

# LAND SURVEY PLAT

OF THE SE 1/4 OF THE NW 1/4; THE SW 1/4 OF THE NE 1/4; AND THE NE 1/4 OF THE SW 1/4  
OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 70 WEST OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO.

SHEET 1 OF 1

### Parcel Description

(Provided by Old Republic National Title Insurance Co.)

THE SE 1/4 OF THE NW 1/4; THE SW 1/4 OF THE NE 1/4; AND THE NE 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO.

EXCEPT THAT PARCEL OF GROUND HERETOFORE CONVEYED AS DESCRIBED IN DEED RECORDED APRIL 26, 1963 IN BOOK 1276 AT PAGE 521 OF THE RECORDS OF THE CLERK AND RECORDER OF BOULDER COUNTY, COLORADO.

AND EXCEPT THE FOLLOWING DESCRIBED TRACT TO-WIT:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 28 FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 28 BEARS WEST 1325.0 FEET; THENCE NORTH ALONG THE WEST LINE OF THE E 1/2 OF THE SW 1/4 OF SAID SECTION 28, A DISTANCE OF 1672.6 FEET; THENCE S 89 DEGREES 32'E, A DISTANCE OF 44.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 89 DEGREES 32'E, A DISTANCE OF 145.2 FEET; THENCE N PARALLEL TO THE WEST LINE OF THE E 1/2 OF THE SW 1/4 OF SAID SECTION 28, A DISTANCE OF 300 FEET; THENCE N 89 DEGREES 32'W, A DISTANCE OF 145.2 FEET; THENCE S PARALLEL TO THE WEST LINE OF THE E 1/2 OF THE SW 1/4 OF SAID SECTION 28, A DISTANCE OF 300 FEET TO THE TRUE POINT OF BEGINNING.

### 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 JEFF LEEPER, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON AUGUST 4, 1995; 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 8-11-95  
COLORADO P.L.S. #16400011 FS# JOB NO. 95-27,239  
PRESIDENT, FLATIRONS SURVEYING, INC.

- ### Legend
- ⊕ SECTION CORNER AS DESCRIBED
  - FOUND #4 REBAR (NO CAP), EXCEPT AS NOTED
  - SET #5 REBAR WITH ALUMINUM CAP LS #16406
  - ◆ SET 3/4" REBAR WITH 3 1/4" ALUMINUM CAP APPROPRIATELY STAMPED
  - ⊙ FOUND #4 REBAR WITH ALUMINUM COLLAR, STAMPED LS 17664
  - X — FENCE
  - ▨ ASPHALT ROAD
  - ▩ DIRT ROAD
  - (AM) PER ACTUAL MEASUREMENT AT THE TIME OF THE SURVEY

### Notes:

- 1) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER WR127391END-2, DATED JULY 20, 1995 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.
- 2) 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.
- 3) THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF JEFF LEEPER, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- 4) UNDERGROUND UTILITIES ARE NOT SHOWN. ALL UNDERGROUND UTILITIES SHOULD BE FIELD LOCATED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR DIGGING ON OR ADJACENT TO THE SUBJECT PROPERTY.
- 5) 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..
- 6) THE SUBJECT PROPERTY IS CURRENTLY LOCATED IN MULTIPLE FLOOD ZONES ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; MAP NO. 08013C00405 F, DATED JUNE 2, 1995. SEE LOCATIONS SHOWN HEREON. FLOOD INFORMATION IS SUBJECT TO CHANGE.
- 7) THE INFORMATION SHOWN HEREON REGARDING EASEMENTS, RIGHTS-OF-WAY AND ENCUMBRANCES ARE BASED SOLELY ON THE ABOVE REFERENCED TITLE COMMITMENT AND AT THE REQUEST OF THE CLIENT NO FURTHER RESEARCH WAS CONDUCTED TO DETERMINE WHETHER ANY OTHER EASEMENTS, RIGHTS-OF-WAY AND ENCUMBRANCES EXIST.
- 8) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, 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; SUB-DIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 9) THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- 10) BASIS OF BEARINGS: N0010'55"E ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 28 BEARING THE FOUND #6 REBAR WITH 2 1/2" ALUMINUM CAP STAMPED "D.B. & CO. T2N, R70W, 1/4 S 28, S 33, W.C. 25.00', 1993, LS 17664" 25' NORTH OF THE SOUTH 1/4 CORNER AND THE FOUND 2 1/2" IRON PIPE WITH 3 1/4" BRASS CAP STAMPED "BLM, 1956" AT THE NORTH 1/4 CORNER. ALL BEARINGS SHOWN HEREON RELATIVE THERETO.
- 11) THE SLOPE AND DRAINAGE EASEMENT (FILM 1741 REC. #1195785) SHOWN HEREON IMPLIES A 60 FOOT RIGHT-OF-WAY FOR NORTH 49TH STREET BEING THE WEST 60 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28. THE COUNTY ASSESSOR'S MAP OF SECTION 28 IMPLIES A 60 FOOT RIGHT-OF-WAY APPROXIMATELY CENTERED ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER. NO ADDITIONAL RESEARCH WAS PERFORMED TO DETERMINE THE CORRECT RIGHT-OF-WAY WIDTH OR LOCATION. A THOROUGH TITLE SEARCH IS RECOMMENDED TO RESOLVE THIS AREA OF CONCERN.
- 12) THE POSITION OF THE STAR DITCH AND HINMAN DITCH WERE DIGITIZED FROM THE COUNTY ASSESSOR'S MAP AND ARE APPROXIMATE.

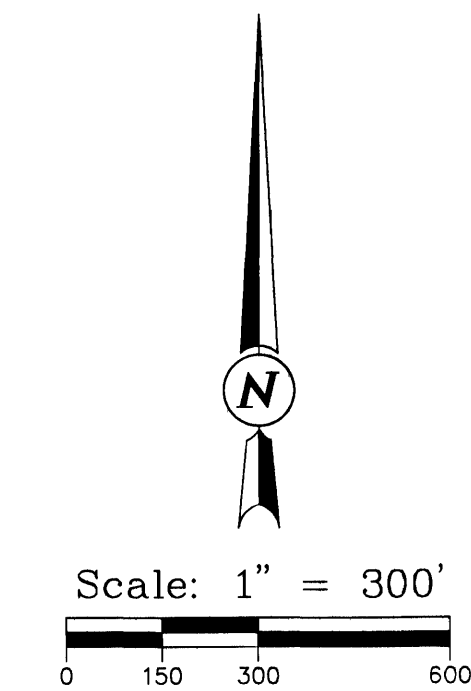
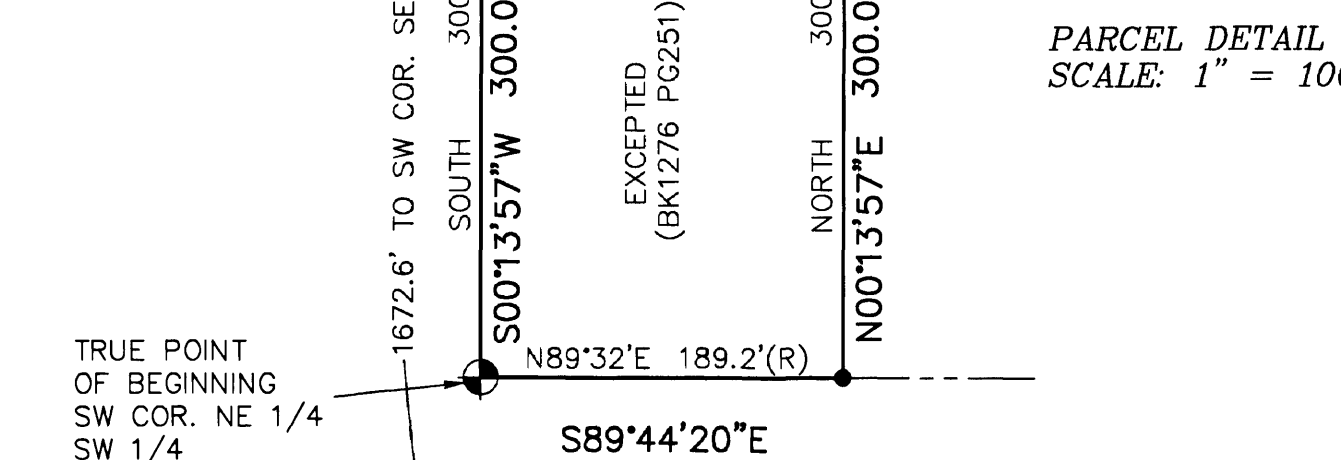
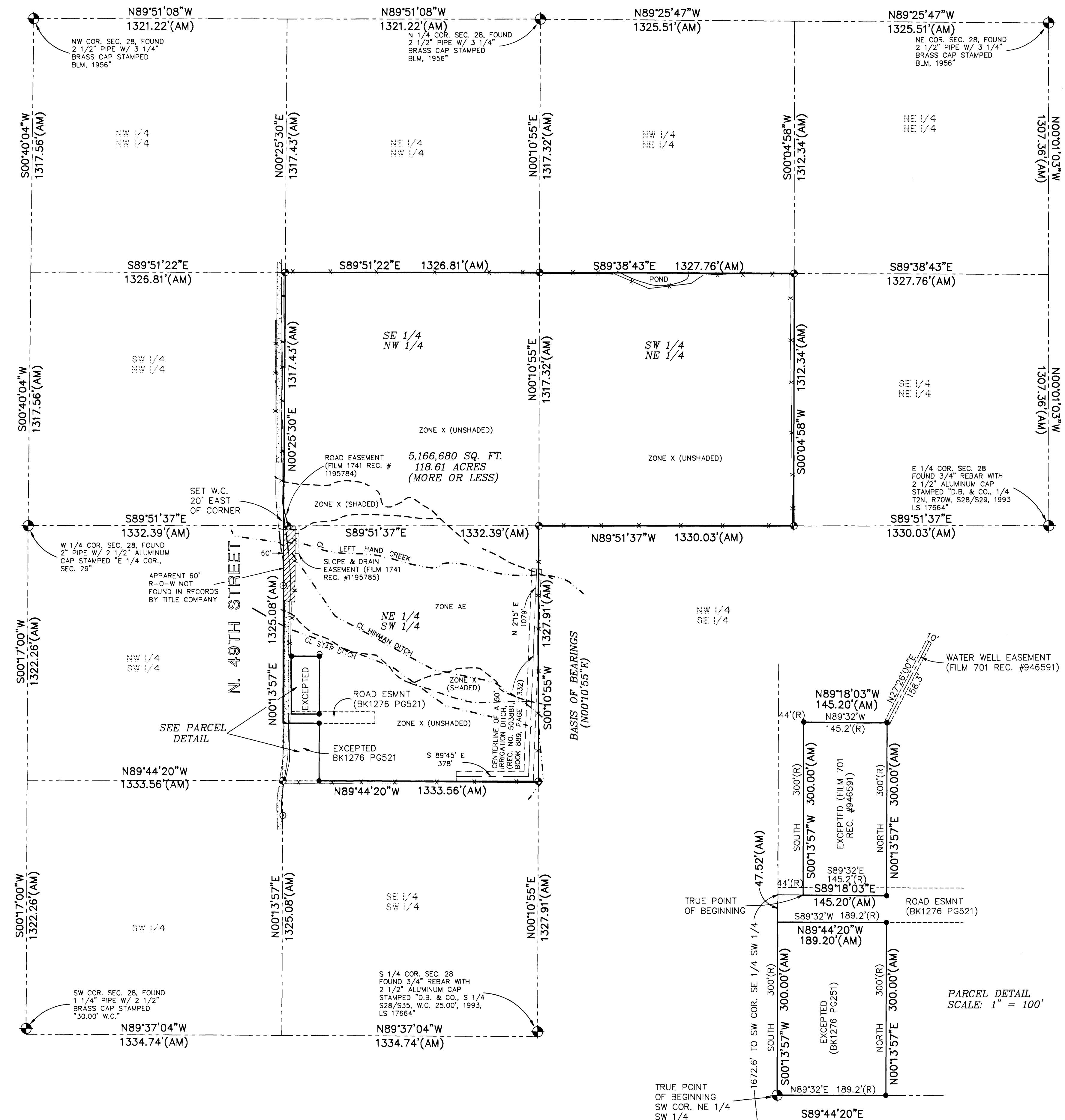
### Flood Zone Breakdown:

- ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD.
- ZONE X (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
- ZONE AE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, BASE FLOOD ELEVATIONS DETERMINED.

### Depositing Certificate:

DEPOSITED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 1995 AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN BOOK \_\_\_\_\_ OF LAND SURVEY PLATS AT PAGE \_\_\_\_\_ OF THE RECORDS OF BOULDER COUNTY, COLORADO.

SIGNED: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
BY: \_\_\_\_\_



Land Survey Plat			
PREPARED FOR			
Jeff Leeper			
SHEET 1 OF 1			
Flatirons Surveying, Inc.			
5717 ARAPAHOE RD., BOULDER, CO 80303			
(303) 443-7001			
DWY	9/12/95	DATE:	
INT:		DATE:	
REVISIONS:			
CHECKED BY:	JRM 8/28/95	DRAWN BY:	FC / DWY
DATE:	AUGUST 11, 1995	FSI JOB NO.:	95-27,239

LS-95-0311