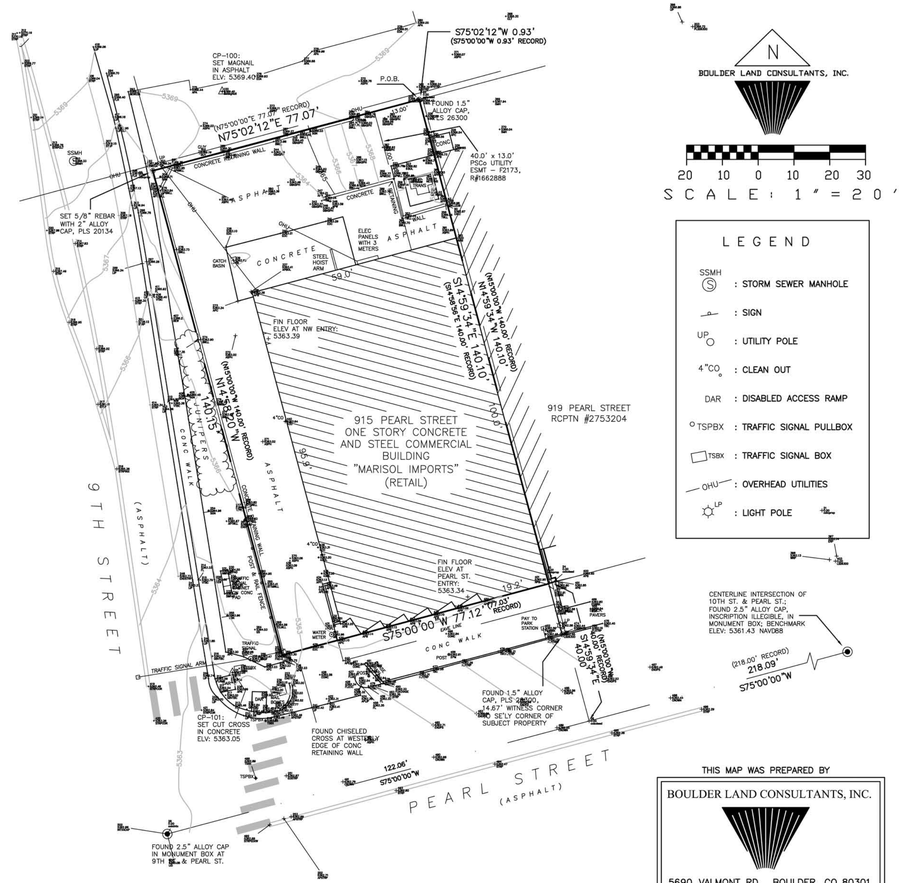
AN IMPROVEMENT SURVEY PLAT OF THE

915 PEARL STREET PROPERTY

LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 25, T1N, R71W
OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

TOTAL AREA (AS SURVEYED) = 10803 SQ. FT. (0.248 ACRES)



BOULDER LAND CONSULTANTS, INC.

20 10 0 10 20 30

SCALE: 1" = 20'

LEGEND

SSMH	: STORM SEWER MANHOLE
	: SIGN
UP	: UTILITY POLE
4"CO	: CLEAN OUT
DAR	: DISABLED ACCESS RAMP
TSPBX	: TRAFFIC SIGNAL PULLBOX
TSBX	: TRAFFIC SIGNAL BOX
OHU	: OVERHEAD UTILITIES
LP	: LIGHT POLE

THIS MAP WAS PREPARED BY

BOULDER LAND CONSULTANTS, INC.

5690 VALMONT RD. BOULDER, CO 80301
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LEGAL DESCRIPTION

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF 10TH STREET AND PEARL STREET IN THE CITY OF BOULDER, SAID INTERSECTION BEING MARKED BY AN IRON PIN ESTABLISHED BY THE CITY SURVEYOR OF SAID CITY OF BOULDER;
THENCE SOUTH 75°00'00" WEST ALONG SAID CENTERLINE OF SAID PEARL STREET, 218.00 FEET;
THENCE NORTH 15°00'00" WEST AT RIGHT ANGLES TO THE CENTERLINE OF SAID PEARL STREET, 40.00 FEET TO A POINT ON THE NORTH LINE OF SAID PEARL STREET, SAID POINT BEING WESTERLY 397.38 FEET FROM THE INTERSECTION OF THE RANGE LINE BETWEEN TOWNSHIP 1 NORTH, RANGE 70 WEST, AND TOWNSHIP 1 NORTH, RANGE 71 WEST, AND THE NORTH LINE OF SAID PEARL STREET;
THENCE NORTH 15°00'00" WEST AT RIGHT ANGLES TO THE CENTERLINE OF SAID PEARL STREET, 140.00 FEET;
THENCE SOUTH 75°00'00" WEST PARALLEL TO THE CENTERLINE OF SAID PEARL STREET, 0.93 FEET TO A POINT ON THE EASTERLY LINE OF A CINDER BLOCK BUILDING, KNOWN AS 915 PEARL STREET, EXTENDED NORTHERLY, THE TRUE POINT OF BEGINNING;
THENCE SOUTH 14°58'56" EAST, 140.00 FEET ALONG THE EASTERLY LINE AND THE EASTERLY LINE EXTENDED NORTHERLY OF SAID CINDER BLOCK BUILDING TO A POINT ON THE NORTHERLY LINE OF SAID PEARL STREET;
THENCE SOUTH 75°00'00" WEST, 77.03 FEET ALONG THE NORTHERLY LINE OF SAID PEARL STREET;
THENCE NORTH 15°00'00" WEST AT RIGHT ANGLES TO SAID PEARL STREET, 140.00 FEET;
THENCE NORTH 75°00'00" EAST PARALLEL WITH SAID PEARL STREET, 77.07 FEET TO THE TRUE POINT OF BEGINNING.

NOTES

1. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN UNITED TITLE COMPANY TITLE COMMITMENT NO. U0021306, DATED DECEMBER 26, 2006. SAID TITLE COMMITMENT WAS ENTIRELY RELIED UPON FOR THE LEGAL DESCRIPTION AND RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND OTHER ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY. THIS MAP DOES NOT REPRESENT A TITLE SEARCH PERFORMED BY BOULDER LAND CONSULTANTS, INC.
2. ACCORDING TO SCHEDULE B - SECTION 2 OF THE ABOVEMENTIONED TITLE COMMITMENT, THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE FOLLOWING RECORDED INSTRUMENTS:
   - EXCEPTION NO. 6: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN CITY OF BOULDER ORDINANCE NO. 3644 (RECEPTION #955232, 09/23/1970), ORDINANCE NO. 4218 (RECEPTION #308219, 11/06/1978), RESOLUTION NO. 45 OF THE CITY OF BOULDER CENTRAL AREA GENERAL IMPROVEMENT DISTRICT (RECEPTION #445960, 05/13/1981);
   - EXCEPTION NO. 7: AN EASEMENT FOR UTILITY LINES AND INCIDENTAL PURPOSES GRANTED TO PUBLIC SERVICE CO. OF COLORADO (RECEPTION #1662888, 12/09/1996) UPON THE TERMS AND CONDITIONS SET FORTH IN THE INSTRUMENT.
3. BASIS OF BEARINGS SHOWN HEREON IS THE CENTERLINE OF PEARL STREET, MONUMENTED AS DESCRIBED HEREON, AND ASSUMED TO BEAR S 75°00'00" W.
4. BENCHMARK FOR THE VERTICAL INFORMATION SHOWN HEREON IS A 2.5" ALUMINUM CAP IN MONUMENT BOX, MONUMENTING THE CENTERLINE INTERSECTION OF 10TH STREET AND PEARL STREET. ELEVATION 5361.43, NAVD88.
5. NO UNDERGROUND UTILITY LINES ARE SHOWN HEREON.
6. CERTIFICATION DEFINED: THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS AND FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EITHER EXPRESSED OR IMPLED. (PER COLORADO STATE BOARD RULE NO. 6.2.2).
7. IN ACCORDANCE WITH C.R.S.13-80-105:
   NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU 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 CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION

I, JASON EMERY, DO HEREBY CERTIFY TO 915 PEARL, LLC, A COLORADO LIMITED LIABILITY COMPANY AND UNITED TITLE COMPANY, THAT, SUBJECT TO THE NOTES SHOWN HEREON, A SURVEY OF THE PERIMETER OF PROPERTY DESCRIBED HEREON WAS MADE UNDER MY DIRECT SUPERVISION AND CONFORMS TO ALL APPLICABLE STATE LAWS AS DEFINED IN TITLE 38, ARTICLES 50, 51 AND 53, COLORADO REVISED STATUTES AND THAT THIS IMPROVEMENT SURVEY PLAT ACCURATELY DEPICTS THE RESULTS OF SAID SURVEY.

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OCTOBER 5, 2007
JASON EMERY
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 20134

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DRAWING "74207isp1.DWG"
B.C.I. INC. PROJECT NO. 74207

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901 PEARL STREET
RESTAURANT
BOULDER, COLORADO

PROJECT NO: 201322
ISSUE DATE: 9-3-13
REVISIONS:

SHEET TITLE:
SITE SURVEY

SHEET NUMBER:
C0