

Preliminary Plat - Existing Conditions

BOULDER CREEK COMMONS SUBDIVISION

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.,
City of Boulder, County of Boulder, State of Colorado

Legend Sheet 3 of 6

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| • SET #5 REBAR W/ALUMINUM CAP "SELLARS - LS 27615" | RS. FOUND #5 REBAR W/ALUMINUM CAP MARKED "DB&CO LS 17664" RICHARD SETTERGREN | —E— ELECTRIC LINE |
| • SET ALUMINUM CAP IN CONCRETE - 25' WITNESS CORNER "SELLARS - LS 27615" | DE ELECTRIC PEDESTAL | —ST— STORM LINE |
| ○ FOUND #5 REBAR W/ALUMINUM CAP MARKED "MELVIN SURVEYING - LS 5429" RAY MELVIN | DT TELEPHONE PEDESTAL | —FO— FIBER OPTIC LINE |
| | DTV CABLE TV PEDESTAL | —T— TELEPHONE LINE |
| | ⊕ LIGHT POLE | MH (M) MANHOLE |
| | ⊠ ELECTRIC TRANSFORMER | • FIRE HYDRANT |
| —SS— SANITARY SEWER LINE | —W— WATER LINE | —V— WATER VALVE |
| —G— GAS LINE | | —P— PANEL POINT |
| | | ♿ HANDICAP RAMP |
| | | 5322.7, SPOT ELEVATION |
| | | 25.2FL, SPOT ELEVATION AT FLOWLINE |

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 A RIGHT-OF-WAY CONVEYED TO THE CITY OF BOULDER PER QUIT CLAIM DEED RECORDED ON FILM 1580 AS RECEPTION NUMBER 00983929.

NOTES CONTINUED
 7) BASE TOPOGRAPHIC MAPPING OF THIS SITE WAS PERFORMED BY PAUL WERTZ, MAPPING CONSULTANT.
 8) BENCHMARK: FOUND CUT BOX AT SOUTHEAST CORNER OF CATCH BASIN SLABS ON THE WEST SIDE OF 55TH STREET NEAR THE SOUTHWEST 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.

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 53°50'45" E 21.21'
C3	31.88'	340.50'	5°21'51"	N 83°48'47" W 31.87'
C4	374.66'	219.50'	97°47'50"	S 50°41'15" W 330.81'

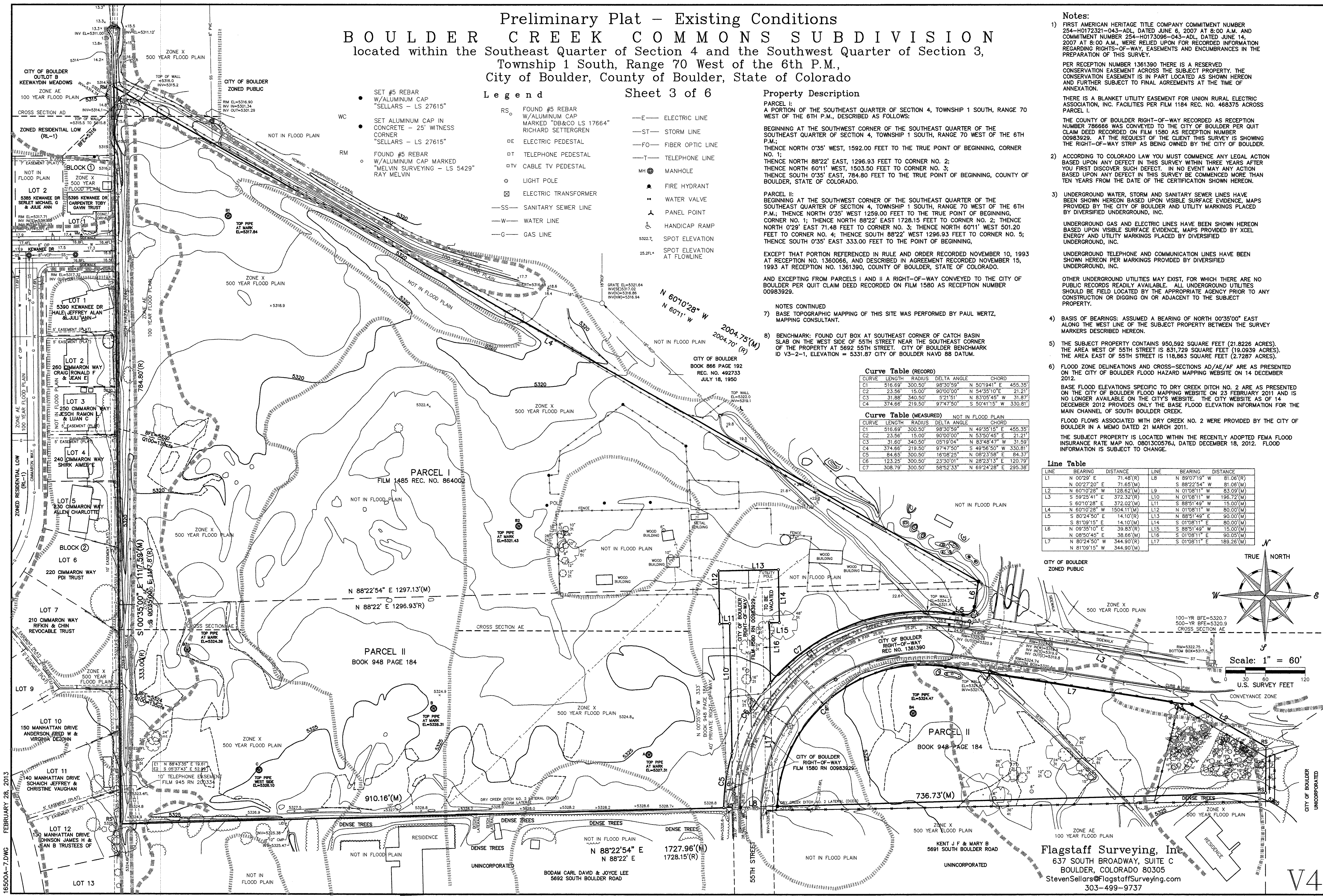
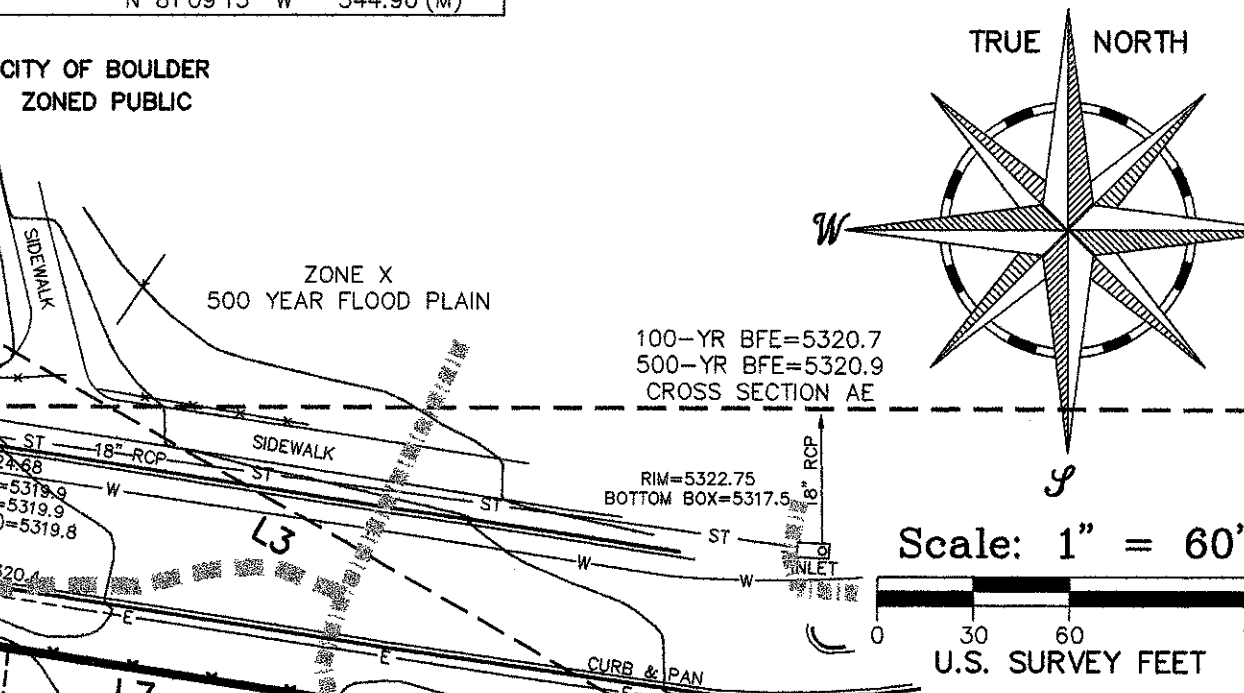
Curve Table (MEASURED)

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 53°50'45" E 21.21'
C3	31.80'	340.50'	05°19'04"	N 83°48'47" 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°23'15" E 120.79'
C7	308.79'	300.50'	58°52'33"	N 69°24'28" E 295.38'

- Notes:**
- FIRST AMERICAN HERITAGE TITLE COMPANY COMMITMENT NUMBER 254-H017321-043-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 788668 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.
 - BASES 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 950,592 SQUARE FEET (21.8226 ACRES). THE AREA WEST OF 55TH STREET IS 831,729 SQUARE FEET (19,039 ACRES). THE AREA EAST OF 55TH STREET IS 118,863 SQUARE FEET (2.7287 ACRES).
 - FLOOD ZONE DELINEATIONS AND CROSS-SECTIONS AD/AE/AF ARE AS PRESENTED ON THE CITY OF BOULDER FLOOD HAZARD MAPPING WEBSITE ON 14 DECEMBER 2012.
 BASE FLOOD ELEVATIONS SPECIFIC TO DRY CREEK DITCH NO. 2 ARE AS PRESENTED ON THE CITY OF BOULDER FLOOD MAPPING WEBSITE ON 23 FEBRUARY 2011 AND IS NO LONGER AVAILABLE ON THE CITY'S WEBSITE. THE CITY WEBSITE AS OF 14 DECEMBER 2012 PROVIDES ONLY THE BASE FLOOD ELEVATION INFORMATION FOR THE MAIN CHANNEL OF SOUTH BOULDER CREEK.
 FLOOD FLOWS ASSOCIATED WITH DRY CREEK NO. 2 WERE PROVIDED BY THE CITY OF BOULDER IN A MEMO DATED 21 MARCH 2011.
 THE SUBJECT PROPERTY IS LOCATED WITHIN THE RECENTLY ADOPTED FEMA FLOOD INSURANCE RATE MAP NO. 08013C0576J, DATED DECEMBER 18, 2012. FLOOD INFORMATION IS SUBJECT TO CHANGE.

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)	S 88°22'54" W	81.06'(M)	
L3	N 60°10'28" W	128.52'(M)	L9	N 01°08'11" W	53.09'(M)
L4	S 59°25'41" E	372.52'(R)	L10	N 01°08'11" W	16.72'(M)
L5	S 60°10'28" E	372.02'(M)	L11	S 88°51'49" W	15.00'(M)
L6	N 60°10'28" W	1504.11'(M)	L12	N 01°08'11" W	80.00'(M)
L7	S 80°24'50" E	14.10'(R)	L13	N 88°51'49" E	80.00'(M)
L8	S 81°09'15" E	14.10'(M)	L14	S 01°08'11" E	80.00'(M)
L9	N 09°35'10" E	39.83'(R)	L15	S 88°51'49" W	15.00'(M)
L10	N 08°50'45" E	38.66'(M)	L16	S 01°08'11" E	80.05'(M)
L11	N 80°24'50" W	344.90'(R)	L17	S 01°08'11" E	169.26'(M)
L12	N 81°09'15" W	344.90'(M)			



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