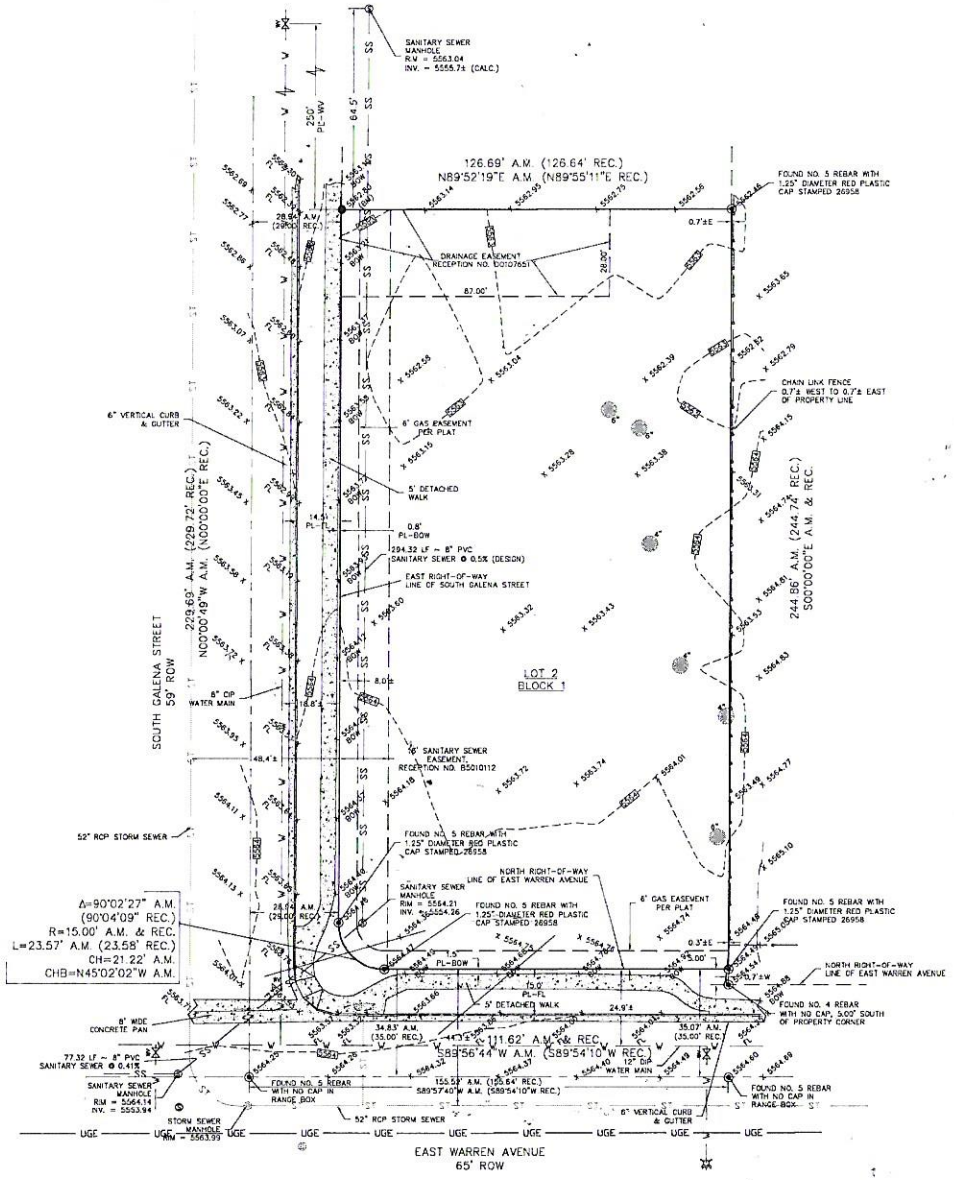
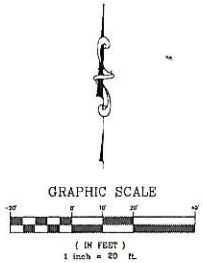
IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY

PARCEL LOCATED IN THE NE 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

#10209 EAST WARREN AVENUE





LEGEND

- SET #5 REBAR W/ 1.25" DIA. ORANGE PLASTIC CAP STAMPED P.E. & L.S. #9489
- FOUND MONUMENT AS NOTED
- A.M. ~ AS MEASURED IN FIELD
- REC. ~ DEED OR PLAT DISTANCE
- FL ~ FLOW LINE
- PL ~ PROPERTY LINE
- RL ~ RANGE LINE
- FF ~ FINISHED FLOOR
- BOW ~ BACK OF WALK
- EXIST. SPOT ELEVATION
- STORM SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CONCRETE AREA
- DECIDUOUS TREE WITH TRUNK DIA. IN INCHES
- PROPERTY LINE
- LOT LINE
- UGE — UNDERGROUND UTILITY LINE
- EXIST. CHAIN LINK FENCE
- SS — EXIST. SANITARY SEWER MAIN
- EXIST. STORM SEWER
- W — EXIST. WATER MAIN
- EASEMENT
- 5555 — EXIST. CONTOURS – MINOR
- 5555 — EXIST. CONTOURS – MAJOR

MICHAEL S. CHESSNOE REGISTERED 9489 P.E. & L.S. STATE OF COLORADO

LEGAL DESCRIPTION:

LOT 2, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

CERTIFICATE OF SURVEY: I HEREBY CERTIFY THAT ON AUGUST 29, 2018, A SURVEY WAS MADE OF THE ABOVE DESCRIBED PROPERTY UNDER MY DIRECT SUPERVISION AND THE CORNERS WERE SET AS SHOWN, HOLDING FOUND POINTS AND PLAT DISTANCES WHEREVER POSSIBLE. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE PARCEL ON THIS DATE, AUGUST 29, 2018, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL EXCEPT AS NOTED. THIS SURVEY CONFORMS TO ALL APPLICABLE STATE LAWS AS DEFINED IN TITLE 38, ARTICLES 50, 51, AND 53 OF THE COLORADO REVISED STATUTES AND THIS LAND SURVEY PLAT ACCURATELY PORTRAYS THE RESULTS OF SAID SURVEY.

MICHAEL S. CHESSNOE, P.E. & P.L.S. 9/6/18

NOTICE

1. 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.

2. MONUMENT DEFACING STATEMENT

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

3. ALL EASEMENTS AND RIGHTS-OF-WAY PERTAINING TO THIS PROPERTY ARE SHOWN ON THIS SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY CHESSNOE AND ASSOCIATES OR THE UNDERSIGNED.

4. P.E. & L.S. SEAL, DEPICTED HEREON, VALID ONLY WITH WET SIGNATURE AND DATE WRITTEN THROUGH IT.

5. UTILITIES SHOWN HEREON ARE DRAWN FROM FIELD TIES AND THE BEST INFORMATION AVAILABLE FROM THE UTILITY COMPANIES. THIS INFORMATION IS FOR GENERAL USE ONLY AND NOT TO BE USED FOR EXCAVATION PURPOSES. CONTRACTOR TO FIELD LOCATE & VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION WORK IN AREA SET FORTH ON THIS DRAWING.

6. CERTIFICATION AND USE OF THE WORD CERTIFY IS DEFINED AS FOLLOWS: SAID CERTIFICATION OR USE OF THE WORD CERTIFY AS A STATEMENT IS BASED UPON THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED (PER COLORADO STATE BOARD RULE NO. 6.2.2).

7. ALL LINEAL DISTANCE UNITS SET FORTH ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

8. BENCHMARK (BM): CITY AND COUNTY OF DENVER BENCHMARK NO. Y-407, NGS BM SS ROAD, 74 FEET EAST OF EAST FLOWLINE, 7 FEET NORTH OF POLR, 76.5 FEET SOUTHEAST OF TRAFIC POLE, INTERSECTION OF GIRARD AVENUE AND SOUTH HAVANA STREET. ELEVATION = 5485.65, NAVD 88 DATUM.

9. SITE BENCHMARK: TOP OF A NO. 5 REBAR WITH A 1.25" DIAMETER ORANGE PLASTIC CAP STAMPED P.E. & L.S. 9489 AT THE NORTHWEST PROPERTY CORNER, ELEVATION = 5562.80, NAVD 88 DATUM.

10. BASIS OF BEARINGS: AN ASSUMED BEARING OF S00°00'00"E BETWEEN TWO FOUND MONUMENTS 244.86 FEET APART BEING THE EAST LINE OF BLOCK 1, WINGERT SUBDIVISION FILING NO. 1, ONE MONUMENT BEING A NO. 5 REBAR W/ 1.25" DIAMETER RED CAP STAMPED L.S. #26958 AT THE NORTHEAST CORNER OF LOT 2, OF SAID BLOCK 1 AND THE OTHER BEING A NO. 5 REBAR W/ 1.25" DIAMETER RED CAP STAMPED L.S. #26958 AT THE SOUTHEAST CORNER OF SAID LOT 2 OF SAID BLOCK 1.

11. LEGAL DESCRIPTION FROM QUIT CLAIM DEED RECORDED ON DECEMBER 24, 2015, AT RECEPTION NO. D5146549 OF THE ARAPAHOE COUNTY RECORDS.

COUNTY SURVEYOR'S CERTIFICATE:

DEPOSITED THIS _____DAY OF_____, 20___,
AT_____M. IN BOOK_____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS/RIGHT-OF-WAY SURVEYS AT PAGE_____,
RECEPTION NUMBER_____.

PREPARED BY:
CHESSNOE AND ASSOCIATES
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DENVER, COLORADO 80222
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E-MAIL: chessnoedenver@comcast.net

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BEFORE YOU DIG
800-922-1987
UTILITY NOTIFICATION CENTER OF COLORADO