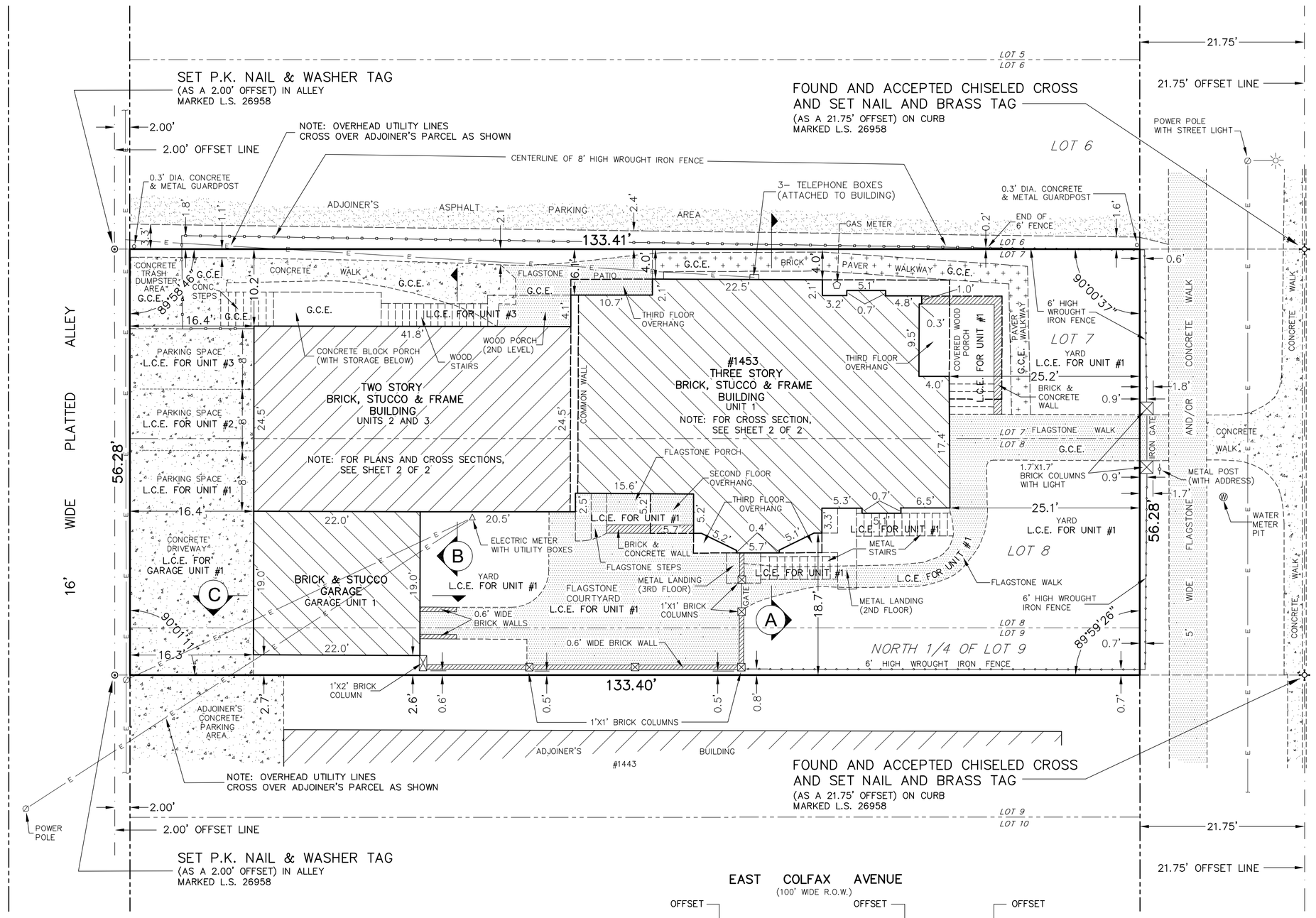
PLAT AND CONDOMINIUM MAP OF
1453 RACE STREET CONDOMINIUMS

A PART OF BLOCK 32, WYMAN'S ADDITION TO THE CITY OF DENVER AND A PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

N

0' 5' 10' 15' 20'

SCALE: 1" = 10'



NOTES

1. THIS SURVEY DOES NOT CERTIFY TO ANY SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BURIED LINES OF ANY TYPE.
2. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
3. DATES OF FIELD WORK: 3 – 28 – 2007
4. THIS CONDOMINIUM PLAT REPRESENTS A BOUNDARY SURVEY OF THE PARCEL SHOWN. IT IS PART OF A SUBDIVISION PLAT OF "WYMAN'S ADDITION TO THE CITY OF DENVER" FILED WITH THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER ON THE 23RD DAY OF OCTOBER, 1882.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY COLORADO ENGINEERING AND SURVEYING, INC. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.

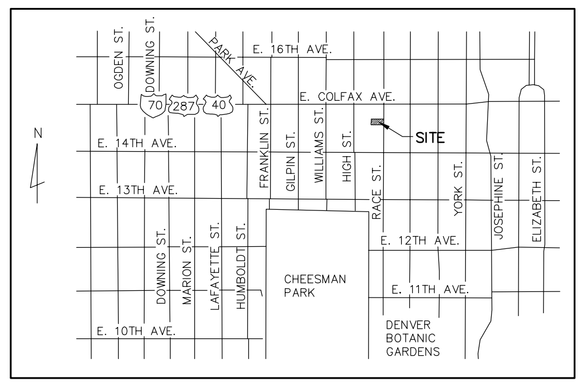
   FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT–OF–WAY AND TITLE OF RECORD WE RELIED UPON TITLE COMMITMENT NO. XXXXXXXX BY XXXXXXXXXX WITH A COMMITMENT DATE OF XXXXXXX XX, 2007 AT XXXX A.M. AND BY THE RECORDED PLAT OF "WYMAN'S ADDITION TO THE CITY OF DENVER".
6. ALL ANGLES AND DISTANCES SHOWN ON THIS SURVEY ARE ACTUAL MEASUREMENTS (A.M.).
7. ACCORDING TO COLORADO LAW YOU MUST COMMENCE LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON A DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE CERTIFICATION SHOWN HEREON.
8. **BENCHMARK/DATUM INFORMATION:**

   FOUND A BRASS CAP MARKED CITY AND COUNTY OF DENVER NO. 51A AT THE SOUTHEAST CORNER OF EAST COLFAX AVENUE AND RACE STREET, AT TOP OF CURB, AT EAST P.C., ELEVATION = 5302.714' (NGVD 1929)
9. LCE – INDICATES LIMITED COMMON ELEMENT.

   GCE – INDICATES GENERAL COMMON ELEMENT.
10. THE ENTIRE COMMUNITY IS SUBJECT TO DEVELOPMENT RIGHTS OF THE DECLARANT AND/OR ITS SUCCESSORS AND ASSIGNS AS MORE FULLY SET FORTH IN THE DECLARATION OF THE "1453 RACE STREET CONDOMINIUMS".

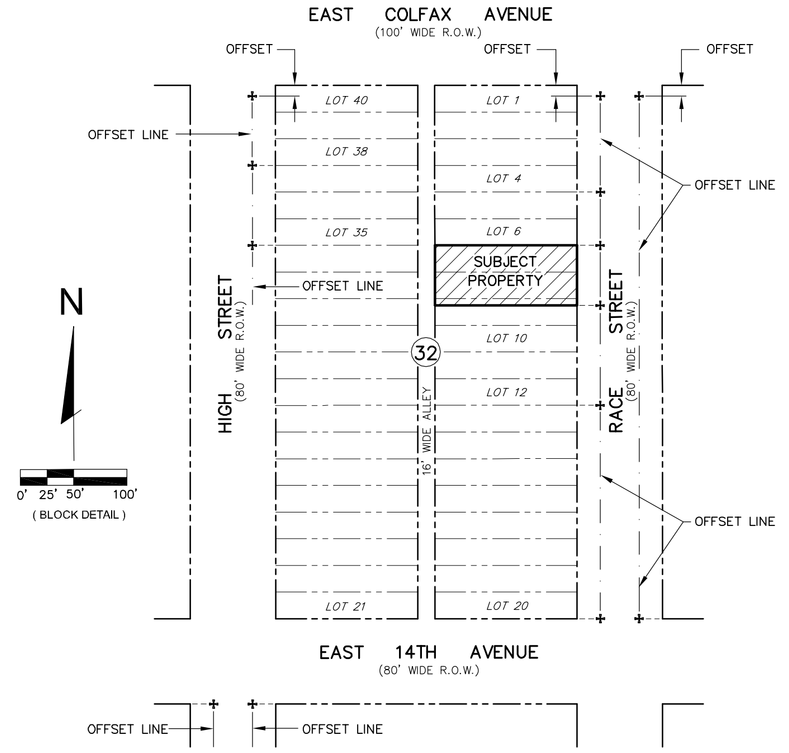
LEGEND

- INDICATES SUBJECT PROPERTY LINE.
- INDICATES RIGHT OF WAY LIMITS.
- INDICATES LOT LINE BOUNDARY.
- INDICATES OFFSET LINE
- INDICATES OVERHEAD UTILITY LINES.
- INDICATES 8' HIGH WROUGHT IRON FENCE
- INDICATES 6' HIGH WROUGHT IRON FENCE
- \+ INDICATES FOUND OFFSET CHISELED CROSS
- ⊙ INDICATES SET NAIL AND TAG AS A 2.00' OFFSET IN ALLEY (MARKED L.S. 26958).
- ⊹ INDICATES FOUND CHISELED CROSS AND SET NAIL AND TAG AS A 21.75' OFFSET ON CURB (MARKED L.S. 26958).



VICINITY MAP

NOT TO SCALE



BLOCK DETAIL

LEGAL DESCRIPTION

PER TITLE COMMITMENT NO. XXXXXXXXXX:

LOTS 7 AND 8 AND THE NORTH 1/4 OF LOT 9, BLOCK 32, WYMAN'S ADDITION TO THE CITY OF DENVER,

CITY AND COUNTY OF DENVER, STATE OF COLORADO.

TOTAL AREA OF SUBJECT PROPERTY IS 7,508 SQUARE FEET OR 0.1724 ACRE.

ALSO KNOWN AS: 1453 RACE STREET

OWNERS CERTIFICATE

THE UNDERSIGNED, AS OWNERS OF THE REAL PROPERTY HEREIN DESCRIBED, CERTIFIES THAT THIS PLAT AND MAP OF THE "1453 RACE STREET CONDOMINIUMS" HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 38–33.3–209 C.R.S. AND IS BEING RECORDED AS PROVIDED IN THE DECLARATION FOR THE "1453 RACE STREET CONDOMINIUMS", RECORDED _____,2007 AT RECEPTION NO. _____

IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PHILIPPE TASSIN AND ERIKA BETANCOURT

BY: _____ DATE: _____

PHILIPPE TASSIN – DECLARANT AND DIRECTOR

BY: _____ DATE: _____

ERIKA BETANCOURT – DECLARANT AND DIRECTOR

NOTARY

STATE OF COLORADO)
)SS
CITY AND COUNTY OF DENVER)

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2007 BY PHILIPPE TASSIN.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTARY

STATE OF COLORADO)
)SS
CITY AND COUNTY OF DENVER)

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2007 BY ERIKA BETANCOURT.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATION

I, RONALD W. FLANAGAN, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT A SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THE MAP HEREON ACCURATELY REPRESENTS SAID SURVEY, TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY THAT THE BUILDING TIES AND MONUMENTS ARE AS SHOWN HEREON AND ARE SUFFICIENT TO ENABLE AN ACCURATE RESURVEY OF THE PROPERTY, THAT THIS MAP SUBSTANTIALLY DEPICTS THE LOCATION AND HORIZONTAL AND VERTICAL MEASUREMENTS OF THE COMPLETED UNITS, THE UNIT DESIGNATION, AND THAT SAID MAP WAS PREPARED SUBSEQUENT TO SUBSTANTIAL COMPLETION THEREOF. I FURTHER CERTIFY THAT THIS CONDOMINIUM MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 38–33.3–209 C.R.S. AND CONTAINS ALL INFORMATION REQUIRED BY SUCH SECTION.

_____ (SEAL)

RONALD W. FLANAGAN DATE SIGNED
REGISTERED PROFESSIONAL SURVEYOR
REGISTRATION NO. 26958

CLERK AND RECORDER'S CERTIFICATION

STATE OF COLORADO)
)SS
CITY AND COUNTY OF DENVER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____O'CLOCK ___ .M., _____ 2007, AND DULY RECORDED IN BOOK _____, PAGE(S) _____, AT RECEPTION NO. _____.

COUNTY CLERK AND RECORDER _____

DEPUTY CLERK AND RECORDER _____