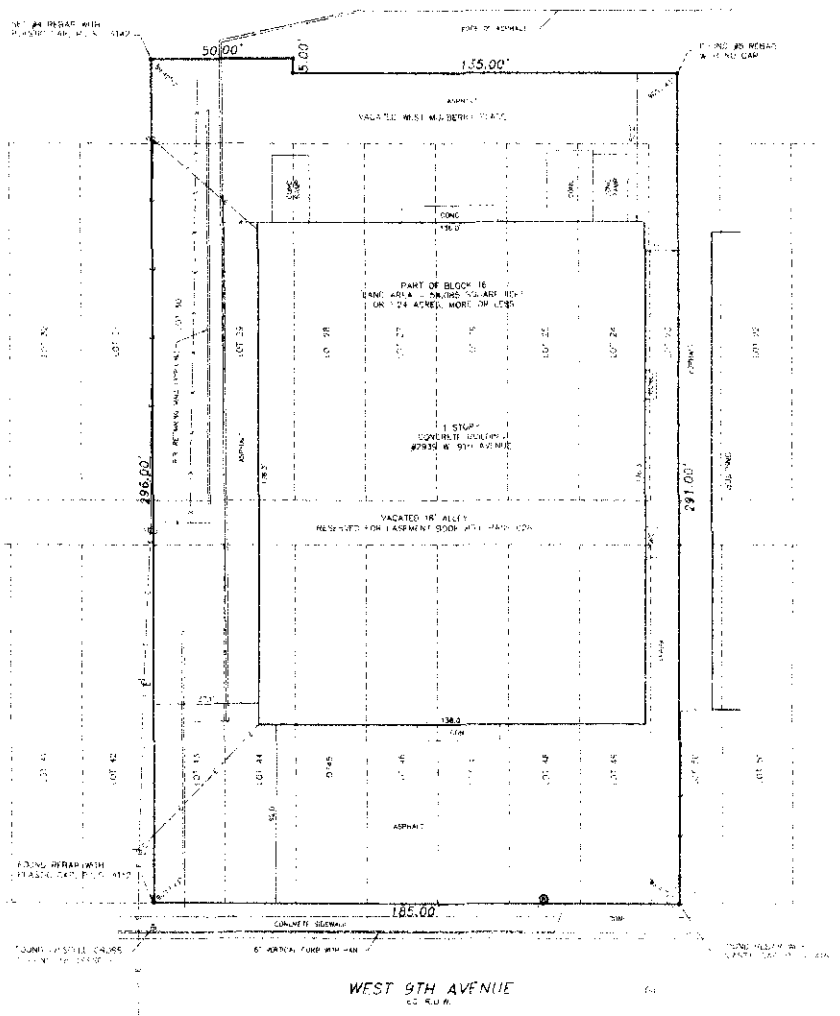
A.L.T.A./A.C.S.M. LAND TITLE SURVEY

A PORTION OF THE SE 1/4 OF SECTION 5,
TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO



LEGEND

- SET NAIL WITH TAG, P.L.S. 14142
- UTILITY POLE
- OVERHEAD UTILITIES
- FENCE
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE

GRAPHIC SCALE

(1 IN. FEET)

1 INCH = 20 FT.

LEGAL DESCRIPTION:

LOTS 24 THROUGH 30, INCLUSIVE, AND THE WEST 10 FEET OF LOT 23
BLOCK 16,

TOGETHER WITH THE SOUTH 25 FEET OF THE SOUTH HALF OF VACATED WEST MULBERRY PLACE NORTH OF AND ADJACENT TO LOTS 23 THROUGH 28, EXCEPT THE EAST 15 FEET OF LOT 23, BLOCK 16, AND TOGETHER WITH THE SOUTH HALF OF VACATED WEST MULBERRY PLACE NORTH OF AND ADJACENT TO LOTS 29 AND 30, BLOCK 16,

AND LOTS 43 THROUGH 49, INCLUSIVE, AND THE WEST 10 FEET OF LOT 50, BLOCK 16,

TOGETHER WITH ALL OF THE VACATED ALLEY IN BLOCK 16 WHICH IS ADJACENT TO, AND SITUATED BETWEEN, LOTS 23 THROUGH 30, EXCEPT THE EAST 15 FEET OF LOT 23, TO THE NORTH AND LOTS 43 THROUGH 50, EXCEPT THE EAST 15 FEET OF LOT 50, TO THE SOUTH.

ALL IN SOUTH FAIRVIEW,

CITY AND COUNTY OF DENVER,
STATE OF COLORADO

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 COMPANY, COMMITMENT NO. 2004-0860, EFFECTIVE SEPTEMBER 15, 2004

4. THERE IS ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY PROVIDED BY WEST 9TH AVENUE.

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.

EXCEPTIONS:

9. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RESERVED BY MANAGER OF PUBLIC WORKS FOR THE CITY AND COUNTY OF DENVER IN VACATION RESOLUTION OR ORDINANCE RECORDED APRIL 5, 1974 IN BOOK 859 AT PAGE 628 (AS SHOWN HEREON)

10. ALL ITEMS AS SET FORTH AND SHOWN ON THE PLAT OF SOUTH FAIRVIEW, RECORDED APRIL 7, 1882. (AFFECTS ENTIRE PROPERTY, NOT PLOTTABLE)

SURVEYOR'S CERTIFICATE:

TO SPERRY INVESTMENTS 648 CORPORATION, A COLORADO CORPORATION; RONALD P. BETTGER AND KAREN S. BETTGER; CHICAGO TITLE COMPANY:
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, 4, 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

prepared by
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REVISIONS	
DRAWING NO.: 04184.DWG	SHEET 1 OF 1
DATE OF SURVEY: 11/03/04	DATE OF DRAWING: 11/18/04
DRAWN BY: BD	PROJECT NO.: 04184