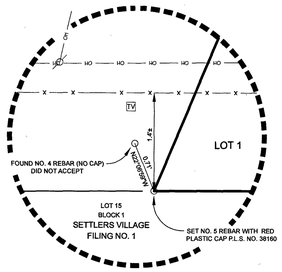
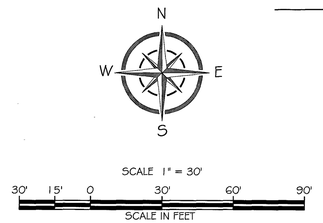
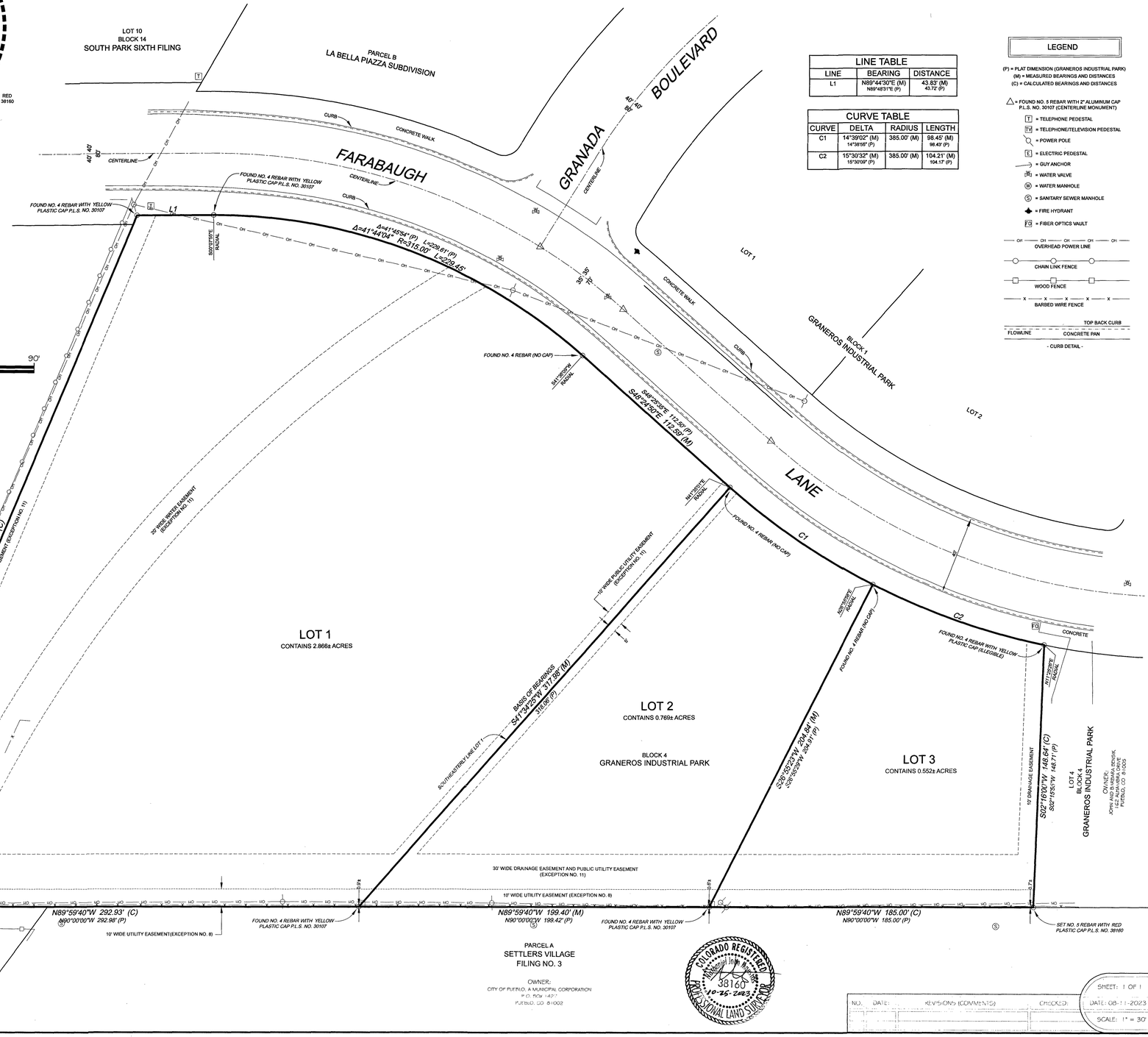
ALTA/NSPS LAND TITLE SURVEY

LOTS 1, 2 AND 3, BLOCK 4, GRANEROS INDUSTRIAL PARK, LOCATED WITHIN A PORTION OF THE SE 1/4 OF SECTION 15 TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, PUEBLO COUNTY, STATE OF COLORADO.



DETAIL A
(NOT TO SCALE)





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°44'30"E (M) N89°48'31"E (P)	43.83' (M) 43.72' (P)

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	14°39'02" (M) 14°38'56" (P)	385.00' (M)	98.45' (M) 98.43' (P)
C2	15°30'32" (M) 15°30'09" (P)	385.00' (M)	104.21' (M) 104.17' (P)

LEGEND

(P) = PLAT DIMENSION (GRANEROS INDUSTRIAL PARK)
(M) = MEASURED BEARINGS AND DISTANCES
(C) = CALCULATED BEARINGS AND DISTANCES

△ = FOUND NO. 5 REBAR WITH 2" ALUMINUM CAP P.L.S. NO. 30107 (CENTERLINE MONUMENT)
T = TELEPHONE PEDESTAL
TV = TELEPHONE/TELEVISION PEDESTAL
= POWER POLE
E = ELECTRIC PEDESTAL
= GUY ANCHOR
WV = WATER VALVE
W = WATER MANHOLE
S = SANITARY SEWER MANHOLE
= FIRE HYDRANT
FO = FIBER OPTICS VAULT
OH — OH — OH — OH — OH — OH — OVERHEAD POWER LINE
CHAIN LINK FENCE
WOOD FENCE
x — x — x — x — x — x — BARBED WIRE FENCE
TOP BACK CURB
FLOWLINE CONCRETE PAN
- CURB DETAIL -

LEGAL DESCRIPTION

PARCEL A:

LOT 1, BLOCK 4, GRANEROS INDUSTRIAL PARK, COUNTY OF PUEBLO, STATE OF COLORADO

PARCEL B:

LOT 2, BLOCK 4, GRANEROS INDUSTRIAL PARK, COUNTY OF PUEBLO, STATE OF COLORADO

PARCEL C:

LOT 3, BLOCK 4, GRANEROS INDUSTRIAL PARK, COUNTY OF PUEBLO, STATE OF COLORADO

SURVEYORS CERTIFICATION

I, NATHANIEL J. MAESTAS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY TO LAND TITLE GUARANTEE COMPANY, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND NIDUS LLC, A WYOMING LIMITED LIABILITY COMPANY, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED AND THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE IN MAY, 2023 AND IS BASED ON MY PROFESSIONAL LAND SURVEYING KNOWLEDGE, INFORMATION, AND BELIEF AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. I FURTHER STATE THAT THIS IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ALSO 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, 3, 4, 7(a), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 9, 2023.

NATHANIEL J. MAESTAS
PROFESSIONAL LAND SURVEYOR NO. 38160

October 25, 2023
DATE

NOTES:

1.) A SEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER PBC35065064, WITH AN EFFECTIVE DATE OF JULY 11, 2023 AT 2:39 PM.

2.) BEARINGS BASED ON THE SOUTHEASTERLY LINE OF LOT 1, BLOCK 4, GRANEROS INDUSTRIAL PARK, ACCORDING TO THE RECORDED PLAT THEREOF FILED ON FEBRUARY 5, 1975 IN BOOK 1804 AT PAGE 799 IN THE RECORDS OF THE PUEBLO COUNTY CLERK AND RECORDER, MONUMENTED AT THE NE CORNER WITH A NO. 4 REBAR (NO CAP) AND MONUMENTED AT THE SE CORNER WITH A NO. 4 REBAR WITH YELLOW PLASTIC CAP P.L.S. NO. 30107, TO BEAR S41°34'25"W AS ESTABLISHED ON THE RECORDED PLAT THEREOF.

3.) ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

4.) THIS SURVEY MEETS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL PRECISION FOR AND ALTA/ACSM LAND TITLE SURVEY OF (0.07 FEET) PLUS 50 PARTS PER MILLION. THERE WERE NO ADVERSE SITE CONDITIONS AT THE TIME OF THIS SURVEY. THE SURVEY MEETS ALL REQUIREMENTS OF A LAND SURVEY PLAT AS SET FORTH IN C.R.S. §38-51-102(12) & 106 AND AN IMPROVEMENT SURVEY PLAT AS SET FORTH IN §38-51-102(9).

5.) THIS PROPERTY HAS DIRECT ACCESS FROM FARABAUGH LANE. THE RIGHT OF WAY LINES OF SAID STREET AND THE BOUNDARY LINES OF SUBJECT PROPERTY ARE CO TERMINUS AND CONTAIN NO GAPS, GORES AND OVERLAPS AND IS MONUMENTED AS SHOWN HEREON.

6.) MONUMENTS PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEY PROPERTY ARE SHOWN HEREON.

7.) THIS SUBJECT PROPERTY HAS NO POSTED ADDRESS AND NO OBSERVED BUILDINGS.

8.) THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 08101C0710D, BEARING AN EFFECTIVE DATE OF AUGUST 15, 2019.

9.) GROSS LAND AREA: LOT 1 CONTAINS A CALCULATED AREA OF 124845± S.F. (2.866± ACRES); LOT 2 CONTAINS A CALCULATED AREA OF 33,486± S.F. (0.769± ACRES); LOT 3 CONTAINS A CALCULATED ARES OF 24,038± S.F. (0.552± ACRES)

10.) ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK IS SHOWN HEREON.

11.) AT THE TIME OF THIS SURVEY, UTILITIES SHOWN HEREON WERE LOCATED BY ON-SITE OBSERVATION ONLY.

12.) THE NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN HEREON.

13.) THE NEAREST INTERSECTION IS SHOWN HERE AS GRANADA BOULEVARD.

14.) THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

15.) THERE IS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NOR IS THERE ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PROPERTY MAYBE SUBJECT TO SCHEDULE B PART II EXCEPTIONS:

7. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT RECORDED FEBRUARY 14, 1946 IN BOOK 1003 AT PAGE 217. (AFFECTS SUBJECT PARCEL, IS BLANKET IN NATURE)
8. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT RECORDED FEBRUARY 12, 1969 IN BOOK 1648 AT PAGE 340. (AFFECTS SUBJECT PROPERTY, SHOWN HEREON)
9. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT RECORDED AUGUST 04, 1972 IN BOOK 1724 AT PAGE 555. (DOES NOT AFFECT SUBJECT PARCEL)
10. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT RECORDED SEPTEMBER 18, 1973 IN BOOK 1760 AT PAGE 626. (DOES NOT AFFECT SUBJECT PARCEL)
11. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF GRANEROS INDUSTRIAL PARK RECORDED FEBRUARY 05, 1975 UNDER RECEPTION NO. 488187. (AFFECTS SUBJECT PROPERTY, SHOWN HEREON)
12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT RECORDED FEBRUARY 05, 1975 IN BOOK 1804 AT PAGE 794. (AFFECTS SUBJECT PROPERTY, NOT SURVEY RELATED)
13. THE EFFECT OF ORDINANCE NO. 4271 RECORDED FEBRUARY 07, 1977 IN BOOK 1875 AT PAGE 637. (AFFECTS SUBJECT PROPERTY, NOT SURVEY RELATED)
14. THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE LOWER ARKANSAS WATER CONSERVANCY DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 13, 2002, UNDER RECEPTION NO. 1474320 AND NOTICE RECORDED JANUARY 04, 2010 UNDER RECEPTION NO. 1829179. (AFFECTS SUBJECT PROPERTY, NOT SURVEY RELATED)
15. THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE PUEBLO CONSERVANCY DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED AUGUST 01, 2007, UNDER RECEPTION NO. 1736292 AND RECORDED FEBRUARY 15, 2013 UNDER RECEPTION NO. 1934215 AND PUEBLO CONSERVANCY DISTRICT MAP RECORDED DECEMBER 11, 2009 UNDER RECEPTION NO. 1829096. (AFFECTS SUBJECT PROPERTY, NOT SURVEY RELATED)
16. TERMS, CONDITIONS AND PROVISIONS OF WARRANTY DEED RECORDED JULY 11, 2023 UNDER RECEPTION NO. 2317951. (AFFECTS SUBJECT PROPERTY, NOT SURVEY RELATED)
17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN QUIT CLAIM DEEDS RECORDED JUNE 29, 2023 UNDER RECEPTION NOS. 2316934, 2316935 AND 2316936. (AFFECTS SUBJECT PROPERTY, NOT SURVEY RELATED)

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
NATHANIEL J. MAESTAS
38160
10-25-2023

NO.	DATE:	REVISIONS (COMMENTS)	CHECKED:

SHEET: 1 OF 1
DATE: 08-11-2023
SCALE: 1" = 30'
CHECKED: NJM

PROJECT: NIDUS LLC
DESCRIPTION: ALTA/NSPS LAND TITLE SURVEY (PARABAUGH LANE)
FIELD: SB/BC
DRAWN: RMS
JOB NUMBER: 2023-288
FILE NAME: 2023-288 ALTA
REF. JOB NO.

Cardinal Points Surveying Inc.
460 Eagleridge Place, Suite 110
Pueblo, Colorado 81008
(T) 719 253-0674 - (F) 719 253-0676 fax