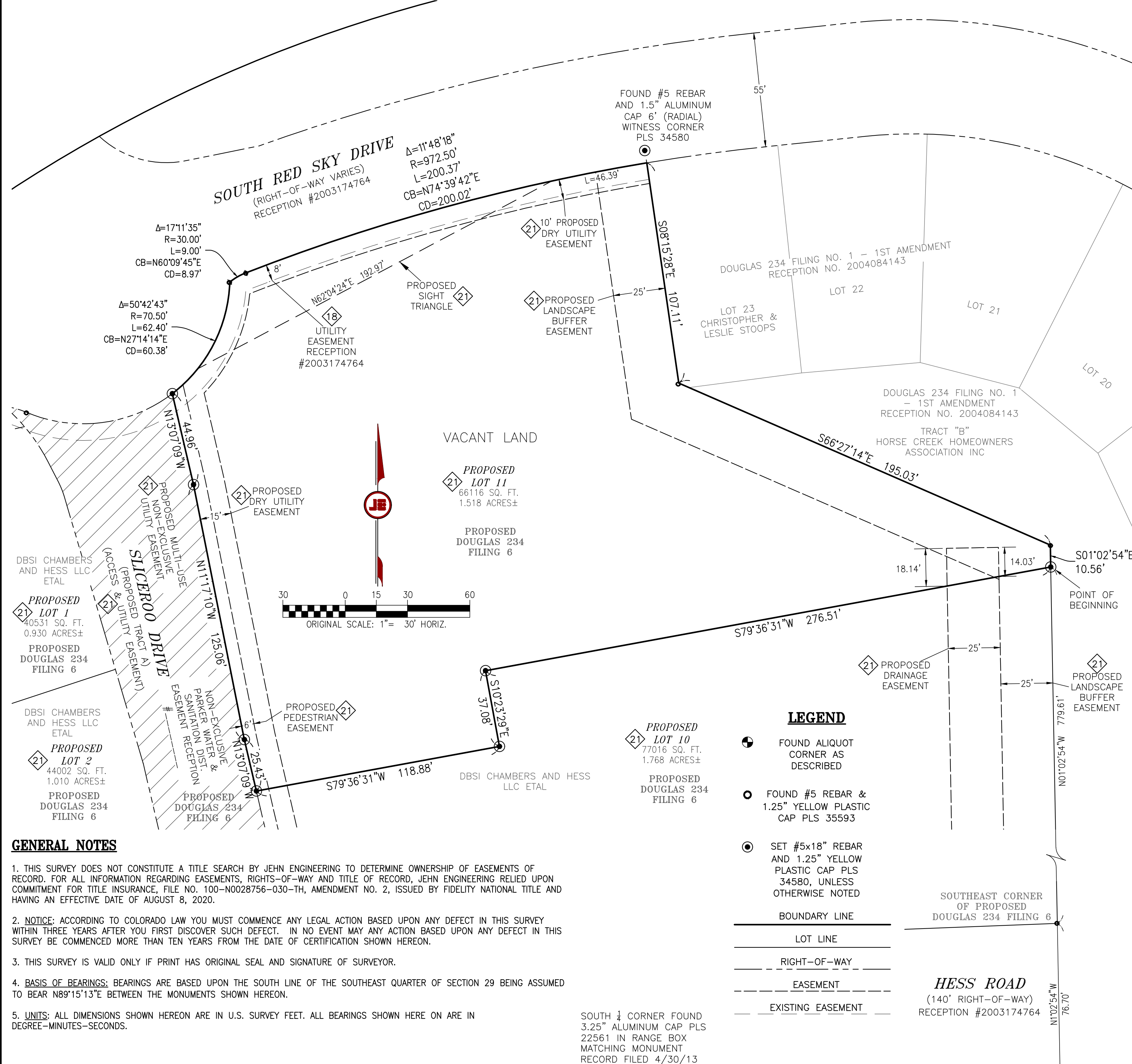


ALTA/NSPS LAND TITLE SURVEY

LOCATED IN SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



GENERAL NOTES

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JEHN ENGINEERING TO DETERMINE OWNERSHIP OF EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, JEHN ENGINEERING RELIED UPON COMMITMENT FOR TITLE INSURANCE, FILE NO. 100-NO028756-030-TH, AMENDMENT NO. 2, ISSUED BY FIDELITY NATIONAL TITLE AND HAVING AN EFFECTIVE DATE OF AUGUST 8, 2020.
- 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 CERTIFICATION SHOWN HEREON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS:** BEARINGS ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29 BEING ASSUMED TO BEAR N89°15'13"E BETWEEN THE MONUMENTS SHOWN HEREON.
- UNITS:** ALL DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET. ALL BEARINGS SHOWN HERE ON ARE IN DEGREE-MINUTES-SECONDS.

SURVEYOR'S CERTIFICATE

TO: DBSI CHAMBERS AND HESS UNITS LLC, A COLORADO LIMITED LIABILITY COMPANY
FIDELITY NATIONAL TITLE

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, 4, 8, AND 13 OF TABLE A THEREOF. THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY WITHIN APPLICABLE STANDARDS OF PRACTICE SHOWS SAID SURVEY BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THE FIELD WORK WAS COMPLETED ON 8/8/2019, SUBSEQUENT VISITS: 10/20/20
DATE OF PLAT OR MAP: 10/13/2020

ROBERT J. HENNESSY
REGISTERED COLORADO LAND SURVEYOR NO. 34580
FOR AND ON BEHALF OF JEHN ENGINEERING, INC.



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING THE SOUTH QUARTER CORNER OF SAID SECTION 29;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 NORTH 89°15'13" EAST, A DISTANCE OF 1,070.76 FEET;

THENCE NORTH 01°02'54" WEST, A DISTANCE OF 76.70 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 10, DOUGLAS 234 FILING NO. 1, RECEPTION NO. 2003174764;

THENCE CONTINUING NORTH 01°02'54" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 779.61 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 79°36'31" WEST, A DISTANCE OF 276.51 FEET;

THENCE SOUTH 10°23'29" EAST, A DISTANCE OF 37.08 FEET;

THENCE SOUTH 79°36'31" WEST, A DISTANCE OF 118.88 FEET;

THENCE NORTH 13°07'09" WEST, A DISTANCE OF 25.43 FEET;

THENCE NORTH 11°17'10" WEST, A DISTANCE OF 125.06 FEET;

THENCE NORTH 13°07'09" WEST, A DISTANCE OF 44.96 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SOUTH RED SKY DRIVE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 70.50 FEET, A CENTRAL ANGLE OF 50°42'43", WHOSE CHORD BEARS NORTH 27°14'14" EAST A DISTANCE OF 60.38 FEET, FOR AN ARC DISTANCE OF 62.40 FEET;

2. THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 17°11'35", WHOSE CHORD BEARS NORTH 60°09'45" EAST A DISTANCE OF 8.97 FEET, FOR AN ARC DISTANCE OF 9.00 FEET;

3. THENCE ALONG A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 972.50 FEET, A CENTRAL ANGLE OF 11°48'18", WHOSE CHORD BEARS NORTH 74°39'42" EAST A DISTANCE OF 200.02 FEET, FOR AN ARC DISTANCE OF 200.37 FEET TO THE NORTHWESTERLY CORNER OF LOT 23, DOUGLAS 234 FILING NO. 1 - 1ST AMENDMENT, RECEPTION NO. 2004084143

THENCE ALONG THE WESTERLY LINE OF SAID DOUGLAS 234 FILING NO. 1 - 1ST AMENDMENT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. THENCE SOUTH 08°15'28" EAST, A DISTANCE OF 107.11 FEET;

2. THENCE SOUTH 66°27'14" EAST, A DISTANCE OF 195.03 FEET;

3. THENCE SOUTH 01°02'54" EAST, A DISTANCE OF 10.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 66,116 SQUARE FEET OR 1.518 ACRES, MORE OR LESS.

TITLE COMMITMENT B2 EXCEPTION NOTE

THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN THE FOLLOWING RECORDED DOCUMENTS IN THE TITLE COMMITMENT AS REFERENCED IN GENERAL NOTE 1. (ITALIC TEXT IS THE SURVEYOR'S PARENTHETICAL NOTE)

-INDICATES THE EXCEPTION NUMBER WITHIN THE SCHEDULE B-2 OF THE TITLE COMMITMENT REFERENCED IN NOTE NUMBER 1 (EXCEPTIONS 1-8 ARE STANDARD EXCEPTIONS).

9. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, RESERVATIONS AND OBLIGATIONS CONTAINED IN THE WARRANTY DEED AS SET FORTH BELOW:

RECORDING DATE: APRIL 3, 1896

RECORDING NO.: BOOK 10 PAGE 460

AFFECTS THE ENTIRE SECTION, RESERVES COAL AND SURFACE PROSPECTING AND TRANSPORTATION FOR SAME. NOT GRAPHICALLY DEPICTED.

RELINQUISHMENT AND QUITCLAIM:

RECORDING DATE: FEBRUARY 6, 2003

RECORDING NO.: RECEPTION NO. 2003015543

RELINQUISHES THE RIGHT TO ENTER THE SURFACE OF THE LAND IN CONNECTION WITH THE ABOVE ASSIGNED COAL RIGHTS. NOT SHOWN

10. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, RESERVATIONS AND OBLIGATIONS CONTAINED IN THE QUITCLAIM DEED AS SET FORTH BELOW:

RECORDING DATE: NOVEMBER 13, 1946

RECORDING NO.: BOOK 98 PAGE 339

AFFECTS THE ENTIRE SECTION, RESERVES ALL FISSIONABLE MATERIAL AND TO PROSPECT FOR, MINE AND REMOVE THOSE MATERIALS. NOT GRAPHICALLY DEPICTED.

11. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, RESERVATIONS AND OBLIGATIONS CONTAINED IN THE WARRANTY DEED AS SET FORTH BELOW:

RECORDING DATE: AUGUST 18, 1972

RECORDING NO.: BOOK 234 PAGE 641

AFFECTS THE SOUTH HALF OF SECTION 29, RESERVING ALL OWNED MINERALS, OIL, GAS TO THE SELLER. NOT GRAPHICALLY DEPICTED.

12. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 2.61 AS SET FORTH BELOW:

RECORDING DATE: JUNE 3, 1988

RECORDING NO.: BOOK 795 PAGE 535

AFFECTS THE SOUTH HALF OF SECTION 29. NOT GRAPHICALLY DEPICTED.

13. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 3.69 AS SET FORTH BELOW:

RECORDING DATE: JUNE 3, 1988

RECORDING NO.: BOOK 795 PAGE 539

AFFECTS THE SOUTH HALF OF SECTION 29. NOT GRAPHICALLY DEPICTED.

LEGEND

● FOUND ALIQUOT CORNER AS DESCRIBED

○ FOUND #5 REBAR & 1.25" YELLOW PLASTIC CAP PLS 35593

○ SET #5x18" REBAR AND 1.25" YELLOW PLASTIC CAP PLS 34580, UNLESS OTHERWISE NOTED

— BOUNDARY LINE

— LOT LINE

- - - RIGHT-OF-WAY

- - - EASEMENT

- - - EXISTING EASEMENT

SOUTH 1/4 CORNER FOUND 3.25" ALUMINUM CAP PLS 22561 IN RANGE BOX MATCHING MONUMENT RECORD FILED 4/30/13 RECORD DATE OF COMMENCEMENT 1070.76'

N89°15'13"E 2638.35'

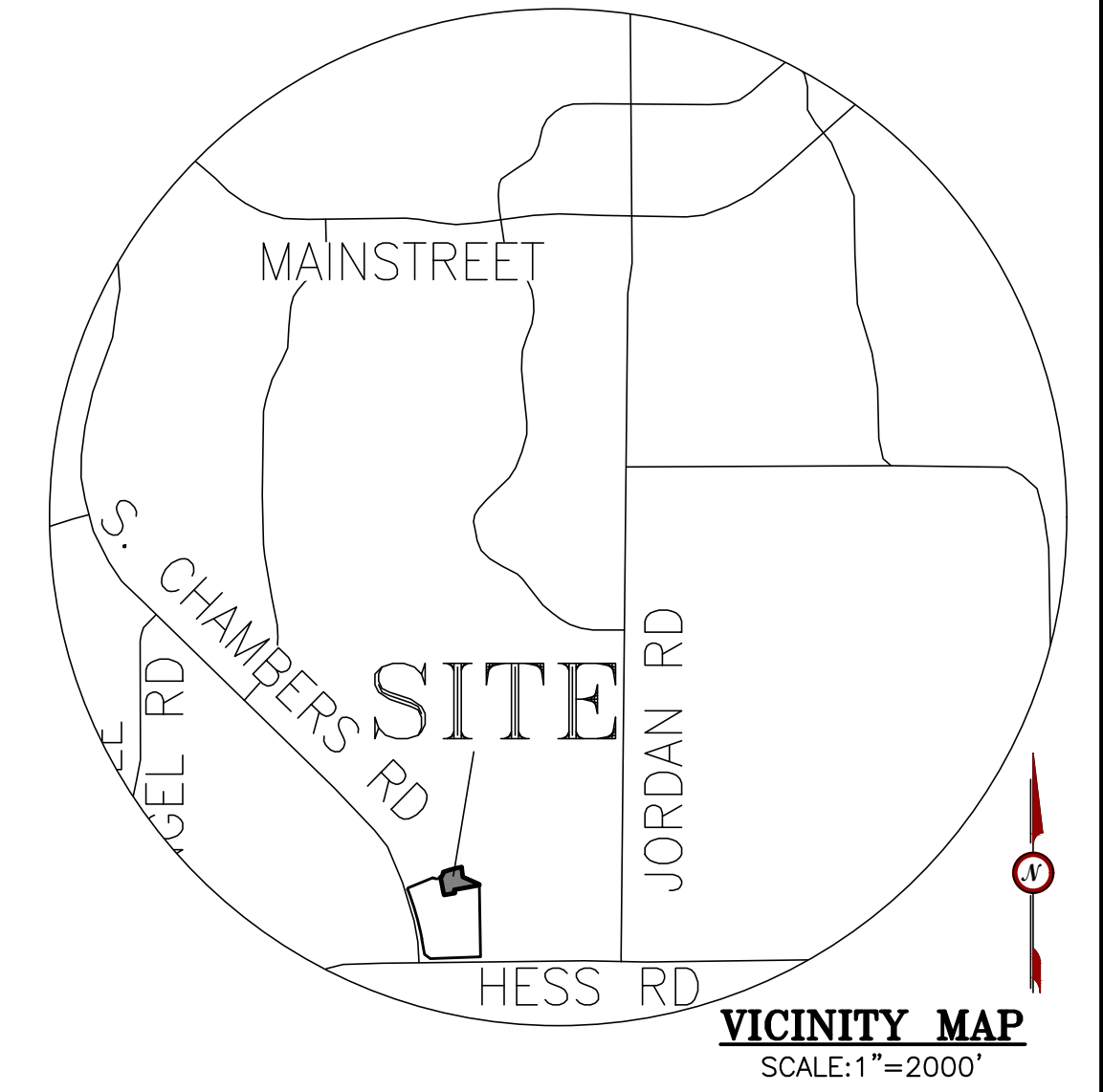
SOUTHEAST CORNER OF PROPOSED DOUGLAS 234 FILING 6
HESS ROAD
(140' RIGHT-OF-WAY)
RECEPTION #2003174764

SOUTHEAST CORNER SECTION 29 FOUND 3.25" ALUMINUM CAP PLS 35593 IN RANGE BOX MATCHING MONUMENT RECORD FILED 11/29/05

N10°02'54"W 76.70'

1567.59'

SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 29 BASIS OF BEARINGS



TITLE COMMITMENT B2 EXCEPTION NOTE (CONTINUED)

14. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE FINDINGS, JUDGMENT AND DECREE AS SET FORTH BELOW:

RECORDING DATE: AUGUST 4, 1997

RECORDING NO.: BOOK 1452 PAGE 926

NONE OF THE REFERRED WELLS ARE LOCATED ON SUBJECT PARCEL. TRIBUTARY AND NON-TRIBUTARY WATERS ARE NOT A SURVEY MATTER. NOT GRAPHICALLY DEPICTED.

15. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 3.197, SERIES OF 2002 AS SET FORTH BELOW:

RECORDING DATE: AUGUST 9, 2002

RECORDING NO.: RECEPTION NO. 2002079051

AFFECTS THE ENTIRE SUBJECT PARCEL. NOT GRAPHICALLY DEPICTED.

16. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DOUGLAS 234 DEVELOPMENT PLAN AS SET FORTH BELOW:

RECORDING DATE: AUGUST 9, 2002

RECORDING NO.: RECEPTION NO. 2002079052

AFFECTS THE ENTIRE SUBJECT PARCEL. NOT GRAPHICALLY DEPICTED.

17. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DOUGLAS 234 FILING 1 - SKETCH PLAN AS SET FORTH BELOW:

RECORDING DATE: AUGUST 9, 2002

RECORDING NO.: RECEPTION NO. 2002079053

AFFECTS THE ENTIRE SUBJECT PARCEL. NOT GRAPHICALLY DEPICTED.

18. EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AS SHOWN ON THE PLAT OF DOUGLAS 234 FILING NO. 1:

RECORDING DATE: DECEMBER 11, 2003

RECORDING NO.: RECEPTION NO. 2003174764

AS SHOWN HEREON.

19. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SUBDIVISION AGREEMENT AS SET FORTH BELOW:

RECORDING DATE: DECEMBER 11, 2003

RECORDING NO.: RECEPTION NO. 2003174765

AFFECTS THE ENTIRE SUBJECT PARCEL. NOT GRAPHICALLY DEPICTED.

20. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. R-016-100 AS SET FORTH BELOW:

RECORDING DATE: OCTOBER 14, 2016

RECORDING NO.: RECEPTION NO. 2016073325

UNABLE TO DETERMINE EFFECT. ABATEMENT NO. 16-156 REFERS ONLY TO "VACANT LAND DOUGLAS COUNTY, CO". NOT GRAPHICALLY DEPICTED.

21. EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AS SHOWN ON THE PLAT OF DOUGLAS 234, FILING 6:

RECORDING DATE: (TO BE RECORDED)

RECORDING NO.: (TO BE RECORDED)

AS SHOWN HEREON.

