

Preliminary Plat
BOULDER CREEK COMMONS
 located within the Southeast Quarter of Section 4 and the Southwest Quarter of Section 3,
 Township 1 South, Range 70 West of the 6th P.M.,
 County of Boulder, State of Colorado

Sheet 1 of 2

TOTAL AREA = 965,880 SQUARE FEET OR 22.17 ACRES

Property Description

PARCEL I:
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.;
 THENCE NORTH 0°35' WEST, 1592.00 FEET TO THE TRUE POINT OF BEGINNING, CORNER NO. 1;
 THENCE NORTH 88°22' EAST, 1296.93 FEET TO CORNER NO. 2;
 THENCE NORTH 60°11' WEST, 1503.50 FEET TO CORNER NO. 3;
 THENCE SOUTH 0°35' EAST, 784.80 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF BOULDER, STATE OF COLORADO.

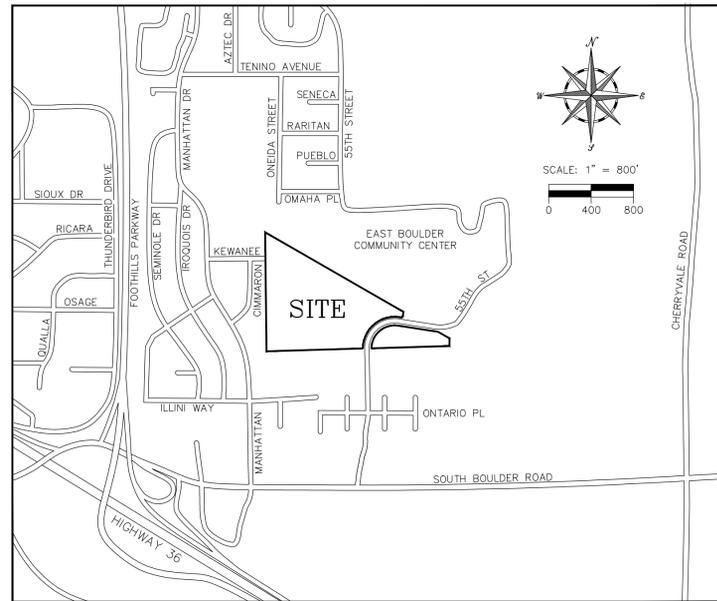
PARCEL II:
 BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.; THENCE NORTH 0°35' WEST 1259.00 FEET TO THE TRUE POINT OF BEGINNING, CORNER NO. 1; THENCE NORTH 88°22' EAST 1728.15 FEET TO CORNER NO. 2; THENCE NORTH 0°29' EAST 71.48 FEET TO CORNER NO. 3; THENCE NORTH 60°11' WEST 501.20 FEET TO CORNER NO. 4; THENCE SOUTH 88°22' WEST 1296.93 FEET TO CORNER NO. 5; THENCE SOUTH 0°35' EAST 333.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION REFERENCED IN RULE AND ORDER RECORDED NOVEMBER 10, 1993 AT RECEPTION NO. 1360066, AND DESCRIBED IN AGREEMENT RECORDED NOVEMBER 15, 1993 AT RECEPTION NO. 1361390, COUNTY OF BOULDER, STATE OF COLORADO.

AND EXCEPTING FROM PARCELS I AND II PART OF A RIGHT-OF-WAY CONVEYED TO THE CITY OF BOULDER PER QUIT CLAIM DEED RECORDED ON FILM 1580 AS RECEPTION NUMBER 00983929.

Lot and Outlot Usages

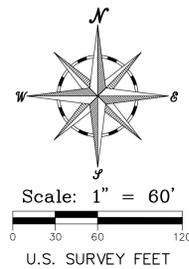
LOTS 1-68 (EXCEPT LOTS 25, 34 AND 37)	SINGLE FAMILY RESIDENCES
LOTS 25, 34 AND 37	DUPLEX UNITS
LOT 69	SENIOR CONGREGATE CARE
OUTLOT A	OPEN SPACE, ENTRY SIGNAGE AND LANDSCAPE
OUTLOT B	OPEN SPACE
OUTLOT C	OPEN SPACE, IRRIGATION LATERAL
OUTLOT D	OPEN SPACE, IRRIGATION LATERAL AND FUTURE ROW EXTENSION
OUTLOT E	OPEN SPACE, WETLAND MITIGATION, IRRIGATION DITCH AND LATERAL, AND DRAINAGE
OUTLOT F	OPEN SPACE, WETLAND PRESERVATION, IRRIGATION DITCH AND LATERAL, AND DRAINAGE
OUTLOT G	OPEN SPACE, POCKET PARK
OUTLOT I	OPEN SPACE AND DRAINAGE
OUTLOT J	OPEN SPACE AND WETLAND PRESERVATION
OUTLOT K	OPEN SPACE AND WETLAND PRESERVATION AND MITIGATION



Vicinity Map

Notes:

- FIRST AMERICAN HERITAGE TITLE COMPANY COMMITMENT NUMBER 254-H0172321-043-ADL, DATED JUNE 6, 2007 AT 8:00 A.M. AND COMMITMENT NUMBER 254-H0173096-043-ADL, DATED JUNE 14, 2007 AT 8:00 A.M., WERE RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
 PER RECEPTION NUMBER 1361390 THERE IS A RESERVED CONSERVATION EASEMENT ACROSS THE SUBJECT PROPERTY. THE CONSERVATION EASEMENT IS IN PART LOCATED AS SHOWN HEREON AND FURTHER SUBJECT TO FINAL AGREEMENTS AT THE TIME OF ANNEXATION.
 THERE IS A BLANKET UTILITY EASEMENT FOR UNION RURAL ELECTRIC ASSOCIATION, INC. FACILITIES PER FILM 1184 REC. NO. 468375 ACROSS PARCEL I.
 THE COUNTY OF BOULDER RIGHT-OF-WAY RECORDED AS RECEPTION NUMBER 786666 WAS CONVEYED TO THE CITY OF BOULDER PER QUIT CLAIM DEED RECORDED ON FILM 1580 AS RECEPTION NUMBER 00983929. AT THE REQUEST OF THE CLIENT THIS SURVEY IS SHOWING THE RIGHT-OF-WAY STRIP AS BEING OWNED BY THE CITY OF BOULDER.
- 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.
- UNDERGROUND WATER, STORM AND SANITARY SEWER LINES HAVE BEEN SHOWN HEREON BASED UPON VISIBLE SURFACE EVIDENCE, MAPS PROVIDED BY THE CITY OF BOULDER AND UTILITY MARKINGS PLACED BY DIVERSIFIED UNDERGROUND, INC.
 UNDERGROUND GAS AND ELECTRIC LINES HAVE BEEN SHOWN HEREON BASED UPON VISIBLE SURFACE EVIDENCE, MAPS PROVIDED BY XCEL ENERGY AND UTILITY MARKINGS PLACED BY DIVERSIFIED UNDERGROUND, INC.
 UNDERGROUND TELEPHONE AND COMMUNICATION LINES HAVE BEEN SHOWN HEREON PER MARKINGS PROVIDED BY DIVERSIFIED UNDERGROUND, INC.
 OTHER UNDERGROUND UTILITIES MAY EXIST, FOR WHICH THERE ARE NO PUBLIC RECORDS READILY AVAILABLE. ALL UNDERGROUND UTILITIES SHOULD BE FIELD LOCATED BY THE APPROPRIATE AGENCY PRIOR TO ANY CONSTRUCTION OR DIGGING ON OR ADJACENT TO THE SUBJECT PROPERTY.
- BASIS OF BEARINGS: ASSUMED A BEARING OF NORTH 00°35'00" EAST ALONG THE WEST LINE OF THE SUBJECT PROPERTY BETWEEN THE SURVEY MARKERS DESCRIBED HEREON.
- THE SUBJECT PROPERTY CONTAINS 965,880 SQUARE FEET (22.17 ACRES). THE AREA WEST OF 55TH STREET IS 847,017 SQUARE FEET (19.44 ACRES). THE AREA EAST OF 55TH STREET IS 118,863 SQUARE FEET (2.73 ACRES).
- FLOOD ZONES SHOWN HEREON WERE TAKEN FROM THE CITY OF BOULDER SOUTH BOULDER CREEK STUDY INTERACTIVE ON LINE MAP.
- BASE TOPOGRAPHIC MAPPING OF THIS SITE WAS PERFORMED BY PAUL WERTZ, MAPPING CONSULTANT.
- BENCHMARK: FOUND CUT BOX AT SOUTHEAST CORNER OF CATCH BASIN SLAB ON THE WEST SIDE OF 55TH STREET NEAR THE SOUTHEAST CORNER OF THE PROPERTY AT 5692 55TH STREET. CITY OF BOULDER BENCHMARK ID V3-2-1, ELEVATION = 5331.87 CITY OF BOULDER NAVD 88 DATUM.



- Flagstaff Surveying Inc. -

TABLE MESA SHOPPING CENTER
 637 SOUTH BROADWAY, SUITE C
 BOULDER, COLORADO 80305
 303-499-9737

PREPARED BY:
 STEVEN J. SELLARS
 COLORADO PLS 27615



Current Flood Plain Diagram

SCALE: 1"=200'

Approved by the City of Boulder;

DIRECTOR OF PLANNING _____ DATE _____

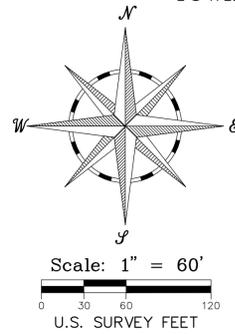
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Sheet 2 of 2

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Curve Table (RECORD)

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD
C1	516.69'	300.50'	98°30'59"	N 50°19'41" E 455.35'
C2	23.56'	15.00'	90°00'00"	N 54°35'10" E 21.21'
C3	31.88'	340.50'	5°21'51"	N 8°30'54" W 31.87'
C4	374.66'	219.50'	97°47'50"	S 50°41'15" W 330.81'

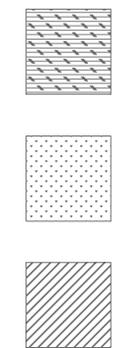
Curve Table (MEASURED)

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD
C1	516.69'	300.50'	98°30'59"	N 50°19'41" E 455.35'
C2	23.56'	15.00'	90°00'00"	N 54°35'10" E 21.21'
C3	31.88'	340.50'	5°19'04"	N 8°34'47" W 31.59'
C4	374.66'	219.50'	97°47'50"	S 49°56'50" W 330.81'
C5	84.65'	300.50'	16°08'25"	N 08°23'58" E 84.37'
C6	123.25'	300.50'	23°30'01"	N 28°23'13" E 120.79'
C7	308.79'	300.50'	58°52'33"	N 69°24'28" E 295.38'

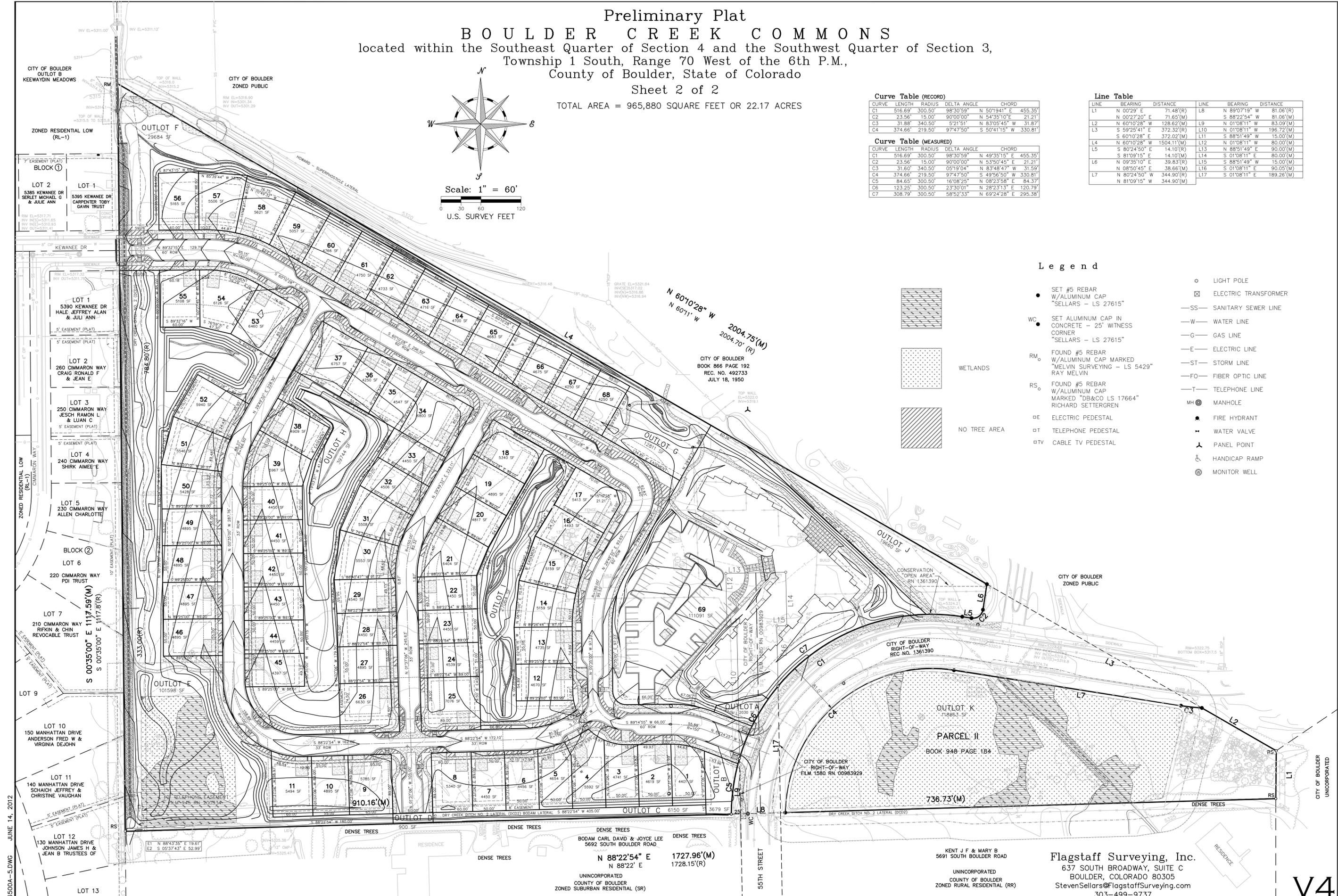
Line Table

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 00°29' E	71.48'(R)	L8	N 89°07'19" W	81.06'(R)
L2	N 00°27'20" E	71.65'(M)	L9	S 88°22'54" W	81.06'(M)
L3	N 60°10'28" W	128.62'(M)	L10	N 01°08'11" W	83.09'(M)
L4	S 59°25'41" E	372.32'(R)	L11	S 88°51'49" W	15.00'(M)
L5	S 60°10'28" E	372.02'(R)	L12	S 88°51'49" W	15.00'(M)
L6	N 60°10'28" W	1504.11'(M)	L13	N 01°08'11" W	80.00'(M)
L7	S 80°24'50" E	14.10'(R)	L14	S 01°08'11" E	90.00'(M)
			L15	S 88°51'49" W	15.00'(M)
			L16	S 01°08'11" E	90.05'(M)
			L17	S 01°08'11" E	189.26'(M)

Legend



- LIGHT POLE
- ⊠ ELECTRIC TRANSFORMER
- SS— SANITARY SEWER LINE
- W— WATER LINE
- G— GAS LINE
- E— ELECTRIC LINE
- ST— STORM LINE
- FO— FIBER OPTIC LINE
- T— TELEPHONE LINE
- MH ⊕ MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ PANEL POINT
- ⊕ HANDICAP RAMP
- ⊕ MONITOR WELL



16500A-5.DWG JUNE 14, 2012

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 303-499-9737

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