



SCALE 1" = 20'

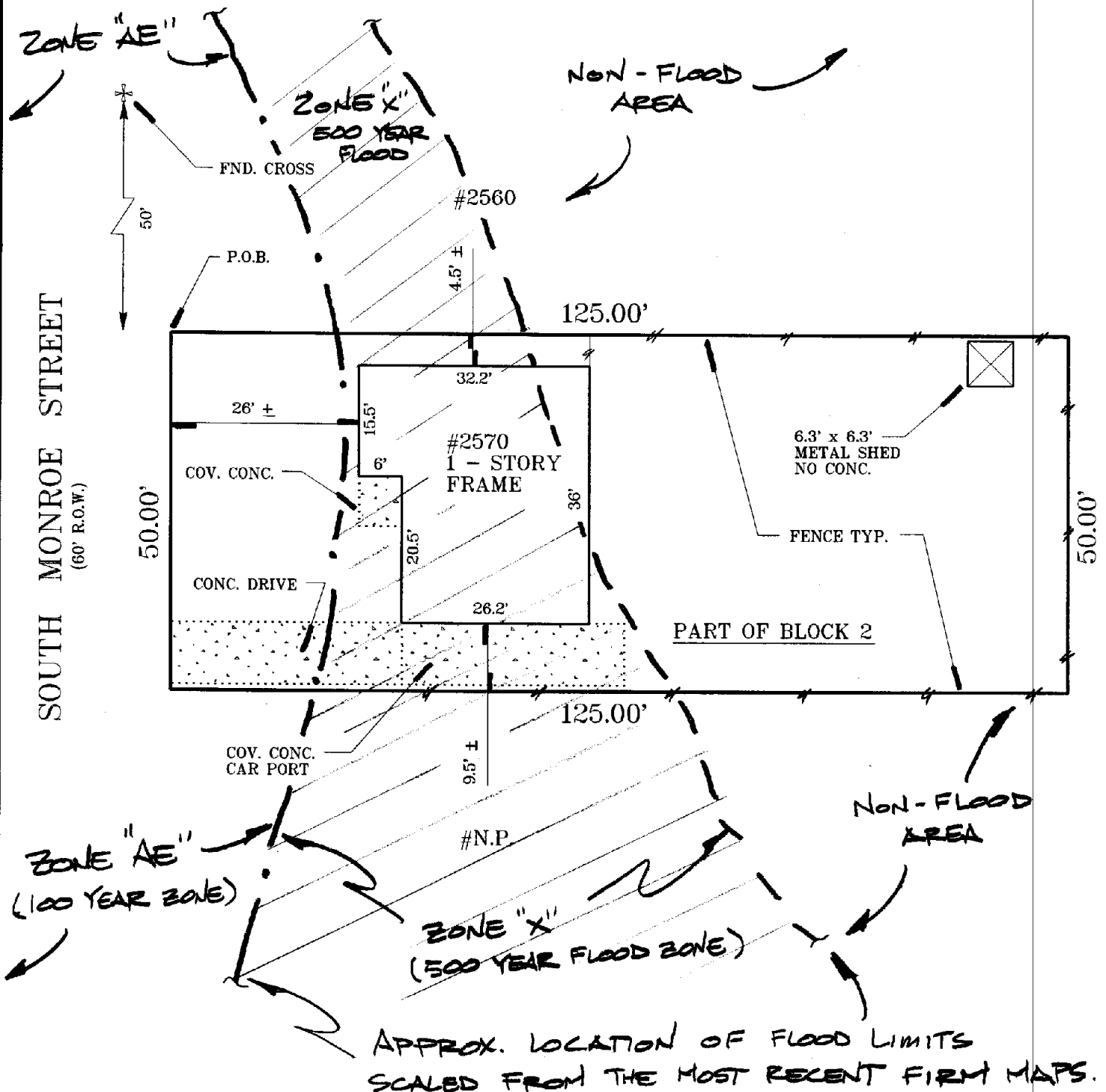
COLORADO ENGINEERING & SURVEYING INC.

3470 So. Sherman St., Suite 2 • Englewood, Colorado 80110 • 761-8055

Surveying Colorado Since 1972 • FAX: 761-0841

NO. 94-7598

(GABELLA/WEBB)



LEGAL DESCRIPTION:

PART OF BLOCK 2, FIRST ADDITION TO UNIVERSITY GARDENS,
DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 30 FEET EAST AND 50 FEET
SOUTH OF THE NORTHWEST CORNER OF SAID BLOCK; THENCE SOUTH 50 FEET;
THENCE EAST 125 FEET; THENCE NORTH 50 FEET; THENCE WEST 125 FEET TO
THE POINT OF BEGINNING; CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CENSUS TRACT 40.06

ALSO KNOWN AS 2570 S MONROE ST

FLOOD CERTIFICATION

This community ~~does~~ participate in the National Flood Insurance Program.

This community ~~does not~~ participate in the National Flood Insurance Program.

I hereby certify that the property described herein -15- located within a flood hazard boundary, (zone AE), according to the most current flood insurance rate map (FIRM), produced by the Federal Emergency Management Agency (FEMA).

Flood hazard maps dated 9-28-90 Community number 080046 Panel number 0019-D

IMPROVEMENT LOCATION CERTIFICATE

AMERICAN WESTERN MORTGAGE / GABELLA/WEBB

I hereby certify that this improvement location certificate was prepared for that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines.

I further certify that the improvements on the above described parcel on this date 9-21-94 except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

I further certify that the location of improvements shown herein are based upon the location of existing monuments in the area, and that this document does not purport to be a improvement survey plat, and is subject to any inaccuracies that a subsequent improvement survey plat would disclose. The surveyor makes no warranty or representation concerning fences and their location in relation to the boundary unless specifically shown.

Colorado Revised Statutes 13-80-105

"Notice: according to Colorado law you must commence legal action based upon any defect in this survey within three years after you discover such defect. In no event, may any action based upon defect in this survey be commenced more than ten years from the certification shown hereon.

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By

9-28-94