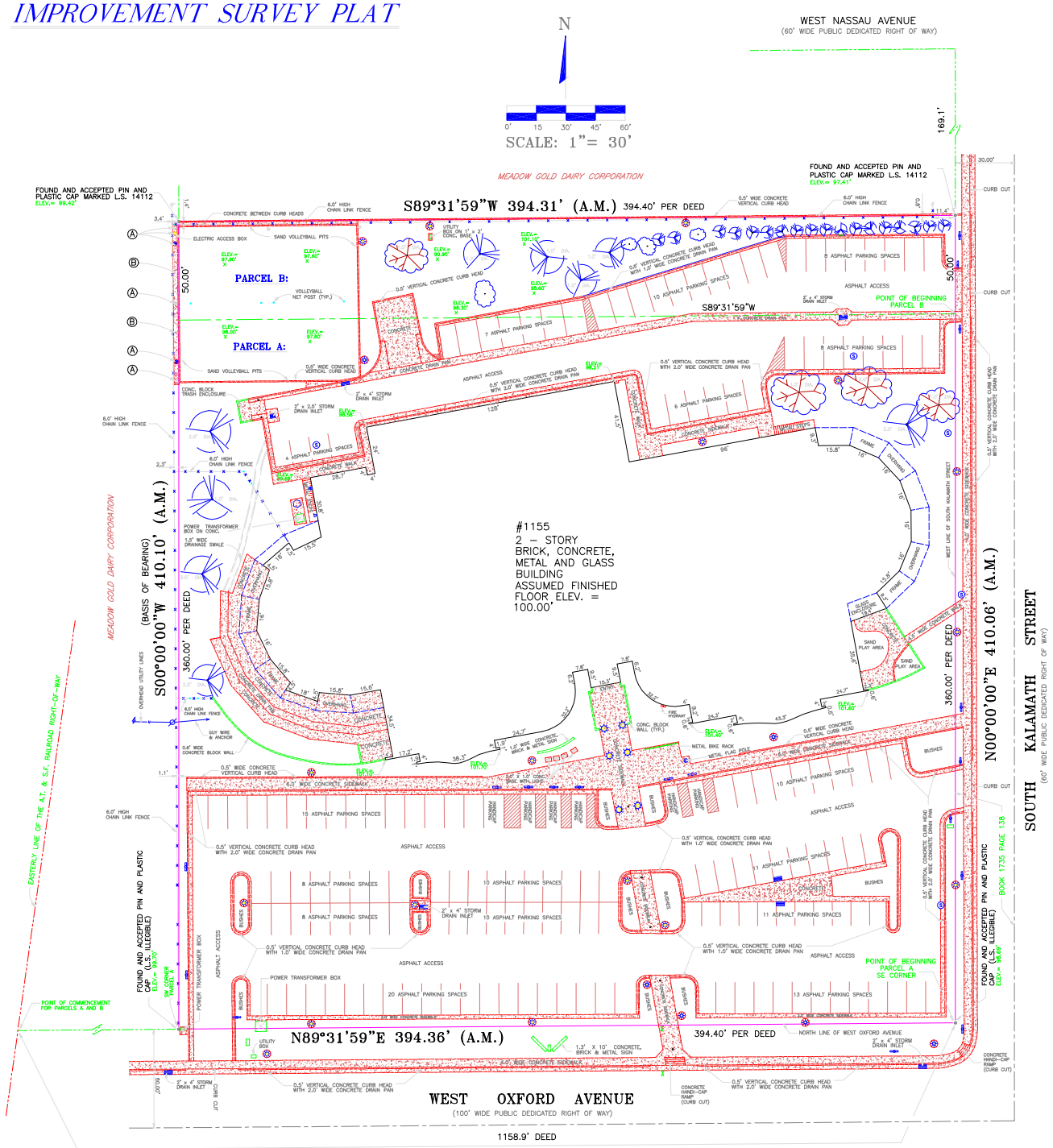
IMPROVEMENT SURVEY PLAT



NOTE:

Ⓐ VOLLEYBALL POLES , LIGHT POLES ON CONCRETE BASE AND ELECTRIC ACCESS BOX ARE OFF OF SUBJECT PROPERTY AS SHOWN HEREON.

Ⓑ CONCRETE IS OFF OF SUBJECT PROPERTY 2.6' AS SHOWN HEREON.

LEGEND

- INDICATES SUBJECT PROPERTY LINE AS SHOWN.
- INDICATES RIGHT OF WAY LIMITS AND OR ADJOINING PARCEL BOUNDARY LINE.
- INDICATES EASEMENT LIMITS.
- INDICATES CENTERLINE OF R.O.W.
- INDICATES EXISTING FENCE.
- INDICATES EXISTING POWER POLE
- INDICATES EXISTING ELECTRIC METER BOX
- INDICATES EXISTING GAS METER
- INDICATES EXISTING CABLE T.V. PEDESTAL
- INDICATES EXISTING SEWER MANHOLE
- INDICATES EXISTING LIGHT PEDESTAL
- INDICATES EXISTING WATER VALVE BOX
- INDICATES "NON USE" PARKING AREA
- INDICATES EXISTING METAL PEDESTAL
- INDICATES EXISTING TRAFFIC SIGN
- INDICATES EXISTING VOLLEYBALL NET POLE
- INDICATES EXISTING IRON & CONCRETE BALLARD
- INDICATES EXISTING LIGHT POLE ON 2' CONC. BASE
- INDICATES FOUND MONUMENT AS STATED ON THIS SURVEY.

TREE TYPES

- INDICATES AN EXISTING EVERGREEN TREE
- INDICATES AN EXISTING DECIDUOUS TREE
- INDICATES AN EXISTING PINE BUSH

BASIS OF BEARINGS

THE WEST LINE OF SUBJECT PROPERTY ASSUMED BEARING OF N00°00'00"E BETWEEN THE FOUND MONUMENTS SHOWN ON THIS SURVEY.

FLOOD CERTIFICATION

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A 100/500 YEAR FLOOD PLAIN, ACCORDING TO THE MOST CURRENT FLOOD INSURANCE INSURANCE RATE MAP (FIRM), PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

MAPS ARE DATED AUGUST 16TH., 1995 / ZONE: "X"
COMMUNITY NO. 085074 / PANEL NO. 0145 – J

SURVEYORS CERTIFICATION

I RONALD W. FLANAGAN A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO THE CITY OF ENGLEWOOD THAT A FIELD SURVEY OF THE ABOVE DESCRIBED PARCEL, AND AS SHOWN ON THIS PLAT, WAS MADE UNDER MY SUPERVISION ON NOVEMBER 7TH, 2002 AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID PARCEL AND THE SURVEY THEREOF.

(SEAL)

RONALD W. FLANAGAN RPLS 26958 DATE SIGNED

PART OF

THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 68 WEST, OF THE 6TH. P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION PER CLIENT:

ARAPAHOE COUNTY PARCEL NUMBER 2077–04–4–00–061

PARCEL A: (PER BOOK 3964 AT PAGE 253)

A PARCEL OF LAND IN THE SE QUARTER OF SECTION 4. TOWNSHIP 5 SOUTH, RANGE 68 WEST, DESCRIBED AS FOLLOWS:
BEGINNING ON THE NORTH LINE OF W. OXFORD AVE. 1.158.9 FEET, MORE OR LESS, EAST OF THE EASTERLY LINE OF THE A.T. & S.F. RAILROAD RIGHT OF WAY, SAID POINT BEING ON THE WEST LINE OF S. KALAMATH ST. AS DESCRIBED IN BOOK 1735 AT PAGE 138 OF THE ARAPAHOE COUNTY RECORDS;
THENCE NORTH ALONG SAID WEST LINE OF S. KALAMATH ST. 360.0 FEET;
THENCE WEST AND PARALLEL TO THE NORTH LINE OF W. OXFORD AVE. 394.4 FEET;
THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF S. KALAMATH ST. 360.0 FEET TO A POINT ON THE NORTH LINE OF W. OXFORD AVE.;
THENCE EAST ALONG SAID NORTH LINE 394.4 FEET TO THE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.
SAID PARCEL CONTAINING 3.259 ACRES MORE OR LESS.

ALSO KNOWN AS: 1155 WEST OXFORD AVENUE, ENGLEWOOD, CO. 80110

PARCEL B: PER CLIENT–BY SURVEY OF PAUL KAPAUN, PLS 14101

COMMENCING ON THE NORTH LINE OF WEST OXFORD AVENUE 1,158.9 FEET, MORE OF LESS, EAST OF THE EASTERLY LINE OF THE A.T. & S.F. RAILROAD RIGHT–OF–WAY, SAID POINT BEING ON THE WEST LINE OF SOUTH KALAMATH STREET AS DESCRIBED IN BOOK 1735 AT PAGE 138 OF THE ARAPAHOE COUNTY RECORDS;
THENCE NORTH ALONG SAID WEST LINE OF SOUTH KALAMATH STREET 360.0 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID WEST LINE 50.00 FEET TO A POINT;
THENCE WEST AND PARALLEL WITH THE N. LINE W. OXFORD AVENUE 394.4 FEET;
THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SOUTH KALAMATH STREET 50.00 FEET TO A POINT 360.0 FEET NORTH OF OF THE NORTH LINE OF WEST OXFORD AVENUE;
THENCE EAST AND PARALLEL WITH SAID NORTH LINE OF W. OXFORD AVENUE 394.4 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 0.4527 ACRES MORE OR LESS AND LIES IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 68 WEST, ARAPAHOE COUNTY, COLORADO.

ALSO KNOWN AS: 1155 WEST OXFORD AVENUE, ENGLEWOOD, CO. 80110

TOTAL AREA OF SUBJECT PROPERTY IS 161,700 SQUARE FEET OF 3.712 ACRES

NOTES

1. THIS PLAT REPRESENTS A BOUNDARY SURVEY OF THE PARCEL SHOWN. IT IS PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO.
2. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
3. DATES OF FIELD WORK: 10 – 28 – 2002 THRU 11 – 7 – 2002
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY COLORADO ENGINEERING & SURVEYING INC. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
5. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT–OF–WAYS, TITLE OF RECORD AND SUBJECT PROPERTY LINES WE RELIED UPON BY INFORMATION SUPPLIED TO US BY THE CLIENT.
6. ALL BEARINGS AND DISTANCES SHOWN ON THIS SURVEY ARE ACTUAL MEASUREMENTS. (A.M.) UNLESS OTHERWISE NOTED.
7. 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.

CLERK AND RECORDS CERTIFICATION

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, STATE OF COLORADO. THIS _____ DAY OF _____, A.D., 200___.

RECEPTION NUMBER _____

SIGNED _____

COLORADO ENGINEERING & SURVEYING, INC., 3470 SOUTH SHERMAN STREET #2, ENGLEWOOD, COLORADO 80110 (303)–761–8055

CES #2002–4688