

ALTA/NSPS LAND TITLE SURVEY
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 19 AND THE NORTHWEST 1/4 OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

LEGAL DESCRIPTION:

PARCEL 1:
A PARCEL OF LAND IN THE SOUTHWEST ONE-QUARTER OF SECTION 19 AND THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 30, ALL IN TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 67 WEST; THENCE NORTH 89°40'10" EAST ALONG THE SOUTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 19 A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 00°04'08" WEST ALONG A LINE 50.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 19 A DISTANCE OF 909.31 FEET; THENCE NORTH 03°44'42" EAST A DISTANCE OF 150.33 FEET; THENCE NORTH 00°04'08" WEST ALONG A LINE 60.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 19 A DISTANCE OF 175.00 FEET; THENCE THE FOLLOWING (5) COURSES:

1) NORTH 44°57'00" EAST A DISTANCE OF 91.95 FEET;
2) NORTH 89°56'36" EAST A DISTANCE OF 290.00 FEET;
3) NORTH 00°04'44" WEST A DISTANCE OF 115.00 FEET;
4) NORTH 89°55'48" EAST A DISTANCE OF 1025.05 FEET;
5) NORTH 00°04'45" WEST A DISTANCE OF 1114.17 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SMITH ROAD AND A POINT OF NON-TANGENT CURVATURE;

THENCE THE FOLLOWING (3) COURSES ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SMITH ROAD:

1) ALONG A CURVE TO THE RIGHT HAVING A RADIUS S OF 5607.93 FEET, A CENTRAL ANGLE OF 09°02'08" AND AN ARC LENGTH OF 884.37 FEET (THE CHORD OF WHICH BEARS SOUTH 84°28'25" EAST A DISTANCE OF 883.46 FEET) TO A POINT OF TANGENCY;
2) SOUTH 80°43'42" EAST A DISTANCE OF 89.72 FEET;
3) SOUTH 79°58'45" EAST A DISTANCE OF 28.82 FEET;

THENCE SOUTH 00°09'32" EAST ALONG A LINE 50.00 WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 19 A DISTANCE OF 1086.52 FEET; THENCE SOUTH 00°09'08" EAST ALONG A LINE 50.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 19 A DISTANCE OF 1324.84 FEET; THENCE, SOUTH 00°08'13" EAST ALONG A LINE 50.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 30 A DISTANCE OF 2.96 FEET; THE FOLLOWING (3) COURSES:

1) NORTH 82°31'11" WEST A DISTANCE OF 28.58 FEET;
2) SOUTH 89°39'27" WEST A DISTANCE OF 483.58 FEET;
3) SOUTH 00°37'56" EAST A DISTANCE OF 1264.16 FEET;

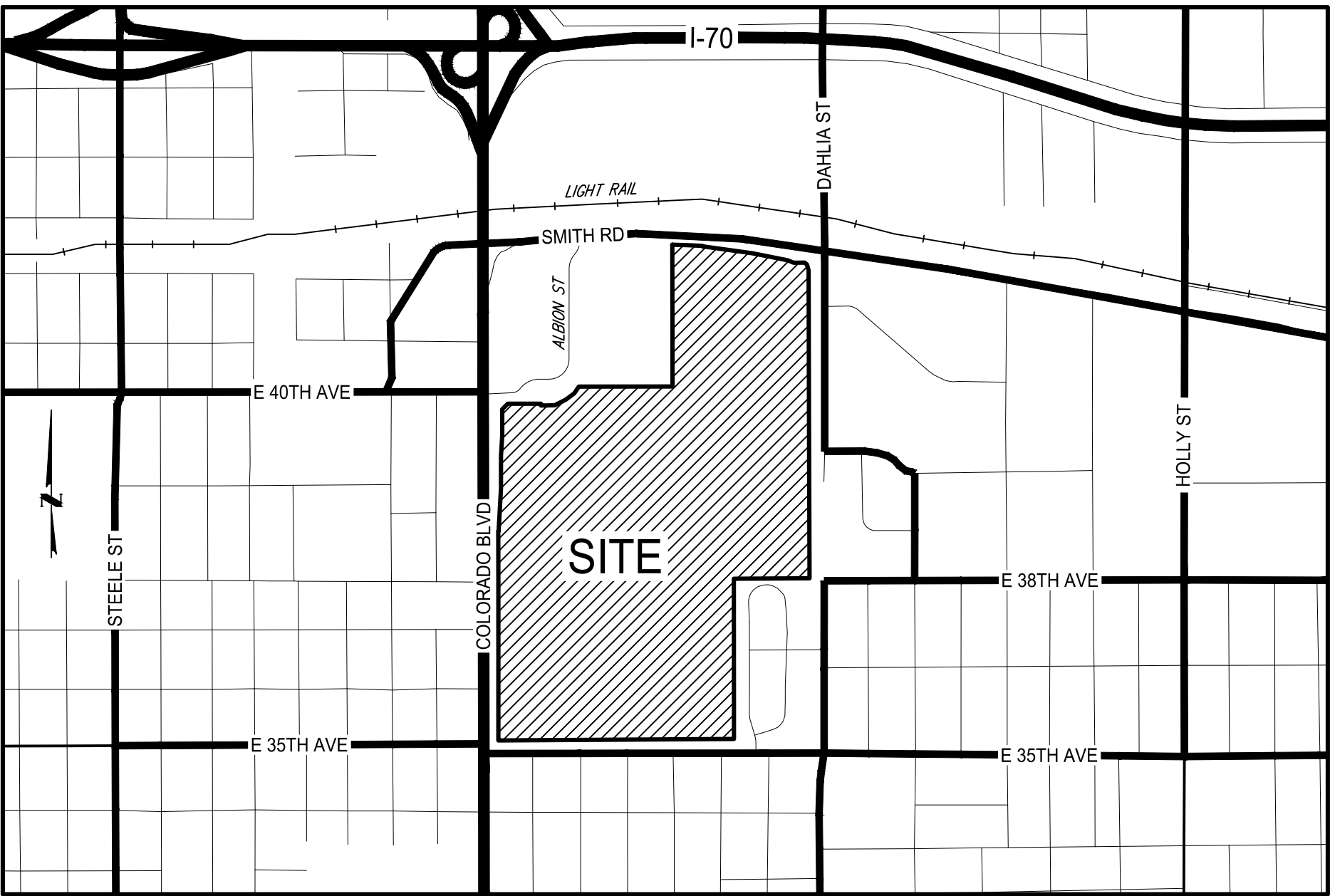
THENCE SOUTH 89°38'54" WEST ALONG A LINE 59.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 30 A DISTANCE OF 1891.72 FEET; THENCE NORTH 00°00'00" WEST ALONG A LINE 50.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 30 A DISTANCE OF 1263.62 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE REGIONAL TRANSPORTATION DISTRICT BY QUITCLAIM DEED RECORDED MARCH 4, 2013 UNDER RECEPTION NO. 2013029217.

PARCEL 2:
A NON-EXCLUSIVE EASEMENT OVER AND ACROSS THE OVERLOOK AT PARK HILL FILING NO. 1 RECORDED MAY 2, 2001 UNDER RECEPTION NO. 2001067475 NECESSARY AND INCIDENT TO USE, OPERATION AND MAINTENANCE OF THE ADJOINING GOLF COURSE PROPERTY AS MORE FULLY DEFINED AND DESCRIBED IN GOLF COURSE COVENANTS AND WAIVER AND DISCLAIMER (PARK HILL GOLF COURSE) RECORDED MAY 15, 2001 UNDER RECEPTION NO. 2001076257, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, ORDER NO. ABD70524213-11 ISSUED BY LAND TITLE GUARANTEE COMPANY DATED JULY 1, 2019 AT 5:00 P.M.
- 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.
- UTILITIES SHOWN HEREON ARE FROM VISIBLE FIELD INFORMATION ONLY. HARRIS KOCHER SMITH DOES NOT GUARANTEE THESE LOCATIONS OR THAT THE UTILITIES SHOWN HEREON COMPRISE ALL UTILITIES IN THIS AREA, EITHER IN SERVICE OR ABANDONED. FOR THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AND THE APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED AS BEARING SOUTH 89°38'54" WEST, AND BEING MONUMENTED AS SHOWN HEREON.
- THE SURVEYED PROPERTY FALLS WITHIN ZONE X OF THE FOLLOWING FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS: MAP NO. 08004600896, DATED NOVEMBER 17, 2005; AND MAP NO. 0800460093H, DATED NOVEMBER 20, 2013. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
- NO ZONING REPORT OR LETTER WAS PROVIDED BY THE CLIENT FOR THIS SURVEY. AS SUCH, THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS WERE NOT ADDRESSED.
- THE SURVEYOR WAS NOT DIRECTED TO LOCATE ANY DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
- DAHLIA STREET IS NOT CONSTRUCTED ALL THE WAY THROUGH. THE SURVEYOR WAS NOT MADE AWARE OF ANY DOCUMENTS VACATING THE RIGHT-OF-WAY IN THE AREA BETWEEN THE NORTH AND SOUTH EDGES OF PAVING DEPICTED HEREON.
- THE SURVEYED PROPERTY IS USED AS A GOLF COURSE. THE PORTION OF THE SURVEYED PROPERTY WITHIN THE CITY AND COUNTY OF DENVER PERMANENT EASEMENT DEPICTED HEREON IS CURRENTLY UNDER CONSTRUCTION.
- THE SURVEYOR WAS INSTRUCTED NOT TO LOCATE ANY IMPROVEMENTS WITHIN THE SURVEYED PROPERTY OTHER THAN THOSE NEAR THE BOUNDARY.
- THE SURVEYED PROPERTY CONTAINS 6,713,466 SQUARE FEET OR 154.12 ACRES, MORE OR LESS.
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN THE FOLLOWING RECORDED DOCUMENTS IN THE TITLE COMMITMENT AS REFERENCED IN NOTE 1.



VICINITY MAP
SCALE: 1" = 1,000'

SCHEDULE B-2 ITEMS:

- X** INDICATES THE EXCEPTION NUMBER WITHIN THE SCHEDULE B-2 OF THE TITLE COMMITMENT REFERENCED IN NOTE 1. (EXCEPTIONS 1-7 ARE STANDARD EXCEPTIONS) (*ITALIC TEXT IS THE SURVEYOR'S PARENTHETICAL NOTE*)
- 8** EXISTING LEASES AND TENANCIES, IF ANY.
(*NOT A SURVEY MATTER*)
- 9** TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND WATER PIPELINE EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY AGREEMENT DATED JULY 1, 1942 FOR THE BENEFIT OF CITY AND COUNTY OF DENVER, ACTING BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS RECORDED AUGUST 24, 1942 IN BOOK 5657 AT PAGE 405 AS AFFECTED BY PARTIAL RELEASE OF RIGHT OF WAY RECORDED MARCH 21, 2001 UNDER RECEPTION NO. 2001040671 AND AS FURTHER AFFECTED BY AMENDMENT TO RIGHT OF WAY AGREEMENT RECORDED AUGUST 28, 2003 UNDER RECEPTION NO. 2003182343.
(*AS SHOWN*)
- 10** TRUSTEE'S DEED WITH WATER RIGHTS ATTACHMENT REFERENCEING LEASE AND INDENTURE DATED APRIL 2, 1975, CONCESSION AGREEMENT DATED MAY 9, 1975, AND AMENDMENTS THERETO RECORDED AUGUST 18, 1982 IN BOOK 2639 AT PAGE 482.
(*AFFECTS SURVEYED PROPERTY; CANNOT BE PLOTTED*)
- 11** (ITEM INTENTIONALLY DELETED)
- 12** LEASE BETWEEN CLAYTON FOUNDATION, AS TRUSTEE OF THE GEORGE W. CLAYTON TRUST, A COLORADO TRUST, LESSOR, AND AMERICAN GOLF CORPORATION, A CALIFORNIA CORPORATION, LESSEE, AS SHOWN BY MEMORANDUM OF LEASE RECORDED JANUARY 11, 1999, UNDER RECEPTION NO. 9900004985.
ASSIGNMENT OF LEASE RECORDED _____ UNDER RECEPTION NO. _____
NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
(*AFFECTS SURVEYED PROPERTY; CANNOT BE PLOTTED*)
- 13** TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND WATER PIPELINE EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT FOR THE BENEFIT OF CITY AND COUNTY OF DENVER, ACTING BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS RECORDED FEBRUARY 01, 2001 UNDER RECEPTION NO. 2001014092 AS AFFECTED BY AMENDMENT TO RIGHT OF WAY AGREEMENT RECORDED AUGUST 28, 2003 UNDER RECEPTION NO. 2003182343.
(*AS SHOWN*)
- 14** TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND BARRIER NET EASEMENTS AS SET FORTH AND GRANTED IN BARRIER NET EASEMENT FOR THE BENEFIT OF KB HOME COLORADO, INC. AND THE OVERLOOK AT PARK HILL OWNERS ASSOCIATION, INC. RECORDED MAY 15, 2001 UNDER RECEPTION NO. 2001076256.
(*AS SHOWN*)
- 15** TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH AND GRANTED IN GOLF COURSE COVENANTS WITH WAIVER AND DISCLAIMER (PARK HILL GOLF COURSE) BY KB HOME COLORADO, INC. WITH THE CONSENT AND AGREEMENT OF THE GEORGE W. CLAYTON TRUST, AMERICAN GOLF CORPORATION AND THE OVERLOOK AT PARK HILL OWNERS ASSOCIATION, INC. RECORDED MAY 15, 2001 UNDER RECEPTION NO. 2001076257.
(*AFFECTS SURVEYED PROPERTY; CANNOT BE PLOTTED*)
- 16** TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND SANITARY SEWER EASEMENTS AS SET FORTH AND GRANTED IN UNRECORDED COVENANT AND SANITARY SEWER EASEMENT DATED MAY 9, 2001 FOR THE BENEFIT OF KB HOME COLORADO, INC., AS ASSIGNED TO AND ASSUMED BY THE CITY AND COUNTY OF DENVER AS SET FORTH IN ASSIGNMENT OF SAME RECORDED OCTOBER 24, 2001 UNDER RECEPTION NO. 2001180553.
(*AS SHOWN*)
- 17** TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND ELECTRIC EASEMENTS FOR THE BENEFIT OF PUBLIC SERVICE COMPANY OF COLORADO SET FORTH AND GRANTED IN ELECTRIC TRANSMISSION LINE EASEMENT RECORDED MARCH 05, 2013 UNDER RECEPTION NO. 2013030065.
(*AS SHOWN*)
- 18** (ITEM INTENTIONALLY DELETED)
- 19** TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND ELECTRIC EASEMENTS FOR THE BENEFIT OF PUBLIC SERVICE COMPANY OF COLORADO AS SET FORTH AND GRANTED IN ELECTRIC DISTRIBUTION LINE EASEMENT RECORDED MARCH 18, 2014 UNDER RECEPTION NO. 2014030091.
(*AS SHOWN*)
- 20** TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGENCY AGREEMENT BETWEEN THE CLAYTON TRUST AND THE CITY AND COUNTY OF DENVER RECORDED DECEMBER 01, 2000 UNDER RECEPTION NO. 2000175267.
NOTE: THIS EXCEPTION WILL BE DELETED UPON THE SATISFACTION OF REQUIREMENT 4 OF SCHEDULE B-1 HEREIN.
(*AFFECTS SURVEYED PROPERTY; CANNOT BE PLOTTED*)

SCHEDULE B-2 ITEMS:

- 21** TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND STORM DRAINAGE EASEMENTS GRANTED TO KB HOME COLORADO, INC. AND THE OVERLOOK AT PARK HILL OWNERS ASSOCIATION, INC. AS SET FORTH AND GRANTED IN COVENANT AND DRAINAGE EASEMENT RECORDED OCTOBER 24, 2001 UNDER RECEPTION NO. 2001180554.
(*AS SHOWN*)
- 22** (ITEM COMBINED WITH ITEM 23)
- 23** PERMANENT EASEMENT GRANTED TO CITY AND COUNTY OF DENVER, FOR STORM WATER DETENTION FACILITY, AND INCIDENTAL PURPOSES, DATED JANUARY 2, 2019 AND RECORDED FEBRUARY 14, 2019, UNDER RECEPTION NO. 2019017954 AS REQUIRED BY BILL FOR ORDINANCE NO. 20171396, SERIES OF 2018, RECORDED JANUARY 4, 2018 UNDER RECEPTION NO. 2018001475.
(*AS SHOWN*)
- 24** TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN ORDER GRANTING STIPULATION FOR POSSESSION AND STAY OF PROCEEDING RECORDED APRIL 30, 2019 UNDER RECEPTION NO. 2019051426 AND UNRECORDED AGREEMENT FOR IMMEDIATE POSSESSION DATED JULY 1, 2018 ATTACHED AS EXHIBIT "A" TO SAID ORDER.
(*TEMPORARY EASEMENT AREA SHOWN HEREON*)
- 25** TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN CONSERVATION EASEMENT RECORDED _____, 2019 UNDER RECEPTION NO. _____.
(*NO DOCUMENT PROVIDED*)
- 26** ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED MAY 17, 2019 PREPARED BY HARRIS KOCHER SMITH, PROJECT 190421:
1. DAHLIA STREET IS NOT CONSTRUCTED ALL THE WAY THROUGH. THE SURVEYOR WAS NOT MADE AWARE OF ANY DOCUMENTS VACATING THE RIGHT-OF-WAY IN THE AREA BETWEEN THE NORTH AND SOUTH EDGES DEPICTED THEREON.
2. THE PORTION OF THE SURVEYED PROPERTY WITHIN THE CITY AND COUNTY OF DENVER PERMANENT EASEMENT DEPICTED HEREON IS CURRENTLY UNDER CONSTRUCTION.
3. BLOCK WALL IS WEST OF PROPERTY LINE.
4. FENCES NOT ON OR INSIDE PROPERTY LINES.
(*REFERENCE IS TO THIS SURVEY*)
- 27** TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED AS OF JANUARY 2, 2019 IN TEMPORARY EASEMENT - PLATTE TO PARK HILL STORM WATER SYSTEMS PROJECT FOR THE BENEFIT OF THE CITY AND COUNTY OF DENVER RECORDED JULY 03, 2019 UNDER RECEPTION NO. 2019085909.
(*AS SHOWN*)
- 28** TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF UNDERSTANDING RECORDED _____ UNDER RECEPTION NO. _____.
(*DOCUMENT NOT PROVIDED*)
- 29** THE FOLLOWING MATTERS SHOWN ON THE PLAT OF THE OVERLOOK AT PARK HILL FILING NO. 1 RECORDED MAY 2, 2001 UNDER RECEPTION NO. 2001067475: (AFFECTS PARCEL 2 ONLY)
A) DEDICATION OF STREETS, AVENUES, WASTEWATER EASEMENTS, PUBLIC PLACES, PUBLIC UTILITIES AND CABLE TELEVISION EASEMENTS
B) 9' AND 10.5' PERMANENT NON-EXCLUSIVE EASEMENTS FOR ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, FIBER OPTICS AND POSTAL FACILITIES
C) 9' AND 10.5' PERMANENT NON-EXCLUSIVE SIDEWALK EASEMENTS
D) 8' NON-EXCLUSIVE EASEMENTS ALONG REAR LOT LINES FOR ELECTRICITY, TELEPHONE, DRAINAGE AND CABLE TELEVISION
E) PEDESTRIAN ACCESS EASEMENTS
F) 60' WATER EASEMENT WITHIN 38TH AVENUE
G) 25' SANITARY SEWER EASEMENT WITHIN 38TH AVENUE
(*AFFECTS PARCEL 2; NOTHING PLOTTED*)

SURVEYOR'S CERTIFICATION:

TO: BUSHWOOD LLC, LAND TITLE GUARANTEE COMPANY AND 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, 2, 3, 4, 6(a,b), 10, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 13, 2019.

DATE OF PLAT OR MAP: _____

AARON MURPHY, PLS 38162
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH

INDEXING STATEMENT:

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

COUNTY SURVEYOR/DEPUTY COUNTY SURVEYOR



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CHECKED BY: AWM
DRAWN BY: TWG

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

WESTSIDE INVESTMENT PARTNERS

PARK HILL GOLF CLUB
COVER

ISSUE DATE: 5-17-2019		PROJECT #: 190421
DATE	REVISION COMMENTS	
5-31-2019	PER UPDATED TITLE COMMITMENT	
6-5-2019	ATTORNEY COMMENTS	
7-2-2019	ATTORNEY COMMENTS	
7-8-2019	GEN REV	
7-10-2019	PER UPDATED TITLE COMMITMENT	

SHEET NO.

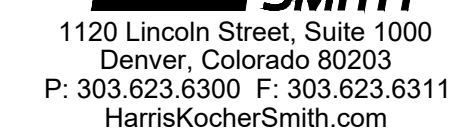
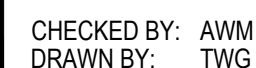
1

1 OF 4

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 19 AND THE NORTHWEST 1/4 OF SECTION 30
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO.



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



PARK HILL GOLF CLUB SITE

SHEET NO.

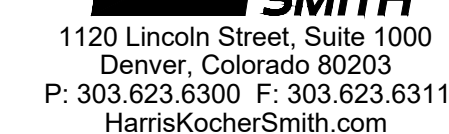
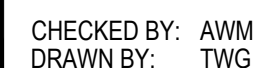
2

OF 4

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 19 AND THE NORTHWEST 1/4 OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO.



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE,
OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER
UTILITIES.



PARK HILL GOLF CLUB SITE

SHEET NO.

3

OF 4

ALTA/NSPS LAND TITLE SURVEY
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 19 AND THE NORTHWEST 1/4 OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

LEGEND

● SET #5x18" REBAR W/ 1.25" BLUE PLASTIC CAP OR MAG NAIL W/ 0.75" BRASS TAG "PLS 38162"	⦿ TRAFFIC SIGNAL MAST
● FOUND MONUMENT AS DESCRIBED	☒ TRAFFIC SIGNAL PULL BOX
◆ FOUND #5 REBAR W/ 1.25" YELLOW PLASTIC CAP "PLS 19003"	☒ TRAFFIC SIGNAL PEDESTAL POLE
⊕ FOUND RANGE POINT AS DESCRIBED	☒ TRAFFIC SIGNAL CONTROL CABINET
⊞ TRANSFORMER	—OE— OVERHEAD UTILITY LINE
⊞ ELECTRIC PULL BOX	— — — IRON FENCE
⊞ ELECTRIC METER	— — — WOOD FENCE (CEDAR)
⊞ TELECOM. PEDESTAL	— — — CHAIN-LINK FENCE
⊞ TELECOM. JUNCTION BOX	— — — RANGE LINE
⊞ TELECOM. MANHOLE	— — — RIGHT OF WAY LINE
⊞ TELECOM. LINE MARKER	■ EXCEPTED PARCEL PER QUITCLAIM DEED REC. NO. 2013029217
⊞ UTILITY POLE (GOLF BARRIER NET POLE WITHIN EASEMENT)	▨ DRAINAGE ESMT. REC. NO. 2001180554 23
→ GUY WIRE	▨ PERMANENT EASEMENT CITY & COUNTY OF DENVER REC. NO. 2019017954 23
⊞ LIGHT POST	▨ TEMPORARY EASEMENT AREA REC. NOS. 2019051426 AND 2019085909 24 27
⊞ LIGHT POLE	(XX.XX') AS-MEASURED DIMENSION
⊞ FIRE HYDRANT	(XX.XX')D DIMENSION PER TITLE COMMITMENT REFERENCED IN NOTE #1/DEED REC. NO. 2000175271
⊞ WATER VALVE	(XX.XX')D ₁ DIMENSION PER QUITCLAIM DEED REC. NO. 2013029217
⊞ WATER METER	(XX.XX')P DIMENSION PER PARK HILL TOWN CENTER FILING NO. 1 REC. NO. 2004129062
⊞ SANITARY SEWER MANHOLE	(XX.XX')P ₁ DIMENSION PER THE OVERLOOK AT PARK HILL FILING NO. 1 REC. NO. 2001067475
⊞ STORM SEWER MANHOLE	
⊞ SIGN	
⊞ MONITORING WELL	

