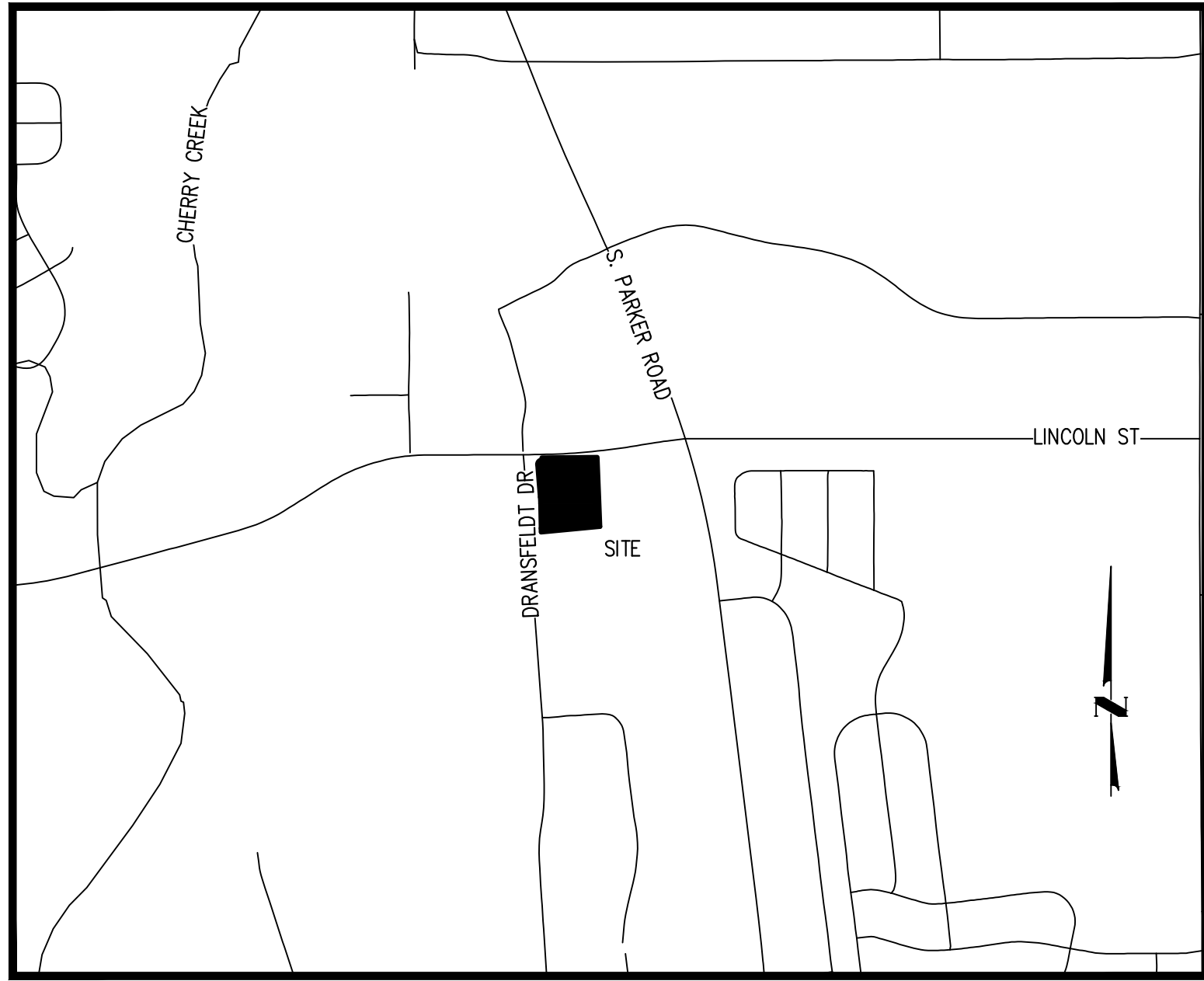


NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

LINCOLN PROFESSIONAL PARK ZONING MAP

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 2



VICINITY MAP
SCALE: 1" = 1000'

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN N/2 NW/4 SEC. 15, T6S, R66W, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT INTERSECTION OF N LINE SAID SECTION 15 AND EASTERLY LINE OF COUNTY ROAD, WHICH POINT IS 785' E OF NW CORNER SAID SECTION 15;
THENCE S 03°52'30" E ALONG EASTERLY LINE SAID COUNTY ROAD 604', THENCE NORTHEASTERLY TO POINT ON WESTERLY RIGHT-OF-WAY LINE OF STATE
HIGHWAY NO. 83, WHICH IS 513' SOUTHEASTERLY FROM INTERSECTION OF N LINE SAID SECTION 15 AND WESTERLY RIGHT-OF-WAY STATE HIGHWAY NO. 83 AND
MEASURED ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTHERLY ALONG WESTERLY RIGHT-OF-WAY LINE STATE HIGHWAY NO. 83 513' TO N LINE SAID SECTION ,
THENCE N 89°50'30" W ALONG N LINE SAID SECTION 15, 1026.6', MORE OR LESS, TO POINT OF BEGINNING, EXCEPT CONVEYANCE TO BOARD OF COUNTY
COMMISSIONERS, DOUGLAS COUNTY, COLORADO FOR A ROAD AND TO LEILA MAY PEASLEE AND RAY PEASLEE IN BOOK 407, PAGE 779, COUNTY OF DOUGLAS,
STATE OF COLORADO.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED IN WARRANTY DEED RECORDED AUGUST 30, 2002 AT RECEPTION NO. 2002088425.

PROFESSIONAL LAND SURVEYOR CERTIFICATION:

I, AARON MURPHY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP WAS PREPARED
UNDER MY DIRECT SUPERVISION; THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ZONED IN
THE TOWN OF PARKER, COLORADO.

AARON MURPHY, PLS 38162
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH

DATE

NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL
INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE,
COMMITMENT NO. NCS-1003894-KCTY ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF MARCH 02, 2020 AT
5:00 P.M. **THE SURVEYED PROPERTY IS A PORTION OF THE ABOVE REFERENCED TITLE COMMITMENT.**
- 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.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF
THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT BOTH THE NORTHWEST QUARTER CORNER AND NORTH QUARTER CORNER BY 3.25" ALUMINUM CAPS,
ASSUMED TO BEAR SOUTH 89°29'00" WEST.
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- THERE IS AN APPARENT GAP BETWEEN THE PARCEL OF LAND DESCRIBED IN THE TITLE COMMITMENT AND THE PLAT OF E.T. TECHNOLOGIES INC., AS SHOWN
HEREON.
- THIS WAS PREPARED FOR ZONING PURPOSES ONLY AND SHOULD NOT BE USED AS A BOUNDARY SURVEY OR LAND SURVEY PLAT.
- THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN
THE RECORDED DOCUMENTS IN THE TITLE COMMITMENT AS REFERENCED IN NOTE 1.

ZONING SUMMARY TABLE

EXISTING ZONING	A1 - AGRICULTURAL ONE
PROPOSED ZONING	COMMERCIAL

CLERK AND RECORDER CERTIFICATION:

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

I HEREBY CERTIFY THAT THIS MAP WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20__ A.D., AT A.M./P.M., AND WAS RECORDED AT
RECEPTION NUMBER _____

COUNTY CLERK AND RECORDER

LINCOLN PROFESSIONAL PARK ZONING MAP

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 2

POINT OF COMMENCEMENT
NW CORNER SECTION 15
FOUND 3.5" ALUM. CAP
STAMPED: T6S S.C. R66W
S9 S10 S15 S16
LS 19003 1999

NORTH QTR. CORNER SECTION 15
FOUND 3.25" ALUM. CAP
STAMPED: JR ENG T6S R66W
1/4 S10 S15 LS 30109

BASIS OF BEARINGS NORTH LINE NW 1/4 SEC 15 S89°29'00"W 2643.60'

LINCOLN AVE
(100' R.O.W.)

N04°33'21"W 15.04'
L=49.23'
R=30.00'
Δ=94°01'51"
ChB=N42°27'27"E
ChL=43.89'

POINT OF BEGINNING

N89°29'00"E 371.25'

14.81' SLOPE EASEMENT
REC. NO. 9763454

15' TELECOM.
EASEMENT REC.
NO. 99018172

EXCEPTION PARCEL
REC. NO. 2002089425

DRANSFELDT RD
(VARIABLE WIDTH R.O.W.)

N04°33'23"W 217.83'

L=43.04'
R=740.00'
Δ=3°19'57"
ChB=N02°53'30"W
ChL=43.03'

N0°13'32"W 166.71'

L=25.79'
R=660.00'
Δ=2°14'19"
ChB=N02°20'42"W
ChL=25.79'

0.01'

11964 DRANSFELDT RD

PARCEL CONTAINS
190,312 SQ. FT. OR
4.37 AC. ±

EXISTING ZONING: A1 - AGRICULTURAL ONE
PROPOSED ZONING: COMMERCIAL

UNPLATTED

UNPLATTED

18900 E. LINCOLN AVE.
OWNER: LINCOLN PROFESSIONAL PARK LP
EXISTING ZONING: COMMERCIAL

S02°18'01"E 465.50'

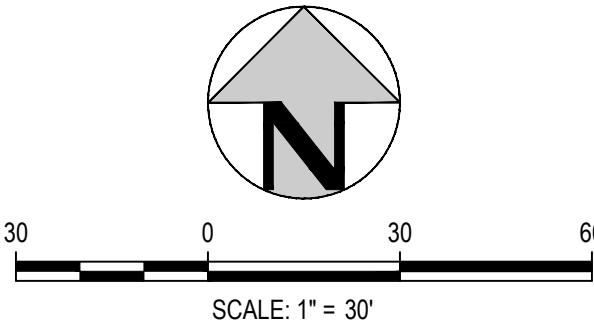
25' PARKER WATER AND
SANITATION DISTRICT ESMT.
BK. 342 PG. 897

1.64'

S84°37'03"W 396.01'

APPARENT GAP
BETWEEN PARCELS

LOT 1, BLOCK 1
E.T. TECHNOLOGIES INC.
MINOR DEVELOPMENT PLAT
REC. NO. 2002089891



SHEET 2 OF 2
SITE

PREPARED BY: PROJECT #: 200829

HKS **HARRIS KOCHER SMITH**

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Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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