

IMPROVEMENT SURVEY PLAT

OF LOT 48, BLOCK 37, VALVERDE,
IN THE SOUTHEAST QUARTER OF SECTION 9, T. 4 S., R. 68 S OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO

LEGAL DESCRIPTION (RECORD)

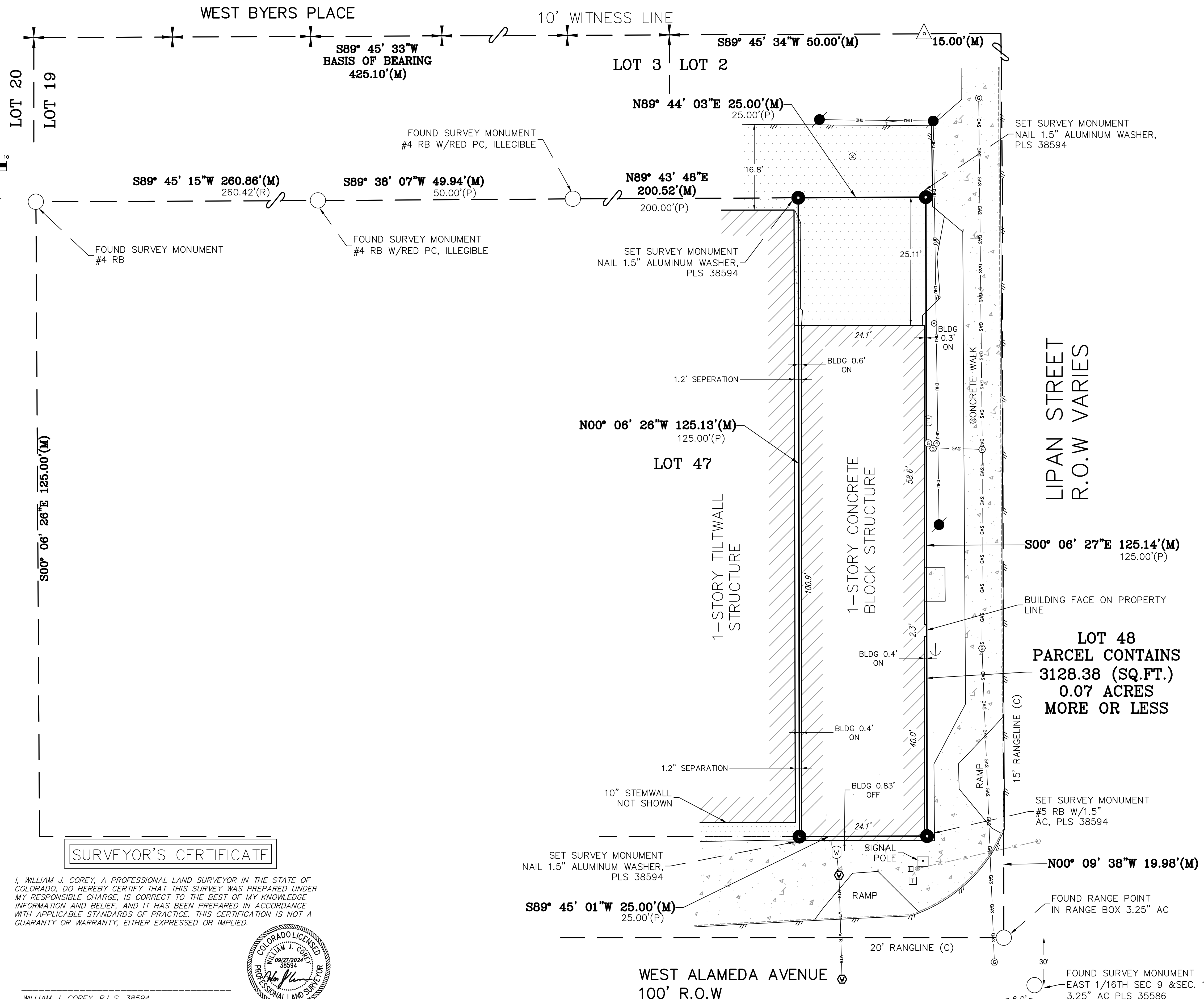
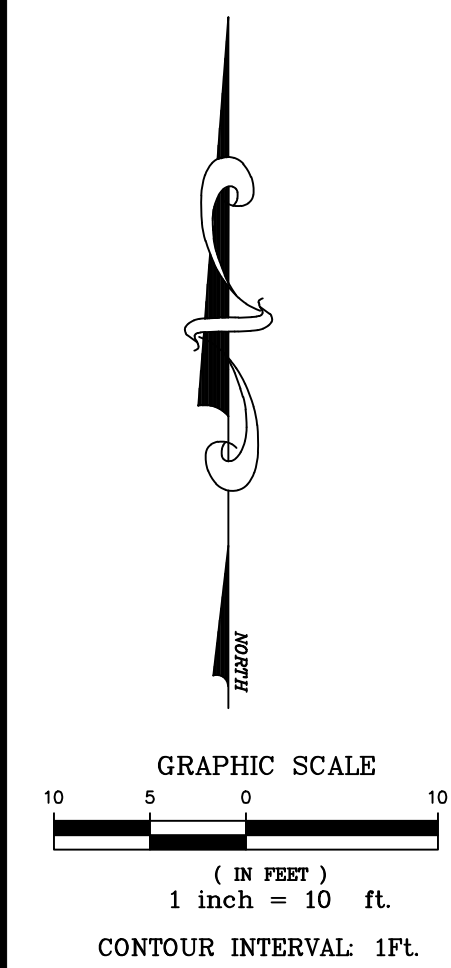
LEGAL (RECORD)
AS RECORDED BY DEED AT RECEPTION NO. 2020054564.
LOT 48, BLOCK 37, VALVERDE

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 DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. A TITLE SEARCH WAS NOT PERFORMED BY COLORADO SURVEYS TO DETERMINE OWNERSHIP, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- BASIS OF BEARING
A GRID BEARING (COLORADO STATE PLANE - CENTRAL, NAD83) OF S89°45'33"E/W ALONG A LINE BETWEEN MONUMENTS AS DESCRIBED ALONG THE 10 FEET WITNESS LINE OF WEST BYERS PLACE AS SHOWN HEREON AND RELATIVE THERETO.
- ALL DISTANCES ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET, DEFINED AS EXACTLY 1200/3937 METERS.
- COLORADO SURVEYS MAKES NO REPRESENTATION REGARDING UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON ACTUAL FIELD LOCATED EVIDENCE OF PIN FLAGS OR PAINT MARKINGS. STANDARD UTILITY NOTIFICATION PROTOCOL SHOULD BE ADHERED TO PRIOR TO CONSTRUCTION OR EXCAVATION.
- WATER METER LOCATION BASED UPON UTILITY FIELD MARKING, SAID APPURTENANCE APPEARS TO HAVE BEEN CONCRETED OVER.
- PROPERTY ADDRESS: 1201 W ALAMEDA AVE, DENVER, CO 80223

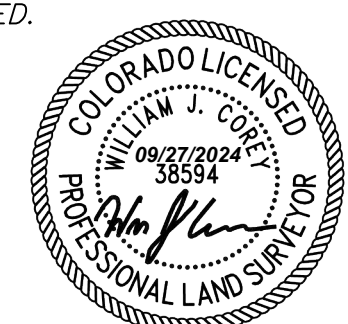
LEGEND

- △ = COMPUTED POINT
- = FOUND SURVEY MONUMENT AS NOTED
- = SET SURVEY MONUMENT AS NOTED
- + = FOUND CHISELED "+"
- PC = PLASTIC CAP
- AC = ALUMINUM CAP
- R.O.W. = RIGHT OF WAY
- RB = REBAR
- (D) = DEED
- (P) = PLAT
- (M) = MEASURED
- (C) = COMPUTED
- = PROPERTY LINE
- - - = LOT LINE
- GAS — = GAS LINE
- DHU — = OVERHEAD UTILITY LINE
- UE — = UNDERGROUND UTILITY LINE
- - - = CURB
- = EDGE OF ASPHALT
- ▨ = CONCRETE
- ▩ = ASPHALT
- ⊕ = WATER METER
- ⊙ = WATER POINT
- ⊙ = BOLLARD
- ⊞ = ELECTRIC BOX
- ⊙ = UTILITY POLE
- ⊞ = TRAFFIC
- ⊞ = ELECTRIC METER
- ⊞ = GAS METER
- ⊞ = GAS LINE MARKER
- ⊞ = ELECTRIC PEDESTAL
- ⊞ = SANITARY SEWER MANHOLE
- BLDG = BUILDING



SURVEYOR'S CERTIFICATE

I, WILLIAM J. COREY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE, IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



WILLIAM J. COREY, P.L.S. 38594
COLORADO PROFESSIONAL LAND SURVEYOR

PREPARED FOR:		Shibumi Real Estate	
JOB NUMBER		2024-354	
DRAWN BY:		D.W.N	
NO. DATE	REVISION	5994 SOUTH HOLLY ST. #190 GREENWOOD VILLAGE, CO 80111 720-767-7321	

WEST ALAMEDA AVENUE
100' R.O.W

LIPAN STREET
R.O.W VARIES

LOT 48
PARCEL CONTAINS
3128.38 (SQ.FT.)
0.07 ACRES
MORE OR LESS