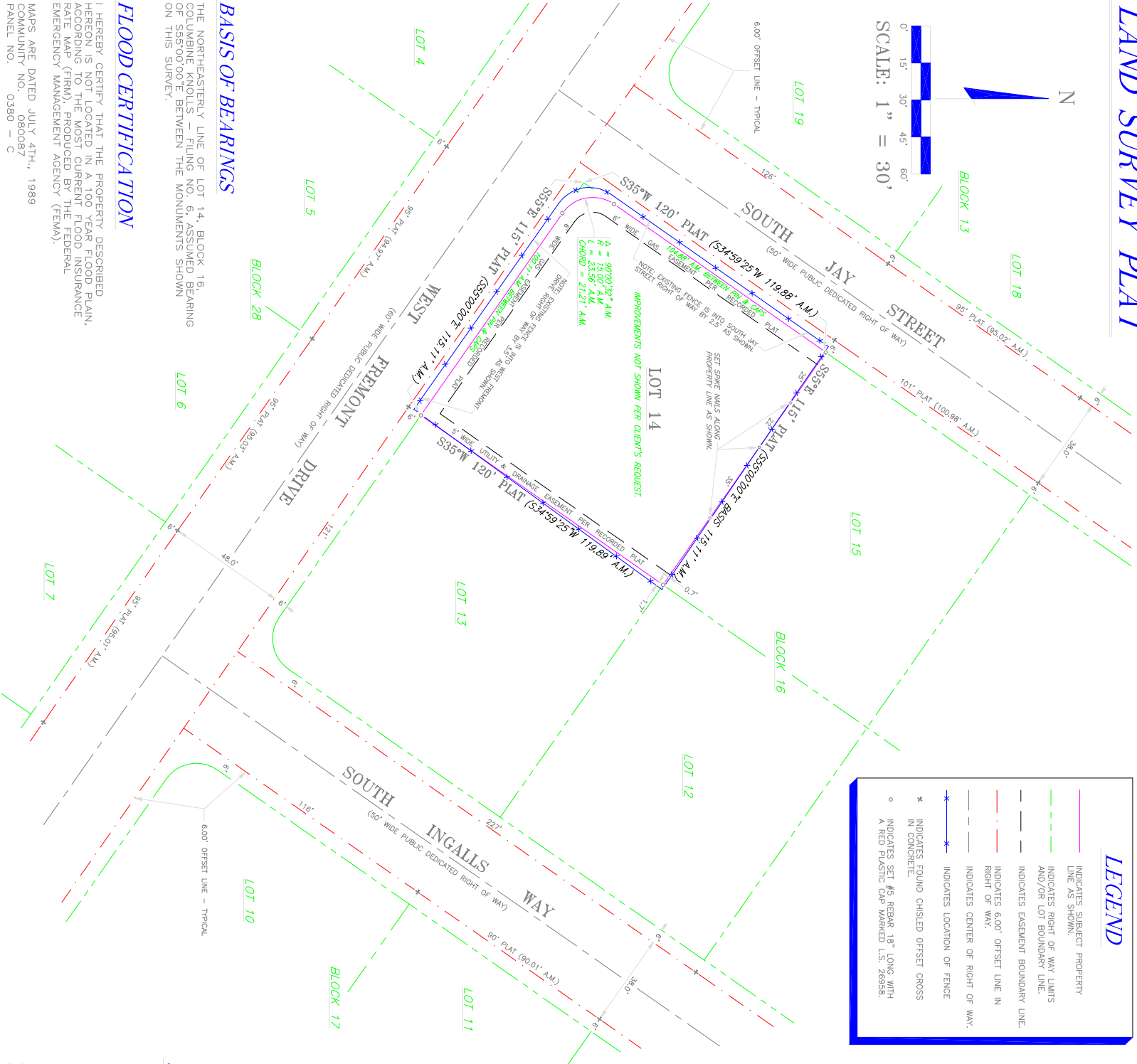
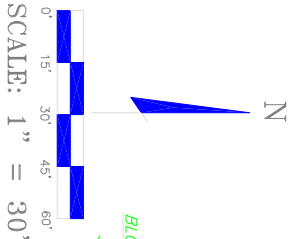


LAND SURVEY PLAT



LEGEND

- INDICATES SUBJECT PROPERTY LINE AS SHOWN.
- INDICATES RIGHT OF WAY LIMITS AND/OR LOT BOUNDARY LINE.
- INDICATES EASEMENT BOUNDARY LINE.
- INDICATES 6.00' OFFSET LINE IN RIGHT OF WAY.
- INDICATES CENTER OF RIGHT OF WAY.
- INDICATES LOCATION OF FENCE
- INDICATES FOUND CHISLED OFFSET CROSS IN CONCRETE.
- INDICATES SET #5 REBAR 18" LONG WITH A RED PLASTIC CAP MARKED L.S. 26958.

PART OF
THE SOUTH 1/2 OF SECTION 25,
TOWNSHIP 5 SOUTH, RANGE 69 WEST,
OF THE 6TH P.M.
BEING ALSO PART OF
BLOCK 16,
COLUMBINE KNOLLS - FILING NO. 6,
COUNTY OF JEFFERSON,
STATE OF COLORADO

LEGAL DESCRIPTION PER CLIENT:

LOT 14, BLOCK 16,
COLUMBINE KNOLLS - FILING NO. 6,
COUNTY OF JEFFERSON, STATE OF COLORADO.
TOTAL AREA OF SUBJECT PROPERTY IS 13,752 SQUARE FEET
OR 0.3157 ACRE.
ALSO KNOWN AS: 6151 WEST FREMONT DRIVE

NOTES

- THIS PLAT REPRESENTS A BOUNDARY SURVEY OF THE PARCEL SHOWN. IT IS PART OF A SUBDIVISION PLAT OF "COLUMBINE KNOLLS - FILING NO. 6" FILED WITH THE CLERK AND RECORDER OF JEFFERSON COUNTY ON THE 14TH DAY OF JULY, 1969 IN BOOK 30 AT PAGE 27.
- 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: 6 - 18 - 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, TITLE OF RECORD AND SUBJECT PROPERTY LINES WE RELIED UPON INFORMATION SUPPLIED TO US BY THE CLIENT AND BY THE RECORDED PLAT OF "COLUMBINE KNOLLS - FILING NO. 6".
- ALL BEARINGS AND DISTANCES SHOWN AS A.M. ARE ACTUAL MEASUREMENTS AND ALL BEARINGS AND DISTANCES SHOWN AS PLAT ARE RECORDED PLAT MEASUREMENTS.
- 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.

SURVEYORS CERTIFICATION

I RONALD W. FLANAGAN A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO GLORIA BUCHAN THAT A FIELD SURVEY OF THE ABOVE DESCRIBED PARCEL, AND AS SHOWN ON THIS PLAT, WAS MADE UNDER MY SUPERVISION ON JUNE 18TH, 2001, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID PARCEL AND THE SURVEY THEREOF.

(SEAL)

RONALD W. FLANAGAN RPLS 26958 DATE SIGNED

JEFFERSON COUNTY SURVEYORS CERTIFICATE

DEPOSITED THIS DAY OF , 200 , AT .M.

IN BOOK OF JEFFERSON COUNTY SURVEYOR'S LAND / SURVEY PLATS /

RIGHTS-OF-WAY SURVEYS AT PAGE , RECEPTION NUMBER .

JEFFERSON COUNTY SURVEYOR

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 JULY 4TH., 1989
COMMUNITY NO. 080087
PANEL NO. 0380 - C

BASIS OF BEARINGS

THE NORTHEASTERLY LINE OF LOT 14, BLOCK 16, COLUMBINE KNOLLS - FILING NO. 6, ASSUMED BEARING OF S55°00'00"E BETWEEN THE MONUMENTS SHOWN ON THIS SURVEY.