.
NOTE: ALL RIGHTS OF THE UNION PACIFIC RAILROAD COMPANY PASSED TO THE UNION PACIFIC LAND RESOURCES CORPORATION BY DEED RECORDED APRIL 14, 1971 IN FILM 727 AT RECEPTION NO. 972843; AND BY MINERAL DEED RECORDED DECEMBER 06, 1972 IN FILM 798 AT RECEPTION NO. 046025. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF THIS INTEREST.
NOTE: REQUEST FOR NOTICE OF SURFACE DEVELOPMENT AS SET FORTH IN INSTRUMENT RECORDED MAY 17, 2002 AT RECEPTION NO. 2288492.
THE AFOREMENTIONED DOCUMENTS AFFECT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; NO PLOTTABLE RIGHTS ARE DESCRIBED THEREIN.
12. RIGHT OF WAY AGREEMENT FOR AN IRRIGATING DITCH OVER AND CROSS SAID LAND, BY AND BETWEEN LEONARD WATTELET AND JOHN PAPROCKI AND STANLEY STELMACH, AS SET FORTH IN INSTRUMENT RECORDED JUNE 6, 1928 IN BOOK 559 AT PAGE 340.
THE AFOREMENTIONED DOCUMENT MAY AFFECT THE SUBJECT PROPERTY. NO DESCRIPTION OF THE LOCATION OF PROPERTY OR A DITCH IS PROVIDED THEREIN.
13. AGREEMENT BY AND BETWEEN WILLIAM E. RUSSELL COAL COMPANY AND THE UNION PACIFIC RAILROAD COMPANY, PROVIDING FOR THE REMOVAL OF ADJACENT AND SUBJECT SUPPORT OF SAID LAND BY THE MINING OF COAL WITHOUT LIABILITY THEREFOR, AS SET FORTH IN INSTRUMENT RECORDED APRIL 17, 1937 IN BOOK 641 AT PAGE 381. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF THIS INTEREST.
THE AFOREMENTIONED DOCUMENT AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE; NO PLOTTABLE RIGHTS ARE DESCRIBED THEREIN.
14. EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEED RECORDED SEPTEMBER 14, 1964 AS RECEPTION NO. 765614.
THE AFOREMENTIONED DOCUMENT MAY AFFECT THE SUBJECT PROPERTY. NO EASEMENT IS DESCRIBED THEREIN.
15. THE EFFECT OF OIL AND GAS LEASE BY AND BETWEEN CHAMPLIN PETROLEUM COMPANY, A DELAWARE CORPORATION AND AMOCO PRODUCTION COMPANY, A DELAWARE CORPORATION, AS SET FORTH IN INSTRUMENT RECORDED JANUARY 27, 1978 AS RECEPTION NO. 262386.
THE AFOREMENTIONED DOCUMENT AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE; NO PLOTTABLE RIGHTS ARE DESCRIBED THEREIN.
16. TERMS, AGREEMENTS, PROVISIONS CONDITIONS AND OBLIGATION OF ACCESS EASEMENT AGREEMENT BY AND BETWEEN ROBERT EARL TURNBULL, EDNA NADINE TURNBULL, B.D. COX, PHYLLIS COX, MARVIN E. BUSH, MILDRED N. BUSH, LAWRENCE PARKINSON AND HOLLY PARKINSON, AS SET FORTH IN INSTRUMENT RECORDED AUGUST 21, 1981 AS RECEPTION NO. 00460532.
THE AFOREMENTIONED DOCUMENT AFFECTS THE SUBJECT PROPERTY, AND THE EASEMENT DESCRIBED THEREIN IS SHOWN HEREON.
17. THE EFFECT OF AGREEMENT REGARDING ACCESS RECORDED JUNE 11, 1982 AS RECEPTION NO. 498277.
THE AFOREMENTIONED DOCUMENT AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE; NO PLOTTABLE RIGHTS ARE DESCRIBED THEREIN.
18. ANY TAX, FEE, LIEN OR ASSESSMENT BY REASON OF INCLUSION WITHIN THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT AS SET FORTH IN INSTRUMENT RECORDED OCTOBER 20, 1997 AS RECEPTION NO. 1740443 AND RECORDED OCTOBER 18, 2002 AT RECEPTION NO. 2345200.
THE AFOREMENTIONED DOCUMENT DOES NOT AFFECT THE SUBJECT PROPERTY. THE SUBJECT PROPERTY LIES OUTSIDE THE DESCRIBED PROPERTY CONTAINED THEREIN.
19. THE EFFECT OF DEED OF CONSERVATION EASEMENT IN GROSS BY AND BETWEEN THE COUNTY OF BOULDER, COLORADO AND THE CITY OF BROOMFIELD, COLORADO A HOME RULE MUNICIPAL CORPORATION RECORDED MAY 31, 1999 AS RECEPTION NO. 1910796.
THE AFOREMENTIONED DOCUMENT AFFECTS THE SUBJECT PROPERTY, AND THE EASEMENT THAT AFFECTS THE SUBJECT PROPERTY CONTAINED THEREIN IS SHOWN HEREON.
20. THE EFFECT, IF ANY, OF DECREE OF QUIET TITLE RECORDED MAY 19, 2004 AS RECEPTION NO. 2567972.
THE AFOREMENTIONED DOCUMENT AFFECTS THE SUBJECT PROPERTY, AND THE AREA DESCRIBED THEREIN IS SHOWN HEREON.
21. THE EFFECT OF QUIT CLAIM DEED RECORDED JANUARY 31, 2005 AT RECEPTION NO. 2661496.
THE AFOREMENTIONED DOCUMENT AFFECTS THE SUBJECT PROPERTY, AND THE AREA DESCRIBED THEREIN IS SHOWN HEREON.
22. THE EFFECT OF BOUNDARY LINE AGREEMENT BY AND BETWEEN EVERETT J. WIEHE AND LORI ANN KELLY RECORDED MARCH 3, 2006 AS RECEPTION NO. 2760630.
THE AFOREMENTIONED DOCUMENT AFFECTS THE SUBJECT PROPERTY, AND THE LINE DESCRIBED THEREIN IS SHOWN HEREON.

TITLE COMMITMENT NOTES - SUBJECT PROPERTY 2

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- INDICATES THE EXCEPTION NUMBER WITHIN SCHEDULE B-2 OF THE ABOVE MENTIONED TITLE COMMITMENT.

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3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
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ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE KNOWN TO ATWELL, LLC AT THE TIME OF THIS SURVEY IS ADDRESSED HEREIN.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
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7. WATER RIGHTS, CLAIMS OR TITLE TO WATER.
8. ANY AND ALL UNPAID TAXES AND ASSESSMENTS AND ANY UNREDEEMED TAX SALES.
ITEMS 5 THROUGH 8 ARE NOT SURVEY RELATED AND WERE NOT ADDRESSED HEREIN.
9. AGREEMENT BETWEEN LEONARD WATTELET AND JOHN PAPROCKI AND STANLEY STOLMACH RECORDED JUNE 6, 1928 IN BOOK 559 AT PAGE 340 AS RECEPTION NO. 05590340.
THE AFOREMENTIONED DOCUMENT MAY AFFECT THE SUBJECT PROPERTY. NO DESCRIPTION OF THE LOCATION OF PROPERTY OR A DITCH IS PROVIDED THEREIN.
10. MINERAL DEED FROM UNION PACIFIC LAND RESOURCES CORPORATION TO CHAMPLIN PETROLEUM COMPANY RECORDED JANUARY 18, 1978 AS RECEPTION NO. 00260997.
THE AFOREMENTIONED DOCUMENT AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE; NO PLOTTABLE RIGHTS ARE DESCRIBED THEREIN.
11. ORDER AND DECREE CREATING DISTRICT RECORDED APRIL 27, 1978 AS RECEPTION NO. 00276131.
THE AFOREMENTIONED DOCUMENT MAY AFFECT THE SUBJECT PROPERTY. THERE ARE NO DESCRIBED LOCATIONS OF DITCHES CONTAINED THEREIN.
12. NOTICE OF ORGANIZATION RECORDED APRIL 27, 1978 AS RECEPTION NO. 00276194.
THE AFOREMENTIONED DOCUMENT MAY AFFECT THE SUBJECT PROPERTY. THERE ARE NO DESCRIBED LOCATIONS OF DITCHES CONTAINED THEREIN.
13. AGREEMENT REGARDING ACCESS AND CERTIFICATE OF OCCUPANCY RECORDED JUNE 11, 1982 AS RECEPTION NO. 00498277.
THE AFOREMENTIONED DOCUMENT AFFECTS THE SUBJECT PROPERTY, AND THE STATIONING DESCRIBED IN THEREIN IS SHOWN IN AN APPROXIMATE WAY HEREON.
14. CORRECTED MINERAL DEED FROM THE UNION PACIFIC LAND RESOURCES CORPORATION TO CHAMPLIN PETROLEUM COMPANY RECORDED JULY 31, 1985 AS RECEPTION NO. 00702941.
THE AFOREMENTIONED DOCUMENT AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE; NO PLOTTABLE RIGHTS ARE DESCRIBED THEREIN.
15. RELEASE AND QUITCLAIM DEED FROM UNION PACIFIC RAILROAD COMPANY TO UNION PACIFIC LAND RESOURCES CORPORATION RECORDED NOVEMBER 24, 1998 AS RECEPTION NO. 1874271.
THE AFOREMENTIONED DOCUMENT AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE; NO PLOTTABLE RIGHTS ARE DESCRIBED THEREIN.
16. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED MAY 17, 2002 AS RECEPTION NO. 2288492.
THE AFOREMENTIONED DOCUMENT AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE; NO PLOTTABLE RIGHTS ARE DESCRIBED THEREIN.
17. ORDER FOR INCLUSION RECORDED OCTOBER 18, 2002 AS RECEPTION NO. 2345200.
THE AFOREMENTIONED DOCUMENT DOES NOT AFFECT THE SUBJECT PROPERTY. THE SUBJECT PROPERTY LIES OUTSIDE THE DESCRIBED PROPERTY CONTAINED THEREIN.



**Know what's below.
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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

COUNTY:	BOULDER
SECTION:	13
TOWNSHIP:	1S
RANGE:	70W

ALTA / NSPS LAND TITLE SURVEY
PROJECT:
SUPERIOR HEIGHTS
COUNTY OF BOULDER
STATE OF COLORADO

DATE: 01/04/2024

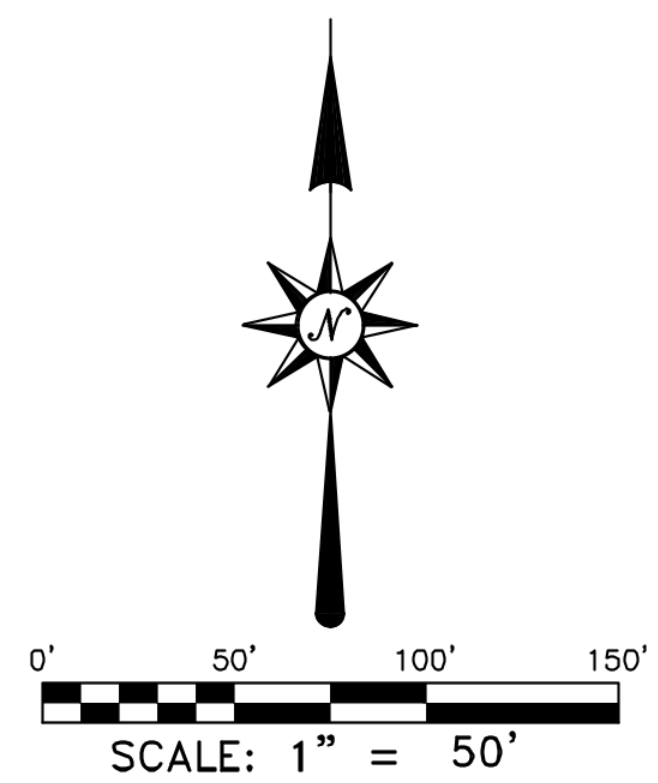


SCALE

DR.	TK	CH.	CD
P.M. CD			
CAD FILE:			
23007295.ALTA - 2 PARCELS.DWG			
JOB: 23007295			
SHEET NO.			
2 OF 3			

DRAFT

**ALTA / NSPS LAND TITLE SURVEY
SUPERIOR HEIGHTS**
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF BOULDER, STATE OF COLORADO



811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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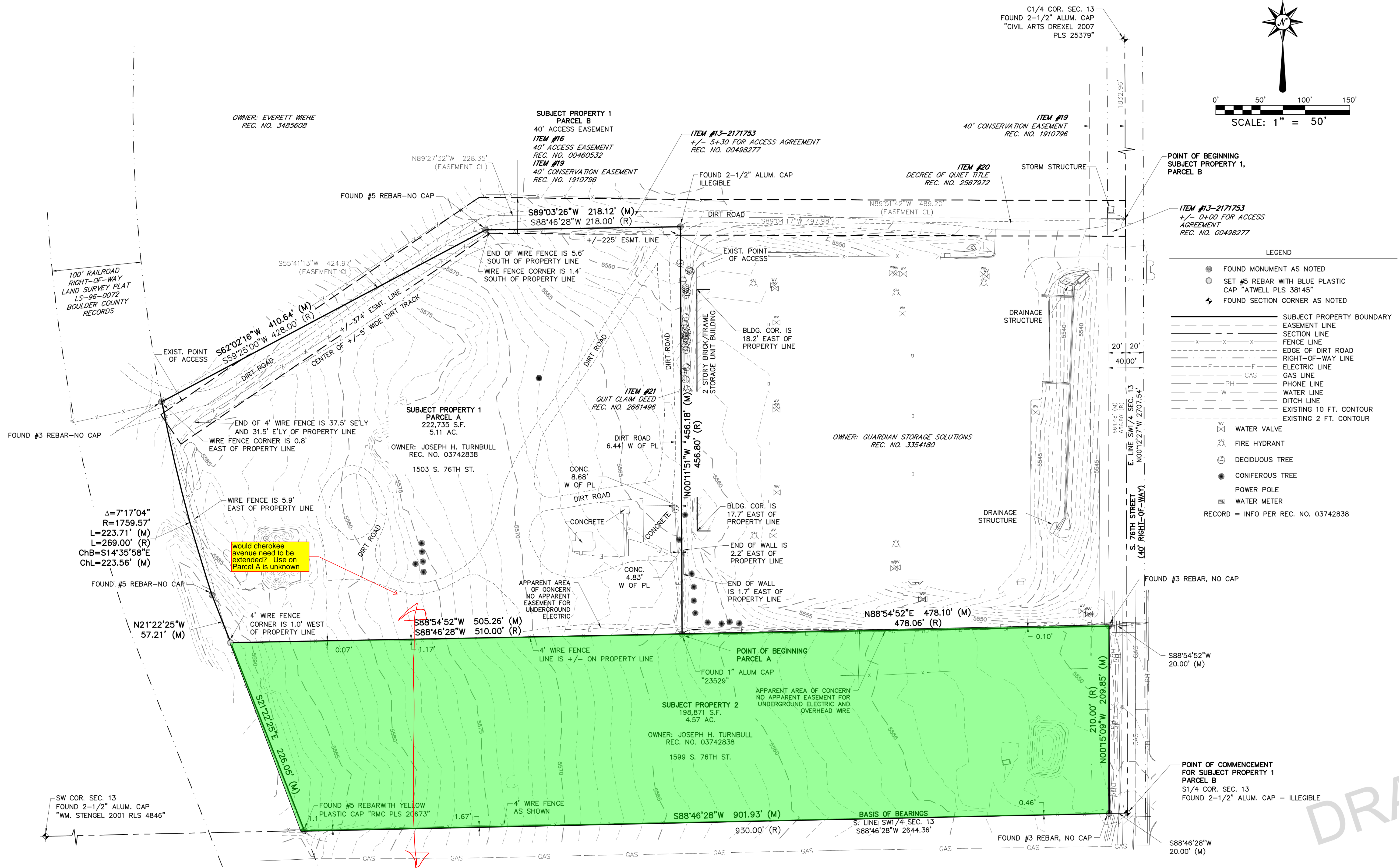
COUNTY:	BOULDER
SECTION:	13
TOWNSHIP:	1S
RANGE:	70W

ALTA / NSPS LAND TITLE SURVEY
PROJECT: SUPERIOR HEIGHTS
COUNTY OF BOULDER
STATE OF COLORADO

DATE: 01/04/2024



SCALE: 0 25 50
1" = 50 FEET
DR. TK CH. CD
P.M. CD
CAD FILE: 23007295_ALTA - 2 PARCELS.DWG
JOB: 23007295
SHEET NO. 3 OF 3



LEGEND

●	FOUND MONUMENT AS NOTED
○	SET #5 REBAR WITH BLUE PLASTIC CAP "ATWELL PLS 38145"
✦	FOUND SECTION CORNER AS NOTED
—	SUBJECT PROPERTY BOUNDARY
- - -	EASEMENT LINE
- · - · -	SECTION LINE
- x - x -	FENCE LINE
- · - · -	EDGE OF DIRT ROAD
- · - · -	RIGHT-OF-WAY LINE
- · - · -	ELECTRIC LINE
- · - · -	GAS LINE
- · - · -	PHONE LINE
- · - · -	WATER LINE
- · - · -	DITCH LINE
- · - · -	EXISTING 10 FT. CONTOUR
- · - · -	EXISTING 2 FT. CONTOUR
⊗	WATER VALVE
⊕	FIRE HYDRANT
⊙	DECIDUOUS TREE
●	CONIFEROUS TREE
⊕	POWER POLE
⊕	WATER METER
□	RECORD = INFO PER REC. NO. 03742838