

**PROPERTY DESCRIPTION:**

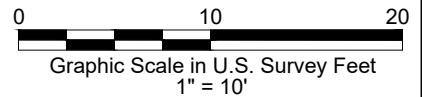
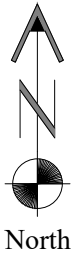
Lot 1 and Lot 2, Kimbrough Heights Filing No. 2, according to the plat thereof recorded March 11, 2021, at Reception No. 2021040141, City of Arvada, County of Jefferson, State of Colorado.

**BENCHMARK:**

Elevations are NAVD 1988 (Geoid 18) based on an OPUS solution. Actual Finish Grade (FG) elevations=5300'+Depicted elevations.

**NOTES:**

1. Basis of Bearings: A line monumented by nails and brass washers stamped PLS 36561 at a 3' offset to the north line of Lot 1, Kimbrough Heights Filing No. 2 with a record bearing of S 72°19'57" E.
2. Building dimensions shown hereon are to the exterior of the foundation. Distances from the foundation to the property line as shown hereon are measured from the exterior first floor foundation perpendicular to the nearest property line. Exterior finish work and siding are closer to property lines than the foundation distances.
3. Topographic Land Surveyors did not have the benefit of a current Commitment for Title Insurance for the preparation of this Improvement Location Certificate.
4. The described property is entirely within Zone X, 'Areas determined to be outside the 0.2% annual chance floodplain', according to Flood Insurance Rate Map 08059C0212F, revised 02/05/2014.



I hereby certify, for and on behalf of Topographic Co., that this improvement location certificate was prepared for PROMINENT RESIDENTIAL PROPERTIES LLC, that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. This certificate is valid only for use by PROMINENT RESIDENTIAL PROPERTIES LLC and describes the parcel's appearance on September 15, 2022.

I further certify that the improvements on the above described parcel on this date, September 15, 2022, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Joel T. Vogt  
PLS 38099



Rev. 0	09/27/2022
Date of Survey	09/15/2022
Control File	PROMINENT
Job Number	143175
SHEET : 1 of 1	

**Improvement Location Certificate & Grading Exhibit**

Lot 1 and Lot 2, Kimbrough Heights Filing No. 2  
NE 1/4 Section 10, T3S, R69W of the 6th P.M.  
City of Arvada, Jefferson County, Colorado