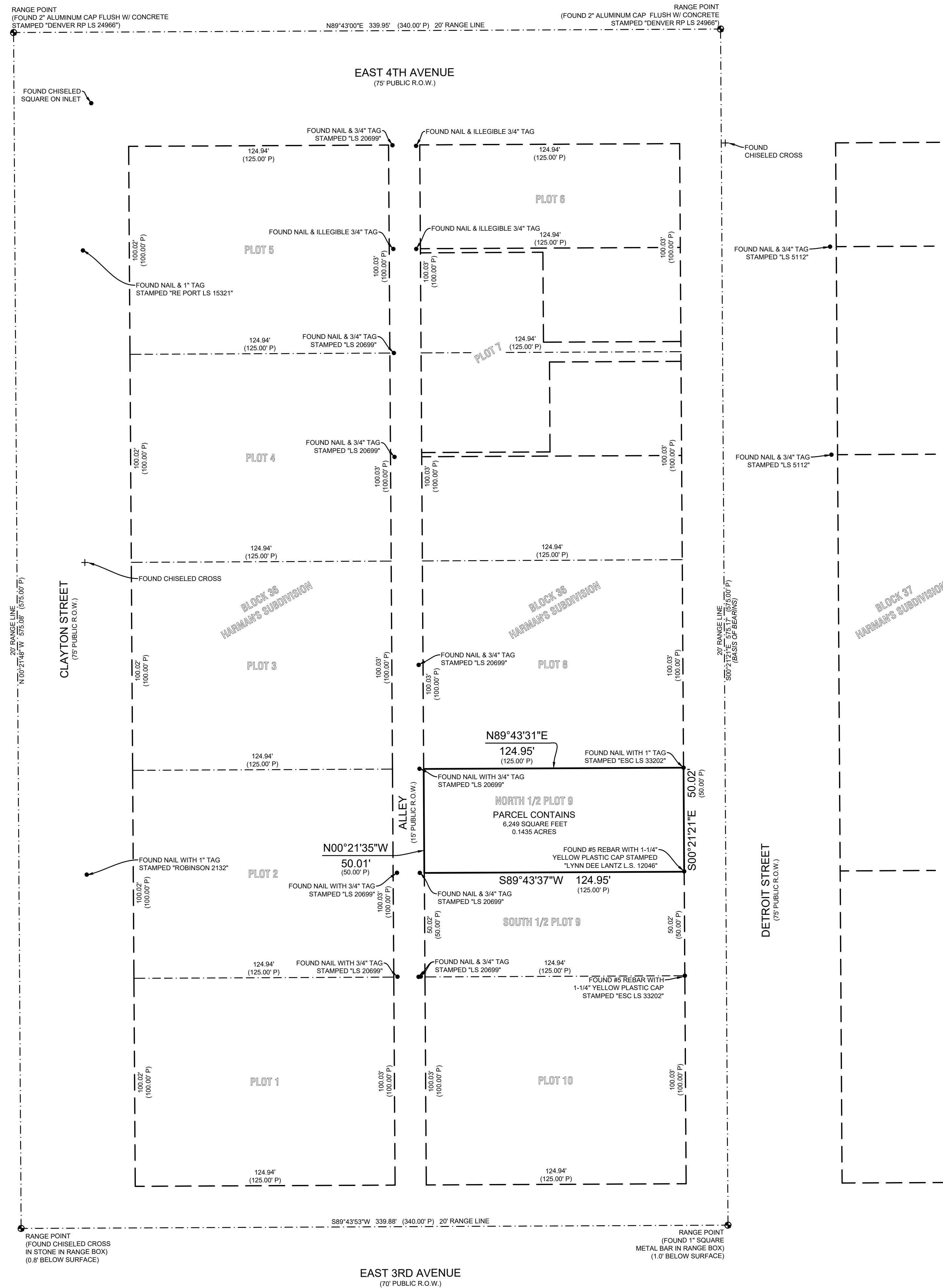


LEGEND	
R.O.W.	RIGHT-OF-WAY
L.S. NO.	LAND SURVEYOR NUMBER
BK. PG.	BOOK AND PAGE
REC. NO.	RECEPTION NUMBER
(XX.XX' P)	PER THE RECORDED PLAT OF HARMAN'S SUB-DIVISION (BK. 7-PG. 34) ORIGINALLY FILED IN ARAPAHOE COUNTY, COLORADO APRIL 15, 1889 DENVER OFFICIAL SURVEY OF HARMAN'S SUBDIVISION (E08-014, 015) IF DIFFERENT FROM AS-MEASURED
	ALL DIMENSIONS SHOWN WITH NO PARENTHESIS ARE AS-MEASURED DIMENSION
●	RANGE POINT
•	FOUND MONUMENT AS DESCRIBED
+	FOUND CHISELED CROSS



**LEGAL DESCRIPTION:**  
THE NORTH 1/2 OF PLOT 9, BLOCK 36, HARMAN'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.  
THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN GENERAL WARRANTY DEED RECORDED ON JUNE 23, 2016 AT RECEPTION NUMBER 2016082465 IN DENVER COUNTY, COLORADO.  
ASSURANCE NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND INSURED IN SCHEDULE A(5) OF TITLE COMMITMENT NUMBER K70493133-3 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 16, 2016.

**SURVEYOR'S CERTIFICATION:**  
TO: LE MIE REDAZZE BELLE LLC, WITOLD KACZANOWSKI, AND LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 7(B, 1), 7(C), 8, 9 AND 11(B) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 6, 2021.  
I FURTHER CERTIFY THAT I, CHARLES N. BECKSTROM, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF ENGINEERING SERVICE COMPANY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE, THAT IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.  
DATE OF PLAT OR MAP: DECEMBER 28, 2021  
CHARLES N. BECKSTROM  
PROFESSIONAL L.S. NO. 33202  
FOR AND ON BEHALF OF  
ENGINEERING SERVICE COMPANY  
EMAIL: cbeckstrom@engineeringserviceco.com

**NOTES CORRESPONDING TO SCHEDULE B - SECTION 2 OF TITLE COMMITMENT:**  
 (6) ORDINANCE #60, SERIES 1968 CONTAINING RESTRICTIONS NECESSARY TO PRESERVE MOUNTAIN VIEWS RECORDED MARCH 14, 1968 IN BOOK 9854 AT PAGE 231, AND AMENDMENTS RECORDED JANUARY 06, 1969 IN BOOK 9975 AT PAGE 351 AND JULY 30, 1973 IN BOOK 738 AT PAGE 127. (AFFECTS THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)  
 (9) TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 293, SERIES OF 1987 RECORDED JUNE 17, 1987 UNDER RECEPTION NO. 147274. (AFFECTS THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)

- GENERAL NOTES**
- THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER K70493133-3 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 16, 2016 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
  - THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDING WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
  - THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE SURVEYOR'S CERTIFICATION HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS WRITTEN RECERTIFICATION BY THE SURVEYOR OF RECORD NAMING SAID PERSON OR ENTITY.
  - BEARINGS ARE BASED ON THE 20' RANGE LINE IN DETROIT STREET BETWEEN EAST 3RD AVENUE AND EAST 4TH AVENUE HAVING AN ASSUMED BEARING OF S00°21'21"E AND BOUNDED BY A 2" ALUMINUM CAP IN CONCRETE STAMPED DENVER RP LS 24866' FOUND AT THE INTERSECTION OF DETROIT STREET AND EAST 4TH AVENUE AND A 1" SQUARE PIN IN RANGE BOX FOUND AT THE INTERSECTION OF DETROIT STREET AND EAST 3RD AVENUE.
  - THE ADDRESS OF THE SURVEYED PROPERTY IS: 329 DETROIT STREET AS POSTED ON BUILDING.
  - BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 0800460202G WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2005. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
  - BENCHMARK: CITY OF DENVER BM #396A - CDD BRASS CAP TOP OF CURB AT THE SOUTHEAST CORNER OF EAST 3RD AVENUE AND STEELE STREET  
ELEVATION: 5322.54 FEET (NAVD 1988 DATUM).
  - NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.
  - THERE ARE NO STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
  - THE LOCATION OF ALL UNDERGROUND UTILITY LINES, IF SHOWN HEREON, ARE BASED ON FIELD LOCATION OF VISIBLE EVIDENCE AND MARKINGS AND MAPPING PROVIDED BY A UTILITY LOCATION SERVICE AND ARE TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY.
  - ALL UTILITY INFORMATION WAS OBTAINED FROM FIELD SURFACE EVIDENCE AT THE TIME OF THIS SURVEY AND IS SHOWN IN AN APPROXIMATE LOCATION ONLY BASED ON SAID FIELD OBSERVATIONS.
  - ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN AND CONSTRUCTION.
  - BURIED UTILITIES AND PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE. RECORD DRAWINGS OF THE CONSTRUCTION UTILITY LINES AND/OR LOCATION DERIVED FROM THE FIELD SURVEY OF UTILITY MARKINGS PROVIDED BY AN INDEPENDENT UTILITY LOCATING FIRM. NO GUARANTY OR WARRANTY, EITHER EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. ENGINEERING SERVICE COMPANY DOES NOT ALLOW FIELD PERSONNEL TO ACCESS UTILITY MANHOLES OR ENCLOSED STRUCTURES, THEREFORE SUB-SURFACE PIPE SIZES IF NOTED HEREIN ARE OBSERVED FROM SURFACE LOCATIONS AND/OR TAKEN FROM RECORD DRAWINGS. IF MORE ACCURATE LOCATIONS AND/OR SIZES OF UNDERGROUND UTILITIES OR PIPELINES ARE REQUIRED, THE UTILITY OR PIPELINE LOCATION AND/OR SIZE WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. ENGINEERING SERVICE COMPANY AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UNDERGROUND UTILITIES AND PIPELINES.
  - THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVESTONES OR BURIAL GROUNDS LOCATED ON THE SUBJECT PROPERTY.
  - ALL PARCELS SHOWN HEREON ARE CONTIGUOUS AND CONTAIN NO GORES, GAPS OR OVERLAPS ALONG THEIR COMMON BOUNDARIES.
  - ALL LINEAL DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

**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 DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMBATS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

14100 East Evans Avenue  
Aurora, Colorado 80014  
engineering@esvc.com  
P 303.337.1993  
F 303.337.7481  
T/F 1.877.273.0659

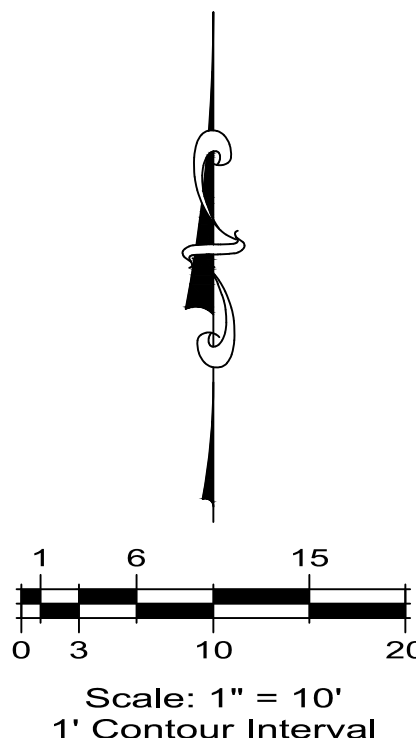
**ENGINEERING SERVICE COMPANY**  
Creative Solutions Since 1954  
CIVIL ENGINEERS & LAND SURVEYORS

Revisions:  
Description:

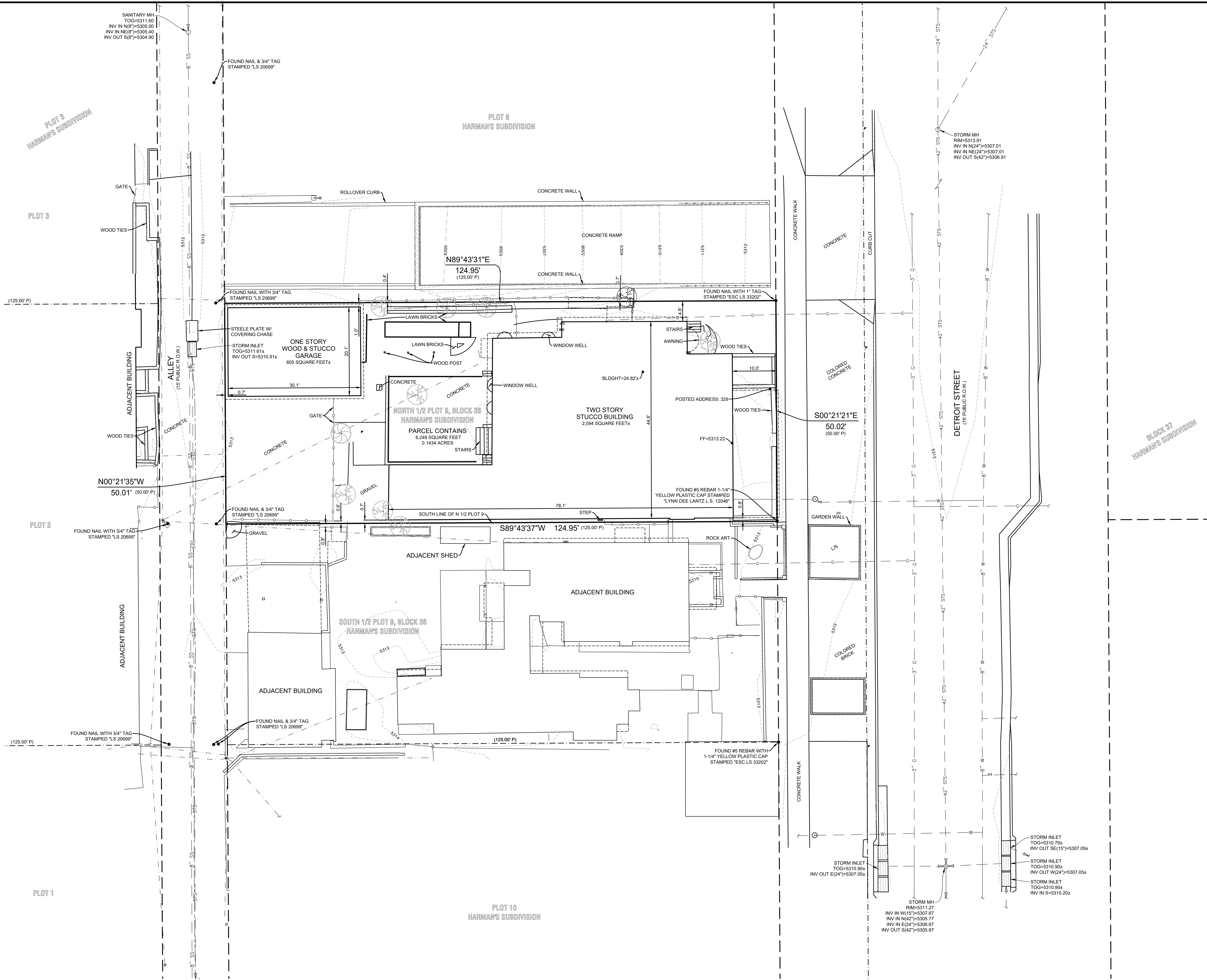
Prepared for:  
**CARRIAGE HOUSE CRAFTSMAN, LLC**  
329 DETROIT STREET  
DENVER, COLORADO 80206

Assigned By: CNB Date: 12/28/2021  
Drawn By: JMS Survey No: 21-176-S  
Checked By: JMS Project No: 1573-1  
Field Book No: 943 Scale: 1" = 30'  
Sheet No: 1 OF 2

**ALTA / NSPS LAND TITLE SURVEY**  
NORTH 1/2 PLOT 9, BLOCK 36, HARMAN'S SUBDIVISION  
SITUATED IN THE NW 1/4 OF SECTION 12, T.4S., R.88W., OF THE 6TH P.M.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO



LEGEND	
E	ELECTRICAL LINE
G	GAS LINE
SS	SANITARY SEWER LINE
STS	STORM SEWER LINE
W	WATER LINE
—	CONTOUR LINE
—	OVERHEAD UTILITY LINE
○	FENCE LINE
—	RAILING
•	BOLLARD
□	COMMUNICATIONS PEDESTAL
□	ELECTRICAL BOX
□	ELECTRICAL METER
□	ELECTRIC TRANSFORMER
□	ELECTRIC VAULT
△	FIRE HYDRANT
△	GAS METER
⊕	IRRIGATION VALVE
⊕	LIGHT POLE (DIRECTIONAL)
○	MANHOLE
▼	SIGN
▲	UTILITY MARKER
▲	UTILITY POLE
○	WATER METER
○	WATER VALVE
○	DECIDUOUS TREE DIAMETER OF TRUNK
○	EVERGREEN TREE DIAMETER OF TRUNK
L/S	LANDSCAPING
R.O.W.	RIGHT-OF-WAY
L.S. NO.	LAND SURVEYOR NUMBER
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●	RANGE POINT
●	FOUND MONUMENT AS DESCRIBED
+	FOUND CHISELED CROSS



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Drawn By: **JMS** Survey No.: 21-176-S  
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Field Book No.: Scale:  
943 1" = 10'

Street No.:  
**2 OF 2**