

AN EXHIBIT MAP PE-13A

BEING A PORTION OF THE NE 1/4 OF THE NW 1/4
OF SECTION 29, T1N, R70W OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER,
STATE OF COLORADO.

LEGAL DESCRIPTION

A STRIP OF LAND BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AND RECORDED ON FILM 1962 AT RECEPTION NUMBER 1413964, OF THE BOULDER COUNTY RECORDS, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

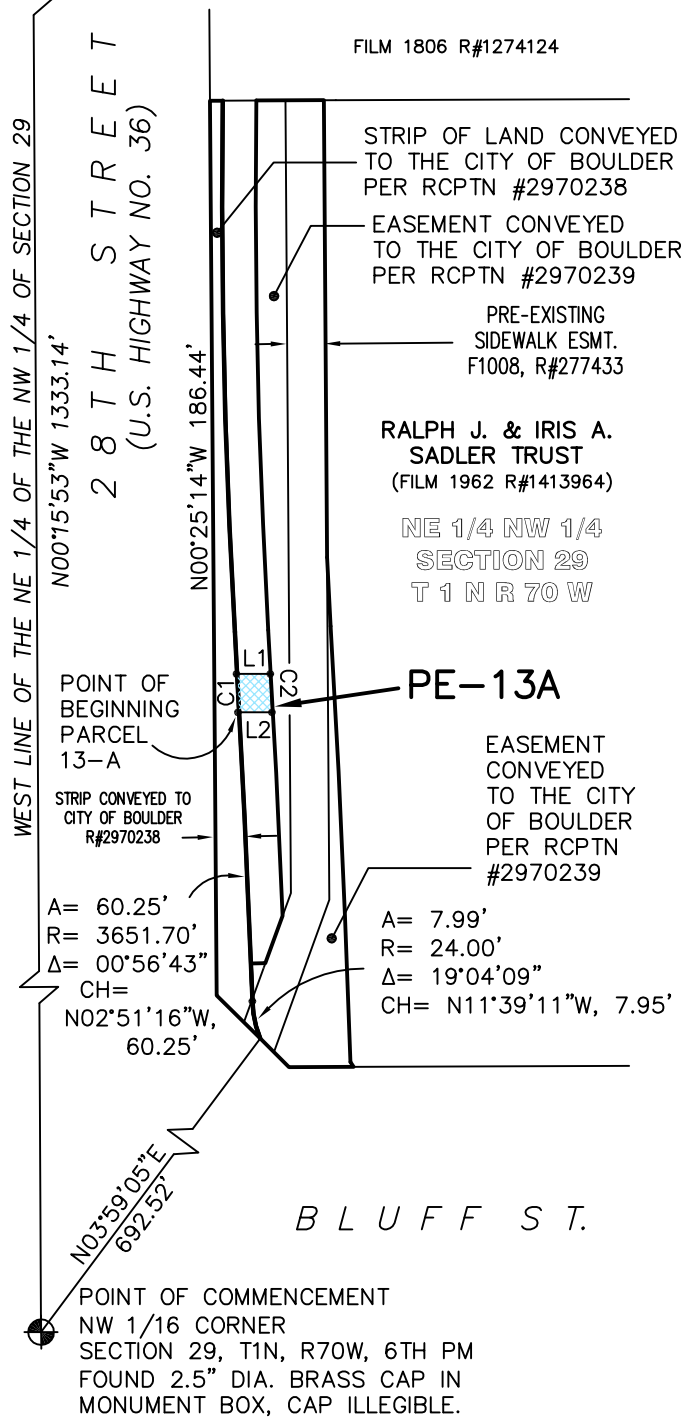
COMMENCING AT THE NW 1/16th CORNER OF SAID SECTION 29, FROM WHICH THE W 1/16th CORNER OF SAID SECTIONS 20 AND 29 BEARS N 00°15'53" W, 1333.14 FEET; THENCE N 03°59'05" E, 692.52 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BLUFF STREET;
THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE 7.99 FEET ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG THE EASTERLY LINE OF THAT STRIP OF LAND CONVEYED TO THE CITY OF BOULDER AS DESCRIBED AT RECEPTION NO. 2970238 OF THE BOULDER COUNTY RECORDS, SAID CURVE HAVING A RADIUS OF 24.00 FEET, A CENTRAL ANGLE OF 19°04'09", AND A CHORD THAT BEARS N 11°39'11" W, 7.95 FEET;
THENCE 60.25 FEET ALONG THE ARC OF A CURVE TO THE LEFT AND CONTINUING ALONG SAID EASTERLY LINE TO THE **POINT OF BEGINNING**, SAID CURVE HAVING A RADIUS OF 3651.70 FEET, A CENTRAL ANGLE OF 00°56'43", AND A CHORD THAT BEARS N 02°51'16" W, 60.25 FEET;
THENCE 8.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT AND CONTINUING ALONG SAID EASTERLY LINE, SAID CURVE HAVING A RADIUS OF 3651.70 FEET, A CENTRAL ANGLE OF 00°07'32", AND A CHORD THAT BEARS N 02°19'08" W, 8.01 FEET;
THENCE DEPARTING SAID EASTERLY LINE, N 90°00'00" E, 7.05 FEET TO A POINT ON THE WESTERLY LINE OF A SIDEWALK EASEMENT CONVEYED TO THE CITY OF BOULDER AS DESCRIBED AT RECEPTION NO. 2970239 OF THE BOULDER COUNTY RECORDS, THENCE 8.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG SAID WESTERLY LINE, SAID CURVE HAVING A RADIUS OF 3658.70 FEET, A CENTRAL ANGLE OF 00°07'31", AND A CHORD THAT BEARS S 02°35'58" E, 8.01 FEET;
THENCE DEPARTING SAID WESTERLY LINE, S 90°00'00" W, 7.09 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED STRIP CONTAINS 57 SQUARE FEET OF LAND MORE OR LESS.

SAMPLE

L1: N90°00'00"E, 7.05'	C1:	C2:
L2: S90°00'00"W, 7.09'	A= 8.01'	A= 8.01'
	R= 3651.70'	R= 3658.70'
	Δ= 00°07'32"	Δ= 00°07'31"
	CH= N02°19'08"W,	CH= S02°35'58"E,
	8.01'	8.01'

W 1/16 CORNER
SECTIONS 20 & 29,
T1N, R70W, 6TH PM
FOUND 2.5" DIA.
BRASS CAP IN
MONUMENT BOX,
CAP ILLEGIBLE.



FILM 1806 R#1274124

STRIP OF LAND CONVEYED
TO THE CITY OF BOULDER
PER RCPTN #2970238

EASEMENT CONVEYED
TO THE CITY OF BOULDER
PER RCPTN #2970239

PRE-EXISTING
SIDEWALK ESMT.
F1008, R#277433

RALPH J. & IRIS A.
SADLER TRUST
(FILM 1962 R#1413964)

NE 1/4 NW 1/4
SECTION 29
T 1 N R 70 W

PE-13A

EASEMENT
CONVEYED
TO THE CITY
OF BOULDER
PER RCPTN
#2970239

A= 60.25'
R= 3651.70'
Δ= 00°56'43"
CH= N02°51'16"W,
60.25'

A= 7.99'
R= 24.00'
Δ= 19°04'09"
CH= N11°39'11"W, 7.95'

BLUFF ST.

POINT OF COMMENCEMENT
NW 1/16 CORNER
SECTION 29, T1N, R70W, 6TH PM
FOUND 2.5" DIA. BRASS CAP IN
MONUMENT BOX, CAP ILLEGIBLE.

THIS EXHIBIT IS NOT INTENDED TO INCLUDE SURVEY PLAT REQUIREMENTS AS DEFINED IN CRS 38-51-106.

THIS MAP WAS PREPARED BY

PROJECT #429COB04
SCALE: 1" = 40'
FILE: "LEGALS_2009.DWG"
DATE: 06/26/09
DRAWN BY: JE

CDOT PROJECT NO:
STU M110-037
PHASE III
PERMANENT EASEMENT
NO.: 13-A
CDOT PROJECT CODE:
14357



NOTE:
THIS MAP DOES NOT REPRESENT
A BOUNDARY SURVEY OR TITLE
SEARCH PERFORMED BY BOULDER
LAND CONSULTANTS, INC. THERE
MAY EXIST EASEMENTS AND/OR
OTHER ENCUMBRANCES AFFECTING
THE SUBJECT PROPERTY THAT ARE
NOT SHOWN HEREON.

BOULDER LAND CONSULTANTS, INC.

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