

IMPROVEMENT LOCATION CERTIFICATE - PHASE 2

LOT 1, RALSTON COURT FILING NO. 1
 SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 10,
 TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO



IMPERVIOUS SURFACE AREA
 8705 RALSTON ROAD - BUILDINGS 4, 5, AND 6
 37,632 SQUARE FEET

LEGAL DESCRIPTION:

LOT 1,
 RALSTON COURT FILING NO. 1,
 COUNTY OF JEFFERSON,
 STATE OF COLORADO.

SURVEYOR'S NOTES:

- 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POINT CONSULTING, LLC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POINT CONSULTING, LLC RELIED UPON THE FOLLOWING TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY:

 FILE NO. 5506-3864594, EFFECTIVE DATE OF JANUARY 6, 2022.
- BASIS OF BEARINGS: BEING THE EAST BOUNDARY LINE OF PARK CENTER/CANNON MINOR PLAT RECORDED OCTOBER 5, 1995 AS MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON AND ASSUMED TO BEAR N00°19'50"W.
- UNIT OF MEASURE: U.S. SURVEY FOOT
- CITY OF ARVADA BENCHMARK NO. 985 BEING A 2" BRASS CAP LOCATED IN THE CURB RADIUS AT THE NORTHWEST CORNER OF CODY ST. AND BROOKS DR. ELEVATION = 5332.68' NAVD88 PROJECT DATUM (5329.95' CITY OF ARVADA DATUM)

CERTIFICATION:

I, CAMERON M. WATSON, HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR K2 RESIDENTIAL SOLUTIONS, 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 K2 RESIDENTIAL SOLUTIONS AND DESCRIBES THE PARCEL'S APPEARANCE ON JULY 25, 2024.

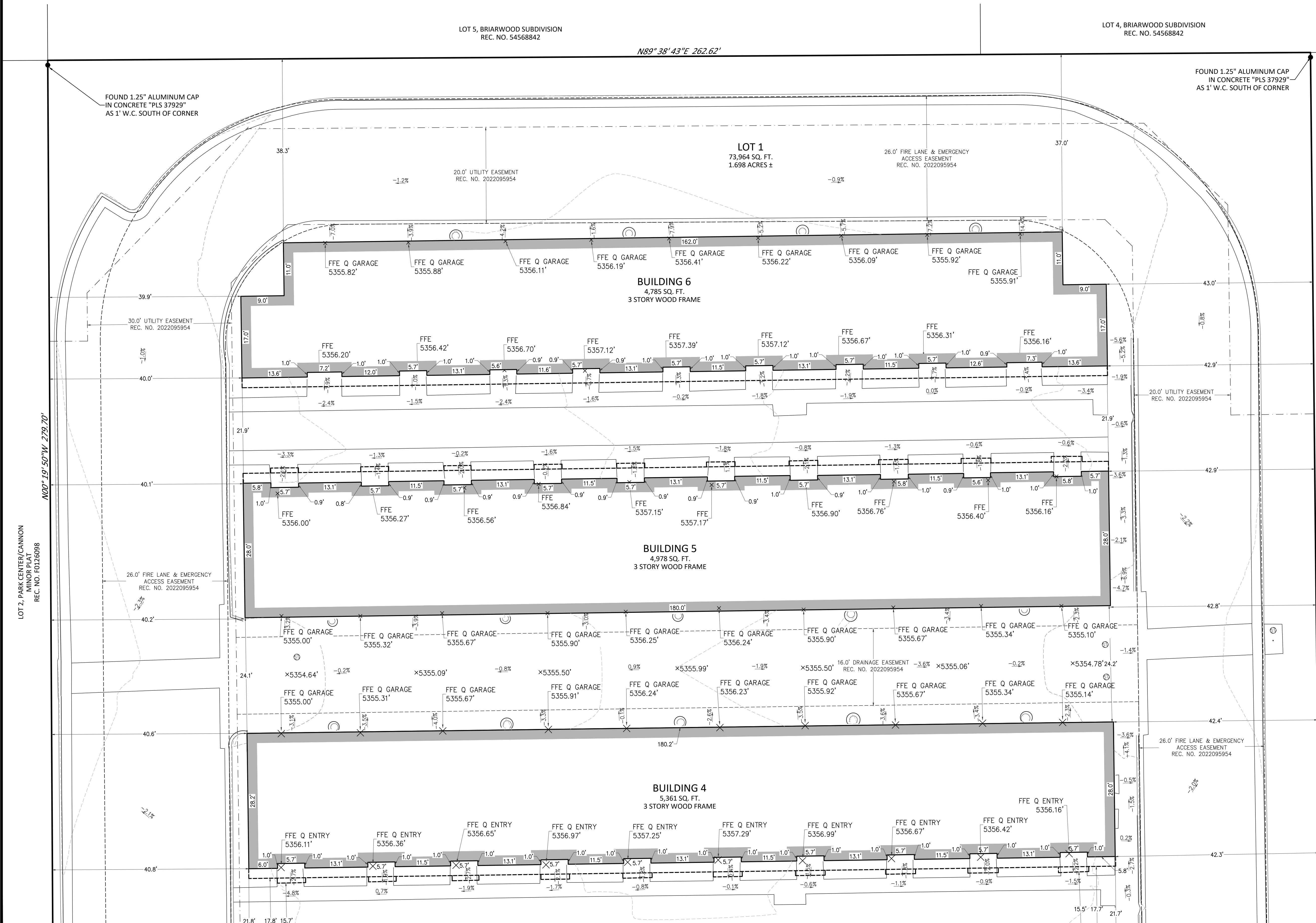
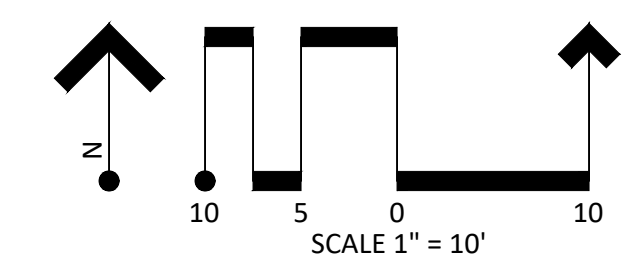
I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, JULY 25, 2024, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT 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.

CAMERON M. WATSON, PLS
 COLORADO LICENSE NUMBER 38311
 FOR AND ON BEHALF OF POINT
 CONSULTING, LLC
 8460 W KEN CARYL AVE
 LITTLETON, CO 80128
 (720) 258-6836
 cwatson@pnt-llc.com



MAP LEGEND:

- FOUND MONUMENT AS DESCRIBED
- BOUNDARY LINE
- LOT LINE/ROW DEDICATION LINE
- ADJACENT BOUNDARY LINE
- - - EASEMENT LINE (AS LABELED)
- - - EASEMENT LINE (AS LABELED)



PREPARED UNDER
 THE SUPERVISION OF
 CAMERON M.
 WATSON
 COLORADO
 LICENSE NO. 38311
 FOR AND ON
 BEHALF OF POINT
 CONSULTING, LLC

IMPROVEMENT LOCATION CERTIFICATE
PHASE 2
RALSTON COURT FILING NO. 1
 ARVADA, COLORADO

DATE	DESCRIPTION
08.06.2024	ORIGINAL PREPARATION

MAP JOB NO. 22.129
 SHEET 1/1

POINT CONSULTING, LLC
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 CIVIL ENGINEERING
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 LAND SURVEYING