

BOULDER CREEK COMMONS ANNEXATION MAP
 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

- Notes:**
- FIRST AMERICAN HERITAGE TITLE COMPANY COMMITMENT NUMBER 254-16172371-043-ADL, DATED JUNE 6, 2007 AT 8:00 A.M. AND COMMITMENT NUMBER 254-16172371-043-ADL, DATED JUNE 14, 2007 AT 8:00 A.M. WERE RELEIED UPON FOR THE PROPERTY DESCRIPTION SHOWN HEREON.
 - CITY OF BOULDER PARCELS (RECEPTION NUMBERS 1361390 AND 00983929) COMPRISE THE 55TH STREET RIGHT-OF-WAY AND ARE INCLUDED IN THE PROPERTY DESCRIPTION SHOWN HEREON.
 - ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER THE DATE OF RECORDING OF THIS SURVEY. THIS SURVEY IS VOIDABLE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 - THE SUBJECT PROPERTY CONTAINS 1,028,012 SQUARE FEET (23.60 ACRES). THE AREA WEST OF 55TH STREET CONTAINS 847,017 SQUARE FEET (19.44 ACRES). THE AREA EAST OF 55TH STREET CONTAINS 180,995 SQUARE FEET (4.14 ACRES).
 - THE MEASURED BEARINGS AND DISTANCES SHOWN HEREON ARE PER AN INSTRUMENT FILED WITH THE COUNTY CLERK OF BOULDER COUNTY, COLORADO, MAY, 2011. THE SURVEY IS FILED WITH THE BOULDER COUNTY LAND USE DEPARTMENT AS LS-11-0103.

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 SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.; THENCE NORTH 0°35' WEST, 1992.00 FEET TO THE TRUE POINT OF BEGINNING, CORNER THEREON; THENCE NORTH 88°22' EAST, 1296.93 FEET TO CORNER NO. 2; THENCE SOUTH 0°35' WEST, 1503.59 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.

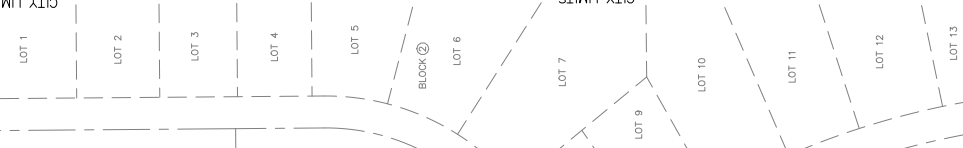
PARCEL II:
 AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.; THENCE NORTH 0°35' WEST, 1259.00 FEET TO THE TRUE POINT OF BEGINNING, CORNER THEREON; THENCE NORTH 88°22' EAST, 1296.93 FEET TO CORNER NO. 2; THENCE SOUTH 0°35' WEST, 1503.59 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.

CITY OF BOULDER
 BOOK 866 PAGE 192
 REC. NO. 492733
 JULY 18, 1950

N 80°10'28" W 2004.75 (M)
 N 80°11' W 2004.76 (P)

S 00°35'00" E 1117.59 (M)
 S 00°35'00" E 1117.8 (P)

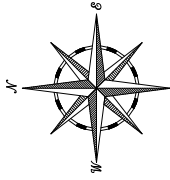
CITY LIMITS



Perimeter Summary:
 TOTAL PERIMETER: 4921.96 LINEAR FEET
 REQUIRED CONTIGUITY (1/8 TOTAL PERIMETER): 820.33 LINEAR FEET
 PERIMETER CONTIGUOUS TO EXISTING CITY LIMITS: 3122.35 LINEAR FEET
 CONTIGUITY CALCULATION: 3122.35 LINEAR FEET > 820.33 LINEAR FEET

Surveyor's Statement
 I, STEVEN J. SELLARS, DO HEREBY STATE THAT THE PROPERTY DESCRIPTION SHOWN HEREON IS THE RESULT OF MY PERSONAL SURVEY AND IS ACCURATELY DEPICTED ON THIS ANNEXATION MAP TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

STEVEN J. SELLARS
 COLORADO P.L.S. #27615
 DATE: _____
 JOB NO. 12-16500



Scale: 1" = 60'
 0 30 60 90 120
 U.S. SURVEY FEET

N 00°29' E 71.48 (P)
 N 00°27'20" E 71.65 (M)

BODAN CARL DAVID & JOYCE LEE
 UNINCORPORATED
 5692 SOUTH BOULDER ROAD

N 88°22'54" E 1727.96 (M)
 N 88°22' E 1728.15 (P)

KENT J. F. & MARY B
 UNINCORPORATED
 5691 SOUTH BOULDER ROAD

BOULDER CREEK COMMONS ANNEXATION TO THE CITY OF BOULDER, COLORADO
 ANNEXATION AREA = 23.60 ACRES

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