ALTA/ACSM LAND TITLE SURVEY

BLOCK 122, TOWN OF BOULDER SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 3

TOTAL AREA = 84,417 SQ FT, OR 1.94 ACRES, MORE OR LESS

Parcel Description

(PROVIDED BY EMPIRE TITLE NORTH, LLC)
DEED RECORDED ON 04/22/1957 AT REC. NO. 592192
(COMMITMENT NO. 107267)
LOT 1 AND THE EASTERLY 22 FEET OF LOT 2, ALL IN BLOCK 122, IN THE ORIGINAL TOWN, NOW CITY OF BOULDER, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF BOULDER, STATE OF COLORADO.

(NO DEED AVAILABLE FOR COMMITMENT NO. 107268)(SEE NOTE 21)
THE WEST 37 1/2 OF LOT 3, BLOCK 122, BOULDER CITY, COUNTY OF BOULDER, STATE OF COLORADO.

DEED RECORDED ON 07/26/1963 AT REC. NO. 732369
(COMMITMENT NO. 107269)
THE EAST 40 FEET OF LOT 4, IN BLOCK 122 IN THE CITY OF BOULDER, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF BOULDER, STATE OF COLORADO.

DEED RECORDED ON 09/21/1966 AT REC NO. 827669
(COMMITMENT NO. 107270)
ALL THAT PORTION OF LOTS 4 AND 5, IN BLOCK 122, OF THE TOWN, NOW CITY OF BOULDER, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH LINE OF PINE STREET NORTH 75° EAST, 60.79 FEET FROM THE NORTHWEST CORNER OF SAID BLOCK 122, THENCE SOUTH 15° EAST, 75 FEET MORE OR LESS TO THE NORTH LINE OF A TRACT HERETOFORE CONVEYED TO GLADYS F. FOX BY DEED RECORDED IN BOOK 427, AT PAGE 143 OF THE BOULDER COUNTY RECORDS, THENCE NORTH 15° WEST, 90.75 FEET MORE OR LESS TO THE SOUTH LINE OF PINE STREET AFOREMENTIONED, THENCE SOUTH 75° WEST ALONG SAID SOUTH LINE OF PINE STREET 49.5 FEET TO THE PLACE OF BEGINNING, COUNTY OF BOULDER, STATE OF COLORADO.

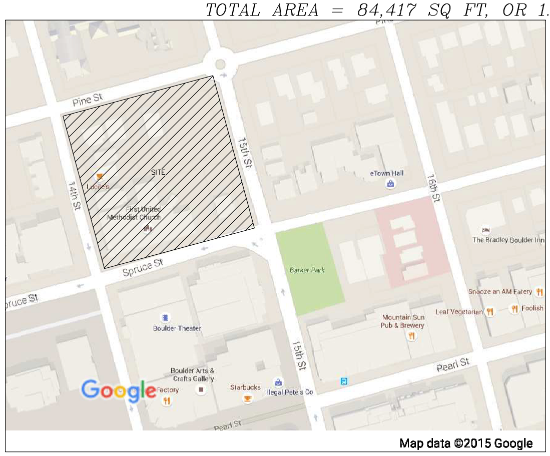
DEED RECORDED ON 04/13/1967 AT REC. NO. 844012
(COMMITMENT NO. 107271)
ALL OF THAT PART OF LOTS 5 AND 6, IN BLOCK 122 OF THE TOWN, NOW THE CITY OF BOULDER, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH WEST CORNER OF SAID BLOCK 122; THENCE NORTH 75° EAST ALONG THE SOUTH LINE OF PINE STREET A DISTANCE OF 60.79 FEET; THENCE SOUTH 15° EAST TO THE NORTH LINE OF A TRACT OF GROUND SOLD TO GLADYS F. FOX, BY DEED RECORDED IN BOOK 427 PAGE 143 OF THE RECORDS IN THE OFFICE OF COUNTY CLERK AND RECORDER OF BOULDER COUNTY; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF THE ABOVE MENTIONED TRACT TO THE EAST LINE OF FOURTEENTH STREET; THENCE NORTH 15° WEST ALONG THE EAST LINE OF FOURTEENTH STREET, 70.54 FEET TO THE PLACE OF BEGINNING, COUNTY OF BOULDER, STATE OF COLORADO.

DEED RECORDED ON 03/07/1977 AT REC. NO. 131194
(COMMITMENT NO. 107272)
A PORTION OF LOTS 4, 5 AND 6, LESS THE EASTERLY 40.00 FT. OF SAID LOT 4, IN BLOCK 122, CITY OF BOULDER, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF FOURTEENTH STREET, IN SAID CITY OF BOULDER, S15°E, 70.54 FEET FROM THE NW CORNER OF SAID BLOCK 122; THENCE N75°E, 45.00 FEET; THENCE S87°42'E, 68.44 FEET; THENCE S75°W, 110.34 FEET TO A POINT ON THE EAST LINE OF FOURTEENTH STREET; THENCE N15°W ALONG SAID EAST LINE OF FOURTEENTH STREET, 35.36 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THE RIGHT FOR SOUTH EDGE OF ROOF OF HOUSE WHICH NOW STANDS ON SAID PREMISES TO OVERHANG THE ADJOINING PREMISES AS SET FORTH IN DEED, RECORDED IN BOOK 426 AT PAGE 306, COUNTY OF BOULDER, STATE OF COLORADO.

DEED RECORDED ON 06/18/1970 AT REC. NO. 946328
(COMMITMENT NO. 107273)
THE SOUTHERLY 34.5 FEET OF LOTS 4, 5 AND 6, EXCEPT THE EASTERLY 40 FEET OF SAID LOT 4, BLOCK 122, BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

DEED RECORDED ON 05/01/1920 AT REC. NO. 150343 (LOT 9)
DEED RECORDED ON 06/07/1922 AT REC. NO. 175791 (LOT 10)
DEED RECORDED ON 02/17/1964 AT REC. NO. 749108 (LOT 11)
(NO DEEDS PROVIDED FOR LOTS 7&8, SEE NOTE 22)
(COMMITMENT NO. 107274)
LOTS 7, 8, 9, 10 AND 11, BLOCK 122, IN THE CITY OF BOULDER, STATE OF COLORADO

DEED RECORDED ON 01/14/1960 AT REC. NO. 645551
(COMMITMENT NO. 107275)
LOT 12, IN BLOCK 122 IN THE TOWN (NOW CITY) OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

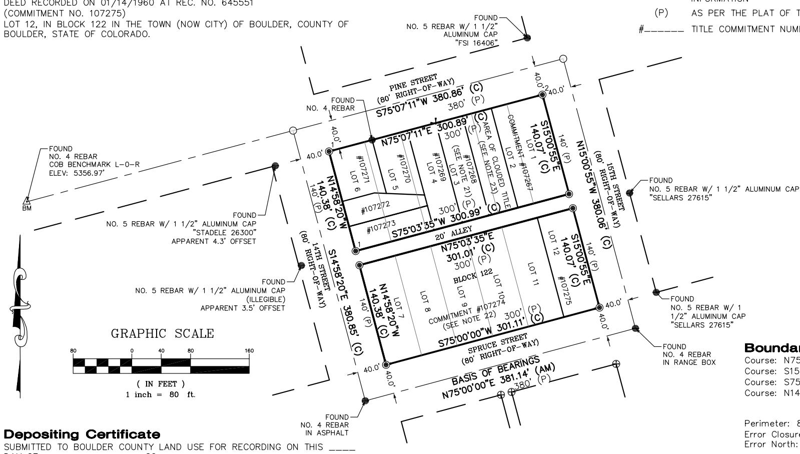


Map data ©2015 Google

Vicinity Map
NOT TO SCALE

Legend

- ✛ FOUND CHISELED CROSS
- ● FOUND MONUMENT AS DESCRIBED
- ⊕ FOUND BRASS TAG "FSI 16406"
- △BM FOUND BENCHMARK AS DESCRIBED
- ◉ SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
- ◉1 SET 3/4" BRASS TAG "FSI 16406"
- ◉2 SET 2" ALUMINUM DISK WITH MAG NAIL "FLATIRONS SURVEYING LS 16406"
- ○ CALCULATED POSITION (NOT FOUND OR SET)
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (P) AS PER THE PLAT OF THE TOWN OF BOULDER
- #______ TITLE COMMITMENT NUMBER



Depositing Certificate

SUBMITTED TO BOULDER COUNTY LAND USE FOR RECORDING ON THIS ____ DAY OF ______________, 20__.

Notes

1. EMPIRE TITLE NORTH, LCC COMMITMENT NUMBER 107268, DATED SEPTEMBER 14, 2015 AT 8:00 A.M., AND NUMBERS 107267, 107269, 107270, 107271, 107272, 107273, 107274 AND 107275, ALL DATED AUGUST 28, 2015 AT 8:00 A.M., WERE ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED IN SAID TITLE COMMITMENTS ARE A PORTION OF THE PROPERTY SURVEYED HEREIN. (SEE NOTES 21, 22 AND 23)
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 ALTA/ACSM LAND TITLE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF GARDNER CAPITAL, AND EMPIRE TITLE NORTH, LLC, 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. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
5. BASIS OF BEARINGS: AN ASSUMED BEARING OF N75°00'00"E ALONG THE CENTERLINE OF SPRUCE STREET, BETWEEN A FOUND NO. 4 REBAR AT THE INTERSECTION OF SPRUCE STREET AND 14TH STREET AND A FOUND NO. 4 REBAR AT THE INTERSECTION OF SPRUCE STREET AND 15TH STREET AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
6. SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. 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. (ALTA/ACSM LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 11(b))
7. 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.
8. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
9. 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.
10. BENCHMARK INFORMATION: ELEVATIONS BASED ON CITY OF BOULDER POINT L-0-R, WITH A PUBLISHED ELEVATION OF 5356.97 FEET (NAVD88), BEING A NO. 4 REBAR LOCATED IN THE INTERSECTION OF 13TH STREET AND PINE STREET.
11. 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.
12. FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND/OR ZONE D, AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 08013C0394J, DATED 12/18/2012. THE MAP DOES NOT DIFFERENTIATE BETWEEN ZONE X UNSHADED AND ZONE D. FLOOD INFORMATION IS SUBJECT TO CHANGE.
13. DATES OF FIELD WORK: SEPTEMBER 28 – OCTOBER 2, 2015
14. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
15. THE NORTH PORTION OF THE SUBJECT PROPERTY IS 42,200 SQ. FT OR 0.97 ACRES, MORE OR LESS, THE SOUTH PORTION OF THE SUBJECT PROPERTY IS 42,217 SQ. FT. OR 0.97 ACRES, MORE OR LESS, FOR A TOTAL AREA OF 84,417 SQ. FT. OR 1.94 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES (ALTA/ACSM LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 4).
16. THERE ARE 76 REGULAR PARKING SPACES, NO HANDICAP SPACES, AND NO MOTORCYCLE SPACES ON THE SUBJECT PROPERTY FOR A TOTAL OF 76 PAINTED PARKING STALLS ON THE SUBJECT PROPERTY (ALTA/ACSM LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 9).
17. OWNERSHIP INFORMATION IS PER BOULDER COUNTY WEBSITE AS RESEARCHED ON 10/22/2015 AND IS SUBJECT TO CHANGE (ALTA/ACSM LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 13).
18. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY (ALTA/ACSM LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 16).
19. THERE WAS NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES OR STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT TIME OF SURVEY (ALTA/ACSM LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 17).
20. THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY (ALTA/ACSM LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 18).
21. PER EXCEPTION NUMBER 8 IN COMMITMENT NUMBER 1072768, "NO DEED OR INFORMATION CAN BE HAD ON THIS PROPERTY, EMPIRE TITLE HAS SEARCHED IN 4 SEARCH ENGINES, IN THE CLERK AND RECORDERS OFFICE AS WELL AS THE ASSESSORS OFFICE TN BOULDER. WE HAVE CONTACTED THE FIRST UNITED METHODIST CHURCH AND HAVE NOT RECEIVED ANY INFORMATION AT THIS TIME. IT IS BELIEVED THAT THE DEED IS MIS-POSTED OR WAS NOT INDEXED TN THE LATE 1800'S OR EARLY 1900'S."
22. PER EXCEPTION NUMBER 9 IN COMMITMENT NUMBER 107274, "NOTE** VESTING DEEDS FOR LOTS 7 AND 8 COULD NOT BE LOCATED IN BOULDER COUNTY CLERK AND RECORDERS OFFICES NOR THE BOULDER COUNTY ASSESSORS OFFICE. THERE IS EVIDENCE IN TITLE OF OWNERSHIP BY AN INSTRUMENT RECORDED SEPTEMBER 11, 1997 AT RECEPTION NO. 1730034."
23. USING THE PROVIDED LEGAL DESCRIPTIONS, A GAP IN PROPERTY DESCRIPTIONS OF 40.8 FEET RESULTS IN THE AREA SHOWN. PER BOULDER COUNTY ASSESSOR, NO SEPARATE PARCEL EXISTS IN THIS AREA.
24. SUBJECT PROPERTY IS SURROUNDED BY PUBLIC ROADS, NO ADJOINING PROPERTY OWNERSHIP INFORMATION IS SHOWN HEREON (ALTA/ACSM LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 13).
25. SUBJECT PROPERTY IS LOCATED AT THE INTERSECTIONS OF 14TH STREET AND PINE STREET, 14TH STREET AND SPRUCE STREET, 15TH AND PINE STREET AND 15TH AND SPRUCE STREET (ALTA/ACSM LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 14).
26. UTILITY LINES CROSS VARIOUS PARCELS AS SHOWN HEREON WITHOUT THE APPARENT BENEFIT OF RECORDED EASEMENTS.
27. PARKING STRIPING EXTENDS INTO RIGHT-OF-WAY AS SHOWN HEREON.
28. PLANTER WALLS AND STONE STEPS EXTEND INTO RIGHT-OF-WAY AS SHOWN HEREON.

Boundary Closure Report (NORTH)

Course: N75°07'11"E	Length: 300.89'
Course: S15°00'55"E	Length: 140.07'
Course: S75°03'35"W	Length: 300.99'
Course: N14°58'20"W	Length: 140.38'

Perimeter: 882.33' Area: 42200 Sq. Ft.
Error Closure: 0.01 Course: S59°30'51"E
Error North: -0.004 East: 0.006

Precision 1: 88233.00

Boundary Closure Report (SOUTH)

Course: N75°03'35"E	Length: 301.01'
Course: S15°00'55"E	Length: 140.07'
Course: S75°00'00"W	Length: 301.11'
Course: N14°58'20"W	Length: 140.38'

Perimeter: 882.57' Area: 42217 Sq. Ft.
Error Closure: 0.01 Course: S69°17'36"E
Error North: -0.002 East: 0.006

Precision 1: 88257.00

Surveyor's Certificate

TO GARDNER CAPITAL AND EMPIRE TITLE NORTH, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 8, 9, 11(A), 11(B), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 2, 2015.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, 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.

REVISION	DATE
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ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR
GARDNER CAPITAL
&
Others (See Note 3)

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Surveying, Engineering & Geomatics
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3660 DOWNING ST, UNIT E, DENVER, CO 80205, PH: (303) 936-6997

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 16406 (SEAL) 10/23/15

JOB NUMBER: 15-66,592
DATE: 10-23-2015
DRAWN BY: B. LUND
CHECKED BY: TAC/JZG/WW

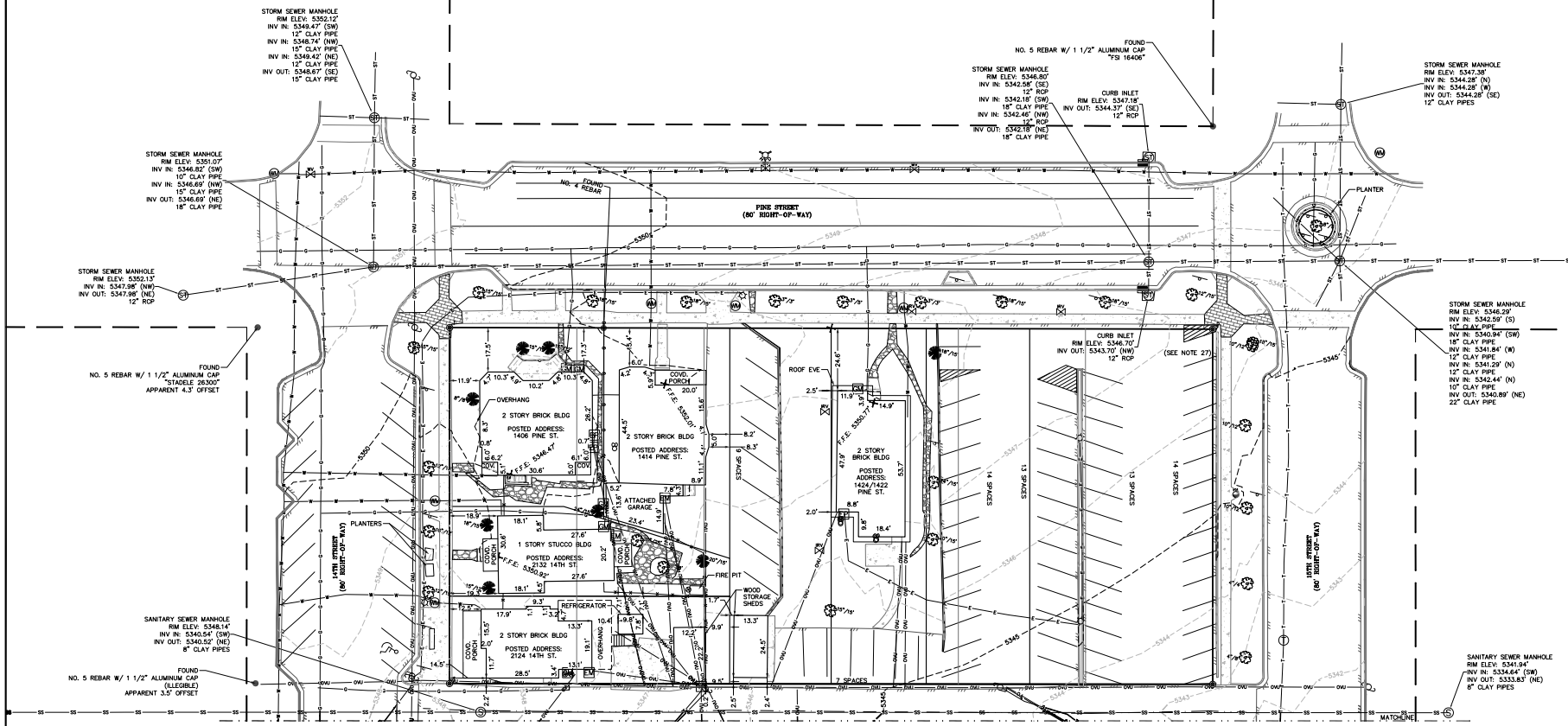
SHEET 1 OF 3

BY:BLUND FILE:66592-ALTA-C15.DWG DATE:10/23/2015 1:46 PM

ALTA/ACSM LAND TITLE SURVEY

BLOCK 122, TOWN OF BOULDER SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 3



Legend

- FOUND CHISELED CROSS
- FOUND MONUMENT AS DESCRIBED
- FOUND BRASS TAG "FSI 16406"
- FOUND BENCHMARK AS DESCRIBED
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
- SET 3/4" BRASS TAG "FSI 16406"
- SET 2" ALUMINUM DISK WITH MAG NAIL "FLATIRONS SURVEYING LS 16406"
- CALCULATED POSITION (NOT FOUND OR SET)
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (P) AS PER THE PLAT OF THE TOWN OF BOULDER
- (R) AS PER RECORD INFORMATION
- (TC) AS PER DESCRIPTION IN TITLE COMMITMENT (SEE NOTE 1)
- CONCRETE
- EDGE OF ASPHALT
- GRAVEL
- FLAGSTONE
- BRICK
- FENCE
- HANDRAIL
- SIGN
- DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- HANDICAP PARKING SPACE
- PARKING METER
- NO PARKING
- WATER LINE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- IRRIGATION VALVE
- IRRIGATION LINE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEANOUT
- STORM SEWER LINE
- STORM SEWER MANHOLE
- CURB INLET
- GRATE INLET
- AREA DRAIN
- ELECTRIC LINE
- ELECTRICAL MANHOLE
- ELECTRIC METER
- ELECTRICAL PANEL
- LIGHT POLE
- OVERHEAD UTILITY LINE
- UTILITY POLE
- GUY WIRE
- TRAFFIC LIGHT
- TRAFFIC VALVE
- TRAFFIC VAULT
- TRAFFIC RISER
- CABLE TV MAHOLE
- FIBEROPTIC LINE
- FIBEROPTIC MANHOLE
- TELEPHONE LINE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- GAS LINE
- GAS VALVE
- GAS METER
- INDICATION OF ACCESS
- LOCATION OF FINISHED FLOOR

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

CONTOUR INTERVAL = 1 FOOT

REVISION	DATE
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ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR

GARDNER CAPITAL

&

Others (See Note 3)

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COLORADO LICENSED
JEFFREY J. GUERRA
16406
10/23/15
PROFESSIONAL LAND SURVEYOR

JOB NUMBER:	15-66,592
DATE:	10-23-2015
DRAWN BY:	B. LUND
CHECKED BY:	TAC/JZG/WW

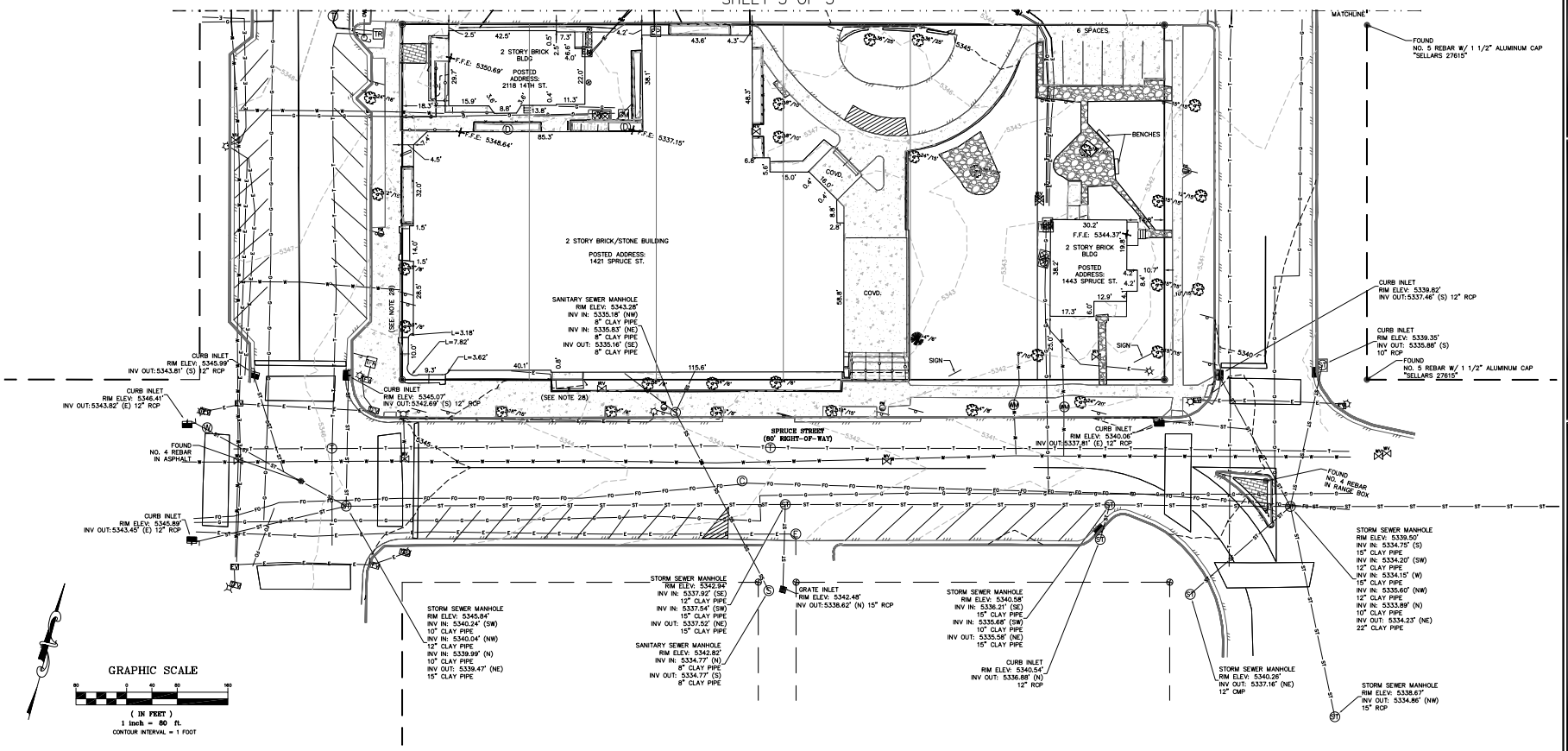
SHEET 2 OF 3

P:\BLUND TILE\66592-ALTA-015.DWG DATE:10/23/2015 1:48 PM

ALTA/ACSM LAND TITLE SURVEY

BLOCK 122, TOWN OF BOULDER SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 3 OF 3



Legend

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- FOUND BENCHMARK AS DESCRIBED
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
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- CALCULATED POSITION (NOT FOUND OR SET)
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (P) AS PER THE PLAT OF THE TOWN OF BOULDER
- (R) AS PER RECORD INFORMATION
- (TC) AS PER DESCRIPTION IN TITLE COMMITMENT (SEE NOTE 1)

- CONCRETE
- EDGE OF ASPHALT
- GRAVEL
- FLAGSTONE
- BRICK
- FENCE
- HANDRAIL
- SIGN
- DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
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- PARKING METER
- NO PARKING
- WATER LINE

- WATER VALVE
- WATER METER
- FIRE HYDRANT
- IRRIGATION VALVE
- IRRIGATION LINE
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- GUY WIRE
- TRAFFIC LIGHT
- TRAFFIC VALVE
- TRAFFIC VAULT
- TRAFFIC RISER
- CABLE TV MAHOLE
- FIBEROPTIC LINE
- FIBEROPTIC MANHOLE
- TELEPHONE LINE
- TELEPHONE MANHOLE

- TELEPHONE RISER
- GAS LINE
- GAS VALVE
- GAS METER
- INDICATION OF ACCESS
- LOCATION OF FINISHED FLOOR

REVISION	DATE
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ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR
GARDNER CAPITAL & Others (See Note 3)

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JOB NUMBER:	15-66,592
DATE:	10-23-2015
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