WEST HAMPDEN AVE CURB CUT CONCRETE R=29.50' D=37°50'08" N89°50'22"W 111.10' CONCRETE L=19.48' FIRE HYDRANT CONCRETE PERMANENT EASEMENT BK 5880 PG 443 (HATCHED) FEE TAKING BK 5880 PG 443 — — 1 STORY BLOCK & BRICK BUILDING 7892 SQ FT (FOOTPRINT AT GROUND LEVEL) L29 FND PIN/CAP ILLEGIBLE CONCRETE L28 40.0' -OVERHEAD UTILITIES (TYP) CONCRETE PARCEL B BLOCK WALL-ASPHALT N89°50'22"W L25 **ASPHALT** ∬\CURB CUT L24 PARCEL A ASPHALT L10 L23 FND NO 4-CONCRETE REBAR CONCRETE BUILDING LINE 0.1' CLEAR—► L22 1 STORY BRICK & STUCCO L21 L12 # 3550 18685 SQ FT (FOOTPRINT AT GROUND LEVEL) GRASS L13 L20 BUILDING LINE L19 BUILDING LINE ON PROPERTY LINE DOORWAY~ L18 ASPHALT FND PIN/CAP PLS 4706 0.4' NORTH FND PIN/CAP \ FND PIN/CAP ILLEGIBLÉ _N89°50'22"W _____онр_1 25.00'__онр__ | СОNС CURB CUT CONCRETE WEST ITHICA AVE

LAND SURVEY PLAT

A PORTION OF THE NE 1/4 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION:

STATE OF COLORADO.

PARCEL A:

LOTS 17 THROUGH 25, INCLUSIVE, BLOCK 5

EXCEPT THAT PORTION OF SAID PROPERTY CONVEYED TO THE CITY OF ENGLEWOOD AS DESCRIBED IN RULE AND ORDER RECORDED MARCH 5, 1990, IN BOOK 5880, AT PAGE 443, COUNTY OF ARAPAHOE,

PARCEL B:

LOTS 26 THROUGH 32, INCLUSIVE, BLOCK 5

EXCEPT THAT PORTION OF SAID PROPERTY CONVEYED TO THE CITY OF ENGLEWOOD AS DESCRIBED IN RULE AND ORDER RECORDED MARCH 5, 1990, IN BOOK 5880, AT PAGE 443, COUNTY OF ARAPAHOE, 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 STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 16357, EFFECTIVE JUNE 27, 2008.

4. THE BEARINGS ARE BASED ON THE NORTH LINE OF BLOCK 5 ASSUMED TO BEAR N89°50'22"W.

5. THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

EXCEPTIONS:

GRAPHIC SCALE

1 inch = 20 ft.

10. PERMANENT EASEMENT RECORDED IN BOOK 5880 AT PAGE 443. (PLOTTED AND SHOWN HEREON)

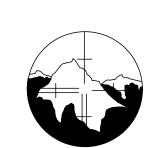
SURVEYOR'S CERTIFICATE:

I, ROBERT J. RUBINO, A REGISTERED LAND SURVEYOR IN THE STATE COLORADO, DO HEREBY CERTIFY THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY. THIS IMPROVEMENT SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

ROBERT J. RUBINO
COLORADO P.L.S. 14142



DRAWN BY: BR



prepared by: RUBINO SURVEYING 3312 AIRPORT ROAD BOULDER, COLORADO 80301 (303) 464—9515

REVISED 10/09/09

REVISED 8/02/09

REVISED 5/07/09

REVISED 7/28/08

DRAWING NO: 08139.DWG SHEET 1 OF 1

DATE OF SURVEY: 7/21/08 DATE OF DRAWING: 7/22/08

PROJECT NO: 08139