

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

A PORTION OF THE NE 1/4 OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO

LEGAL DESCRIPTION:

A PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 10, 1853.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE AFORESAID COURSE, 186.01 FEET TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 40; THENCE ON AN ANGLE TO THE RIGHT OF 70°19'54" AND ALONG SAID NORTH RIGHT OF WAY LINE 548.63 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 109°39'14", 186.01 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 70°20'46", 548.67 FEET TO THE POINT OF BEGINNING, COUNTY OF JEFFERSON, 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 WHICH 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 FIRST AMERICAN HERITAGE TITLE COMPANY, COMMITMENT NO. 278-H011186-025-KR3, EFFECTIVE APRIL 4, 2006 AT 8:00 AM.
4. THERE IS ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY PROVIDED BY WEST COLFAX AVENUE.
5. THE SUBJECT PROPERTY IS ZONED C-1.
MAXIMUM HEIGHT OF BUILDINGS: 50'
MINIMUM FRONT SETBACK: 20'
MINIMUM SIDE SETBACK: 0'
MINIMUM REAR SETBACK: 0'

SOURCE: CALL TO DREW SAVAGE, CITY OF GOLDEN PLANNER AT 303-384-8098 ON 5/19/06
6. THE SUBJECT PROPERTY IS ENCLOSED UPON IN THE SOUTH WEST CORNER BY ASPHALT AND A GUARD RAIL, AND IN THE NORTHEAST CORNER BY A RETAINING WALL AND A FENCED CONCRETE BASKETBALL COURT AS SHOWN HEREON.
7. THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

EXCEPTIONS:

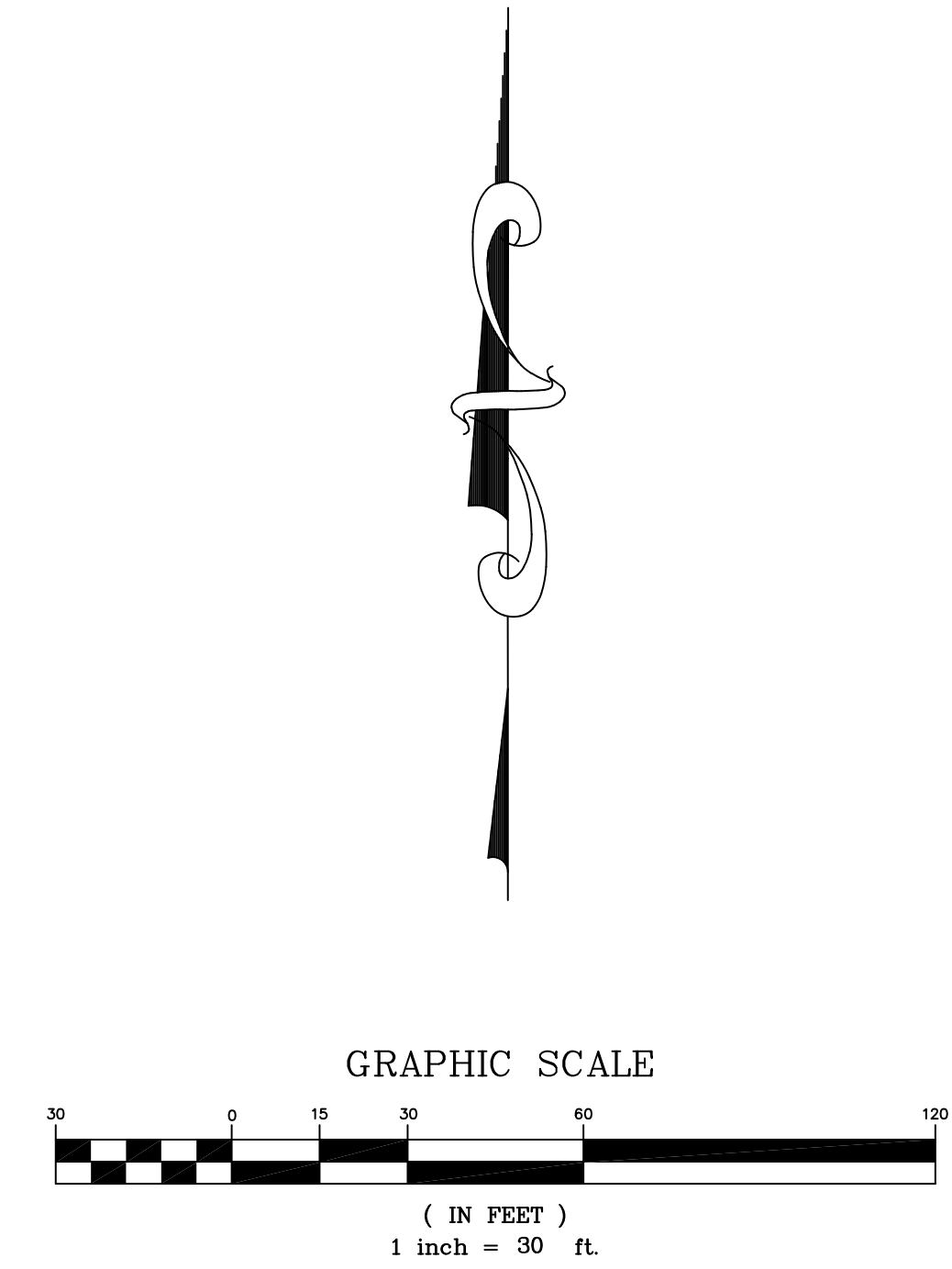
8. EASEMENT AGREEMENT - BOOK 1506, PAGE 58 - AFFECTS SUBJECT PROPERTY - AS SHOWN HEREON
9. UTILITY LINE EASEMENT - BOOK 2103, PAGE 109 - AFFECTS SUBJECT PROPERTY - EXACT LOCATION NOT DEFINED - NOT PLOTTABLE
10. WATER LINE EASEMENT - BOOK 2130, PAGE 159 - AFFECTS SUBJECT PROPERTY - AS SHOWN HEREON
11. LEASE AGREEMENT - RECEPTION NO. F0645070 - AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE

SURVEYOR'S CERTIFICATE:

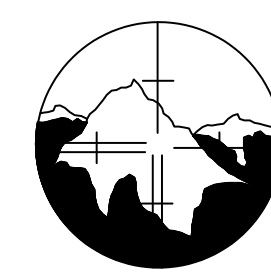
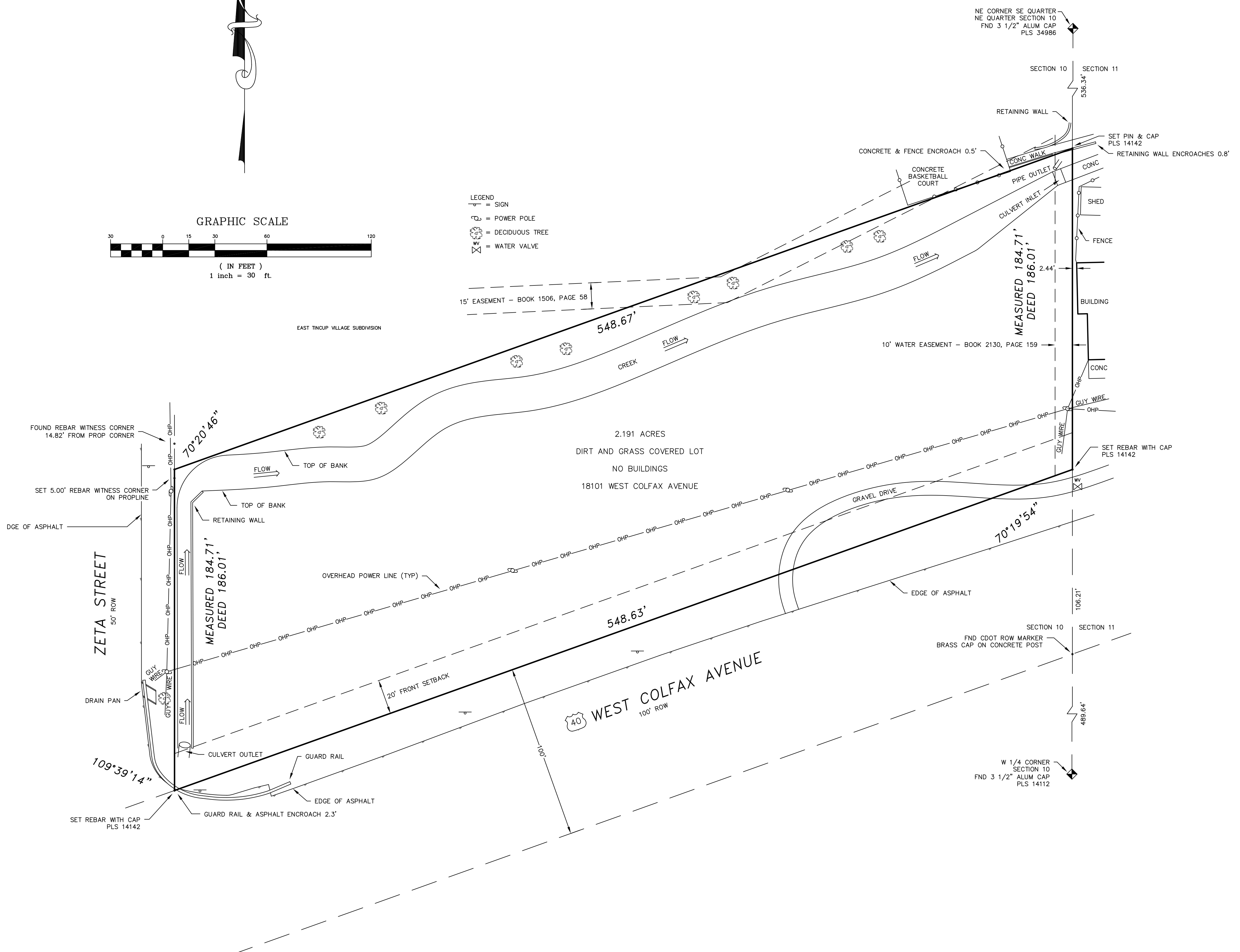
TO FIRST AMERICAN HERITAGE TITLE COMPANY;
C-70 LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY;
JOSEPH J. JENKINS;
FEE, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, AS TO A LEASEHOLD ESTATE CREATED BY THAT CERTAIN LEASE RECORDED JULY 6, 1998 AT RECEPTION NO. F0645070;
AND EAST TINCUP VILLAGE, INC., A COLORADO CORPORATION, AS TO THE FEE ESTATE:

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 2005, AND INCLUDES ITEMS 1, 4, 7(a), 8, 9, 10 AND 11(g) 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
ROBERT J. RUBINO, PLS 14142



- LEGEND**
- = SIGN
 - ⊙ = POWER POLE
 - ⊙ = DECIDUOUS TREE
 - ⊗ = WATER VALVE



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REVISIONS	
DRAWING NO.: 06133.DWG	SHEET 1 OF 1
DATE OF SURVEY: 05/16/06	DATE OF DRAWING: 05/19/06
DRAWN BY: LP	PROJECT NO.: 06133