



# COLORADO ENGINEERING & SURVEYING, INC.

NO. 2006-01847

KUMMER INVESTMENT

www.copls.com

3470 S. SHERMAN ST. STE. 2

• ENGLEWOOD, CO. 80113

• (303) 761-8055

SCALE 1" = 20'

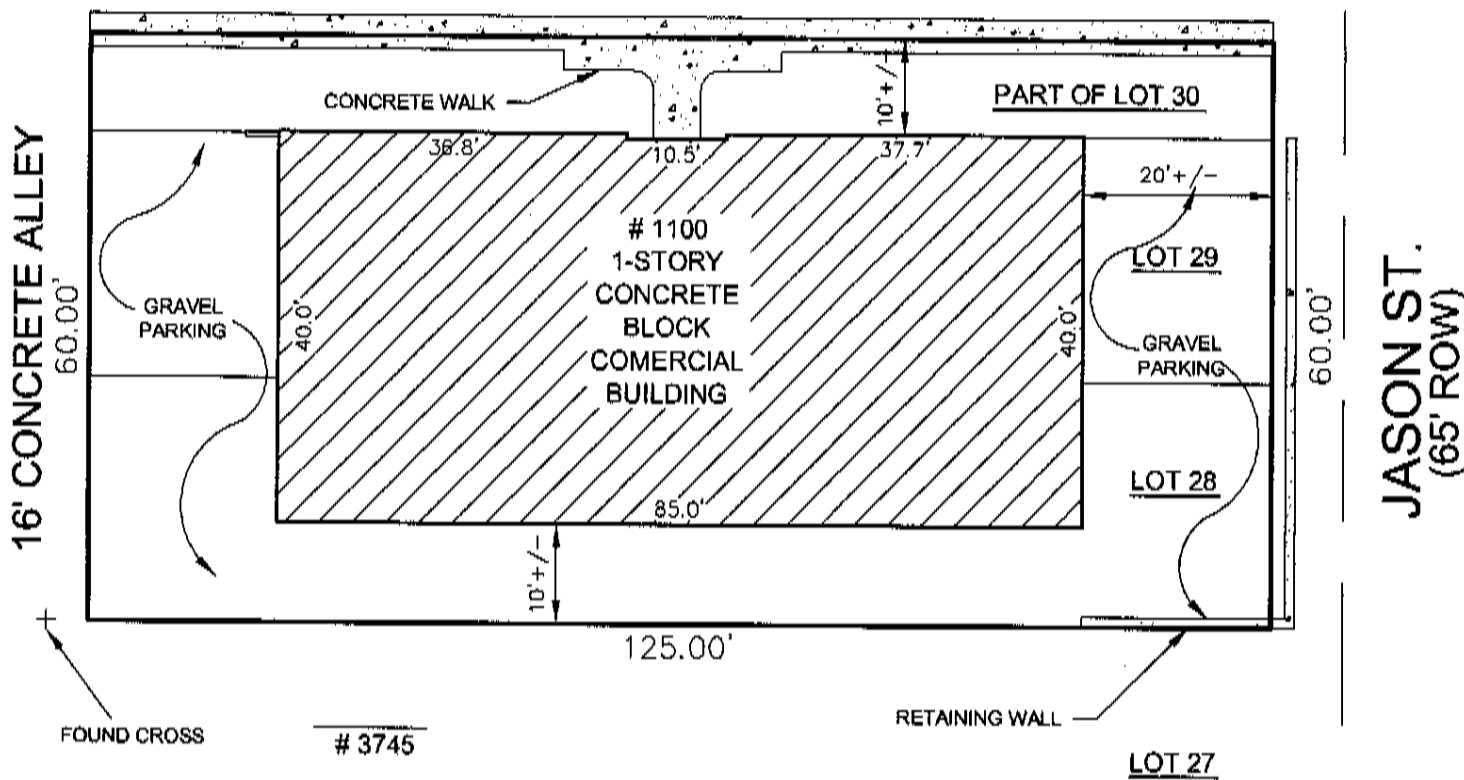
Surveying Colorado Since 1972

• FAX: (303) 761-0841

## W. 38<sup>TH</sup> AVE.

(ROW VARIES)

124.95'



Note: Retaining Wall is into ROW by 2.5' as shown.

### LEGAL DESCRIPTION:

LOT 28 & 29 & SOUTH 10 FEET OF LOT 30, BLOCK 52, VIADUCT ADDITION TO DENVER CITY & COUNTY OF DENVER, STATE OF COLORADO ALSO KNOWN AS 1100 38TH AVE



CENSUS TRACT 11.02

#### FLOOD CERTIFICATION

This community does participate in the National Flood Insurance Program

This community does not participate in the National Flood Insurance Program

I hereby certify that the property described hereon is Not located within a flood hazard boundary, (zone X), according to the most current flood insurance rate map (FIRM), produced by the Federal Emergency Management Agency (FEMA).

Flood hazard maps dated September 28, 1990 Community number 080046 Panel number 0004C

#### IMPROVEMENT LOCATION CERTIFICATE

WESTERN TITLE FUNDING / KUMMER INVESTMENTS

I hereby certify that this improvement location certificate was prepared for that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other improvement lines.

June 2, 2006

I further certify that the improvements on the above described parcel on this date June 2, 2006 except utility connections, are within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent easement crossing or burdening any part of said parcel, except as noted.

I further certify that the location of improvements shown hereon are based upon the location of monuments in the area, and that this document does not purport to be an improvement survey plat, and is subject to any inaccuracies that a subsequent Improvement Survey Plat would disclose. The surveyor makes no warranty or representation concerning fences and their location in relation to the boundary lines, unless specifically noted.

Evidence used to determine the apparent deed lines: As shown and stated on this drawing as "Found", if no monuments were found at the subject property, the apparent deed lines were based upon an analytical correlation between occupation lines, as built improvements (public & private), street right-of-way lines, etc., An Improvement Survey Plat may yield different results.

#### Record title, Deed and Legal Description:

This information was supplied to Colorado Engineering & Surveying, Inc.; no title search was conducted by CES. All information pertaining to deed lines and easements were derived from the recorded plat, unless otherwise noted and stated. This document is protected under the laws of the Federal Copyright Act. This drawing shall not be used by the client or any other party for ANY purpose other than that which the drawing was prepared. The absence of RED stamped seal indicates an unauthorized reproduction, and no certification extends to the person holding such copy.

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By \_\_\_\_\_ Date June 2, 2006

