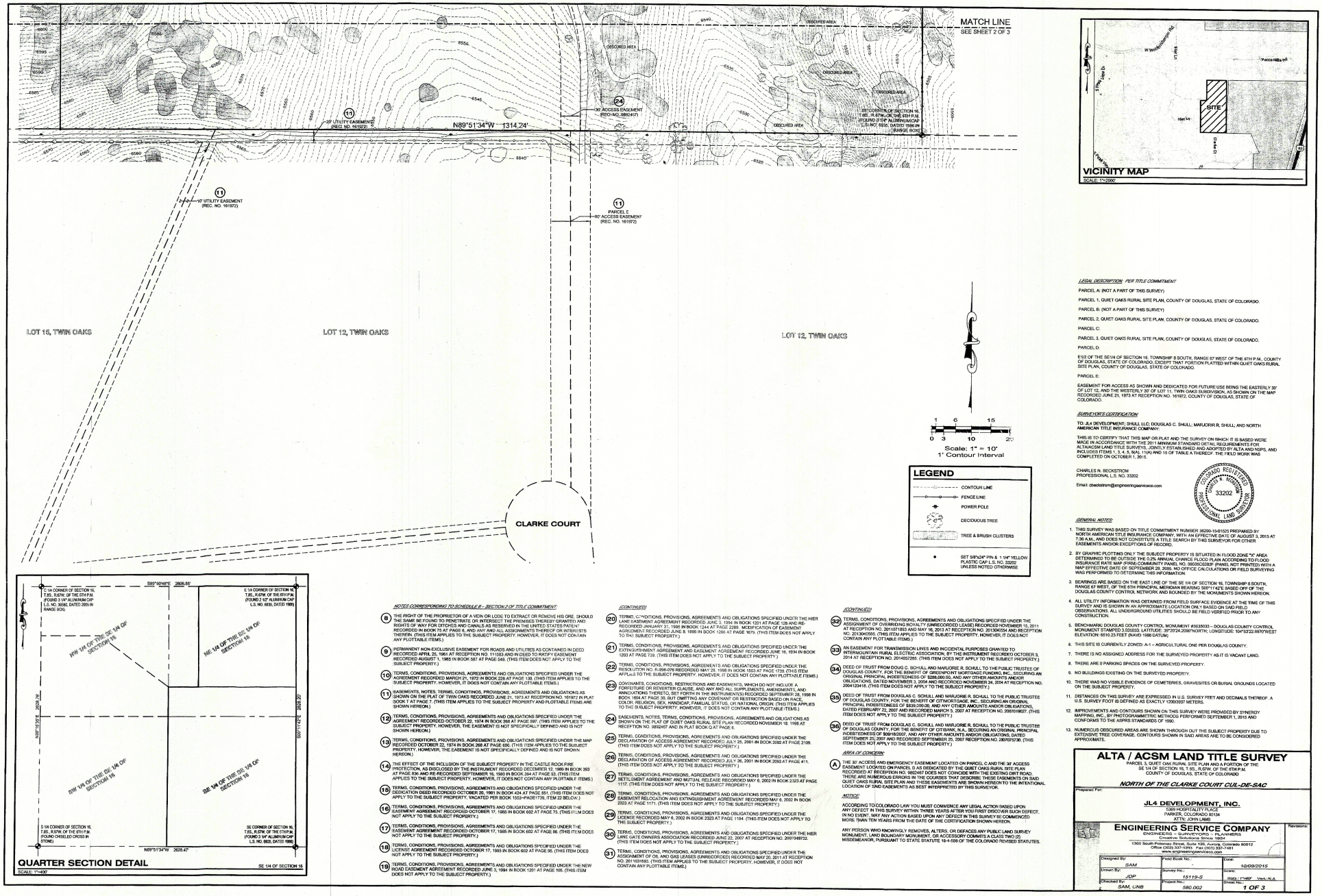

NOTES CORRESPONDING TO SCHEDULE B - SECTION 2 OF TITLE COMMITMENT:

(8) THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT OR REMOVE HIS ORE. SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES THEREBY GRANTED AND RIGHTS OF WAY FOR DITCHES AND CANALS AS RESERVED IN THE UNITED STATES PATENT RECORDED IN BOOK 75 AT PAGE 6, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (THIS ITEM APPLIES TO THE SUBJECT PROPERTY. HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)

(9) PERMANENT NON-EXCLUSIVE EASEMENT FOR ROADS AND UTILITIES AS CONTAINED IN DEED RECORDED APRIL 25, 1961 AT RECEPTION NO. 111093 AND IN DEED TO RATIFY EASEMENT RECORDED AUGUST 1, 1985 IN BOOK 597 AT PAGE 548. (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)

(10) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE AGREEMENT RECORDED MARCH 21, 1972 IN BOOK 228 AT PAGE 130. (THIS ITEM APPLIES TO THE SUBJECT PROPERTY. HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)

(11) EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AS SHOWN ON THE PLAT OF TWIN OAKS RECORDED JUNE 21, 1973 AT RECEPTION NO. 161972 IN PLAT BOOK 7 AT PAGE 7. (THIS ITEM APPLIES TO THE SUBJECT PROPERTY AND PLOTTABLE ITEMS ARE SHOWN HEREON.)

(12) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE AGREEMENT RECORDED OCTOBER 22, 1974 IN BOOK 268 AT PAGE 597. (THIS ITEM APPLIES TO THE SUBJECT PROPERTY. HOWEVER, THE EASEMENT IS NOT SPECIFICALLY DEFINED AND IS NOT SHOWN HEREON.)

(13) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE MAP RECORDED OCTOBER 22, 1974 IN BOOK 268 AT PAGE 600. (THIS ITEM APPLIES TO THE SUBJECT PROPERTY. HOWEVER, THE EASEMENT IS NOT SPECIFICALLY DEFINED AND IS NOT SHOWN HEREON.)

(14) THE EFFECT OF THE INCLUSION OF THE SUBJECT PROPERTY IN THE CASTLE ROCK FIRE PROTECTION, AS DISCLOSED BY THE INSTRUMENT RECORDED DECEMBER 12, 1989 IN BOOK 393 AT PAGE 836 AND RE-RECORDED SEPTEMBER 16, 1980 IN BOOK 394 AT PAGE 93. (THIS ITEM APPLIES TO THE SUBJECT PROPERTY, HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)

(15) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE DEDICATION DEED RECORDED OCTOBER 20, 1981 IN BOOK 424 AT PAGE 851. (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY. VACATED PER BOOK 1553-PAGE1739, ITEM 22 BELOW.)

(16) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE EASEMENT AGREEMENT RECORDED OCTOBER 17, 1985 IN BOOK 602 AT PAGE 75. (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)

(17) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE EASEMENT AGREEMENT RECORDED OCTOBER 17, 1985 IN BOOK 602 AT PAGE 86. (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)

(18) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE LICENSE AGREEMENT RECORDED OCTOBER 17, 1985 IN BOOK 602 AT PAGE 95. (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)

(19) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE NEW ROAD EASEMENT AGREEMENT RECORDED JUNE 5, 1994 IN BOOK 1291 AT PAGE 105. (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)

(CONTINUED)

(20) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE HIER LANE EASEMENT AGREEMENT RECORDED JUNE 3, 1994 IN BOOK 1291 AT PAGE 128 AND RE-RECORDED JANUARY 31, 1995 IN BOOK 1244 AT PAGE 2289. MODIFICATION OF EASEMENT AGREEMENT RECORDED JUNE 9, 1995 IN BOOK 1296 AT PAGE 1679. (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)

(21) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE EXTINGUISHMENT AGREEMENT AND EASEMENT AGREEMENT RECORDED JUNE 16, 1994 IN BOOK 1293 AT PAGE 739. (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)

(22) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE RESOLUTION NO. R-998-076 RECORDED MAY 29, 1998 IN BOOK 1552 AT PAGE 1736. (THIS ITEM APPLIES TO THE SUBJECT PROPERTY. HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)

(23) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, AND ANY AND ALL SUPPLEMENTS, AMENDMENTS, AND ANNEXATIONS THERETO, SET FORTH IN THE INSTRUMENT(S) RECORDED SEPTEMBER 28, 1998 IN BOOK 1604 AT PAGE 30, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN. (THIS ITEM APPLIES TO THE SUBJECT PROPERTY. HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)

(24) EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AS SHOWN ON THE PLAT OF QUIET OAKS RURAL SITE PLAN RECORDED NOVEMBER 18, 1998 AT RECEPTION NO. 9819247 AND IN PLAT BOOK Q AT PAGE 6.

(25) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE DECLARATION OF ACCESS AGREEMENT RECORDED JULY 25, 2001 IN BOOK 2092 AT PAGE 2109. (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)

(26) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE DECLARATION OF ACCESS AGREEMENT RECORDED JULY 26, 2001 IN BOOK 2093 AT PAGE 411. (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)

(27) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE SETTLEMENT AGREEMENT AND MUTUAL RELEASE RECORDED MAY 6, 2002 IN BOOK 2323 AT PAGE 1117. (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)

(28) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE EASEMENT RELOCATION AND EXTINGUISHMENT AGREEMENT RECORDED MAY 6, 2002 IN BOOK 2323 AT PAGE 1171. (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)

(29) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE LICENSE RECORDED MAY 6, 2002 IN BOOK 2323 AT PAGE 1184. (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)

(30) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE HIER LANE GATE OWNERS ASSOCIATION RECORDED JUNE 22, 2007 AT RECEPTION NO. 2007049732.

(31) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE ASSIGNMENT OF OIL AND GAS LEASES (UNRECORDED) RECORDED MAY 20, 2011 AT RECEPTION NO. 2011021680. (THIS ITEM APPLIES TO THE SUBJECT PROPERTY, HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)

(CONTINUED)

(32) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE ASSIGNMENT OF OVERRIDING ROYALTY (UNRECORDED LEASE) RECORDED NOVEMBER 15, 2011 AT RECEPTION NO. 2011071833 AND MAY 16, 2013 AT RECEPTION NO. 2013040154 AND RECEPTION NO. 2013040555. (THIS ITEM APPLIES TO THE SUBJECT PROPERTY, HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)

(33) AN EASEMENT FOR TRANSMISSION LINES AND INCIDENTAL PURPOSES GRANTED TO INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION, BY THE INSTRUMENT RECORDED OCTOBER 3, 2014 AT RECEPTION NO. 2014053285. (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)

(34) DEED OF TRUST FROM DOUG C. SCHULL AND MARJORIE R. SCHULL TO THE PUBLIC TRUSTEE OF DOUGLAS COUNTY, FOR THE BENEFIT OF GREENPOINT MORTGAGE FUNDING, INC., SECURING AN ORIGINAL PRINCIPAL INDEBTEDNESS OF $285,000.00, AND ANY OTHER AMOUNTS AND/OR OBLIGATIONS, DATED NOVEMBER 3, 2004 AND RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 2004120418. (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)

(35) DEED OF TRUST FROM DOUGLAS C. SCHULL AND MARJORIE R. SCHULL TO THE PUBLIC TRUSTEE OF DOUGLAS COUNTY, FOR THE BENEFIT OF CITIMORTGAGE, INC., SECURING AN ORIGINAL PRINCIPAL INDEBTEDNESS OF $639,000.00, AND ANY OTHER AMOUNTS AND/OR OBLIGATIONS, DATED FEBRUARY 22, 2007 AND RECORDED MARCH 5, 2007 AT RECEPTION NO. 2007019527. (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)

(36) DEED OF TRUST FROM DOUGLAS C. SCHULL AND MARJORIE R. SCHULL TO THE PUBLIC TRUSTEE OF DOUGLAS COUNTY, FOR THE BENEFIT OF CITIBANK, N.A., SECURING AN ORIGINAL PRINCIPAL INDEBTEDNESS OF $50,000.00, AND ANY OTHER AMOUNTS AND/OR OBLIGATIONS, DATED SEPTEMBER 25, 2007 AND RECORDED SEPTEMBER 25, 2007 RECEPTION NO. 2007075730. (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)

AREA OF CONCERN:

(A) THE 30' ACCESS AND EMERGENCY EASEMENT LOCATED ON PARCEL C AND THE 30' ACCESS EASEMENT LOCATED ON PARCEL D AS DEDICATED BY THE QUIET OAKS RURAL SITE PLAN RECORDED AT RECEPTION NO. 9882497 DOES NOT COINCIDE WITH THE EXISTING DIRT ROAD. THERE ARE NUMEROUS ERRORS IN THE COURSES THAT DESCRIBE THESE EASEMENTS ON SAID QUIET OAKS RURAL SITE PLAN AND THESE EASEMENTS ARE SHOWN HEREON TO THE INTENTIONAL LOCATION OF SAID EASEMENTS AS BEST INTERPRETED BY THIS SURVEYOR.

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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

LEGEND

- CONTOUR LINE
- FENCE LINE
- POWER POLE
- DECIDUOUS TREE
- TREE & BRUSH CLUSTERS
- SET 5/8"X24" PIN & 1 1/4" YELLOW PLASTIC CAP L.S.NO. 33202 UNLESS NOTED OTHERWISE

LEGAL DESCRIPTION: PER TITLE COMMITMENT

PARCEL A: (NOT A PART OF THIS SURVEY)

PARCEL 1, QUIET OAKS RURAL SITE PLAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL B: (NOT A PART OF THIS SURVEY)

PARCEL 2, QUIET OAKS RURAL SITE PLAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL C:

PARCEL 3, QUIET OAKS RURAL SITE PLAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL D:

E1/2 OF THE SE1/4 OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, EXCEPT THAT PORTION PLATTED WITHIN QUIET OAKS RURAL SITE PLAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL E:

EASEMENT FOR ACCESS AS SHOWN AND DEDICATED FOR FUTURE USE BEING THE EASTERLY 30' OF LOT 12, AND THE WESTERLY 30' OF LOT 11, TWIN OAKS SUBDIVISION, AS SHOWN ON THE MAP RECORDED JUNE 21, 1973 AT RECEPTION NO. 161972, COUNTY OF DOUGLAS, STATE OF COLORADO.

SURVEYOR'S CERTIFICATION

TO: JL4 DEVELOPMENT; SHULL LLC; DOUGLAS C. SHULL; MARJORIE R. SHULL; AND NORTH AMERICAN 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 6(A), 11(A) AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 1, 2015.

CHARLES N. BECKSTROM
PROFESSIONAL L.S. NO. 33202

Email: cbeckstrom@engineeringserviceco.com

COLORADO REGISTERED CHARLES N. BECKSTROM 33202 PROFESSIONAL LAND SURVEYOR

GENERAL NOTES

1. THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER 35200-15-61525 PREPARED BY: NORTH AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF AUGUST 3, 2015 AT 7:30 A.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
2. BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0285F (PANEL NOT PRINTED) WITH A MAP EFFECTIVE DATE OF SEPTEMBER 29, 2006. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
3. BEARINGS ARE BASED ON THE EAST LINE OF THE SE 1/4 OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°11'52"E BASED OFF OF THE DOUGLAS COUNTY CONTROL NETWORK AND BOUNDED BY THE MONUMENTS SHOWN HEREON.
4. ALL UTILITY INFORMATION WAS OBTAINED FROM FIELD SURFACE EVIDENCE AT THE TIME OF THIS SURVEY AND IS SHOWN IN AN APPROXIMATE LOCATION ONLY BASED ON SAID FIELD OBSERVATIONS. ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
5. BENCHMARK: DOUGLAS COUNTY CONTROL MONUMENT #3035033 – DOUGLAS COUNTY CONTROL MONUMENT STAMPED 3.035033, LATITUDE: 39°07'24.2006"NORTH; LONGITUDE: 104°53'22.6970"WEST ELEVATION: 6510.23 FEET (NAVD 1988 DATUM)
6. THIS SITE IS CURRENTLY ZONED: A-1 – AGRICULTURAL ONE PER DOUGLAS COUNTY.
7. THERE IS NO ASSIGNED ADDRESS FOR THE SURVEYED PROPERTY AS IT IS VACANT LAND.
8. THERE ARE 0 PARKING SPACES ON THE SURVEYED PROPERTY.
9. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
10. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVESITES OR BURIAL GROUNDS LOCATED ON THE SUBJECT PROPERTY.
11. DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
12. IMPROVEMENTS AND CONTOURS SHOWN ON THIS SURVEY WERE PROVIDED BY SYNERGY MAPPING, INC., BY PHOTOGRAMMETRIC METHODS PERFORMED SEPTEMBER 1, 2015 AND CONFORMS TO THE ASPRS STANDARDS OF 1990.
13. NUMEROUS OBSCURED AREAS ARE SHOWN THROUGH OUT THE SUBJECT PROPERTY DUE TO EXTENSIVE TREE COVERAGE. CONTOURS SHOWN IN SAID AREAS ARE TO BE CONSIDERED APPROXIMATE.

ALTA / ACSM LAND TITLE SURVEY

PARCEL 3, QUIET OAK RURAL SITE PLAN AND A PORTION OF THE SE 1/4 OF SECTION 16, T.8S., R.67W. OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO

NORTH OF THE CLARKE COURT CUL-DE-SAC

Prepared For:

JL4 DEVELOPMENT, INC.
5369 HOSPITALITY PLACE
PARKER, COLORADO 80134
ATTN: JOHN LAMB

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Designed By:	Field Book No.:	Date:
SAM	-	10/09/2015
Drawn By:	Survey No.:	Scale:
JDP	15119-S	Horz.: 1"=40' Vert.: N.A.
Checked By:	Project No.:	Sheet No.:
SAM, CNB	580.002	1 OF 3

Revisions:

N:\Projects\L4 Development\Bullet Data - Clarke Road\DGN\Survey\L4 - Quiet Oak Guide Road - Survey.dwg, 11/3/2015 4:55:03 PM, Engineering Service Company