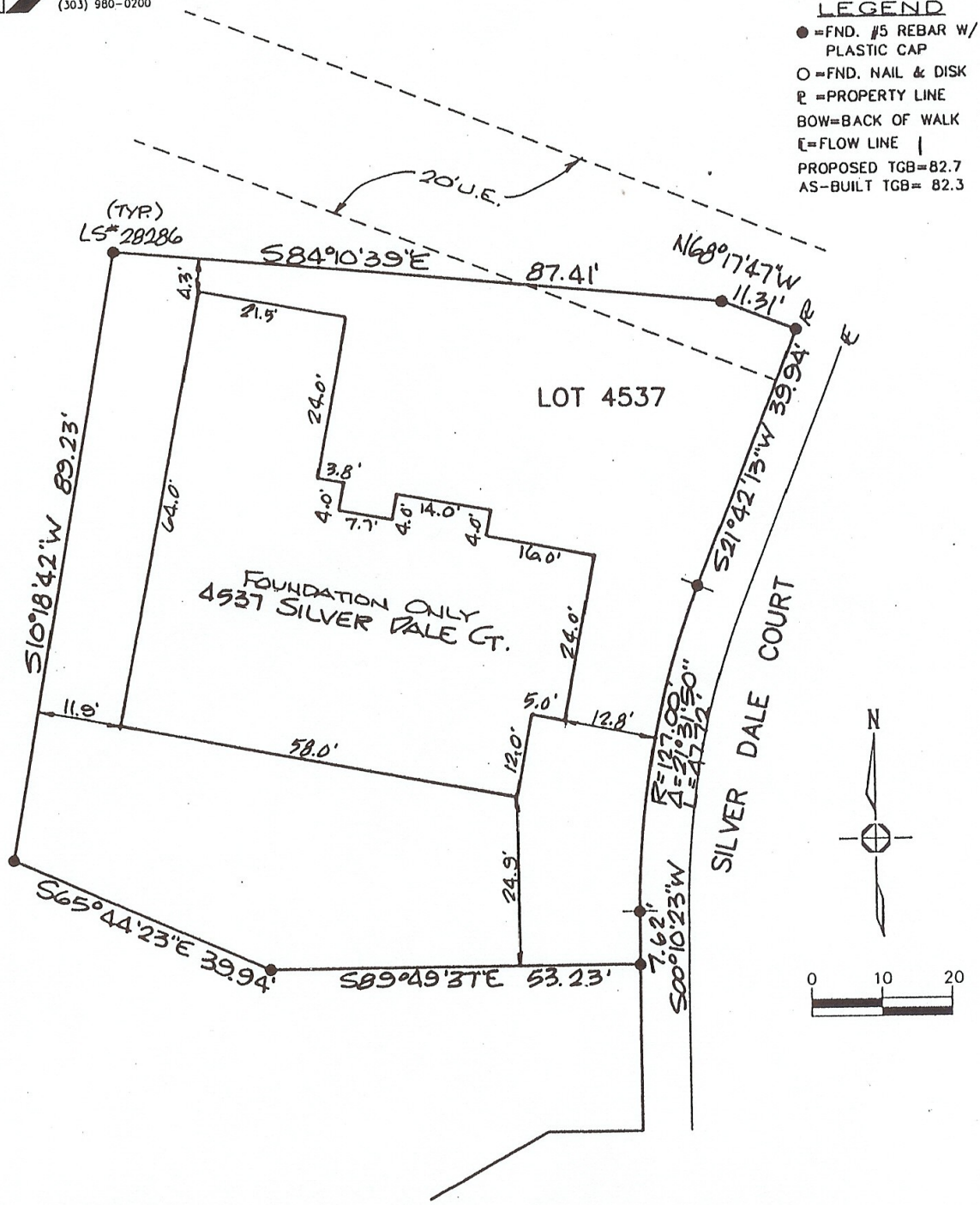
IMPROVEMENT SURVEY PLAT

Carroll & Lange inc
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
(303) 980-0200

SCALE: 1" = 20'
JOB NO: 1302
DRAWN BY: PH
DATE DRAWN: 10-27-99

LEGEND
● =FND. #5 REBAR W/ PLASTIC CAP
O =FND. NAIL & DISK
℄ =PROPERTY LINE
BOW=BACK OF WALK
℄=FLOW LINE
PROPOSED TGB=82.7
AS-BUILT TGB= 82.3



BEARINGS ARE BASED ON THE NORTH LINE OF LOT 4537 BLOCK —, OF THE RECORDED PLAT CASTLE PINES VILLAGE FLG. NO. 12-A, BEARING S84°10'39"E. WITH MONUMENTS AS SHOWN HEREON.

THIS CERTIFIES THAT THE ABOVE IS A TRUE AND CORRECT PLAT OF A SURVEY MADE UNDER MY SUPERVISION THIS 23RD DAY OF OCT., 1999, OF THE PROPERTY DESCRIBED AS:

LOT 4537
CASTLE PINES VILLAGE FLG. NO. 12-A,
COUNTY OF DOUGLAS
STATE OF COLORADO

FLOOD INFORMATION:
BASED UPON REVIEW OF FLOOD INSURANCE RATE MAP, NORTH CREEK FILING NO. 1, IS NOT SUBJECT TO ANY 100 YEAR FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 08001C0330C, COMMUNITY PANEL NO. 080007 0330 G, PANEL 330 OF 875, DATED AUGUST 16TH, 1995.

AND THAT THE LOCATION AND DIMENSIONS OF ALL BUILDING IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THE PREMISES ARE ACCURATELY SHOWN.

BY: KENNETH L. SHORT
DATE: 10-27-99
RECERTIFIED BY: 20286 DATE:

THIS SURVEY DOES NOT ADDRESS EASEMENTS OTHER THAN THOSE SHOWN ON THE RECORDED PLAT NOTED HEREON. NO TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.