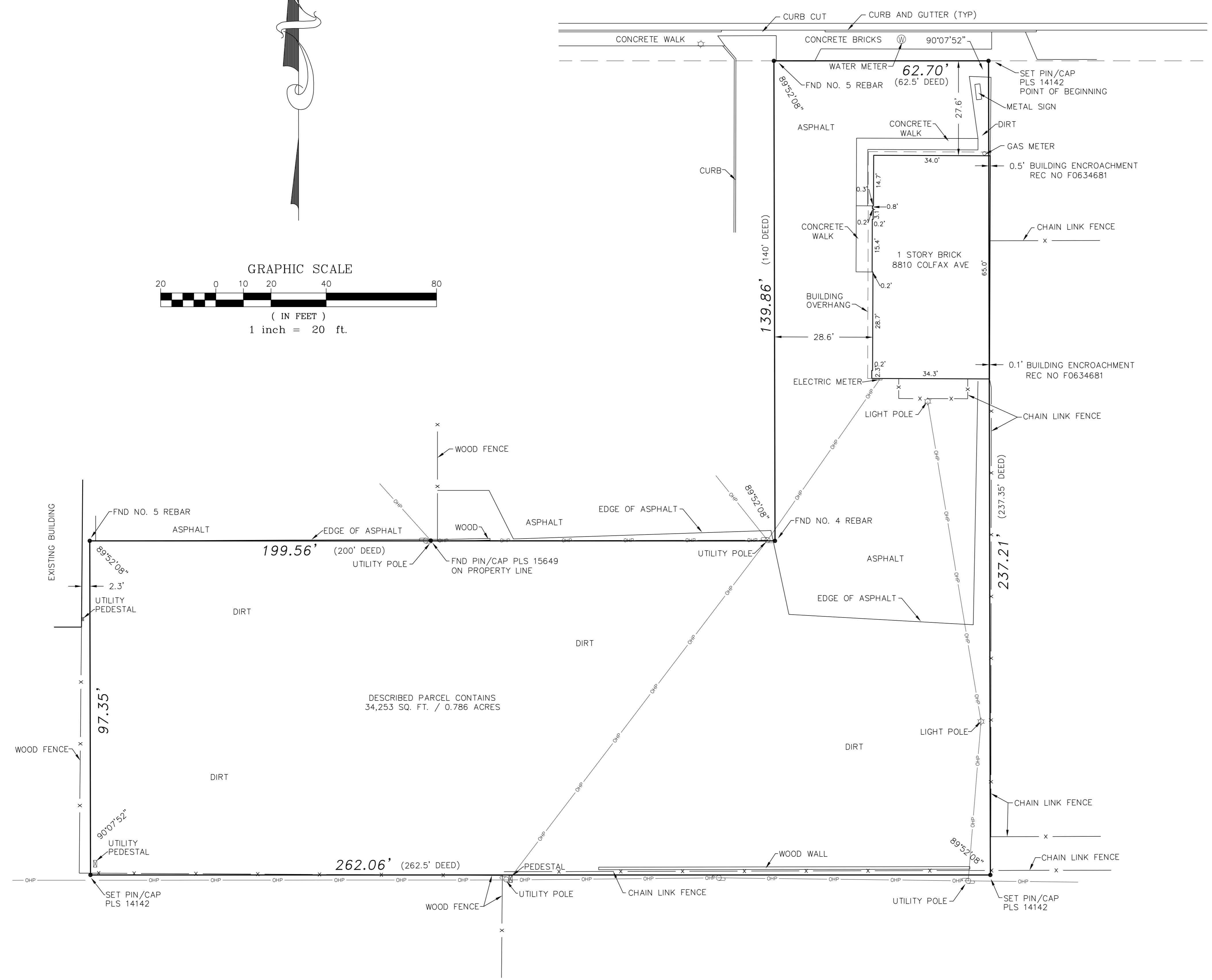
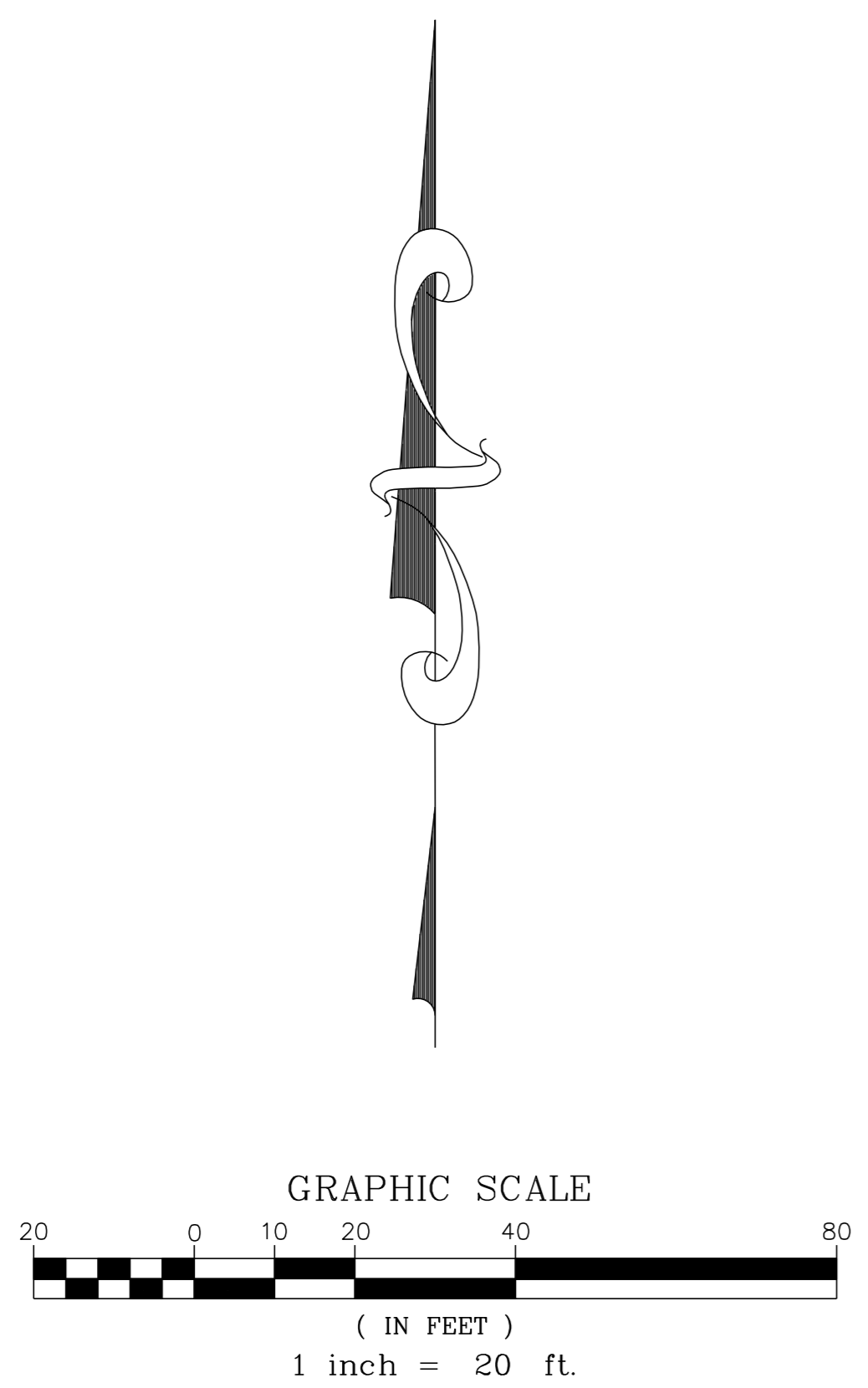


# IMPROVEMENT SURVEY PLAT

A PORTION OF THE NE 1/4 OF SECTION 3, T4S, R69W OF THE 6TH P.M.  
COUNTY OF JEFFERSON, STATE OF COLORADO

WEST COLFAX AVE



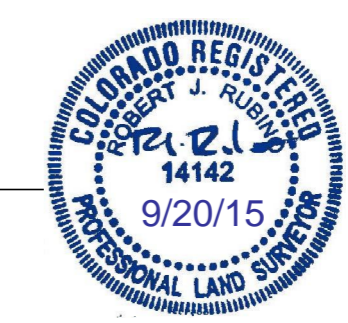
**LEGAL DESCRIPTION:**

THAT PART OF BLOCK 1, RESUBDIVISION OF BLOCKS 1 AND 2, WIGHT'S SUBDIVISION, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTH LINE OF WEST COLFAX AVENUE 252.5 FEET WEST AND 10 FEET SOUTH OF THE NORTHEAST CORNER OF SAID BLOCK 1; THENCE CONTINUING WEST ALONG THE SOUTH LINE OF WEST COLFAX AVENUE, 62.5 FEET; THENCE SOUTH AT RIGHT ANGLES, 140 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF WEST COLFAX AVENUE, A DISTANCE OF 200 FEET; THENCE SOUTH AT RIGHT ANGLES, 97.35 FEET; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF WEST COLFAX AVENUE, 262.5 FEET; MORE OR LESS, TO A POINT 252.5 FEET WEST OF THE EAST LINE OF SAID BLOCK 1; THENCE NORTH 237.35 FEET TO THE POINT OF BEGINNING, COUNTY OF JEFFERSON, STATE OF COLORADO.

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



**NOTES:**

- 1) 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 FIDELITY NATIONAL TITLE INSURANCE COMPANY., COMMITMENT NO. 597-F0530283-150-LRB, EFFECTIVE SEPTEMBER 28, 2015.
- 2) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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 CERTIFICATION SHOWN HEREON.

**INDEXING STATEMENT:**

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS/ RIGHT-OF-WAY SURVEYS AT PAGE \_\_\_\_\_, RECEPTION NUMBER \_\_\_\_\_.



prepared by:  
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REVISIONS	
DRAWING NO: 15197M.DWG	SHEET 1 OF 1
DATE OF SURVEY: 10/18/15	DATE OF DRAWING: 10/20/15
DRAWN BY: BR	PROJECT NO.: 15197