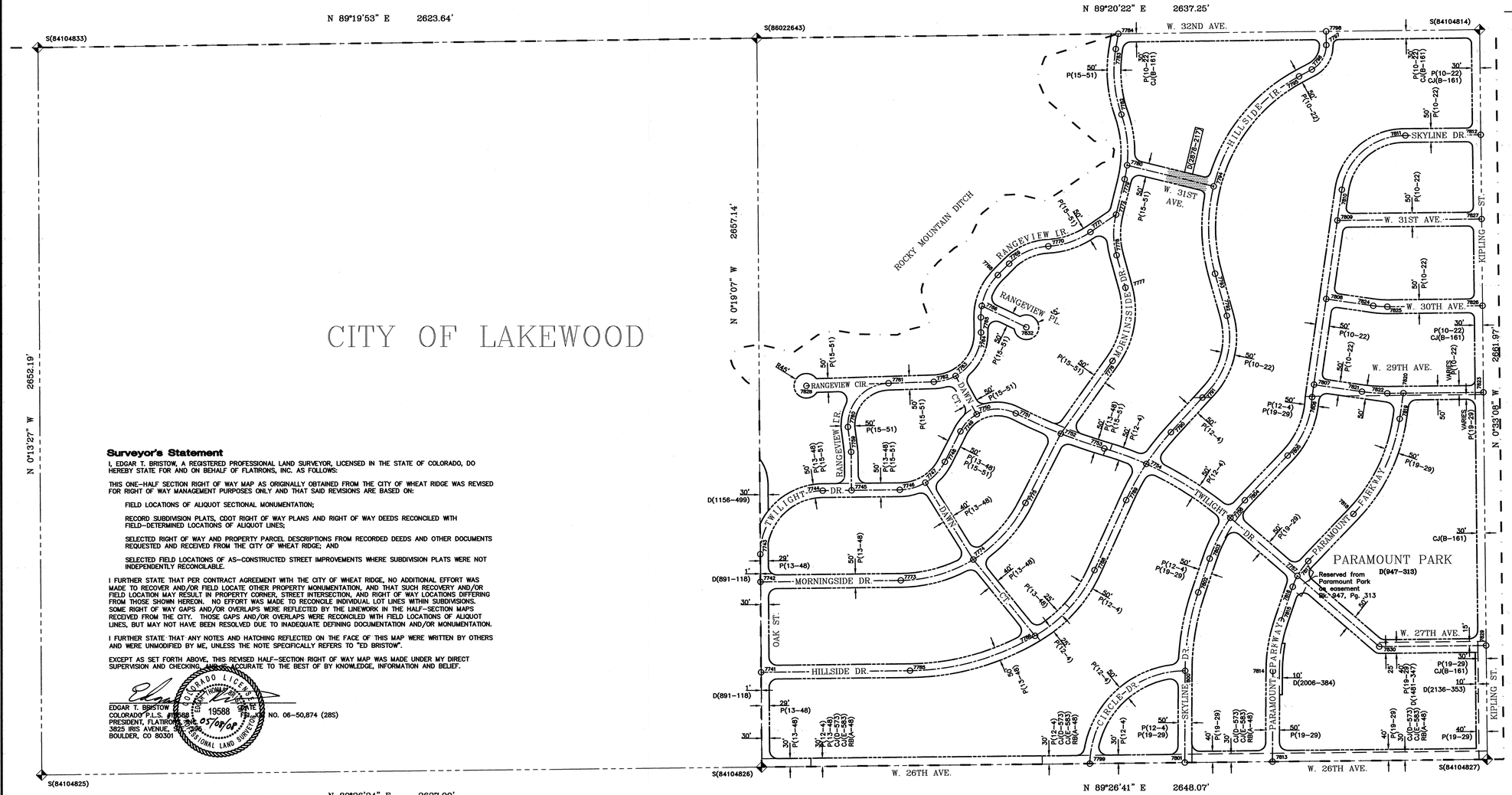
RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

SOUTH ONE-HALF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



Surveyor's Statement

I, EDGAR T. BRISTOW, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC. AS FOLLOWS:

THIS ONE-HALF SECTION RIGHT OF WAY MAP AS ORIGINALLY OBTAINED FROM THE CITY OF WHEAT RIDGE WAS REVISED FOR RIGHT OF WAY MANAGEMENT PURPOSES ONLY AND THAT SAID REVISIONS ARE BASED ON:

FIELD LOCATIONS OF ALIQUOT SECTIONAL MONUMENTATION;

RECORD SUBDIVISION PLATS, CDOT RIGHT OF WAY PLANS AND RIGHT OF WAY DEEDS RECONCILED WITH FIELD-DETERMINED LOCATIONS OF ALIQUOT LINES;

SELECTED RIGHT OF WAY AND PROPERTY PARCEL DESCRIPTIONS FROM RECORDED DEEDS AND OTHER DOCUMENTS REQUESTED AND RECEIVED FROM THE CITY OF WHEAT RIDGE; AND

SELECTED FIELD LOCATIONS OF AS-CONSTRUCTED STREET IMPROVEMENTS WHERE SUBDIVISION PLATS WERE NOT INDEPENDENTLY RECONCILABLE.

I FURTHER STATE THAT PER CONTRACT AGREEMENT WITH THE CITY OF WHEAT RIDGE, NO ADDITIONAL EFFORT WAS MADE TO RECOVER AND/OR FIELD LOCATE OTHER PROPERTY MONUMENTATION, AND THAT SUCH RECOVERY AND/OR FIELD LOCATION MAY RESULT IN PROPERTY CORNER, STREET INTERSECTION, AND RIGHT OF WAY LOCATIONS DIFFERING FROM THOSE SHOWN HEREON. NO EFFORT WAS MADE TO RECONCILE INDIVIDUAL LOT LINES WITHIN SUBDIVISIONS. SOME RIGHT OF WAY GAPS AND/OR OVERLAPS WERE REFLECTED BY THE LINEWORK IN THE HALF-SECTION MAPS RECEIVED FROM THE CITY. THOSE GAPS AND/OR OVERLAPS WERE RECONCILED WITH FIELD LOCATIONS OF ALIQUOT LINES, BUT MAY NOT HAVE BEEN RESOLVED DUE TO INADEQUATE DEFINING DOCUMENTATION AND/OR MONUMENTATION.

I FURTHER STATE THAT ANY NOTES AND HATCHING REFLECTED ON THE FACE OF THIS MAP WERE WRITTEN BY OTHERS AND WERE UNMODIFIED BY ME, UNLESS THE NOTE SPECIFICALLY REFERS TO "ED BRISTOW".

EXCEPT AS SET FORTH ABOVE, THIS REVISED HALF-SECTION RIGHT OF WAY MAP WAS MADE UNDER MY DIRECT SUPERVISION AND CHECKING, AND IS ACCURATE TO THE BEST OF BY KNOWLEDGE, INFORMATION AND BELIEF.

EDGAR T. BRISTOW
COLORADO P.L.S. #19588 DATE
PRESIDENT, FLATIRONS, INC. FIELD BOOK NO. 06-50,874 (28S)
3825 IRIS AVENUE, SUITE 206
BOULDER, CO 80301

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR EDGAR T. BRISTOW 19588 05/09/08

All lakes, creeks and gulches depicted on this drawing have been assimilated from the use of aerial photography by KUCERA dated April 13, 1985.

= REPRESENTS UNCLEAR TITLE – PRESCRIPTIVE USE PRESENTLY BEING EXERCISED BY THE PUBLIC. MAPPED LOCATION NOT TO BE RELIED UPON FOR SURVEY OR OTHER.

RB(A-27) = Indicates book and page (Road Petition Book) where right-of-way was located.

P(21-34) = Indicates Jefferson County Plat (P) book & page
D(2984-444) or deed (D) book & page or reception number
D(86161899) where the apparent limits of private Vs. public ownership may occur.

All "STREET MONUMENTS" are for the sole purpose of defining right-of-way intersection points by the City of Wheat Ridge. Any other uses will not be recognized by the City of Wheat Ridge or Jefferson County, Colorado.

200 0 200 400
GRAPHIC SCALE
1 inch = 200 ft.

LEGEND/NOTES

= City of Wheat Ridge corporate limits

= Section line

= Street centerline (assumed equal distant from right-of-way lines unless noted).

= Right-of-way line.

= Prior right-of-way line.

= Right-of-way line is questionable.

= Centerline of stream, gulch, or irrigation channel.

● = 3 1/4" dia. aluminum cap stamped CITY OF WHEAT RIDGE.

○ = Calculated ROW CL intersection, nothing set.

7000 = ROW CL Intersection number

S(81060674) = Indicates monumented section corner and Reception number(S) where description may be found.

40' = Indicates right-of-way width.

Q(10-33) P(2-60) R(81060674) R(F0049884) = Indicates Jefferson County Official Development Plan (O), Plat (P) book & page or Reception number (R) where right-of-way description maybe found.

D(2226-219) D(85101335) D(F0049884) = Indicates Jefferson County deed (D) book & page or Deed reception number (D) where right-of-way was determined.

CJ(G-21) = Indicates book and page of the "Journal of the Commisioners of Jefferson County, Colo." where right-of-way was determined.

CDOH (IXM 1115(3) #16) = Indicates Colorado Department of Highways Project No. and Parcel No. (No Jefferson County record of this instrument is available or locatable at this time).

ORD(179-75) = Indicates an ordinance affecting right-of-way. Contact City of Wheat Ridge for documents.

RES(V16-5-63) = Indicates a resolution affecting right-of-way. Contact the Jefferson County Commissioners office.

(W.C. 10' W., 7102 SET) = Witness corner set in lieu of street intersection monument. Distance and direction as given is from the calculated centerline intersection.

AD(2494-324) = Ambiguous instrument, i.e. deed (AD), plat (AP), and others.

Coordinate System is the NAD83/92 State Plane Modified Coordinate System, Central Zone 0502.

Bearings as shown are hereby qualified and controlled to be considered only relative to themselves

CLERK AND RECORDER'S CERTIFICATE

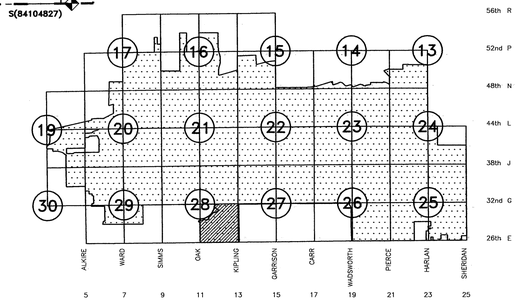
STATE OF COLORADO }
COUNTY OF JEFFERSON } SS

I hereby certify that this plat was filed in my office at _____ o'clock ____m. on the _____ day of _____, 200__, and is duly recorded in Plan File _____.
Fees paid _____.

_____
Recorder

By: _____
Deputy

VICINITY MAP
NOT TO SCALE



DATE OF PREPARATION: 05/09/2008

REPLACES RECEPTION NUMBER 87125932

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	NO CHANGES AT THIS TIME	03/09/04	CHB				

CITY OF WHEAT RIDGE COLORADO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

7500 WEST 29TH AVENUE * WHEAT RIDGE, COLORADO 80033
TELEPHONE: 303-235-2861 * FAX: 303-235-2857

N

SCALE: 1" = 200'

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS
SOUTH ONE-HALF SECTION 28, TOWNSHIP 3 SOUTH
RANGE 69 WEST, OF THE 6TH P.M.

SHEETS 31
SHEET 28