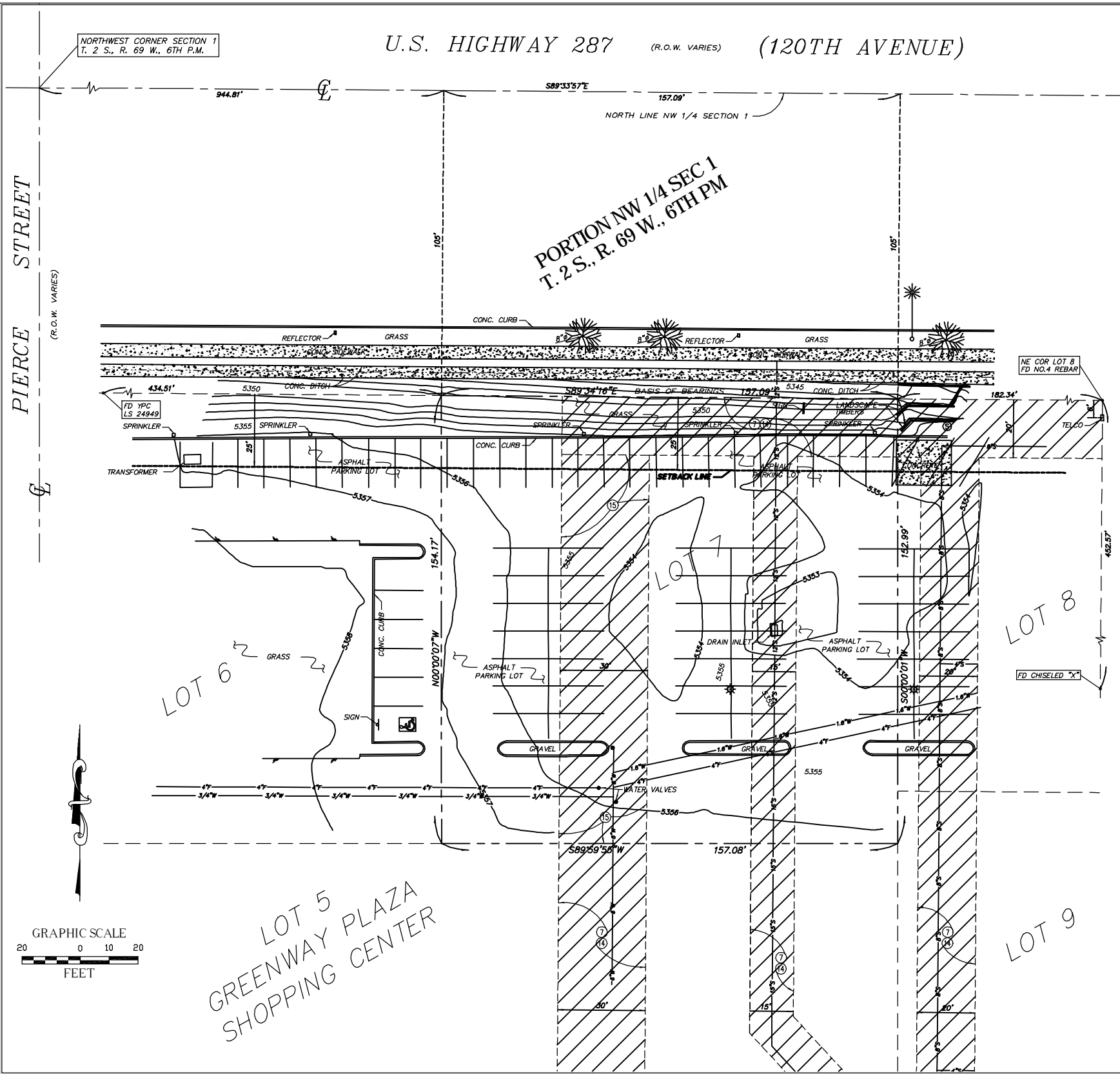


# TOPOGRAPHIC SURVEY

U.S. HIGHWAY 287 (R.O.W. VARIES) (120TH AVENUE)

NORTHWEST CORNER SECTION 1  
T. 2 S., R. 69 W., 6TH P.M.

PORTION NW 1/4 SEC 1  
T. 2 S., R. 69 W., 6TH PM



LOT 5  
GREENWAY PLAZA  
SHOPPING CENTER

NOTE:  
ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CALVADA SURVEYING RELIEVES CALVADA SURVEYING OF ANY AND ALL LIABILITY.

## LEGAL DESCRIPTION

PER TITLE COMMITMENT NO. TM0009355, DATED MARCH 12, 2002, PREPARED BY TRANSNATION TITLE INSURANCE COMPANY:  
LOT 7, GREENWAY PLAZA SHOPPING CENTER, COUNTY OF BROOMFIELD, STATE OF COLORADO.

## NOTES CORRESPONDING TO SCHEDULE B ITEMS

BASED UPON TITLE REPORT NO. G087094A01-2, DATED FEBRUARY 12, 2002 AND PREPARED BY SECURITY TITLE GUARANTY COMPANY.

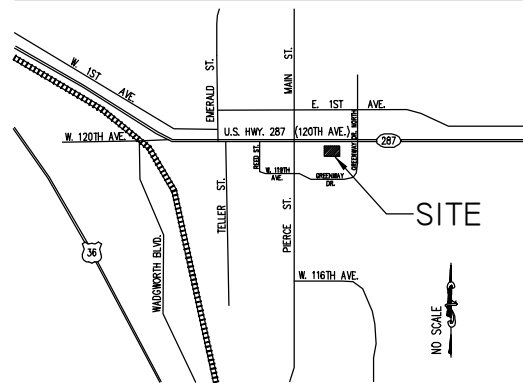
- ⑦ EASEMENTS AND OTHER MATTERS AS SHOWN ON THE RECORDED PLAT OF GREENWAY PLAZA SHOPPING CENTER. (PLOTTED)
- 8 RESERVATIONS MADE BY THE UNION PACIFIC RAILWAY COMPANY IN DEED RECORDED AUGUST 12, 1890 IN BOOK 35 AT PAGE 223, PROVIDING SUBSTANTIALLY AS FOLLOWS: RESERVING UNTO SAID COMPANY AND ITS ASSIGNS ALL COAL THAT MAY BE FOUND UNDERNEATH SURFACE OF LAND HEREIN DESCRIBED AS THE EXCLUSIVE RIGHT OF PROSPECT AND MINE FOR SAME, ALSO SUCH RIGHT OF WAY AND OTHER GROUNDS AS MAY APPEAR NECESSARY FOR PROPER WORKING OF ANY COAL MINES THAT MAY BE DEVELOPED UPON SAID PREMISES, AND FOR TRANSPORTATION OF COAL FROM SAME, AS LIMITED BY INSTRUMENT RECORDED JULY 15, 1971 IN BOOK 2279 AT PAGE 14 WHEREIN THE UNION PACIFIC RAILROAD COMPANY, SUCCESSOR TO THE UNION PACIFIC RAILWAY COMPANY RELINQUISHED IT RIGHTS TO ENTER UPON OR DAMAGE THE SURFACE OF THE LAND, AND ANY AND ALL ASSIGNMENTS THEREOF OF INTEREST THEREIN. (DOES NOT AFFECT LOT 7)
- 9 RIGHT OF WAY, WHETHER IN FEE OR EASEMENT ONLY, FOR IRRIGATION DITCH, AS GRANTED TO GREENWAY PARK, INCORPORATED BY B.P. SWAN AND TURNPIKE CONSTRUCTION, IN THE INSTRUMENT RECORDED OCTOBER 2, 1972 IN BOOK 2429 AT PAGE 669, IN WHICH THE SPECIFIC LOCATION OF THE EASEMENT IS DESCRIBED. (DOES NOT AFFECT LOT 7)
- 11 TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED DECEMBER 20, 1982 AT RECEPTION NO. 82088834. (BLANKET IN NATURE)
- ⑭ EASEMENTS AS SHOWN ON PLAT RECORDED DECEMBER 20, 1982 AT RECEPTION NO. 82088826. (PLOTTED, SAME AS ITEM 7)
- ⑮ RIGHT OF WAY, WHETHER IN FEE OR EASEMENT ONLY, FOR CONSTRUCT, MAINTAIN, REPAIR, REPLACE, REMOVE, ENLARGE AND OPERATE ONE OR MORE WATER PIPELINES, AS GRANTED TO CITY OF BROOMFIELD BY KROH BROTHERS DEVELOPMENT CO., IN THE INSTRUMENT RECORDED JUNE 22, 1983 AT RECEPTION NO. 83057260, IN WHICH THE SPECIFIC LOCATION OF THE EASEMENT IS DESCRIBED. (PLOTTED)

## ZONING RESTRICTIONS

NOTE: INDICATED ZONING INFORMATION ARE FROM THE CITY OF BROOMFIELD ZONING ORDINANCES IN EFFECT AS OF THE DATE OF THIS SURVEY.

ZONE	B-2 (GENERAL BUSINESS)
MINIMUM SETBACKS	FRONT: 25 FEET
	SIDE: 0 FEET
	REAR: 0 FEET

## VICINITY MAP



## BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF LOT 7, GREENWAY PLAZA SHOPPING CENTER, COUNTY OF BROOMFIELD, STATE OF COLORADO, WHICH BEARS S89°34'16"E.

## BENCH MARK

ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF BROOMFIELD BENCH MARK NO. 8413. ELEVATION = 5364.77 FEET (NGVD 29)

## SURVEY NOTES

CIRCLED SCHEDULE B ITEMS INDICATE PLOTTED HEREON.  
BEARINGS, DISTANCES AND RIGHT OF WAY WIDTHS SHOWN ARE RECORD PER GREENWAY PLAZA SHOPPING CENTER SUBDIVISION.  
HATCHED AREA EQUALS EASEMENT LIMITS.

## MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS TOPOGRAPHIC MAP AND IMPROVEMENTS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: \_\_\_\_\_

JOSEPH W. STICE III, PLS 36072

THIS DOES NOT REPRESENT A MONUMENTED SURVEY.

REFERENCE IS MADE TO A COMMITMENT FOR TITLE INSURANCE, NO. TM0009355, ISSUED BY TRANSNATION TITLE INSURANCE COMPANY, AND HAVING AN EFFECTIVE DATE OF MARCH 12, 2002. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THE LESSOR'S LEGAL DESCRIPTION AND RECORD BOUNDARY ARE SHOWN HEREON FOR REFERENCE ONLY. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE LESSOR'S PROPERTY.

## LEGEND

FS FINISH SURFACE	• FOUND MONUMENT AS NOTED
FL FLOW LINE	☼ DECIDUOUS TREE
NG NATURAL GRADE/DIRT/GRASS	⊗ WATER VALVE
CONCRETE PAVING	∅ DIAMETER
Ⓢ STORM DRAIN MANHOLE	— FLOWLINE
— EDGE OF PAVEMENT	⊙ PARKING AREA LIGHT STANDARD
— SIGN	— STREET LIGHT
♿ HANDICAP STALL	⊙ YPC YELLOW PLASTIC CAP

Issue No.	Date	Description
A	4/3/2002	PRELIMINARY SUBMITTAL

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(303) 422-0295 fax

Millennium Venture Group  
"GREENWAY PLAZA, LOT 7"  
PIERCE ST. & HIGHWAY 287  
BROOMFIELD, COLORADO

Project: \_\_\_\_\_  
Site No: \_\_\_\_\_  
Sheet Title:  
**TOPOGRAPHIC SURVEY**  
Date: 4/3/2002  
Designed By: JWS/RG  
Drawn By: \_\_\_\_\_  
Project #: CO-02027  
Sheet Number: