

VICINITY MAP

COMMITMENT NOTES:

THIS SURVEY IS BASED UPON TITLE COMMITMENT NO. FCC25157701-6, PREPARED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF 06/10/2019. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH OR EASEMENT RESEARCH BY HURST & ASSOCIATES. RATHER, ALL INFORMATION REGARDING TITLE AND EASEMENT MATTERS SHOULD BE OBTAINED FROM THE TITLE COMMITMENT. UNLESS OTHERWISE NOTED, ALL EXCEPTIONS LISTED AFFECT THE SUBJECT BY BEING INCLUDED IN DESCRIPTIONS CONTAINED IN DOCUMENT.

(EXCEPTIONS 1 THROUGH 7 ARE STANDARD EXCEPTIONS AND CANNOT BE SHOWN)
(EXCEPTIONS 10, 21 AND 23 ARE LISTED AS INTENTIONALLY DELETED)

SCHEDULE B SECTION 2 EXCEPTIONS				
EXC. NO.	DOCUMENT	DATE	RECEPTION NO.	NOTES
8	DEED	08/10/1943	B1115 P165	NOTHING TO SHOW
9	AVIATION EASEMENT	05/11/1978	1753139	CANNOT SHOW, BLANKET EASEMENT FOR PASSAGE OF AIRCRAFT
11	CONSENT AND WAIVER	01/13/2005	3252947	NOTHING TO SHOW, DEALS WITH FACILITIES SOUTH OF PROPERTY
12	CONSENT AND SUA FIRST SUPPLEMENT FIRST AMENDMENT	01/13/2005 03/29/2007 11/07/2018	3252948 3465275 4444717	NOTHING TO SHOW
13	AGREEMENT	09/05/2007	3501978	NOTHING TO SHOW
14	ORDINANCE #12-2008	03/05/2008	3539826	NOTHING TO SHOW
15	PRE-DEVELOPMENT AGREEMENT	03/18/2008	3542268	NOTHING TO SHOW
16	ORDINANCE #14-2008	05/07/2008	3552368	NOTHING TO SHOW
17	DEVELOPMENT AGREEMENT FIRST AMENDMENT	06/11/2008 08/31/2011	3559888 3789479	NOTHING TO SHOW
18	COAL CREEK CENTER PLAT CORRECTION OF PLAT	06/11/2008 06/13/2018	3559889 4406915	EASEMENTS SHOWN
19	ZONING MAP	06/11/2008	3559890	NOTHING TO SHOW; SHOWS PROPERTY TO BE ZONED LI (LIGHT INDUSTRIAL)
20	DECLARATION OF COVENANTS	10/14/2008	3584192	NOTHING TO SHOW
22	DECLARATION OF RESTRICTIVE COVENANT	06/08/2009	3628157	NOTHING TO SHOW
24	RESTRICTIVE COVENANT	08/02/2016	4224302	NOTHING TO SHOW
25	RESTRICTIVE COVENANT	05/24/2018	4401663	NOTHING TO SHOW
26	ALTA/NSPS LAND TITLE SURVEY	-	-	EXCEPTION REFERS TO THIS SURVEY

GENERAL NOTES:

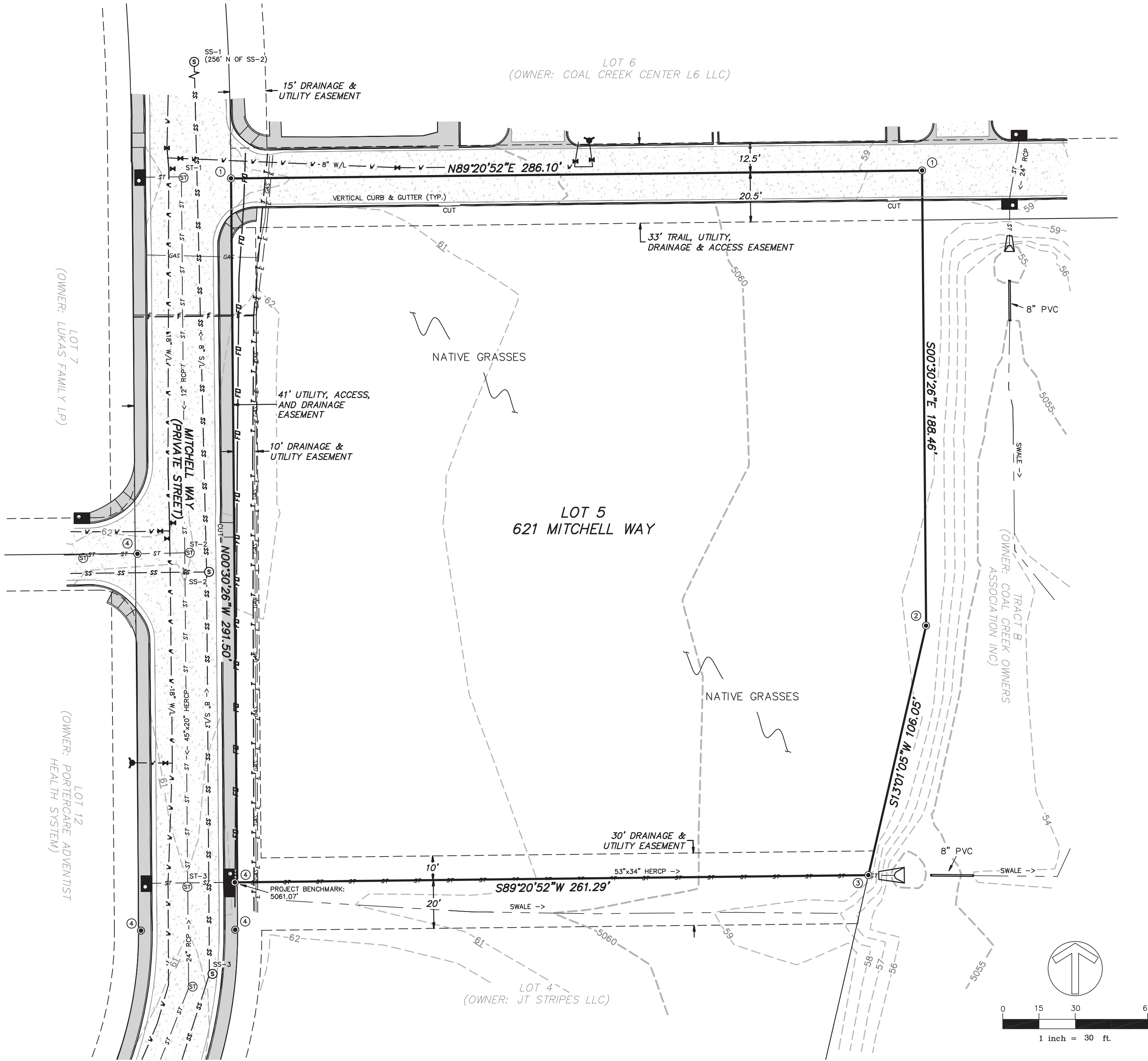
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 5, BEING S89°20'52"E BETWEEN THE SOUTHEAST CORNER (1.5" PLASTIC CAP, PLS 29414) AND THE SOUTHWEST CORNER (NAIL/SHINER LS 29414 SET AT 1' OFFSET IN WALK)
- PROPERTY CORNER MONUMENTATION IS NOTED HEREON.
- NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
- NO POSTED ADDRESS ON PROPERTY. WELD COUNTY RECORDS AND TITLE COMMITMENT SHOW AN ADDRESS OF 621 MITCHELL WAY.
- PROPERTY LOCATED IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM MAP NUMBER 08013C0443J WITH A REVISION DATE OF 12/15/2012.
- GROSS LAND AREA: 1.89 ACRES.
- TOPOGRAPHIC INFORMATION BASED ON CONVENTIONAL GROUND SURVEY. PRIMARY BENCHMARK IS NGS STATION "JR 53", ELEVATION 5028.66' (NAVD88 DATUM). PROJECT BENCHMARK IS THE NAIL/SHINER AT SOUTHWEST CORNER, ELEVATION 5061.07'.
- ACCORDING TO TOWN OF ERIE ZONING MAP DATED 10/16/2017, PROPERTY IS ZONED LI (LIGHT INDUSTRIAL). NO ZONING REPORT OR LETTER WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY.
- THERE ARE NO SUBSTANTIAL FEATURES OR PARKING AREAS ON SUBJECT PROPERTY.
- ABOVE GROUND UTILITIES ARE SHOWN. BURIED LOCATIONS OF UTILITIES BASED ON FIELD LOCATES BY SITEWISE LLC MARKED ON 05/31/2018. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. CALL 811 FOR LOCATES PRIOR TO ANY EXCAVATION.
- ADJOINER OWNERSHIP INFORMATION BASED ON WELD COUNTY PROPERTY PORTAL ACCESSED 06/08/2018 AND RECHECKED 06/19/19
- REGARDING TABLE A ITEM 14, NO INTERSECTING STREET WAS SPECIFIED BY CLIENT. THE INTERSECTION OF MITCHELL WAY AND ERIE PARKWAY IS 200'± NORTH OF THE NORTHWEST CORNER OF PROPERTY.

ALTA/NSPS LAND TITLE SURVEY

LOT 5, "COAL CREEK CENTER"

621 MITCHELL WAY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO



(NOTES CONTINUED)

- THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS AT TIME OF FIELD WORK.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT TIME OF FIELD WORK. MITCHELL WAY IS A PRIVATE STREET OWNED AND MAINTAINED BY THE COAL CREEK CENTER OWNERS ASSOCIATION, INC.
- THERE WAS NO FIELD DELINEATION OF WETLANDS ON PROPERTY.
- ALL EASEMENTS SHOWN ARE DEDICATED BY THE COAL CREEK CENTER PLAT.
- SANITARY SEWER, STORM SEWER, AND WATERLINE SIZES AND TYPE INFORMATION FROM AS-BUILT PLANS.
- ALL LINEAR DISTANCES ARE IN U.S. SURVEY FEET.

REVISION NOTE:

SURVEY HAS BEEN UPDATED PER REVISED TITLE COMMITMENT. A FIELD VISIT ON 06/18/19 SHOWS NO NOTICEABLE CHANGES. UNDERGROUND UTILITY LOCATES WERE NOT REFRESHED AND NO EVIDENCE OF EXCAVATION OR RECENT RELOCATION WAS OBSERVED.

SANITARY SEWER MANHOLE INFORMATION:			
SA-1:	RM EL: 5061.6'	INV. EL: 5048.6'	
SA-2:	RM EL: 5061.7'	INV. EL: 5052.2'	
SA-3:	RM EL: 5061.0'	INV. EL: 5052.9'	

STORM SEWER MANHOLE INFORMATION:			
ST-1:	RM EL: 5061.6'	INV. EL: 5057.9'	
ST-2:	RM EL: 5062.0'	INV. EL: 5057.4'	
ST-3:	RM EL: 5061.0'	INV. EL: 5055.9'	

LEGEND

⊙

Sanitary Sewer Manhole

⊕

Storm Sewer Manhole

⋈

Fire Hydrant

⋈

Water Valve

⋈

Flared End Section

⋈

5' Type R Inlet

⋈

10' Type R Inlet

— v — v —

Water Line

— ss — ss —

Sanitary Sewer Line

— st — st —

Storm Sewer Line

— gas —

Gas Line

— t — t —

Telephone Line

— e — e —

Electric Line

— fo —

Fiber Optic Line

Corner Monumentation:

① Found Nail/Shiner PLS 37990

② Found 1" Plastic Cap PLS 37990

③ Found 1.5" Plastic Cap PLS 29414

④ Found Nail/Shiner PLS 29414 at 1' offset

Concrete

Asphalt

Index Contour (5')

Interval Contour (1')

PARCEL DESCRIPTION:

PARCEL A:

LOT 5, COAL CREEK CENTER, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED JUNE 11, 2008 AT RECEPTION NO. 3559889 AND THE AFFIDAVIT OF CORRECTION OF PLAT RECORDED JUNE 13, 2018 AT RECEPTION NO. 4406915.

PARCEL B:

ACCESS EASEMENTS VIA ACCESS DRIVES, DRIVE AISLES AND CENTER ROADS AS ESTABLISHED IN SECTION 3.1 IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 14, 2008 AT RECEPTION NO. 3584192.

(PARCEL B NOTE: ACCESS DRIVES AND DRIVE AISLES ARE SHOWN ON EXHIBIT B (SITE PLAN) OF DECLARATION AND "CENTER ROADS" IS DEFINED AS TRACT A OF COAL CREEK CENTER)

SURVEY CERTIFICATION:

CERTIFIED TO:

QUATTRO ERIE, LLC
ERIE COMMERCIAL, LLC
ASSOCIATED BANK, NATIONAL ASSOCIATION
LAND TITLE GUARANTEE COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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 1-5, 8, 11, 13, 14 & 16-18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED 06/06/18 AND RECHECKED 06/18/19.

DATE OF PLAT OR MAP: 06/19/19



FOR AND ON BEHALF OF HURST AND ASSOCIATES:
BO BAIZE, COLORADO PLS NO. 37990
EMAIL ADDRESS: bo@hurst.design

SCALE VERIFICATION
BAR IS ONE INCH
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	Original Survey	06/12/18	Ba
1	Update per related commitment (see relation note)	06/19/19	Ba

HURST & ASSOCIATES, INC.
1265 S Public Road, Suite B
Louisville, CO 80026
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

ALTANSPS LAND TITLE SURVEY
LOT 5 "COAL CREEK CENTER"
621 MITCHELL WAY
ERIE, COLORADO

DRAWN BY:	BO	DESIGNED BY:	BO	APPROVED BY:	BO
JOB NUMBER:	2568-01	DATE:	06/19/19	SCALE:	1"=30'
SHEET NO:	1 OF 1	FILE LOCATION:	C:\2568\1\SURVEY\COAL CREEK CENTER LOT 5 ALTA Rev 06-2019		