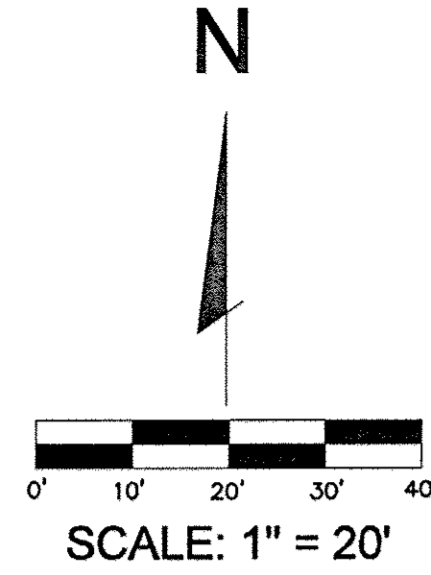
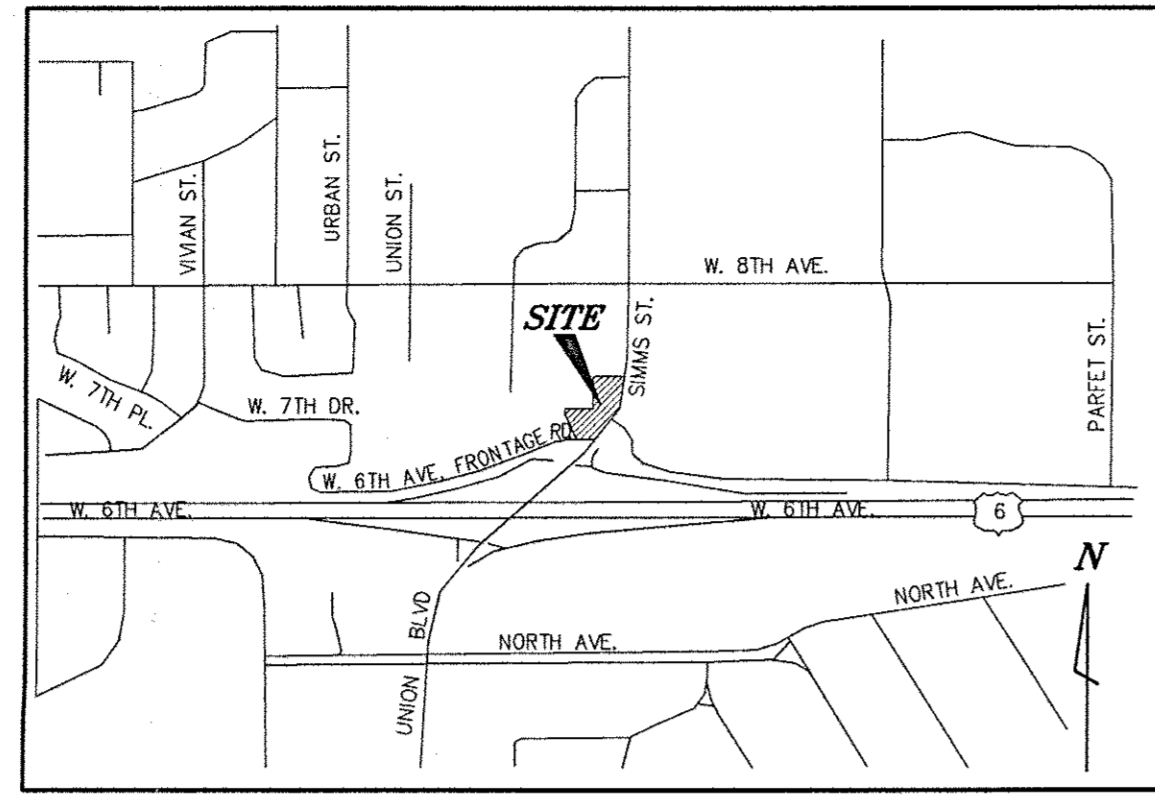


# IMPROVEMENT SURVEY PLAT



## LEGEND

- INDICATES SUBJECT PROPERTY LINE.
- - - - - INDICATES RIGHT OF WAY LIMITS AND/OR LOT LINE BOUNDARY
- - - - - INDICATES AN EASEMENT LINE
- - - - - INDICATES OVERHEAD UTILITY LINES.
- - - - - INDICATES CENTERLINE OF 6' HIGH WOOD FENCE
- - - - - INDICATES CENTERLINE OF 10' HIGH WOOD FENCE
- INDICATES FOUND EXISTING SURVEY MONUMENT AS STATED HEREON.
- INDICATES SET #5 REBAR 18" LONG WITH A RED PLASTIC CAP MARKED L.S. 26958
- INDICATES FOUND NAIL & TAG AS STATED HEREON
- MB INDICATES A METAL BOLLARD
- PAN — INDICATES A CURB WITH A CONCRETE PAN



VICINITY MAP  
NOT TO SCALE

FOUND AND ACCEPTED PIN & CAP  
MARKED L.S. 23524

OWNER: MOUNTAIN FINANCE & REALTY COMPANY  
2333 E. OHIO AVE.  
DENVER, CO 80209  
PARCEL I.D. #49-054-13-101

FOUND AND ACCEPTED NAIL & TAG  
MARKED L.S. 23524

**PART OF  
THE SOUTHEAST 1/4 OF SECTION 5,  
TOWNSHIP 4 SOUTH, RANGE 69 WEST,  
OF THE 6TH. P.M.  
BEING ALSO PART OF  
BLOCK 1,  
CARDINAL SUBDIVISION LOT LINE  
ADJUSTMENT NO. 1 PLAT,  
COUNTY OF JEFFERSON,  
STATE OF COLORADO**

## LEGAL DESCRIPTION

PER TITLE COMMITMENT NO. 70251884: (SEE NOTE NO. 5)

LOT 5, BLOCK 1,  
CARDINAL SUBDIVISION LOT LINE ADJUSTMENT NO. 1 PLAT,  
COUNTY OF JEFFERSON, STATE OF COLORADO.  
TOTAL AREA OF SUBJECT PROPERTY IS 61,847.3 SQUARE FEET OR 1.4198 ACRES.

## PROPERTY ADDRESS:

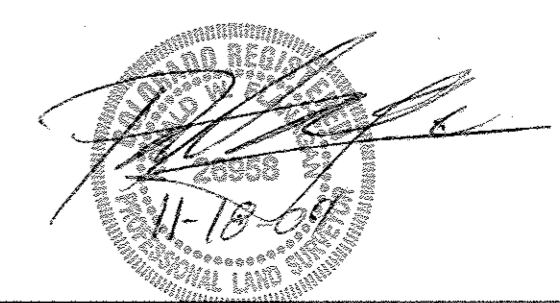
11903 WEST 6TH AVENUE FRONTAGE ROAD  
COUNTY OF JEFFERSON PARCEL I.D. #49-054-13-104

## NOTES

- 1.) THIS ALTA/ACSM LAND TITLE SURVEY IS A RESURVEY OF LOT 5, BLOCK 1, CARDINAL SUBDIVISION LOT LINE ADJUSTMENT NO. 1 PLAT, AS RECORDED AT THE CLERK AND RECORDER IN THE COUNTY OF JEFFERSON ON THE 30TH DAY OF JANUARY, 1996.
- 2.) ALTHOUGH EVERY EFFORT WAS MADE TO ACCURATELY LOCATE ALL INDICATION OF ABOVE GROUND UTILITY LINES AND ALL UTILITY EASEMENTS, THE LOCATION MUST BE VERIFIED PRIOR TO ANY DIGGING OR CONSTRUCTION.
- 3.) COLORADO STATE LAW CRS 9-1.5-101 STATES THAT EVERYONE PLANNING TO DIG IN OR NEAR A PUBLIC ROAD, STREET, ALLEY RIGHT-OF-WAY, OR UTILITY EASEMENT TO NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO OF YOUR INTENT, TWO (2) BUSINESS DAYS BEFORE YOU DIG - CALL 1-800-922-1987 OR 534-6700 IN METRO DENVER TO LOCATE BURIED LINES.
- 4.) ALL BEARINGS AND DISTANCES SHOWN ARE ACTUAL MEASUREMENTS UNLESS OTHERWISE NOTED.
- 5.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY COLORADO ENGINEERING AND SURVEYING, INC. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD WE RELIED UPON TITLE COMMITMENT NO. 70251884  
EFFECTIVE DATE: OCTOBER 23RD, 2009 AT 5:00 P.M.  
BY: LAND TITLE GUARANTEE COMPANY
- 6.) THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- 7.) DATE OF FIELD WORK: 11 - 11 - 2009
- 8.) ACCORDING TO COLORADO LAW YOU MUST COMMENCE LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON A DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE CERTIFICATION SHOWN HEREON.
- 9.) THERE ARE 66 REGULAR PAINTED (STRIPED) PARKING SPACES AND 2 PAINTED HANDI-CAP PARKING SPACES.
- 10.) LINEAL MEASUREMENTS SHOWN AND STATED HEREON ARE IN U. S. SURVEY FEET.
- 11.) ROOF OVERHANG ON BUILDING IS INTO 50' WIDE EASEMENTS AS SHOWN AND INTO 10' WIDE P. S. CO. EASEMENT AS SHOWN. WALKS, CURB AND PANS, ASPHALT PARKING AREAS, DUMPSTER AREA, AND OTHER ITEMS ARE LOCATED WITHIN EASEMENTS, AS THERE LOCATIONS ARE SHOWN.
- 12.) FENCES NOT ON PROPERTY LINES AS SHOWN.

## SURVEYORS CERTIFICATION

I RONALD W. FLANAGAN A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO EDDIE AGUIRRE AND LAND TITLE GUARANTEE COMPANY THAT A FIELD SURVEY OF THE ABOVE DESCRIBED PARCEL AS SHOWN ON THIS PLAT, WAS MADE UNDER MY SUPERVISION ON NOVEMBER 11, 2009, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID PARCEL AND THE SURVEY THEREOF.



(SEAL)

RONALD W. FLANAGAN RPLS 26958 DATE SIGNED

## FLOOD CERTIFICATION

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN, ACCORDING TO THE MOST CURRENT FLOOD INSURANCE RATE MAP (FIRM), PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

MAPS ARE DATED JUNE 17, 2003  
COMMUNITY NO. 08059C  
PANEL NO. 0285E

ZONE: "X"

## BASIS OF BEARINGS

THE PROPERTY LINE OF LOT 5, BLOCK 1, CARDINAL SUBDIVISION LOT LINE ADJUSTMENT NO. 1 PLAT WHICH IS ADJACENT TO THE SOUTH LINE OF THE PLAT OF MOUNTAIN CREST TOWNHOME CONDOS. ASSUMED THE BEARING TO BE N 89°57'27" E BETWEEN THE FOUND MONUMENTS AS SHOWN, AND ALSO AS SHOWN ON THE RECORDED PLAT.