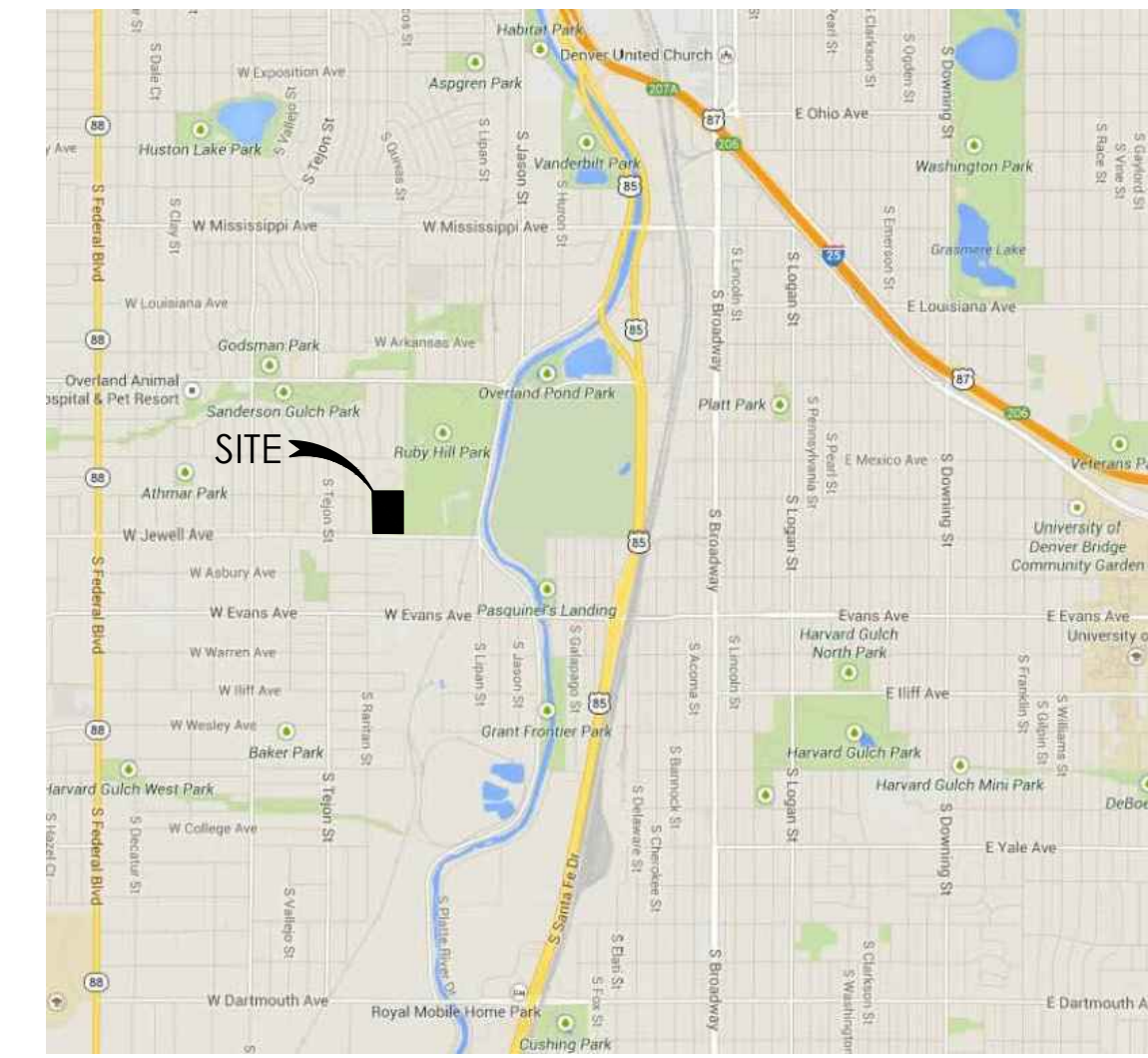


# BOUNDARY & TOPOGRAPHIC SURVEY

## SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 21 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY AND COUNTY OF DENVER, STATE OF COLORADO



VICINITY MAP  
NOT TO SCALE

### LEGAL DESCRIPTION (DEED):

THAT PART OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH/SOUTH CENTERLINE OF SAID SECTION, 40 FEET NORTH OF THE SOUTH QUARTER CORNER, THENCE NORTH ALONG SAID CENTER LINE 726.7 FEET; THENCE WEST AT RIGHT ANGLES 569.4 FEET; THENCE SOUTH AT RIGHT ANGLES 726.7 FEET; THENCE EAST AT RIGHT ANGLES 569.42 FEET TO THE POINT OF BEGINNING.

CITY AND COUNTY OF DENVER,  
STATE OF COLORADO.

### LEGAL DESCRIPTION (AS SURVEYED):

A PARCEL OF LAND SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SOUTHWEST ONE-QUARTER OF SECTION 21 AND CONSIDERING THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER TO BEAR S00°21'39"W WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE ALONG THE SAID EAST LINE N00°21'39"E, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY FOR W. JEWELL AVE;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SAID SOUTHWEST ONE-QUARTER N89°09'36"W, A DISTANCE OF 569.42 FEET;  
THENCE PARALLEL TO THE EAST LINE OF THE SAID SOUTHWEST ONE-QUARTER N00°21'39"E, A DISTANCE OF 726.7 FEET;  
THENCE S89°28'31"E, A DISTANCE OF 569.40 FEET TO A POINT ON THE EAST LINE OF THE SAID SOUTHWEST ONE-QUARTER;

THENCE ALONG SAID EAST LINE S00°21'39"W, A DISTANCE OF 726.70 FEET TO THE POINT OF BEGINNING;

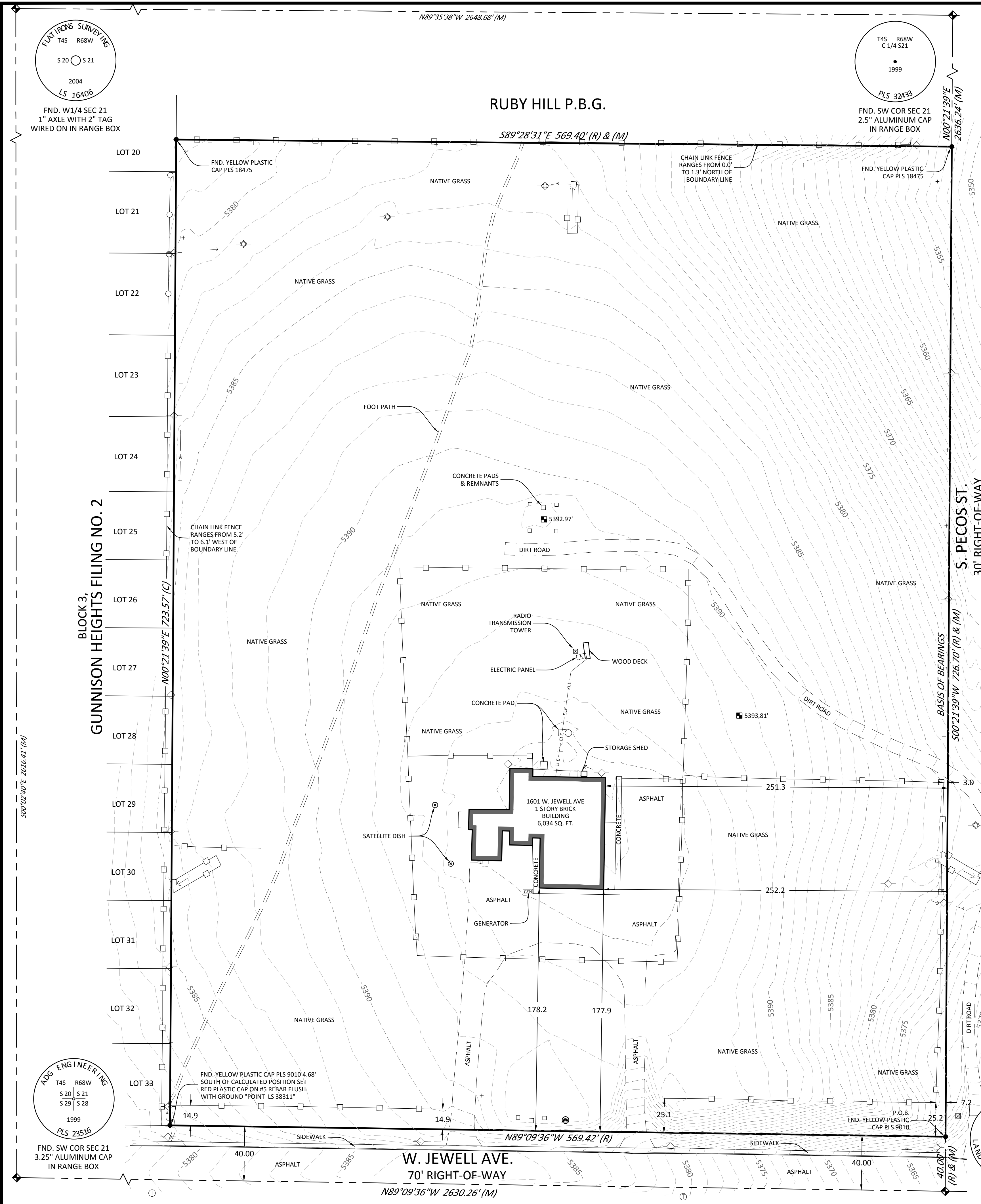
CONTAINING 412,891 SQUARE FEET OR 9.478 ACRES, MORE OR LESS.

### 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 WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. BOUNDARY INFORMATION WAS DETERMINED FROM RECORDED MAPS AND DEEDS.
- BASIS OF BEARINGS: S 00°21'39" W BEING THE EAST LINE OF THE SOUTHWEST ONE-QUARTER SECTION 21, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AS MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON.
- FLOOD ZONE DESIGNATION: ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 0800460192H, WITH AN EFFECTIVE DATE OF NOVEMBER 20, 2013, THE ENTIRE PROPERTY LIES ENTIRELY WITHIN THE FOLLOWING ZONE DESIGNATION:  
  
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- UNIT OF MEASURE: U.S. SURVEY FOOT
- OBSERVED PARKING SPACES: NONE.
- 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 412,891 SQUARE FEET OR 9.478 ACRES, MORE OR LESS.
- PUBLISHED PROPERTY ADDRESS: 1601 W. JEWELL AVE, DENVER, CO.
- BENCHMARK: CITY AND COUNTY OF DENVER BENCHMARK NO. 512 BEING A CCD BRASS CAP LOCATED IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF W. JEWELL AVE AND S. RARITAN ST. APPROXIMATELY 9' SOUTH OF THE SOUTH P.C.  
ELEVATION = 5374.61' (NAVD 88 VERTICAL DATUM)

### 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.



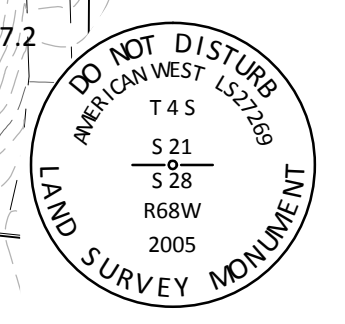
### MAP LEGEND

- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- PHONE PEDESTAL
- LIGHT POLE
- POWER POLE
- GUY WIRE & ANCHOR
- T-POST & WIRE REMNANTS
- BENCHMARK
- MEASURED RECORD
- CALCULATED RECORD
- SECTION CORNER
- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- ELECTRIC LINE
- FENCE - CHAIN LINK
- FENCE - WOOD
- EDGE OF ASPHALT
- MAJOR CONTOUR
- MINOR CONTOUR

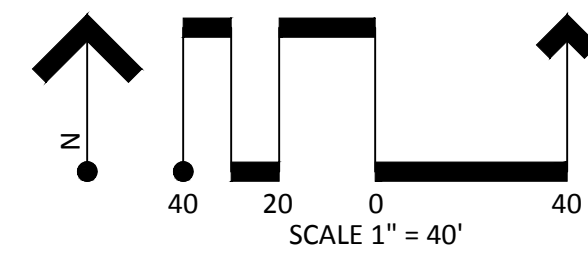
### CERTIFICATION:

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 22, 2014.

CAMERON M. WATSON, PLS  
COLORADO LICENSE NUMBER 38311  
FOR AND ON BEHALF OF POINT CONSULTING, LLC  
8341 S. SANGRE DE CRISTO, SUITE 102  
LITTLETON, CO 80127  
(720) 258-6836  
cwatson@ptc-llc.com



P.O.C.  
FND. S1/4 SEC 21  
3.25" ALUMINUM CAP  
0.5" DOWN IN RANGE BOX



DESCRIPTION	ORIGINAL PREPARATION
DATE	02.03.14
BOUNDARY & TOPO SURVEY	COLORADO PUBLIC RADIO
	1601 W. JEWELL AVE DENVER, COLORADO
COVER SHEET	JOB NO. 14-01.002
PREPARED UNDER THE DIRECT SUPERVISION OF CAMERON M. WATSON, PLS	8341 S. Sangre De Cristo Suite 102 LITTLETON, CO 80127 720-258-6836 www.ptc-llc.com
COLORADO LICENSE NO. 38311 FOR AND ON BEHALF OF POINT CONSULTING, LLC	PLANNING   ENGINEERING   LANDSCAPE ARCHITECTURE   LAND SURVEYING

