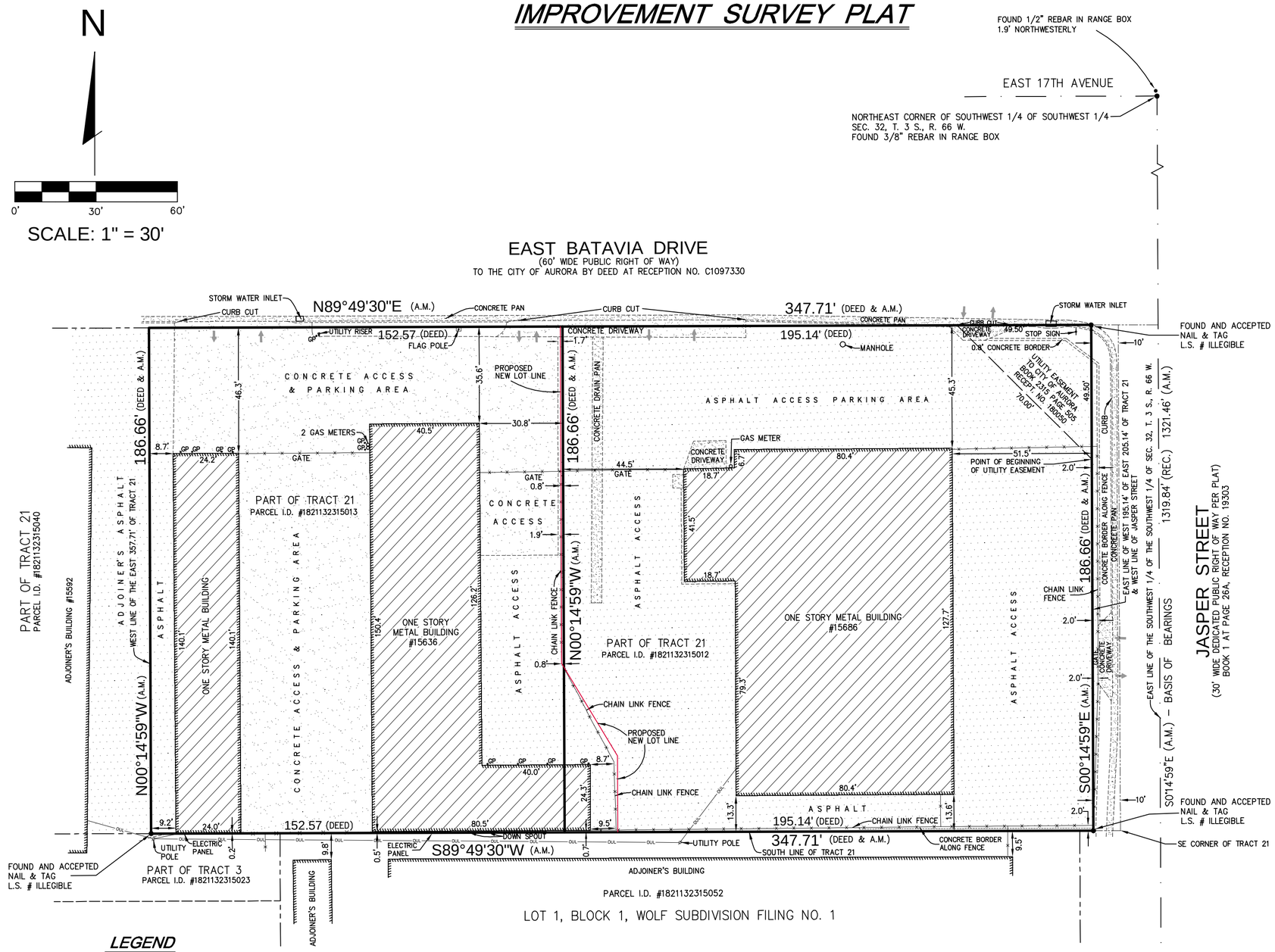
IMPROVEMENT SURVEY PLAT



PART OF THE SOUTHWEST 1 / 4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE 6TH. P.M.

BEING ALSO PART OF

TRACT 21, "SUBDIVISION OF S1/2 SW1/4, SW1/4 SE1/4 OF SECTION 32, T. 3 S.,R.66 W., INTO 5 ACRE TRACTS FOR THE ALTURA SUBURBAN HOMES COMPANY"

COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTIONS

PER TITLE COMMITMENT NO. NCS-1255058-CO
BY FIRST AMERICAN TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES

THE WEST 195.14 FEET OF THE EAST 205.14 FEET OF THE SOUTH 186.66 FEET OF TRACT 21, SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ALTURA SUBURBAN HOMES, ACCORDING TO THE PLAT RECORDED APRIL 18, 1911 IN PLAT 1 AT PAGE 26A, COUNTY OF ADAMS, STATE OF COLORADO.

TOTAL AREA OF SUBJECT PROPERTY IS 36,425 SQUARE FEET OR 0.8362 ACRE.

ALSO KNOWN AS: 15686 EAST BATAVIA DRIVE
ADAMS COUNTY PARCEL ID #0182132315012

TOGETHER WITH:

THE WEST 152.57 FEET OF THE EAST 357.71 FEET OF THE SOUTH 186.66 FEET OF TRACT 21, SUBDIVISION OF THE S 1/2 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ALSO KNOWN AS ALTURA SUBURBAN HOMES, ACCORDING TO THE PLAT RECORDED APRIL 18, 1911 IN PLAT 1 AT PAGE 26A, COUNTY OF ADAMS, STATE OF COLORADO.

TOTAL AREA OF SUBJECT PROPERTY IS 28,479 SQUARE FEET OR 0.6538 ACRE.

ALSO KNOWN AS: 15636 EAST BATAVIA DRIVE
ADAMS COUNTY PARCEL ID #0182132315013

NOTES

1. THIS PLAT REPRESENTS A IMPROVEMENT SURVEY OF THE PARCEL SHOWN. IT IS PART OF A SUBDIVISION PLAT OF "SUBDIVISION OF S1/2 SW1/4, SW1/4 SE1/4 OF SECTION 32, T. 3 S.,R.66 W., INTO 5 ACRE TRACTS FOR THE ALTURA SUBURBAN HOMES COMPANY" FILED WITH THE CLERK AND RECORDER OF THE COUNTY OF ADAMS ON APRIL 18, 1911 IN BOOK 1 AT PAGE 26A AT RECEPTION NO. 19303.
2. ALTHOUGH EVERY EFFORT WAS MADE TO ACCURATELY LOCATE ALL INDICATION OF ABOVE GROUND UTILITY LINES AND ALL UTILITY EASEMENTS, THE LOCATION MUST BE VERIFIED PRIOR TO ANY DIGGING OR CONSTRUCTION.
3. COLORADO STATE LAW CRS 9-1.5-101 STATES THAT EVERYONE PLANNING TO DIG IN OR NEAR A PUBLIC ROAD, STREET, ALLEY RIGHT-OF-WAY, OR UTILITY EASEMENT TO NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO OF YOUR INTENT, TWO (2) BUSINESS DAYS BEFORE YOU DIG – CALL 1-800-922-1987 OR 534-6700 IN METRO DENVER TO LOCATE BURIED LINES.
4. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
5. DATE OF FIELD WORK: JANUARY 17, 2025
6. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY COLORADO ENGINEERING & SURVEYING, INC. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
7. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAYS, TITLE OF RECORD AND PROPERTY LINES WE RELIED UPON THE INFORMATION SUPPLIED TO US BY THE CLIENT AND BY THE RECORDED PLAT OF "SUBDIVISION OF S1/2 SW1/4, SW1/4 SE1/4 OF SECTION 32, T. 3 S.,R.66 W., INTO 5 ACRE TRACTS FOR THE ALTURA SUBURBAN HOMES COMPANY" AND BY THE FOUND MONUMENTS ON AND AROUND SUBJECT PROPERTY AS SHOWN ON THIS SURVEY AND BY THE TITLE COMMITMENT NO. NCS-1255058-CO BY FIRST AMERICAN TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES DATED MARCH 20, 2025 AT 5:00 P.M.
8. 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.
9. LINEAL MEASUREMENTS SHOWN AND STATED HEREON ARE IN U. S. SURVEY FEET.

LEGEND

- INDICATES SUBJECT PROPERTY LINE.
- INDICATES RIGHT OF WAY LIMITS AND/OR LOT BOUNDARY LINE
- INDICATES A LAND LINE
- OUL — INDICATES OVERHEAD UTILITY LINES.
- INDICATES CENTERLINE OF CHAIN LINK FENCE

● INDICATES FOUND EXISTING SURVEY MONUMENT AS STATED HEREON.

○ INDICATES SET #5 REBAR 18" LONG WITH A RED PLASTIC CAP MARKED L.S. 26958 AT GRADE

A.M. INDICATES A DISTANCE OR ANGLE AS MEASURED
DEED INDICATES A DISTANCE OR ANGLE THAT IS SHOWN IN A RECORDED DEED
GP INDICATES A BOLLARD (GUARD POST)

BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A BEARING OF S00°16'10"E BETWEEN THE MONUMENTS SHOWN.

SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SEC. 32, T. 3 S., R. 66 W.
FOUND 3 1/2" ALUMINUM CAP STAMPED PLS 27278 IN BOX
AND STAMPED COLORADO DEPT. OF HIGHWAYS

EAST COLFAX AVENUE

SURVEYORS CERTIFICATION

I, RONALD W. FLANAGAN, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO SRB PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY AND DANIEL B. MARKOFSKY, ATTORNEY AT LAW, LLC THAT A FIELD SURVEY OF THE ABOVE DESCRIBED PARCEL AS SHOWN ON THIS PLAT, WAS MADE UNDER MY SUPERVISION ON JANUARY 17, 2025, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID PARCEL AND THE SURVEY THEREOF.

COLORADO REGISTERED RONALD W. FLANAGAN 4/6/25 26958 PROFESSIONAL LAND SURVEYOR

(SEAL)

RONALD W. FLANAGAN, RPLS 26958 DATE SIGNED