

PROPERTY DESCRIPTION

PARCEL A:
A PORTION LOT 1A, BLOCK 2, PARKWAY SUBDIVISION FILING NO. 3, 3RD AMENDMENT,
EXCEPT THAT PORTION THEREOF CONVEYED IN WARRANTY DEED RECORDED MAY 29, 1996 IN BOOK 1344 AT PAGE 1660,
AND EXCEPT THAT PORTION THEREOF TAKEN BY OF RULE AND ORDER OF CONDEMNATION RECORDED JUNE 14, 2007 AT RECEPTION NO. 2007047663,
COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL B:
MUTUAL ACCESS EASEMENTS AS SET FORTH IN SECTION 3.8 OF AGREEMENT FOR EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING
LAND RECORDED SEPTEMBER 7, 1994 IN BOOK 1217 AT PAGE 693, AMENDMENT THERETO RECORDED NOVEMBER 22, 1996 IN BOOK 1388 AT PAGE
1830.

ALSO BEING DESCRIBED AS FOLLOWS:

A PORTION LOT 1A, BLOCK 2, PARKWAY SUBDIVISION FILING NO. 3, 3RD AMENDMENT,
EXCEPT THAT PORTION THEREOF CONVEYED IN WARRANTY DEED RECORDED MAY 29, 1996 IN BOOK 1344 AT PAGE 1660,
AND EXCEPT THAT PORTION THEREOF TAKEN BY OF RULE AND ORDER OF CONDEMNATION RECORDED JUNE 14, 2007 AT RECEPTION NO. 2007047663,
AND EXCEPT THAT PORTION SET FORTH IN THE RESOLUTION NO. R-020-116 RECORDED DECEMBER 17, 2020 AT RECEPTION NO. 2020124977, AND
EXCEPT THAT PORTION THEREOF TAKEN BY FINAL RULE AND ORDER OF CONDEMNATION RECORDED MARCH 17, 2022 AT RECEPTION NO. 2022019687,
COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH
PRINCIPAL MERIDIAN, AS BEARING N02°13'40"W A DISTANCE OF 2699.17 FEET BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 3, BEING A
FOUND # 6 REBAR WITH A 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE, STAMPED RLS 16401 AND THE SOUTHWEST CORNER OF SAID SECTION
3 BEING A FOUND 3-1/4" ALUMINUM CAP, IN RANGE BOX DOWN 0.5' BELOW THE SURFACE, STAMPED LS 26298.

COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 3;
THENCE N60°45'47"E A DISTANCE OF 1252.25 FEET TO THE SOUTHEASTERLY CORNER OF EXHIBIT A (RW-1), OF THAT FINAL RULE AND ORDER
RECORDED AT RECEPTION NO. 2022019687 IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF
BEGINNING;

THENCE ALONG THE NORTHEASTERLY LINES OF SAID EXHIBIT A (RW-1) THE FOLLOWING THREE COURSES:
1. N10°34'33"W A DISTANCE OF 21.69 FEET;
2. THENCE N41°03'08"W A DISTANCE OF 116.18 FEET;
3. THENCE N68°56'19"W A DISTANCE OF 23.52 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 1A, BLOCK 2, PARKWAY SUBDIVISION
FILING NO. 3 - 3RD AMENDMENT;

THENCE ALONG THE SOUTHWESTERLY, WESTERLY AND NORTHERLY LINES OF SAID LOT 1A, BLOCK 2, THE FOLLOWING SEVEN (7) COURSES:
1. N41°03'08"W A DISTANCE OF 150.23 FEET;
2. THENCE N27°46'48"W A DISTANCE OF 105.96 FEET;
3. THENCE N44°14'52"W A DISTANCE OF 202.01 FEET;
4. THENCE N30°26'03"E A DISTANCE OF 524.42 FEET;
5. THENCE S86°14'54"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 190.77 FEET;
6. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 37°36'15", A RADIUS OF 200.00 FEET, A CHORD BEARING
N74°56'59"E A DISTANCE OF 128.92 FEET, AND AN ARC DISTANCE OF 131.26 FEET;
7. THENCE N56°05'17"E NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 174.71 FEET TO THE NORTHWESTERLY CORNER OF
PARCEL 12, OF THAT RULE AND ORDER OF CONDEMNATION RECORDED AT RECEPTION NO. 2007047663 IN THE OFFICE OF THE DOUGLAS COUNTY
CLERK AND RECORDER;

THENCE ALONG THE WESTERLY LINES OF SAID PARCEL 12, THE FOLLOWING ELEVEN (11) COURSES:
1. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 100°45'7", A RADIUS OF 545.50 FEET, A CHORD BEARING S28°48'41"E
A DISTANCE OF 95.87 FEET, AND AN ARC DISTANCE OF 95.99 FEET;
2. THENCE S23°46'17"E NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 255.55 FEET;
3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 35°25'00", A RADIUS OF 545.50 FEET, A CHORD BEARING
S06°03'52"E A DISTANCE OF 331.85 FEET, AND AN ARC DISTANCE OF 337.19 FEET;
4. THENCE S68°19'47"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 10.02 FEET;
5. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 04°59'30", A RADIUS OF 538.50 FEET, A CHORD BEARING
S14°53'53"W A DISTANCE OF 46.90 FEET, AND AN ARC DISTANCE OF 46.91 FEET;
6. THENCE S17°23'45"W NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 50.27 FEET;
7. THENCE S27°36'15"E A DISTANCE OF 9.90 FEET;
8. THENCE S17°23'45"W A DISTANCE OF 179.00 FEET;
9. THENCE S23°06'23"W A DISTANCE OF 110.55 FEET;
10. THENCE S17°23'45"W A DISTANCE OF 198.33 FEET;
11. THENCE S49°48'46"W A DISTANCE OF 43.04 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1A, BLOCK 2;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES:
1. N67°45'35"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 84.29 FEET;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°54'30", A RADIUS OF 582.02 FEET, A CHORD BEARING
N65°28'51"W A DISTANCE OF 29.54 FEET, AND AN ARC DISTANCE OF 29.54 FEET TO THE EASTERLY CORNER OF EXHIBIT B (RW-1A) OF SAID FINAL
RULE AND ORDER RECORDED AT RECEPTION NO. 2022019687;
THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID EXHIBIT B (RW-1A) THE FOLLOWING THREE (3) COURSES:
1. N15°36'39"W NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 68.04 FEET;
2. THENCE N70°52'50"W A DISTANCE OF 113.59 FEET;
3. THENCE N62°33'59"W A DISTANCE OF 35.43 FEET TO A POINT ON SAID SOUTHWESTERLY LINE OF SAID LOT 1A, BLOCK 2, PARKWAY SUBDIVISION
FILING NO. 3 - 3RD AMENDMENT;
THENCE N41°03'08"W ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 55.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 699,627 SQUARE FEET (16.061 ACRES), MORE OR LESS.

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE
PROPERTY DESCRIBED HEREON, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS AND BLOCKS AS SHOWN HEREON UNDER THE
NAME AND SUBDIVISION OF PARKWAY SUBDIVISION FILING NO. 3 - 4TH AMENDMENT, EXCEPT FOR THE BLANKET CROSS EASEMENT DESCRIBED IN
NOTE 13 HEREON, ALL OTHER EASEMENTS AND SIGHT TRIANGLES AS ARE DEPICTED HEREON OR AS DESCRIBED OR IDENTIFIED BY NOTE OR
NOTATION REFERENCED HEREON (EXCEPT THOSE AS IDENTIFIED AS OF PRIOR RECORD), ARE HEREBY
DEDICATED AND GRANTED UNTO THE CITY OF LONE TREE, A COLORADO HOME RULE MUNICIPALITY ("CITY"), FOR THE USES AND PURPOSES SO
INDICATED HEREON, EITHER DIRECTLY OR THROUGH APPLICABLE SERVICE PROVIDERS. THE BLANKET CROSS ACCESS EASEMENT DESCRIBED IN NOTE
13 HEREON IS HEREBY GRANTED AS AN EASEMENT APPURTENANT UNTO EACH LOT DESCRIBED THEREIN. THE SIGNATURE OF ANY REPRESENTATIVE
OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

SIGNATURE OF OWNER:

BEL LARIMER, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: COLMAR INVESTOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: \_\_\_\_\_
NAME: \_\_\_\_\_
TITLE: \_\_\_\_\_

ATTEST:

BY: \_\_\_\_\_
NAME: \_\_\_\_\_
TITLE: \_\_\_\_\_
STATE OF COLORADO )
) SS.
COUNTY OF \_\_\_\_\_ )

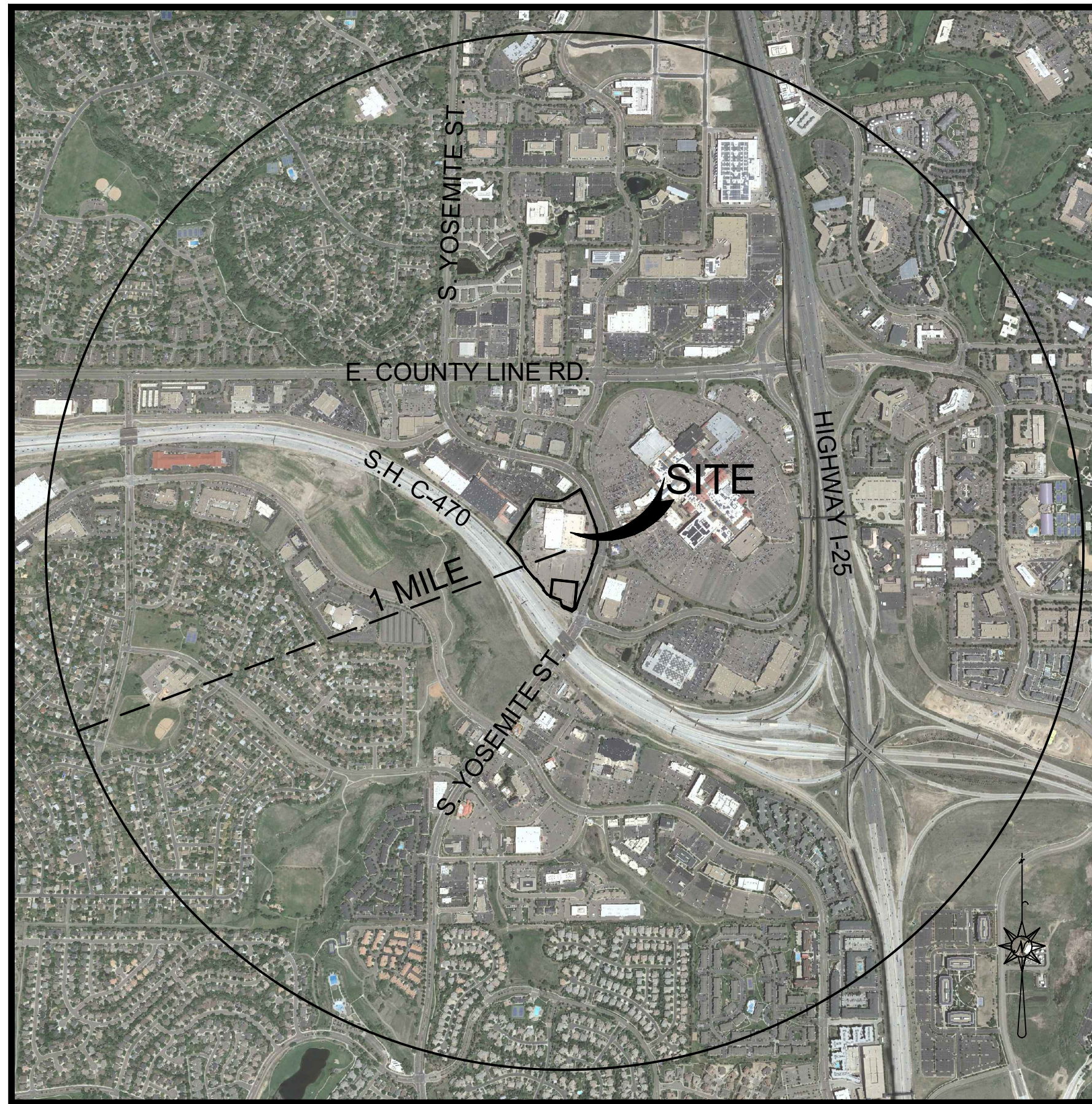
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY \_\_\_\_\_
AS \_\_\_\_\_ OF COLMAR INVESTOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS A
MEMBER OF BEL LARIMER, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_
MY COMMISSION EXPIRES: \_\_\_\_\_

PARKWAY SUBDIVISION FILING NO. 3 - 4TH AMENDMENT

A REPLAT OF LOT 1A, BLOCK 2, PARKWAY SUBDIVISION FILING NO. 3 - 3RD AMENDMENT
LOCATED IN THE WEST HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
16.06 ACRES, 2 LOTS
#SB23-0002 (REPLAT)



VICINITY MAP

SCALE: 1" = 1200'

NOTES:

- 1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. BEARINGS ARE ASSUMED AND ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS BEARING N02°13'40"W A DISTANCE OF 2699.17 FEET BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 3, BEING A FOUND # 6 REBAR WITH A 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE, STAMPED RLS 16401 AND THE SOUTHWEST CORNER OF SAID SECTION 3 BEING A FOUND 3-1/4" ALUMINUM CAP, IN RANGE BOX DOWN 0.5' BELOW THE SURFACE, STAMPED LS 26298.
4. THE UNIT OF MEASUREMENT USED IN THIS SURVEY IS U.S. SURVEY FEET.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MERRICK & COMPANY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, AND TITLE OF RECORD MERRICK & COMPANY RELIED UPON TITLE COMMITMENT NCS-1103917-SO PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT DATE: JUNE 8, 2023.
6. THE OWNERS OF THE LANDS OR TRACTS DESCRIBED HEREIN, OR THE HOLDER(S) OF THE APPLICABLE EASEMENT(S), ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES. THE UNDERSIGNED GRANTS THE CITY OF LONE TREE A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).
7. THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING NO PARKING/FIRE LANE SIGNAGE, AS REQUIRED BY THE CITY PUBLIC WORKS DEPARTMENT AND FIRE DISTRICT.
8. THE REAL PROPERTY SHOWN WITHIN THIS PLAT IS SUBJECT TO AN AVIGATION AND HAZARD EASEMENT AS RECORDED IN DOUGLAS COUNTY AT BOOK 1287, PAGE 1535, AND THE AIRPORT INFLUENCE AREA AS SET FORTH IN DOUGLAS COUNTY RESOLUTION R-82-34 ADOPTED ON APRIL 26, 1982, AND A RECORDED ON FEBRUARY 8, 1983, IN BOOK 465, AT PAGE 324.
9. THE 60' EASEMENT WHICH ENCUMBERS A PORTION OF THE BOUNDARY BETWEEN LOTS 1, 2, AND 4 AS ILLUSTRATED SHALL SERVE AS A PERPETUAL JOINT NON-EXCLUSIVE, VEHICULAR AND PEDESTRIAN INGRESS/EGRESS EASEMENT FOR THE MUTUAL BENEFIT OF LOTS 1 THROUGH 5, AS SHOWN ON THE PARKWAY SUBDIVISION FILING NO. 3, 3RD AMENDMENT PLAT, RECEPTION NO. 9645526.
10. LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING, IN ACCORDANCE WITH CITY OF LONE TREE REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY OF LONE TREE. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER IN ACCORDANCE WITH CITY OF LONE TREE CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
11. WITHIN SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED WITH NO SOLID STRUCTURES PERMITTED AS STATED IN THE CITY OF LONE TREE'S LANDSCAPE DESIGN GUIDELINES AND STANDARDS FOR AREAS IN AND ALONG PUBLIC RIGHTS-OF-WAY. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
12. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, COMMUNITY-PANEL NUMBER 08035C00426, MAP DATED MARCH 16, 2016 THE SUBJECT PROPERTY LIES WITHIN ZONE X, "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN".
13. A BLANKET CROSS ACCESS EASEMENT IS HEREBY ESTABLISHED OVER LOTS 1 A-1 AND 1 A-2 SHOWN ON THIS PLAT ("EASEMENT AREA") FOR THE MUTUAL BENEFIT OF THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT, THEIR MORTGAGEES, TENANTS, AND BUSINESS INVITEES FOR THE PURPOSE OF PROVIDING PERMANENT VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL ADJOINING LOTS AND PUBLIC RIGHTS-OF-WAY SHOWN ON THIS PLAT, UPON, OVER, AND ACROSS ALL OF THE PAVED DRIVE AREAS WITHIN THE EASEMENT AREA.
14. DECLARATION OF COVENANTS RECEPTION NO. \_\_\_\_\_

TITLE VERIFICATION:

WE, FIRST AMERICAN TITLE INSURANCE COMPANY ("FIRST AMERICAN"), DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DIRECTOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, SUBJECT TO THE SCHEDULE B, PART-II EXEMPTIONS IN THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN UNDER COMMITMENT NO. NCS-1103917-SO, DATED JUNE 8, 2023.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

STATE OF COLORADO )
) SS.
COUNTY OF \_\_\_\_\_ )

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_ TITLE \_\_\_\_\_ OF FIRST AMERICAN TITLE INSURANCE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

CITY COUNCIL:

THIS PLAT WAS APPROVED FOR FILING BY THE CITY COUNCIL OF LONE TREE, COLORADO, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE EASEMENTS DESCRIBED OR DEPICTED HEREON AND DEDICATED BY THIS PLAT ARE HEREBY ACCEPTED BY THE CITY.

LOT 1A, BLOCK 2, PARKWAY SUBDIVISION FILING NO. 3 - 3RD AMENDMENT, IS AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION #353673, THE FIRST AMENDMENT TO THE ORIGINAL PLAT ALSO RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION #9545667, AND THE THIRD AMENDMENT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION #9645526, EXCEPT AS DELETED OR MODIFIED BY THIS PLAT.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE OWNER AND NOT THE CITY.

THIS APPROVAL DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT CAN OR WILL BE ISSUED.

JACQUELINE A. MILLET, MAYOR, CITY OF LONE TREE

SURVEYOR'S CERTIFICATE:

I, KENNETH G. OUELLETTE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE 26TH OF JULY, 2023, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE CITY SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.



KENNETH G. OUELLETTE, PLS 24673
DATE: MARCH 4, 2024
JOB NO. 121141
FOR AND ON BEHALF OF
MERRICK & COMPANY

PRELIMINARY

LAND SUMMARY TABLE

Table with 5 columns: DESIGNATION, TOTAL, AREA (SQ FT), AREA (ACRES), PERCENTAGE OF TOTAL AREA. Row 1: BUILDING LOT, 2, 699,627, 16.061, 100.00. Row 2: TOTAL, 699,627, 16.061, 100.00.

CLERK AND RECORDER:

STATE OF COLORADO
COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024 A.D., AT \_\_\_\_ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_

CLERK AND RECORDER \_\_\_\_\_

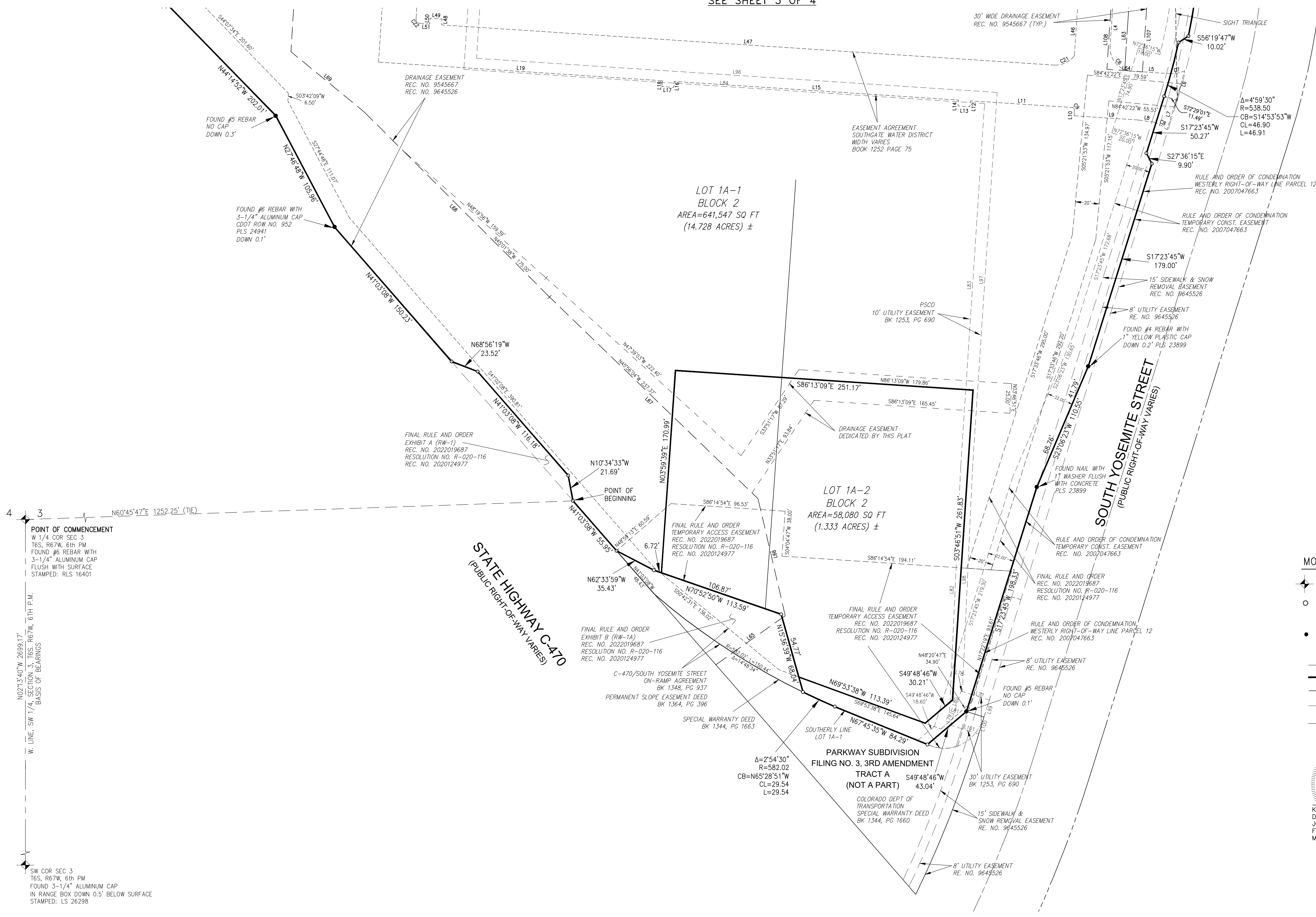
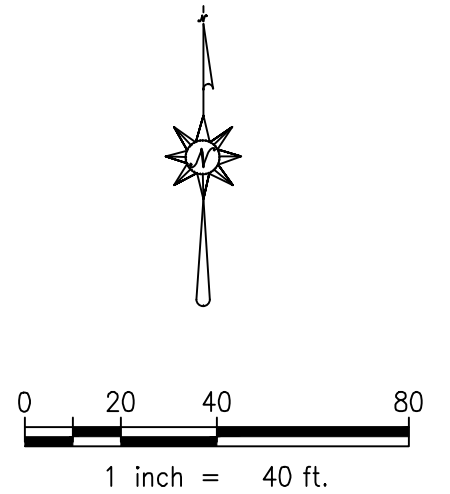
MERRICK logo and contact information: 5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111, Phone: 303-751-0741.

SCALE: N/A, DRAWN: KGO, CHECKED: JAW, APPROVED: KGO, JOB: 121141, DATE: 3/4/24, SH: 1 OF 4

# PARKWAY SUBDIVISION FILING NO. 3 - 4TH AMENDMENT

A REPLAT OF LOT 1A, BLOCK 2, PARKWAY SUBDIVISION FILING NO. 3 - 3RD AMENDMENT  
 LOCATED IN THE WEST HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO  
 16.06 ACRES, 2 LOTS  
 #SB23-0002 (REPLAT)

SEE SHEET 3 OF 4



POINT OF COMMENCEMENT  
 W 1/4 COR SEC 3  
 T6S, R67W, 6th PM  
 FOUND #5 REBAR WITH  
 3-1/4" ALUMINUM CAP  
 FLUSH WITH SURFACE  
 STAMPED: RLS 16401

W. LINE, SW 1/4, SECTION 3, T6S, R67W, 6TH P.M.  
 BASIS OF BEARINGS

SW COR SEC 3  
 T6S, R67W, 6th PM  
 FOUND 3-1/4" ALUMINUM CAP  
 IN RANGE BOX DOWN 0.5' BELOW SURFACE  
 STAMPED: LS 26298

- MONUMENT LEGEND**
- ALLOT CORNER AS DESCRIBED
  - SET 2" ALUMINUM CAP  
FLUSH WITH SURFACE  
STAMPED: MERRICK & CO PLS 24673
  - FOUND MONUMENT AS DESCRIBED
  - SECTION LINE
  - BOUNDARY LINE
  - LOT LINE
  - EASEMENT LINE
  - ROW LINE

COLORADO REGISTERED PROFESSIONAL SURVEYOR  
 MERRICK & COMPANY  
 24673

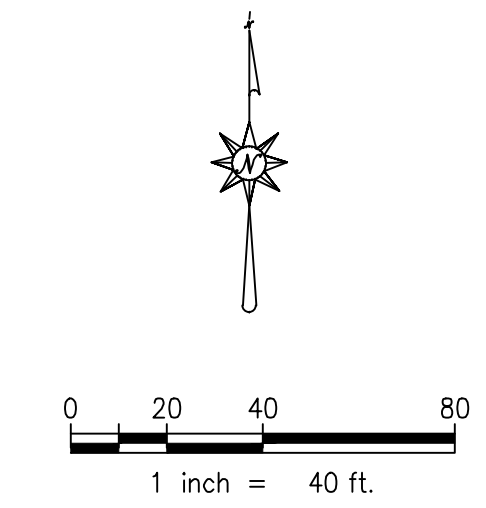
KENNETH G. MERRICK, PLS 24673  
 DATE: MARCH 4, 2024  
 JOB NO. 121141  
 FOR AND ON BEHALF OF  
 MERRICK & COMPANY

SCALE	1"=40'	<p><b>MERRICK</b>                  5970 Greenwood Plaza Blvd.,                  Greenwood Village, CO 80111                  Phone: 303-751-0741</p>
DRAWN	KGO	
CHECKED	JAW	
APPROVED	KGO	

JOB 121141 DATE 3/4/24 SH 2 OF 4

# PARKWAY SUBDIVISION FILING NO. 3 - 4TH AMENDMENT

A REPLAT OF LOT 1A, BLOCK 2, PARKWAY SUBDIVISION FILING NO. 3 - 3RD AMENDMENT  
 LOCATED IN THE WEST HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO  
 16.06 ACRES, 2 LOTS  
 #SB23-0002 (REPLAT)

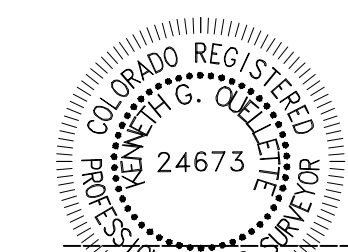


PARKWAY SUBDIVISION FILING NO. 3  
 3RD AMENDMENT  
 LOT 4, BLOCK 2  
 RECEPTION NO. 9645526

PARKWAY SUBDIVISION FILING NO. 3  
 3RD AMENDMENT  
 LOT 2, BLOCK 2  
 RECEPTION NO. 9645526

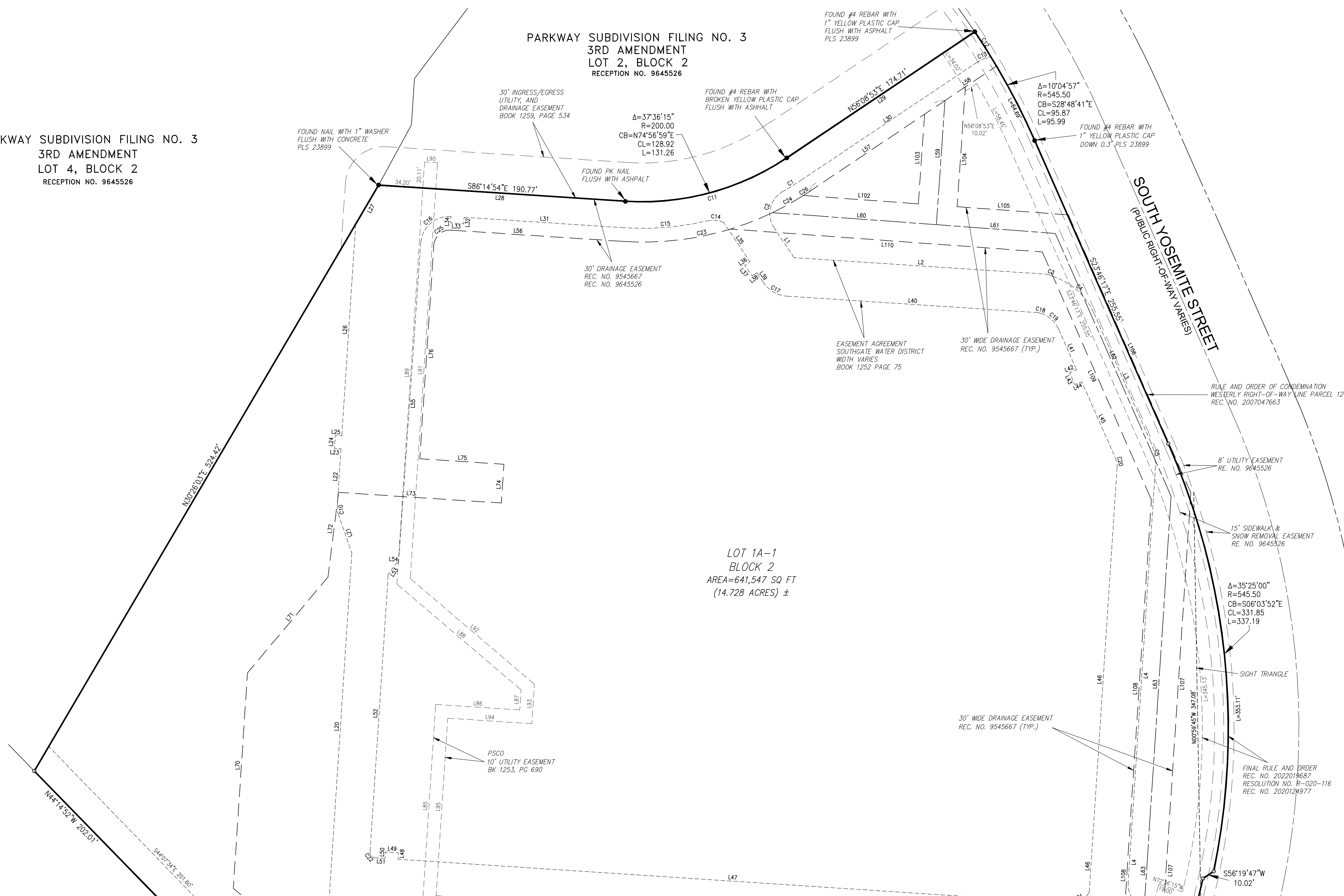
### MONUMENT LEGEND

- ◆ ALIQUOT CORNER AS DESCRIBED
- SET 2" ALUMINUM CAP FLUSH WITH SURFACE STAMPED: MERRICK & CO PLS 24673
- FOUND MONUMENT AS DESCRIBED
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- - - EASEMENT LINE
- ROW LINE



KENNETH G. GOULLETTE, PLS 24673  
 DATE: MARCH 4, 2024  
 JOB NO. 121141  
 FOR AND ON BEHALF OF  
 MERRICK & COMPANY

PRELIMINARY



SEE SHEET 2 OF 4

SCALE	1"=40'	<b>MERRICK</b> 5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111 Phone: 303-751-0741	
DRAWN	KGO		
CHECKED	JAW		
APPROVED	KGO		
JOB 121141		DATE 3/4/24	SH 3 OF 4

# PARKWAY SUBDIVISION FILING NO. 3 - 4TH AMENDMENT

A REPLAT OF LOT 1A, BLOCK 2, PARKWAY SUBDIVISION FILING NO. 3 - 3RD AMENDMENT  
 LOCATED IN THE WEST HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO  
 16.06 ACRES, 2 LOTS  
 #SB23-0002 (REPLAT)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S33°51'07"E	28.34'
L2	S86°14'54"E	195.58'
L3	S23°46'15"E	108.69'
L4	S03°45'06"W	320.70'
L5	S86°22'55"E	31.06'
L6	S16°02'31"W	26.00'
L7	S17°23'45"W	26.12'
L8	N82°24'33"W	13.46'
L9	N86°14'54"W	54.49'
L10	N03°45'06"E	4.89'
L11	N86°14'54"W	86.11'
L12	S03°45'06"W	5.00'
L13	N86°14'54"W	10.00'
L14	N03°45'06"E	5.00'
L15	N86°14'54"W	240.00'
L16	S03°45'06"W	5.00'
L17	N86°14'54"W	10.00'
L18	S03°45'06"W	4.93'
L19	N86°14'54"W	239.66'
L20	N03°45'06"E	268.07'

LINE TABLE		
LINE #	BEARING	LENGTH
L21	N19°04'55"W	31.02'
L22	N03°45'06"E	43.34'
L23	N86°14'54"W	5.00'
L24	N03°45'06"E	10.00'
L25	S86°14'54"E	5.00'
L26	N03°45'06"E	163.75'
L27	N30°26'03"E	34.92'
L28	S86°14'54"E	190.77'
L29	N56°08'53"E	174.71'
L30	S56°08'53"W	162.88'
L31	N86°14'54"W	123.26'
L32	S03°45'06"W	5.00'
L33	N86°14'54"W	10.19'
L34	S03°45'06"W	5.00'
L35	N33°51'07"W	36.52'
L36	N54°12'26"E	5.01'
L37	N35°47'14"W	10.00'
L38	S54°12'46"W	4.33'
L39	N33°51'07"W	9.35'
L40	N86°14'54"W	194.24'

LINE TABLE		
LINE #	BEARING	LENGTH
L41	N23°46'15"W	34.49'
L42	N66°22'51"E	5.75'
L43	N23°37'09"W	10.00'
L44	S66°22'51"W	5.77'
L45	N23°46'15"W	65.20'
L46	N03°45'06"E	329.58'
L47	S86°14'54"E	517.25'
L48	S03°45'06"W	5.00'
L49	S86°14'54"E	10.00'
L50	N03°45'06"E	5.00'
L51	S86°14'54"E	7.86'
L52	S03°45'06"W	214.76'
L53	S35°52'24"W	11.01'
L54	N86°14'54"W	1.50'
L55	S03°57'36"W	247.57'

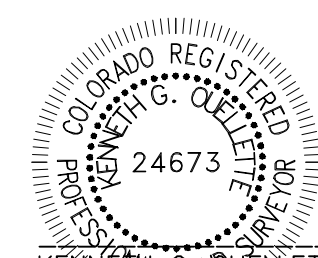
LINE TABLE		
LINE #	BEARING	LENGTH
L56	S86°14'54"E	133.45'
L57	S56°08'53"W	126.05'
L58	N56°08'53"E	47.86'
L59	N03°55'58"E	95.98'
L60	S85°48'11"E	126.86'
L61	S85°48'11"E	91.94'
L62	S23°46'15"E	221.65'
L63	S03°44'43"W	318.09'
L64	S85°44'57"E	30.00'
L65	N54°45'06"E	71.63'
L66	N13°03'53"W	101.15'
L67	N45°56'04"W	244.59'
L68	N45°01'38"W	220.66'
L69	N50°35'20"W	80.01'
L70	N03°45'06"E	166.57'
L71	N39°58'33"E	96.63'
L72	N07°08'08"E	65.88'
L73	N86°14'54"W	125.86'
L74	N03°45'06"E	30.00'
L75	N86°14'54"W	65.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L76	N03°45'06"E	165.08'
L77	N72°36'15"W	23.80'
L78	N72°36'15"W	1.21'
L79	N17°23'45"E	10.00'
L80	N17°23'45"E	20.00'
L81	S72°36'15"E	3.85'
L82	N02°35'43"E	206.95'
L83	N03°45'06"E	307.14'
L84	N86°14'54"W	439.64'
L85	N03°45'06"E	157.27'
L86	S86°14'54"E	65.00'
L87	N03°45'06"E	15.49'
L88	N49°32'46"W	125.87'
L89	N03°45'06"E	326.43'
L90	S86°14'54"E	10.00'
L91	N03°45'06"E	321.41'
L92	N49°32'46"W	125.87'
L93	N03°45'06"E	30.51'
L94	S86°14'54"E	65.00'
L95	N03°45'06"E	137.27'
L96	N86°14'54"W	439.64'

LINE TABLE		
LINE #	BEARING	LENGTH
L97	N03°45'06"E	317.04'
L98	N02°35'43"E	188.81'
L99	N17°23'45"E	15.00'
L100	S17°23'45"W	15.00'
L101	N72°36'15"W	25.01'
L102	S85°48'11"E	88.95'
L103	N03°55'58"E	69.29'
L104	N03°55'58"E	92.68'
L105	S85°48'11"E	86.03'
L106	S23°46'15"E	234.34'
L107	S03°44'43"W	323.02'
L108	S03°44'43"W	315.41'
L109	S23°46'15"E	208.96'
L110	S85°48'11"E	241.16'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C1	4°30'46"	220.50'	N58°24'15"E	17.36'	17.37'
C2	92°33'41"	19.50'	S13°51'02"W	28.19'	31.50'
C3	11°42'53"	19.50'	N67°39'31"W	3.98'	3.99'
C4	49°44'34"	51.50'	N48°38'26"W	43.32'	44.71'
C5	27°31'23"	42.50'	N10°00'35"W	20.22'	20.42'
C6	93°09'48"	19.52'	S42°25'29"E	28.36'	31.74'
C7	29°14'51"	25.80'	N78°59'40"E	13.03'	13.17'
C8	24°34'08"	29.14'	N58°30'57"W	12.40'	12.50'
C9	89°57'16"	2.00'	N41°13'32"W	2.83'	3.14'
C10	22°50'45"	20.50'	S07°39'55"E	8.12'	8.17'
C11	37°36'15"	200.00'	N74°56'59"E	128.92'	131.26'
C12	2°23'33"	545.50'	N32°39'23"W	5820.13'	22.78'
C13	22°37'50"	29.50'	S67°27'48"W	11.58'	11.65'
C14	37°32'35"	19.50'	N84°49'41"W	12.55'	12.78'
C15	16°54'08"	220.50'	N85°18'02"E	64.81'	65.05'
C16	90°00'14"	22.00'	S48°44'59"W	31.11'	34.56'
C17	52°23'43"	23.50'	S60°03'03"E	20.75'	21.49'
C18	2°32'02"	49.50'	N74°43'23"W	2.19'	2.19'
C19	49°43'40"	21.50'	N48°38'26"W	18.08'	18.66'
C20	27°32'13"	12.50'	N10°00'35"W	5.95'	6.01'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C21	57°48'24"	19.50'	N64°51'13"E	18.85'	19.67'
C22	90°00'00"	4.00'	S41°14'54"E	5.66'	6.28'
C23	29°26'24"	230.00'	N79°01'54"E	116.88'	118.18'
C24	6°48'42"	230.00'	N60°54'21"E	27.33'	27.34'
C25	90°00'00"	12.50'	S48°45'06"W	17.68'	19.63'
C26	1°21'06"	230.00'	N56°49'27"E	5.43'	5.43'



KENNETH G. HOUELLETTE, PLS 24673  
 DATE: MARCH 4, 2024  
 JOB NO. 121141  
 FOR AND ON BEHALF OF  
 MERRICK & COMPANY

PRELIMINARY

SCALE	1"=40'	 <b>MERRICK</b> 5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111 Phone: 303-751-0741
DRAWN	KGO	
CHECKED	JAW	
APPROVED	KGO	
JOB 121141		DATE 3/4/24 SH 4 OF 4