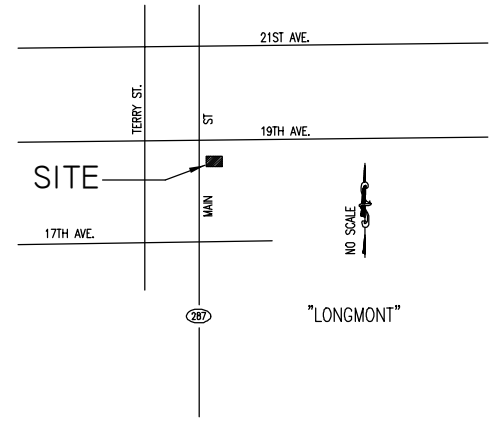
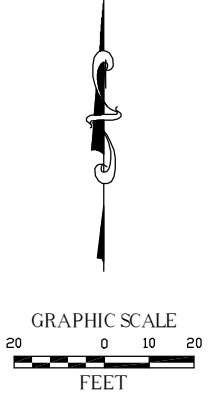


VICINITY MAP



WESTVIEW PLAZA

LOT 1  
SE 14, SECTION 27  
T3N, R69W, 6TH PM



NOTE:  
ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CALVADA SURVEYING RELIEVES CALVADA SURVEYING OF ANY AND ALL LIABILITY.

# TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

PER TITLE COMMITMENT NO. TM0008715, DATED FEBRUARY 19, 2002, PREPARED BY TRANSNATION TITLE INSURANCE COMPANY:  
LOT 2, BROWN'S CENTER SUBDIVISION REPLAT D, COUNTY OF BOULDER, STATE OF COLORADO.

NOTES CORRESPONDING TO SCHEDULE B ITEMS

- (7) EASEMENTS, NOTES AND OTHER MATTERS AS SHOWN ON THE RECORDED PLATS OF BROWN'S CENTER SUBDIVISION REPLAT C AND BROWN'S SUBDIVISION REPLAT D. (PLOTTED)
- (8) AN EASEMENT FOR WATER, SEWER AND UTILITY LINES AS GRANTED TO THE CITY OF LONGMONT IN INSTRUMENT RECORDED APRIL 22, 1966 AT RECEPTION 813290. (PLOTTED)
- (12) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN ACCESS EASEMENT AND TERMINATION OF INTEREST IN COVENANTS RECORDED JULY 2, 1997 AT RECEPTION NO. 1711335 AND RE-RECORDED AUGUST 28, 1997 AT RECEPTION NO. 1926566. (PLOTTED)
- (15) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESTATED AND AMENDED DECLARATION OF RESTRICTIONS, GRANT OF EASEMENTS AND COMMON AREA MAINTENANCE AGREEMENT RECORDED JULY 18, 1997 AT RECEPTIONS NO. 1715508. (PLOTTED)

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF LOT 2, BROWN'S CENTER SUBDIVISION REPLAT D, SOUTHEAST ONE QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 69 WEST, 6TH PM, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO, WHICH BEARS N0°36'40"W.

ZONING RESTRICTIONS

NOTE: INDICATED ZONING INFORMATION ARE FROM THE CITY OF LONGMONT ZONING ORDINANCES IN EFFECT AS OF THE DATE OF THIS SURVEY.

ZONE	COMMERCIAL
MINIMUM SETBACKS	SIDE: 0' REAR: 10' FRONT: 25'

MISCELLANEOUS NOTES

EASEMENTS SHOWN HEREON ARE SHOWN PER PLAT OF BROWN'S SUBDIVISION REPLAT D, SOUTHEAST ONE QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 69 WEST, 6TH PM, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO AND TITLE COMMITMENT NO. TM0008715, DATED FEBRUARY 19, 2002, PREPARED BY TRANSNATION TITLE INSURANCE COMPANY.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS TOPOGRAPHIC MAP AND IMPROVEMENTS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: \_\_\_\_\_

JOSEPH W. STICE III, PLS 36072

THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THE LEGAL DESCRIPTION AND RECORD BOUNDARY SHOWN HEREON ARE FOR REFERENCE ONLY. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY.

BENCH MARK

ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF LONGMONT BENCH MARK NO. 119, BEING A #5 REBAR GLUED IN CONCRETE SIGNAL POLE BASE AT SOUTHEAST CORNER OF 17TH & MAIN. ELEVATION = 5015.73 (NGVD 29)

LEGEND

FS FINISH SURFACE	EM ENVIRONMENTAL MONITORING WELL
TC TOP OF CURB	FM FOUND MONUMENT AS NOTED
FL FLOW LINE	FH FIRE HYDRANT
NG NATURAL GRADE/DIRT/GRASS	SL STREET LIGHT STANDARD
CP CONCRETE PAVING	PLA PARKING AREA LIGHT STANDARD
PA PARKING AREA SIGN	DT DECIDUOUS TREE
TS TREE STUMP	CT CONIFEROUS TREE
OE OVERHEAD ELECTRICAL LINE	

Issue History:

No.	Date	Description
A	3/15/2002	PRELIMINARY SUBMITAL
B	3/16/2002	ADD TITLE REPORT INFO, ZONING AND CITY SETBACK LINES

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Millennium Venture Group  
**WESTVIEW PLAZA**  
1750 N. MAIN  
LONGMONT, COLORADO

Project: \_\_\_\_\_  
Site No: **451**  
Sheet Title: **TOPOGRAPHIC SURVEY**

Date: 3/15/2002  
Designed By: JAL  
Drawn By: JAL  
Project #: CD-02023  
Sheet Number: **S1**