

# ALTA/NSPS Land Title Survey

## LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 1, HORSESHOE RIDGE 1ST AMENDMENT SUBDIVISION, AS RECORDED AT RECEPTION NO. 2008006774 IN THE LAND RECORDS OF DOUGLAS COUNTY, STATE OF COLORADO

## TITLE COMMITMENT NOTES:

PLS Group relied upon Title Commitment Order Number: 109-1904150-R effective date of March 1, 2019 at 8:00 am, provided by First Integrity Title Company.

## SCHEDULE B-1:

PLS Group did not address or research these items.

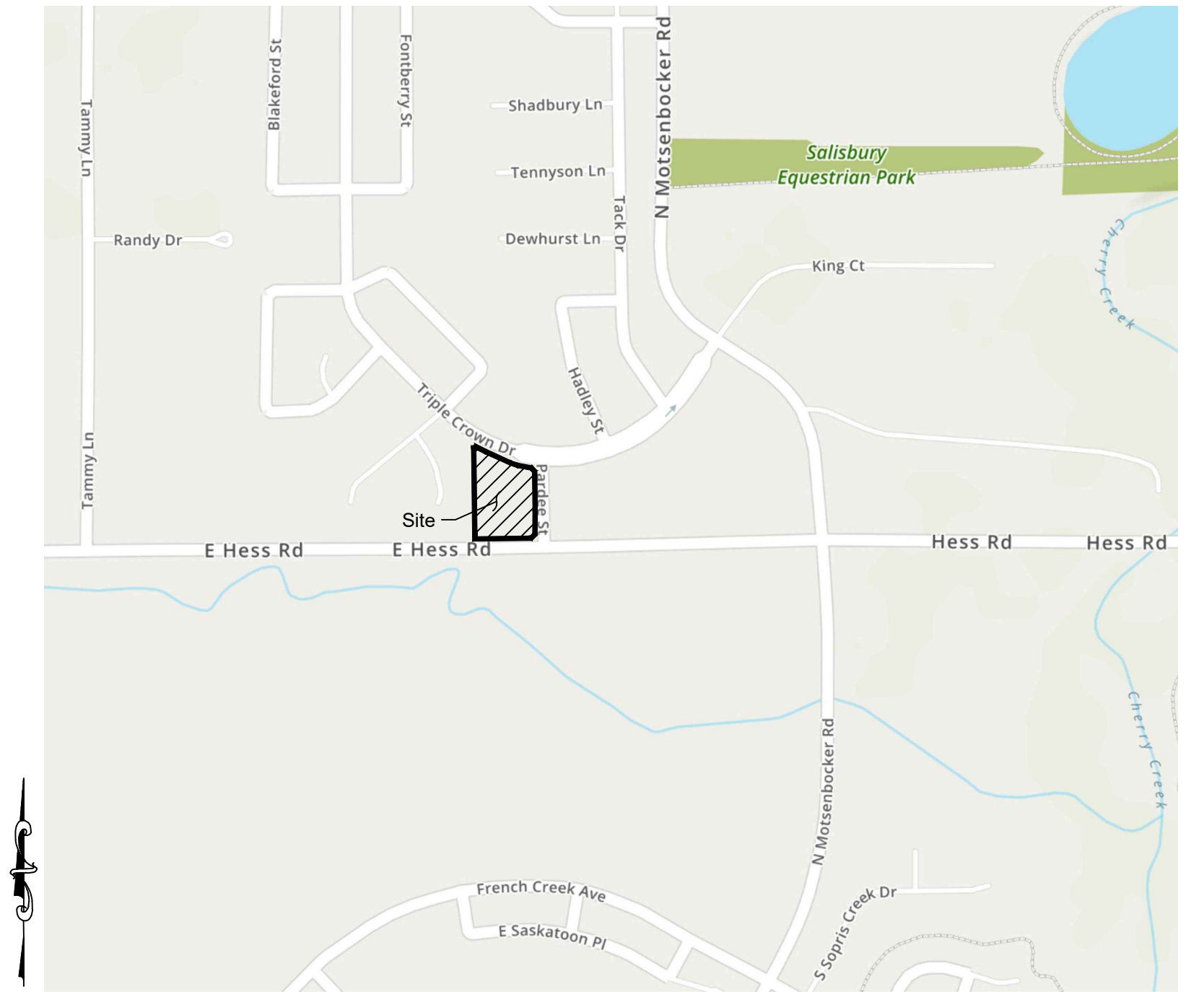
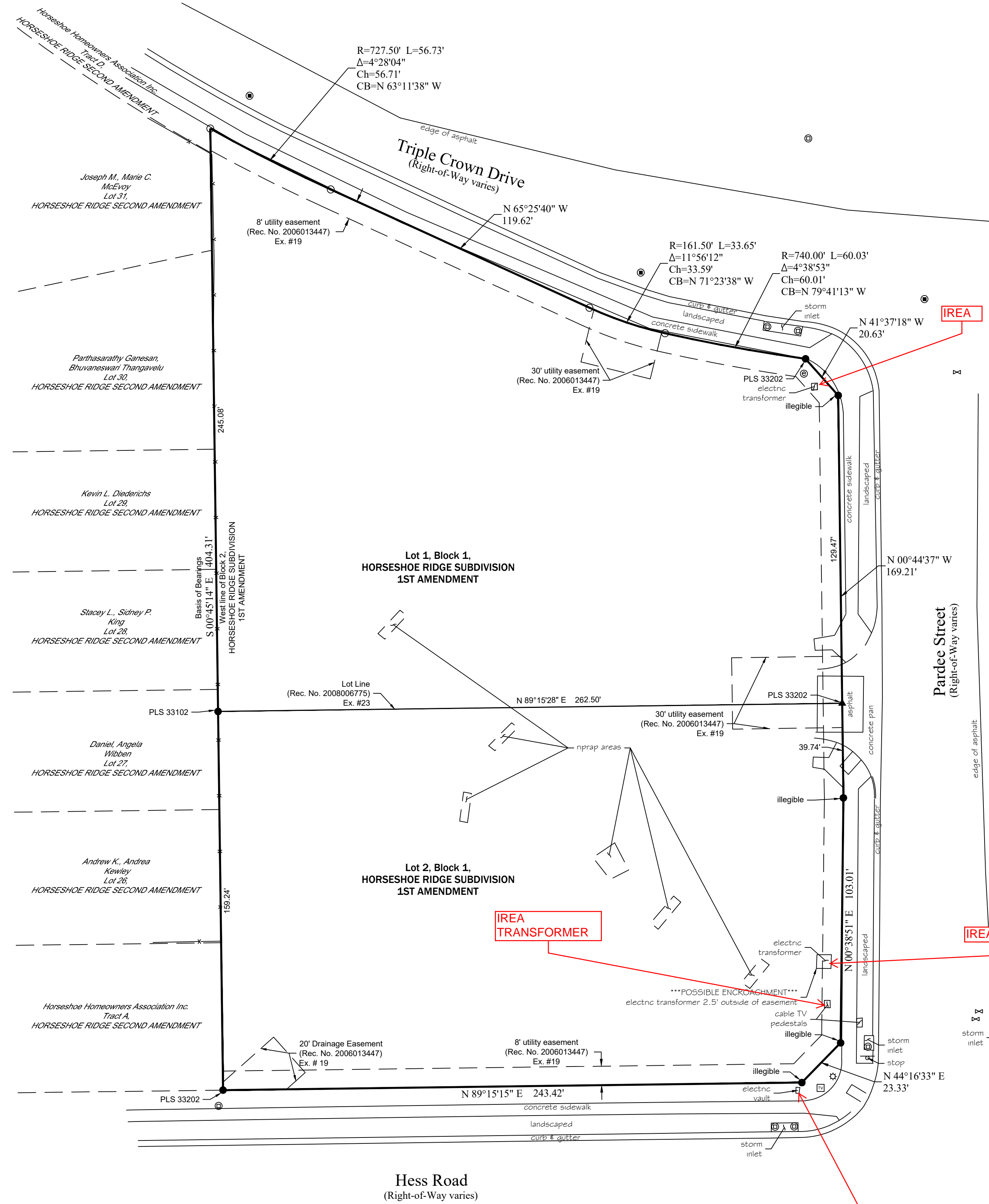
## SCHEDULE B- Section 2 Exceptions:

Items 1-7: PLS Group did not address or research these items.

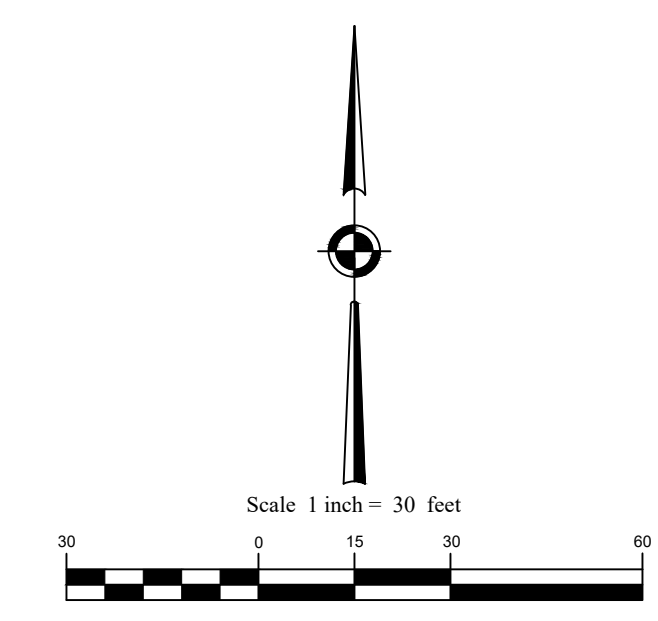
8. SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS, AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS RESERVED IN PATENT RECORDED JULY 20, 1898 IN BOOK 12 AT PAGE 90. APPLIES, UNPLOTTABLE, ENCOMPASSES ENTIRE PROPERTY
9. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE REAL PROPERTY INCLUSION AGREEMENT RECORDED ON APRIL 7, 2004 AT RECEPTION NO. 2004034917. APPLIES, UNPLOTTABLE, ENCOMPASSES ENTIRE PROPERTY
10. EFFECT OF ORDER OF INCLUSION RECORDED ON APRIL 7, 2004 AT RECEPTION NO. 2004034929. APPLIES, UNPLOTTABLE, ENCOMPASSES ENTIRE PROPERTY
11. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE ORDINANCE NO. 2.158, SERIES OF 2004 RECORDED ON JUNE 15, 2005 AT RECEPTION NO. 2005053598. APPLIES, UNPLOTTABLE, ENCOMPASSES ENTIRE PROPERTY
12. EFFECT OF ANNEXATION MAP RECORDED JUNE 15, 2005 AT RECEPTION NO. 2005053939. APPLIES, UNPLOTTABLE, ENCOMPASSES ENTIRE PROPERTY
13. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE HORSESHOE RIDGE ANNEXATION AGREEMENT RECORDED ON JUNE 15, 2005 AT RECEPTION NO. 2005053940. APPLIES, UNPLOTTABLE, ENCOMPASSES ENTIRE PROPERTY
14. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE ORDINANCE NO. 3.225, SERIES OF 2004 RECORDED ON JUNE 15, 2005 AT RECEPTION NO. 2005053941. APPLIES, UNPLOTTABLE, ENCOMPASSES ENTIRE PROPERTY
15. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE HORSESHOE RIDGE PD COMMUNITY DEVELOPMENT PLAN AND GUIDE RECORDED ON JUNE 15, 2005 AT RECEPTION NO. 2005053942. APPLIES, UNPLOTTABLE, ENCOMPASSES ENTIRE PROPERTY
16. ANY AND ALL NOTES AND RECITALS AS DISCLOSED ON THE MAP OF HORSESHOE RIDGE P.D., RECORDED JUNE 15, 2005 AT RECEPTION NO. 2005053943. APPLIES, UNPLOTTABLE, ENCOMPASSES ENTIRE PROPERTY
17. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE ORDER AND DECREE ORGANIZING HORSESHOE RIDE METROPOLITAN DISTRICT NO. 3 RECORDED ON DECEMBER 9, 2005 AT RECEPTION NO. 2005118995. APPLIES, UNPLOTTABLE, ENCOMPASSES ENTIRE PROPERTY
18. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE ORDER FOR INCLUSION OF REAL PROPERTY INTO THE BOUNDARIES OF HORSESHOE RIDGE METROPOLITAN DISTRICT NO. 3 RECORDED ON FEBRUARY 15, 2006 AT RECEPTION NO. 2006013241. DOES NOT APPLY
19. ANY AND ALL NOTES, EASEMENTS AND RECITALS AS DISCLOSED ON THE PLAT OF HORSESHOE RIDGE, RECORDED FEBRUARY 16, 2006 AT RECEPTION NO. 2006013447. APPLIES, SHOWN HEREON
- NOTE: RATIFICATION OF PLAT RECORDED FEBRUARY 16, 2006 AT RECEPTION NO. 2006013448. APPLIES, SHOWN HEREON
20. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE SUBDIVISION AGREEMENT RECORDED ON FEBRUARY 16, 2006 AT RECEPTION NO. 2006013449. APPLIES, UNPLOTTABLE, ENCOMPASSES ENTIRE PROPERTY
21. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE DEVELOPMENT AGREEMENT FOR MOTTENBOCKER ROAD IMPROVEMENTS RECORDED ON FEBRUARY 16, 2006 AT RECEPTION NO. 2006013450. APPLIES, UNPLOTTABLE, ENCOMPASSES ENTIRE PROPERTY
22. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE WATER AND/OR SEWER MAIN IMPROVEMENT AGREEMENT RECORDED ON JULY 3, 2006 AT RECEPTION NO. 2006056384. APPLIES, UNPLOTTABLE, ENCOMPASSES ENTIRE PROPERTY
23. ANY AND ALL NOTES, EASEMENTS AND RECITALS AS DISCLOSED ON THE PLAT OF HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT, RECORDED JANUARY 30, 2008 AT RECEPTION NO. 2008006774. APPLIES, SHOWN HEREON (Note: unable to show blanket easements)
24. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE SUBDIVISION AGREEMENT RECORDED ON JANUARY 30, 2008 AT RECEPTION NO. 2008006775. APPLIES, UNPLOTTABLE, ENCOMPASSES ENTIRE PROPERTY

## Table A Items:

1. Monuments placed or found: as shown hereon.
2. Address: Vacant Land, Northwest Corner of Pardee Street & Hess Road, Parker, CO 80134 (per title commitment)  
No Address (per Douglas County Assessor)
4. Gross Land Area: 89,867 sq. ft. (2.063 acres) more or less.
- 7(a). Exterior dimensions of all buildings at ground level: no buildings on surveyed property.
8. Substantial features observed in the process of conducting the fieldwork: as shown hereon.
9. Number and type of clearly identifiable parking spaces: no marked parking spaces on surveyed property.
13. Names of adjoining owners according to current tax records: as shown hereon.



vicinity map  
scale 1"=600'



## Notes:

1. No wetlands determinations were made this date.
2. No improvements, other than those shown, were located this date.
3. Any utilities shown are based on surface evidence only.
4. No underground improvements or utilities were located this date.
5. This survey is not intended for to be used for engineering design.
6. No offsite improvements, other than those shown, were located this date.
7. Bearings are based on the West line of Block 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT, assumed to bear S 00°43'07" E and monumented as shown hereon.
8. Distances shown are in U.S. Survey Feet.

## Legend:

- found 0.5" iron rod with 1.0" plastic cap marked as described
- set 0.5" iron rod with 1.0" plastic cap marked PLS 32444
- ⊙ electric meter
- ⊙ light pole
- ⊞ cable TV riser
- ⊞ water valve
- ⊞ storm manhole
- ⊞ sanitary sewer manhole
- ⊞ sign

To Independent Bank, a Texas state bank association, its successors and/or assigns as their interests may appear, Rytar Parker CO TLE, LP a Texas limited partnership, and First Integrity Title Company as an agent for First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 7(a), 8, 9, and 13 of Table A hereof. The fieldwork was completed on January 9, 2019.



Date of Plat or Map: April 12, 2019  
M. Bryan Short, Colorado Licensed Professional Surveyor Registration No. 32444

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.

P:\Project2019\181130\Map\18135a\001.dwg April 12, 2019 - 4:11pm

<b>REVISIONS</b> Date _____ By _____ Description _____ Date _____ By _____ Description _____ Date _____ By _____ Description _____		Field Date <u>January 9, 2019</u> ST <u>MDG</u> Party Chief <u>ADS</u> PM <u>MBS</u> Print Date <u>April 12, 2019</u> PLS <u>MBS</u>	CLIENT <b>RidgeTop Engineering and Consulting</b>	PLS Corporation 532 West 66th Street, Loveland, Colorado 80538 Phone: 970.669.2100 Fax: 970.669.3652	TITLE <b>ALTA/NSPS Land Title Survey</b> <b>HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT, Block 1, Lots 1 &amp; 2</b> Section 28, Township 6 South, Range 66 West, 6th P.M., Douglas County, Colorado	PROJECT NO. <b>18136.002</b>	SHEET NO. <b>1</b>	NO. OF SHEETS <b>1</b>
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