

EVANS PARK ESTATES III SUBDIVISION

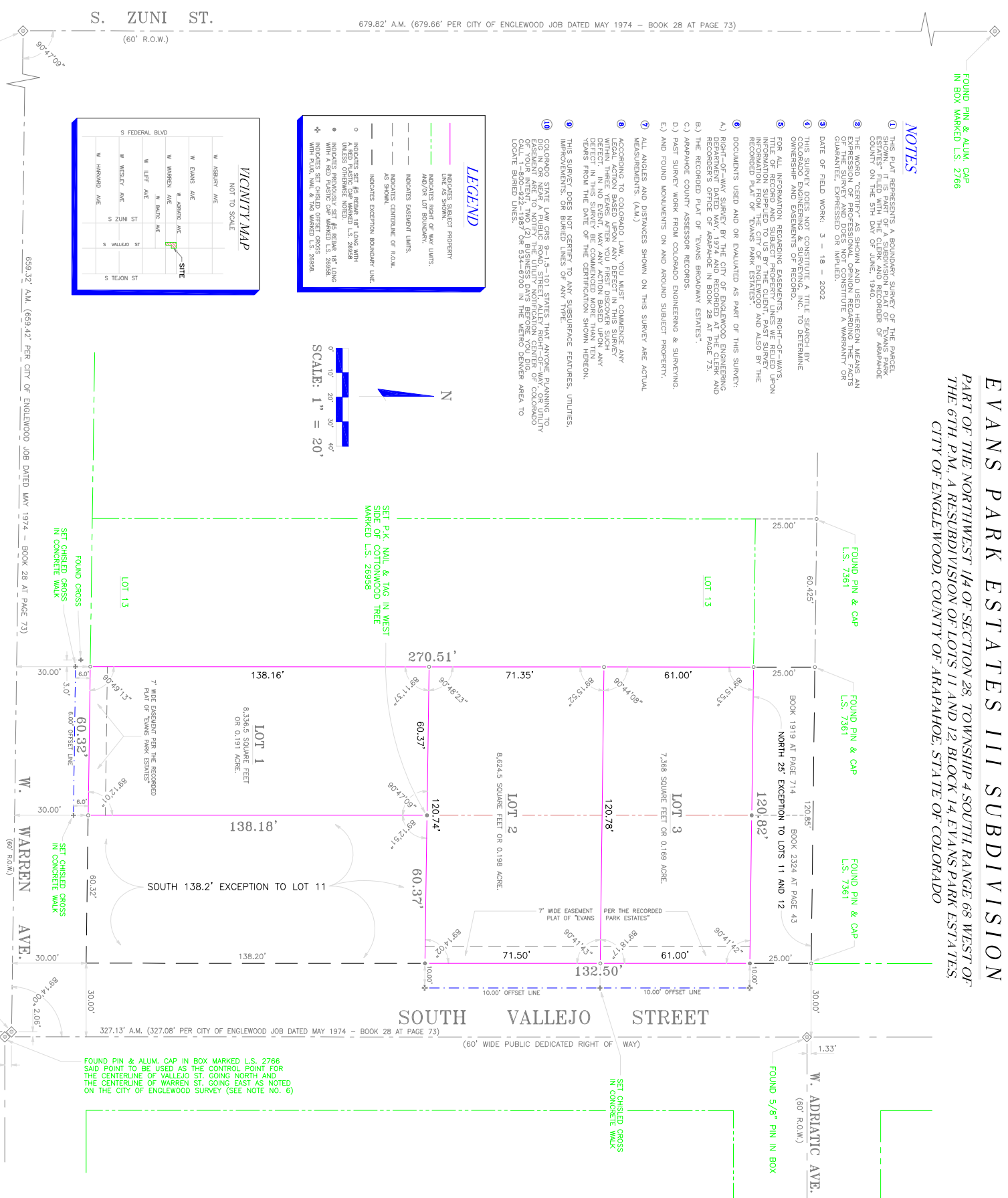
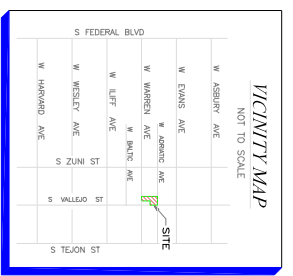
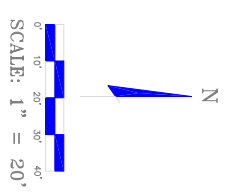
PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., A RESUBDIVISION OF LOTS 11 AND 12, BLOCK 14, EVANS PARK ESTATES, CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOTES

- 1 THIS PLAT REPRESENTS A BOUNDARY SURVEY OF THE PARCEL SHOWN. IT IS PART OF A SUBDIVISION PLAT OF EVANS PARK ESTATES III, A RESUBDIVISION OF LOTS 11 AND 12, BLOCK 14, EVANS PARK ESTATES, CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO, ON THE 5TH DAY OF JUNE, 1940.
- 2 THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY. IT DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.
- 3 DATE OF FIELD WORK: 3 - 18 - 2002
- 4 THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY COLORADO ENGINEERING SURVEYING, INC. TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS AFFECTING THE SURVEYED PROPERTY.
- 5 FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS AFFECTING THE SURVEYED PROPERTY, INFORMATION SUPPLIED TO US BY THE CLIENT, PAST SURVEY RECORDS, RECORDS OF THE CITY OF ENGLEWOOD, AND ALSO BY THE RECORDING PLAT OF "EVANS PARK ESTATES III" AND ALSO BY THE RECORDING PLAT OF "EVANS PARK ESTATES III" SHOULD BE REFERRED TO.
- 6 DOCUMENTS USED AND OR EVALUATED AS PART OF THIS SURVEY:
 - A) RIGHT-OF-WAY SURVEY BY THE CITY OF ENGLEWOOD ENGINEERING SURVEYING, INC. DATED 1974, SHOWING THE LOCATION OF THE RECORDERS' OFFICE OF ARAPAHOE IN BOOK 28 AT PAGE 73.
 - B) THE RECORDED PLAT OF "EVANS BROADWAY ESTATES", ARAPAHOE COUNTY ASSESSOR RECORDS.
 - C) ARAPAHOE COUNTY ASSESSOR RECORDS.
 - D) PAST SURVEY WORK FROM COLORADO ENGINEERING & SURVEYING, AND FOUND MONUMENTS ON AND AROUND SUBJECT PROPERTY.
 - E) AND FOUND MONUMENTS ON AND AROUND SUBJECT PROPERTY, MEASUREMENTS, (A.M.)
- 7 ALL ANGLES AND DISTANCES SHOWN ON THIS SURVEY ARE ACTUAL MEASUREMENTS, (A.M.)
- 8 ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY DEFECT, IN NO EVENT, MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 9 THIS SURVEY DOES NOT CERTIFY TO ANY SUBSURFACE FEATURES, UTILITIES, IMPROVEMENTS, OR BORIED LINES OF ANY TYPE.
- 10 COLORADO STATE LAW, C.R.S. 9-1-5-101 STATES THAT ANYONE PLANNING TO EXERCISE ANY RIGHTS OR INTERESTS IN ANY REAL PROPERTY OF ANY KIND SHOULD BE ADVISED TO NOTIFY THE SURVEYING ENGINEER OF COLORADO OF YOUR INTENT, TWO (2) BUSINESS DAYS BEFORE YOU DIG, LOCATE, OR REMOVE ANY MONUMENTS OR MARKERS IN THE HEREIN DESCRIBED AREA TO LOCATE BURIER LINES.

LEGEND

- INDICATES SUBJECT PROPERTY LINE AS SHOWN.
- INDICATES RIGHT OF WAY LIMITS AND/OR UTI EASEMENTS.
- INDICATES EASEMENT LIMITS.
- INDICATES EXEMPTION OF R.O.W. AS SHOWN.
- INDICATES EXCEPTION BOUNDARY LINE.
- INDICATES SET POINT FOR FOUND PIN & ALUM. CAP UNLESS OTHERWISE NOTED.
- INDICATES SET POINT FOR FOUND PIN & ALUM. CAP UNLESS OTHERWISE NOTED.
- INDICATES SET CHISEL OFFSET CROSS WITH FOUND PIN & TAG MARKED L.S. 26998.



DEDICATION

KNOWN ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED WARRANTS THAT SHE IS THE OWNER OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., A RESUBDIVISION OF LOTS 11 AND 12, BLOCK 14, EVANS PARK ESTATES, CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 11 AND 12, EXCEPT THE SOUTH 138.2 FEET OF SAID LOT 11, AND EXCEPT THE NORTH 26 FEET OF SAID LOTS 11 AND 12, BLOCK 14, EVANS PARK ESTATES, COUNTY OF ARAPAHOE, STATE OF COLORADO, CONTAINING A TOTAL AREA OF 24,329 SQUARE FEET OR 0.558 ACRE.

THE UNDERSIGNED OWNERS HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO PARCELS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "EVANS PARK ESTATES III SUBDIVISION", AND DO HEREBY PURCHASE AND CONVEY TO THE CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2002 BY FRED SOLANO.

EXECUTED THIS _____ DAY OF _____, A.D. 2002

OWNER: FRED SOLANO
OWNER: FRANK KENNER

NOTARY PUBLIC

STATE OF COLORADO }
COUNTY OF ARAPAHOE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2002 BY FRED SOLANO.

WITNESS MY HAND AND SEAL: _____ NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ADDRESS: _____

NOTARY PUBLIC

STATE OF COLORADO }
COUNTY OF ARAPAHOE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2002 BY FRANK KENNER.

WITNESS MY HAND AND SEAL: _____ NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ADDRESS: _____

APPROVALS

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT, CITY OF ENGLEWOOD, COLORADO.
DIRECTOR OF COMMUNITY DEVELOPMENT: _____ DATE: _____

APPROVED BY THE DEPARTMENT OF PUBLIC WORKS, CITY OF ENGLEWOOD, COLORADO.
DIRECTOR OF PUBLIC WORKS: _____ DATE: _____

APPROVED FOR LEGAL DETAILS: _____ DATE: _____

CITY ATTORNEY

SURVEYORS CERTIFICATION

I, RONALD W. FLANIGAN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE EVANS PARK ESTATES III SUBDIVISION, MAP ACQUAINTED AND PROPERLY SHOWN, SHOWS THE SURVEY ON RECORD.

RONALD W. FLANIGAN RPLS 26998 DATE SIGNED: _____ (SEAL)

CLERK AND RECORDS CERTIFICATION

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, STATE OF COLORADO, AT _____ O'CLOCK _____ M., ON THIS _____ DAY OF _____, A.D., 2002 RECEPTION NO. _____ BOOK NO. _____

PAGE NO(S): _____

CLERK AND RECORDER: _____ DEPUTY: _____

EVANS PARK ESTATES III SUBDIVISION

2209 WEST WARREN AVENUE & 2151 SOUTH VALLEJO STREET
PART OF THE NW 1/4 OF SEC. 28, T. 4 S., R. 68 W. OF THE 6TH P.M.
CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO