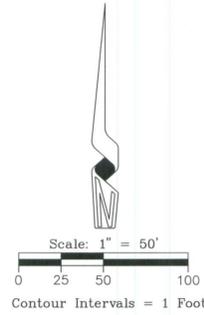


IMPROVEMENT SURVEY PLAT

TRACT OF LAND LOCATED IN THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO
SHEET 1 OF 1

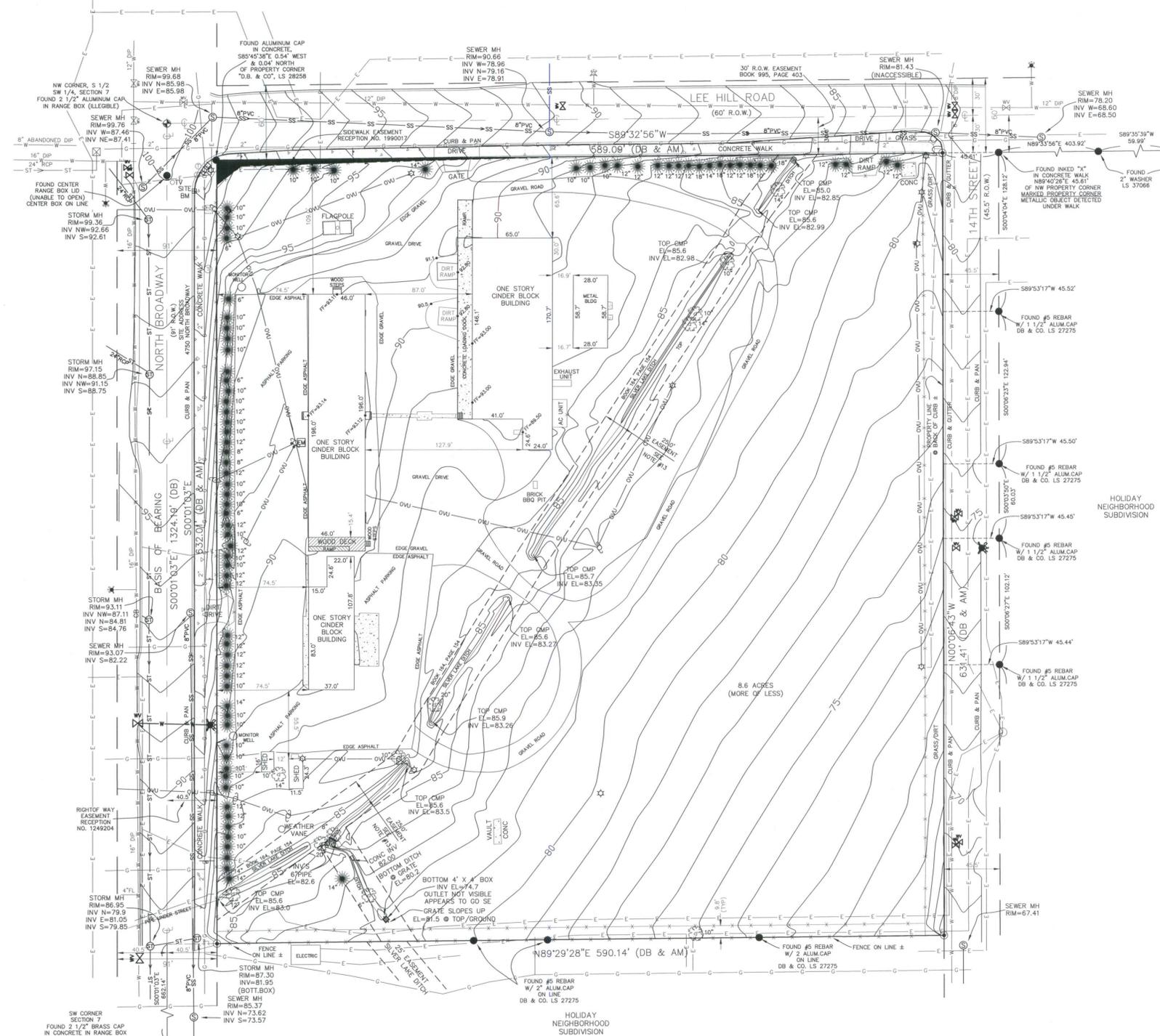
Parcel Description
(Provided by United Title Company)

The Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 7, Township 1 North, Range 70 West of the 6th P.M., County of Boulder, State of Colorado.



Notes

- UNITED TITLE COMPANY COMMITMENT NUMBER U005364, DATED AUGUST 8, 2005 AT 8:00 A.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 PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF LOFTUS DEVELOPMENTS, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON. SAID DOCUMENT CALLS FOR A 25 FOOT RIGHT OF WAY WIDTH, THE CENTERLINE IS NOT PRECISELY DESCRIBED AND THE DITCH RIGHT OF WAY SHOWN HEREON IS BASED ON THE ACTUAL LOCATION OF SAID DITCH AT TIME OF SURVEY.
- BASIS OF BEARINGS: ASSUMED S00°01'03"E ALONG WEST LINE OF NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO.
- THE LOCATIONS FOR UNDERGROUND UTILITIES ARE BASED UPON VISIBLE SURFACE EVIDENCE AND MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANIES AND MUNICIPALITIES. LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES AND STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND STRUCTURES. 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.
- THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY LAND DEVELOPMENT DESKTOP (DIGITAL TERRAIN MODELING) RELEASE 2004 SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS. DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION, 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.
- 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.
- FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X, BOULDER, COLORADO UNINCORPORATED & INCORPORATED AREAS ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 080130395F, DATED JUNE 02,1995. FLOOD INFORMATION IS SUBJECT TO CHANGE.
- SITE BENCHMARK INFORMATION: ASSUMED ELEVATION 100.00 ON CHISELED BOX ON TOP CURB @ SE CORNER OF INTERSECTION OF NORTH BROADWAY & LEE HILL ROAD, AS SHOWN HEREON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- UTILITIES SOUTH OF SOUTH PROPERTY LINE ARE FROM MAPS PROVIDED BY CITY AND UTILITY COMPANIES.
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE COMMITMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE COMMITMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.
 - RIGHT OF WAY, WHETHER IN FEE OR EASEMENT ONLY FOR THE SILVER LAKE DITCH AS CONVEYED BY DEED RECORDED MARCH 26, 1894 IN BOOK 164 AT PAGE 154; AND FOR THE ARMOY LATERAL OF THE SILVER LAKE DITCH. SEE GENERAL NOTE NUMBER 13.
 - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE CITY OF BOULDER ORDINANCE NO. 3748 RECORDED MAY 5, 1972 AS RECEPTION NO. 17171.
 - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ANNEXATION AGREEMENT RECORDED DECEMBER 16, 1992 AS RECEPTION NO. 1249203.
 - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM OF LEASE AND OPTION BETWEEN THE GOVERNOR OF THE STATE OF COLORADO, FOR THE USE OF THE NATIONAL GUARD, ACTING BY AND THROUGH THE DEPARTMENT OF MILITARY AFFAIRS, LESSOR AND CRICKET COLORADO PROPERTY COMPANY, LESSEE, RECORDED OCTOBER 18, 2001 AS RECEPTION NUMBER 2209153.
- THE INFORMATION CONTAINED IN BOOK 164, PAGE 154 RELATING TO THE SILVER LAKE DITCH IS PARTIALLY ILLEGIBLE IN SAID DOCUMENT PROVIDED BY UNITED TITLE COMPANY COMMITMENT NUMBER U005364. SAID DOCUMENT CALLS FOR A 25 FOOT RIGHT OF WAY WIDTH. THE CENTERLINE OF SAID DITCH IS NOT PRECISELY DESCRIBED AND THE DITCH RIGHT OF WAY SHOWN HEREON IS BASED ON THE ACTUAL LOCATION OF THE DITCH AT THE TIME OF SURVEY.



Legend

- = FOUND MONUMENT AS NOTED
- = SET #5 REBAR W/ 1-1/2" ALUMINUM CAP, FLATIRONS SURVEYING, LS 16406
- ⊕ = ALIQUOT SECTION CORNER
- + = BENCHMARK
- ⊗ = FIRE HYDRANT
- ⊕ = WATER VALVE
- EM = ELECTRIC METER
- ⊗ = TRANSFORMER
- TR = TELCO RISER
- GM = GAS METER
- ⊕ = TELCO MANHOLE
- ⊕ = YARD LIGHT
- ⊕ = UTILITY POLE
- ⊕ = SIGN
- ⊕ = STORM SEWER MANHOLE
- X" = DECIDUOUS TREE W/ TRUNK CALIPER
- X" = CONIFEROUS TREE W/ TRUNK CALIPER
- AC = AIR CONDITIONER PAD
- (DB) = PER D.B. & CO. LAND SURVEY PLAT DATED 03-05-1999
- (AM) = AS MEASURED AT TIME OF SURVEY
- ⊕ = BOLLARD
- X-X- = FENCE
- G-G- = GAS LINE
- SS-SS- = SANITARY SEWER LINE
- W-W- = WATER LINE
- E-E- = ELECTRIC LINE
- OUV- = OVERHEAD UTILITY
- - - = EASEMENT LINE
- ST-ST- = STORM SEWER LINE
- O-O-O- = UTILITIES SHADED ARE FROM MAPS PROVIDED BY CITY AND UTILITY COMPANIES

Depositing Certificate

SUBMITTED TO BOULDER COUNTY LAND USE FOR RECORDING ON THIS ____ DAY OF _____, 200__.

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 LOFTUS DEVELOPMENTS, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON AUGUST 25 - SEPTEMBER 9, 2005; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. SEC. 38-51-102 (9) "IMPROVEMENT SURVEY PLAT".

JOHN B. GUYTON DATE
COLORADO P.L.S. #16406 FSI JOB NO. 05-49,232
PRESIDENT, FLATIRONS SURVEYING, INC.

IMPROVEMENT SURVEY PLAT
PREPARED FOR
LOFTUS DEVELOPMENTS

SHEET 1 OF 1

DRAWN BY: JEH
DATE: 09-21-2005
FSI JOB NO. 05-49,232

Flatirons Surveying, Inc.
5717 ARAPAHOE ROAD
BOULDER, CO 80303
PHONE: (303) 443-7001
FAX: (303) 443-9830
www.flatirons.com

INT. DATE:
REVISIONS:
CHECKED BY:
SK, LW, EB