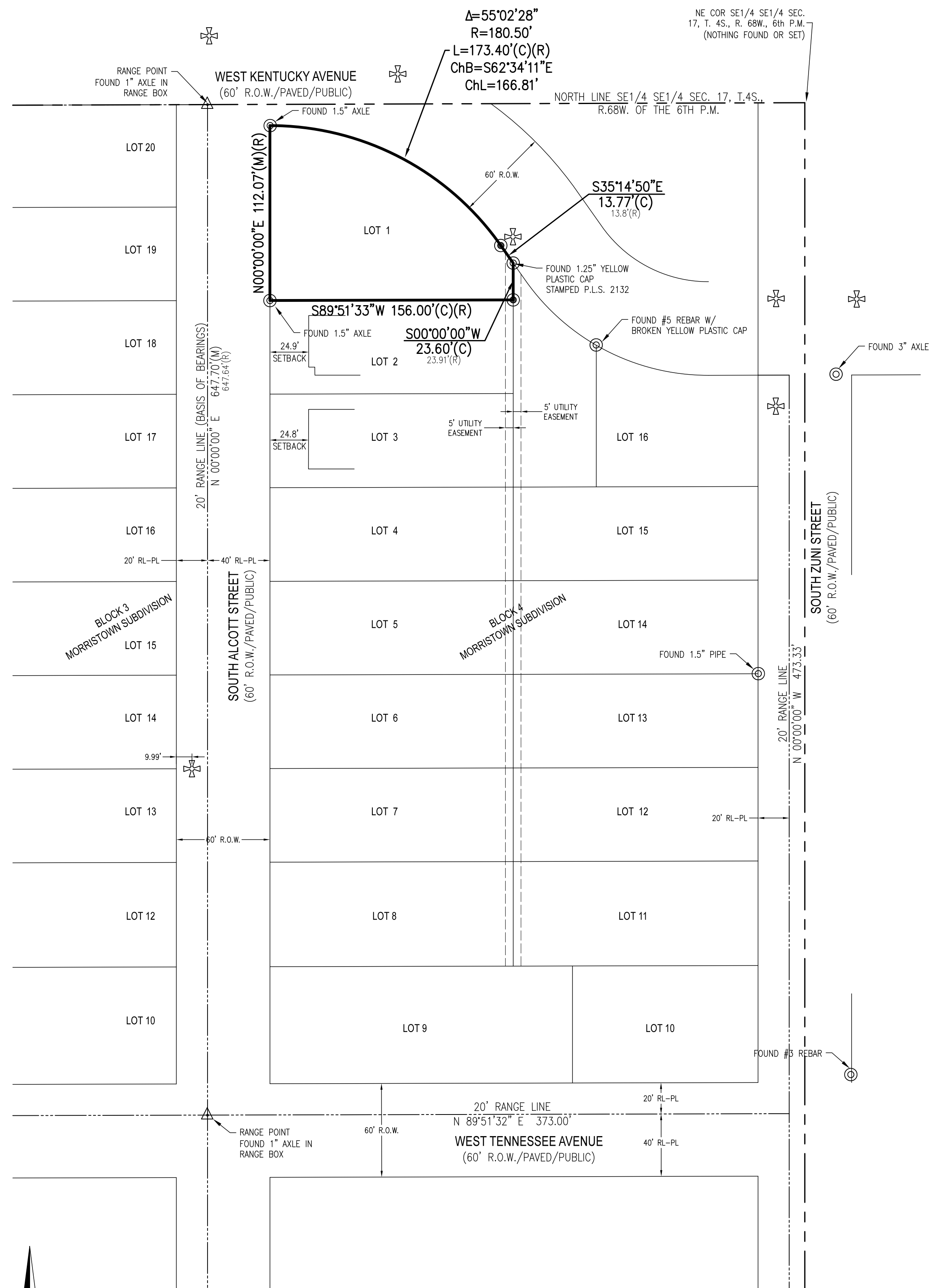


IMPROVEMENT SURVEY PLAT

LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 17,
TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO



PROPERTY DESCRIPTION

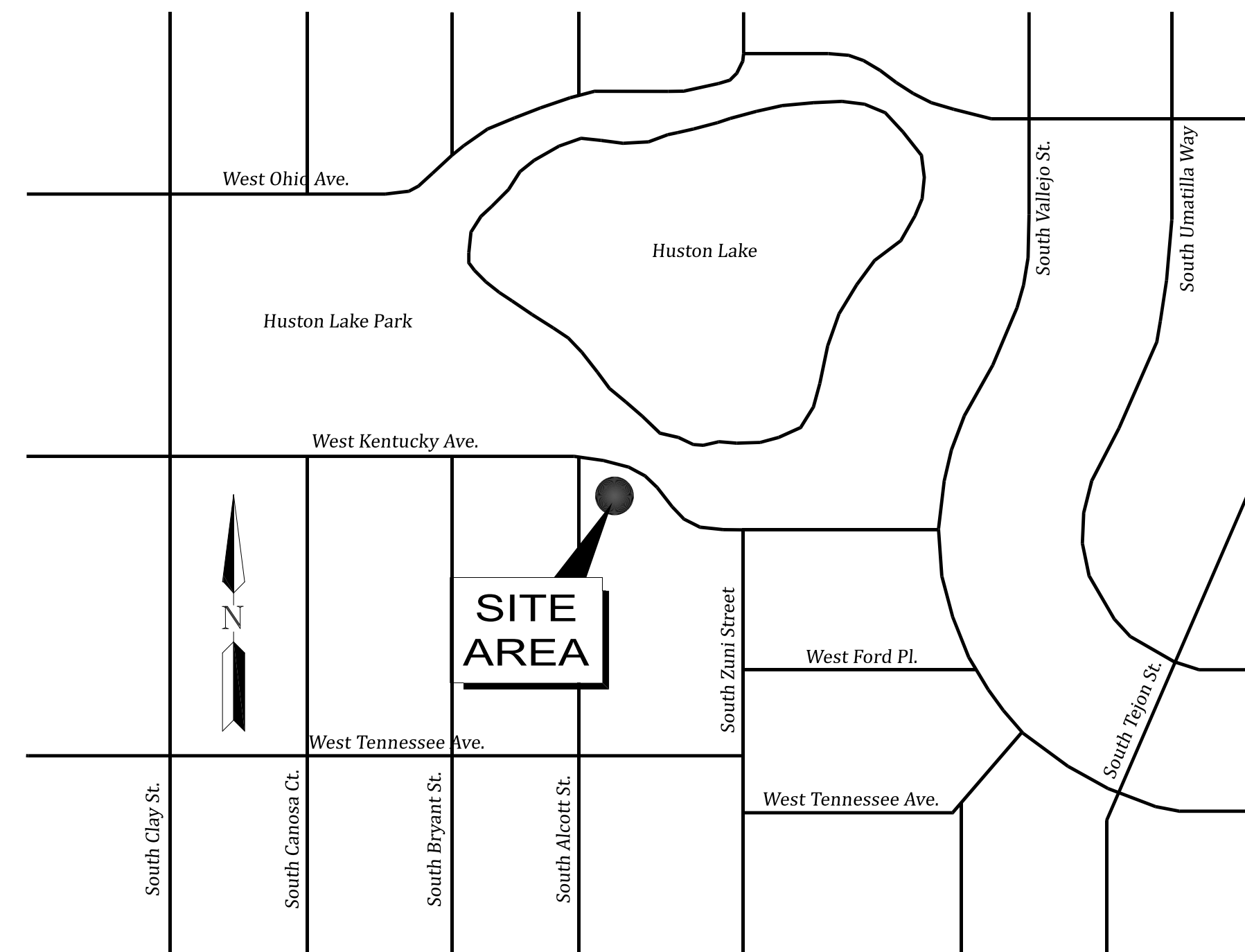
(PER DEED RECORDED MAY 18, 2020 AT REC. #2020066873):
LOT 1, BLOCK 4, MORRISTOWN SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
ALSO KNOWN AS 900 S. ALCOTT STREET, DENVER, CO 80219

BASIS OF BEARINGS

BEARINGS ARE BASED UPON A RANGE LINE LOCATED IN SOUTH ALCOTT STREET BETWEEN WEST KENTUCKY AVENUE AND WEST MISSISSIPPI AVENUE, SAID RANGE LINE BEING MONUMENTED AT THE INTERSECTION OF SOUTH ALCOTT STREET AND WEST KENTUCKY AVENUE BY A FOUND 1" AXEL IN A RANGE BOX, AND AT THE INTERSECTION OF SOUTH ALCOTT STREET AND WEST MISSISSIPPI AVENUE BY A FOUND 1" AXEL IN A RANGE BOX. SAID RANGE LINE BEARS NORTH 00°00'00" EAST A DISTANCE OF 647.70 FEET WITH ALL BEARINGS HEREON BEING RELATIVE THERETO.

LIST OF SYMBOLS AND ABBREVIATIONS

	FOUND CHISELED + IN CONCRETE
	FOUND MONUMENT AS NOTED
	SET 1.25" YELLOW PLASTIC CAP OR 1" BRASS TAG STAMPED P.L.S. 37929
	ROOF DRAIN
	WATER METER
	WATER VALVE
	IRRIGATION CONTROL VALVE
	SIGN
	SANITARY SEWER MANHOLE
	UTILITY POLE
	GUY WIRE ANCHOR
	TREE W/ CALIPER SIZE
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	PROPERTY BOUNDARY
	SECTION LINE
	RANGE LINE
	ADJACENT PROPERTY & RIGHT OF WAY LINE
	SANITARY SEWER LINE
	GAS LINE
	OVERHEAD UTILITY LINE
	WATER LINE
	WOOD FENCE
	GATE
	MAJOR CONTOUR
	MINOR CONTOUR
	CONCRETE
	ASPHALT
	BRICK PAVERS



VICINITY MAP
Not to scale

SURVEYOR'S NOTES

- DATE OF FIELD WORK COMPLETION: APRIL 28, 2020.
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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 CERTIFICATION SHOWN HEREON.
- THIS SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES AS NAMED IN THE CERTIFICATE AS SHOWN HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED ENTITY OR PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SUCH PERSON OR ENTITY.
- THIS IMPROVEMENT SURVEY PLAT, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING COMPANY INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY, AND TITLE OF RECORD. POWER SURVEYING COMPANY INC. PERFORMED AND ISSUED THIS IMPROVEMENT SURVEY PLAT WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- PROJECT BENCHMARK: CITY AND COUNTY OF DENVER BENCHMARK "128A": A CITY AND COUNTY OF DENVER BRASS CAP LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FEDERAL BLVD AND MISSISSIPPI AVENUE IN THE TOP OF CURB AT THE INLET.
PUBLISHED NAVD 88 ELEVATION = 5360.21 U.S. SURVEY FEET
- THE SUBJECT PROPERTY CONTAINS 13,407 SQUARE FEET OR 0.308 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, RICHARD B. GABRIEL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT ON APRIL 28, 2020, A SURVEY WAS MADE OF THE ABOVE DESCRIBED PROPERTY UNDER MY DIRECT SUPERVISION, AND BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF IS IN ACCORDANCE WITH APPLICABLE STANDARDS AT PRACTICE DEFINED BY THE STATE OF COLORADO, AND THE CORNERS WERE SET AS SHOWN, HOLDING FOUND POINTS AND PLAT DISTANCES WHEREVER POSSIBLE AND UTILIZING CITY OF DENVER SURVEY INFORMATION FOR CONTROL. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE PARCEL ON THIS DATE, APRIL 28, 2020, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES EXCEPT AS INDICATED, AS THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

RICHARD B. GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of Power Surveying Company, Inc.
(303) 702-1617



CERTIFICATE OF DEPOSITING

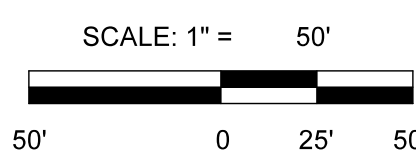
DEPOSITED ON THIS _____ DAY OF _____, 2020 A.D. AT _____ O'CLOCK _____ M., IN BOOK _____ OF LAND SURVEY PLATS AT PAGE _____ DEPOSIT No. _____ OFFICIAL RECORDS OF THE CITY & COUNTY OF DENVER, STATE OF COLORADO.

SIGNED: _____
TITLE: _____
BY: _____

COVER SHEET

TYPE OF SUBMITTAL:	ZONE LOT AMENDMENT
PREPARATION DATE:	DECEMBER 14, 2020
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-20-095	501-20-095.dwg

ZONE LOT AMENDMENT 910 / 920 S. Alcott Street

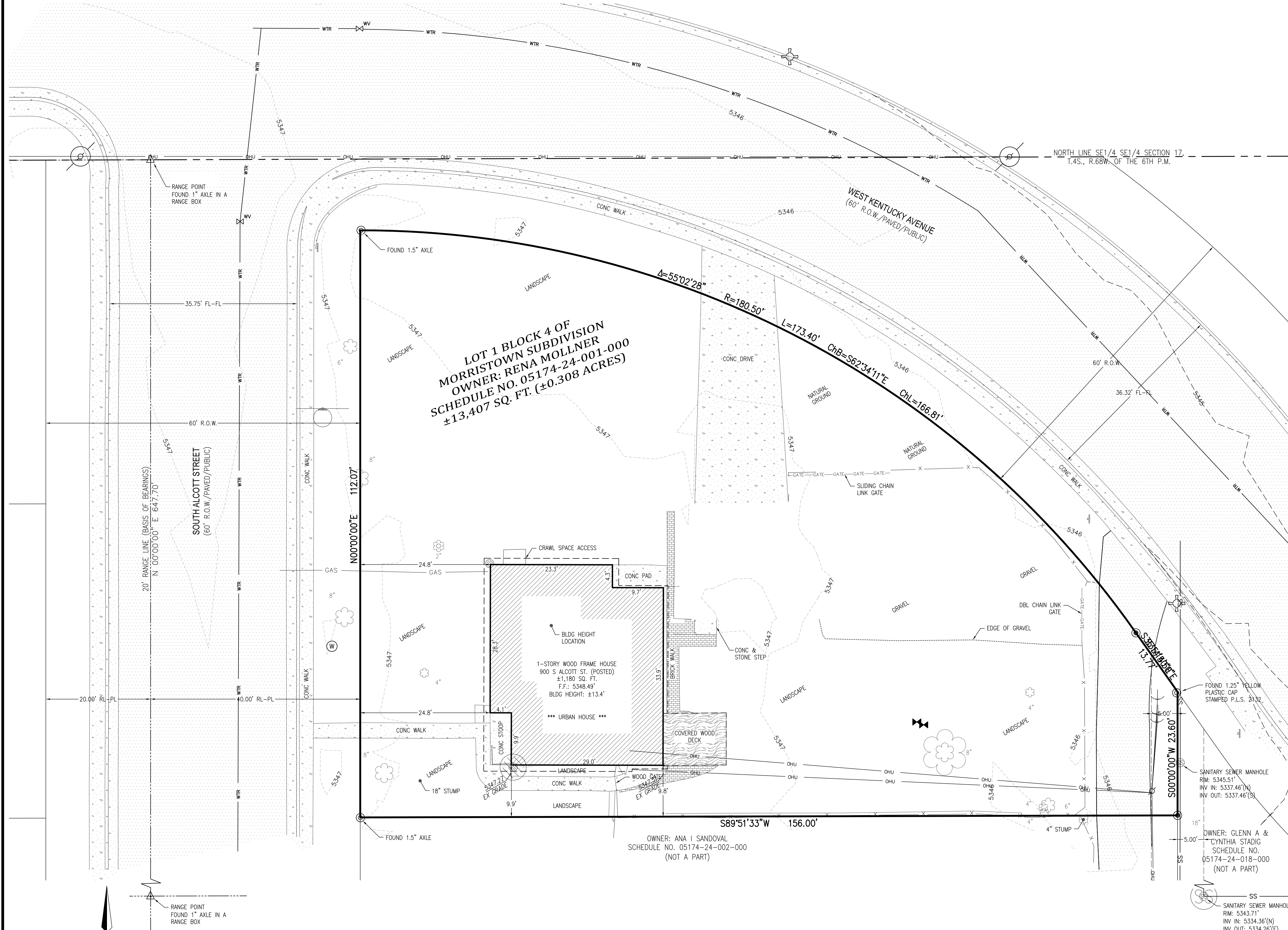


IMPROVEMENT SURVEY PLAT

LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 17,
TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO

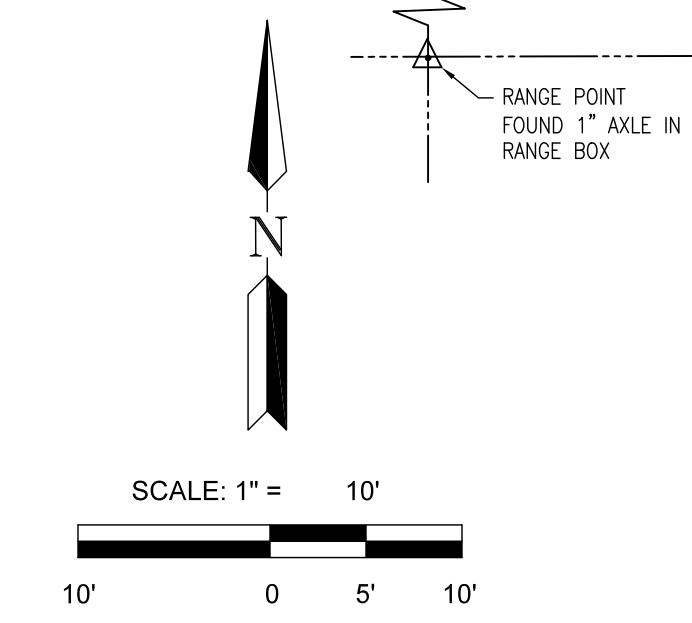
ORIGINAL PROPERTY DESCRIPTION

(PER DEED RECORDED MAY 18, 2020 AT REC. #2020066873):
LOT 1, BLOCK 4, MORRISTOWN SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF
COLORADO.
ALSO KNOWN AS 900 S. ALCOTT STREET, DENVER, CO 80219



LIST OF SYMBOLS AND ABBREVIATIONS

- FOUND CHISELED + IN CONCRETE
- FOUND MONUMENT AS NOTED
- SET 1.25" YELLOW PLASTIC CAP OR 1" BRASS TAG STAMPED P.L.S. 37929
- ROOF DRAIN
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- SIGN
- SANITARY SEWER MANHOLE
- UTILITY POLE
- GUY WIRE ANCHOR
- TREE W/ CALIPER SIZE
- P.O.B.
- P.O.C.
- PROPERTY BOUNDARY
- SECTION LINE
- RANGE LINE
- ADJACENT PROPERTY & RIGHT OF WAY LINE
- SANITARY SEWER LINE
- GAS LINE
- OVERHEAD UTILITY LINE
- WATER LINE
- WOOD FENCE
- GATE
- MAJOR CONTOUR
- MINOR CONTOUR
- CONCRETE
- ASPHALT
- BRICK PAVERS



ZONE LOT AMENDMENT 910 / 920 S. Alcott Street

POWER
Surveying Company, Inc.
Established 1948
720 W. 84TH AVENUE, UNIT 240
THORNTON, COLORADO 80260
PH: 303-702-1617
FAX: 303-702-1488
www.powerurveying.com

EXISTING CONDITIONS	
TYPE OF SUBMITTAL:	ZONE LOT AMENDMENT
PREPARATION DATE:	DECEMBER 14, 2020
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-20-095	501-20-095.dwg
SHEET 2 OF 3	

IMPROVEMENT SURVEY PLAT

LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 17,
TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO

ORIGINAL PROPERTY DESCRIPTION

(PER DEED RECORDED MAY 18, 2020 AT REC. #2020066873);

LOT 1, BLOCK 4, MORRISTOWN SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

ALSO KNOWN BY STREET NUMBER AS: 900 SOUTH ALCOTT STREET, DENVER, CO 80219

ZONE LOT DESCRIPTIONS

PROPOSED ZONE LOT 1 (910 S. ALCOTT STREET)

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 4, MORRISTOWN SUBDIVISION, LYING IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MORE DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT INTERSECTION IN SOUTH ALCOTT STREET AND WEST KENTUCKY AVENUE;
THENCE SOUTH 71°23'27" EAST, A DISTANCE OF 42.21' TO THE POINT OF BEGINNING;

THENCE ALONG BOUNDARY OF LOT 1, BLOCK 4, MORRISTOWN SUBDIVISION THE FOLLOWING TWO (2) COURSES:

1. SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 180.50', AND WHOSE LONG CHORD BEARS SOUTH 62°34'11" EAST AND HAS A CHORD LENGTH OF 166.81', THROUGH A CENTRAL ANGLE OF 55°02'28" FOR AN ARC LENGTH OF 173.40';
2. SOUTH 35°14'50" EAST, A DISTANCE OF 12.05';

THENCE DEPARTING SAID NORTH LINE, SOUTH 90°00'00" WEST, A DISTANCE OF 64.01';
THENCE NORTH 49°45'07" WEST, A DISTANCE OF 45.18';
THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 56.52' TO A POINT ON THE SAID BOUNDARY OF SAID LOT 1;

THENCE ALONG SAID BOUNDARY, NORTH 00°00'00" EAST A DISTANCE OF 57.50' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS ±7,325 SQUARE FEET OR ±0.168 ACRES.

PROPOSED ZONE LOT 2 (920 S. ALCOTT STREET)

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 4, MORRISTOWN SUBDIVISION, LYING IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MORE DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT INTERSECTION IN SOUTH ALCOTT STREET AND WEST KENTUCKY AVENUE;
THENCE SOUTH 71°23'27" EAST, A DISTANCE OF 42.21' TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 4, MORRISTOWN SUBDIVISION;

THENCE SOUTH 00°00'00" WEST ALONG THE BOUNDARY OF LOT 1, A DISTANCE OF 57.50' TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID BOUNDARY, NORTH 90°00'00" EAST, A DISTANCE OF 56.52';
THENCE SOUTH 49°45'07" EAST, A DISTANCE OF 45.18';
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 64.01 FEET TO A POINT ON THE BOUNDARY OF SAID LOT 1;

THENCE ALONG SAID BOUNDARY OF SAID LOT 1 THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 35°14'50" EAST, A DISTANCE OF 1.72';
2. SOUTH 00°00'00" WEST, A DISTANCE OF 23.60';
3. SOUTH 89°51'33" WEST, A DISTANCE OF 156.00';
4. NORTH 00°00'00" EAST, A DISTANCE OF 54.57' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS ±6,082 SQUARE FEET OR ±0.140 ACRES.

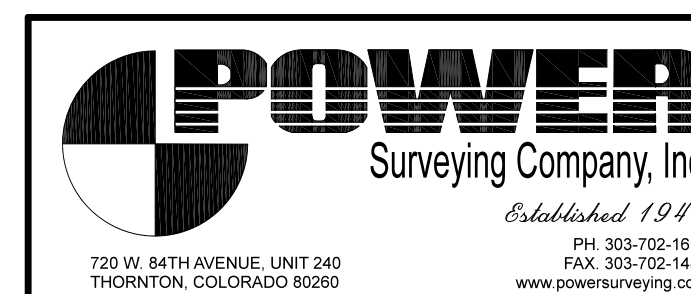
LIST OF SYMBOLS AND ABBREVIATIONS

	FOUND CHISELED + IN CONCRETE
	FOUND MONUMENT AS NOTED
	SET 1.25" YELLOW PLASTIC CAP OR 1" BRASS TAG STAMPED P.L.S. 37929
	ROOF DRAIN
	WATER METER
	WATER VALVE
	IRRIGATION CONTROL VALVE
	SIGN
	SANITARY SEWER MANHOLE
	UTILITY POLE
	GUY WIRE ANCHOR
	TREE W/ CALIPER SIZE
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	PROPERTY BOUNDARY
	SECTION LINE
	RANGE LINE
	ADJACENT PROPERTY & RIGHT OF WAY LINE
	SANITARY SEWER LINE
	GAS LINE
	OVERHEAD UTILITY LINE
	WATER LINE
	WOOD FENCE
	GATE
	MAJOR CONTOUR
	MINOR CONTOUR
	CONCRETE
	ASPHALT
	BRICK PAVERS

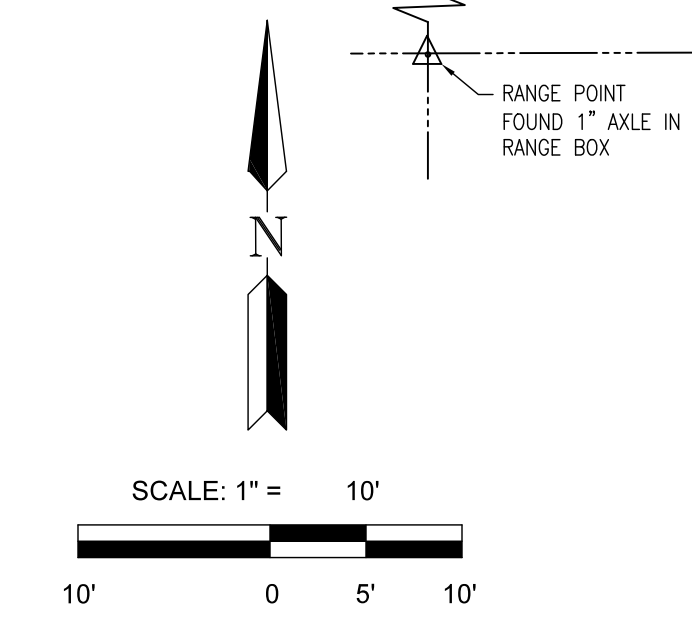
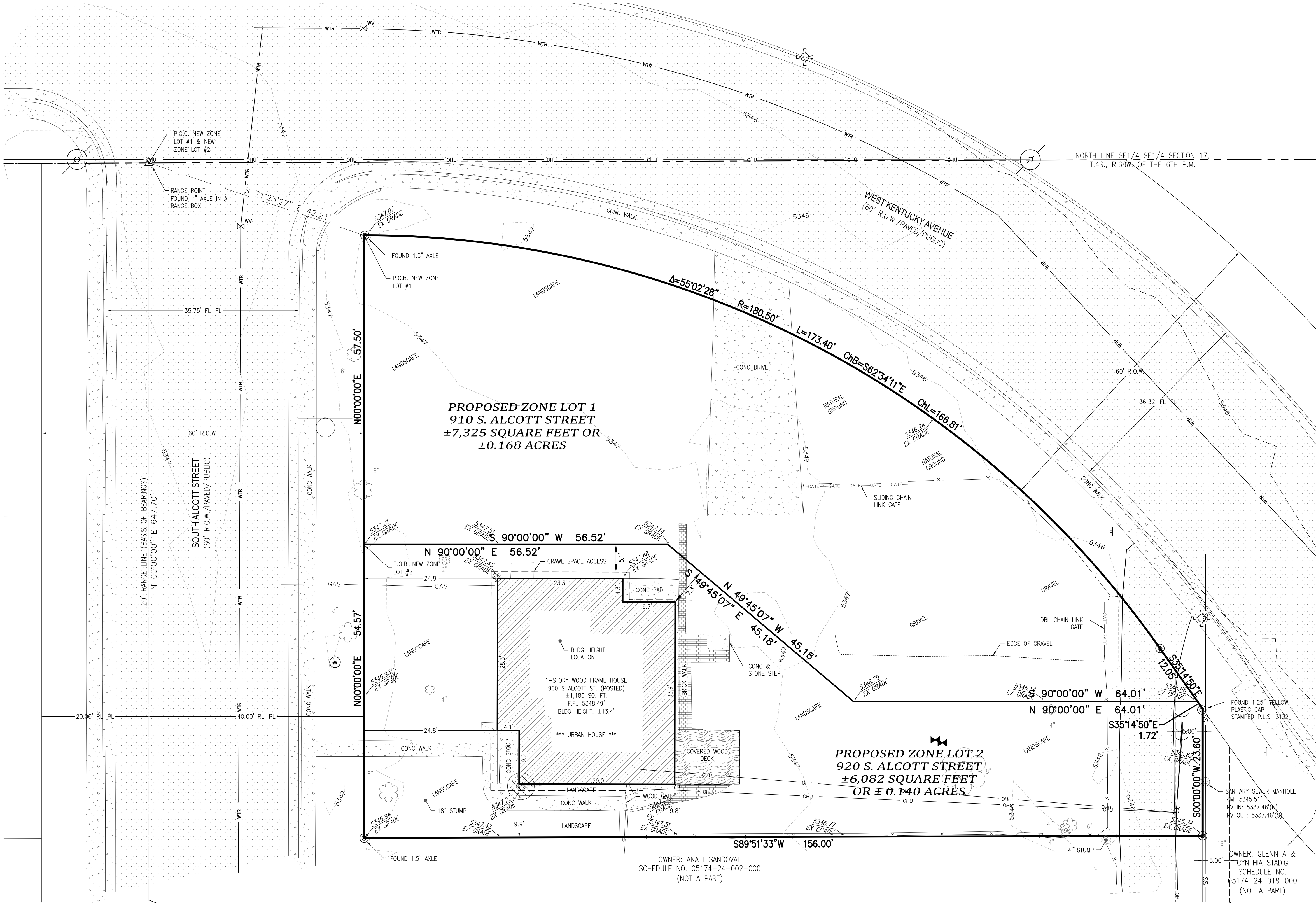
PROPOSED CONDITIONS

TYPE OF SUBMITTAL:	ZONE LOT AMENDMENT
PREPARATION DATE:	DECEMBER 14, 2020
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-20-095	501-20-095.dwg

SHEET 3 OF 3



ZONE LOT AMENDMENT 910 / 920 S. Alcott Street



OWNER: ANA I SANDOVAL
SCHEDULE NO. 05174-24-002-000
(NOT A PART)

OWNER: GLENN A & CYNTHIA STADIG
SCHEDULE NO. 05174-24-018-000
(NOT A PART)