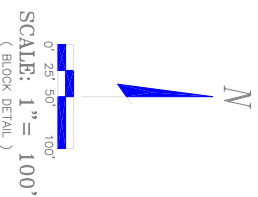
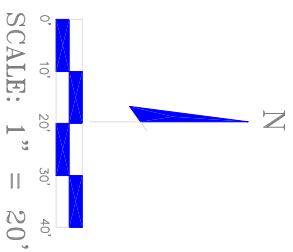


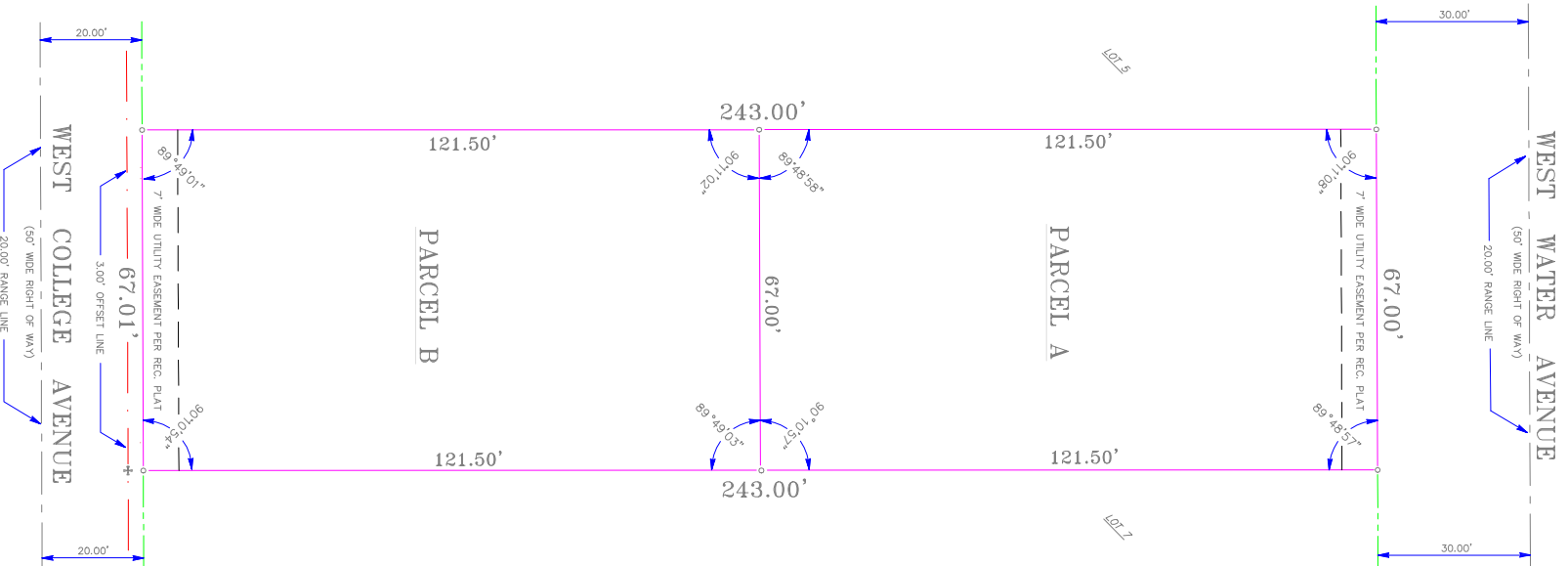
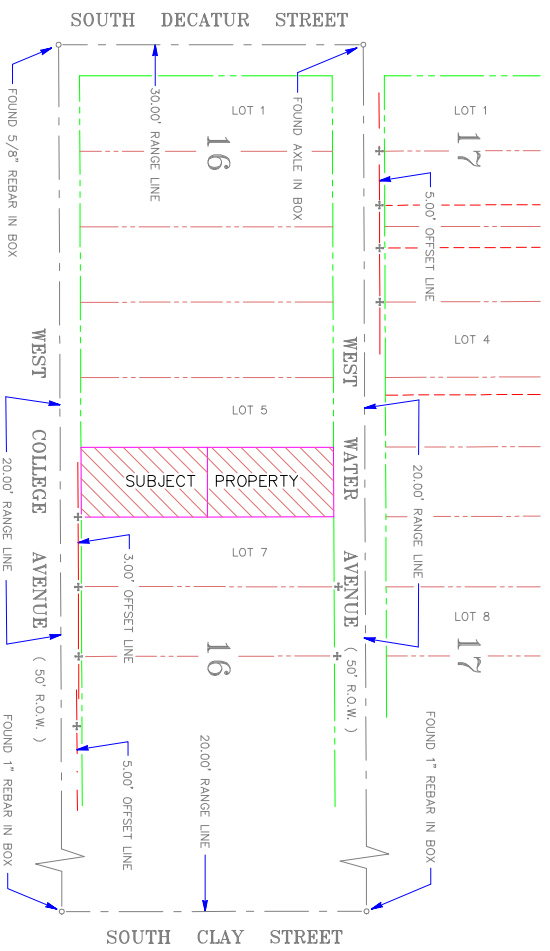
# LAND SURVEY PLAT

## FLOOD CERTIFICATION

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN, ACCORDING TO THE MOST CURRENT FLOOD INSURANCE RATE MAP (FIRM), PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).  
 MAPS ARE DATED SEPTEMBER 28TH, 1990  
 COMMUNITY NO. 080046  
 PANEL NO. "X" 0017 - C  
 ZONE:



LEGEND	
	INDICATES SUBJECT PROPERTY LINE AS SHOWN.
	INDICATES RIGHT OF WAY LIMITS.
	INDICATES LOT LINE BOUNDARY.
	INDICATES OFFSET LINE AS STATED.
	INDICATES RANGE LINE IN R.O.W. AS STATED.
	INDICATES SET #5 REBAR, 18" LONG, WITH A RED PLASTIC CAP MARKED L.S. 26958 UNLESS OTHERWISE NOTED.
	INDICATES FOUND OFFSET CROSS



PART OF  
 THE SOUTHEAST 1/4 OF SECTION 29,  
 TOWNSHIP 4 SOUTH, RANGE 68 WEST,  
 OF THE 6TH P.M.  
 BEING ALSO PART OF  
 BLOCK 16,  
 SOUTHLAWN GARDENS,  
 CITY AND COUNTY OF DENVER,  
 STATE OF COLORADO

## LEGAL DESCRIPTION PER CLIENT

LOT 6, BLOCK 16, SOUTHLAWN GARDENS,  
 CITY AND COUNTY OF DENVER, STATE OF COLORADO.  
 TOTAL AREA OF SUBJECT PROPERTY IS 16,283 SQUARE FEET  
 OR 0.374 ACRE.

## PARCEL DESCRIPTIONS

### PARCEL A:

THE NORTH 1/2 OF LOT 6, BLOCK 16, SOUTHLAWN GARDENS,  
 CITY AND COUNTY OF DENVER, STATE OF COLORADO.  
 TOTAL AREA OF PARCEL A IS 8141.5 SQUARE FEET OR 0.187 ACRE.

### PARCEL B:

THE SOUTH 1/2 OF LOT 6, BLOCK 16, SOUTHLAWN GARDENS,  
 CITY AND COUNTY OF DENVER, STATE OF COLORADO.  
 TOTAL AREA OF PARCEL B IS 8141.5 SQUARE FEET OR 0.187 ACRE.

## NOTES

- THIS PLAT REPRESENTS A BOUNDARY SURVEY OF THE PARCEL SHOWN. IT IS PART OF A SUBDIVISION PLAT OF "SOUTHLAWN GARDENS," FILED WITH THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER ON THE 15TH DAY OF OCTOBER, 1938.
- THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- DATE OF FIELD WORK: 12 - 4 - 2001
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY COLORADO ENGINEERING & SURVEYING, INC. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
- FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAYS, OR UTILITIES, THE SURVEYOR IS REFERRED TO THE RECORD UPON INFORMATION SUPPLIED TO HIS BY THE CLIENT AND BY THE RECORDED PLAT OF "SOUTHLAWN GARDENS."
- ALL ANGLES AND DISTANCES SHOWN ON THIS SURVEY ARE ACTUAL MEASUREMENTS. (A.M.)
- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN FIVE YEARS AFTER YOU FIRST DISCOVER THE SURVEY 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.

## SURVEYORS CERTIFICATION

I, RONALD W. FLANAGAN, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE PERSONALLY CONDUCTED THE ABOVE DESCRIBED SURVEY AND AS SHOWN ON THIS PLAT, WAS MADE UNDER MY SUPERVISION ON DECEMBER 4TH, 2001, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID PARCEL AND THE SURVEY THEREON.

(SEAL)

RONALD W. FLANAGAN RPLS 26958 DATE SIGNED  
**FILING CERTIFICATION**

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001, AT \_\_\_\_\_ A.M.  
 IN BOOK \_\_\_\_\_ OF THE COUNTY SURVEYOR'S LAND SURVEY / RIGHTS-OF-WAY  
 SURVEYS AT PAGE \_\_\_\_\_, RECEPTION NUMBER \_\_\_\_\_  
 COUNTY SURVEYOR \_\_\_\_\_  
 BY DEPUTY COUNTY SURVEYOR \_\_\_\_\_