

**A portion of Section 23, Township 6 South, Range 67 West  
of the 6th Principal Meridian, County of Douglas, State of Colorado**

Exceptions 1–7. Not surveying related.

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36. All matters set forth on Ridgeway, 6th Amendment recorded February 21, 2020 at Reception No. 2020012568. [All relevant matters on record are shown]



PROPERTY DESCRIPTION PER TITLE COMMITMENT NUMBER 10279A2025:

TRACT X, RIDGEGATE SW VILLAGE FILING NO. 2, COUNTY OF DOUGLAS, STATE OF COLORADO.

NOTES:

## 1. BASIS OF BEARINGS

Bearings are assumed and are based upon the northerly line of the Northeast Quarter of Section 23, Township 6 South, Range 67 West of the 6th Principal Meridian, City of Lone Tree, County of Douglas, State of Colorado as bearing N89°15'39"E between the monuments shown hereon.

## 2. UNIT OF MEASUREMENT

The unit of measurement used in this survey is U.S. Survey Feet.

### 3. STATUTE OF LIMITATIONS

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.

#### 4. TITLE COMMITMENT NOTE

This survey does not constitute a title search by Merrick & Company to determine ownership or easements of record. For all information regarding easements, rights-of-way, and title of record Merrick & Company relied upon Title Commitment Number 10279A2025, prepared by Westcor Land Title Insurance Company, dated February 18, 2025 at 4:00 P.M.

## 5. UTILITY LOCATIONS

Underground utilities depicted hereon do not comply with ASCE 38 Utility Locate Standard Quality Level A, B or C, and therefore this document has not been stamped by a Colorado Professional Engineer. Utility information shown hereon represents ASCE Quality Level D, and therefore is from apparent surface evidence and from markings provided by 811 or a similar service provided by a private underground utility marking company. Utilities are shown for evidence of possible easements. Before any construction or excavation commences, or for parties requiring a more definite location of existing utilities, it is required to verify the actual location of all utilities. The construction contractor shall comply with all the provisions of Senate Bill 18-167 that require notification and to call the Utility Notification Center of Colorado at 1-800-922-1987 for assisting on this effort.

## 6. FLOOD ZONE

The Flood Zones shown hereon are as shown on the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map for Douglas County, Colorado, Community—Panel Number 0803190063H, Map dated September 4, 2020. Zone X in the legend of above mentioned map is described as Areas of Minimal Flood Hazard.

## 7. BENCHMARK

Project Benchmark is Ridgegate BM 1 a 3-1/4" diameter brass cap set on the northwest bridge abutment of Ridgegate Parkway stamped "Ridgegate BM 1 2021" and is approximately 0.7 miles east on Ridgegate Parkway from the intersection of I-25 and Ridgegate Parkway in Lone Tree, Colorado. The benchmark is 1.0 feet from the west edge of the abutment, 3.0 feet north of the back of walk and 31 feet north of the west bound centerline of Ridgegate Parkway. Elevation is 5983.40 U.S. Survey feet, NAVD 88 Douglas County Datum.

## 8. BUILDINGS AND OTHER SITE IMPROVEMENTS

No buildings or any improvements were noted on the site at the time of field survey.

## 9. PARKING SPACES

No parking spaces were noted on the site at the time of field survey.

## 10. EVIDENCE OF EARTHWORK

Per the client, earthwork to prepare the site for construction was completed before field survey began. There was no evidence of earthwork on the site at the time of field survey.

## 11. DATE OF SURVEY

The field work for this survey was completed on July 29, 2025.

## 12. SURVEYOR'S CERTIFICATION

To Douglas County School District RE-1:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,3,4,5,7(c),7(b)(1),7(c),8,9,11(a),11(b),12,13,14,16, and 17 of Table A thereof. The field work was completed on July 29, 2025.

John A. Wilhelm, PLS No. 37043  
Date: August 1, 2025  
Job No.: 101197.00  
For and on behalf of  
Merrick & Company

## 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.

DOUGLAS COUNTY SURVEYOR

| REV | REVISION DESCRIPTION | DATE | CHANGED BY | CHECKED BY | APPROVED BY |
|-----|----------------------|------|------------|------------|-------------|
|-----|----------------------|------|------------|------------|-------------|

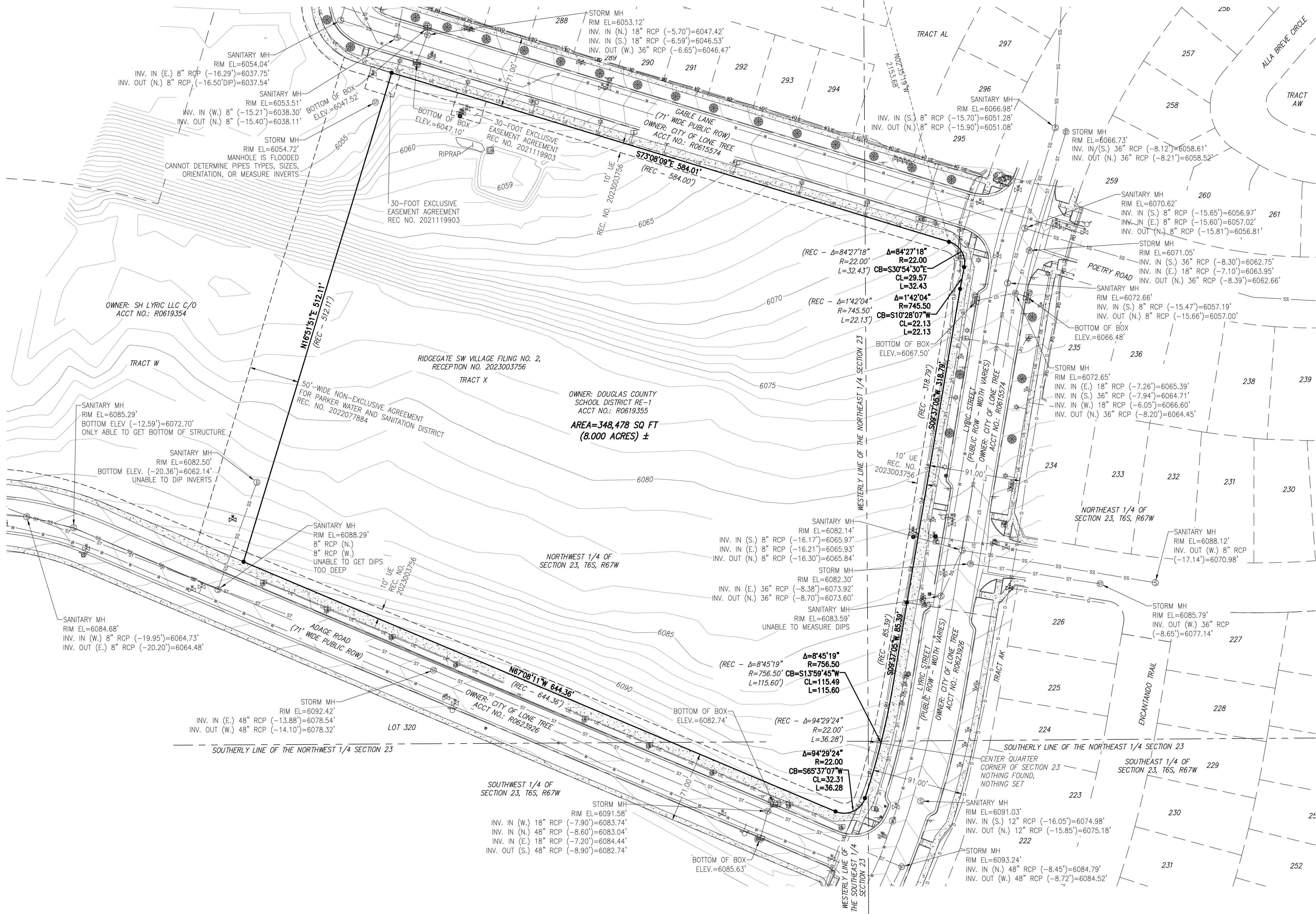
|                                                    |               |
|----------------------------------------------------|---------------|
| LIABILITY OR LOSS EXPOSURE TO MERRICK AND COMPANY. | CAD FILE NAME |
|----------------------------------------------------|---------------|

|        |    |  |
|--------|----|--|
| SCALE: | NA |  |
|--------|----|--|

|  |  |        |
|--|--|--------|
|  |  | 1 OF 2 |
|--|--|--------|



ALTA/NSPS LAND TITLE SURVEY
A portion of Section 23, Township 6 South, Range 67 West
of the 6th Principal Meridian, County of Douglas, State of Colorado



LEGEND
ELECTRIC HANDHOLE
ELECTRIC LIGHT POLE
ELECTRIC MARKER POST
FIBER OPTIC HANDHOLE
GAS VALVE
IRRIGATION VALVE
LANDSCAPE BUSH
3"-4" DECIDUOUS TREE
SANITARY MANHOLE
SIGN STEEL POST
STORM INLET
STORM MANHOLE
UNKNOWN CLEANOUT
UNKNOWN RISER
UNKNOWN VAULT
WATER CURB STOP
WATER FIRE HYDRANT
WATER MANHOLE
WATER VALVE
WATER VAULT
SET 18"-LONG #5 REBAR WITH A 2" DIAMETER ALUMINUM CAP STAMPED "MERRICK & CO PLS 37043" FLUSH WITH THE GROUND (TO BE SET AT A LATER DATE)
ALIQUOT CORNER FOUND AS DESCRIBED
CULVERT
EDGE OF ASPHALT
EDGE OF CONCRETE
CONCRETE
ELECTRIC LINE
FIBER OPTIC LINE
GAS LINE
ROAD-FLOWLINE
ROAD-TOP BACK OF CURB
SANITARY SEWER LINE
STORM LINE
TELEPHONE LINE-UNDERGROUND
CABLE TELEVISION LINE-UNDERGROUND
TOPOGRAPHIC-MAJOR CONTOUR
TOPOGRAPHIC-MINOR CONTOUR
WATER LINE
EASEMENT
PARCEL LINE
SECTION LINE
RECORD INFORMATION AS SHOWN ON RIDGEGATE SW VILLAGE FILING NO. 2, RECEPTION NO. 2023003756

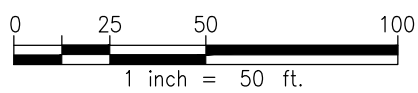


Table with 5 columns: REV, REVISION DESCRIPTION, DATE, CHANGED BY, CHECKED BY, APPROVED BY. It contains a grid for recording revisions.

Table with 2 columns: MERRICK, SIGNATURE, DATE. It contains a grid for recording signatures and dates.

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