

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

LOT 5, BRIARWOOD SUBDIVISION
REC. NO. 54568842

LOT 4, BRIARWOOD SUBDIVISION
REC. NO. 54568842

N89° 38' 43" E 262.62'

FOUND 1.25" ALUMINUM CAP
IN CONCRETE "PLS 37929"
AS 1' W.C. SOUTH OF CORNER

FOUND 1.25" ALUMINUM CAP
IN CONCRETE "PLS 37929"
AS 1' W.C. SOUTH OF CORNER

LOT 1
73,964 SQ. FT.
1.698 ACRES ±

26.0' FIRE LANE & EMERGENCY
ACCESS EASEMENT
REC. NO. 2022099954

BUILDING 6
4,785 SQ. FT.
3 STORY WOOD FRAME

BUILDING 5
4,978 SQ. FT.
3 STORY WOOD FRAME

BUILDING 4
5,361 SQ. FT.
3 STORY WOOD FRAME

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 AT RECEPTION NO. FD126098 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

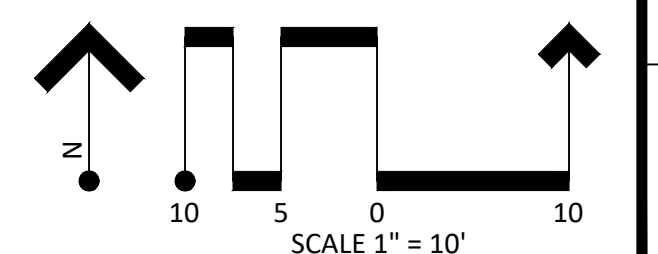


LOT 4 & NORTH 40' OF LOT 3,
ERVIN SUBDIVISION
REC. NO. 2012086166

LOT 2 & SOUTH 30' OF LOT 3,
ERVIN SUBDIVISION
REC. NO. 2019123520

MAP LEGEND:

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



POINT CONSULTING, LLC
8460 W KEN CARYL AVE #101
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PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

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