IMPROVEMENT SURVEY PLAT

LOTS 14, 15 AND 16, BLOCK 68, CASE & EBERT'S ADDITION TO THE CITY OF DENVER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST AND LOTS 14, 15 AND 16, BLOCK 10, THE HUNTER ADDITION TO DENVER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 1 OF 1

Parcel Description

(Provided by Client)

LEGAL DESCRIPTION OF THE PROPERTY PRIOR TO RECONFIGURATION:
LOTS 14, 15, AND 16, BLOCK 68, CASE AND EBERTS ADDITION, AND LOTS 14, 15, AND 16, BLOCK 10, HUNTER'S ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

LEGAL DESCRIPTION OF PARCEL V WHICH HAS AN ADDRESS OF 797 28TH STREET, DENVER, COLORADO 80205:
PORTIONS OF LOTS 14, 15 AND 16, BLOCK 68, CASE AND EBERT'S ADDITION AND LOTS 14, 15 AND 16, BLOCK 10, HUNTER'S ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE WESTERLY CORNER OF LOT 16, SAID BLOCK 10; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 16, A DISTANCE OF 31.40 FEET; THENCE NORTHEASTERLY, BY AN INTERIOR ANGLE TO THE RIGHT OF 90°00'00", A DISTANCE OF 75.18 FEET TO A POINT LOCATED ON THE NORTHEASTERLY LINE OF LOT 14, SAID BLOCK 68; THENCE NORTHWESTERLY, BY AN INTERIOR ANGLE TO THE RIGHT OF 90°00'00", A DISTANCE OF 31.40 FEET TO THE NORTHERLY CORNER OF SAID LOT 14; THENCE SOUTHWESTERLY, BY AN INTERIOR ANGLE TO THE RIGHT OF 90°00'00", A DISTANCE OF 75.18 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO, CONTAINING 2,361 SQUARE FEET.

LEGAL DESCRIPTION OF PARCEL W WHICH HAS AN ADDRESS OF 787 28TH STREET, DENVER, COLORADO 80205:
PORTIONS OF LOTS 14, 15 AND 16, BLOCK 68, CASE AND EBERT'S ADDITION AND LOT 16, BLOCK 10, HUNTER'S ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WESTERLY CORNER OF LOT 16, SAID BLOCK 10; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 16, A DISTANCE OF 31.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 20.33 FEET; THENCE NORTHEASTERLY, BY AN INTERIOR ANGLE TO THE RIGHT OF 90°00'00", A DISTANCE OF 75.18 FEET TO A POINT LOCATED ON THE NORTHEASTERLY LINE OF LOT 14, SAID BLOCK 68; THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF SAID LOT 14, BY AN INTERIOR ANGLE TO THE RIGHT OF 90°00'00", A DISTANCE OF 20.33 FEET; THENCE SOUTHWESTERLY, BY AN INTERIOR ANGLE TO THE RIGHT OF 90°00'00", A DISTANCE OF 75.18 FEET TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO, CONTAINING 1,528 SQUARE FEET.

LEGAL DESCRIPTION OF PARCEL X WHICH HAS AN ADDRESS OF 777 28TH STREET, DENVER, COLORADO 80205:
PORTIONS OF LOTS 14, 15 AND 16, BLOCK 68, CASE AND EBERT'S ADDITION AND LOT 16, BLOCK 10, HUNTER'S ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WESTERLY CORNER OF LOT 16, SAID BLOCK 10; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 16, A DISTANCE OF 51.73 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 20.33 FEET TO POINT LOCATED ON THE SOUTHWESTERLY LINE OF LOT 16, SAID BLOCK 68; THENCE NORTHEASTERLY, BY AN INTERIOR ANGLE TO THE RIGHT OF 90°00'00", A DISTANCE OF 75.18 FEET TO A POINT LOCATED ON THE NORTHEASTERLY LINE OF LOT 14, SAID BLOCK 68; THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF SAID LOT 14, BY AN INTERIOR ANGLE TO THE RIGHT OF 90°00'00", A DISTANCE OF 20.33 FEET; THENCE SOUTHWESTERLY, BY AN INTERIOR ANGLE TO THE RIGHT OF 90°00'00", A DISTANCE OF 75.18 FEET TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO, CONTAINING 1,528 SQUARE FEET.

LEGAL DESCRIPTION OF PARCEL Y WHICH HAS AN ADDRESS OF 767 28TH STREET, DENVER, COLORADO 80205:
PORTIONS OF LOTS 14, 15 AND 16, BLOCK 68, CASE AND EBERT'S ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WESTERLY CORNER OF LOT 16, BLOCK 10, HUNTER'S ADDITION, THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 16, SAID BLOCK 10 AND LOT 16, SAID BLOCK 68, A DISTANCE OF 72.06 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 20.33 FEET TO THE POINT LOCATED ON THE SOUTHWESTERLY LINE OF LOT 16, SAID BLOCK 68; THENCE NORTHEASTERLY, BY AN INTERIOR ANGLE TO THE RIGHT OF 90°00'00", A DISTANCE OF 75.18 FEET TO A POINT LOCATED ON THE NORTHEASTERLY LINE OF LOT 14, SAID BLOCK 68; THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF SAID LOT 14, BY AN INTERIOR ANGLE TO THE RIGHT OF 90°00'00", A DISTANCE OF 20.33 FEET; THENCE SOUTHWESTERLY, BY AN INTERIOR ANGLE TO THE RIGHT OF 90°00'00", A DISTANCE OF 75.18 FEET TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO, CONTAINING 1,528 SQUARE FEET.

LEGAL DESCRIPTION OF PARCEL Z WHICH HAS AN ADDRESS OF 757 28TH STREET, DENVER, COLORADO 80205:
PORTIONS OF LOTS 14, 15 AND 16, LOCK 68, CASE AND EBERT'S ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WESTERLY CORNER OF LOT 16, BLOCK 10, HUNTER'S ADDITION, THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 16, SAID BLOCK 10 AND LOT 16, SAID BLOCK 68, A DISTANCE OF 92.39 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 32.83 FEET TO THE SOUTHERLY CORNER OF LOT 16, SAID BLOCK 68; THENCE NORTHEASTERLY, BY AN INTERIOR ANGLE TO THE RIGHT OF 90°00'00", A DISTANCE OF 75.18 FEET TO THE EASTERLY CORNER OF LOT 14, SAID BLOCK 68; THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF SAID LOT 14, BY AN INTERIOR ANGLE TO THE RIGHT OF 90°00'00", A DISTANCE OF 32.83 FEET; THENCE SOUTHWESTERLY, BY AN INTERIOR ANGLE TO THE RIGHT OF 90°00'00", A DISTANCE OF 75.18 FEET TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO, CONTAINING 2,469 SQUARE FEET.

LEGAL DESCRIPTION OF INGRESS EGRESS EASEMENT:
A PORTION OF LOT 14, BLOCK 68, CASE AND EBERT'S ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE EASTERLY CORNER OF SAID LOT 14; THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF SAID LOT 14, A DISTANCE OF 119.66 FEET; THENCE SOUTHWESTERLY, BY AN INTERIOR ANGLE TO THE RIGHT OF 90°00'00", A DISTANCE OF 23.00 FEET; THENCE SOUTHEASTERLY, BY AN INTERIOR ANGLE TO THE RIGHT OF 90°00'00", A DISTANCE OF 119.66 FEET TO A POINT LOCATED ON THE SOUTHEASTERLY LINE OF SAID LOT 14; THENCE NORTHEASTERLY, BY AN INTERIOR ANGLE TO THE RIGHT OF 90°00'00", A DISTANCE OF 23.00 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO, CONTAINING 2,752 SQUARE FEET.

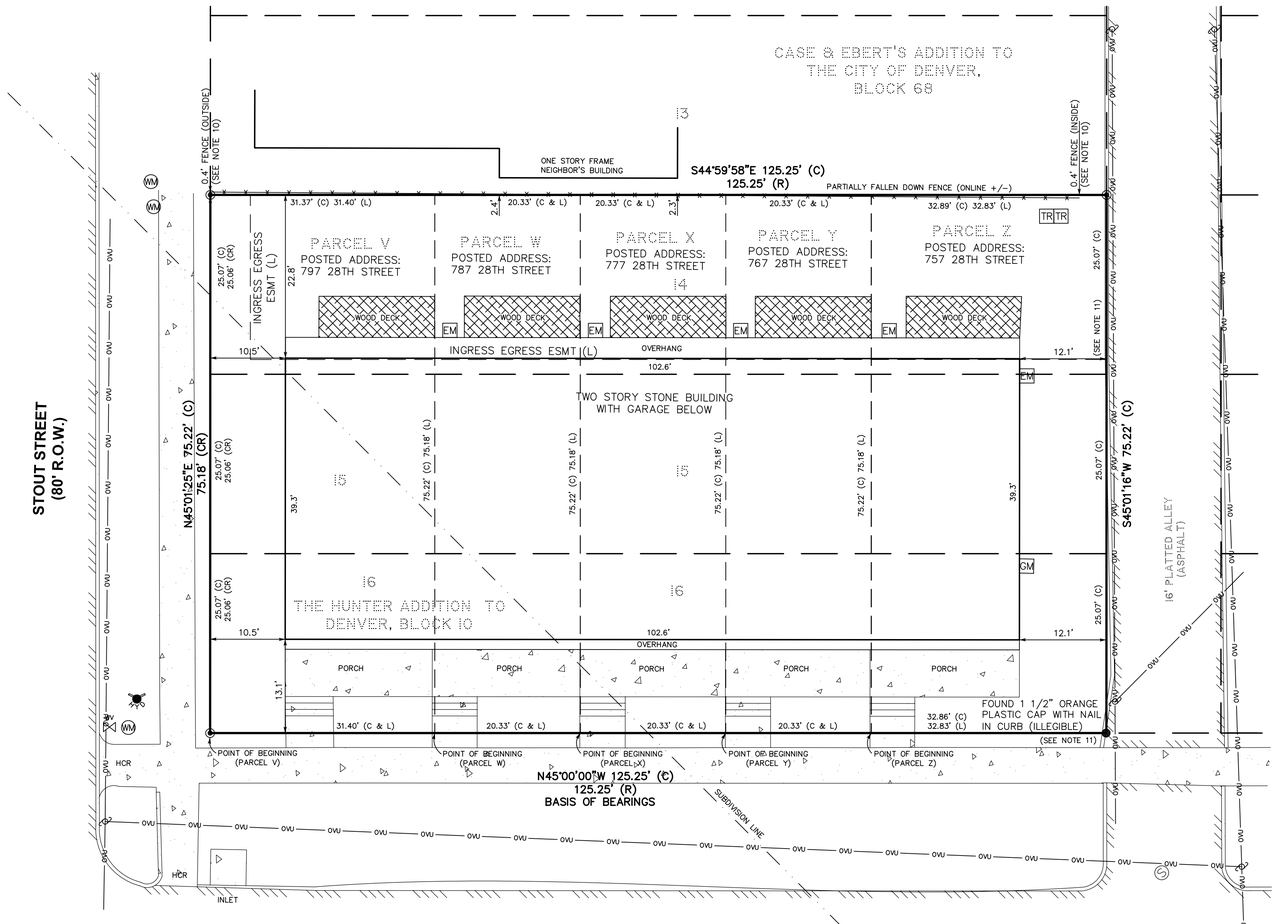
Depositing Certificate

DEPOSITED THIS _____ DAY OF _____
200__ AT _____ O'CLOCK ___ M. IN BOOK _____
OF LAND SURVEY PLATS AT PAGE _____, OF THE
RECORDS OF CITY AND COUNTY OF DENVER, COLORADO.

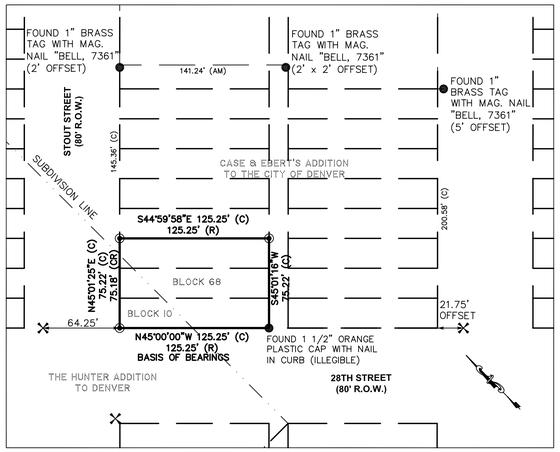
SIGNED: _____

TITLE: _____

BY: _____



Control Diagram
Scale 1"=60'



28TH STREET (80' R.O.W.)

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

Notes

1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY FLATIRONS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

2) 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.

3) THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF SJR REAL ESTATE COLORADO, LLC, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.

4) THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

5) BASIS OF BEARINGS: AN ASSUMED BEARING OF N45°00'00"W BETWEEN A SET AND A FOUND MONUMENT, BEING AT THE SOUTHWEST AND THE SOUTHEAST CORNERS, RESPECTIVELY, OF THE SUBJECT PROPERTY AS SHOWN AND DESCRIBED HEREON.

6) DATE OF FIELDWORK: JULY 3, 2007

7) ONLY VISIBLE SURFACE EVIDENCE OF UTILITIES ARE SHOWN. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND/OR STRUCTURES. ALL UNDERGROUND UTILITIES SHOULD BE FIELD LOCATED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR EXCAVATION ON OR ADJACENT TO THE SUBJECT PROPERTY.

8) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC. 18-4-508.

9) THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

10) FENCE LINE IS NOT COINCIDENT WITH THE PROPERTY LINE AS SHOWN HEREON.

11) A CONCRETE FLUSH CURB EXTENDS ACROSS THE PROPERTY LINE AS SHOWN HEREON.

12) AS MEASURED SQUARE FOOTAGE TOTAL IS 9,421 SQFT, MORE OR LESS. LEGAL DESCRIPTION SQUARE FOOTAGE TOTAL IS 9,414 SQFT.

Legend

- ● FOUND MONUMENT AS DESCRIBED
- + FOUND CHISELED CROSS
- ◉ SET #5 REBAR WITH 1 1/2" ALUM. CAP "FLATIRONS SURV., LS 16406"
- (C) CALCULATED FROM AS MEASURED INFORMATION AT TIME OF SURVEY
- (CR) CALCULATED FROM INFORMATION FROM MAP OF THE THIRD SECTION OF THE 2ND DIVISION OF THE SURVEY OF THE CITY OF DENVER (PAGE 63)
- (R) AS REFERENCED BY THE MAP OF THE THIRD SECTION OF THE 2ND DIVISION OF THE SURVEY OF THE CITY OF DENVER (PAGE 63)
- (L) PER LEGAL DESCRIPTION PROVIDED BY CLIENT
- FIRE HYDRANT
- WV WATER VALVE
- WM WATER METER
- CONCRETE
- EDGE OF ASPHALT
- HCR HANDICAP RAMP
- ovu— OVERHEAD UTILITY LINE
- UTILITY POLE
- TR TELECOMMUNICATIONS RISER
- Ⓢ SANITARY SEWER MANHOLE
- EM ELECTRICAL METER
- GM GAS METER

Mapcheck

Course: N 45-01-25 E	Distance: 75.22
Course: S 44-59-58 E	Distance: 125.25
Course: S 45-01-16 W	Distance: 75.22
Course: N 45-00-00 W	Distance: 125.25

Perimeter: 400.94
Area: 9421.31 0.22 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.004 Course: N 24-40-28 W
Precision 1: 114553.78

Surveyor's Statement

I, JOHN B. GUYTON, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., TO SJR REAL ESTATE COLORADO, LLC, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON JULY 3, 2007; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-102 (9) "IMPROVEMENT SURVEY PLAT".

_____ _____
JOHN B. GUYTON DATE
COLORADO P.L.S. #16406 FSI JOB NO. 07-53,035
CHAIRMAN & CEO, FLATIRONS, INC.

IMPROVEMENT SURVEY PLAT
PREPARED FOR
SJR REAL ESTATE COLORADO, LLC
SHEET 1 OF 1

DRAWN BY: O.WATKINS	Flatirons, Inc. - Surveying & Engineering
DATE: JULY 13, 2007	3825 IRIS AVENUE BOULDER, CO 80303 PH: (303) 443-7001 FAX: (303) 443-9830 Established 1983
FSI JOB NO. 07-53,035	655 FOURTH AVENUE LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355 www.flatsurv.com
INT: DATE:	
REVISIONS:	
CHECKED BY: WW, JZG	

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