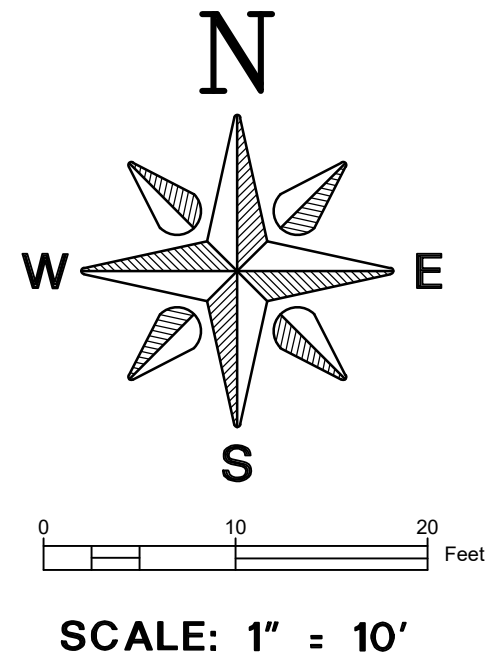
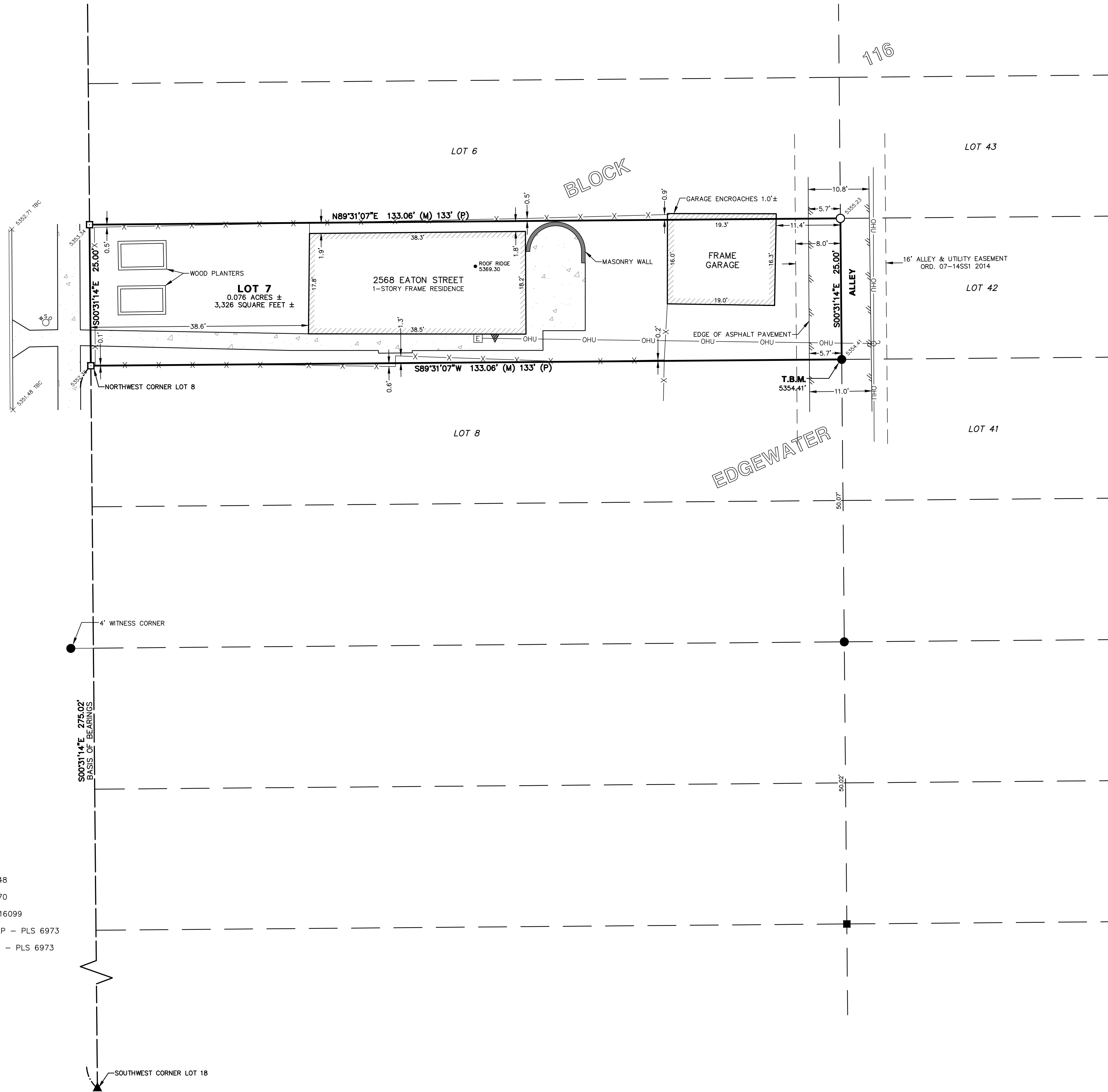


EATON STREET
60' PUBLIC R.O.W.



LEGAL DESCRIPTION (FROM WARRANTY DEED RECORDED APRIL 30, 2024 AT RECEPTION NO. 2024023418, JEFFERSON COUNTY RECORDS)

LOT 7, BLOCK 116, EDGEWATER, COUNTY OF JEFFERSON, STATE OF COLORADO.

BASIS OF BEARINGS

THE WEST LINE OF LOTS 8 THROUGH 18, BLOCK 116, MONUMENTED AS SHOWN HEREON, IS ASSUMED TO BEAR S00°31'14"E.

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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THIS PLAT IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE WITHIN THE STATE OF COLORADO.

THIS PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THE LINEAL UNIT USED AND SHOWN HEREON IS U.S. SURVEY FOOT.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP OF THIS TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS, ANY OTHER FACTS.

THIS IMPROVEMENT SURVEY PLAT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. CLIENT DID NOT REQUEST RIGHTS-OF-WAY AND EASEMENTS TO BE SHOWN ON THIS PLAT.

NOTES

THE BEARINGS AND/OR DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.

THERE MAY BE BURIED UTILITIES ON OR ADJACENT TO THIS SITE NOT SHOWN DUE TO INSUFFICIENT SURFACE EVIDENCE. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, OR THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT OF LAND.

ALL MONUMENTS SHOWN HEREON ARE FLUSH WITH THE GROUND, MORE OR LESS, UNLESS OTHERWISE NOTED.

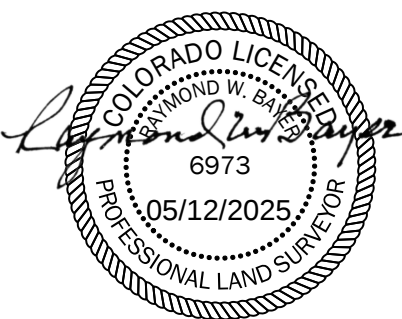
FOR FENCES AND OTHER FEATURES NEAR PROPERTY LINES, THE DIMENSION INDICATES ON WHICH SIDE OF THE LINE THE FEATURE LIES.

BENCHMARK: CITY AND COUNTY OF DENVER BENCHMARK NO. 106B, BEING A STANDARD CCD BRASS DISK SET IN TOP OF CURB, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SHERIDAN BOULEVARD AND WEST 26TH AVENUE. ELEVATION: 5355.89', NAVD88 DATUM.

TEMPORARY BENCHMARK (T.B.M.): THE TOP OF THE MONUMENT FOUND AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY, AS SHOWN HEREON. ELEVATION: 5354.41'

CERTIFICATE OF SURVEY

I, RAYMOND W. BAYER, A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION ON MAY 8, 2025; THAT THE ATTACHED IMPROVEMENT SURVEY PLAT CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, FENCES, DITCHES, RESERVOIRS, AND OTHER IMPROVEMENTS SITUATED ON SAID PREMISES; THAT, EXCEPT AS SHOWN, THERE ARE NO EASEMENTS OR RIGHTS-OF-WAY VISIBLE, OR OTHERWISE KNOWN TO ME ON, ACROSS OR AFFECTING SAID PREMISES; AND, EXCEPT AS SHOWN, THAT THERE ARE NO PARTY WALLS, NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.



RAYMOND W. BAYER, REG. P.L.S. NO. 6973,
WITHIN THE STATE OF COLORADO

COUNTY SURVEYOR'S CERTIFICATE

DEPOSITED THIS ____ DAY OF _____, 20____ AT ____; _____M., IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS / RIGHTS OF WAY SURVEYS AT PAGE _____, RECEPTION NO. _____, THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

COUNTY SURVEYOR

R.W. BAYER & ASSOCIATES, INC.
12170 TEJON ST., NO. 700
WESTMINSTER, COLORADO 80234
(303) 452-4433 INFO@RWSURVEYING.COM

CAD FILE: XXXXX/XXXXX.DWG REVISIONS:

IMPROVEMENT SURVEY PLAT

LOT 7, BLOCK 116, EDGEWATER, LOCATED IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF EDGEWATER, COUNTY OF JEFFERSON, STATE OF COLORADO.

SCALE: 1"=10'	DATE: MAY 8, 2025	DRW BY: J.A.B.	CKD BY: R.W.B.	PROJ NO: 2025-XXX
BOOK: 714	PAGE: 61	FILE NO: 36-39-8L	SHEET NO: 1 OF 1	