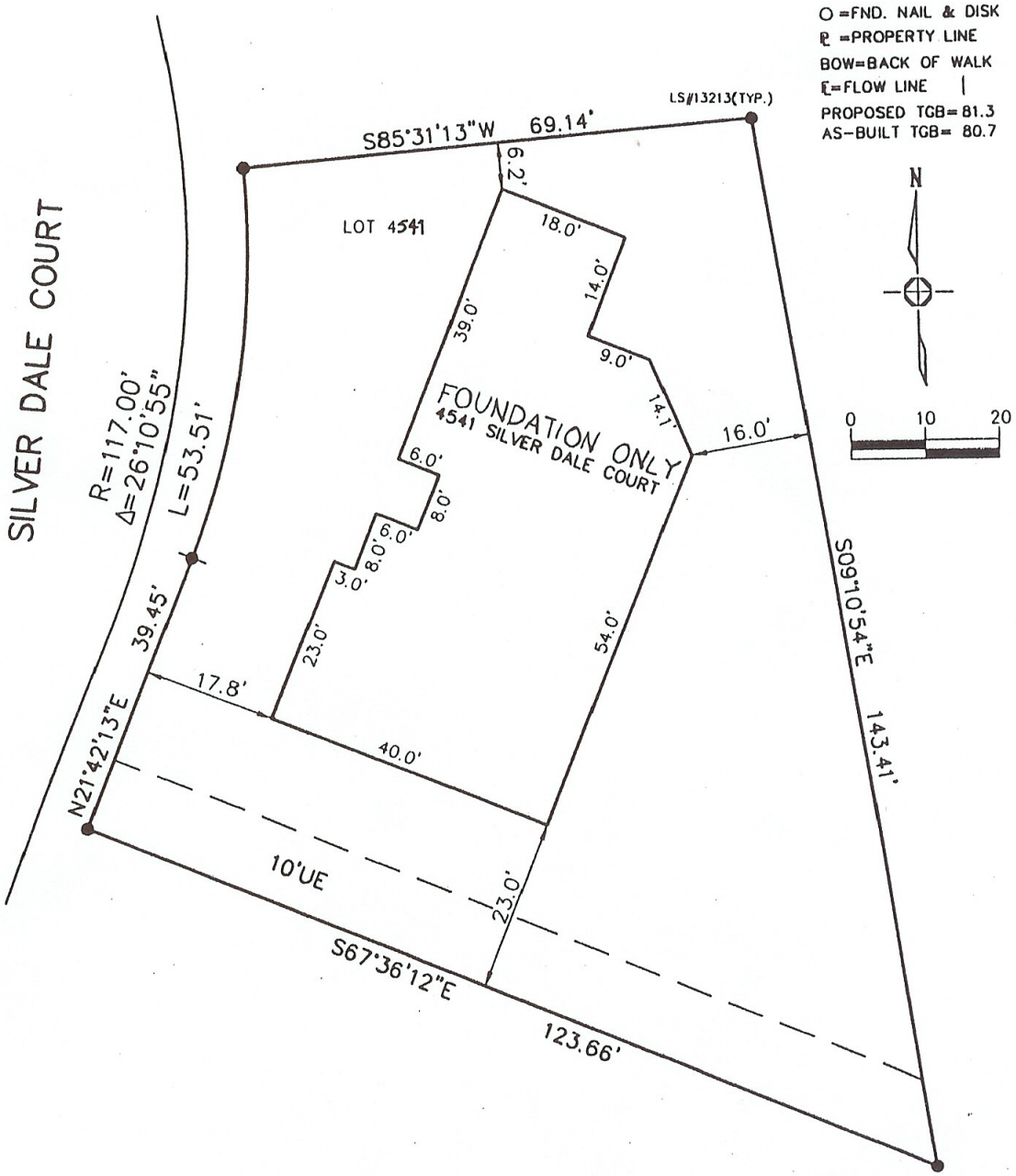
IMPROVEMENT SURVEY PLAT

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

SCALE: 1" = 30'
JOB NO: 1302
DRAWN BY: KC
DATE DRAWN: 3-31-99

LEGEND
● =FND. #5 REBAR W/ PLASTIC CAP
O =FND. NAIL & DISK
℄ =PROPERTY LINE
BOW=BACK OF WALK
℄=FLOW LINE
PROPOSED TGB= 81.3
AS-BUILT TGB= 80.7



BEARINGS ARE BASED ON THE NORTH LINE OF LOT 4541 BLOCK –, OF THE RECORDED PLAT CASTLE PINES VILLAGE FIL. NO. 12-A. BEARING S85°31'13"W 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 4541
CASTLE PINES VILLAGE FILING NO. 12-A
CITY OF CASTLE PINES
COUNTY OF DOUGLAS
STATE OF COLORADO
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.

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.

BY: [signature]
DATE: 3-31-99
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.