

# ALTA/NSPS LAND TITLE SURVEY

A PARCEL LOCATED WITHIN THE SW 1/4 SECTION 36 TOWNSHIP 3 SOUTH, RANGE 69 WEST,  
6TH P.M., COUNTY OF JEFFERSON, COLORADO

## LEGAL DESCRIPTION (RECORD)

LOTS 12 TO 14, BLOCK 25, EDGEWATER, COUNTY OF JEFFERSON, STATE OF COLORADO

## GENERAL NOTES

- 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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
- SURVEYOR WAS PROVIDED WITH ATTORNEYS TITLE GUARANTY FUND TITLE COMMITMENT FILE NUMBER TN-19-00178 DATED 12/31/19. THIS TITLE COMMITMENT AND ALONG WITH THE SUBDIVISION PLAT "EDGEWATER" AND ALONG WITH OTHER SURVEYS OF RECORD WERE ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTHERN ZONE, NAD83, THE BEARING OF THE EAST LINE OF THE SW QUARTER SEC. 36 BETWEEN MONUMENTS AS SHOWN HERON IS 500°22'23"E 1320.90' WITH ALL BEARINGS BEING RELATIVE THERETO.
- ALL DISTANCES ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET, DEFINED AS EXACTLY 1200/3937 METERS.
- THE SUBJECT PARCEL OUTSIDE THE AREA OF MINIMAL FLOODING. ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM PANEL NUMBER 08059C0302F WITH A MAP EFFECTIVE DATE OF 02/05/2014
- GROSS LAND AREA IS 9,910.2 SQUARE FEET OR 0.228 ACRES MORE OR LESS
- UNDERGROUND UTILITY LINES WERE NOT LOCATED ON SITE.
- ELEVATIONS ARE BASED ON DIFFERENTIAL GPS OBSERVATIONS AND ARE BASED ON NAVD88 VERTICAL DATUM. TEMPORARY SITE BENCHMARK IS THE NORTHWEST CORNER OF LOT 12, BLOCK 25 BEING A FOUND 1/2" OPEN TOP PIPE WITH AN ELEVATION OF 5385.4'
- ADD 5300' TO TRUNCATED SPOT ELEVATIONS
- OWNERS OF ADJACENT PROPERTIES, AS SHOWN IS BASED ON THE JEFFERSON COUNTY ASSESSORS RECORDS.

## SCHEDULE B-2 EXCEPTIONS

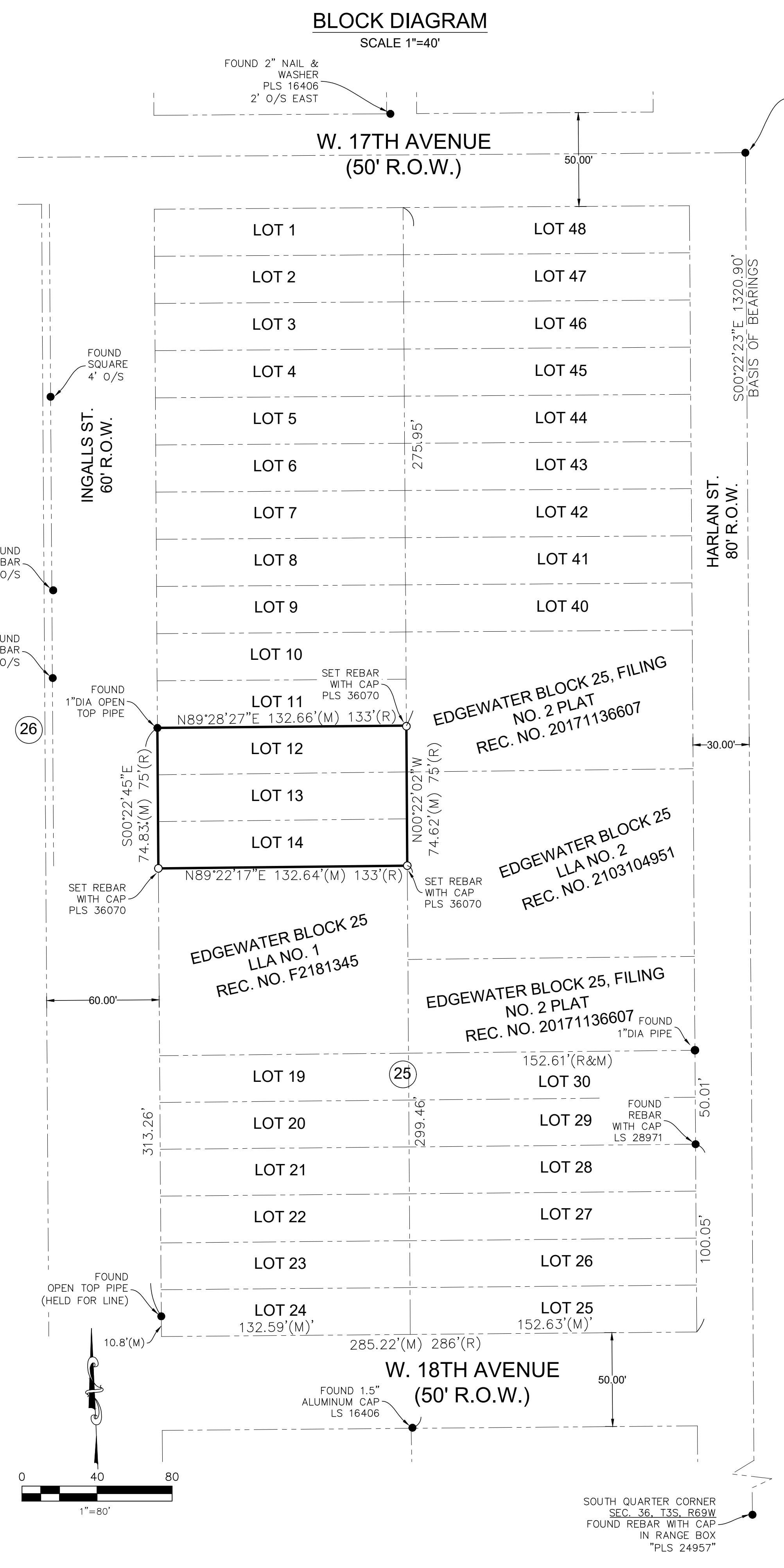
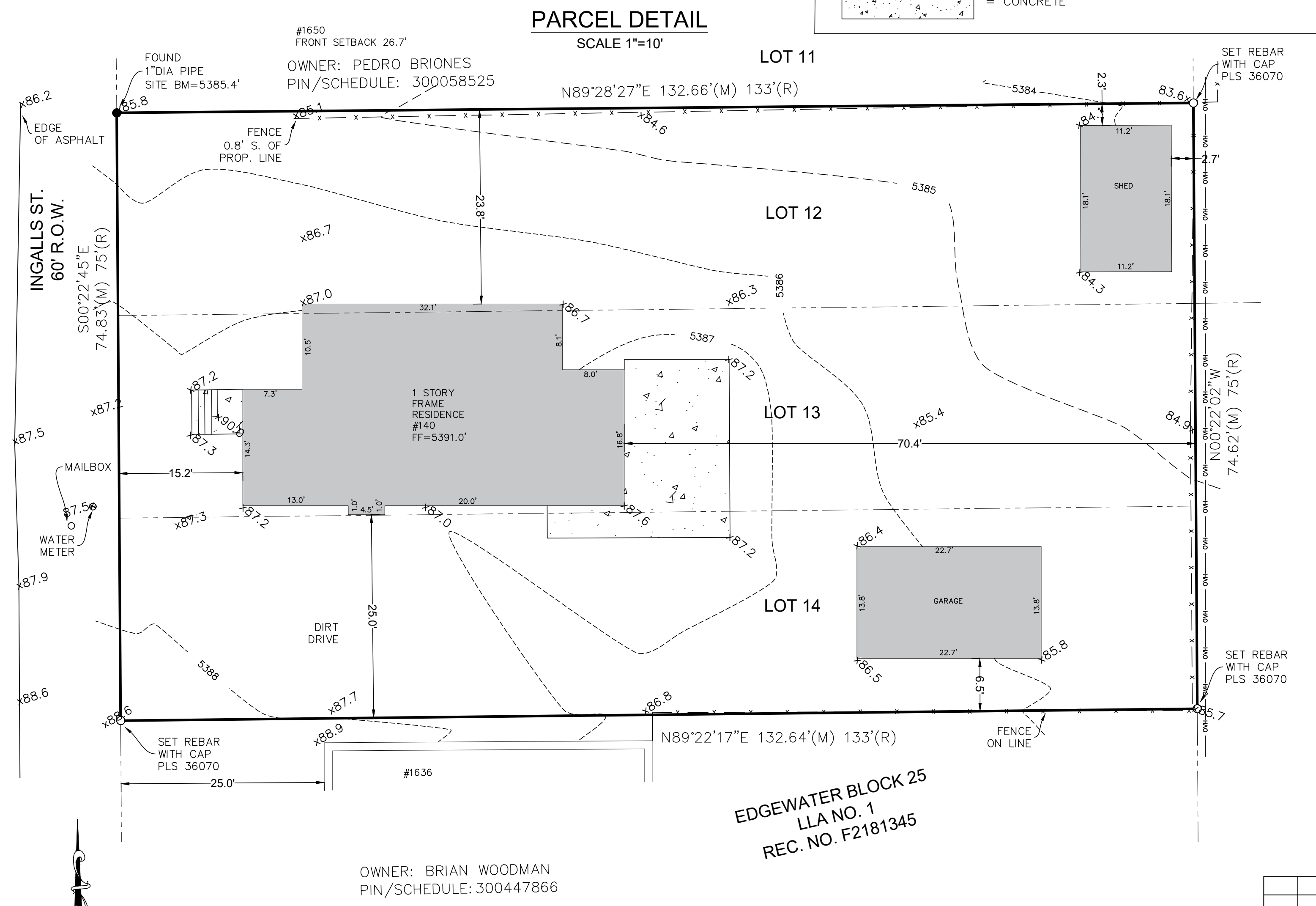
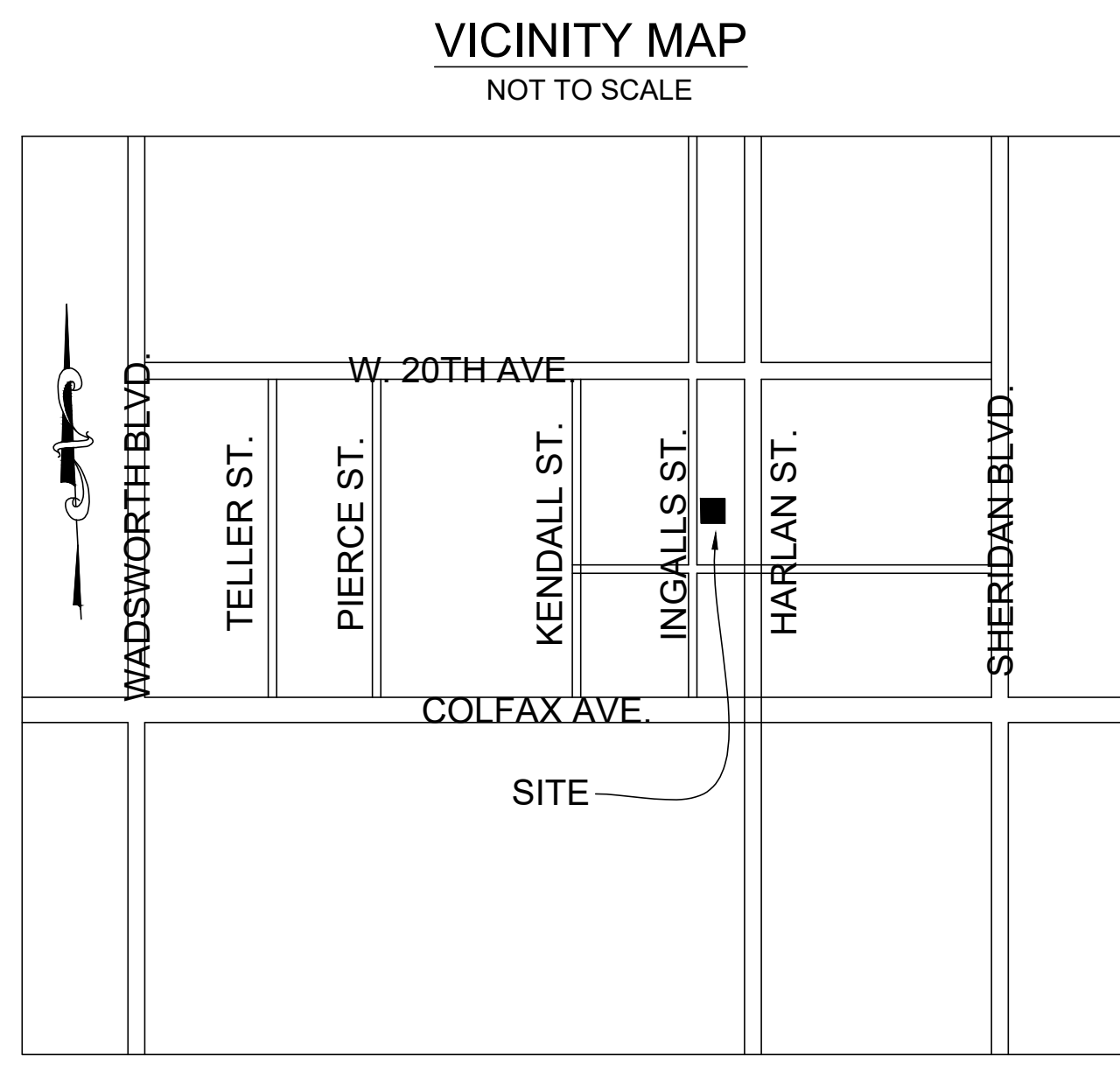
EXCEPTIONS 1-7 STANDARD EXCEPTIONS

THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENTS AND ARE SHOWN GRAPHICALLY HEREON.  
#9 MAY 13, 1989, REC. NO. 21073, EASEMENTS, NOTES ON THE PLAT OF "EDGEWATER"

THE FOLLOWING DOCUMENT IS MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENTS AND DOES NOT AFFECT THE SUBJECT PROPERTY, AND ARE NOT PLOTTED.  
#9 SEPTEMBER 9, 2002, REC. NO. F1560570, TERMS & CONDITIONS, OF MUTUAL EASEMENT

### LEGEND

- = SET MONUMENT AS NOTED
- = FOUND MONUMENT AS NOTED
- (R) = RECORD INFORMATION
- (M) = MEASURED
- = PROPERTY LINE
- - - = R.O.W. LINE
- x - x - x - = FENCE LINE
- - - - - = OVERHEAD UTILITY LINE
- = SPOT ELEVATION
- ▭ = CONCRETE



## COUNTY CLERK / RECORDER FILING CERTIFICATE

DEPOSITED THIS \_\_\_ DAY OF \_\_\_\_\_, 2\_\_\_, IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ RECEPTION No. \_\_\_\_\_ COUNTY CLERK / RECORDER.

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A)(C), 8, 11, 13 AND 20, OF TABLE A THEREOF, THE FIELDWORK WAS COMPLETED ON FEBRUARY 25TH, 2019.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



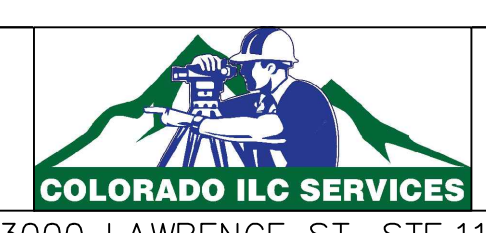
DAVID L. SWANSON P.L.S. 36070

IMPROVEMENT SURVEY PLAT OF:  
1640 INGALLS ST., LAKEWOOD, CO 80214

PREPARED FOR:  
David Kauderer

JOB NUMBER  
19-2-98

DRAWN BY:  
ACS



3000 LAWRENCE ST. STE.111  
DENVER, CO 80205  
303-668-75540

NO.	DATE	REVISION
0	2/28/19	