

NOTES

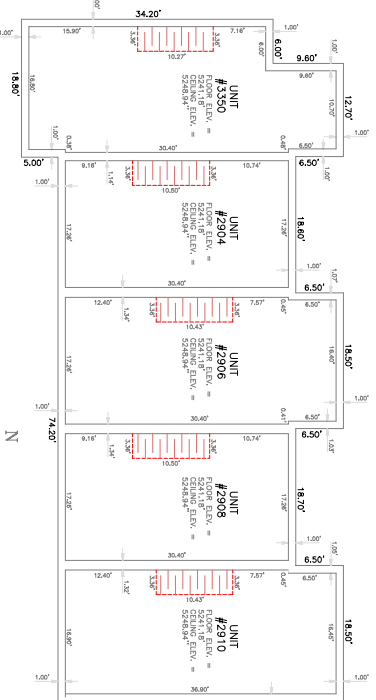
- 1 THIS SURVEY DOES NOT CERTIFY TO ANY SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BURRED LINES OF ANY TYPE.
- 2 THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- 3 DATES OF FIELD WORK: 2 - 9 - 2001 THRU 2 - 12 - 2001
- 4 THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY COLORADO ENGINEERING AND SURVEYING, INC. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, PLEASE REFER TO THE RECORDS OF THE CITY AND COUNTY OF DENVER. A COMMITMENT DATE OF JANUARY 30, 2001 AT 8:00 A.M. AND BY THE RECORDED PLAN OF "MCKEE'S ADDITION TO THE CITY OF DENVER."
- 5 ALL ANGLES AND DISTANCES SHOWN ON THIS SURVEY ARE ACTUAL MEASUREMENTS (A.M.).
- 6 ACCORDING TO COLORADO LAW YOU MUST COMMENCE LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. YOU MUST COMMENCE LEGAL ACTION WITHIN TEN YEARS FROM THE DATE WHEN THE DEFECT WAS DISCOVERED OR SHOULD HAVE BEEN DISCOVERED. THIS SURVEY SHOWS EASEMENTS COMMENCED MORE THAN TEN YEARS FROM THE DATE WHEN DISCOVERED.
- 7 **BENCHMARK/DATUM INFORMATION:**
FOUND A 2" BRASS CGR MARKED C.C.A. NO. 189 AT THE SOUTHWEST CORNER OF YORK STREET AND BRUCE RANDOLPH AVENUE (A.K.A. W. 34TH AVE.) ELEVATION = 5224.45' SAID POINT BEING ABOUT 1' +/- NORTH OF EXISTING TRAFFIC LIGHT POLE BASE.
- 8 LCE - INDICATES UNITED COMMON ELEMENT.
- 9 GCE - INDICATES GENERAL COMMON ELEMENT.
- 10 THE ENTIRE COMMUNITY IS SUBJECT TO HOA/CONDOMINIUM RIGHTS OF THE REGISTRANT AND/OR ITS SUCCESSORS AND ASSIGNS AS MORE FULLY SET FORTH IN THE DECLARATION OF THE "BRUCE RANDOLPH HEALTHY HOMES CONDOMINIUMS".
- 11 WASTEWATER EASEMENT AND INDEMNITY AGREEMENT PER RECEIPTION NO. 20000186439, BETWEEN THE CITY AND COUNTY OF DENVER AND THE NORTHEAST DENVER HOUSING DEVELOPMENT, IS SHOWN AS A BENCHMARK EASEMENT FOR THE ENTIRE SUBJECT PROPERTY.

**PLAT AND CONDOMINIUM MAP OF
BRUCE RANDOLPH HEALTHY HOMES CONDOMINIUMS**

A PART OF BLOCK 9, MCKEE'S ADDITION TO THE CITY OF DENVER AND A PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO.

FLOOR	ELEVATION	FINISH
ATTC - LCE	5224.25'	AS SHOWN
FIRST FLOOR	5228.11'	AS SHOWN
SECOND FLOOR	5232.02'	AS SHOWN
BASEMENT	5224.45'	AS SHOWN

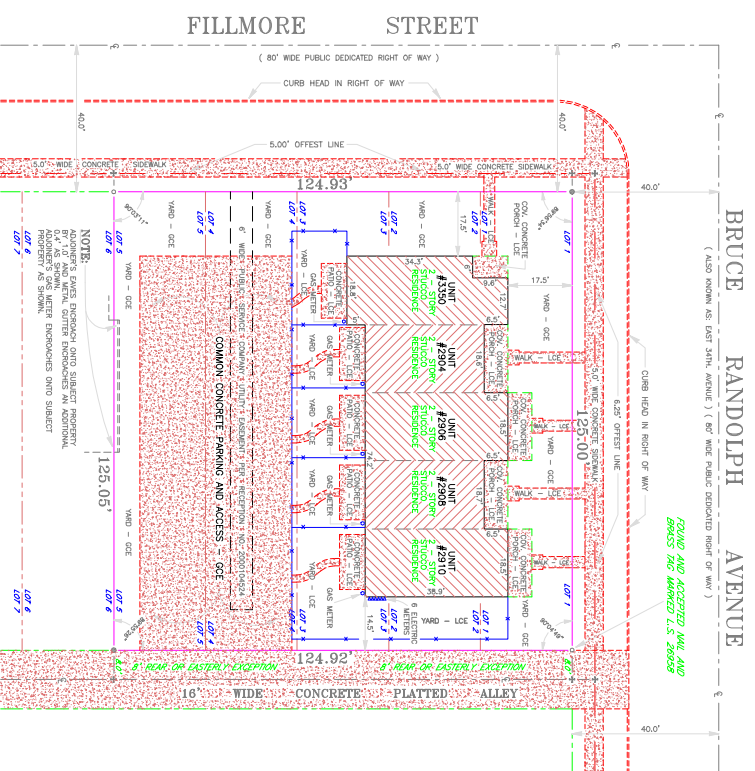
CROSS SECTION OF BUILDING
LOOKING WEST - SCALE: 1" = 10'



BASEMENT PLAN
SCALE: 1" = 10'

LEGEND

- INDICATES SUBJECT PROPERTY LINE AS SHOWN.
- INDICATES ROOT OF WALL LIMITS AS SHOWN.
- INDICATES LOT LINE BOUNDARY.
- INDICATES OFFSET LINE AS STATED.
- INDICATES CENTERLINE OF ROW AS SHOWN.
- INDICATES EXISTING FENCE LINE.
- INDICATES SET 5/8" REBAR - 18" LONG WITH A WEED PLASTIC CAP MARKED U.S. 28988.
- INDICATES FOUND AND ACCEPTED 5/8" REBAR U.S. 28988, UNLESS OTHERWISE NOTED.
- INDICATES FOUND CHIEFED OFFSET CROSS.



SCALE: 1" = 20'

LEGAL DESCRIPTION

PER TITLE COMMITMENT NO. NR15292000 C-2:
A PORTION OF LOTS 1, 2, 3, 4 AND 5, EXCEPT THE REAR 8 FEET THEREOF, OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 68 WEST, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
TOTAL AREA OF SUBJECT PROPERTY IS 15419 SQUARE FEET OR 0.359 ACRE.
ALSO KNOWN AS: 3350 PLUMBE STREET AND 2904 - 2906 - 2908 - 2910 BRUCE RANDOLPH AVENUE

OWNERS CERTIFICATE

THE UNDERSIGNED, AS OWNER OF THE REAL PROPERTY HEREIN DESCRIBED, CERTIFIES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 38-12-101, C.R.S. AND IS BEING RECORDED IN ACCORDANCE WITH SECTION 38-12-103, C.R.S. AND IS BEING RECORDED IN THE PUBLIC RECORDS OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

NORTHEAST DENVER HOUSING CENTER

DATE: _____
BY: _____
DIRECTOR

NOTARY PUBLIC

DATE: _____
BY: _____
ASSIGNMENT PRESIDENT

HOUSING & NEIGHBORHOOD DEVELOPMENT SERVICES

DATE: _____
BY: _____
DIRECTOR

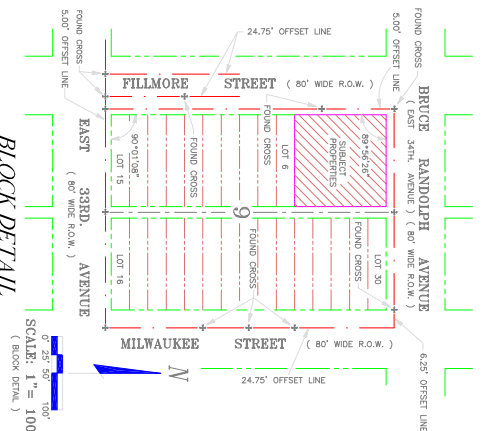
SURVEYORS CERTIFICATION

I, RONALD W. FLANNERY, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT A SURVEY WAS CONDUCTED UNDER MY PERSONAL SUPERVISION AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY THAT THE BUILDING INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE HOUSING & NEIGHBORHOOD DEVELOPMENT SERVICES, A DIVISION OF THE CITY AND COUNTY OF DENVER, AND THAT THE INFORMATION CONTAINED HEREIN IS BEING RECORDED IN ACCORDANCE WITH SECTION 38-12-101, C.R.S. AND IS BEING RECORDED IN THE PUBLIC RECORDS OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

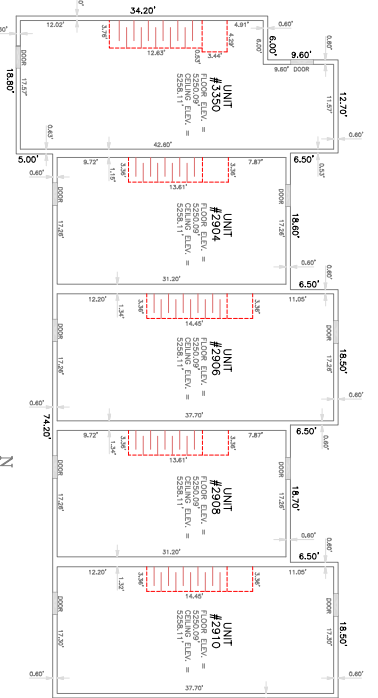
(SEAL)

CLERK AND RECORDERS CERTIFICATION

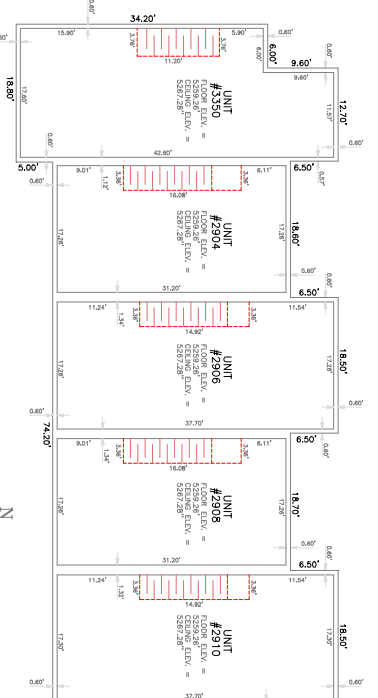
STATE OF COLORADO }
CITY AND COUNTY OF DENVER }
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M. _____ 2001, AND DULY RECORDED IN BOOK _____ PAGE(S) _____ AT RECEPTION NO. _____
COUNTY CLERK AND RECORDER _____
DEPUTY CLERK AND RECORDER _____



BLOCK DETAIL
SCALE: 1" = 100'
(BLOCK DETAIL)



1ST FLOOR PLAN
SCALE: 1" = 10'



2ND FLOOR PLAN
SCALE: 1" = 10'