



October 13, 2025

Jake Hedgpeth, Attorney  
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Re: 1 Cherry Hills Park Drive

HKS Project No. 240358

Jake,

As part of the platting process for 1 Cherry Hills Park Drive, The City of Cherry Hills Village has requested the verification of the existing house in relation to the newly platted property lines for the proposed Lot 1 of Cherry Hills Park I – Lot Consolidation Minor Subdivision. To facilitate this, I was provided with Sheet 2 of an Improvement Location Certificate (ILC) prepared by KMD inc. dated 11/12/01.

I identified seven (7) locations from the ILC that showed a tie distance from the existing structure to the record property lines per Cherry Hills Park I, as recorded under Reception Number A7107627. These locations on the house were surveyed and the tie distances are denoted in red on the provided ILC. The red tie distances are from the existing structure to the property lines per the proposed Cherry Hills Park I – Lot Consolidation Minor Subdivision. I have attached this as Exhibit A showing the comparison of the tie distances.

Please contact me if you have any questions or require additional information at [sclarke@hkseng.com](mailto:sclarke@hkseng.com) or 303-623-6300.

Sincerely,  
HARRIS KOCHER SMITH

A handwritten signature in blue ink, appearing to read 'Shawn D. Clarke'.

Shawn D. Clarke, PLS  
Survey Project Manager II



7200 EAST DRY CREEK ROAD  
UNIT D 204  
ENGLEWOOD, COLORADO 80112

EXHIBIT A  
FINAL I.L.C.

CLIENT: BOND GENERAL  
SURVEY: E 171401  
DATE: 11/12/01  
ADDRESS: CHERRY HILLS PARK DRIVE

SHEET 1 OF 2

RECEIVED

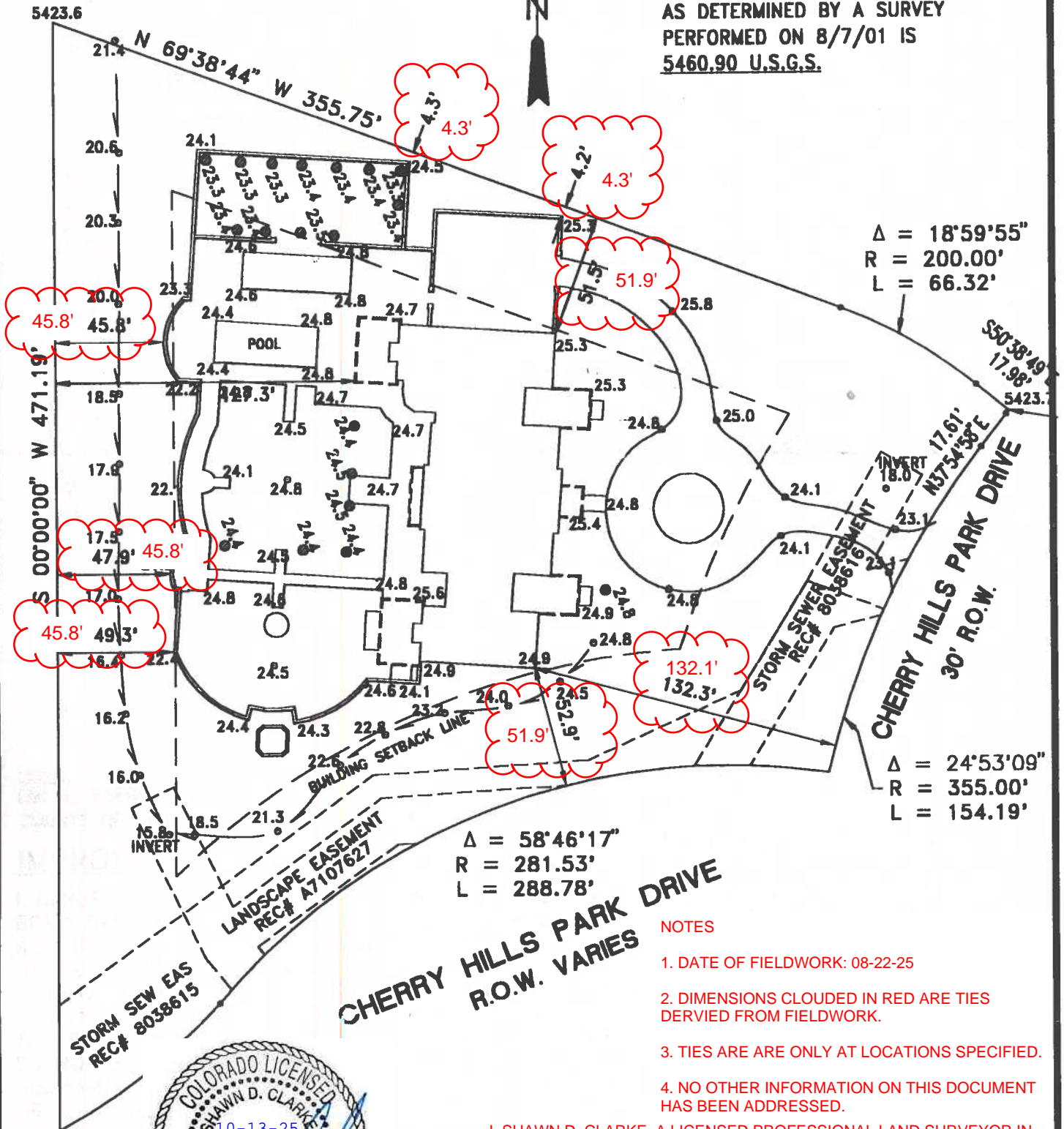
NOV 17 2001

0 60 120 180  
SCALE: 1" = 60'

BOND GENERAL CONTRACTORS

HIGHEST POINT OF FINISHED  
ROOF AS DETERMINED BY A SURVEY  
PERFORMED ON 8/7/01 IS  
5456.33 U.S.G.S.

HIGHEST POINT OF CHIMNEY  
AS DETERMINED BY A SURVEY  
PERFORMED ON 8/7/01 IS  
5460.90 U.S.G.S.



$\Delta = 58^{\circ}46'17''$   
 $R = 281.53'$   
 $L = 288.78'$

CHERRY HILLS PARK DRIVE  
R.O.W. VARIES

NOTES

1. DATE OF FIELDWORK: 08-22-25
2. DIMENSIONS CLOUDED IN RED ARE TIES DERIVED FROM FIELDWORK.
3. TIES ARE ARE ONLY AT LOCATIONS SPECIFIED.
4. NO OTHER INFORMATION ON THIS DOCUMENT HAS BEEN ADDRESSED.

I, SHAWN D. CLARKE, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE TIES IN RED AS SHOWN HEREON WERE DETERMINED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS EXHIBIT WAS PREPARED TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SHAWN D. CLARKE, PLS  
CO #38061  
SCLARKE@HKSENG.COM

FOR AND BEHALF OF HARRIS KOCHER SMITH  
1290 BROADWAY, SUITE 800  
DENVER, CO 80203

DATE: NOVEMBER 12, 2001

LEGAL  
LOT 1, CHERRY HILLS PARK I  
COUNTY OF ARAPAHOE, STATE OF COLORADO

FILE NAME: 1CHP

