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LEGAL DESCRIPTION:
PART OF BLOCK 2, FIRST ADDITION TO UNIVERSITY GARDENS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 30 FEET EAST AND 50 FEET SOUTH OF THE NORTHWEST CORNER OF SAID BLOCK; THENCE SOUTH 50 FEET; THENCE EAST 125 FEET; THENCE NORTH 50 FEET; THENCE WEST 125 FEET TO THE POINT OF BEGINNING;
CITY AND COUNTY OF DENVER, STATE OF COLORADO. <u>CENSUS TRACT</u> 40.06
FLADESCENTICINATION AS 2570 S MONROE ST X This community does participate in the National Flood Insurance Program X This community does not participate in the National Flood Insurance Program
I hereby certify that the property described hereon Is located within a flood hazard boundary, (zone AE ), according to the most current flood insurance rate map (FIRM), produced by the Federal Emergency Management Agency (FEMA).
Flood hazard maps dated September 28, 1990 Community number 080046 Panel number 0019-D
IMPROVEMENT LOCATION CERTIFICATE I hereby certify that this improvement location certificate was prepared for that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other improvement lines.
I further certify that the improvements on the above described parcel on this date as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted. I further certify that the location of improvements shown hereon are based upon the location of monuments in the area, and that this document does not purport to be an Improvement Survey Plat, and is subject to any inaccuracies that a subsequent Improvement Survey Plat would disclose. The surveyor makes no warranty or representation concerning fences and their location in relation to the boundary lines, unless
Evidence used to determine the apparent deed lines: As shown and stated on this drawing as "Found", if no monuments were found at the subject property, the apparent deed lines were based upon an analytical correlation between occupation lines, as built improvements (public & private), street right-of-way lines, etc., An Improvement Survey Plat may yield different results. Record title, Deed and Legal Description:
This information and no certification extends to the person holding success. This document is protected under the laws of the Federal Copyright Act. This drawing shall not be used by the client or any other party for ANY purpose other than that which the drawing was prepared. The absence of RED stamped seal indicates an unauthorized perpoduction, and no certification extends to the person holding success. By