

PARKER POINTE ANNEXATION MAP

TO THE TOWN OF PARKER
A PART OF THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 2

LEGAL DESCRIPTION:

A PART OF A TRACT OF LAND SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M., TOWN OF PARKER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 3;
THENCE S00°16'55"W ALONG THE EAST LINE OF SAID NE 1/4 OF SECTION 3, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF STROH ROAD AND THE POINT OF BEGINNING;
THENCE S00°16'55"W ALONG SAID EAST LINE, A DISTANCE OF 1414.00 FEET;
THENCE N78°38'39"W A DISTANCE OF 490.67 FEET TO A POINT ON THE EASTERLY R.O.W. LINE OF SOUTH PARKER ROAD (STATE HIGHWAY 83);
THENCE N01°30'59"E ALONG SAID EASTERLY R.O.W., A DISTANCE OF 1317.76 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF SOUTH PARKER ROAD AND THE SOUTH R.O.W. LINE OF STROH ROAD;
THENCE N89°59'29"E ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 453.15 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (638,911 SQUARE FEET) 14.6674 ACRES

GENERAL NOTES:

- BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S89°59'29"W AND BOUNDED BY THE MONUMENTS SHOWN HEREON.
- DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

NOTICE:

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.

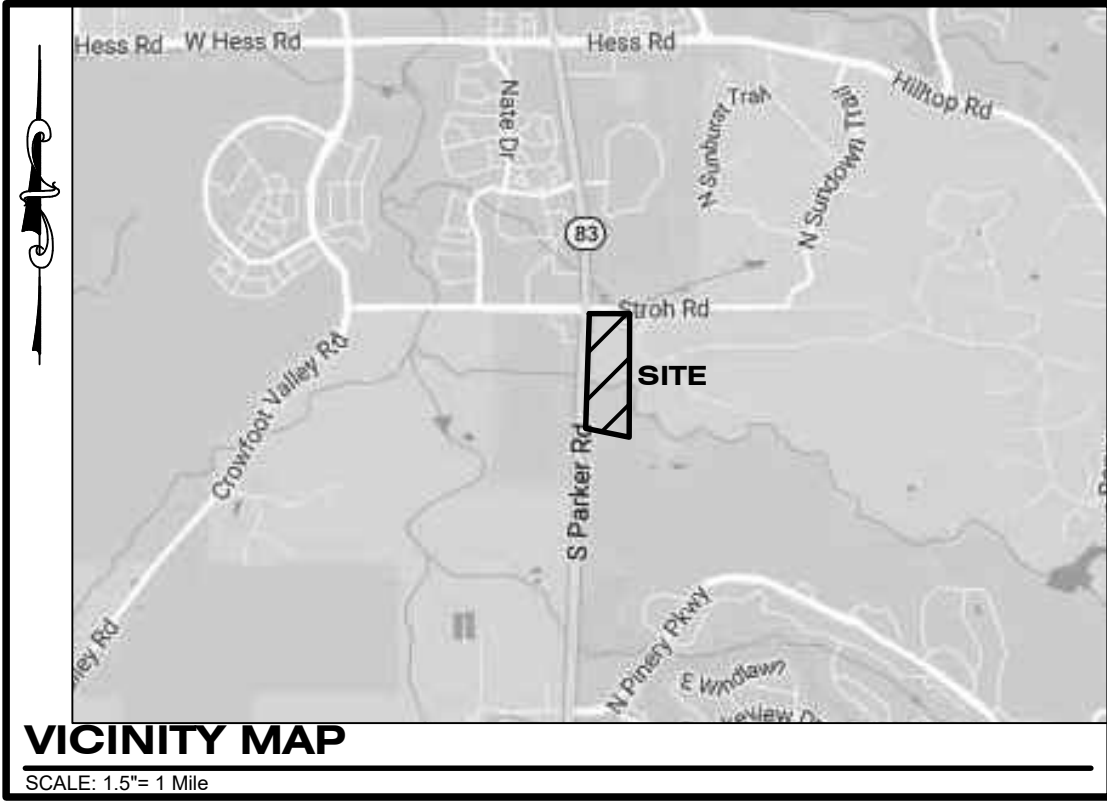
ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

LAND OWNER:
DANIEL YACOVETTA
PARKER & STROH LLC
PO BOX 40326
DENVER, CO 80204

PLANNER:
JERRY DAVIDSON
PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315,
LITTLETON, CO 80128
303-232-8088

APPLICANT:
DANIEL YACOVETTA
PARKER & STROH LLC
PO BOX 40326
DENVER, CO 80204

SURVEYOR:
CHARLES N. BECKSTROM, PLS
ENGINEERING SERVICE COMPANY
14190 EAST EVANS AVENUE
AURORA, CO 80014
303-337-1393



SURVEYOR'S CERTIFICATION:

I, CHARLES N. BECKSTROM, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF PARKER POINTE WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE ____ DAY OF ____ 20____ AND THAT THE SURVEY IS, BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

I ATTEST THE ABOVE ON THIS ____ DAY OF ____, 20__.

CHARLES N. BECKSTROM, P.L.S. NO. 33202
FOR AND ON BEHALF OF ENGINEERING SERVICE COMPANY.



TITLE VERIFICATION:

I, KELLY ELEFANT, ESQ., ATTORNEY AT LAW, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND OWNED BY PARKER AND STROH, LLC PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS ALL THOSE ITEMS SET FORTH IN FIDELITY NATIONAL TITLE COMMITMENT FILE NUMBER _____.

KELLY ELEFANT, ESQ. _____ DATE _____
REGISTRATION NO. 26023

TOWN COUNCIL APPROVAL:

APPROVED BY THE PARKER TOWN COUNCIL ON THIS ____ DAY OF _____
20____

MAYOR _____

ATTEST _____

TOWN CLERK _____

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
)ss
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS FILED IN MY OFFICE ON THIS _____

DAY OF _____ 20____, A.D. AT _____ O'CLOCK, __M, AND WAS

RECORDED WITH RECEPTION NUMBER _____

DOUGLAS COUNTY CLERK AND RECORDER

THE UNDERSIGNED REDSTONE BANK HEREBY CONSENTS TO THE ANNEXATION OF THE PROPERTY DESCRIBED HEREIN INTO THE TOWN OF PARKER.

REDSTONE BANK

BY: _____

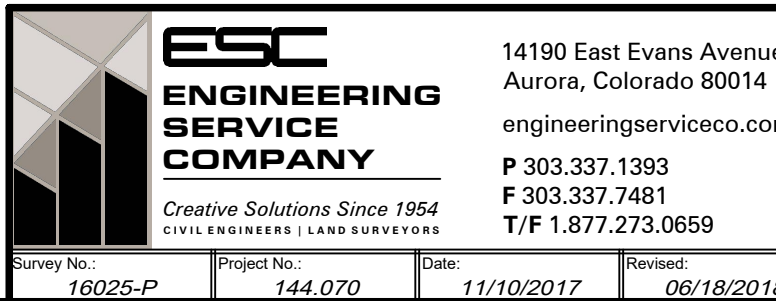
STATE OF _____)
)ss.
COUNTY OF _____)

ON _____ BEFORE ME, _____ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

PARKER POINTE ANNEXATION MAP
SHEET 1 OF 2

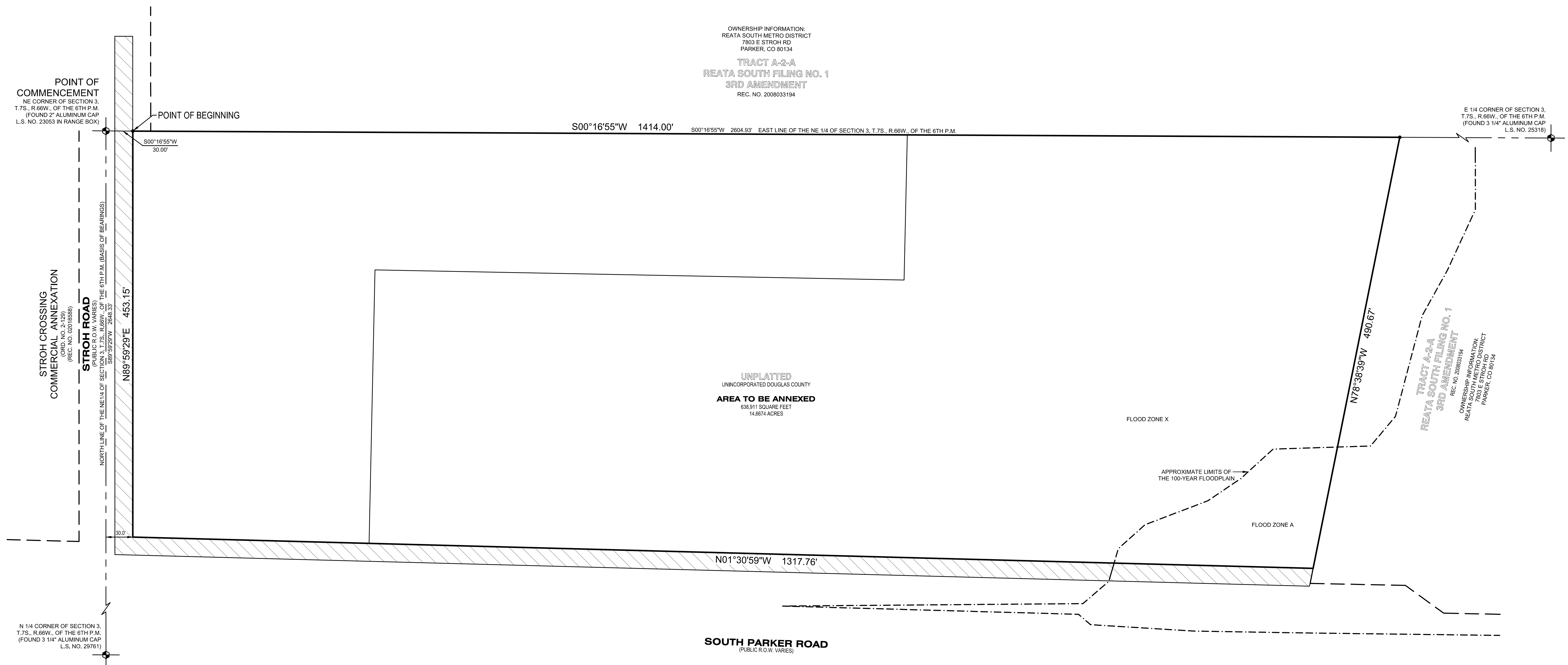


14190 East Evans Avenue
Aurora, Colorado 80014
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P 303.337.1393
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T/F 1.877.273.0659

Survey No. 16025-P Project No. 144.070 Date: 11/10/2017 Reissue: 06/18/2018

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A PART OF THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 2



SUMMARY:

TOTAL PERIMETER:
3,675.58 LF

CONTIGUOUS PROPERTY
TO THE TOWN OF PARKER:
1,770.91 LF OR 48.2%

NOTICE:
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.
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Legend and scale information.

Scale: 1" = 60'

Legend:

- ANNEX BOUNDARY LINE
- ADJACENT LOT/ROW LINES
- SECTION LINE
- CORPORATE CITY LIMITS
- R.O.W. RIGHT-OF-WAY
- L.S. NO. LAND SURVEYOR NUMBER
- REC. NO. RECEPTION NUMBER
- SECTION CORNER



PARKER POINTE ANNEXATION MAP
SHEET 2 OF 2

ESC Engineering Service Company logo and contact information.

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Aurora, Colorado 80014
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