

Land Survey Plat

OF LOTS 36 - 38 AND 39 EXCEPT THE NORTH 7 FEET OF LOT 39, BLOCK 35, UNIVERSITY PLACE, LOCATED
IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

Parcel Description

(Provided by Client)

LOTS 36, 37, 38 AND 39, EXCEPT THE NORTH 7 FEET OF LOT 39,
BLOCK 35, UNIVERSITY PLACE, CITY OF BOULDER,
COUNTY OF BOULDER, STATE OF COLORADO.

Notes:

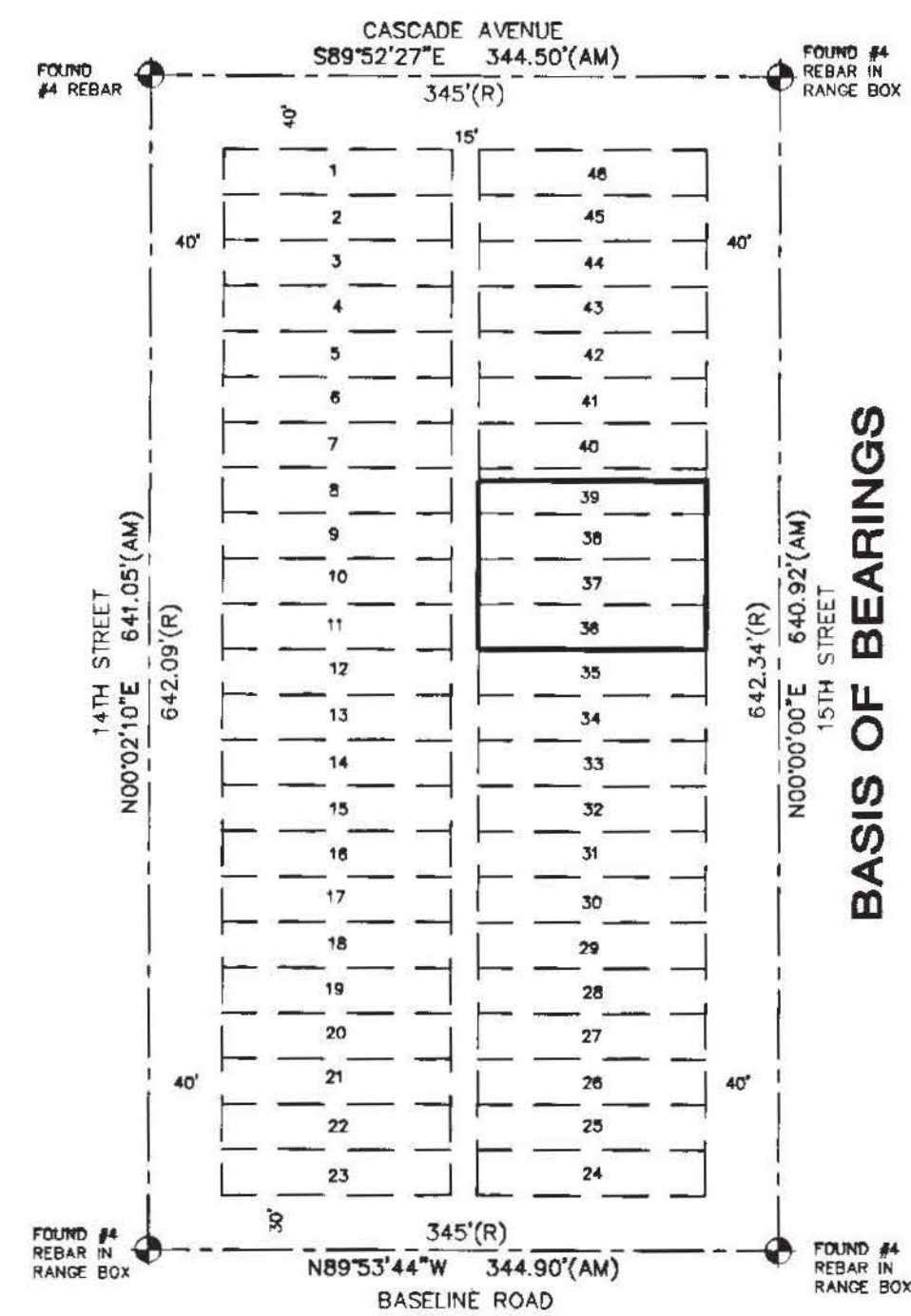
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY FLATIRONS SURVEYING, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 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 THE CERTIFICATION SHOWN HEREON.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF DR. E. J. KREIS, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- BASIS OF BEARINGS: ASSUMED NORTH 00°00'00" EAST ALONG THE CENTERLINE OF 15TH STREET BETWEEN FOUND MONUMENTS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S..
- THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- NO RESEARCH HAS BEEN DONE CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
- THE PURPOSE OF THIS LAND SURVEY PLAT IS TO ESTABLISH THE BOUNDARY OF THE SUBJECT PROPERTY FOR THE REMOVAL OF EXISTING FENCES AND CONSTRUCTION OF A PRIVACY WALL.

Surveyor's Statement

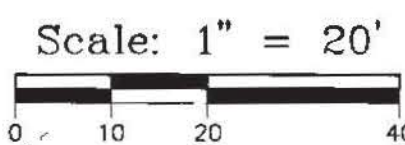
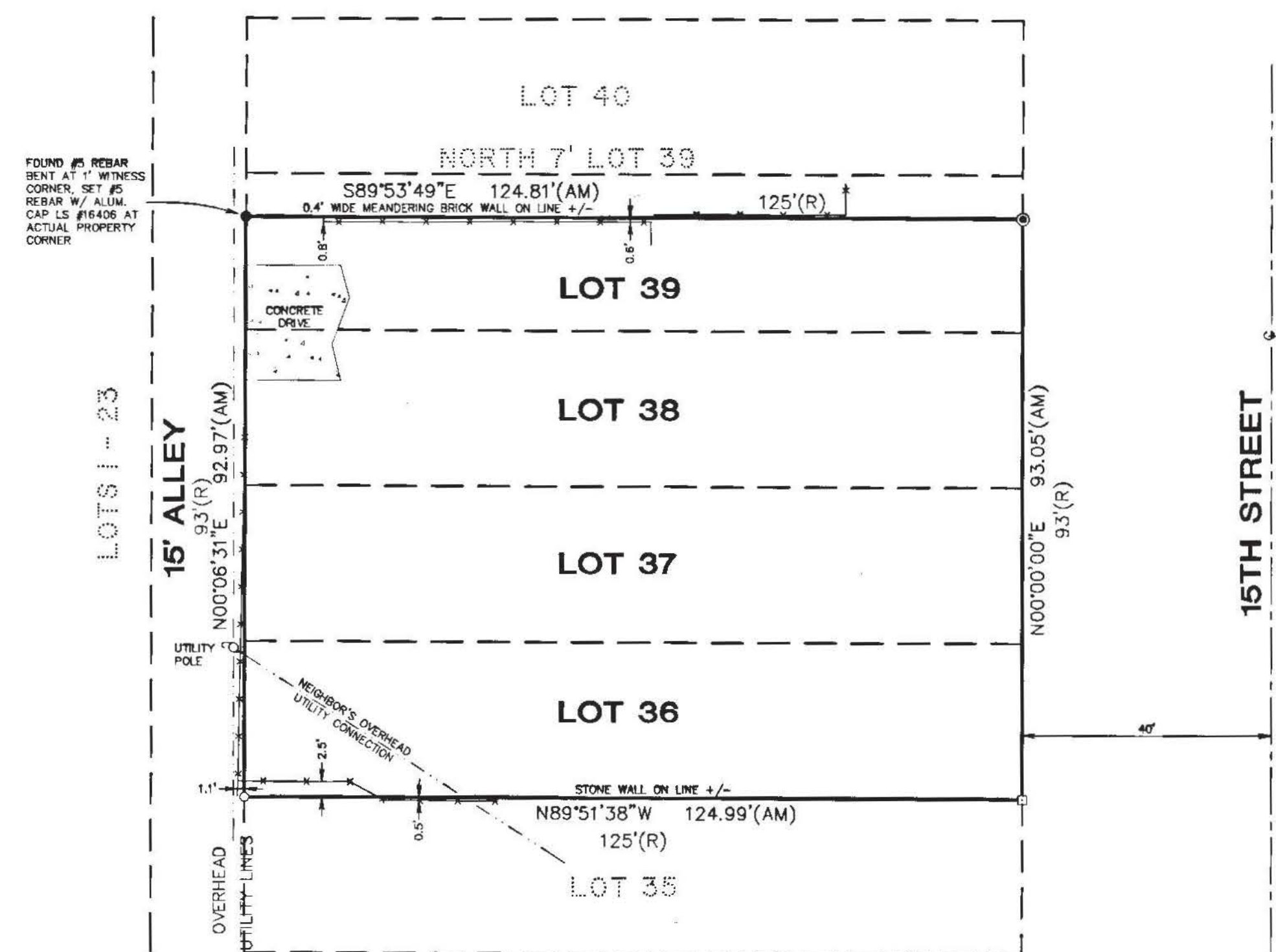
I, JOHN B. GUYTON, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS SURVEYING, INC., TO DR. E. J. KREIS, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON APRIL 18, 2002; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-106 "LAND SURVEY PLAT".



 JOHN B. GUYTON DATE 11/19/02
 COLORADO P.L.S. #16406 FSI JOB NO. 02-40,317
 PRESIDENT, FLATIRONS SURVEYING, INC.



SURVEY CONTROL DIAGRAM
SCALE: 1"=100'




Legend

- ◆ FOUND BLOCK CONTROL AS DESCRIBED
- FOUND #5 REBAR W/ ALUM. CAP LS#16406
- SET #5 REBAR W/ ALUM. CAP LS#16406
- FOUND #3 REBAR
- FOUND CROSS CHISELED IN CONCRETE
- FENCE LINE
- (AM) AS MEASURED AT TIME OF SURVEY
- (R) AS PER RECORDED PLAT OR DESCRIPTION

Depositing Statement

ACCEPTED FOR FILING THIS _____ DAY OF _____ 2002.

Land Survey Plat		
PREPARED FOR		
Dr. E. J. Kreis		
SHEET 1 OF 1		
DRAWN BY: D. YNGLING	 Flatirons Surveying, Inc. 5717 ARAPAHO ROAD BOULDER, CO 80303 PHONE: (303) 443-7001 FAX: (303) 443-9830 www.flatirons.com	DWY 11/19/02
DATE: APRIL 18, 2002		DATE: 11/19/02
FSI JOB NO. 02-40,317		REVISIONS: CHECKED BY: JZG/LJO/ETB
COPYRIGHT 2002 FLATIRONS SURVEYING, INC.		

LS-02-0175

Parcel Description
 (PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY)
 DEED RECORDED ON 09/24/2014 AT REC. NO. 03404455

LOTS 5 AND 6, BLOCK 35, UNIVERSITY PLACE, COUNTY OF BOULDER, STATE OF COLORADO.

Boundary Closure Report
 COURSE: S00°01'05"W LENGTH: 49.92'
 COURSE: N89°53'33"W LENGTH: 124.81'
 COURSE: N00°02'10"E LENGTH: 49.94'
 COURSE: S89°53'11"E LENGTH: 124.79'

ERROR CLOSURE: 0.01 COURSE: N32°30'13"W
 ERROR NORTH: 0.007 EAST: -0.004

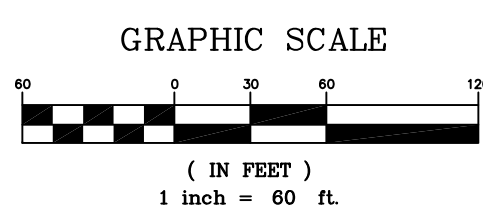
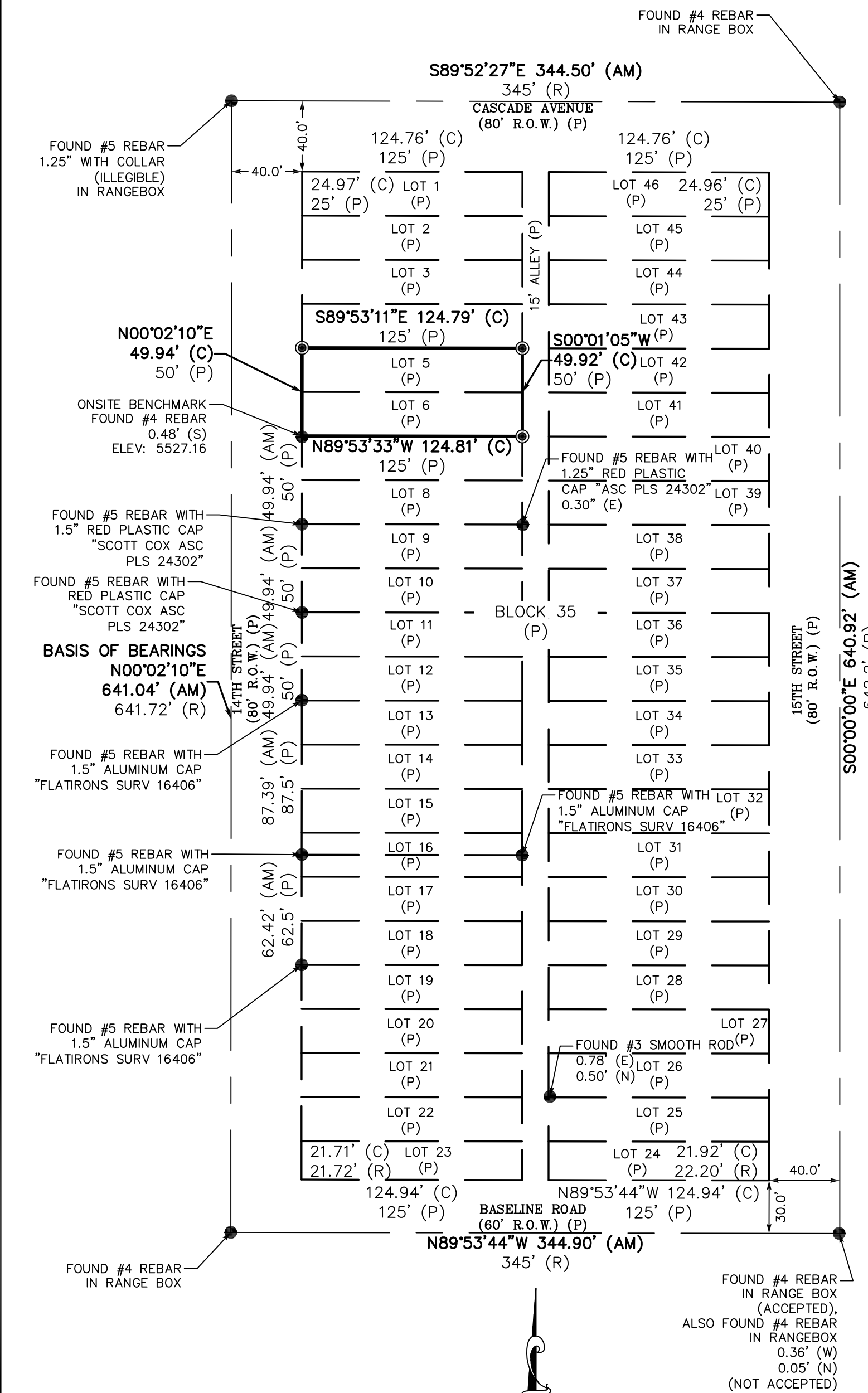
PRECISION 1: 34946

IMPROVEMENT SURVEY PLAT

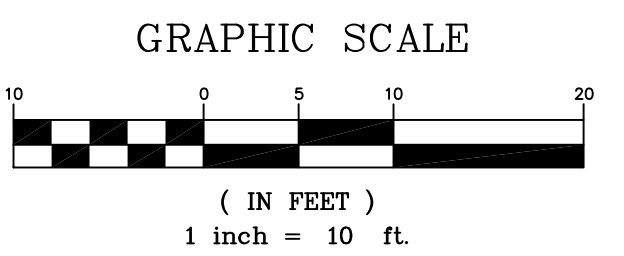
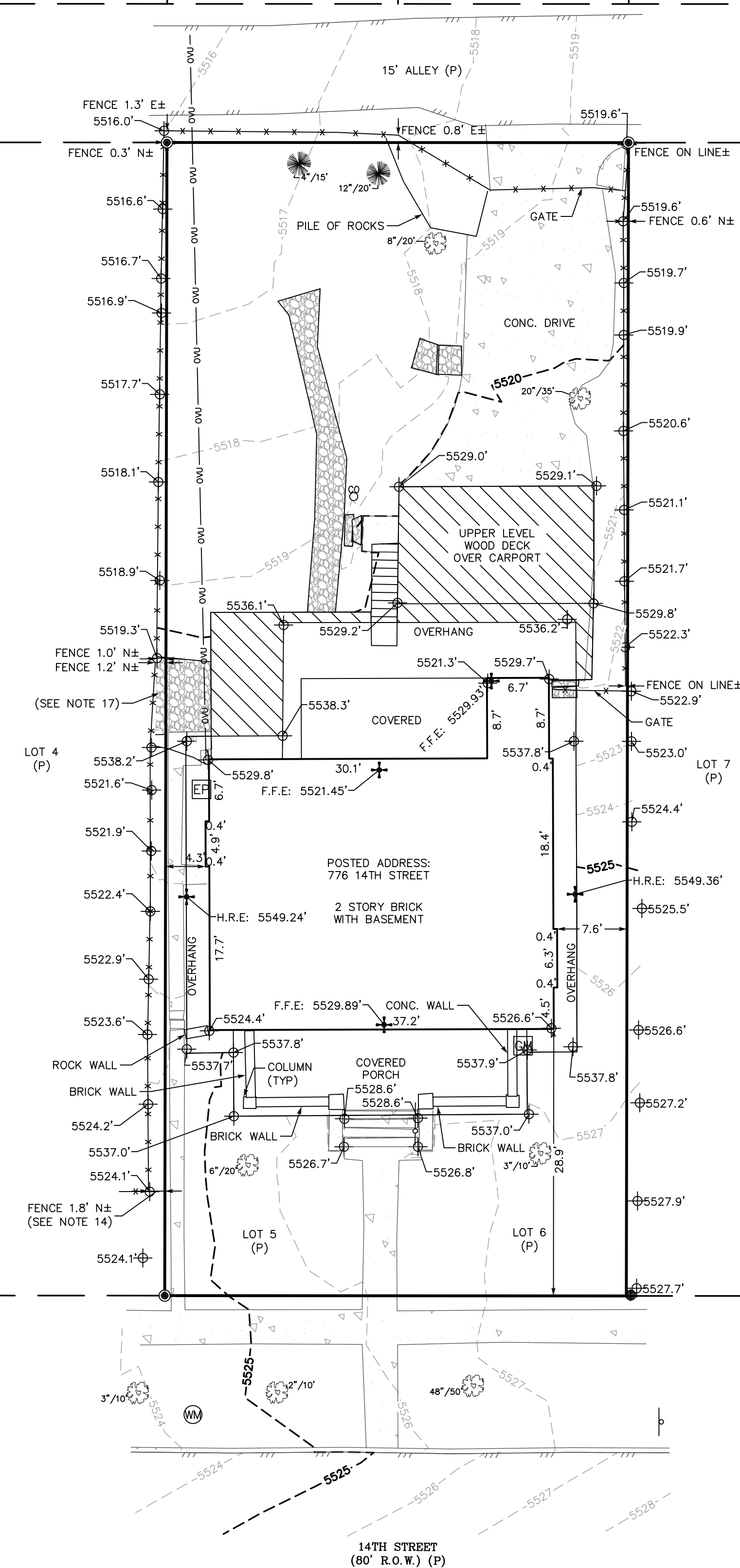
LOTS 5 & 6, BLOCK 35, UNIVERSITY PLACE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO
 TOTAL AREA = 6,232 SQ FT, OR 0.14 ACRES, MORE OR LESS

SHEET 1 OF 1

Control Diagram



Parcel Detail



Notes

- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER K70378072, DATED 05/06/2013 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 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 THE CERTIFICATION SHOWN HEREON.
- THIS IMPROVEMENT SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF PAUL SUMMERSIDE & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: AN ASSUMED BEARING OF N00°02'10"E ALONG THE CENTERLINE OF 14TH STREET BETWEEN A FOUND #4 REBAR WITH 1/2" SMOOTH ROD IN RANGE BOX AT THE INTERSECTION OF 14TH STREET AND BASELINE ROAD AND A FOUND #5 REBAR 1.25" WITH COLLAR (ILLEGIBLE) IN RANGE BOX AT THE INTERSECTION OF 14TH STREET AND CASCADE AVENUE. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ONLY SURFACE EVIDENCE OF UTILITIES VISIBLE AT THE TIME OF THE FIELDWORK IS SHOWN HEREON. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC. 18-4-508.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTOCAD CIVIL 3D (DIGITAL TERRAIN MODELING) SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS. DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION AND LOCAL VARIATIONS IN TOPOGRAPHY, THE CONTOUR SHOWN MAY NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. TOPOGRAPHY SHOWN HEREON COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
- BENCHMARK INFORMATION: ELEVATIONS BASED ON CITY OF BOULDER BENCHMARK POINT DESIGNATED L-440-1-1, WITH A PUBLISHED ELEVATION OF 5487.42 FEET (NAVDB8), BEING A FOUND CHISELED "X" LOCATED 0.15 MILES FROM SITE.
- SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN. BUILDINGS AND OTHER IMPROVEMENTS OR STRUCTURES ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE (5) FEET FROM ANY OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.
- DATES OF FIELDWORK: 05/12/2020 (CREW CHIEF C. CAMARILLO)
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.
 #8 DEC. 03, 1891 BOOK 149, PAGE 168 RESTRICTIVE COVENANTS
 #9 MAR. 28, 2006 REC. NO. 2765942 DISTRICT ORDINANCE NO. 7451
- THE FENCES ARE NOT COINCIDENT WITH THE PROPERTY LINES AS SHOWN HEREON.
- LOTS 1-22 AND 25-46 OF BLOCK 35 ARE 25 FEET IN WIDTH AND 125 FEET IN LENGTH PER UNIVERSITY PLACE SUBDIVISION. LOTS 23 AND 24 ARE NARROWER LOTS PER CITY OF BOULDER SANBORN SURVEY NOTES (PLAN 29468 IN BOOK 225, PAGE 11, PLAN 29477 IN BOOK 225, PAGE 20). ALL LOTS ARE PRORATED PER THE BLOCK BREAKDOWN IN FSI LAND SURVEY PLAT DATED DEC. 01, 1989, DEPOSITING NO. LS-90-0026 AND MONUMENTATION FOUND AS SHOWN HEREON.
- OTHER LAND SURVEY PLATS REFERENCED OR USED FOR THIS SURVEY: FLATIRONS SURVEYING INC. LS-02-0175; SCOTT COX & ASSOCIATES LS-14-0260.
- FLAGSTONE EXTENDS ACROSS LINE AS SHOWN.

Legend

- FOUND MONUMENT AS DESCRIBED
- ⊙ SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
- (P) AS PER THE PLAT OF UNIVERSITY PLACE RECORDED ON 01/05/1891 AT REC. NO. 88000075
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (R) AS PER RECORD INFORMATION
- CONCRETE
- EDGE OF ASPHALT
- FLAGSTONE
- FENCE
- HANDRAIL
- SIGN
- X"/X" DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- X"/X" CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- WM WATER METER
- CLEANOUT
- EP ELECTRICAL PANEL
- SM GAS METER
- ow OVERHEAD UTILITY LINE
- + LOCATION OF BUILDING HEIGHT/FINISHED FLOOR
- CONC. CONCRETE
- FFE FINISHED FLOOR ELEVATION
- HRE HIGH RIDGE ELEVATION
- ELEV ELEVATION
- ⊕ SPOT ELEVATION

Surveyor's Statement

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., TO PAUL SUMMERSIDE, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON 05-12-2020; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-102 (9) "IMPROVEMENT SURVEY PLAT", IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JOHN B. GUYTON COLORADO P.L.S. #16406
 CHAIRMAN & CEO, FLATIRONS, INC.

Depositing Certificate
 SUBMITTED TO BOULDER COUNTY LAND USE FOR RECORDING ON THIS _____ DAY OF _____, 20____.

REVISION	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	

IMPROVEMENT SURVEY PLAT
 PREPARED FOR
 PAUL SUMMERSIDE & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 COPYRIGHT 2020 FLATIRONS, INC.

Flatirons, Inc.
 Land Surveying Services
 www.flatironsinc.com
 3825 IRIS AVE. STE. 395
 BOULDER, CO 80501
 PH: (303) 443-7001
 PH: (303) 776-1733
 PH: (303) 443-9830
 PH: (303) 776-4355
 4501 LOGAN ST.
 DENVER, CO 80216
 PH: (303) 936-6987
 PH: (303) 443-7001
 PH: (303) 443-9830

JOB NUMBER:
 20-74,953
 DATE:
 06-01-2020
 DRAWN BY:
 J. SIDERS
 CHECKED BY:
 TDH/JZG/SB

SHEET 1 OF 1

LS-21-0282

LEGAL DESCRIPTION

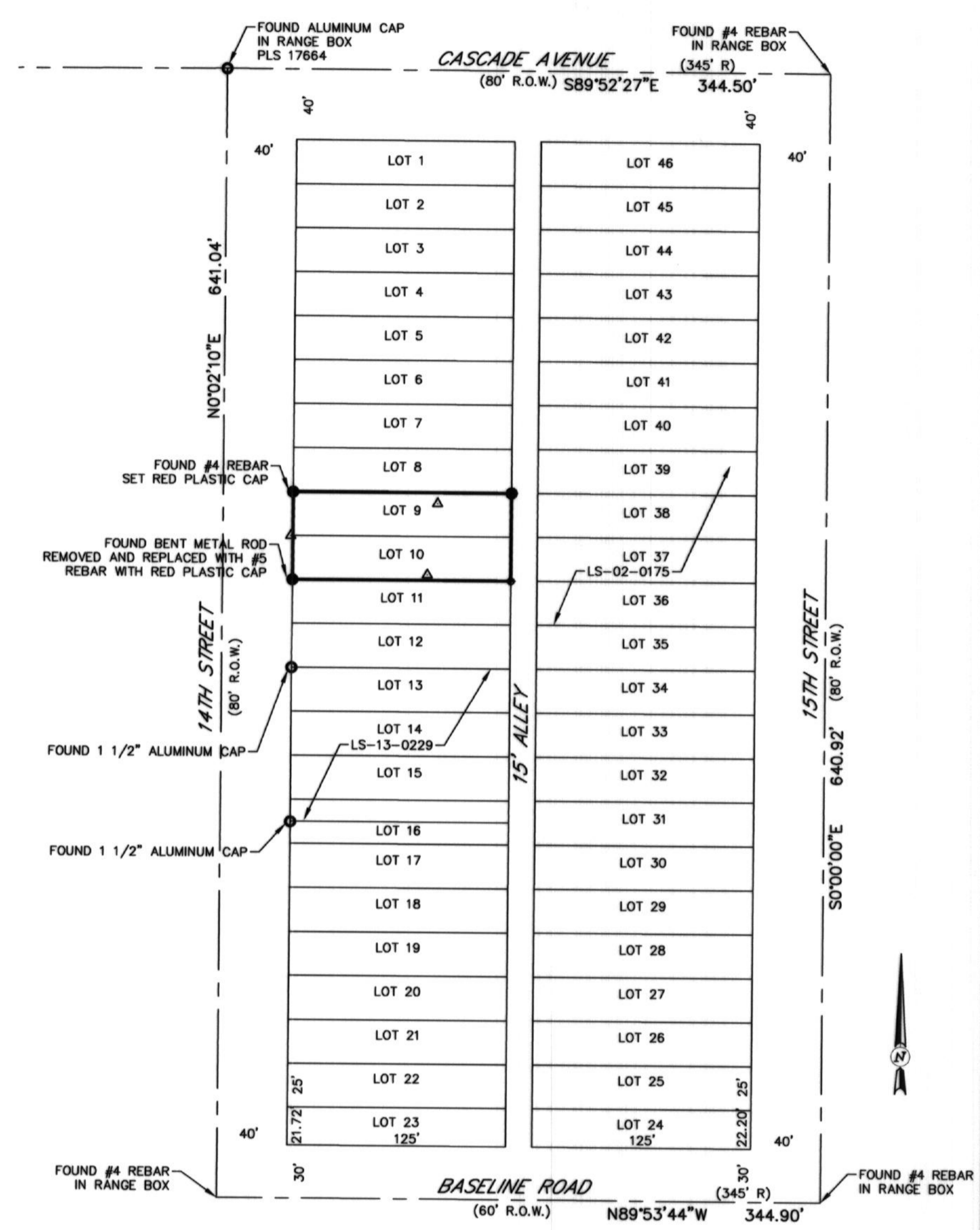
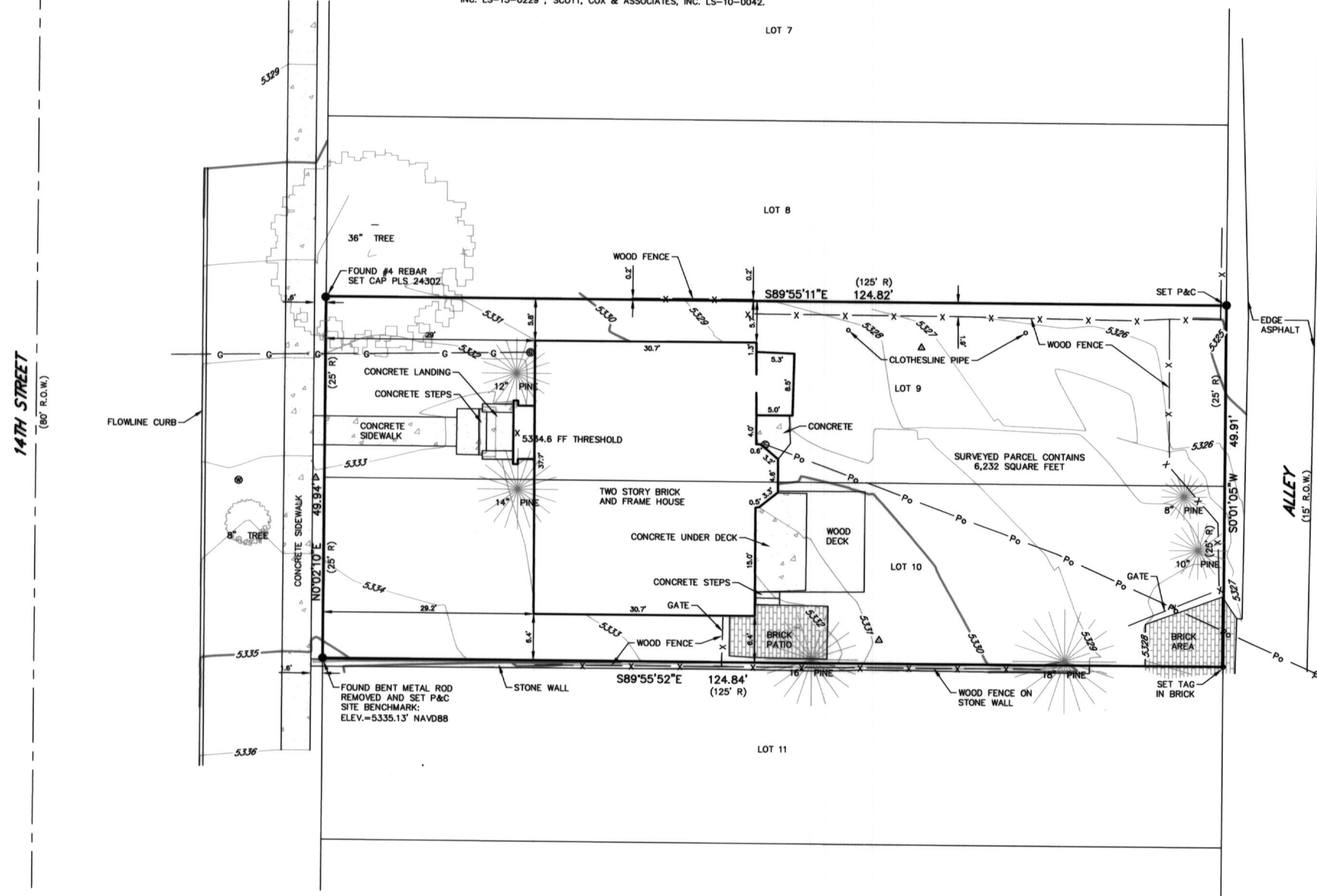
LOTS 9-10, BLOCK 35, UNIVERSITY PLACE, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

SURVEY NOTES

1. THE BASIS OF BEARINGS IS THE CENTER LINE OF 14TH STREET BEARING N00°02'10"E PER LS-02-0175.
2. THE SIZE AND TYPE OF MONUMENTS FOUND ARE SHOWN HEREON.
3. THE SURVEY FIELD WORK ON THIS SITE WAS COMPLETED ON 12/02/13.
4. BUILDING MEASUREMENTS ARE AT GROUND LEVEL. ROOF OVERHANGS AND ARCHITECTURAL PROJECTIONS OF THE BUILDINGS ARE WITHIN THE BOUNDARY OF THE SITE BUT ARE NOT SHOWN ON THIS SURVEY UNLESS NOTED.
5. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 THE CERTIFICATION SHOWN HEREON. CRS-13-80-105 (3)(a)
6. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY SCOTT, COX & ASSOCIATES, INC. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES). SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
9. BENCHMARK: BM K-5-R2 FOUND CUT + NORTH EDGE E/W SIDEWALK AT NE CORNER EUCLID AND 12TH. ELEVATION= 5489.13 NAVD 88. SITE BENCHMARK AS SHOWN.
10. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY. NO TITLE SEARCH WAS PERFORMED FOR RECORDED EASEMENTS, RIGHT-OF-WAY WIDTHS, AND ENCUMBRANCES. RIGHTS-OF-WAY AND EASEMENTS, IF ANY, ARE SHOWN PER RECORDED SUBDIVISION PLAT.
11. LAND SURVEY PLATS REFERENCED OR USED FOR THIS SURVEY: FLATIRONS SURVEYING INC. LS-02-0175 (USED FOR BLOCK BREAKDOWN); FLATIRONS, INC. LS-13-0229; SCOTT, COX & ASSOCIATES, INC. LS-10-0042.

LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING PINE TREE
- EXISTING CONTOUR
- SET #5 REBAR WITH 1" RED PLASTIC CAP STAMPED SCOTT COX ASC PLS 24302 (P&C) (UNLESS NOTED)
- SET NAIL AND 3/4" BRASS TAG STAMPED PLS 24302
- FOUND MONUMENT AS NOTED
- EXISTING ELECTRIC METER
- EXISTING GAS METER
- EXISTING WATER METER
- CONTROL POINT
- EXISTING POWER POLE
- EXISTING FENCE
- EXISTING OVERHEAD POWER LINE
- EXISTING GAS LINE
- RECORD COURSE PER PLAT
- MEASURED COURSE PER THIS SURVEY

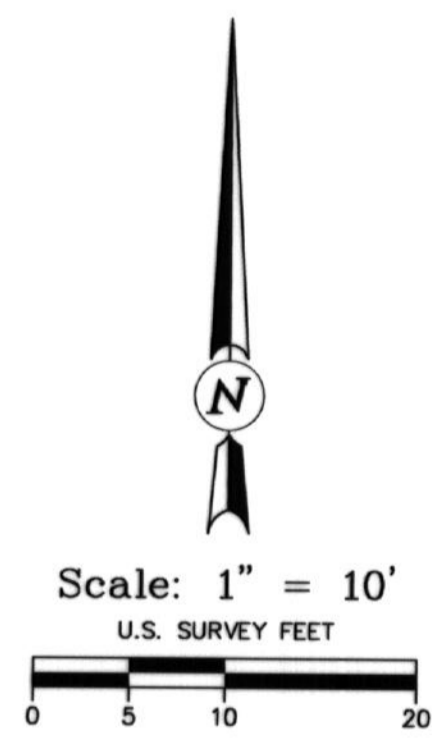


CONTROL DIAGRAM
SCALE: 1" = 60'

CERTIFICATION

I, A. JOHN BURI, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO EILEEN SAMMELLS THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

A. John Buri
A. JOHN BURI, PLS 24302
FOR AND ON BEHALF OF
SCOTT, COX & ASSOCIATES, INC.



IMPROVEMENT SURVEY PLAT
SW 1/4 OF SECTION 31
T1N, R70W OF THE 6TH P.M.
BOULDER, COLORADO
756 14TH STREET

SCOTT, COX & ASSOCIATES, INC.
consulting engineers • surveyors
1530 55th Street • Boulder, Colorado 80303
(303) 444-3051

Designed by	AJB	Date	12/05/13	Scale	1"=10'	Drawing no.	13589	Sheet	1
Drawn by	JAS	Revision		Description		Date		Project no.	13589
Checked by	AJB								

Parcel Description
(PROVIDED BY CLIENT)

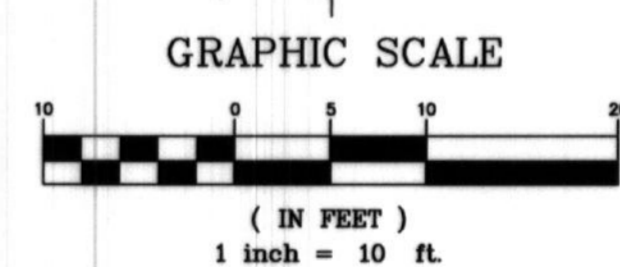
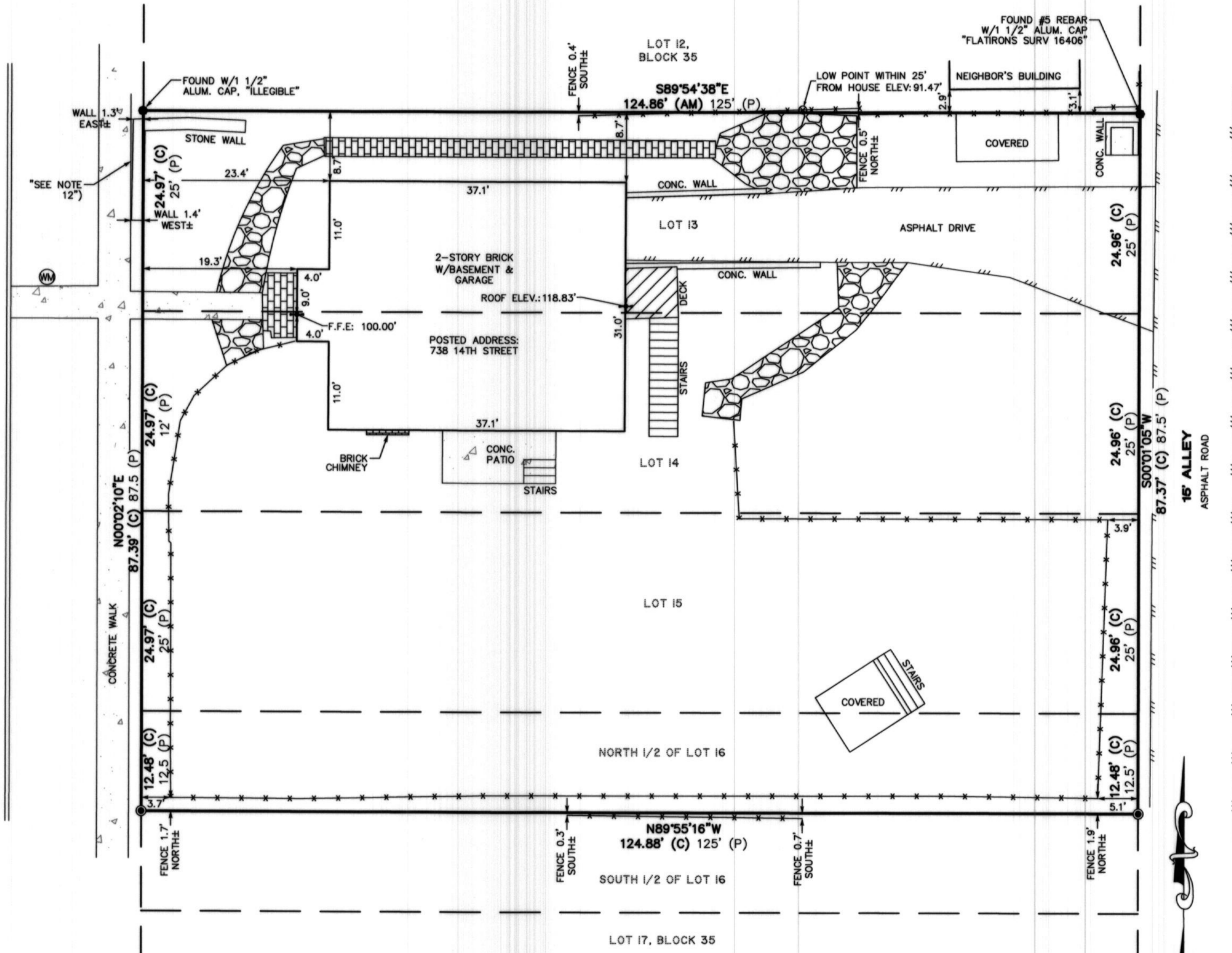
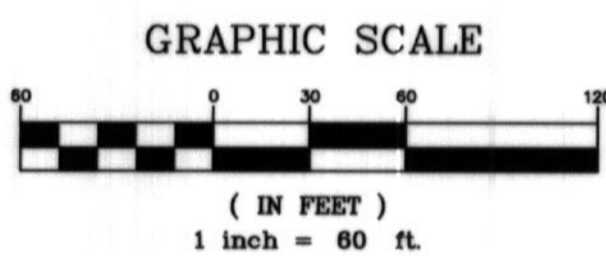
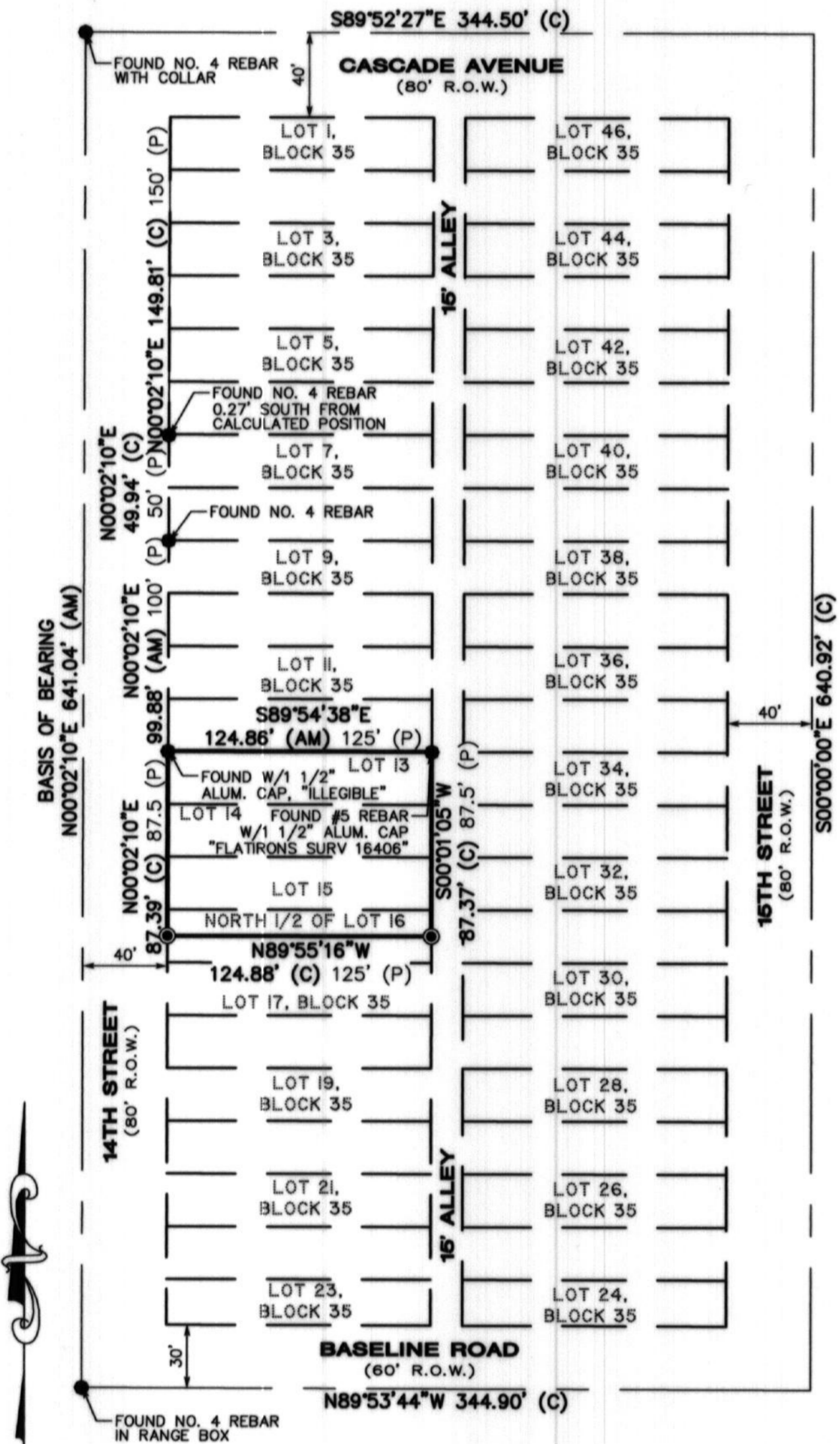
LOTS 13, 14, 15, AND THE NORTH HALF OF 16,
BLOCK 35,
CITY OF BOULDER,
COUNTY OF BOULDER,
STATE OF COLORADO.

IMPROVEMENT SURVEY PLAT

LOTS 13, 14, 15, & NORTH 1/2 OF 16, BLOCK 35, UNIVERSITY PLACE, LOCATED IN THE SOUTHWEST
QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

Control Diagram



Notes

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY FLATRONS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 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 THE CERTIFICATION SHOWN HEREON.
- THIS IMPROVEMENT SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF STEVE COLBY, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: AN ASSUMED BEARING OF N00°02'10"E ALONG THE CENTERLINE OF 14TH STREET, BETWEEN A FOUND NO. 4 REBAR IN RANGE BOX AT THE INTERSECTION OF 14TH STREET AND BASELINE ROAD AND A FOUND NO. 4 REBAR WITH COLLAR AT THE INTERSECTION OF 14TH STREET AND CASCADE AVENUE AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ONLY SURFACE EVIDENCE OF UTILITIES VISIBLE AT THE TIME OF THE FIELD WORK IS SHOWN HEREON. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN. BUILDINGS AND OTHER IMPROVEMENTS OR STRUCTURES ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE (5) FEET FROM ANY OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.
- DATES OF FIELDWORK: MAY 30, 2013
- FENCES ARE NOT COINCIDENT WITH THE LOT LINES AS SHOWN HEREON.
- WALL EXTENDS OUTSIDE THE WESTERLY PROPERTY LINE AS SHOWN HEREON.
- LOTS 1-22 AND 25-46 OF BLOCK 35 ARE 25 FEET IN WIDTH AND 125 FEET IN LENGTH PER UNIVERSITY PLACE SUBDIVISION. LOTS 23 AND 24 ARE NARROWER LOTS PER CITY OF BOULDER SANBORN SURVEY NOTES (PLAN 29468 IN BOOK 225, PAGE 11, PLAN 29477 IN BOOK 225, PAGE 20). ALL LOTS ARE PRORATED PER THE BLOCK BREAKDOWN IN FSI LAND SURVEY PLAT DATED DEC. 1, 1989, DEPOSITING NO. LS-90-0026 AND MONUMENTATION FOUND AS SHOWN HEREON.

Legend

- FOUND MONUMENT AS DESCRIBED
- ⊙ SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATRONS SURV 16406"
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (P) AS PER THE PLAT OF UNIVERSITY PLACE
- CONCRETE
- EDGE OF ASPHALT
- FLAGSTONE
- BRICK
- FENCE
- ⊙ LOW POINT
- ⊕ WATER METER
- + FINISHED FLOOR/ROOF ELEVATION

Boundary Closure Report

COURSE: N00°02'10"E LENGTH: 87.39'
 COURSE: S89°54'38"E LENGTH: 124.86'
 COURSE: S00°01'05"W LENGTH: 87.37'
 COURSE: N89°55'16"W LENGTH: 124.88'

PERIMETER: 424.50'
 ERROR CLOSURE: 0.01
 COURSE: S68°18'22"E
 ERROR NORTH: -0.003 EAST: 0.008

PRECISION 1: 42450.00

Surveyor's Statement

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATRONS, INC., TO STEVE COLBY, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON MAY 30, 2013; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-102 (9) "IMPROVEMENT SURVEY PLAT".

JOHN B. GUYTON COLORADO P.L.S. #16406
 CHAIRMAN & CEO, FLATRONS, INC.

Depositing Certificate
 SUBMITTED TO BOULDER COUNTY LAND USE FOR RECORDING ON THIS 27th
 DAY OF September, 2013

DATE: JUNE 28, 2013 MRE
 JULY 2, 2013 ED

REVISION: 1 UPDATED DWG WITH TWO PINS SET
 2 ADDED ROOF ELEVATION

IMPROVEMENT SURVEY PLAT
 PREPARED FOR
 STEVE COLBY
 COPYRIGHT 2013 FLATRONS, INC.

Flatrons, Inc.
 Surveying, Engineering & Geomatics
 www.flatronsinc.com
 685 FOURTH AVE. 3805 IRIS AVE. STE. 395 3660 DOWNING ST.
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 PH: (303) 778-4355 PH: (303) 443-9830 PH: (303) 836-6967
 FAX: (303) 778-4355 FAX: (303) 443-9830

COLORADO LICENSED
 SURVEYOR
 16406
 12/13
 PROFESSIONAL LAND SURVEYOR

JOB NUMBER:
 13-61,760
 DATE:
 6-7-2013
 DRAWN BY:
 E. DAVIS
 CHECKED BY:
 WW/ETB/SB
 SHEET 1 OF 1

BY: DAVIS FILE: 817860-SP(C13).DWG DATE: 9/19/2013 2:22 PM