

IMPROVEMENT SURVEY PLAT

LOTS 4 & 5 & SOUTHEASTERLY 5 FT. OF LOT 6,
 BLOCK 15, KASSERMAN'S ADDITION TO DENVER
 S.W. 1/4 SECTION 28, T3S, R68W, 6TH P.M.
 CITY AND COUNTY OF DENVER, COLORADO
 2511-2513 17TH STREET

BASIS OF BEARING:

Bearings are based on the 20 foot Range Line between the monuments shown hereon along Boulder Street between 17th Street and 18th Street with an assumed bearing of N44°58'21"E for this Survey Plat.

PROPERTY DESCRIPTION:

Lots 4 and 5 and the Southeasterly 5.00 feet of Lot 6, Block 15, Kasserman's Addition to Denver.
 City and County of Denver, State of Colorado.

Containing 10,498 square feet (0.241 acres), more or less.

TITLE COMMITMENT NOTE:

This Land Survey Plat was performed WITHOUT the benefit of a title search to determine ownership of record, right-of-way or easements of record. A title search is recommended prior to any construction or transaction of property.

SURVEYORS STATEMENT:

I, Randy F. Fortuin, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the survey represented by this plat was made under my supervision, that it is based on my knowledge, information and belief, that it has been prepared with applicable standards of practice, that it is not a guaranty or warranty, either expressed or implied and is, to the best of my knowledge accurate and complete.

THIS DOCUMENT IS NOT TO BE
 USED AND SHALL BE CONSIDERED
 INVALID WITHOUT THE ORIGINAL
 SURVEYORS SIGNATURE AND
 SEAL.

Randy F. Fortuin, P.L.S. 27263
 Date: February 19, 2016
 Job No. 1994
 For and on behalf of
 CBM Surveys, Inc.

STATUTE OF LIMITATIONS:

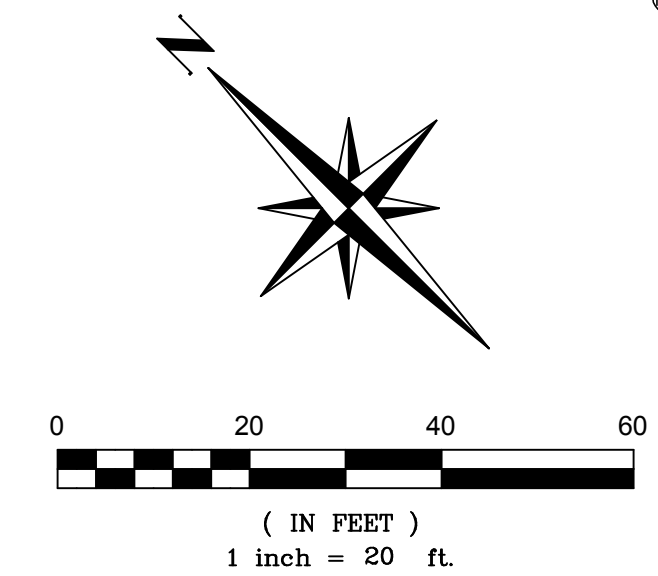
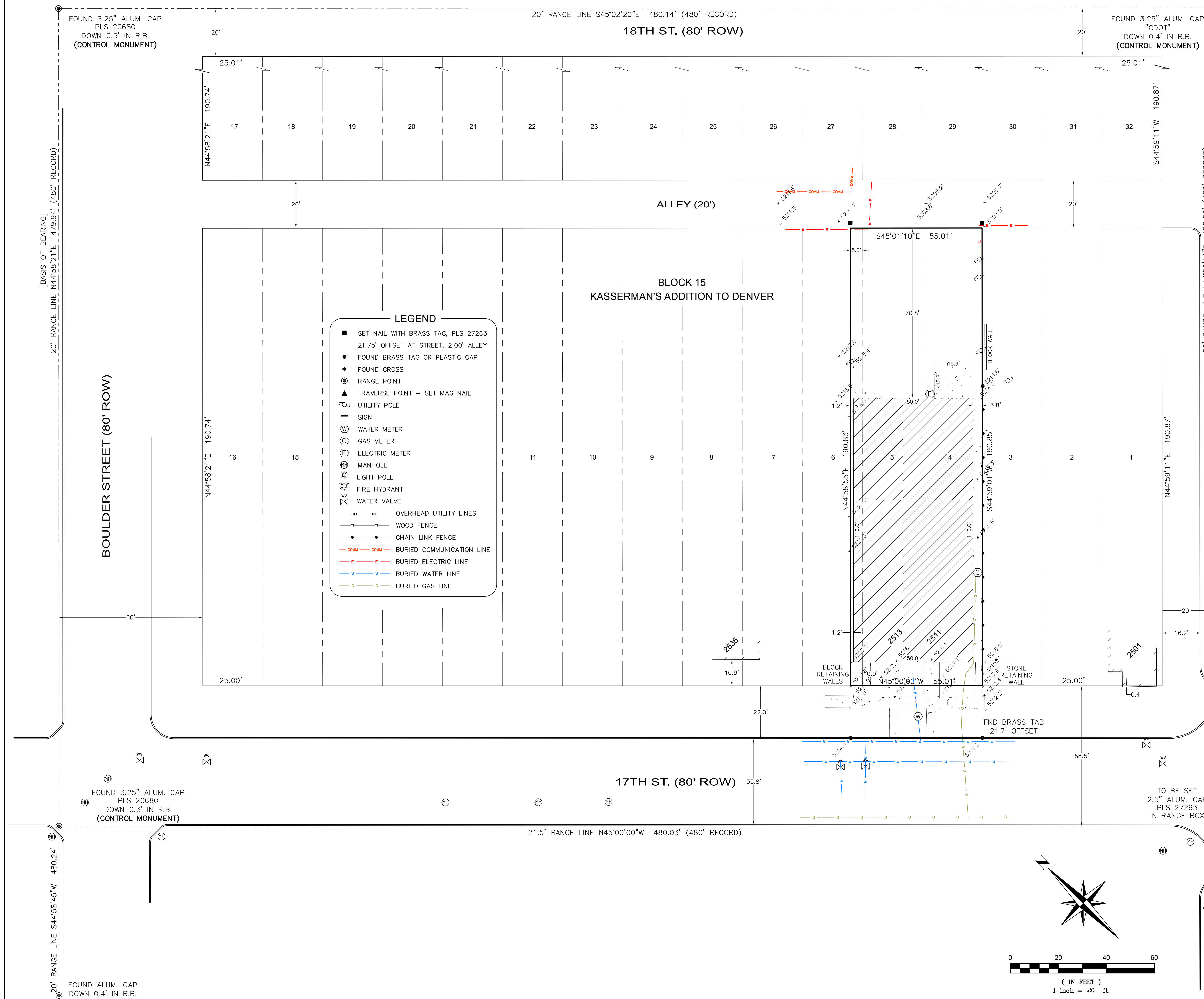
NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

BENCHMARK NOTE:

Elevations are based on the City and County of Denver Benchmark "499A" located at the southeast area of 32nd Avenue and Pecos Street with an elevation of 5212.46 feet (NAVD-1988).

GENERAL NOTES:

- 1) Date of survey field work was January, 2016.
- 2) Utility lines may exist, including below ground, above ground and overhead.
- 3) Dimensions shown hereon are field measured unless noted as Record.
- 4) Dimensions shown hereon are in U.S. Survey Feet and are represented as feet and decimal feet.
- 5) See City of Denver Surveyors office document E06_013.TIF as one of the many documents used in the surveying process to determine the boundary of the property described hereon.
- 6) Elevations are based on the found City and County of Denver Brass Cap "175B" located at the southeast area of York Street and 17th Avenue in the flare of the East-West ramp with an elevation of 5292.91 feet (NAVD-1988).



CBM SURVEYS, INC. LAND SURVEYING SERVICES 1418 S. Addison Ct. Aurora, CO 80018 720-373-8376 cbmsurveys@comcast.net	
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Drawn: RF Check: JF	Date: 02-16-2016 Job Number: 1994
Scale: 1"=20' 1994ISP1.DWG	1 of 1