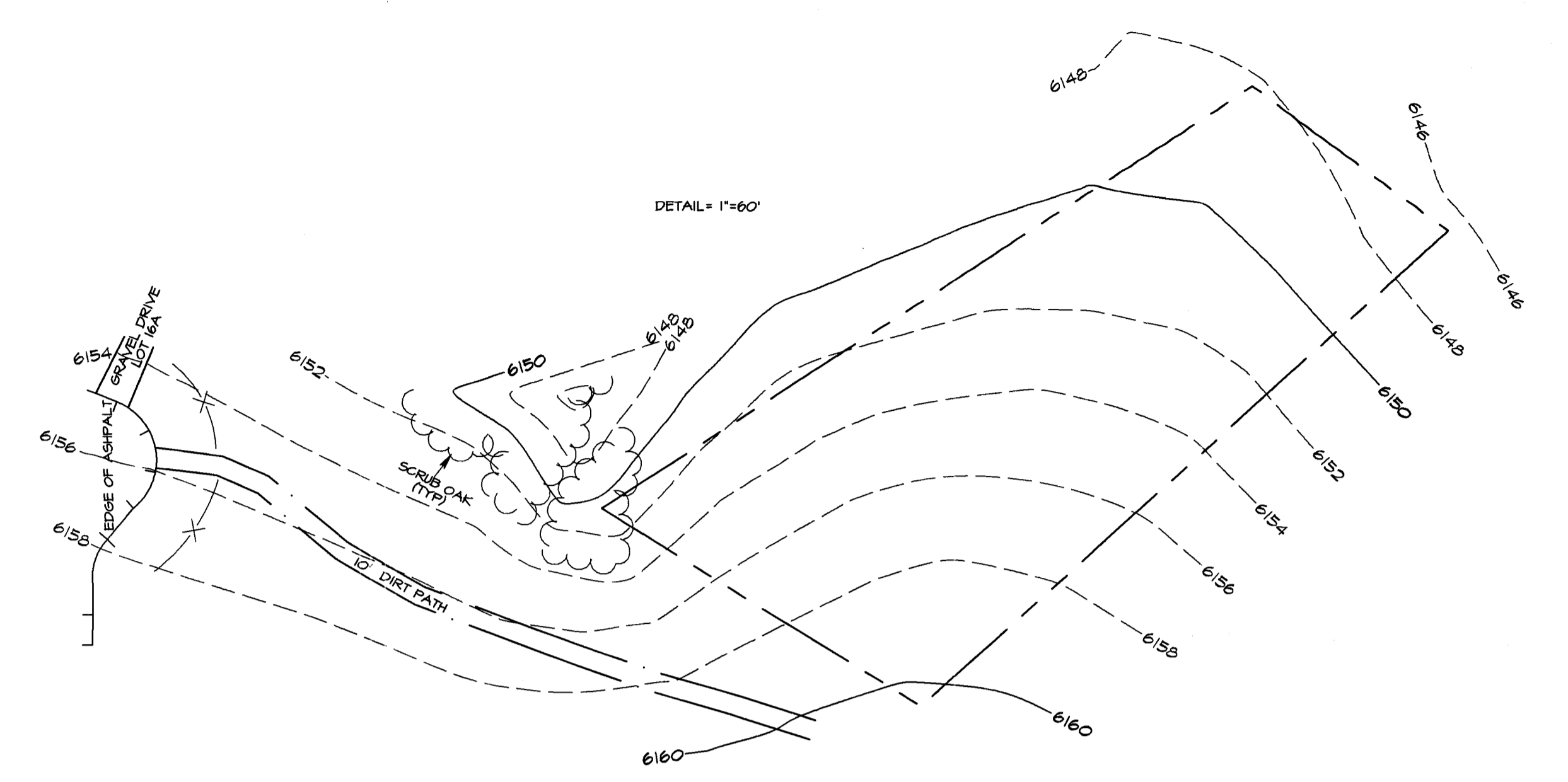


# ARCHITECTURAL SURVEY

## In Section 27, Township 7 South, Range 68 West, 6th P.M, Douglas County, Colorado



- NOTES:**
- This survey was performed without the benefit of a title insurance commitment or a title insurance policy. A title insurance commitment or a title insurance policy may disclose facts not reflected on this survey.
  - Corner monuments were set or found and accepted as indicated hereon.
  - Client did not want easements or rights of way researched beyond the Platted Easements
  - All measurements shown hereon are U.S. Survey Feet.
  - Conflicting boundary evidence is as shown. Encroachments (if any) are as shown hereon. Fence lines are not indicative of property lines and are as shown hereon.
  - Subject Property is Zoned Agricultural One. Setbacks are per Douglas County Zoning Resolution Section 3, sub-section 307 and are as shown hereon. Confirm all Building Setbacks with Douglas County prior to any build. (303) 660-7460
  - According to Colorado law 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.

**BASIS OF BEARINGS**

Bearings are platted and based on the consideration that the Northwest line of Lot 16B, Bears Den Rural Site Plan, 2nd Exemption Rec No 2010054542, County of Douglas, State of Colorado N00°15'06"W; Southwesterly corner is PK Nail; Northwesterly corner is Pk Nail as shown hereon between those identified monuments.

**PROPERTY DESCRIPTION:**

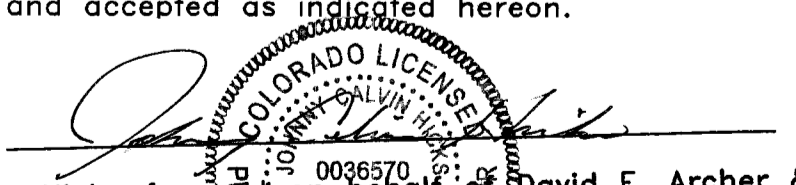
LOT 16B BEARS DEN RURAL SITE PLAN  
DOUGLAS COUNTY, COLORADO

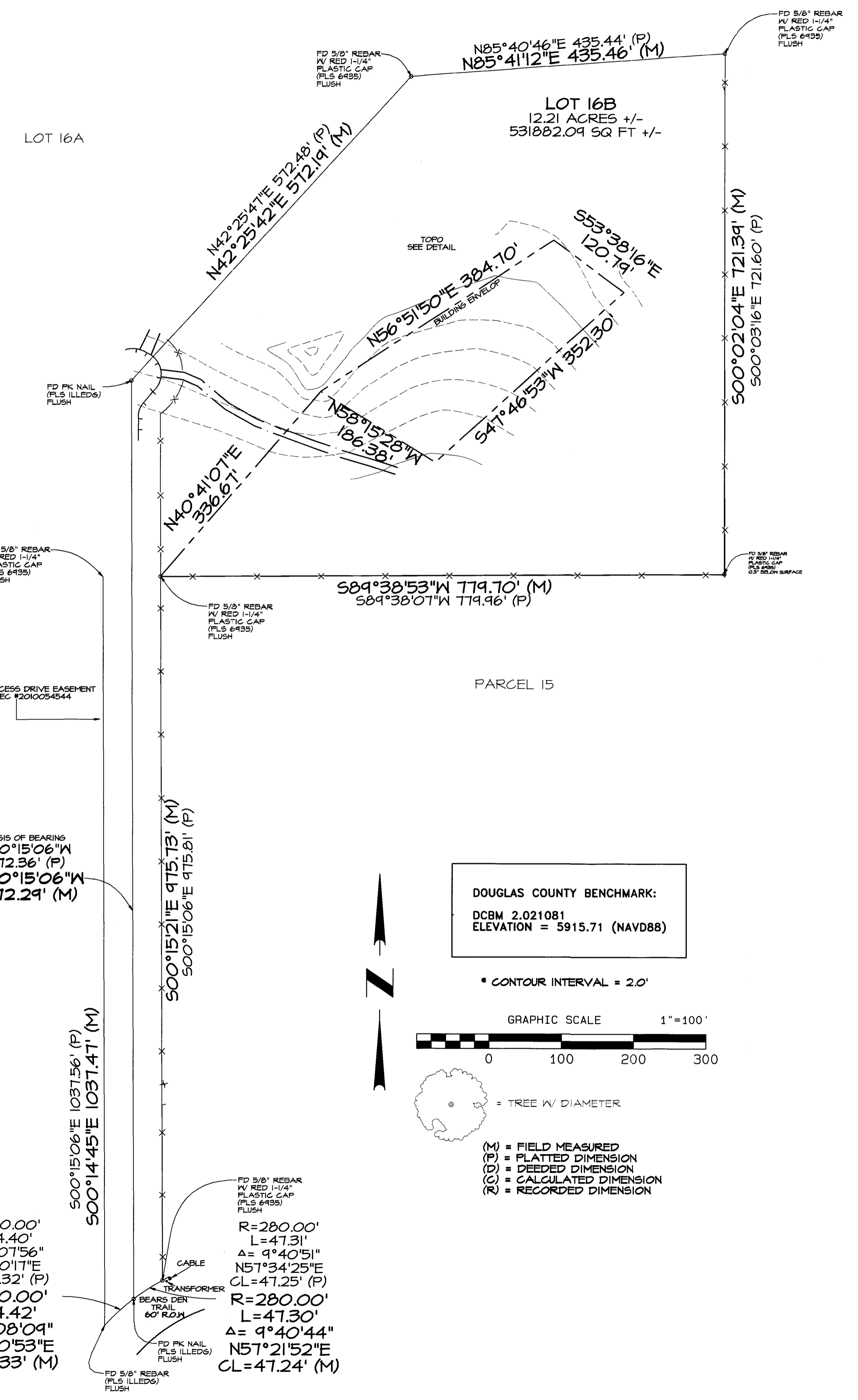
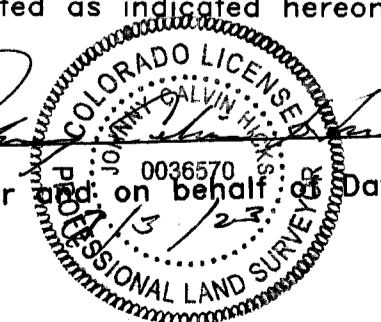
**CERTIFICATE OF SURVEY:**

I, Johnny Calvin Hicks, a duly registered Professional Land Surveyor practicing in the State of Colorado, do hereby certify to Eric Parpart that on June 28, 2023, a survey was made under my direct supervision, of an above described property, Douglas County, Colorado. The survey was made on the ground using the normal standard of care of Professional Land Surveyors, and is based upon the professional land surveyor's knowledge, information and belief, that it is in accordance with applicable standards of practice and that this plat accurately represents said survey. It is not a guaranty or warranty, either expressed or implied. The location and dimensions of all buildings, buildings under construction, improvements, platted easements and rights of way in evidence or known to me and encroachments by or on the premises are accurately shown. This survey does not constitute a title search by David E. Archer and Associates, Inc. of the property shown and described hereon to determine:

- Ownership of the tract of land.
- Compatibility of this description with those of adjacent tracts of land.
- Rights of way, easements and encumbrances of record affecting this tract of land.

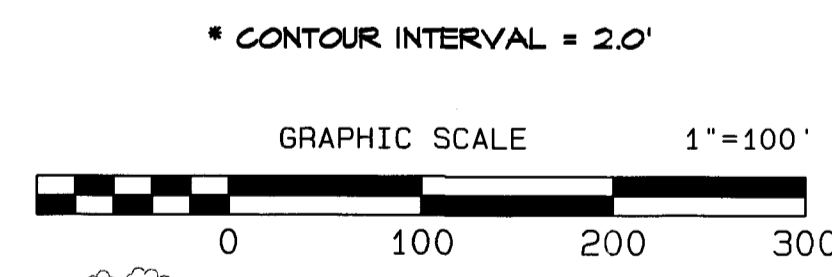
Land Title Guarantee Company Commitment No. K70810397-4, dated June 30, 2023, was entirely relied upon for the recorded information regarding rights of way, easements and encroachments in the preparation of this survey. Corner monuments were set or found and accepted as indicated hereon.

Signed   
Johnny Calvin Hicks for and on behalf of David E. Archer & Assoc.



**DOUGLAS COUNTY BENCHMARK:**

DCBM 2.021081  
ELEVATION = 5915.71 (NAVD88)


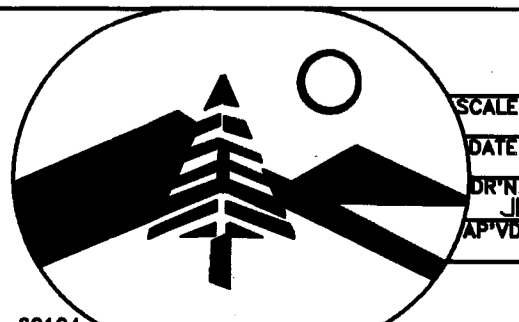


- (M) = FIELD MEASURED
- (P) = PLATTED DIMENSION
- (D) = DEEDED DIMENSION
- (C) = CALCULATED DIMENSION
- (R) = RECORDED DIMENSION

**Curve Data:**

- R=280.00', L=54.40', Δ=11°07'56", N47°01'17"E, CL=54.32' (P)
- R=280.00', L=54.42', Δ=11°08'09", N47°20'53"E, CL=54.33' (M)
- R=280.00', L=47.31', Δ=9°40'51", N57°34'25"E, CL=47.25' (P)
- R=280.00', L=47.30', Δ=9°40'44", N57°21'52"E, CL=47.24' (M)

Mon, Jul 03 11:26:41, 2023  
6:\dwh\p1023\03-0504\UNLABELED TOPD.P10

<p><b>REVISIONS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											 <p><b>DAVID E. ARCHER &amp; ASSOCIATES, INC.</b> LAND DEVELOPMENT CONSULTING SURVEYING &amp; ENGINEERING PHONE (303) 688-4842 105 WILCOX ST. CASTLE ROCK, COLORADO 80104</p>		<p><b>TITLE</b> ARCHITECTURAL SURVEY</p> <p><b>SCALE</b> AS SHOWN</p> <p><b>DATE</b> 7-3-23</p> <p><b>DRAWN BY</b> JEMA</p> <p><b>APPROVED BY</b> [Signature]</p> <p><b>CLIENT</b> ERIC PARPART</p> <p><b>JOB NUMBER</b> 23-0504</p> <p>Sheet <u>  </u> of <u>  </u></p>