## LAND SURVEY PLAT LOCATED IN THE SE 1/4 OF THE SE 1/4, SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO 11041 PINE DR., PARKER, CO. 80138 HOMESTEAD RD. FOUND CUT X PARKER HILLS CT. IN CONCRETE HILLS DRIVE (60' R.O.W.) FOUND #5 REBAR WITH R=385.50' TRACT H 3/4" ORANGE PLASTIC CAP LEGAL DESCRIPTION L=235.48' STAMPED AZTEC LS 17666 REC. NO. 202004225 ChB=N72°24'14"E 85,015± S.F. N35°05'56"W ChL=231.84' A PARCEL OF LAND AS DESCRIBED IN RECEPTION NO. 2013073297 RECORDED ON SEPTEMBER 3, 2013 IN THE DOUGLAS 1.9517± AC. 130.00' (R) COUNTY CLERK AND RECORDERS OFFICE AND A PARCEL OF LAND AS DESCRIBED IN RECEPTION NO. 2020014225 RECORDED ON FEBRUARY 28, 2020 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE. BEING PARTICULARLY DESCRIBED AS VICINITY MAP SCALE: 1" = 2.000' A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE **UNABLE TO OBTAIN RIGHT** FOUND #5 REBAR WITH -SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: OF ENTRY FROM PRIVATE 3/4" ORANGE PLASTIC CAP LANDOWNER TO SEARCH COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE S89°53'49W, ALONG THE SOUTH LINE OF THE STAMPED AZTEC LS 17666 FOR PROPERTY CORNER SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING FENCE 0.6 ± EAST OF **LEGEND** 2 PROPERTY LINE S89°53'49"W, ALONG SAID SOUTH LINE, A DISTANCE OF 660.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 12 OF PARKER NORTH AS RECORDED AT RECEPTION NO. 247647; THENCE N00°30'59"W, ALONG THE EAST LINE OF SAID BLOCK 12, A SUBJECT LOT LINE DISTANCE OF 1187.73 FEET TO THE SOUTHEAST CORNER OF TRACT H OF SAID PARKER NORTH; THENCE N35°05'56"W, ALONG — - - - INTERIOR LOT LINE THE EAST LINE OF SAID BLOCK 12. A DISTANCE OF 73.59 FEET TO THE NORTHWEST CORNER OF TRACT H OF SAID PARKER — ADJACENT LOT LINE BLOCK 12 NORTH ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF HILLS DRIVE: THENCE ALONG THE ARC OF A NON-TANGENT CURVE —— — — SECTION LINE PARKER NORTH ------ RIGHT-OF-WAY (ROW) LINE **PARCEL C** TO THE RIGHT HAVING A CENTRAL ANGLE OF 34°59'56", A RADIUS OF 385.50' FEET, AN ARC LENGTH OF 235.48 FEET, THE REC. NO. 247647 — — EASEMENT LINE CHORD WHICH BEARS N72°24'14"E, A DISTANCE OF 231.84 FEET; THENCE TANGENT WITH PREVIOUSLY DESCRIBED CURVE 217,593± S.F. ----- 1' contour line N89°54'12"E, ALONG THE NORTH LINE TRACT H AND THE SOUTH RIGHT-OF-WAY LINE OF HILLS DRIVE, A DISTANCE OF 480.16 4.995± AC. — — - 5215 - — 5' CONTOUR LINE FEET TO THE NORTHEAST CORNER OF TRACT HIBEING ON THE WEST RIGHT OF WAY LINE OF PINE DRIVE AS RECORDED AT — X — X — BARBED WIRE FENCE RECEPTION NO. 2003173279; THENCE S00°30'58"E, ALONG THE EAST LINE OF TRACT H AND THE WEST RIGHT-OF-WAY LINE OF — □ — WOOD FENCE PINE DRIVE, A DISTANCE OF 1317.66 FEET TO THE POINT OF BEGINNING. MONUMENT FOUND AS NOTED PENCE 0.2' ± EAST OF CONTAINING A CALCULATED AREA OF 868,878 SQUARE FEET OR 19.9467 ACRES, MORE OR LESS. PROPERTY LINE SECTION CORNER FOUND AS NOTED м MEASURED R RECORD **GENERAL NOTES** N 89°53'49" E 660.00' [(R) - PER REC. NO. 2009075183] 1. THE LINEAR UNITS OF MEASURE USED IN THIS SURVEY ARE U.S. SURVEY FEET. THE UNITED STATES SURVEY FOOT IS FOUND #5 REBAR WITH ~ DEFINED AS EXACTLY 1200 / 3937 METERS. 3/4" ORANGE PLASTIC CAP NOT PLATTED STAMPED AZTEC LS 17666 2. THE BASIS OF BEARINGS USED IN THIS SURVEY ARE BASED ON THE SOUTH LINE OF OF THE SE 1/4 OF SECTION 15. THE FENCE 5.7' ± EAST OF (S 22°33'21" W 0.05' FROM MONUMENT AT EACH END OF THE LINE ARE DESCRIBED ON THE DRAWING. THE BEARING OF THE LINE WAS PROPERTY LINE DETERMINED CORNER) DETERMINED BY VRS GNSS OBSERVATIONS AND COLORADO CENTRAL ZONE (502) STATE PLANE COORDINATE PROJECTION. THE GRID BEARING OF THE LINE IS S89° 53' 49"W. 3. A CERTIFICATE IS DEFINED AS A STATEMENT REPRESENTING THE SURVEYING SERVICES ADDRESSED BY THE LAND FENCE 0.6' ± WEST OF SURVEYOR IN RESPONSIBLE CHARGE OF THE WORK. IT IS BASED ON THE LAND SURVEYOR'S KNOWLEDGE AND BELIEF 10' UTILITY EASEMENT PROPERTY LINE IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. REC. NO. 247647 4. THIS SURVEY AND CERTIFICATE ARE ONLY VALID WHEN THE ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IS DISPLAYED. THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION. 5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S. FOUND CUT X 6. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF HCL ENGINEERING & SURVEYING LLC. IN CONCRETE PARCEL B 7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HCL ENGINEERING & SURVEYING LLC TO DETERMINE 435,591± S.F. OWNERSHIP OR EASEMENTS OF RECORD, RIGHT-OF-WAY AND TITLE REPORT. BLOCK 12 10.000± AC. PARKER NORTH REC. NO. 247647 SE 1/4 - SE 1/4 SEC. 15 SURVEYOR'S CERTIFICATION FENCE 3.2' ± EAST OF T. 6 S. R. 66 W. PROPERTY LINE I, JULIAN SISNEROS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, LICENSE NUMBER 38355 DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS THE CONDITIONS OF THE SITE AT THE TIME OF SURVEY. FENCE 0.9' ± WEST OF PROPERTY LINE COLORADO REG. NO. 38355 FOR AND ON BEHALF OF HCL ENGINEERING AND SURVEYING, LLC NOTICE: ACCORDING TO STATE 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 CERTIFICATE SHOWN HEREON. FENCE 0.4' ± WEST OF PROPERTY LINE N 89°53'49" E 660.00' [(R) - PER REC. NO. 2009075183] FOUND #5 REBAR WITH -3/4" ORANGE PLASTIC CAP FOUND #5 REBAR WITH ~ 3/4" YELLOW PLASTIC CAP STAMPED AZTEC LS 17666 STAMPED VLC LS 20899 (S 78°29'09" E 0.15' FROM PARCEL A (N 4°11'11" E 0.10' FROM DETERMINED CORNER) ≝ <sup>4</sup> ♀ 130,677± S.F. DETERMINED CORNER) $\succeq 89 \succeq 3.000 \pm AC$ S 89°53'49" W 30.00' **INDEXING CERTIFICATE** FENCE 0.3' ± WEST OF SOUTH LINE SE 1/4 SECTION 15 (BASIS OF BEARINGS S 89°53'49" W ) SURVEYOR'S LAND SURVEY/RIGHT-OF-WAY SURVEYS AT PAGES(S) \_\_\_\_\_\_, RECEPTIO RROPERTY LINE OF THE COUNTY , RECEPTION NUMBER S 89°53'49" W 660.00' (R) S1/4 CORNER COUNTY SURVEYOR / DEPUTY COUNTY SURVEYOR SECTION 15 - POINT OF COMMENCEMENT FOUND #5 REBAR WITH SE SECTION CORNER SECTION 15 FOUND 2-3/8" ALUMINUM PIPE 3/4" YELLOW PLASTIC CAP WITH 3-1/4" ALUMINUM CAP FOUND #6 REBAR WITH 3-1/4" STAMPED VLC LS 20899 TRACT A STAMPED T6S R66W 1/4 ALUMINUM CAP IN RANGE BOX TOWN & COUNTRY S15|S22 1990PLS 9133 STAMPED AZTEC CONSULTANTS INC NE 1/4 - NE 1/4 SEC. 22 VILLAGE SUBDIVISION T6S R66W 15|14|22|23 2003 LS 17666 T 6 S R 66 W FILING NO. 3 LAND SURVEY PLAT REC. NO. 309641 - POINT OF BEGINNING SE 1/4 OF THE SE 1/4 OF SECTION 15, FOUND #5 REBAR WITH TOWNSHIP 6 SOUTH, RANGE 66 WEST. 3/4" YELLOW PLASTIC CAP HCL ENGINEERING & SURVEYING, L.L.C 6TH PRINCIPAL MERIDIAN STAMPED VLC LS 20899 5600 S. QUEBEC, STE, 205B GREENWOOD VILLAGE, CO 80111 PHONE: 303.773.1605 HONE: 303.773.1605 JOB NUMBER: 190023 DRAWN BY: FAX: 303.773.3297 DATE: 09/22/2020 CHECKED BY: SCALE: 1" = 80' ENGINEERS • SURVEYORS WWW.HCLENGINEERING.COM SHEET NUMBER:

1 OF 1 SHEETS