

# ALTA/ACSM LAND TITLE SURVEY

LOT 1, BLOCK 1, ANDERSON FARM FOURTH SUBDIVISION,  
 LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO.

## LEGAL DESCRIPTION:

LOT 1, BLOCK 1, ANDERSON FARM FOURTH SUBDIVISION, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO.

## TITLE COMMITMENT NOTES:

THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE ORDER NUMBER FCC25135881-4, PREPARED BY LAND TITLE GUARANTEE COMPANY FOR FREEDOM HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY, DATED DECEMBER 10, 2015 AT 5:00 P.M.

THE FOLLOWING COMMENTS ARE IN REGARDS TO THE ABOVE-REFERENCED TITLE COMMITMENT. THE NUMBERS IN OUR COMMENTS CORRESPOND TO THE NUMBERING SYSTEM USED IN THE TITLE COMMITMENT.

## SCHEDULE A

### ITEM COMMENT

- NOTED ABOVE. (Commitment No. and date)
- , 3., 4., JR ENGINEERING, LLC DID NOT EXAMINE OR ADDRESS THESE ITEMS.
- THE LEGAL DESCRIPTION OF THE LAND SURVEYED IS SHOWN PER THIS COMMITMENT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

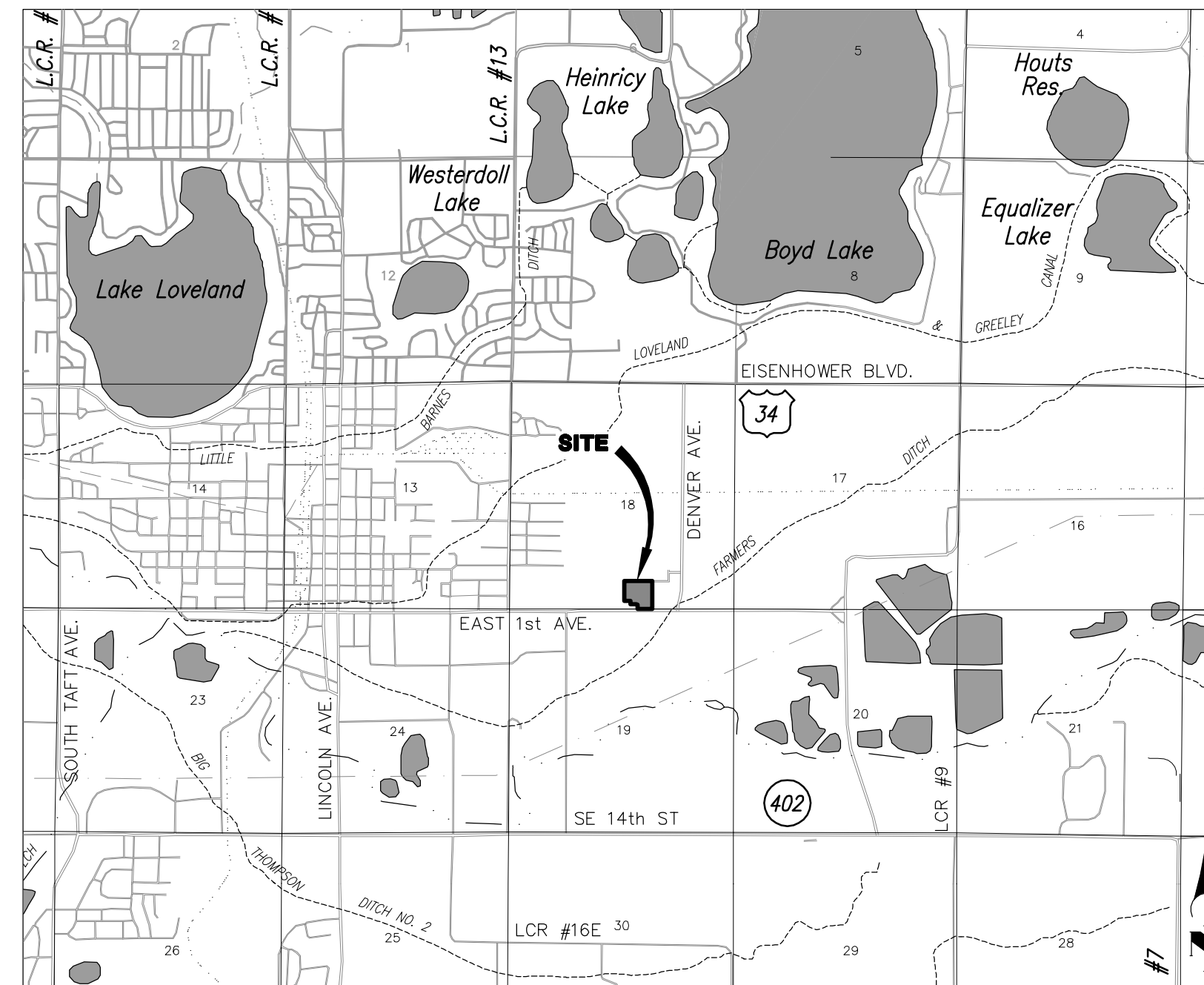
## SCHEDULE B - SECTION 1 (REQUIREMENTS)

JR ENGINEERING, LLC DID NOT EXAMINE OR ADDRESS THESE ITEMS.

## SCHEDULE B - SECTION 2 (EXCEPTIONS)

### ITEM COMMENT

- VISIBLE AND APPARENT EVIDENCE OF RIGHTS OR CLAIMS OF PARTIES IN POSSESSION ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
- VISIBLE AND APPARENT EVIDENCE OF EASEMENTS OR CLAIMS OF EASEMENTS ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
- VISIBLE AND APPARENT DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA AND ENCROACHMENTS ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
- , 5., 6. JR ENGINEERING, LLC DID NOT EXAMINE OR ADDRESS THESE ITEMS.
- JR ENGINEERING, LLC DID NOT EXAMINE OR ADDRESS WATER RIGHTS ON THIS TRACT OF LAND. JR ENGINEERING, LLC CAN, AT THE OWNER'S REQUEST, PERFORM A WATER RIGHTS REVIEW AND ENGINEERING OPINION ON WATER RIGHTS RELATED MATTERS. JR ENGINEERING, LLC AND THE SURVEYOR OF RECORD, ASSUMES NO RESPONSIBILITY FOR WATER RIGHTS ON THIS TRACT OF LAND.
- THE TERMS DESCRIBED IN THE DOCUMENTS RECORDED IN BOOK 2063 AT PAGE 972 AND PAGE 974 DO NOT AFFECT THE SUBJECT PROPERTY.
- THE EASEMENTS DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 2222 AT PAGE 1074 DO NOT LIE WITHIN THE SUBJECT PROPERTY.
- THE EASEMENTS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 85027756 DO NOT LIE WITHIN THE SUBJECT PROPERTY.
- THE EASEMENTS AND RIGHT OF WAYS SHOWN ON THE PLATS OF ANDERSON FARM SECOND SUBDIVISION RECORDED IN BOOK 2229 AT PAGE 2117 AND ANDERSON FARM THIRD SUBDIVISION RECORDED UNDER RECEPTION NUMBER 86065728 ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
- THE EASEMENTS SHOWN ON THE PLAT RECORDED UNDER RECEPTION NO. 87040852 ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
- THE EASEMENTS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 98017667 DO NOT LIE WITHIN THE SUBJECT PROPERTY.
- JR ENGINEERING, LLC DOES NOT EXAMINE OR ADDRESS MINERAL RIGHTS. JR ENGINEERING, LLC RECOMMENDS THE OWNER RETAIN A MINERAL ENGINEER TO ADDRESS THIS MATTER. JR ENGINEERING, LLC, AND THE SURVEYOR OF RECORD, ASSUMES NO RESPONSIBILITY FOR THE MINERAL RIGHTS ON THIS TRACT OF LAND.
- THE AGREEMENT DESCRIBED RECORDED UNDER RECEPTION NO. 99104108 IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
- THE TERMS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2000003955 AFFECTS THE ENTIRE SURVEYED SITE. JR ENGINEERING, LLC DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO DETERMINE THAT A PORTION OF THE SUBJECT PROPERTY IS AFFECTED.
- THE TERMS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2000041239 COULD NOT BE SHOWN HEREON BECAUSE THE DESCRIPTION IS AMBIGUOUS.
- THE EASEMENTS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2001099064 ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
- THE EASEMENTS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2001109467 ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
- THE EASEMENT DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2002037958 DOES NOT LIE WITHIN THE SUBJECT PROPERTY.
- THE EASEMENTS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 20070035698 ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
- JR ENGINEERING, LLC DID NOT EXAMINE OR ADDRESS THESE ITEMS.



VICINITY MAP  
 NOT TO SCALE

## GENERAL NOTES:

- DEFINITION: CERTIFY, CERTIFICATION – A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.
- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF LARIMER COUNTY, COLORADO.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- BURIED UTILITIES AND/OR PIPELINES ARE SHOWN PER VISIBLE AND APPARENT SURFACE EVIDENCE OR RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. JR ENGINEERING, LLC AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- THE BASIS OF BEARINGS IS THE WEST LINE OF LOT 1, BLOCK 1, ANDERSON FARM FOURTH SUBDIVISION, BEING MONUMENTED AT THE NORTH AND SOUTH BY A NUMBER 5 REBAR WITH RED PLASTIC CAPS STAMPED LS: 20676 AND IS ASSUMED TO BEAR N00°36.06"E.
- THE LAST FIELD INSPECTION OF THIS SITE WAS ON APRIL 03, 2015.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR LARIMER COUNTY, COLORADO, PANEL NUMBER 08069C1193F, EFFECTIVE DATE DECEMBER 19, 2006.
- THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.
- NO ADDRESSES WERE SUPPLIED OR OBSERVED FOR THE SUBJECT PROPERTY.
- ALL TIES TO RECORD TITLE LINES FROM THE BUILDING CORNERS OR OTHER IMPROVEMENTS SHOWN HEREON ARE PERPENDICULAR TO THE RECORD TITLE LINE.
- THIS SITE CONTAINS A CALCULATED AREA OF 387,292 SQUARE FEET OR 8.8910 ACRES.
- NO ZONING INFORMATION WAS SUPPLIED WITH THE TITLE.
- THE BENCHMARK USED FOR THIS SITE IS: 95 40 S. BOISE – TREATMENT PLANT ALUMINUM DISK ON CONCRETE HEADWALL AT CANAL CROSSING, 200' NORTH OF CITY OF LOVELAND TREATMENT PLANT INTERSECTION. ELEVATION=4940.79 (NGVD 29 datum).

## AREAS OF CONCERN NOTES:

JR ENGINEERING, LLC FOR THE BENEFIT OF THE PARTY REQUESTING THE SURVEY, NOTES THE FOLLOWING MATTERS, WHICH MAY AFFECT THE STATUS OF TITLE TO THE SURVEYED PROPERTY. JR ENGINEERING, LLC AND THE SURVEYOR OF RECORD DO NOT WARRANT OR REPRESENT THAT ALL MATTERS THAT MAY AFFECT TITLE ARE NOTED BELOW. THE NUMBERS IN THE FOLLOWING COMMENTS CORRESPOND TO THE NUMBERS SHOWN ON OUR ALTA/ACSM LAND TITLE SURVEY.

- EXISTING FRAME GARAGE ON CONCRETE SLAB AND MISC. FENCE LINES SHOWN HEREON, LIES WITHIN THE RECORD TITLE LINES. JR ENGINEERING, LLC WAS NOT PROVIDED WITH AND DID NOT RESEARCH ANY PUBLIC DOCUMENTS DEFINING OR GRANTING THIS USE, CREATING AN AREA OF CONCERN.
- FENCE LINES, AS SHOWN HEREON, LIE INSIDE THE RECORD TITLE LINES, CREATING AN AREA OF CONCERN.
- THERE IS VISIBLE AND APPARENT CROSS ACCESS BETWEEN THE SUBJECT PROPERTY AND THE ADJOINING PARCEL. JR ENGINEERING, LLC WAS NOT PROVIDED WITH AND DID NOT RESEARCH ANY PUBLIC DOCUMENTS DEFINING OR GRANTING THIS USE, CREATING AN AREA OF CONCERN.

## SURVEYOR'S STATEMENT:

THIS ALTA/ACSM LAND TITLE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE STATEMENT HEREON. THE STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS RESTATEMENT BY THE SURVEYOR NAMING SUCH PERSON OR ENTITY.

TO FREEDOM HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY; AND TO LAND TITLE GUARANTEE 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, 2, 3, 4, 5, 6, 8, 11(b) AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 03, 2015.

DATE OF PLAT OR MAP:

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR  
 COLORADO P.L.S. NO. 38252  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC  
 EMAIL: JADAMS@JRENGINEERING.COM



## NOTICE:

PER C.R.S. 13-80-105, 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.

## MONUMENTED SURVEY PLAT DEPOSITING CERTIFICATE

DEPOSITED THIS \_\_\_ DAY OF \_\_\_\_\_, 2015 A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., IN BOOK \_\_\_\_\_ OF LAND SURVEY PLATS AT PAGE \_\_\_\_\_, DEPOSIT NO. \_\_\_\_\_, RECORDS OF DOUGLAS COUNTY, COLORADO.

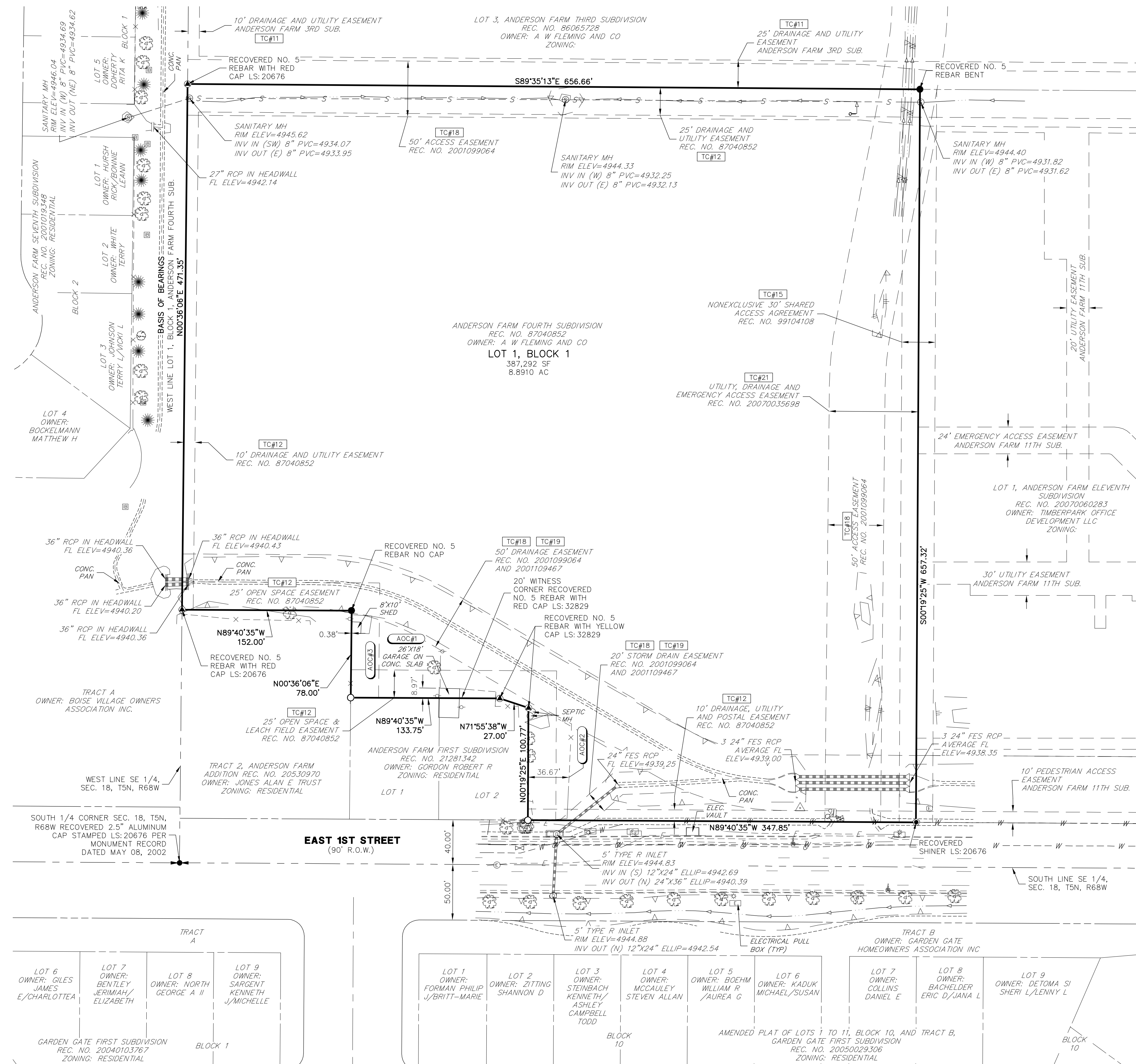
SIGNED: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 BY: \_\_\_\_\_

4				ALTA/ACSM LAND TITLE SURVEY
3				LOT 1, BLOCK 1,
2				ANDERSON FARM FOURTH SUBDIVISION
1				
NO.	REVISION	BY	DATE	
	DWN. BY TC	CHK. BY JA		
	SCALE X"=XX'	DATE DECEMBER 21, 2015		
	JOB NO. 39715.00	SHT. 1 OF 2		

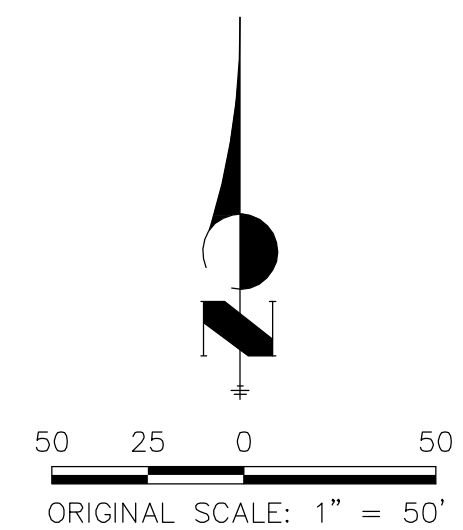


# ALTA/ACSM LAND TITLE SURVEY

LOT 1, BLOCK 1, ANDERSON FARM FOURTH SUBDIVISION,  
 LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO.



LEGEND	
○	SET 18" LONG NO. 5 REBAR WITH PINK PLASTIC CAP STAMPED LS: 38252 FLUSH
⊖	ELECTRIC MANHOLE
⊕	DRAINAGE MANHOLE
⊙	SANITARY MANHOLE
⊗	WATER VALVE
⊕	FIRE HYDRANT
⊖	ELECTRIC METER
⊗	LIGHT POLE
⊕	SIGN
▽	FLARED END SECTION
◇	OVERHEAD UTILITY POLE
⊕	IRRIGATION BOX
⊕	SANITARY CLEANOUT
⊕	DECIDUOUS TREE
⊕	CONIFEROUS TREE
⊕	BIKE LANE
—S—	SANITARY
—G—	GAS
—T—	TELEPHONE
—E—	ELECTRIC
—X—	FENCE
—V—	TOP OF SLOPE
—v—	BOTTOM OF SLOPE
—S—	DRAINAGE SWALE
—S—	STRIPING
—4900—	MINOR CONTOUR
—4900—	MAJOR CONTOUR



ALTA/ACSM LAND TITLE SURVEY			
LOT 1, BLOCK 1,			
ANDERSON FARM FOURTH SUBDIVISION			
NO.	REVISION	BY	DATE
DWN. BY	TC	CHK. BY	JA
SCALE	1"=50'	DATE	DECEMBER 21, 2015
JOB NO.	39715.00	SHT.	2 OF 2

**J-R ENGINEERING**  
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