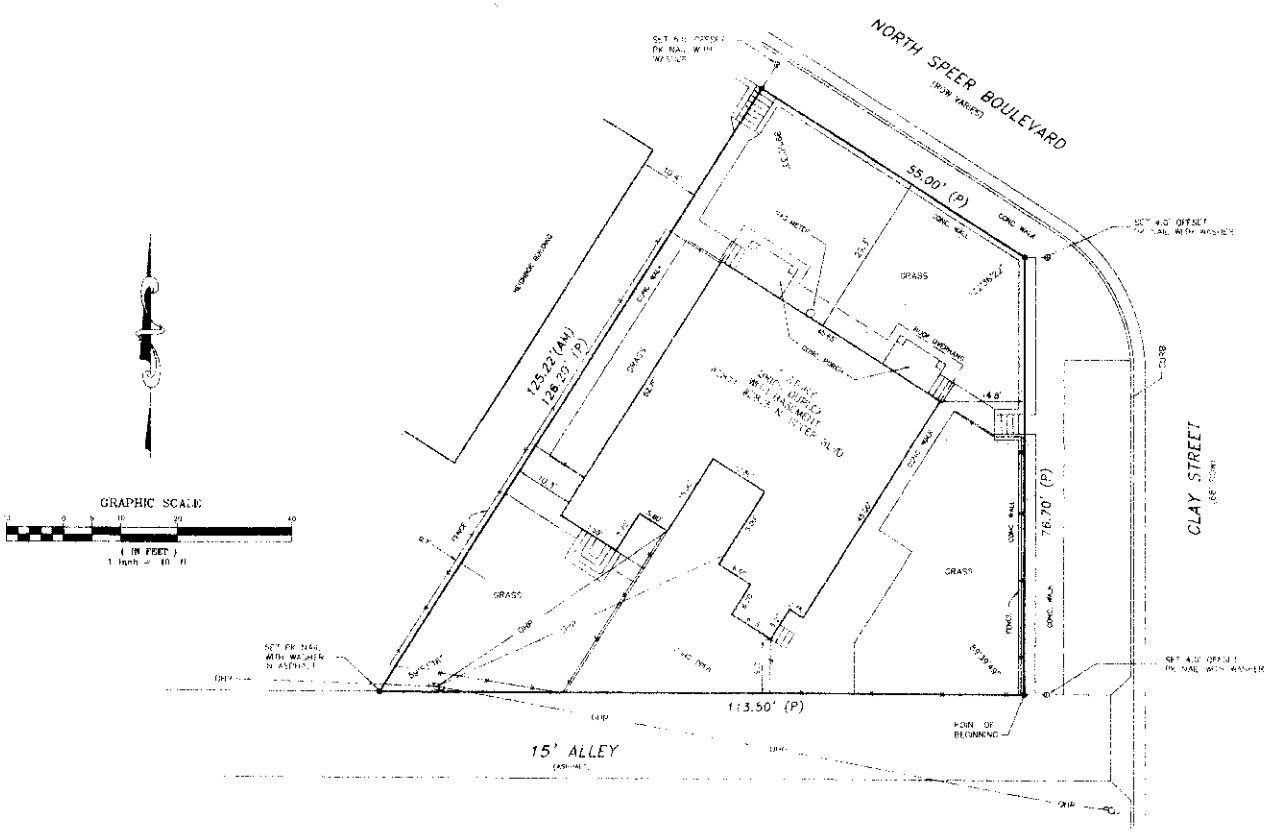
A.L.T.A./A.C.S.M. LAND TITLE SURVEY

A PORTION OF THE SW 1/4 OF THE SE 1/4 SECTION 29
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO



LEGEND:

- SET PK NAIL WITH WASHER
- EXISTING LINE
- PARKING METER
- OVERHEAD UTILITY LINES
- X — FENCE

LEGAL DESCRIPTION:

THAT PART OF LOTS 4, 5, 6 AND 7,
BLOCK 17,
HAGER'S ADDITION TO HIGHLAND,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7;
THENCE NORTH ALONG THE WEST LINE OF CLAY STREET 76.699 FEET TO THE INTERSECTION OF THE WEST LINE OF CLAY STREET WITH THE SOUTHERLY LINE OF NORTH SPEER BOULEVARD;
THENCE IN A NORTHWESTERLY DIRECTION ALONG THE SOUTHERLY LINE OF NORTH SPEER BOULEVARD 55.00 FEET TO A POINT;
THENCE IN A SOUTHWESTERLY DIRECTION AND AT RIGHT ANGLES TO THE SOUTHERLY LINE OF NORTH SPEER BOULEVARD 126.20 FEET MORE OR LESS TO THE SOUTH LINE OF SAID LOT 7;
THENCE EAST ALONG THE SOUTH LINE OF LOT 7, 113.50 FEET TO THE POINT OF BEGINNING,

CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

SURVEYOR'S CERTIFICATE:

TO DALE H. CHAVEZ; OVERLOOK HOMES, INC., A COLORADO CORPORATION AND CHICAGO TITLE OF COLORADO, INC.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 3, 7(a), 8, 9, 10, AND 11(a) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

ROBERT J. RUBINO, PLS 14142

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 FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

2. THIS A.L.T.A./A.C.S.M. LAND TITLE SURVEY, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHOM IT IS CERTIFIED.

3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON CHICAGO TITLE OF COLORADO, INC., COMMITMENT NO. 7006800, EFFECTIVE NOVEMBER 22, 2004.

4. THERE IS ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY PROVIDED BY THE ALLEY ON THE SOUTH SIDE.

5. IT IS HEREBY CERTIFIED, AS OF THE DATE ON THIS PLAT, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN IN ACCORDANCE WITH CURRENT F.E.M.A. FLOOD INSURANCE RATE MAPS, DATED SEPTEMBER 28, 1990, MAP NO. 080046 0009C, AND IS IN ZONE "X".

6. THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAT IS BASED ON INFORMATION SUPPLIED TO RUBINO SURVEYING BY THE APPROPRIATE UTILITY COMPANIES. RUBINO SURVEYING DOES NOT GUARANTEE THESE LOCATIONS NOR THE FACT SOME UTILITIES MIGHT BE LEFT OUT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT UTILITY NOTIFICATION CENTER OF COLORADO AT (800) 922-1987 OR ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

7. THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

prepared by
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REVISIONS	
DRAWING NO.: 05101.DWG	SHEET 1 OF 1
DATE OF SURVEY: 01/10/05	DATE OF DRAWING: 01/12/05
DRAWN BY: B.K.	PROJECT NO. 05101