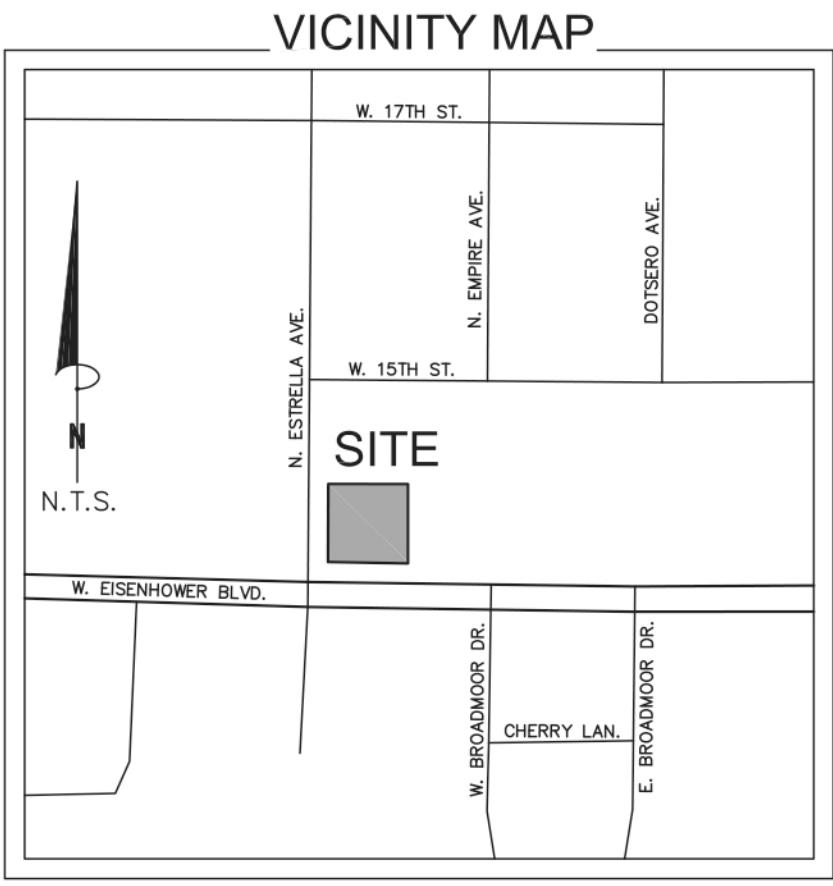


| No. | Description | By | Date |
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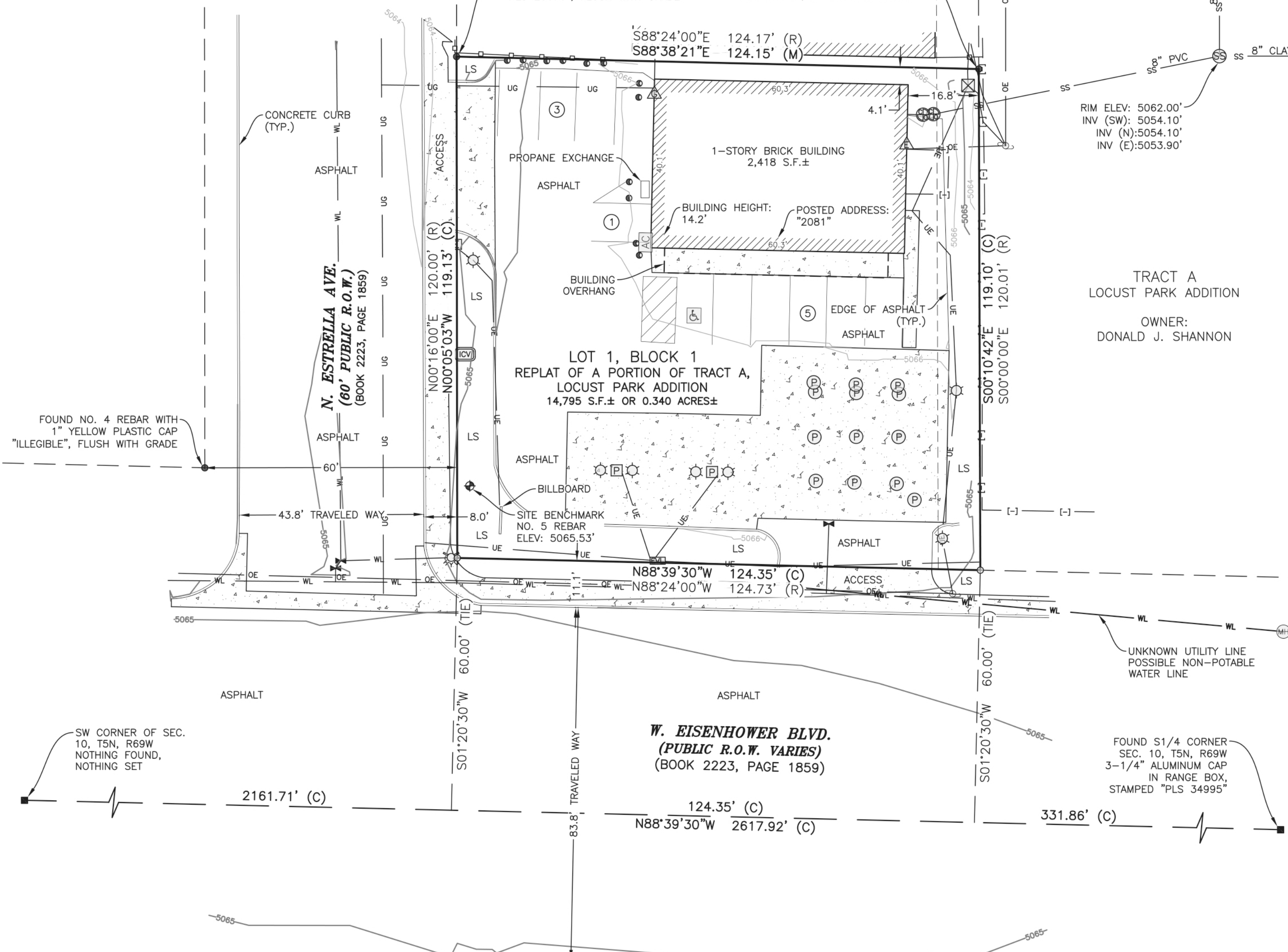
Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after the date of the survey. No action based upon any defect in this survey may be commenced more than ten years from the date of the certification shown herein.

**ALTANS/NSP LAND TITLE SURVEY**  
A PORTION OF THE SW1/4 OF SECTION 10,  
TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO  
Drawn By: NSB  
Checked By: SLM  
Date: 02/04/2019  
Sheet 1 of 1  
Project No. 181245



- LEGEND**
- ◆ SITE BENCHMARK
  - FOUND MONUMENT (ALIQUOT)
  - FOUND MONUMENT (AS NOTED)
  - SET MONUMENT  
"NO. 5 REBAR WITH 1-1/4" GREEN PLASTIC CAP, "PLS 38245" FLUSH WITH GRADE
  - ⊕ SANITARY MANHOLE
  - ⊖ CLEANOUT
  - ⊗ FIRE HYDRANT
  - ⊕ WATER VALVE
  - ⊕ IRRIGATION CONTROL VALVE
  - ⊕ LIGHT POLE
  - ⊕ ELECTRIC METER
  - ⊕ ELECTRIC TRANSFORMER
  - ⊕ ELECTRIC PEDESTAL
  - ⊕ UTILITY POLE
  - ⊕ ELECTRIC VAULT
  - ⊕ GAS METER
  - ⊕ PETROLEUM PUMP
  - ⊕ PETROLEUM MANHOLE
  - ⊕ AIR COMPRESSOR
  - ⊕ UNKNOWN MANHOLE
  - ⊕ HANDICAP PARKING
  - ⊕ REGULAR PARKING SPACES
  - ⊕ LANDSCAPED AREA
  - ⊕ BOLLARD
  - SANITARY LINE (UNDERGROUND)
  - WL— WATER LINE (UNDERGROUND)
  - UG— GAS LINE (UNDERGROUND)
  - UE— ELECTRIC LINE (UNDERGROUND)
  - OE— ELECTRIC LINE (OVERHEAD)
  - |— CHAIN LINK FENCE
  - |— WOOD FENCE
  - ⊕ CONCRETE AREA
  - (R) RECORD BEARING AND DISTANCE
  - (C) CALCULATED BEARING AND DISTANCE
  - (M) MEASURED BEARING AND DISTANCE

LOT 2  
MONTVIEW SUBDIVISION  
OWNER:  
COLUMBINE CENTER  
CHEN ASSOCIATES, LLC



**LEGAL DESCRIPTION:**  
Lot 1, Block 1, Replat of a portion of Tract A, Locust Park Addition, City of Loveland, County of Larimer, State of Colorado.

- NOTES:**
- Any underground utilities shown have been located from field survey information, as-built drawings and/or utility markings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Public utility locate request was made under Ticket No. A902400290-00A dated 01/24/19. This site was located by standard RF methods.
  - Basis of bearings is the West line of Lot 2, Block 1, Replat of a portion of Tract A, Locust Park Addition, recorded under Book 1613, Page 972 of the Official Records of Larimer County, State of Colorado, being monumented at the Southwest corner of said Lot 2 by and found No. 5 rebar with a 1-1/4" orange plastic cap, stamped "PLS 20676", being flush with grade, and at the Northwest corner of said Lot 2 by a found No. 5 rebar with a 1-1/4" orange plastic cap, stamped "PLS 20676", being flush with grade, and measured to bear N00°00'30"E, a distance of 132.15 feet.
  - FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMette published 02/04/2019, referencing Flood Insurance Rate Map, Map Number 08069C1186F effective date 12/19/2006, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).
  - This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. No title commitment was provided by the client at the time of this survey.
  - The lineal units used in this drawing are U.S. Survey Feet.
  - Elevations are based on NAVD 88 datum and are derived from an OPUS solution.
  - SITE BENCHMARK: No. 5 rebar set in landscape planter, as shown hereon. Elevation: 5065.53' (NAVD 88)
  - The improvements shown hereon are as of the date of field work, January 31, 2019.
  - No zoning information was provided by the client at the time of this survey.  
Parking Provided: 9 regular spaces, 1 handicap space  
For additional zoning information please contact the City of Loveland Planning Department at (970) 962-2523.
  - This property contains a calculated area of 14,795 square feet (0.340 acres) more or less.
  - There are improvements along portions of the boundary as shown hereon. Ownership and/or maintenance responsibilities of said improvements was not determined by this survey.
  - Access is obtained directly from West Eisenhower Boulevard and North Estrella Avenue. The right of way lines of said street and the boundary lines of subject property are coterminous and contain no gaps, gores or overlaps.
  - Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
  - This ALTA/NSP Land Title Survey was prepared for the exclusive use of persons/parties listed in certification. Said statement does not extend to any unnamed person/parties without an express statement by the surveyor naming said person/parties.
  - The subject property is commonly known as "7-Eleven" with a Posted Address: 2081 W. Eisenhower Blvd., Loveland, Colorado
  - There is no observable evidence of earth moving work, building construction or building additions within recent months.
  - There are no changes in street right of way lines either completed or proposed, per documents provided by title company.
  - There is no observable evidence of recent street or sidewalk construction or repairs.
  - There is no evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property. No markers were observed at the time of the survey.
  - Encroachment Statement: None

**SURVEYOR'S CERTIFICATION:**  
To The Dimension Group:  
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/NSP Land Title Surveys, jointly established and adopted by ALTA and NSP, and includes Items 1, 2, 4, 5, 7a, 7b1, 8, 9, 11, 13, 16, 17, and 20 of Table A thereof. The field work was completed on January 31, 2019  
Date of Plat or Map: February 4, 2019  
The undersigned further states that the plat was surveyed and drawn to the normal standard of practice of surveyors in the State of Colorado under his direct responsibility and supervision and accurately shows the described tract of land thereof, and that the requirements of Title 38 of Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion. This certification is neither a warranty nor guarantee, either expressed or implied.

**DEPOSITING CERTIFICATE:**  
Deposited this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in Book \_\_\_\_\_ of Land Survey Plats, at Page(s) \_\_\_\_\_, Deposit Number \_\_\_\_\_ of the records of the Clerk and Recorder's Office of Larimer County, Colorado.  
By: Deputy

