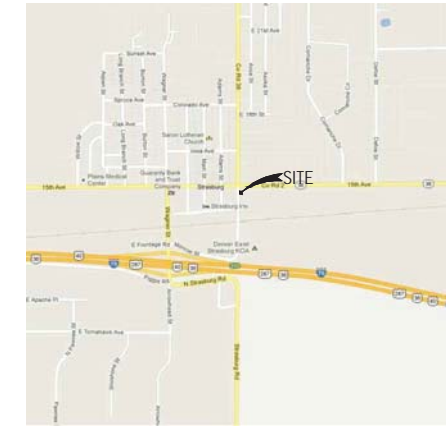
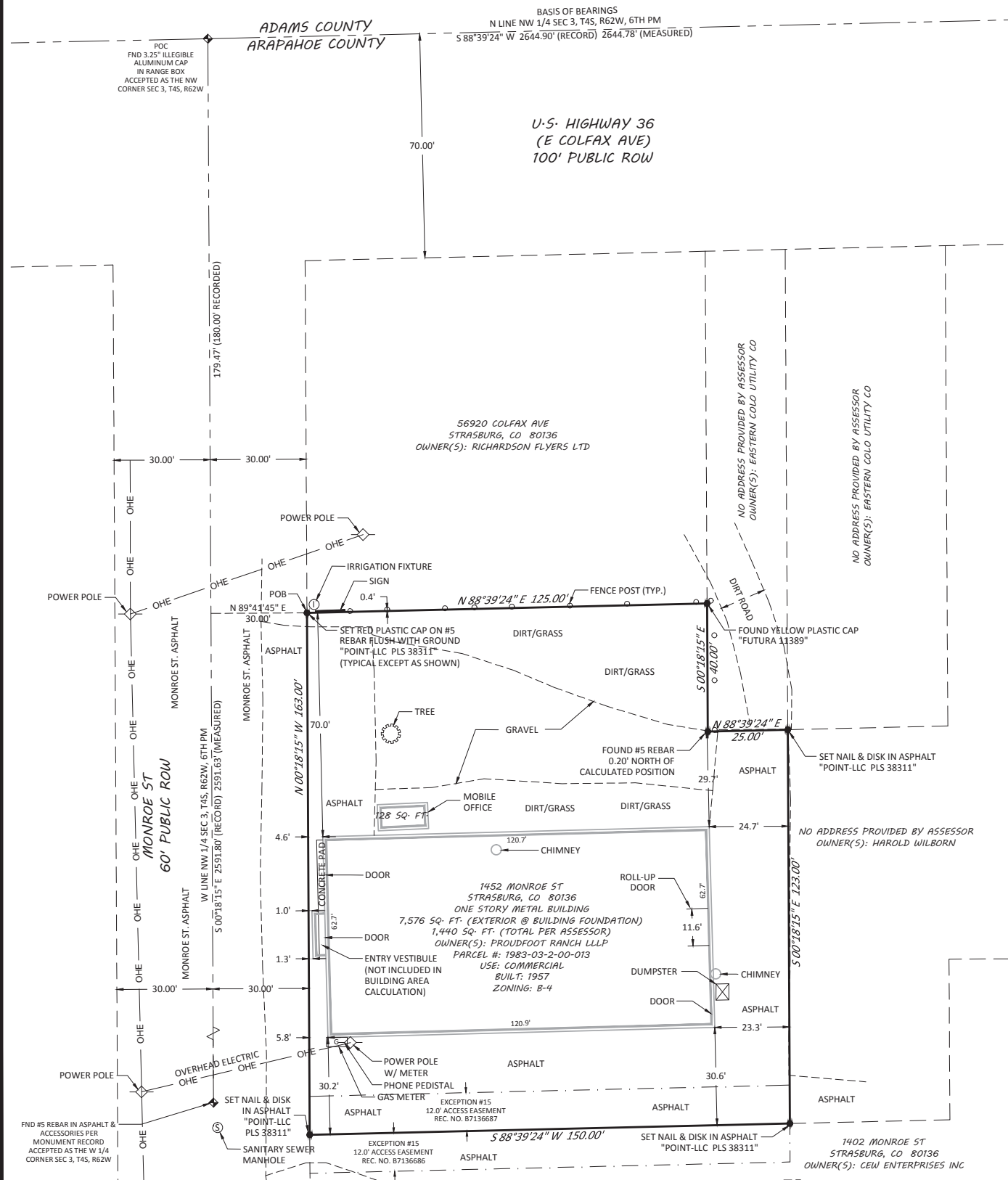


# IMPROVEMENT SURVEY PLAT

## SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 3 TOWNSHIP 4 SOUTH, RANGE 62 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP  
NOT TO SCALE

**LEGAL DESCRIPTION:**

THAT PART OF THE NW 1/4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 62 WEST OF THE 6TH PM., DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE EAST LINE OF MONROE STREET, WHICH IS 180 FEET SOUTH AND 30 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 3;  
 THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 125 FEET;  
 THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 3 A DISTANCE OF 40 FEET;  
 THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 25 FEET TO THE SOUTHEAST CORNER OF A TRACT IN BOOK 1464 AT PAGE 112;  
 THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 3 A DISTANCE OF 123 FEET;  
 THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 150 FEET TO A POINT ON THE EAST LINE OF MONROE STREET;  
 THENCE NORTH ALONG THE EAST LINE OF MONROE STREET AND PARALLEL WITH THE WEST LINE OF SECTION 3 A DISTANCE OF 163 FEET TO THE POINT OF BEGINNING;

COUNTY OF ARAPAHOE,  
STATE OF COLORADO.

**TITLE COMMITMENT B2 EXCEPTIONS:**

- RESERVATIONS BY THE UNION PACIFIC RAILROAD CO. OF (1) OIL, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT OF INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED AS SET FORTH BELOW, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN:  
 RECORDING DATE: APRIL 16, 1971  
 RECORDING NO.: BOOK 1920 AT PAGE 247  
 RELEASE AND QUIT CLAIM RECORDED NOVEMBER 23, 1998 AT RECEPTION NO. A8189797.  
 [BLANKET IN NATURE - NO CONDITIONS PLOTTABLE]
- AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.  
 RECORDING DATE: JUNE 2, 1976  
 RECORDING NO.: BOOK 2067 AT PAGE 100 (ADAMS COUNTY RECORDS)  
 AFFIDAVIT OF LEASE EXTENSION RECORDED MARCH 24, 1983 IN BOOK 3822 AT PAGE 217.  
 [BLANKET IN NATURE - NO CONDITIONS PLOTTABLE]
- ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE STRASBURG SANITATION AND WATER DISTRICT, AS EVIDENCED BY INSTRUMENT(S) RECORDED APRIL 2, 2002 AT RECEPTION NO. B2060102.  
 [BLANKET IN NATURE - NO CONDITIONS PLOTTABLE]
- REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED MAY 16, 2002 AT RECEPTION NO. B2090924.  
 [BLANKET IN NATURE - NO CONDITIONS PLOTTABLE]
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AGREEMENT AS SET FORTH BELOW:  
 RECORDING DATE: JUNE 15, 1961  
 RECORDING NO.: BOOK 1265 AT PAGE 471.  
 [BLANKET IN NATURE - NO CONDITIONS PLOTTABLE]
- TERMS CONDITIONS PROVISIONS BURDENS AND OBLIGATIONS OF GRANT OF ACCESS EASEMENT AS RECORDED OCTOBER 24, 2007 AT RECEPTION NO. B7136687 AND GRANT OF ACCESS EASEMENT AS RECORDED OCTOBER 24, 2007 AT RECEPTION NO. B7136686 AND AS REFERENCED ON THE ADJACENT PROPERTY PLAT AS RECORDED JUNE 30TH, 2010 AT RECEPTION NO. D0036449.

**SURVEYOR'S NOTES:**

- 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POINT CONSULTING, LLC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POINT CONSULTING, LLC RELIED UPON THE FOLLOWING TITLE COMMITMENT PREPARED BY HERITAGE TITLE COMPANY, INC.:  
 COMMITMENT NO. 451-H0360869-036-JV7, EFFECTIVE DATE OF DECEMBER 28, 2012 AT 7:00 A.M.
- BASIS OF BEARINGS: S 88°39'24" W BETWEEN A FOUND 3.25" ALUMINUM CAP AT THE NORTH 1/4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 62 WEST AND A 3.25" ALUMINUM CAP AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 62 WEST AS SHOWN HEREON.
- FLOOD ZONE DESIGNATION: ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 08005C0300K, WITH AN EFFECTIVE DATE OF DECEMBER 17, 2010, THE ENTIRE PROPERTY LIES ENTIRELY WITHIN THE FOLLOWING ZONE DESIGNATION:  
 ZONE AE, SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED.
- ZONING: THE SUBJECT PROPERTY IS ZONED B-4 (SPECIALTY COMMERCIAL).  
 SETBACKS:  
 FROM PROPERTY LINES ADJACENT RESIDENTIAL 50'  
 FROM PROPERTY LINES ADJACENT PUBLIC ROW 25'  
 FROM FRONT PROPERTY LINE 10'  
 (IF BUILDING ORIENTED TOWARD STREET & ACCESSES PUBLIC SIDEWALK)  
 FROM PROPERTY LINES ADJACENT COMMERCIAL/INDUSTRIAL 25'  
 MINIMUM SEPARATION BETWEEN BUILDINGS IBC  
 BETWEEN DESIGNATED PARKING AREAS AND PROPERTY LINES 10'  
 MAX BUILDING HEIGHT (INCLUDING MECHANICAL APPURTENANCES) 50'  
 MINIMUM UNOBSTRUCTED OPEN SPACE-SINGLE STORY STRUCTURE 20%  
 (ADDITIONAL 5% PER ADDITIONAL STORY UP TO 35% MAXIMUM)
- UNIT OF MEASURE: U.S. SURVEY FOOT
- OBSERVED PARKING SPACES: THERE WERE NO STRIPED PARKING SPACES OBSERVED AT THE TIME OF SURVEY.
- THE UTILITIES SHOWN HEREON WERE LOCATED FROM SURFACE EVIDENCE. FOR EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES, POT-HOLING IS RECOMMENDED. THE SURVEYOR HAS NOT PHYSICALLY OR ACTUALLY LOCATED ANY UNDERGROUND UTILITIES.
- THE SUBJECT PROPERTY CONTAINS 23,446 SQUARE FEET OR 0.538 ACRES, MORE OR LESS.
- PUBLISHED PROPERTY ADDRESS: 1452 MONROE STREET, STRASBURG, CO 80136.

**CERTIFICATION:**

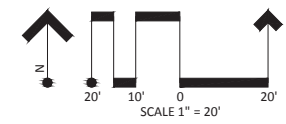
TO: JOHN E. HICKS & RAE LYNNE HICKS;  
 PROUDFOOT RANCH LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP;  
 HERITAGE TITLE COMPANY, INC.;  
 COMMONWEALTH LAND TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECT SUPERVISION AND ADHERES TO THE REQUIREMENTS SET FORTH IN THE COLORADO REVISED STATUTES FOR LAND SURVEYS (38-51-106 C.R.S.). THE FIELD WORK WAS COMPLETED ON JANUARY 24, 2013.

CAMERON M. WATSON, PLS  
 COLORADO LICENSE NUMBER 38311  
 FOR AND ON BEHALF OF POINT CONSULTING, LLC  
 6756 W. ROWLAND AVE.  
 LITTLETON, CO 80128  
 (720) 258-6836  
 cwatson@pnt-llc.com

**DEPOSIT CERTIFICATE:**

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS/RIGHT-OF-WAY SURVEYS AT PAGE \_\_\_\_\_, RECEPTION NO. \_\_\_\_\_, CITY AND COUNTY OF DENVER RECORDS.



IMPROVEMENT SURVEY PLAT  <b>MONROE &amp; COLFAX ISP</b> 1452 MONROE ST STRASBURG, COLORADO 80136	IMPROVEMENT SURVEY PLAT  DATE: 01.21.13  DESCRIPTION: ORIGINAL PREPARATION	SHEET 1/1  JOB NO. 13-01.003
PREPARED UNDER THE DIRECT SUPERVISION OF CAMERON M. WATSON, PLS, LICENSE NO. 38311 FOR AND ON BEHALF OF POINT CONSULTING, LLC 6756 W. ROWLAND AVE., LITTLETON, CO 80128 720-258-6836 www.pnt-llc.com PLANNING   ENGINEERING   ARCHITECTURE   LANDSCAPE ARCHITECTURE   LAND SURVEYING		

