

LAND DESCRIPTION FROM TITLE COMMITMENT:

Lot 1, Parker Pointe Subdivision, Filing No. 1, according to the plat as recorded January 7, 2022 at Reception No. 2022001733, County of Douglas, State of Colorado.

METES AND BOUNDS DESCRIPTION:

Lot 1, Parker Pointe Subdivision, Filing No. 1 according to the plat recorded January 7, 2022, at Reception No. 2022001733, County of Douglas, State of Colorado, being more particularly described as follows:

Commencing at the Northeast Corner of Section Three (3), Township Seven (7) South, Range Sixty-Six (66) West of the Sixth Principal Meridian and considering the Northernly line of the Northeast Quarter of said Section 3 as an assumed bearing of North 89°33'14" East, with all bearings contained herein relative thereto;

Thence along the Easterly line of the Northeast Quarter of said Section 3 South 00°09'20" East 331.8 feet to the Northeast corner of Lot 1 of Parker Pointe Subdivision, Filing No. 1, said point being the Point of Beginning.

Thence along the Easterly, Southerly, Westerly, and Northernly lines of said Lot 1 the following four (4) courses:

- 1. South 00° 09' 20" East 193.73 feet;
2. South 89° 50' 40" West 229.86 feet;
3. North 00° 09' 20" West 184.90 feet;
4. North 87° 38' 41" East 230.03 feet to the Point of Beginning.

Containing 43,516 square feet or 0.999 acres more or less.

NOTES:

Benchmark: Douglas County benchmark 1.060032. An Aluminum 3 1/4" disk stamped 1.060032, located near the southeast corner of the parking lot of the Stroh Ranch Soccer Park. NAVD88 Elevation: 5903.17 Feet.

Site Benchmark No. 1: A "X" chiseled into the storm drain structure near the northwest corner of the site, NAVD88 Elevation: 5977.87 Feet

Site Benchmark No. 2: A "X" chiseled in the south side of the sidewalk west of the electric transformer on the northeast corner of the site, NAVD88 Elevation: 5981.21 Feet

- 1. Bearings shown hereon are based on the Northernly line of the Northeast Quarter of Section 3, Township 7 South, Range 66 West of the 6th P.M., monumented as shown on this survey plat as bearing North 89°33'14" East, with all bearings contained herein relative thereto.
2. This site is in Zone X, areas determined to be outside the 0.2% annual chance floodplain, according to Flood Insurance Rate Map, Community Panel Number 0803500182G, effective date March 16, 2016.
3. The site is within the Town of Parker Limits.

A zoning ordinance recorded September 5th, 2018 at reception number 2018054187 indicates that the site is zoned Modified Commercial. An Auto parts retail store is permitted per 13.04120-C - Commercial District in the Town of Parker Municipal code.

Setback information per email dated August 9th, 2024 from Amber Wood Hickman-Planner 1 (303) 805-3338 ahickman@parkerco.gov: Maximum Building Height - 35 feet
Building Setbacks:
Front - 25 feet
Interior Side - 25 feet
Corner Side - 25 feet
Rear - 25 feet

Landscape Setback: No specific setbacks identified
Parking Lot Set Back: Parking lot adjacent to public or private roadway. Buffer of 10 feet from back of sidewalk or curb (which ever is greater)

- 4. The subject property is a vacant lot and does not show evidence of a current access
5. There are no planned Right-of-way changes for Stroh Road. The parcel was recently platted and additional Right-of-Way was dedicated at the time of the plat.
6. Utility locates were conducted by UCS on October 28th, 2024.
7. Sanitary Sewer: 8" PVC Sanitary Sewer line runs north and south along Declan Drive on the subject parcel, the line dead-ends going north near the southwest corner of our parcel. There is a 6" PVC stub located on the southwest corner of the subject parcel.
8. Storm Sewer: Storm improvements are located on the site near the southwest corner and the northeast corner. There is a storm inlet near the northwest corner and a storm drain manhole near the southwest corner of the site. There is an 18" RCP Stub connected to the manhole on the southwest corner of the site.
9. Water: 8" PVC line running through the east side of the site. There is an 8" PVC line running north and south along Declan Drive, approximately 5.3 feet west of the site. There is a fire hydrant located 26.9' south of the site near the southeast corner of site and a fire hydrant 23.2' west of the site near the northwest corner. The 8" PVC line in Stroh is shown per the Water and Sanitary Sewer Construction Plans for Parker Pointe. Minimum bury depth is 4.5'.
10. Gas: A gas service line runs along the west end of the site. The utility locate packet indicates the gas line is 2" PE.
11. Electric: Underground electric lines run along the north, east, and south side of the site.
12. Communication: There is a communication manhole 32.5' east of the northeast corner of the site. There is a box on the northeast end of site that was labeled communications, however there were no locates to or from the box.
13. Stroh Road is not a designated highway, therefore there is no highway stationing available.
14. The site is a vacant lot and has no parking spaces at this time.
15. Apparent Encroachments:
Irrigation Control Valve Pull Boxes; no apparent easement
Solar Panel; no apparent easement
16. There is no apparent earthwork or construction on the site.

SURVEY CERTIFICATE:

To O'Reilly Auto Enterprises, LLC, a Delaware Limited Liability Company, Fidelity National Title Insurance Company, and Parker and Stroh, LLC, a Colorado Limited Liability Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a)(c), 8, 9, 11a, 13, 16, 17 and 18 of Table A thereof. All the information shown hereon is true and accurate to the best of my knowledge, information and belief. The fieldwork was completed on November 13, 2024.



Vladislav Skrejev, PLS 38705

UTILITY CONTACTS:

WATER/SEWER: Parker Water and Sanitation District 303-841-4627
GAS: K&E Energy 800-628-2121
ELECTRIC: CORE Electric Co-operative 303-688-3100
TELEPHONE: Century Link 720-578-5142

ABBREVIATIONS:

Table with 2 columns: Abbreviation and Description. Includes AC (Edge of Asphalt), BM (Benchmark), BSB (Building Setback), BTM (Bottom of Structure), EVLT (Electric Utility Vault), EOR (Edge of Road), FL (Flow Line), FS (Finished Surface), ICV (Irrigation Control Valve), INV (Invert), M (Measured), NG (Natural Ground), R (Record Data), REC. NO. (Filing No.), RW (Right-of-Way), SSMH (Sanitary Sewer Manhole), SDMH (Storm Drain Manhole).

LEGEND:

Legend table with 2 columns: Symbol and Description. Includes Property Line, Easement, Utility Lines (Gas, Communication, Sanitary Sewer, Storm Drain, Water), Site Benchmarks, and other markers like Set Nail, Rebar, and Section Corners.

ALTA/NSPS LAND TITLE SURVEY
LOT 1 OF PARKER POINTE SUBDIVISION FILING NO 1
LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

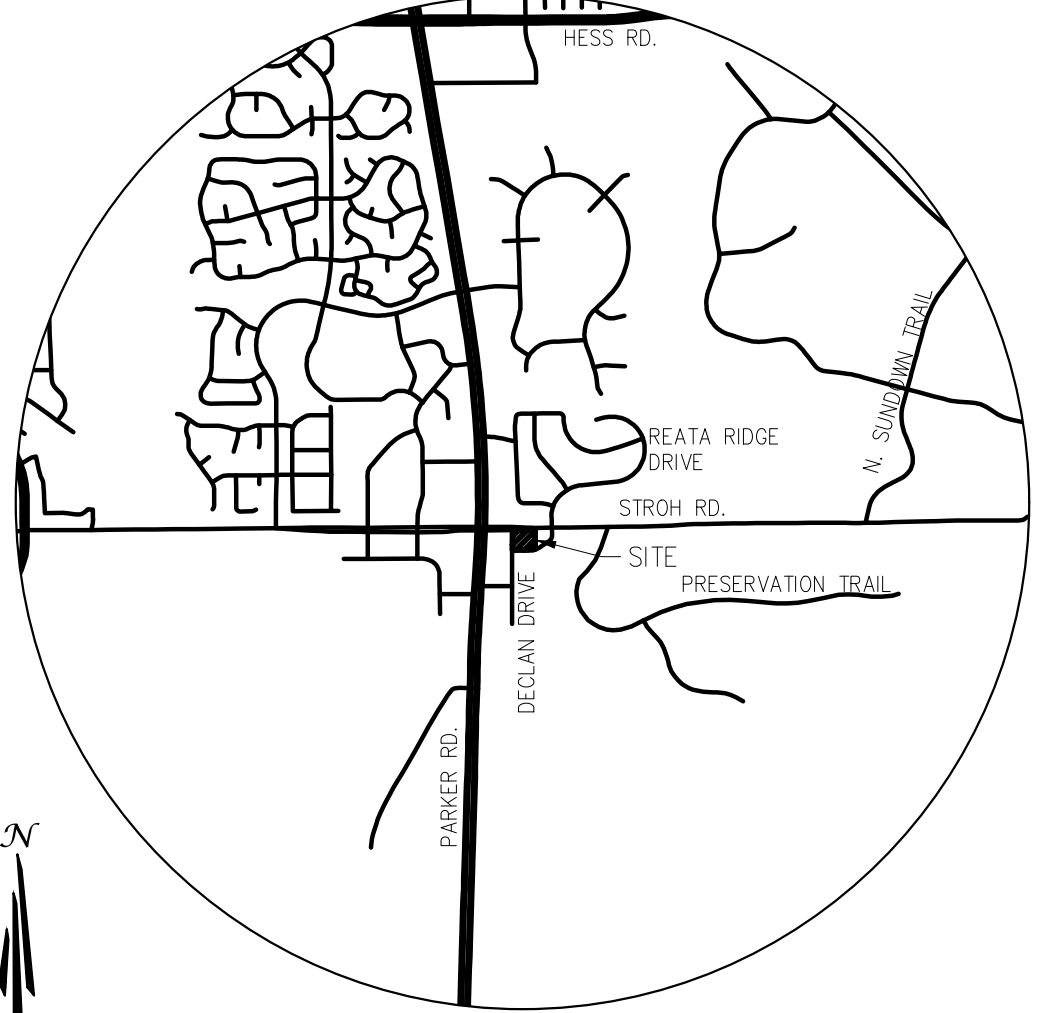


TITLE COMMITMENT NOTES:

- 1. The Title Commitment by Fidelity National Title Insurance Company, Commitment No. 00505334-201-104-NB, dated October 4, 2024 was relied upon for record data regarding rights-of-way, easements and encumbrances in the preparation of this survey.
2. The estate or interest in the land described or referred to in the Commitment is Fee Simple and the Title is, at the Effective Date, Parker and Stroh, LLC, a Colorado limited liability company as their interests may appear.
3. Responses to Schedule "B", Part II Exceptions
Exceptions 2, 4, 5, 6, 7, and, 8 are not survey related items and are not addressed hereon.

The following exceptions from Schedule "B", Part II are shown and noted hereon to the best of my knowledge and belief:

- 1. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Any encroachments, encumbrances, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by Public Records.
3. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the land are shown and noted hereon.
4. Undivided 1/2 interest in all oil, gas and other mineral rights as evidenced by the instrument set forth below, and any and all assignments thereof or interests therein.
5. Terms, conditions, provisions, agreements and obligations contained in the Organization of Cherry Creek Basin Authority as set forth below.
6. Terms, conditions, provisions, agreements and obligations contained in the Organization of Cherry Creek Basin Authority as set forth below.
7. Terms, conditions, provisions, agreements and obligations contained in the Attachment Agreement as set forth below.
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Intermountain Rural Electric Association Purpose: underground utilities
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: CORE Electric Cooperative, a Colorado non-profit corporation
10. Parker Pointe Annexation Map as set forth below.
11. Terms, conditions, provisions, agreements and obligations contained in the Zoning Ordinance No. 3.337, Series of 2018 as set forth below.
12. Zoning Map Parker Points as set forth below.
13. Terms, conditions, provisions, agreements and obligations contained in the Annexation Agreement Parker Pointe Property as set forth below.
14. Terms, conditions, provisions, agreements and obligations contained in the 30-Foot Exclusive Easement Agreement as set forth below.
15. Terms, conditions, provisions, agreements and obligations contained in the 50-Foot Exclusive Easement Agreement as set forth below.
16. Terms, conditions, provisions, agreements and obligations contained in the Rule and Order as set forth below.
17. Terms, conditions, provisions, agreements and obligations contained in the Encroachment Agreement as set forth below.
18. Terms, conditions, provisions, agreements and obligations contained in the Subdivision Agreement as set forth below.
19. First Amendment to Subdivision Agreement: Recording Date: July 19, 2024
20. Purpose: construct, continue operation, maintenance, inspection, repair, alterations and replacement of electric transmission, electric distribution and communication
21. Parker Pointe Annexation Map as set forth below.
22. Terms, conditions, provisions, agreements and obligations contained in the Zoning Ordinance No. 3.337, Series of 2018 as set forth below.
23. Zoning Map Parker Points as set forth below.
24. Terms, conditions, provisions, agreements and obligations contained in the Encroachment Agreement as set forth below.
25. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: CORE Electric Cooperative, a Colorado non-profit corporation
26. Purpose: construct, continue operation, maintenance, inspection, repair, alterations and replacement of electric transmission, electric distribution and communication



VICINITY MAP SCALE 1:2000

Vertical sidebar containing drawing information: DRAWING: KR, DATE: 11/18/2024, CHECKED: VS, DATE: 11/18/2024, REVISION # 2, DATE: 11/18/2024, JOB NO.: 0A12470. Also includes TAIT logo and contact information for TAIT & ASSOCIATES.

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