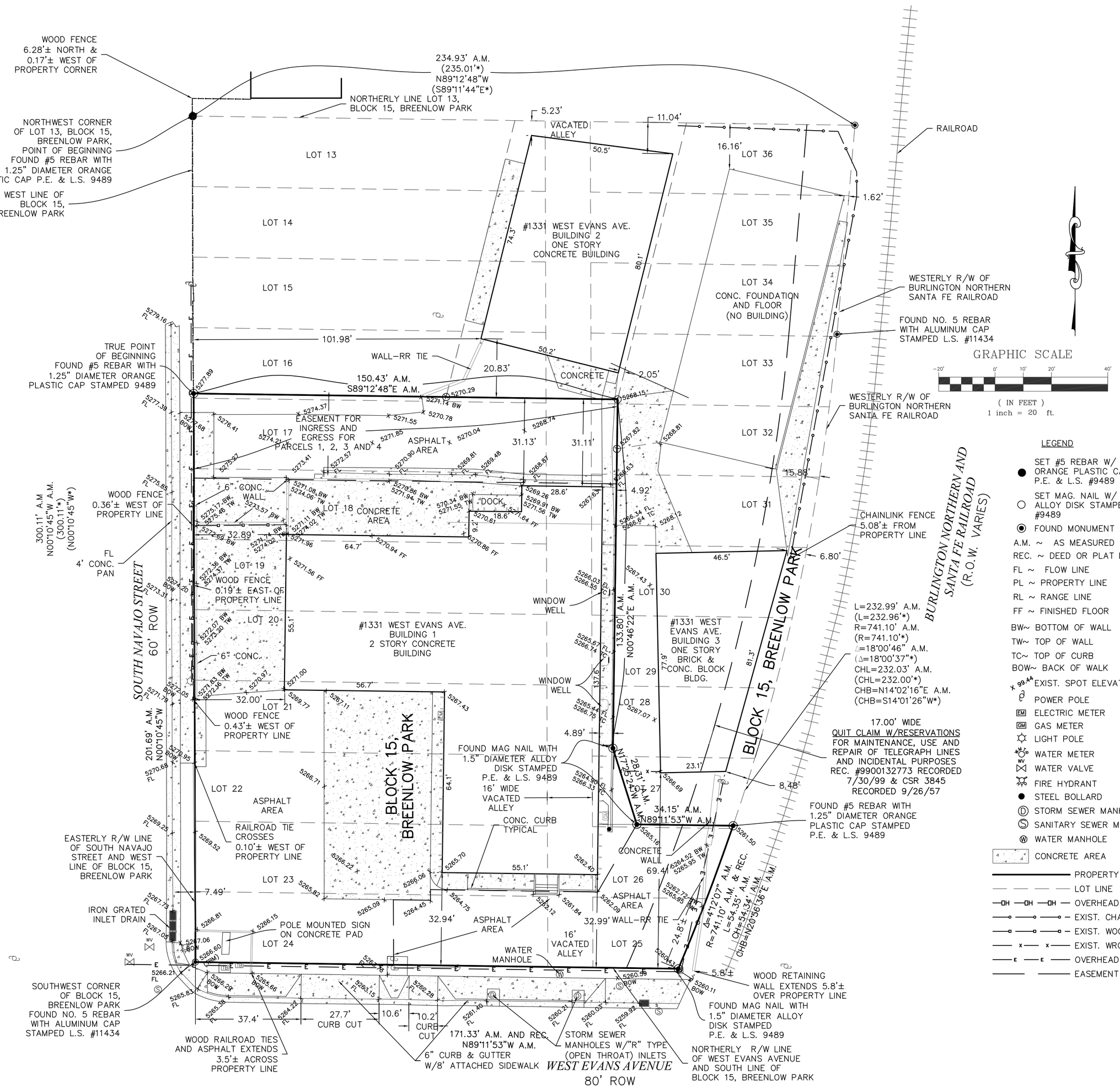
IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY

PARCEL LOCATED IN THE NE1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
LOTS 13–24, VACATED ALLEY AND A PORTION OF LOTS 24–36, BREENLOW PARK

#1331 WEST EVANS AVENUE



LEGEND

- ● SET #5 REBAR W/ 1.25" DIA. ORANGE PLASTIC CAP STAMPED P.E. & L.S. #9489
- ○ SET MAG. NAIL W/ 1.5" DIA. ALLOY DISK STAMPED P.E. & L.S. #9489
- ◉ FOUND MONUMENT AS NOTED

A.M. ~ AS MEASURED IN FIELD
REC. ~ DEED OR PLAT DISTANCE
FL ~ FLOW LINE
PL ~ PROPERTY LINE
RL ~ RANGE LINE
FF ~ FINISHED FLOOR
BW~ BOTTOM OF WALL
TW~ TOP OF WALL
TC~ TOP OF CURB
BOW~ BACK OF WALK
99.99 EXIST. SPOT ELEVATION
POWER POLE
EM ELECTRIC METER
GM GAS METER
LIGHT POLE
WM WATER METER
WV WATER VALVE
FIRE HYDRANT
STEEL BOLLARD
D STORM SEWER MANHOLE
S SANITARY SEWER MANHOLE
W WATER MANHOLE
CONCRETE AREA
PROPERTY LINE
LOT LINE
OH OVERHEAD UTILITY LINE
EXIST. CHAIN LINK FENCE
EXIST. WOOD FENCE
EXIST. WROUGHT IRON FENCE
E OVERHEAD ELECTRIC LINES
EASEMENT

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF BLOCK 15, BREENLOW PARK LOCATED IN THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 13 OF SAID BLOCK 15; THENCE S00°10'45"E ALONG THE WEST LINE OF SAID BLOCK 15, A DISTANCE OF 98.42 FEET TO THE TRUE POINT OF BEGINNING; THENCE S89°12'48"E, A DISTANCE OF 150.43 FEET; THENCE S00°46'22"W, A DISTANCE OF 123.80 FEET; THENCE S17°25'24"E, A DISTANCE OF 28.31 FEET; THENCE S89°11'53"E, A DISTANCE OF 34.15 FEET TO A POINT OF CURVE ON THE WEST RIGHT–OF–WAY LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILROAD; THENCE ALONG SAID WEST RIGHT–OF–WAY LINE ON A NON–TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 741.10 FEET, A CENTRAL ANGLE OF 04°12'07", A LENGTH OF 54.35 FEET, A CHORD DISTANCE OF 54.34 FEET AND CHORD BEARING OF S20°56'36"W TO A POINT ON THE SOUTH LINE OF SAID BLOCK 15; THENCE N89°11'53"W ALONG SAID SOUTH LINE, A DISTANCE OF 171.33 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 15; THENCE N00°10'45"W ALONG THE WEST LINE OF SAID BLOCK 15, A DISTANCE OF 201.69 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 31,853 SQUARE FEET OR 0.7312 ACRES MORE OR LESS.

CERTIFICATE OF SURVEY: I HEREBY CERTIFY THAT ON MAY 22, 2017, A SURVEY WAS MADE OF THE ABOVE DESCRIBED PROPERTY UNDER MY DIRECT SUPERVISION AND THE CORNERS WERE SET AS SHOWN, HOLDING FOUND POINTS AND PLAT DISTANCES WHEREVER POSSIBLE AND UTILIZING CITY OF DENVER SURVEY INFORMATION FOR CONTROL. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE PARCEL ON THIS DATE, MAY 22, 2017, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED. THIS SURVEY CONFORMS TO ALL APPLICABLE STATE LAWS AS DEFINED IN TITLE 38, ARTICLES 50, 51, AND 53 OF THE COLORADO REVISED STATUTES AND THIS LAND SURVEY PLAT ACCURATELY DEPICTS THE RESULTS OF SAID SURVEY.

_____
MICHAEL S. CHESSNOE, P.E. & P.L.S.

1. NOTICE

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.

2. MONUMENT DEFACING STATEMENT

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, C.R.S.

3. ALL EASEMENTS AND RIGHTS–OF–WAY PERTAINING TO THIS PROPERTY ARE SHOWN ON THIS SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY CHESSNOE AND ASSOCIATES OR THE UNDERSIGNED.

4. P.E. & L.S. SEAL, DEPICTED HEREON, VALID ONLY WITH WET SIGNATURE AND DATE WRITTEN THROUGH IT.

5. UTILITIES SHOWN HEREON ARE DRAWN FROM FIELD TIES AND THE BEST INFORMATION AVAILABLE FROM THE UTILITY COMPANIES. THIS INFORMATION IS FOR GENERAL USE ONLY AND NOT TO BE USED FOR EXCAVATION PURPOSES. CONTRACTOR TO FIELD LOCATE & VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION WORK IN AREA SET FORTH ON THIS DRAWING.

6. CERTIFICATION AND USE OF THE WORD CERTIFY IS DEFINED AS FOLLOWS: SAID CERTIFICATION OR USE OF THE WORD CERTIFY AS A STATEMENT IS BASED UPON THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED (PER COLORADO STATE BOARD RULE NO. 6.2.2).

7. ALL LINEAL DISTANCE UNITS SET FORTH ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

8. CITY BENCHMARK: CITY AND COUNTY OF DENVER BENCHMARK (CCD) NO. CCD_PREV_W, TOP OF A 1.5" DIAMETER CITY AND COUNTY OF DENVER BRASS CAP AT SOUTH PLATTE RIVER DRIVE AND WEST EVANS AVENUE, LOCATED ON THE NORTH SIDE OF BRIDGE AT THE END OF THE WEST PCR. ELEVATION=5257.02 (NAVD 1988 DATUM).

9. BENCHMARK (TBM): TOP OF A FOUND NO. 5 REBARWITH ALUMINUM CAPSTAMPED L.S. #11434 AT THE SOUTHWEST CORNER PROPERTY CORNER, ELEVATION = 5266.60 (NAVD 1988 DATUM).

10. BASIS OF BEARINGS: AN ASSUMED BEARING OF N00°10'45"W BETWEEN TWO FOUND MONUMENTS 201.69 FEET APART BEING THE WEST LINE OF THE PROPERTY DESCRIBED ABOVE, ONE MONUMENT BEING A NO. 5 REBAR W/ 1.25" DIAMETER ORANGE CAP STAMPED P.E. & L.S. #9489 AT THE NORTHWEST CORNER OF SAID PROPERTY AND THE OTHER BEING A NO. 5 REBAR WITH ALUMINUM CAP STAMPED L.S. #11434 AT SOUTHWEST PROPERTY CORNER.

COUNTY SURVEYOR'S 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 NUMBER_____.

PREPARED BY:
CHESSNOE AND ASSOCIATES
4101 EAST WESLEY AVENUE,
SUITE #2,
DENVER, COLORADO 80222
PHONE: 303–722–3267
E–MAIL: chessnoedenver@comcast.net

CALL UNCC TWO WORKING DAYS BEFORE YOU DIG 800–922–1987 UTILITY NOTIFICATION CENTER OF COLORADO