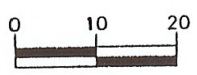


# IMPROVEMENT SURVEY PLAT

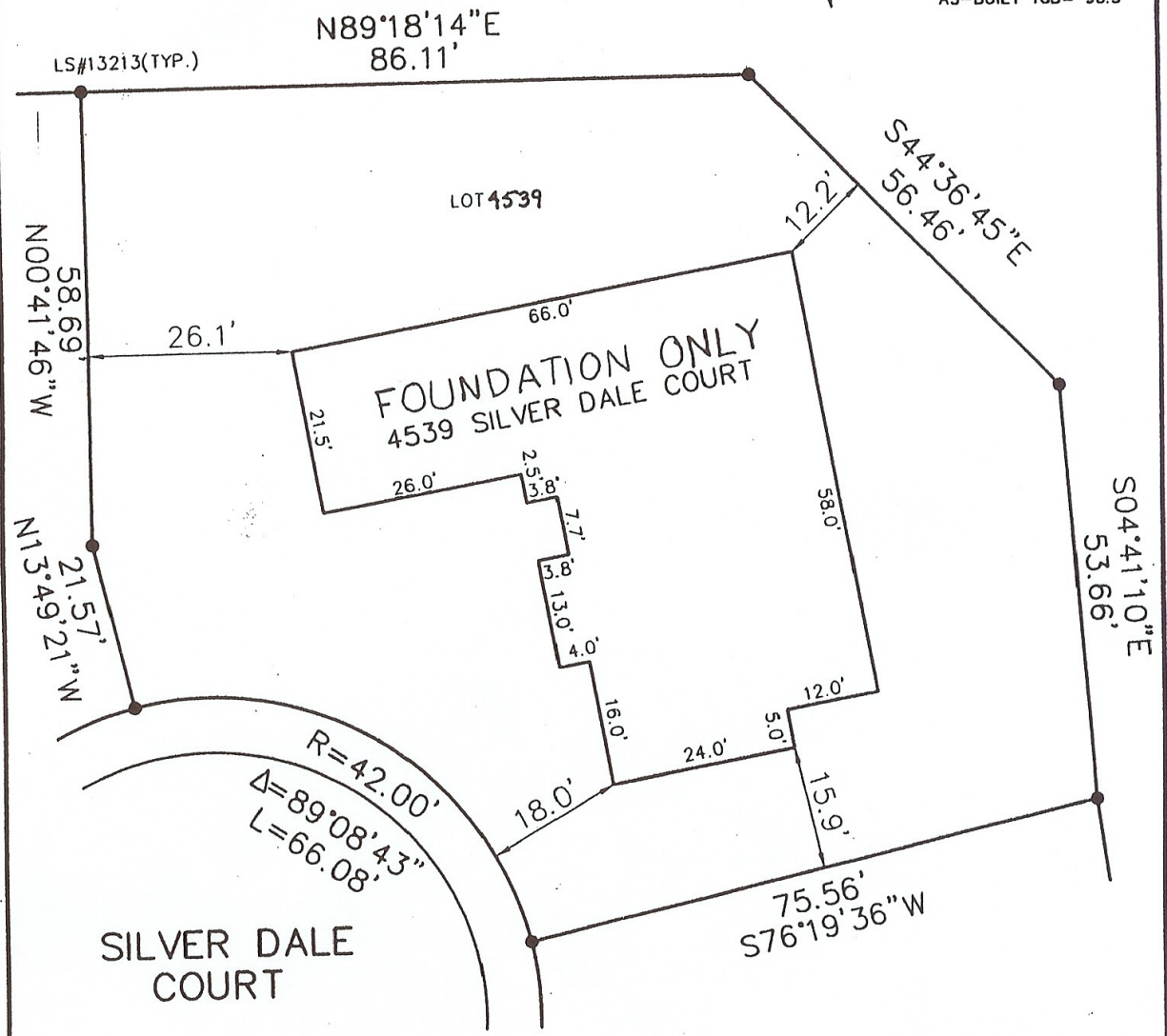


**Carroll & Lange**  
 Professional Engineers & Land Surveyors  
 165 South Union Blvd., Suite 156  
 Lakewood, Colorado 80228  
 (303) 980-0200

SCALE: 1" = 20'  
 JOB NO: 1302  
 DRAWN BY: KC  
 DATE DRAWN: 3-19-99



**LEGEND**  
 ● = FND. #5 REBAR W/  
 PLASTIC CAP  
 ○ = FND. NAIL & DISK  
 P = PROPERTY LINE  
 BOW = BACK OF WALK  
 F = FLOW LINE  
 PROPOSED TGB = 90.0  
 AS-BUILT TGB = 90.3



BEARINGS ARE BASED ON THE NORTH LINE OF LOT 4539 BLOCK -- OF THE RECORDED PLAT CASTLE PINES VILLAGE FIL. NO. 12-A, BEARING N89°18'14"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 5TH DAY OF MARCH, 1999, OF THE PROPERTY DESCRIBED AS: LOT 4539

CASTLE PINES VILLAGE FILING NO. 12-A  
 CITY OF CASTLE PINES  
 COUNTY OF DOUGLAS  
 STATE OF COLORADO

**FLOOD INFORMATION:**

BASED UPON REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080049 0160 C, PANEL 160 OF 500, SEPT. 30, 1987, CASTLE PINES FILING NO. 12-A, IS NOT WITHIN THE 100-YEAR FLOODPLAIN.

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 SHORT  
 DATE: 3-19-99

RECERTIFIED BY: \_\_\_\_\_ 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.