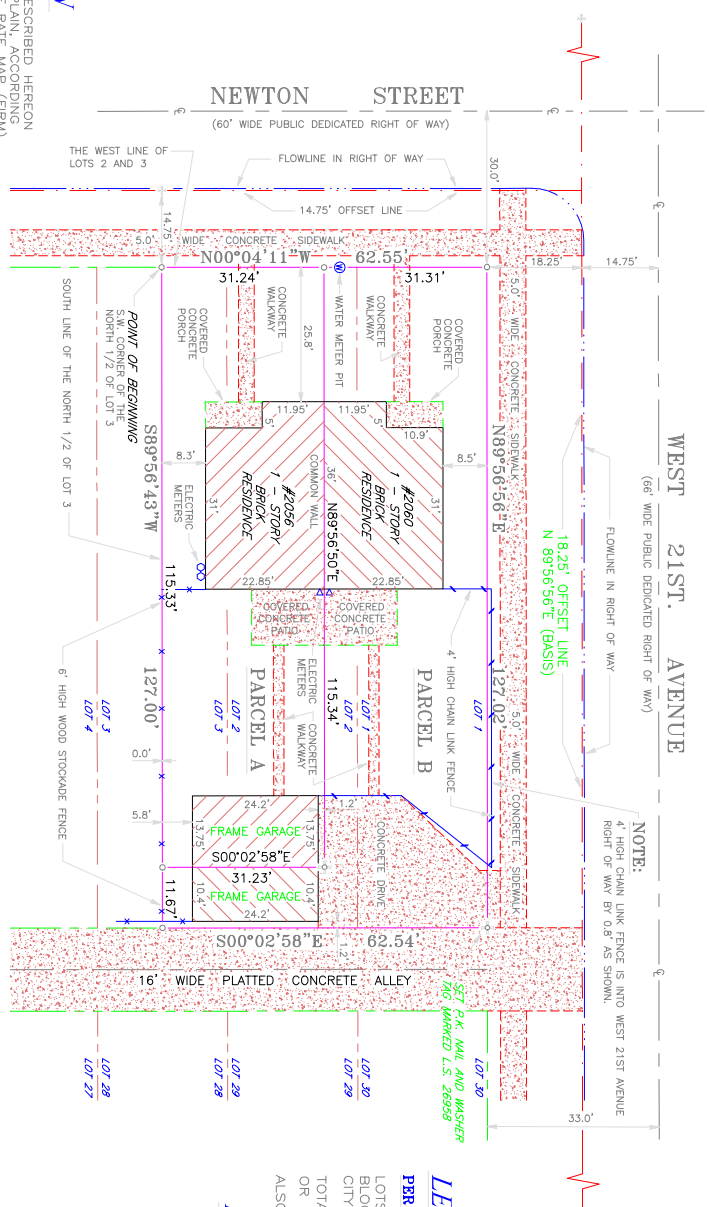
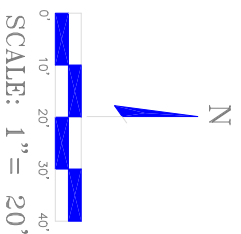


# IMPROVEMENT SURVEY PLAT

PART OF:  
 THE NORTHEAST 1/4 OF SECTION 31,  
 TOWNSHIP 3 SOUTH, RANGE 68 WEST,  
 OF THE 6TH P.M.  
 BEING ALSO PART OF  
 BLOCK 11,  
 HIGHLAND VIEW SUBDIVISION,  
 CITY AND COUNTY OF DENVER,  
 STATE OF COLORADO



## FLOOD CERTIFICATION

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AND WAS NOT PRODUCED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). MAPS ARE DATED SEPTEMBER 28TH., 1990 / ZONE: "X" COMMUNITY NO. 080046 / PANEL NO. 0009 - C

## NOTES

- THIS PLAT REPRESENTS A BOUNDARY SURVEY OF THE PARCEL SHOWN. THIS IS PART OF A SUBDIVISION PLAT OF "HIGHLAND VIEW SUBDIVISION" FILED FOR RECORD IN THE OFFICE OF THE CITY AND COUNTY OF DENVER ON MAY 14TH, 1987.
- THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS GUARANTEED, EXPRESSED OR IMPLIED.
- DATES OF FIELD WORK: 1 - 24 - 2001 & 1 - 25 - 2001
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY COLORADO ENGINEERING INC., TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
- FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAYS, TITLE OF RECORD AND SUBJECT PROPERTY LINES WE RELIED UPON TITLE COMMITMENT NO. 19212 OF 2/27/01 AND THE RECORD OF DEEDS AND PLATS OF THE CITY AND COUNTY OF DENVER AND BY THE RECORDED PLAT OF "HIGHLAND VIEW SUBDIVISION".
- ALL BEARINGS AND DISTANCES SHOWN ON THIS SURVEY ARE ACTUAL MEASUREMENTS. (A.M.)
- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION TO RECOVER DAMAGES FOR DEFECTS IN THIS SURVEY WITHIN TWO 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.
- INDICATES SET 5/8" REBAR - 18" LONG WITH A RED PLASTIC CAP MARKED L.S. 26958, UNLESS OTHERWISE NOTED.  
 ○ INDICATES SET CHISLED CROSS WITH CONCRETE NAIL & BRASS TAG MARKED L.S. 26958, UNLESS OTHERWISE NOTED.  
 + INDICATES FOUND CHISLED OFFSET CROSS

## SURVEYORS CERTIFICATION

I RONALD W. FLAANAGAN, A PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE PROFESSIONAL LAND SURVEYING ACT OF COLORADO, DO HEREBY CERTIFY TO DANIEL B. MARKS, THAT A FIELD SURVEY OF THE ABOVE DESCRIBED PARCEL, AND AS SHOWN ON THIS PLAT, WAS MADE UNDER MY SUPERVISION ON JANUARY 25TH., 2001, AND THAT THE ACCOMPANYING PLAY ACCURATELY AND PROPERLY SHOWS SAID PARCEL AND THE SURVEY THEREOF.

(SEAL)

RONALD W. FLAANAGAN RPLS 26958 DATE SIGNED

## LEGAL DESCRIPTION

PER TITLE COMMITMENT NO. 18212 C-2. (SEE NOTE NO. 5)

LOTS 1, 2 AND THE NORTH 1/2 OF LOT 3,  
 BLOCK 11, HIGHLAND VIEW SUBDIVISION,  
 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

TOTAL AREA OF SUBJECT PROPERTY IS 7,944 SQUARE FEET  
 OR 0.182 ACRE.

ALSO KNOWN AS: 2056 - 2060 NEWTON STREET

## PARCEL DESCRIPTIONS

### PARCEL A:

THAT PART OF LOT 2 AND THAT PART OF THE NORTH 1/2 OF LOT 3, BLOCK 11, HIGHLAND VIEW SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF THE SAID NORTH 1/2 OF LOT 3; THENCE NORTH 0°4'11"W AND ALONG THE WEST LINE OF SAID LOTS 2 AND 3, A DISTANCE OF 31.24 FEET TO A POINT, SAID POINT BEING LOCATED AT THE PROJECTION OF THE COMMON WALL BETWEEN THE EXISTING DUPLEX COMMONLY KNOWN AS 2056 & 2060 NEWTON STREET; THENCE NORTH 89°56'50"E AND ALONG SAID PROJECTION AND THROUGH SAID COMMON WALL, A DISTANCE OF 115.34 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 1°12'3" WEST, A DISTANCE OF 11.95 FEET MORE OR LESS TO A POINT OF THE SOUTH LINE OF SAID NORTH 1/2 OF LOT 3; THENCE S89°56'43"W AND ALONG THE OR LESS TO THE POINT OF BEGINNING.

ALSO KNOWN AS: 2056 NEWTON STREET

TOTAL AREA OF PARCEL A IS 3,603 SQUARE FEET OR 0.083 ACRE.

### PARCEL B:

ALL OF LOTS 1, 2 AND THE NORTH 1/2 OF LOT 3,  
 BLOCK 11, HIGHLAND VIEW SUBDIVISION,  
 EXCEPT THAT PART OF SAID LOT 2 AND THE NORTH 1/2 OF SAID LOT 3, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF THE SAID NORTH 1/2 OF LOT 3; THENCE NORTH 0°4'11"W AND ALONG THE WEST LINE OF SAID LOTS 2 AND 3, A DISTANCE OF 31.24 FEET TO A POINT, SAID POINT BEING LOCATED AT THE PROJECTION OF THE COMMON WALL BETWEEN THE EXISTING DUPLEX COMMONLY KNOWN AS 2056 & 2060 NEWTON STREET; THENCE NORTH 89°56'50"E AND ALONG SAID PROJECTION AND THROUGH SAID COMMON WALL, A DISTANCE OF 115.34 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 1°12'3" WEST, A DISTANCE OF 11.95 FEET MORE OR LESS TO A POINT OF THE SOUTH LINE OF SAID NORTH 1/2 OF LOT 3; THENCE S89°56'43"W AND ALONG THE OR LESS TO THE POINT OF BEGINNING.

CITY AND COUNTY OF DENVER, STATE OF COLORADO.

ALSO KNOWN AS: 2060 NEWTON STREET  
 TOTAL AREA OF PARCEL B IS 4,341 SQUARE FEET OR 0.100 ACRE.

## BASIS OF BEARINGS

THE 18.25' OFFSET LINE OF THE NORTH LINE OF BLOCK 11, HIGHLAND VIEW ADDITION - ASSUMED BEARING OF N89°56'56"E BETWEEN THE FOUND CHISLED CROSSES SHOWN ON THIS SURVEY.

## FILING CERTIFICATION

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001, AT \_\_\_\_\_ M.

IN BOOK \_\_\_\_\_ OF THE COUNTY SURVEYOR'S LAND SURVEY / RIGHTS-OF-WAY

SURVEYS AT PAGE \_\_\_\_\_, RECEPTION NUMBER \_\_\_\_\_.

COUNTY SURVEYOR \_\_\_\_\_

BY DEPUTY COUNTY SURVEYOR \_\_\_\_\_