

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE NE 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

PARCEL A:
COMMENCING 91 FEET WEST OF THE SOUTHEAST CORNER OF LOT 1,
THENCE NORTH 138 FEET,
THENCE EAST 87.5 FEET,
THENCE NORTH 138 FEET TO THE POINT OF BEGINNING,
LOT 1, FLORENCE WILCOX SUBDIVISION,
COUNTY OF ADAMS,
STATE OF COLORADO.

PARCEL B:
COMMENCING AT THE SOUTHWEST CORNER OF LOT 3,
THENCE EAST 75 FEET,
THENCE SOUTH 138 FEET,
THENCE WEST 138 FEET,
THENCE SOUTH 138 FEET TO THE POINT OF BEGINNING,
LOT 3, FLORENCE WILCOX SUBDIVISION,
COUNTY OF ADAMS,
STATE OF COLORADO.

PARCEL C:
LOT 3, FLORENCE WILCOX SUBDIVISION,
STATE OF COLORADO.

PARCEL D:
PARCELS A, B, C, DESCRIBED AS BEGINNING AT NORTHWESTERN CORNER OF LOT 1,
THENCE EAST 50 FEET,
THENCE SOUTHWESTERLY 20 FEET MORE OR LESS TO A POINT WHICH IS THE NORTHEAST
CORNER OF A 100' X 100' LOT,
THENCE WESTERLY 50 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 3,
THENCE SOUTHWESTERLY 20 FEET MORE OR LESS TO THE POINT OF BEGINNING,
LOT 3, FLORENCE WILCOX SUBDIVISION,
COUNTY OF ADAMS,
STATE OF COLORADO.

EXCEPTIONS:
8. AN EASEMENT FOR UTILITY LINES AND INCIDENTAL PURPOSES GRANTED TO PUBLIC
UTILITY COMPANY BY DEED DATED FEBRUARY 11, 1976 IN
BOOK 642 AT PAGE 37, UPON THE TERMS AND CONDITIONS SET FORTH IN THE
INSTRUMENT, OVER A PORTION OF THE LAND, AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE:
I, JAMES L. WALL, THE SURVEYOR, HAVE BEEN CALLED TO THE SURVEY AND HAVE FOUND THAT THE
SURVEY IS CORRECT AND ACCORDS WITH THE RECORDS OF THE PUBLIC RECORDS OF THE
STATE OF COLORADO.

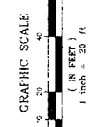
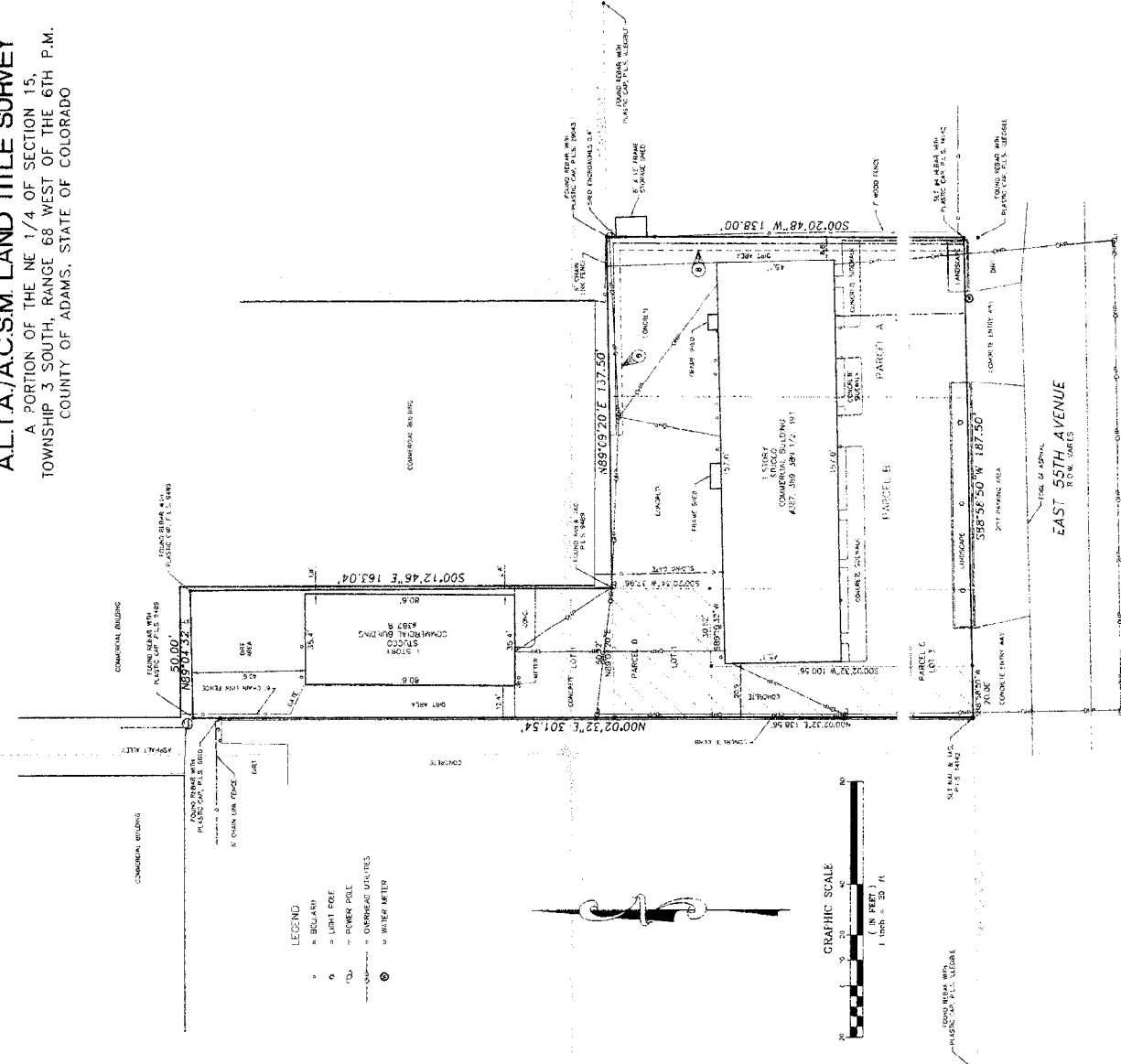
GENERAL NOTES:
1. NOTICE ACCORDING TO COLORADO LAW YOU MUST COMBINE ANY LEGAL ACTION BASED
UPON ANY DEFECTS IN THIS SURVEY WITH ANY OTHER DEFECTS IN ANY OTHER SURVEY
COMPLETED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
2. THIS ALTA/ACSM LAND TITLE SURVEY AND THE INFORMATION HEREON MAY NOT BE
USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS
PREPARED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHOM IT IS
CERTIFIED.

UNLESS SHOWN OTHERWISE, THE SURVEY IS BASED UPON THE RECORDS OF THE PUBLIC RECORDS OF THE
STATE OF COLORADO, THE RECORDS OF THE PUBLIC RECORDS OF THE STATE OF COLORADO,
EFFECTIVE DECEMBER 3, 2002.

1. THERE IS ADEQUATE ACCESS TO AND EGRESS FROM THE SUBJECT PROPERTY, PROVIDED BY
EAST 55TH AVENUE.

3. IT IS HEREBY CERTIFIED, AS OF THE DATE ON THE PLAT, THE SUBJECT PROPERTY IS NOT
LOCATED WITHIN A 100 YEAR FLOOD PLAIN. ACCORDANCE WITH CURRENT F.E.M.A. FLOOD
INSURANCE RATE MAP, DATED SEPTEMBER 15, 1995 MAP NO. 68036C-0252, AND IS IN ZONE
"X".

6. THIS SURVEY IS VALID ONLY IF FIRST HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.



- LEGEND
- = BOLLARD
 - = LIGHT POLE
 - = POWER POLE
 - = OVERHEAD UTILITIES
 - = WATER METER

DATE OF SURVEY: 12/14/07	SHEET 1 OF 1
DATE OF DRAWING: 01/22/08	PROJECT NO.: 0734
DESIGNED BY: ROBERT J. ROBERTS BROOMFIELD, COLORADO 80021 (303) 464-9115	