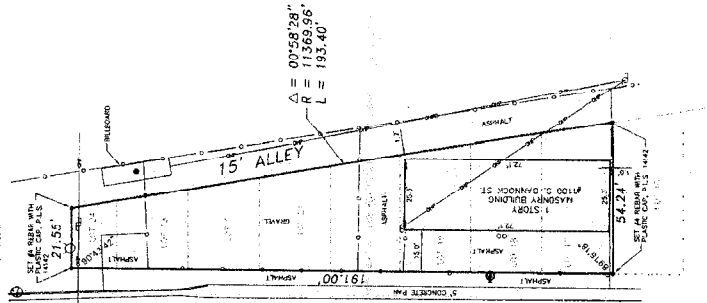


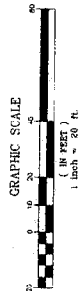
**ALTA/ACSM LAND TITLE SURVEY**  
 A PORTION OF THE NW 1/4 OF SECTION 22,  
 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,  
 CITY AND COUNTY OF DENVER, STATE OF COLORADO

WEST MISSISSIPPI AVENUE  
 50' R.O.W.

SOUTH BANNOCK STREET  
 50' R.O.W.



- LEGEND**
- = BALLARD
  - ⊙ = WATER METER
  - ⊖ = WATER VALVE
  - ⊕ = FIRE HYDRANT
  - = FENCE
  - = POWER POLE
  - = OVERHEAD UTILITY LINES
  - ⊗ = TELE



**LEGAL DESCRIPTION:**

LOTS 17 TO 24,  
 EXCEPT THE NORTH 5.0 FEET OF LOT 24,  
 WEST BROADWAY ADDITION,  
 CITY AND COUNTY OF DENVER,  
 STATE OF COLORADO.

**EXCEPTIONS:**

8. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE RULE AND DISORE RECORDED NOVEMBER 19, 1986 AT RECEPTION NO. 093782.
9. AGREEMENT AS INCORPORATED BY SUBDIVISION, CONSENT AND NON-ESTIMATED AGREEMENT RECORDED MAY 19, 2002 AT RECEPTION NO. 2002090607. DOES NOT AFFECT SUBJECT PROPERTY.
10. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE EASEMENT AGREEMENT RECORDED AUGUST 22, 2002 AT RECEPTION NO. 2002148238. DOES NOT AFFECT SUBJECT PROPERTY.

**SURVEYOR'S CERTIFICATE:**

TO BEHOLD, I, VANCE SHERIDAN, SURVEYOR, INC., A COLORADO CORPORATION, AND COLORADO TITLE OF COLORADO, INC., THE SURVEY ON WHICH THIS IS BASED WERE MADE IN ACCORDANCE WITH THE RULE AND DISORE RECORDED NOVEMBER 19, 1986 AT RECEPTION NO. 093782, AND THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULE AND DISORE RECORDED NOVEMBER 19, 1986 AT RECEPTION NO. 093782, AND THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULE AND DISORE RECORDED NOVEMBER 19, 1986 AT RECEPTION NO. 093782, AND THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULE AND DISORE RECORDED NOVEMBER 19, 1986 AT RECEPTION NO. 093782.



**GENERAL 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 FIND OUT OR SHOULD HAVE KNOWN OF THE DEFECT. THE DEFECT MUST BE DISCOVERED MORE THAN TEN YEARS FROM THE DATE OF THE CONTRACT, SHOWN HEREON.
2. THIS ALTA/ACSM LAND TITLE SURVEY AND THE INFORMATION HEREON MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS DESIGNED, AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS APPLIED.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH. IT IS THE RESPONSIBILITY OF THE OWNER OR ESTATEMENT OF RECORD, RIGHT OF WAY OR TITLE OF RECORD, RECORD SURVEYING RELE UPON CHICAGO TITLE OF COLORADO, INC. COMMITMENT NO. 127729A.
4. THERE IS ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY PROVIDED BY SOUTH BANNOCK STREET.
5. IT IS HEREBY CERTIFIED AS OF THE DATE ON THIS PLAT THE SUBJECT PROPERTY IS NOT SUBJECT TO ANY UNRECORDED EASEMENTS, RIGHTS OR INTERESTS, UNLESS FLOOD INSURANCE RATE MAPS, DATED APRIL 15, 1986, MAP NO. 80004A, ONE (1) AND IS SUBJECT TO.
6. THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.



Prepared by:  
 VANCE SHERIDAN, SURVEYOR, INC.  
 1700 S. BANNOCK ST., SUITE 100  
 DENVER, COLORADO 80202  
 (303) 447-8818

REVISIONS	
DATE OF SURVEY	01/14/03
DATE OF DRAWING	01/14/03
SHEET 1 OF 1	
PROJECT NO.	30145