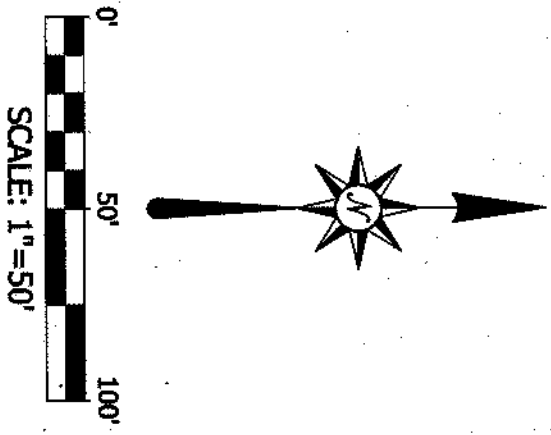


ALTA / NSPS LAND TITLE SURVEY

(6655 W. YALE AVENUE)

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET INDEX
SHEET 1.....TITLE COMMITMENT, ALTA TABLE ITEM
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LEGEND

- SET SURVEY MONUMENT - 5/8" X 1/8" REBAR WITH 1-1/4" DIAMETER RED PLASTIC CAP
- FOUND SURVEY MONUMENT, AS NOTED
- ⊠ SECTION CORNER IN MONUMENT BOX
- ⊞ RIGHT-OF-WAY
- (M) MONUMENTED
- (CR) CALCULATED FROM RECORD
- (D) DEED
- BOOK
- PAGE
- REC. RECEPTION NUMBER
- ID IDENTIFICATION
- ES&T, EASEMENT
- ⬠ CITY AND COUNTY OF DENVER
- ⬠ SCHEDULE B LITTEEN (EASEMENT) IDENTIFIER
- ⬠ NOT TO SCALE
- SURVEYED PROPERTY BOUNDARY LINE
- PARCEL LINE
- SECTION LINE OR QUARTER-SECTION LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE

THRAEMOOR IN THE
PARK TOWNHOMES

BK. 134, PG. 56; REC. F0391032

OWNER: THRAEMOOR IN THE PARK TOWNHOMES ASSOCIATION, INC.
PARCEL ID: 48-253-05-078

OWNER:
MORRISSEY, MARGARET C. AND MITCHELL R.
PARCEL ID: 48-253-05-012

1/2" FOR UNRECORDED UTILITY
PUBLIC SERVICE COMPANY OF COLORADO
REC. F003541

PORTION OF WEST LINE OF SURVEYED
PROPERTY RECORDED IN
BK. 244, PG. 317
5/8" REBAR
1/2" FOR UNRECORDED UTILITY
(BURDICK PLS 8010)

UNPLATTED
OWNER: ANNETTE BRUSH BENEFICIAL TRUST
PARCEL ID: 49-253-00-017

BENEFITING 20' TEMPORARY
CONSTRUCTION EASEMENT
TO THE SOUTHWEST QUARTER OF SECTION 25,
TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH
PRINCIPAL MERIDIAN, CITY OF LAKEWOOD,
COUNTY OF JEFFERSON, STATE OF COLORADO.
SUCCESSION AND ASSIGNS
REC. F145038

BENEFITING 30' WATER LINE EASEMENT
TO THE SOUTHWEST QUARTER OF SECTION 25,
TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH
PRINCIPAL MERIDIAN, CITY OF LAKEWOOD,
COUNTY OF JEFFERSON, STATE OF COLORADO.
SUCCESSION AND ASSIGNS
REC. F145038

1/2" FROM ROAD (NO CAP)
FOUND 1-1/2" STEEL ROD
(NOT ACCEPTED)
AND 2-1/2" SOUTH
(OWN UNKNOWN)

BLANKET GAS PIPE LINE EASEMENT
COLORADO-WORKING GAS COMPANY
(NOW ASSIGNED TO PUBLIC SERVICE)
BK. 317, PG. 217-218

-SURVEYED PROPERTY-
OWNER: BISHOP YALE TRUST / REC. F1598696
PARCEL ID: 49-253-00-019 / ADDRESS: 6655 W. YALE AVENUE
496,599 SQUARE FEET OR 11.400 ACRES

UN-DESIGNED EASEMENTS RESERVED
TO D. EDGAR WILSON, SUCCESSORS
1/2" ROW FOR WIRELESS TOWER NO. 3
1/2" UTILITIES (POWER & TELEPHONE)
PIPE LINES FOR CONVEYING WATER
NW 1/4, SE 1/4, SW 1/4 OF SEC. 25
BK. 224, PG. 302-303

UN-DESIGNED EASEMENTS RESERVED
TO D. EDGAR WILSON, SUCCESSORS
1/2" ROW FOR WIRELESS TOWER NO. 3
1/2" UTILITIES (POWER & TELEPHONE)
PIPE LINES FOR CONVEYING WATER
NW 1/4, SE 1/4, SW 1/4 OF SEC. 25
BK. 224, PG. 302-303

UN-DESIGNED EASEMENTS RESERVED
TO D. EDGAR WILSON, SUCCESSORS
1/2" ROW FOR WIRELESS TOWER NO. 3
1/2" UTILITIES (POWER & TELEPHONE)
PIPE LINES FOR CONVEYING WATER
NW 1/4, SE 1/4, SW 1/4 OF SEC. 25
BK. 224, PG. 61-62

OWNER: MORRISSEY, MARGARET C. AND MITCHELL R.
PARCEL ID: 48-253-00-010

UNPLATTED

POINT OF BEGINNING
FOUND 2 MONUMENTS NEXT TO EACH OTHER
- 5/8" REBAR W/1-1/4" YELLOW CAP
- 5/8" REBAR W/1-1/4" YELLOW CAP
- 5/8" REBAR (LS 24668), 0.1' NORTH
2006 RLS 23521
SECTION 25-T6S-R69W
S26 S25 S26 S25
N89°42'04"E
2006 MONUMENT BOX
54.00(10)
541.13(CM)
N00°21'28"W 50.00'
N00°21'28"W 50.00'

POINT OF BEGINNING
5/8" REBAR W/1-1/4" YELLOW CAP
(BURDICK PLS 8010)

POINT OF BEGINNING
5/8" REBAR W/1-1/4" YELLOW CAP
(BURDICK PLS 8010)

SURVEYED PROPERTY
S89°42'04"W (CM)
N. 30' ROW BY UNKNOWN

POINT OF BEGINNING
5/8" REBAR W/1-1/4" YELLOW CAP
(BURDICK PLS 8010)

POINT OF BEGINNING
5/8" REBAR W/1-1/4" YELLOW CAP
(BURDICK PLS 8010)

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5/8" REBAR W/1-1/4" YELLOW CAP
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POINT OF BEGINNING
5/8" REBAR W/1-1/4" YELLOW CAP
(BURDICK PLS 8010)



B E A R V A L L E Y W E S T

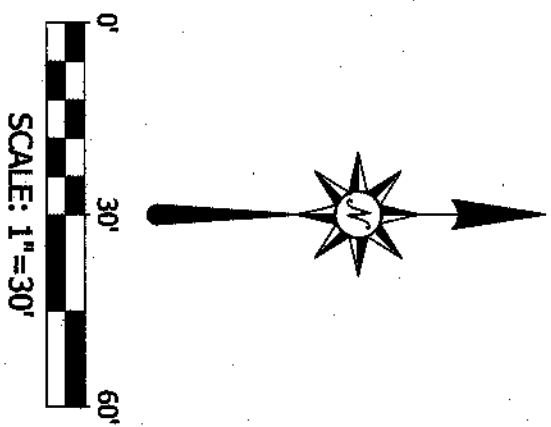
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1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
WWW.RRENGINEERS.COM

ALTA / NSPS LAND TITLE SURVEY
(6655 W. YALE AVENUE)
SW 1/4, SEC. 25-T6S-R69W OF THE 6TH P.M.,
CITY OF LAKEWOOD,
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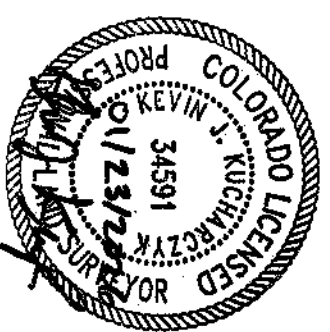
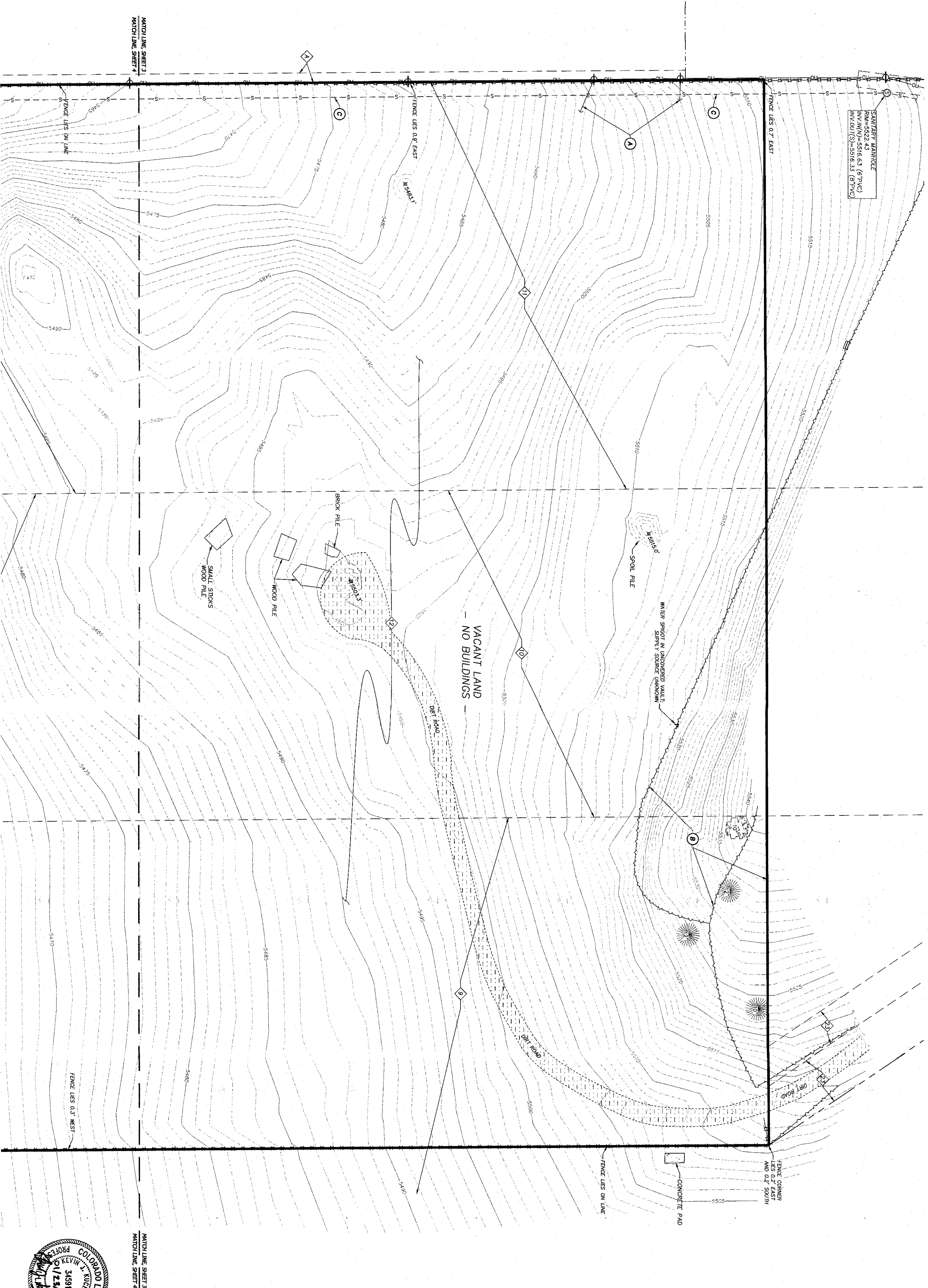
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10	03/21/24	JS	JS

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- OVERHEAD UTILITY LINES
 - UTILITY POLE
 - UTILITY POLE W/UTILITY RISER
 - UTILITY POLE W/LIGHT
 - GY WIRE ANCHOR
 - UNDERGROUND FIBER OPTIC LINE, AS MARKED
 - FIBER OPTIC VAULT
 - SIGN, SINGLE POLE
 - SIGN, HOG WIRE
 - FENCE, PLASTIC
 - UNDERGROUND WATER LINE, PER MAP (NOT MARKED)
 - HOSE BIB
 - UNDERGROUND SANITARY SEWER LINE
 - SANITARY SEWER MANHOLE
 - PIPE CONTINUES (SOURCE OR OUTLET NOT FOUND OR LIES BEYOND SCOPE)
 - STUB
 - PVC
 - POLYETHYLENE GLASS REINFORCED PIPE
 - INVERT ELEVATION
 - DECEASED TREE AND APPROXIMATE TRUNK DIAMETER
 - CLIMB AND GUTTER
 - MINOR CONTOUR
 - SPOT ELEVATION
 - POSSIBLE ENCROACHMENT IDENTIFIER
 - SCHEDULE B ITEM (EASEMENT) IDENTIFIER
 - SURVEYED PROPERTY BOUNDARY LINE
 - PARCEL LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE



RRR ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
WWW.RRRENGINEERS.COM

REVISIONS

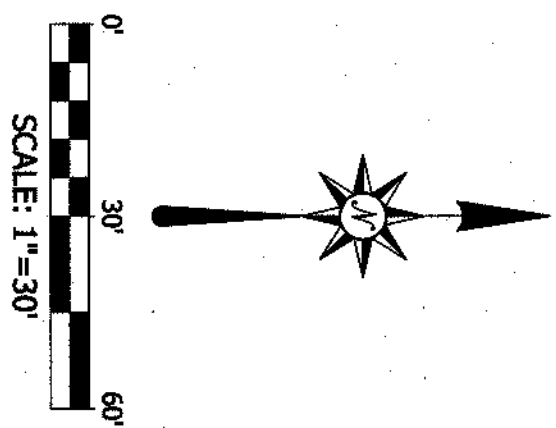
NO.	DATE	BY	CHKD.	REVISION
1	01/21/2025	JAS		Final

ALTA / NSPS LAND TITLE SURVEY
(6655 W. YALE AVENUE)
SW 1/4, SEC. 25-T4S-R69W OF THE 6TH P.M.
CITY OF LAKEWOOD,
COUNTY OF JEFFERSON
STATE OF COLORADO

Sheet 3 of 4

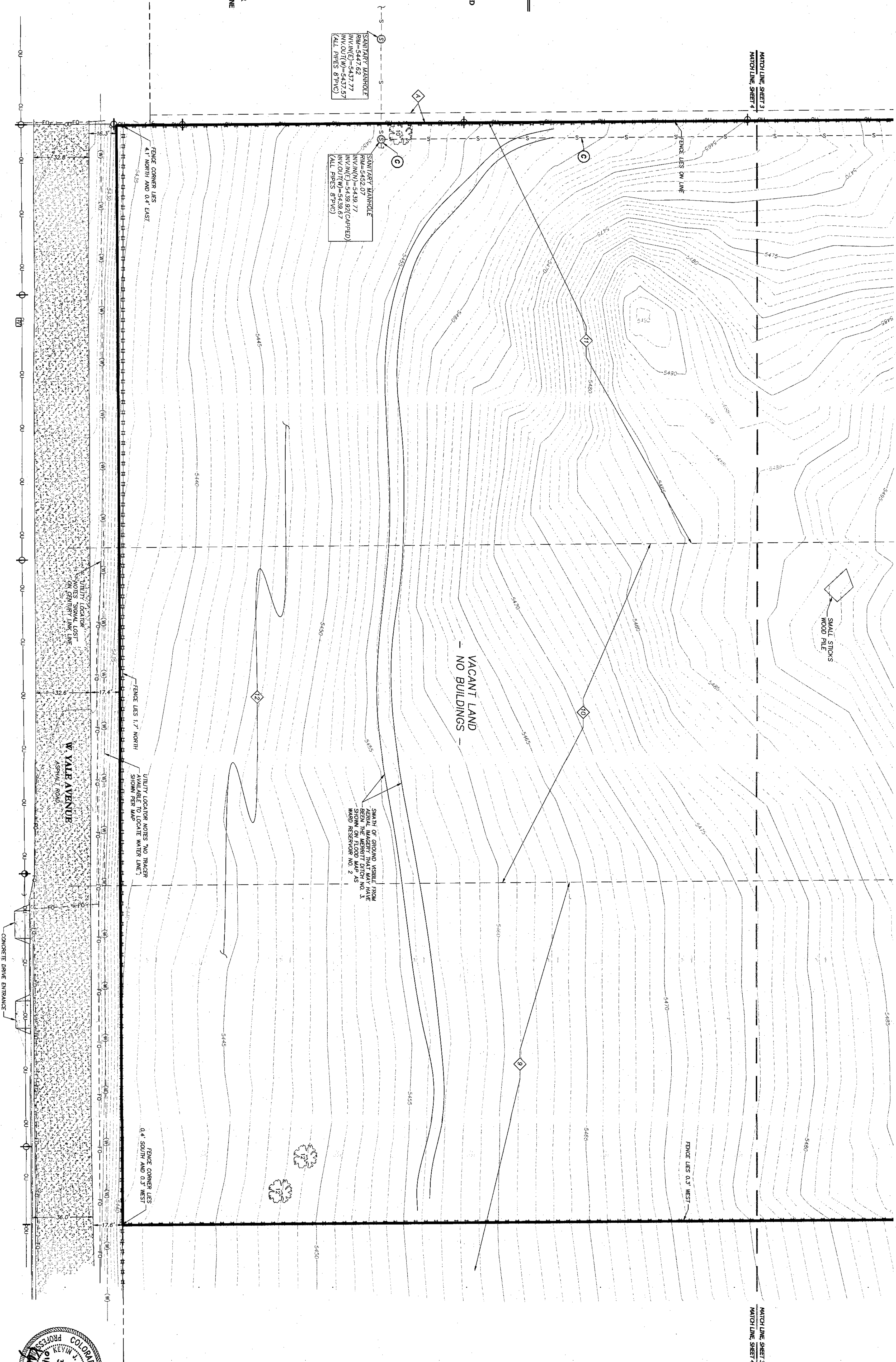
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LEGEND

- OVERHEAD UTILITY LINES
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- UTILITY POLE W/UTILITY RISER
- UTILITY POLE W/LIGHT
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DENVER, COLORADO 80204
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www.rrengineers.com

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REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR RECORD
3	ISSUED FOR RECORD
4	ISSUED FOR RECORD

File: 022146-ALTA-2025
Drawn By: JAS
Checked By: JAS
Project No.: CL22146

Sheet 4 of 4