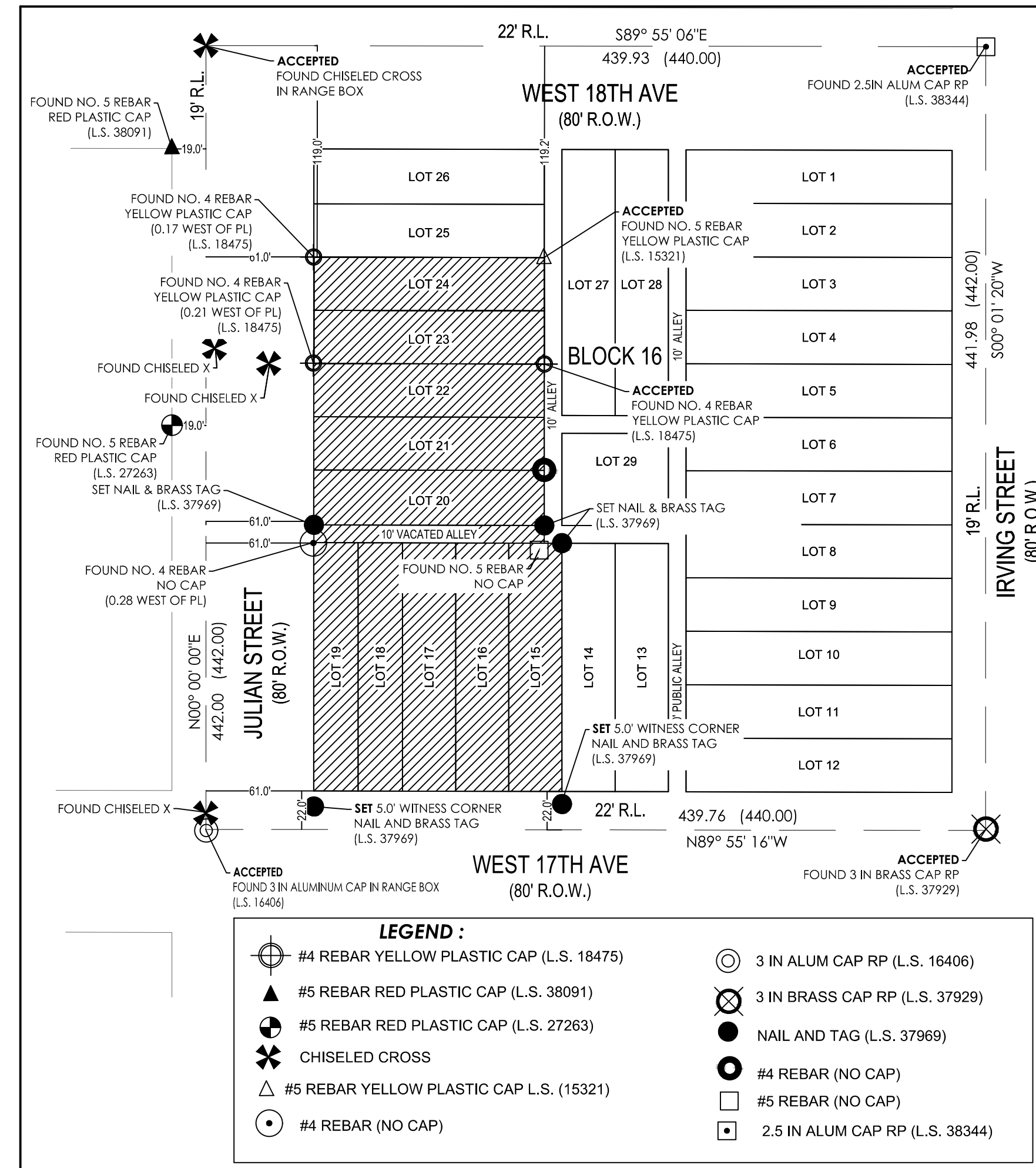


JULIAN STREET TOWNHOMES

LAND SURVEY PLAT

A PORTION OF THE WESTERLY HALF OF SECTION 32, TOWNSHIP 03 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 LOTS 15-24, BLOCK 16, GURLEY'S RESUBDIVISION OF CHELTENHAM HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO
 SITE ADDRESS: 1700-1738 JULIAN STREET DENVER, CO 80204

BLOCK DIAGRAM:



GENERAL NOTES:

- FIELD WORK PERFORMED IN DECEMBER 2016 BY ALTITUDE LAND CONSULTANTS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY ALTITUDE LAND CONSULTANTS OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE RIGHT-OF-WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE LINE BETWEEN THE FOUND 3 INCH BRASS CAP L.S. 37929 LOCATED AT THE INTERSECTION OF WEST 17TH AVENUE AND IRVING STREET AND THE FOUND 3 INCH ALUMINUM CAP IN RANGE BOX L.S. 16406 LOCATED AT THE INTERSECTION OF WEST 17TH AVENUE AND JULIAN STREET.
- ALL PROPERTY CORNERS WERE FOUND OR SET AS SHOWN ON THIS SURVEY.
- ALL MEASUREMENTS IN PARENTHESES ARE PER PLAT, ALL OTHER MEASUREMENTS ARE AS MEASURED IN THE FIELD.
- ALL LINEAR MEASUREMENTS WERE TAKEN USING THE U.S. SURVEY FOOT
- BENCHMARK: C/D BRASS CAP LOCATED AT THE SOUTHEAST CORNER OF IRVING ST. AND COLFAX AVE., TOP OF CURB. ELEVATION = 5298.57' (NAVD 88)

LEGAL DESCRIPTION:

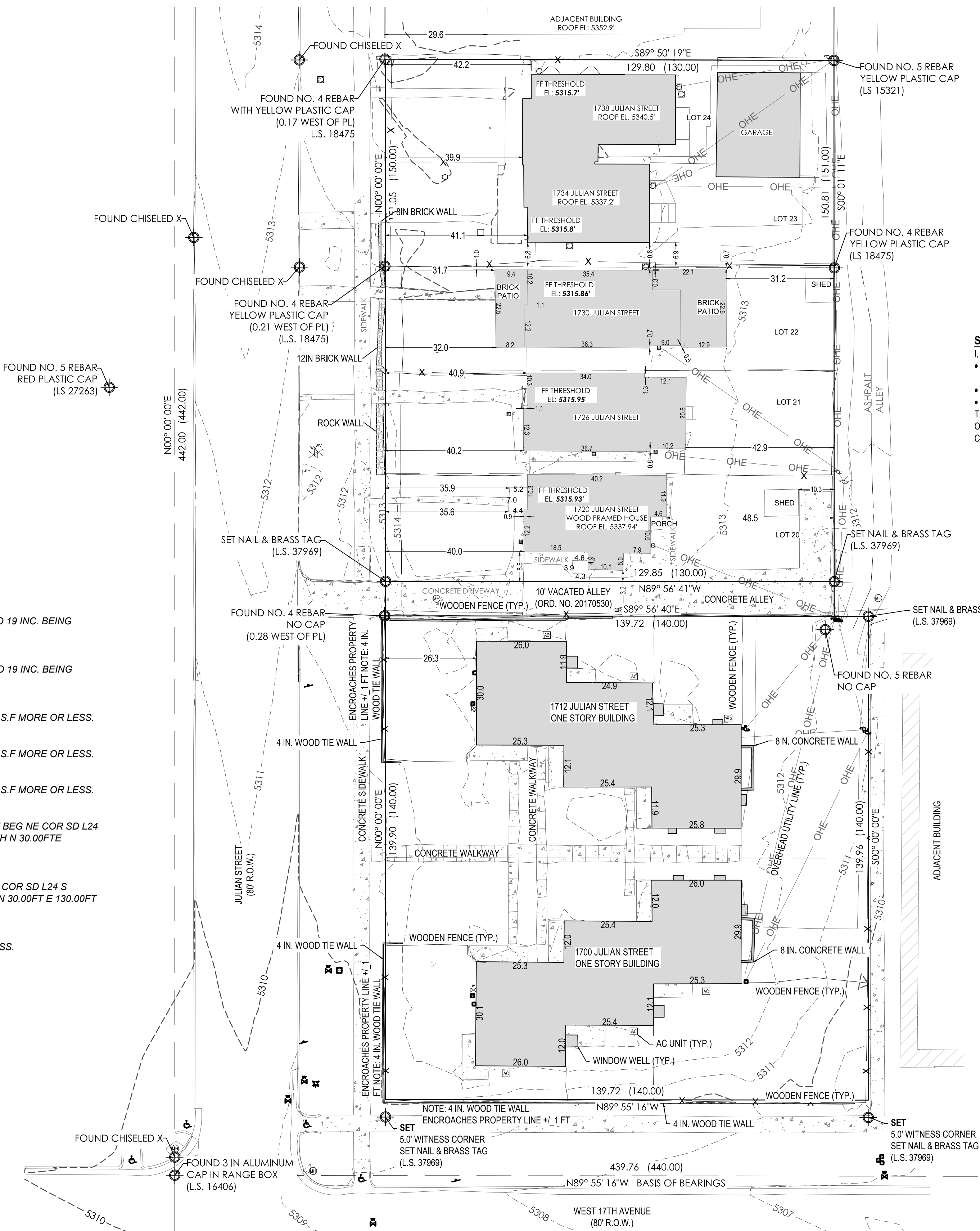
- 1700 JULIAN ST.
 GURLEYS RESUB OF CHELTENHAM HTS 02323 B16 S/2 OF L15 TO 19 INC. BEING 9775.77 S.F MORE OR LESS.
- 1712 JULIAN ST.
 GURLEYS RESUB OF CHELTENHAM HTS 02323 B16 N/2 OF L15 TO 19 INC. BEING 9775.77 S.F MORE OR LESS.
- 1720 JULIAN ST.
 GURLEYS RESUB OF CHELTENHAM HTS B16 L20. BEING 4042.10 S.F MORE OR LESS.
- 1726 JULIAN ST.
 GURLEYS RESUB OF CHELTENHAM HTS B16 L21. BEING 3894.97 S.F MORE OR LESS.
- 1730 JULIAN ST.
 GURLEYS RESUB OF CHELTENHAM HTS B16 L22. BEING 3872.83 S.F MORE OR LESS.
- 1734 JULIAN ST.
 GURLEYS RESUB OF CHELTENHAM HTS B16 PT L23 & 24 EXC PT BEG NE COR SD L24 S 25.78FT W 34.13FT S 4.22FT W 95.81FT TO PT ON W LI SD L24 TH N 30.00FTE 130.00FT TO POB. BEING 4033.98 S.F MORE OR LESS.
- 1738 JULIAN ST.
 GURLEYS RESUB OF CHELTENHAM HTS B16 PT L23 & 24 BEGNE COR SD L24 S 25.78FT W 34.13FT S 4.22FT W 95.81FT TO PT ON W LISD L24 TH N 30.00FT E 130.00FT TO POB. BEING 3749.99 S.F MORE OR LESS.
- ALLEY VACATION:
 ORDINANCE NUMBER 20170530. BEING 1308.87 S.F MORE OR LESS.

LEGAL NOTICE:
 ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS LAND SURVEY PLAT WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT IS DISCOVERED. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS LAND SURVEY PLAT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

INDEXING STATEMENT:

DEPOSITED THIS _____ DAY OF _____, 20____ AT _____ M. IN BOOK _____ OF THE COUNTY _____ SURVEYOR'S LAND SURVEY/RIGHT-OF-WAY SURVEYS AT PAGE(S) _____ RECEPTION NUMBER _____

COUNTY SURVEYOR/DEPUTY COUNTY SURVEYOR _____



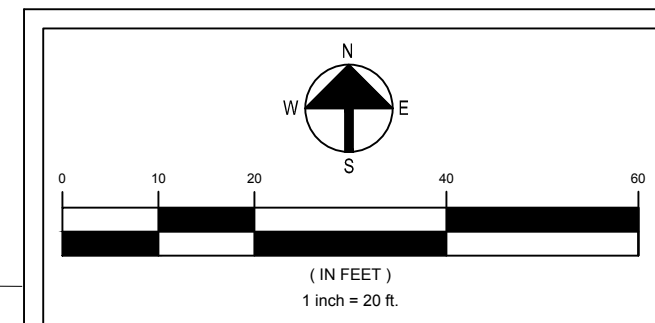
SURVEYOR'S CERTIFICATE:

I, KARL W. FRANKLIN, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFY THAT:
 • THIS SURVEY IS A TRUE AND CORRECT LAND SURVEY PLAT AND WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE AND COMPLIES WITH CRS 38-51-106.
 • THIS SURVEY IS BASED UPON THIS SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF.
 • THIS IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE.
 THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED PROFESSIONAL LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.



Legend:

- Irrigation Box
- Water Valve
- Electric Box
- Electric Meter
- Spot Elevation
- Property Corner As Shown
- Existing Fence As Shown
- Water Meter
- Gas Meter
- Existing Concrete
- Light
- Sign



DATE: 10.23.17
 JOB NO.: 16-266
 DRAWN BY: CDF
 CHECKED BY: KWF

ALTITUDE
 LAND CONSULTANTS
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 Denver, CO 80216
 info@altitudeandco.com
 AltitudeLandCo.com