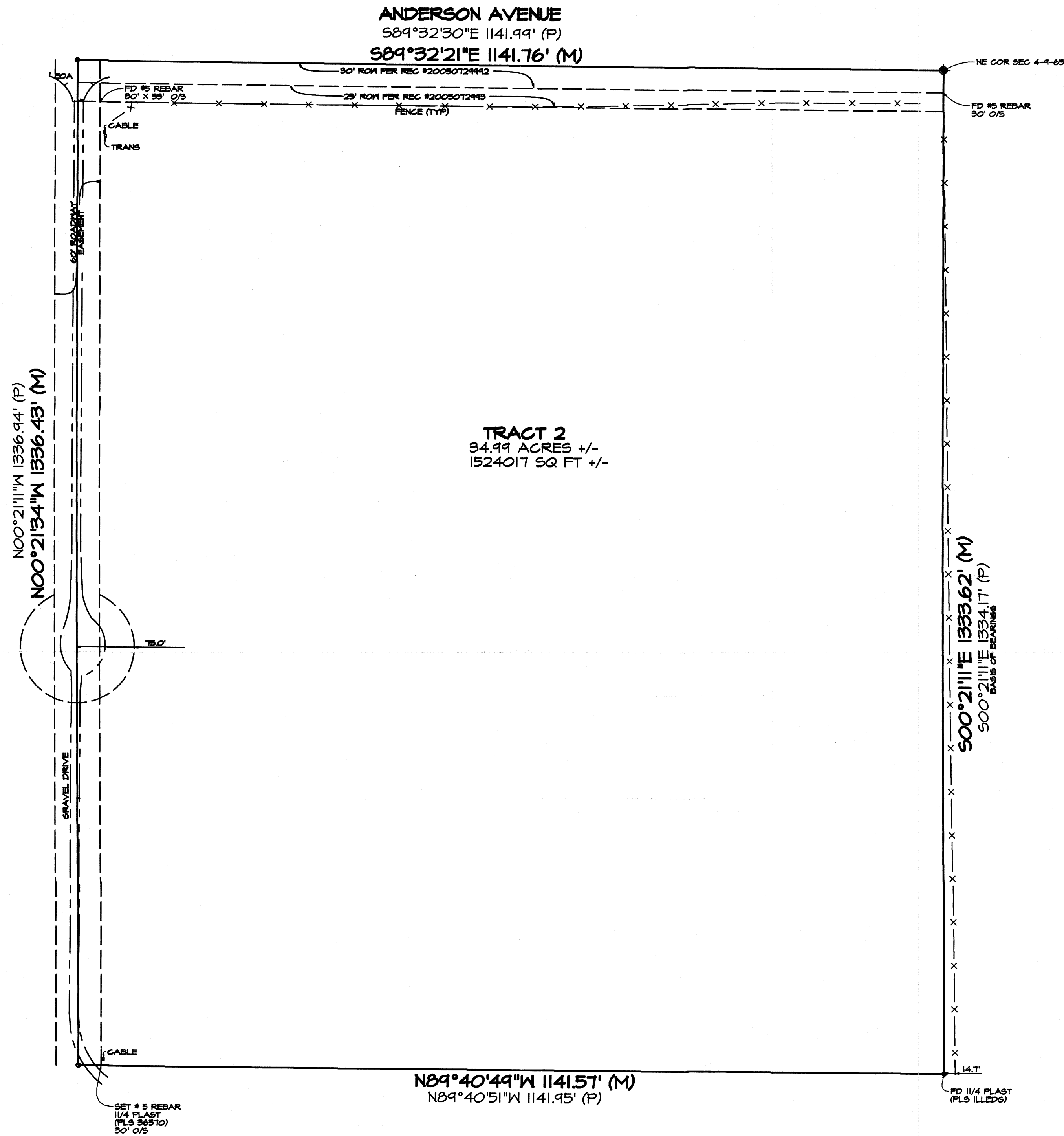


LAND SURVEY PLAT
In Section 4, Township 9 South, Range 65 West,
6th P.M., Douglas County, Colorado



BASIS OF BEARINGS
Bearings are deduced and based on the consideration
that the East line of Tract 2 bears S00°21'11"E as shown
hereon between the identified monuments.

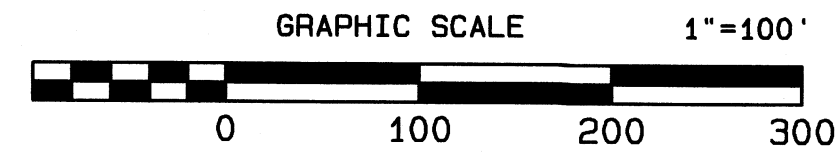
PROPERTY DESCRIPTION:
TRACT 2:
A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF 6TH
PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SECTION 4 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST
1/4 OF SECTION 4 TO BEAR N 89°32'30" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE S 00°21'11" E ALONG THE EAST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 1334.17 FEET;
THENCE N 89°40'51" W A DISTANCE OF 1141.95 FEET;
THENCE N 00°21'11" W A DISTANCE OF 1336.94 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4;
THENCE S 89°32'30" E A DISTANCE OF 1141.99 FEET TO THE POINT OF BEGINNING,
COUNTY OF DOUGLAS, STATE OF COLORADO.
TOGETHER WITH AND SUBJECT TO A ROADWAY EASEMENT FOR DOUBLETREE RANCH COURT.
EXCEPTING THEREFROM ANY PART THEREOF LYING WITHIN THE RIGHT OF WAY FOR ANDERSON AVENUE AS
DESCRIBED IN DEEDS RECORDED AUGUST 4, 2005 AT RECEPTION NO. 2005072992 AND 2005072993.

CERTIFICATE OF SURVEY:
I, Johnny Calvin Hicks, a duly registered Professional Land Surveyor practicing in the State of Colorado,
do hereby certify to Brian & Erika Krasovec that on October 6, 2022, a survey was made under my direct
supervision, of the above described property, Douglas County, Colorado.
The survey was made on the ground using the normal standard of care of Professional Land Surveyors
practicing in Douglas County, Colorado, and is based upon the professional land surveyor's knowledge,
information and belief, that it is in accordance with applicable standards of practice and that this plat
accurately represents said survey. It is not a guaranty or warranty, either expressed or implied.
The location and dimensions of all buildings, improvements, easements and rights of way if any in evidence
or known to me and encroachments by or on the premises are accurately shown.
This survey does not constitute a title search by David E. Archer and Associates, Inc. of the property
shown and described hereon to determine:
1. Ownership of the tract of land.
2. Compatibility of this description with those of adjacent tracts of land.
3. Rights of way, easements and encumbrances of record affecting this tract of land.
First American Title Insurance Company Commitment No. 5503-3996992, dated September 12, 2022, was
entirely relied upon for the recorded information regarding rights of way, easements and encroachments in
the preparation of this survey. Corner monuments were set or found and accepted as indicated hereon.

Signed _____
Johnny Calvin Hicks for and on behalf of David E. Archer & Assoc., Inc.

INDEXING STATEMENT
Deposited this _____ day of _____, 20____, in the county surveyor's land survey
/right-of-way surveys at LSP No. _____, in the office of the Douglas County
Clerk and Recorder.

County Surveyor



All measurements shown hereon are U.S. Survey Feet.
Conflicting boundary evidence is as shown.

(M) = FIELD MEASURED
(P) = PLATTED DIMENSION
(D) = DEEDED DIMENSION
(C) = CALCULATED DIMENSION
(R) = RECORDED DIMENSION

"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."

REVISIONS	DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4842 105 WILCOX ST. CASTLE ROCK, COLORADO 80104	SCALE 1"=100' DATE 10-06-22 BY JCH APV. MDA	TITLE LAND SURVEY PLAT In Sec. 4, Township 9 South, Range 65 West, 6th P.M., Douglas County, Colorado. CLIENT BRIAN & ERIKA KRASOVEC JOB NUMBER 22-1702
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