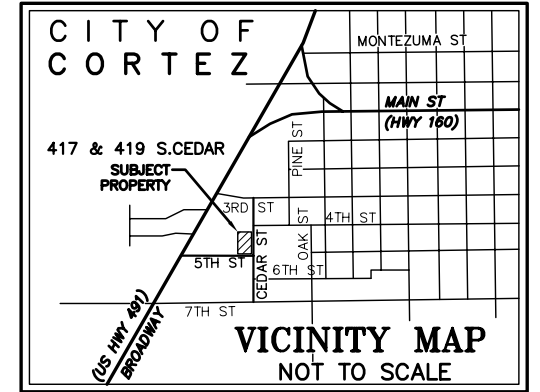


ALTA SURVEY

FOR
CEDAR TERRACE APARTMENTS
SITUATED WITHIN THE
SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 36 NORTH, RANGE 16 WEST, N.M.P.M.
MONTEZUMA COUNTY, COLORADO



LINETYPE LEGEND	
	PROPERTY BOUNDARY LINE
	EDGE OF PAVEMENT
	FENCE WOOD PICKET
	OVERHEAD ELECTRIC

LEGEND	
	FOUND SECTION CORNER AS NOTED
	FOUND REBAR STAMPED AS NOTED
	TELEPHONE PEDESTAL
	CABLE TV PEDESTAL
	GAS METER
	SANITARY SEWER MANHOLE
	POWER LIGHT POLE
	PAVED AREA
	STORM DRAIN INLET
	POWER TRANS BOX
	FIRE HYDRANT

BASIS OF BEARING

BEARING IS BASED ON THE LINE BETWEEN THE SOUTHEAST CORNER OF SECTION 27, AND THE SOUTHEAST CORNER OF SUBJECT PROPERTY. THIS BEARING IS N 51°49'34" W, GEODETIC NORTH AS DETERMINED BY RTK GPS, USING AN ANOMIS LONGITUDE AND LATITUDE AT THE BASE.

TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM COLORADO LAND TITLE OF COLORADO - CORTEZ OFFICE, ISSUING AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER MO-26286-E, DATED JANUARY 10, 2008.

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP I-01-03, COMMUNITY PANEL NO. 080121B, WHICH BEARS AN EFFECTIVE DATE OF 4/1/77 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "C" DENOTES AREA OF MINIMAL FLOOD HAZARDS.

ZONING INFORMATION

SETBACKS
FRONT: 20'
SIDE: 7'
REAR: 7'
HEIGHT: 35'
ZONE: R2, RESIDENTIAL MULTI-FAMILY DISTRICT

ALL SITE RESTRICTIONS WERE OBTAINED PER THE "CITY OF CORTEZ" LAND USE CODE, AREA REGULATIONS SECTION 3.06 .

REFERENCE

- UNRECORDED SURVEY BY FRED THOMAS LS 6728 DATED 7-2-95
- WARRANTY DEEDS: 12/26/79 BOOK 605, PAGE 888.
- QUIT CLAIM DEED 11/09/93 BOOK 0681, PAGE 349.

LEGAL DESCRIPTION

A TRACT OF LAND WITHIN TRACTS 2 AND 3 OF PAYSON TOWNSITE, ADDITION TO THE CITY OF CORTEZ AND ALSO BEING WITHIN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 16 WEST OF THE NEW MEXICO PRINCIPAL MERIDIAN, MONTEZUMA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27;
THENCE N 51°49'34" W, A DISTANCE OF 1110.82 FEET TO THE POINT OF BEGINNING;
THENCE S 88°03'54" W, A DISTANCE OF 219.92 FEET;
THENCE N 01°16'16" E, A DISTANCE OF 312.51 FEET;
THENCE N 89°24'39" E, A DISTANCE OF 207.44 FEET;
THENCE S 01°00'46" E, A DISTANCE OF 307.19 FEET TO THE POINT OF BEGINNING;
SAID DESCRIBED TRACT CONTAINING 1.52 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

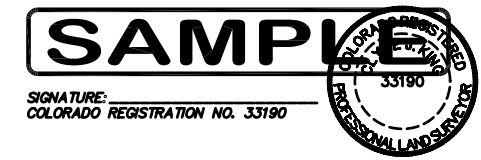
1. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
2. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL EXCEPT AS NOTED ON THE SURVEY.
3. PROPERTY HAS PHYSICAL ACCESS ONTO CEDAR STREET, AND ALSO WEST 3RD STREET.
4. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO : UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

SURVEYORS CERTIFICATION

TO THE BENEFIT OF COLORADO LAND TITLE COMPANY LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY, THEIR SUCCESSORS AND/OR ASSIGNS.

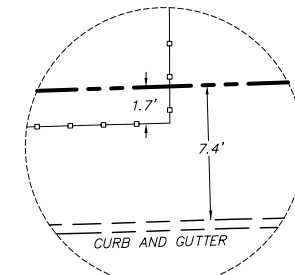
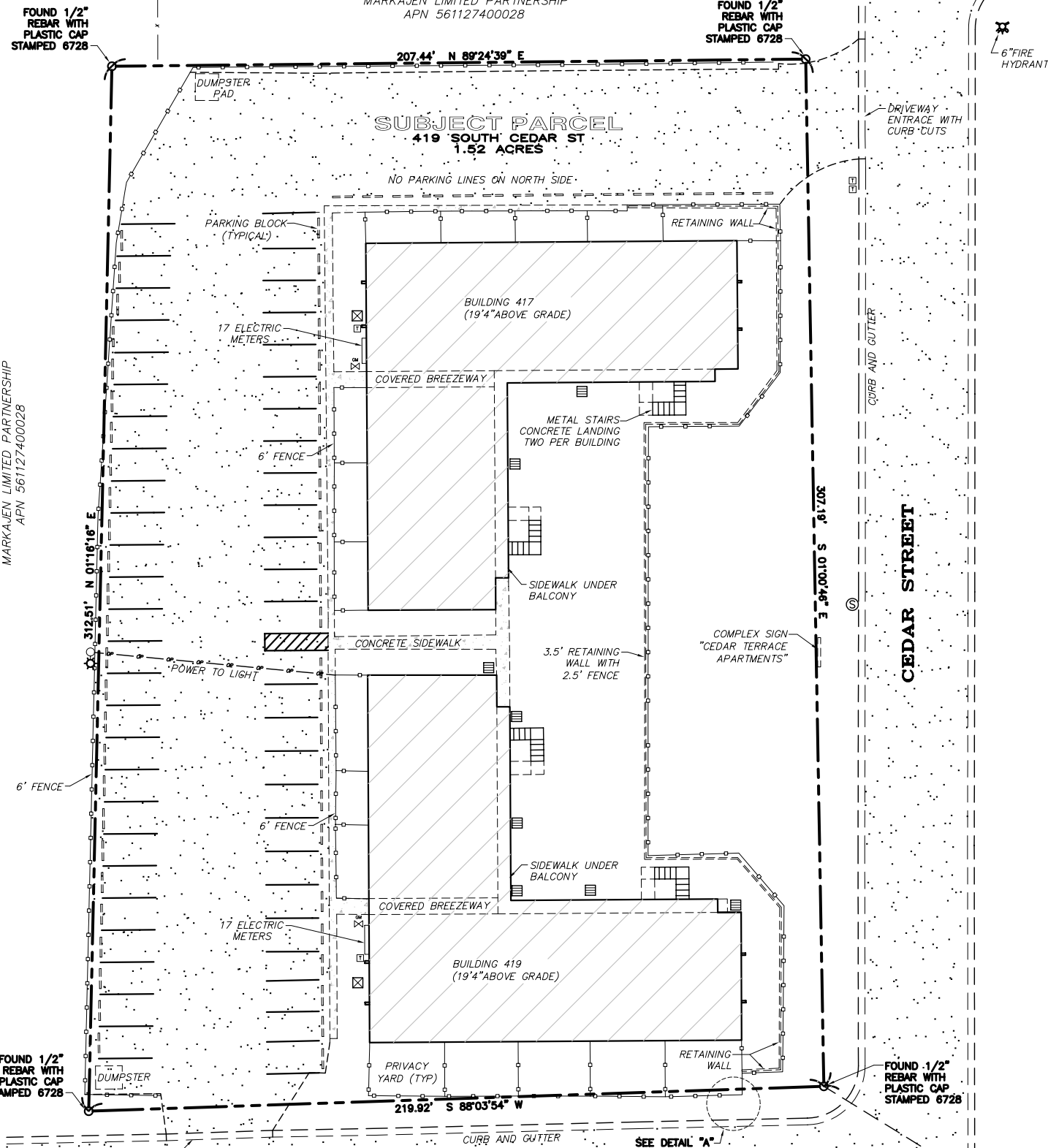
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: FEBRUARY 13, 2008 NAME: CLYDE J. KING, REGISTERED PROFESSIONAL SURVEYOR



SIGNATURE: _____
COLORADO REGISTRATION NO. 33180

SCALE:	1"=20'	ALTA SURVEY CEDAR TERRACE APARTMENTS SITUATED WITHIN THE SE/4 OF SECTION 27, TOWNSHIP 36N, RANGE 16W N.M.P.M. AS PER THE PLAT OF RECORD
DRAWN BY:	JY	
CHECKED BY:	CJK	ABSOLUTE SURVEYING & MAPPING, INC. 829 W. 7TH STREET CORTEZ, COLORADO 81321 PH. 970.564.0220 / FAX 970.564.1307
FIELD WORK BY:	SC/ER	
DATE:	02/13/08	
JOB NO.:	08017	
MAP NO.:	1 OF 1	
PREPARED FOR:	STEVE CONKLIN TOWER REALTY	



DETAIL "A"
NOT TO SCALE