

Legal Description of Proposed Collateral Boundary

Parcel I:
 Original Town of Otis, Colorado
 Block 6 - Lots 1-8, inclusive,
 Lots 13-18, inclusive,
 Block 7 - Lots 3-5, inclusive,
 Lots 9-12, inclusive,
 Block 8 - Lots 1-6, inclusive,

According to the recorded plat thereof, filed February 14, 1888 as Reception No. 2294, Plat Book 1 at Page 40 of the records of the County Clerk and Recorder of Washington County, Colorado.

Parcel II:

That part of the Northeast quarter of the Southeast quarter (NE1/4 SE1/4) of Section 9, Township 2 North, Range 50 West of the 6th P.M., Washington County, Colorado, which is described as follows: Commencing at a point 1373.13 feet North of the Southeast corner of said Section 9, and 398.08 feet West, and from thence continuing West parallel to the South line of the said NE1/4 SE1/4 of said Section 9, a distance of 722 feet; thence turning at an interior angle left of 91°20' and continuing North a distance of 603.32 feet; thence turning an interior angle left of 88°40' and continuing East a distance of 722 feet; thence turning an interior angle left 91°20' and continuing South a distance of 603.32 feet to the point of beginning. According to the recorded plat thereof, filed March 15, 1977 as Reception No. 724759, Plat Book 2 at Page 67 of the records of the County Clerk and Recorder of Washington County, Colorado.

Parcel III:

That part of Fourth Street lying between Blocks 7 and 8 of the Original Town of Otis, Colorado, more particularly described as follows: Starting at the Northeast corner of Lot 6, Block 7 running thence North a distance of 80 feet to the Southeast corner of Lot 1, Block 8; thence West in the North line of said Fourth Street a distance of 312 feet to the East line of Dungan Avenue; thence South in said East line a distance of 80 feet to the South line of said Fourth Street; thence East in said South line a distance of 312 feet to the point beginning; AND the alley lying between Work Avenue and Dungan Avenue in Block 8 of said Original Town, and extending from the North line of said Fourth Street to the North line of said Block 8.

Parcel IV:

The portion of Third Street in the Original Town of Otis, Colorado, lying between Dungan Avenue and Work Avenue and more particularly described as follows: to-wit: Beginning at the Northeast corner of Lot 12, Block 6 of the Original Town of Otis, thence due North for a distance of 80 feet, thence due West for a distance of 300 feet, thence due South for a distance of 80 feet, thence due East for a distance of 300 feet, back to the place of beginning; AND the alleys in Blocks 6 and 7 in the Original Town of Otis, Colorado, according to the recorded plat thereof.

Parcel V:

Original Town of Otis, Colorado
 Block 6 - Lots 9 and 10,
 Lots 19-24, inclusive,
 Block 7 - Lots 1 and 2,
 Lots 7 and 8,

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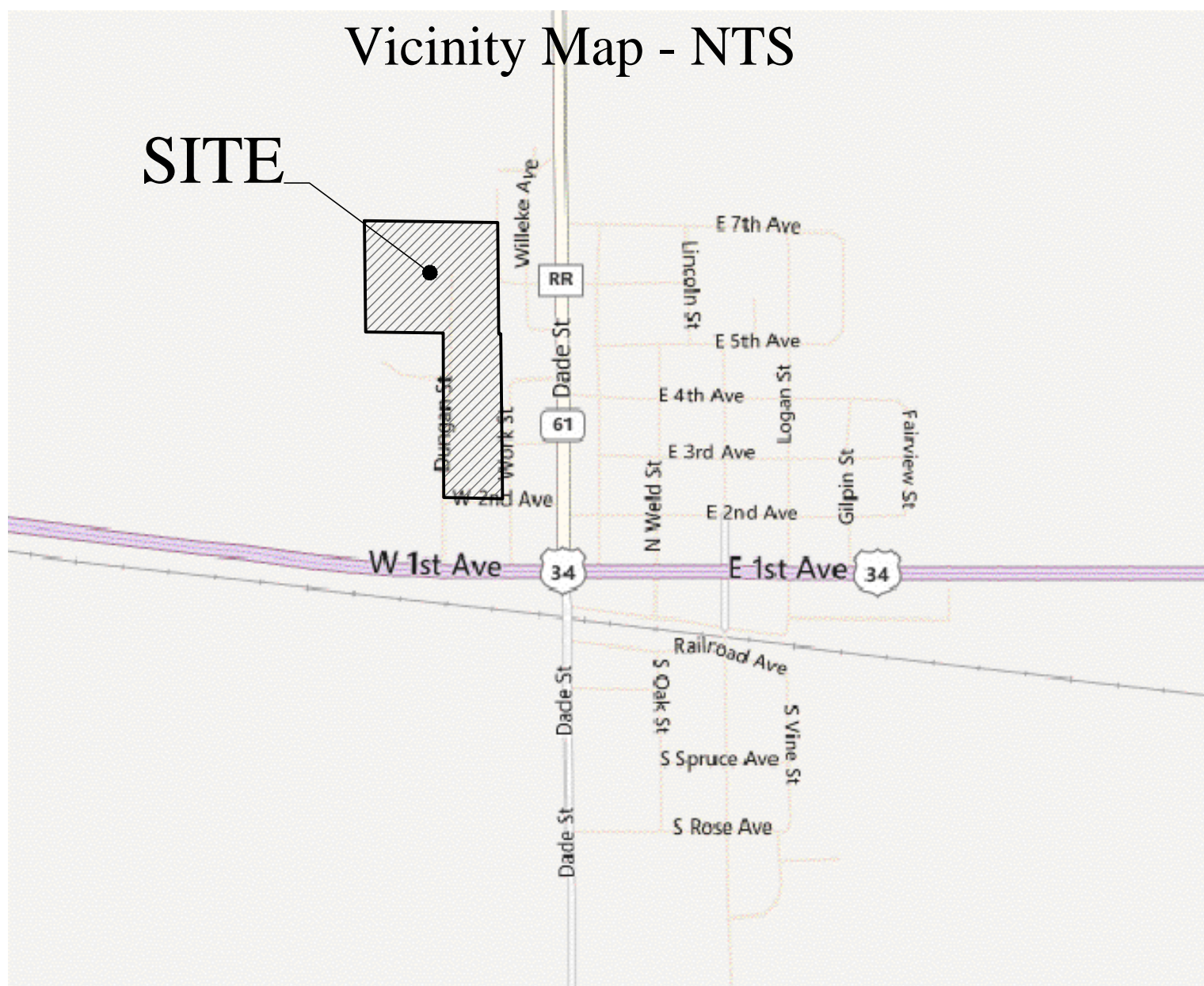
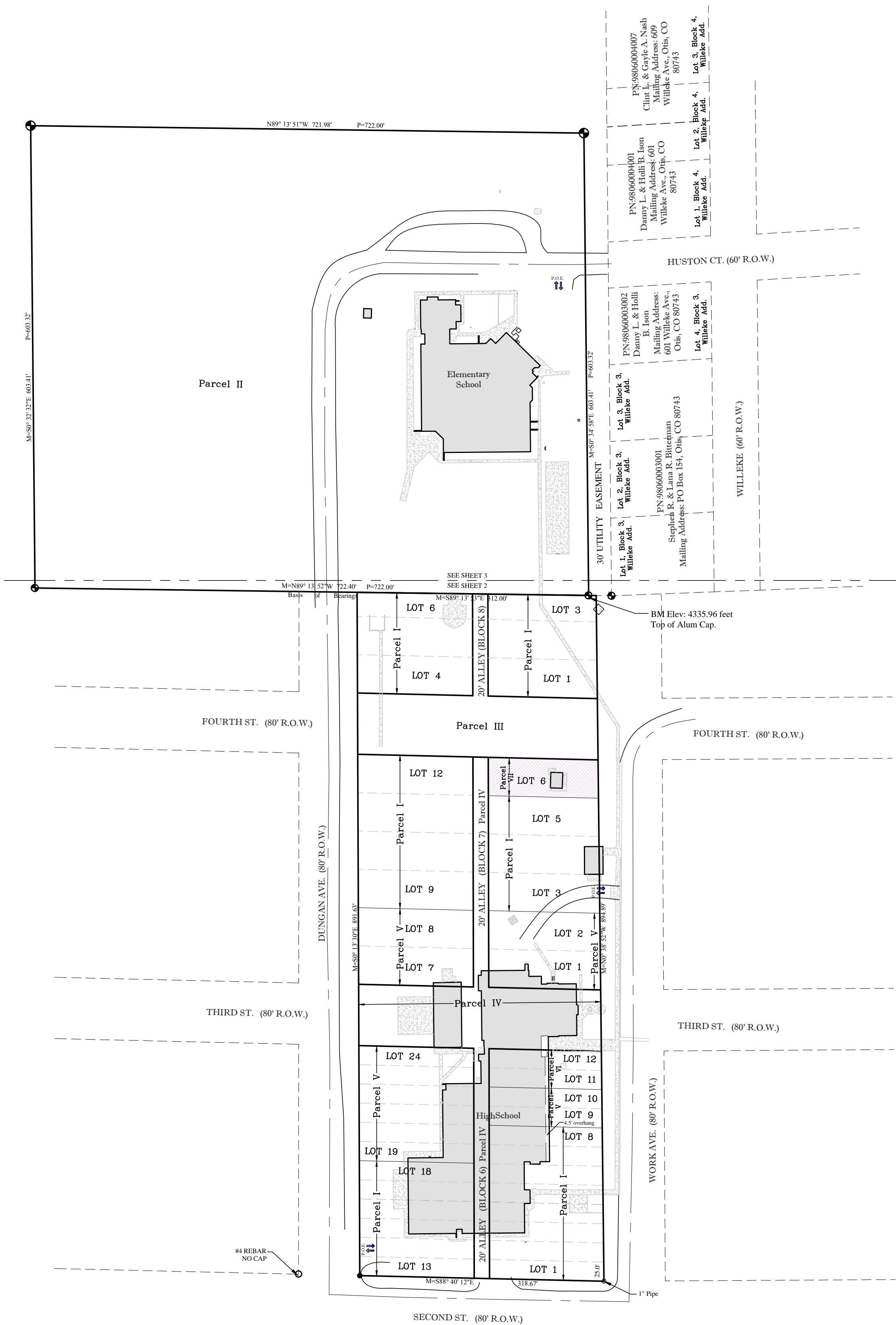
(NOTE: Registered Torrens Land, Certificate #3240, Book 16 at Page 113)

Parcel VI:

Original Town of Otis, Colorado
 Block 6 - Lots 11 and 12,
 According to the recorded plat thereof, filed February 14, 1888 as Reception No. 2294, Plat Book 1 at Page 40 of the records of the County Clerk and Recorder of Washington County, Colorado.

(NOTE: Registered Torrens Land, Certificate #3241, Book 16 at Page 114)

ALTA/ACSM SURVEY
 in a portion of the SE 1/4 of Section 9, Township 2 North, Range 50 West of the 6th P.M., Washington County, Colorado



SITE RESTRICTIONS:
 Zone: C-Residential No restrictions at this time
 All Site Restrictions were obtained per The Town of Otis (Planning Department)
 Contact Name: Rabette Jamison
 Contact Number: 1.970.246-3235

FLOOD NOTE
 By graphic plotting only, this property appears to be in Zone C of the Flood Insurance Rate Map, Community Panel Number 080178 0001 C, which bears an effective date of August 19, 1985 and is not in a Special Flood Hazard Area. By research or phone call to the National Flood Insurance Program (800.638.6620) we have learned that this community does currently participate in the program.

BASIS OF BEARINGS:
 Bearing based on the following: The south line of Wilcke Addition bears N89°13'52"W monumented as shown herein.

STATEMENT OF ENCROACHMENTS:
 The garage located on the East line of Parcel I encroaches into the street right of way 4.9 feet.
 Elevations are based on the National Geodetic survey bench mark "Otis 2", LK 789. Brass cap set in top of concrete square post located in the Otis cemetery. Local bench marks are shown herein.

PARKING AND BENCHMARK NOTE
 Regular Spaces - 4
 Handicapped Spaces - 4
 Total Spaces - 8
 Gravel Parking areas no spaces marked

LAND AREA:
 Collateral Acres: 16.30 Acres
 Collateral Square Feet: 710055.72

TRAVERSE CLOSURE:
 Error of Closure: 0.0066

ITEMS CORRESPONDING TO SCHEDULE B:
 8. Streets and alleys which have been dedicated to or used by the public; and any right of way easements for utilities.
 10. Mineral reservation as contained in Warranty Deed dated June 6, 1973, and recorded January 16, 1976, in Book 692 at Page 318, Denzil F. Huston reserves an undivided one-half (1/2) interest in and to all oil, gas and minerals; and any and all assignments thereof or interest therein. (affects Parcel II) (NOT A SURVEY ITEM)
 11. Right of way, whether in fee or easement only, for electric transmission or distribution line or system purposes, granted to Y - W Electric Association, Inc. by Otis School District R-3, by instrument recorded January 22, 1982 in Book 791 at Page 194, in which the specific location of the easement is more particularly defined. (affects Parcel II) (BLANKET EASEMENT)
 12. Right of way, whether in fee or easement only, for locating, establishing, constructing, and maintaining a certain drain, granted to Otis School District No. R-3, by Robert Palser and Sons, Inc., by instrument recorded October 22, 1984 in Book 847 at Page 245, in which the specific location of the easement is not defined. (affects Parcel II) (BLANKET EASEMENT)

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ALTA/ACSM LAND TITLE SURVEY CERTIFICATION
 ALTA/ACSM LAND TITLE SURVEY
 To: Otis School District R-3, Fidelity National Title Insurance Company, The State of Colorado, Zions First National Bank as Trustee;
 This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011, and includes Items 1, 2, 3, 4, 5, 6(a)(b), 7(a), 7(b)(1)(2), 8, 9, 10(a), 11(a)(b), 13, 14, 16, 17, 18, 19, 20(a)(b) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Colorado, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
 Date: _____
 (signed) _____ (seal)
 Registration No. _____

DATE	REVISION DESCRIPTION	BY:
9/20/2012	Add Collateral Boundary / Certification Statement	KJD
9/26/2012	Color Code Collateral Boundary	KJD
9/28/2012	Change Collateral Boundary	KJD

Otis School District No. R-3
 301 Work St., Otis, CO 80743
 Project Number:
 SURVEYOR'S JOB # S12-42 SHT 1 OF 3
 Dwn By: KJD
 8/31/2012
 This Survey prepared by:
 Alta Surveys of Colorado, Inc.
 813, B Desertflower Blvd
 Pueblo, CO 81001

 Professional Land Surveyors
 813, B Desertflower Blvd, Pueblo, CO 81001
 Phone: 719-542-9199 Fax: 719-542-9183

SEE SHEET 3

FOURTH ST. (80' R.O.W.)

FOURTH ST. (80' R.O.W.)

DUNGAN AVE. (80' R.O.W.)

THIRD ST. (80' R.O.W.)

THIRD ST. (80' R.O.W.)

WORK AVE. (80' R.O.W.)

SECOND ST. (80' R.O.W.)

High School

4.5' overhang

Handicap Pkgs Sign

Buckle up Sign

Fiber Optic Box

High Voltage Sign

P.O.E.

School Sign

Light Box

Water Box

<ul style="list-style-type: none"> ⊙ 1" IRON PIPE ⊙ 5/8" REBAR w/ 1-1/2" ALUM CAP #3643 ⊙ SET #4 REBAR w/ YELLOW CAP #11550 ⊙ POWER POLE ⊙ LIGHT POLE ⊙ TELEPHONE PEDESTAL ⊙ DENOTES PARKING SPACES ⊙ DENOTES ENCROACHMENTS ⊙ TREE AS NOTED ⊙ ROW OF TREES ⊙ ROW OF BUSHES ⊙ STOP SIGN ⊙ GUY WIRE ⊙ SANITARY SEWER ⊙ STORM DRAIN ⊙ FLAG POLE ⊙ SIGN 	<ul style="list-style-type: none"> ⊙ CORRESPONDES TO SCHEDULE B ⊙ P.O.E. POINT OF ENTRY SHOWN AS ⊙ WATER METER ⊙ GAS METER ⊙ BOLLARD ⊙ FENCE-CABLE ⊙ FENCE-BARWIRE ⊙ FENCE-CHAINLINK ⊙ FENCE-WOOD ⊙ UGP- UNDERGROUND POWER ⊙ UGT- UNDERGROUND TELEPHONE ⊙ GAS- GAS LINE ⊙ W- WATER LINE ⊙ OHP- OVERHEAD POWER ⊙ FO- FIBER OPTIC ⊙ UFO- UNDERGROUND FIBER OPTIC ⊙ CONCRETE ⊙ GRASS ⊙ MULCH
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SCALE : 1" = 40'

0' 20' 40' 80'

ONE FOOT CONTOURS SHOWN HEREON

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Otis School District No. R-3
301 Work St., Otis, CO 80743

Project Number:
SURVEYOR'S JOB # S12-42 SHT 2 OF 3
Dwn By: KJD
8/31/2012

This Survey prepared by:
Alta Surveys of Colorado, Inc.
813, B Desertflower Blvd
Pueblo, CO 81001





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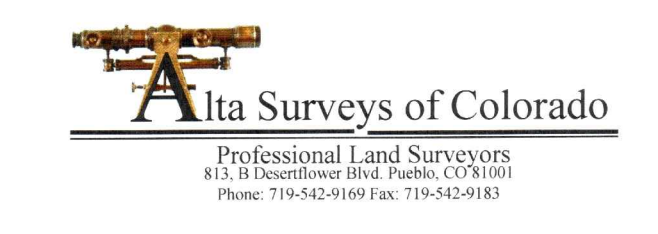
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SEE SHEET 2