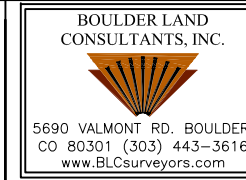
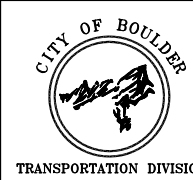
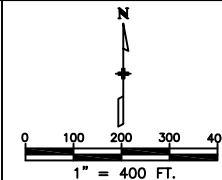


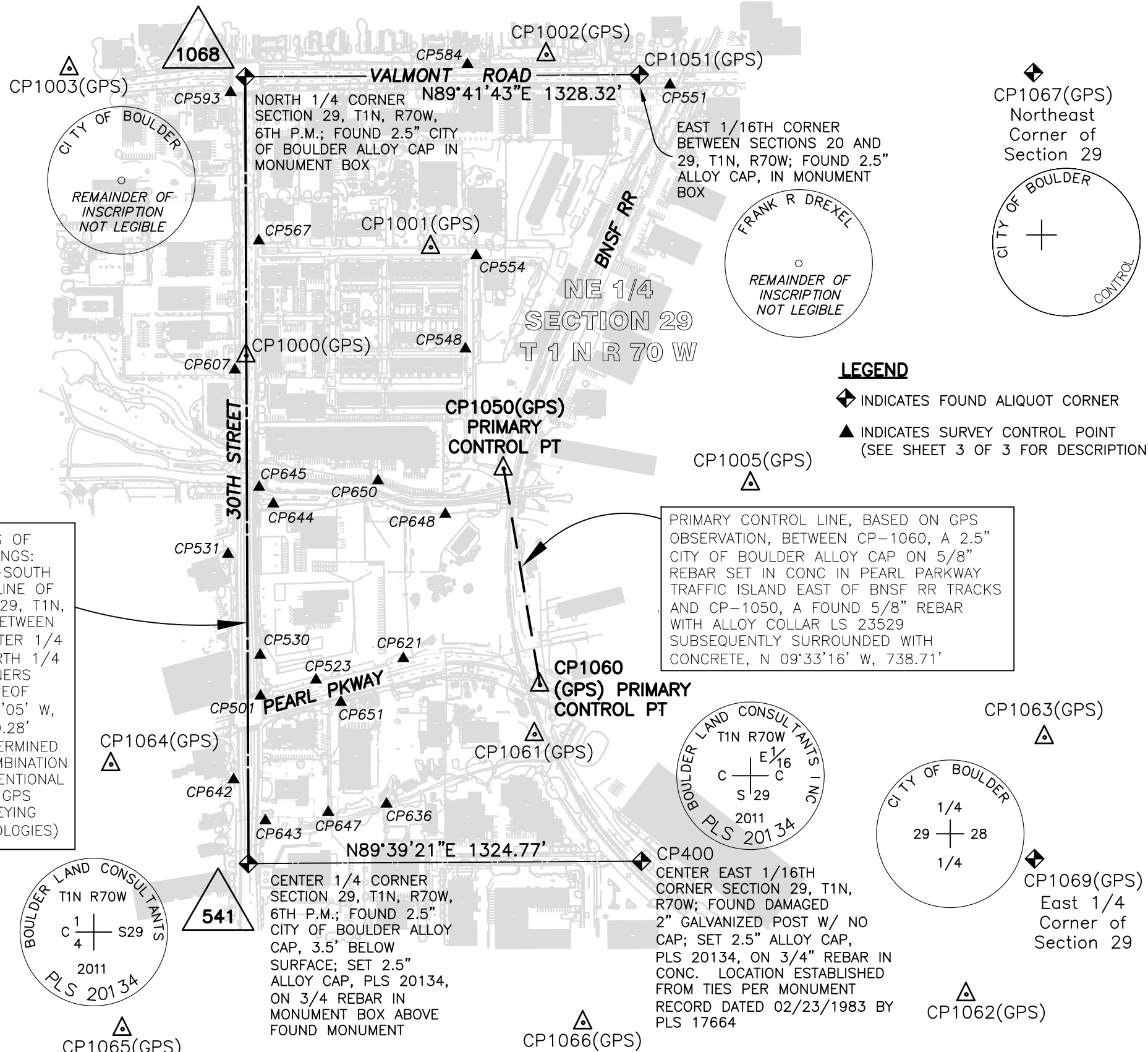
**BOULDER JUNCTION  
BOULDER, COLORADO  
LAND SURVEY CONTROL  
DIAGRAM**

Sheet Revisions		
Date	Description	Initials

**SECTION 29,  
TOWNSHIP 1 NORTH,  
RANGE 70 WEST,  
OF THE 6TH P.M.**



Land Survey Control Diagram		
Plan Sheet		
Project Name: Boulder Junction		
Project Location: 30th Street and Pearl Parkway Area		
Boulder, Colorado		
BLC Project No:	Last Mod. Date	Sheet No.
105cob11	June 30, 2011	1 of 3



**BASIS OF BEARINGS:** All bearings are based on the North-South centerline of Section 29, T1N, R70W between the Center 1/4 Corner of said Section 29 as monumented by a 2.5" alloy cap, PLS 20134 in monument box and the North 1/4 Corner of said Section 29 as monumented by a 2.5" City of Boulder alloy cap in monument box. Said North-South Centerline was determined to bear N 00°14'05" W (2650.28'). This grid bearing was obtained from a combination of conventional surveying methods and a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). The grid bearing is NAD83 (2007) - Colorado State Plane North Zone (501).

**BASIS OF ELEVATIONS:** Vertical control was established by differential leveling from "V 453" (PID DJ8197), a National Geodetic Survey Second Order, Class I, Bench Mark. Said "V 453" is a 3.25" NGS alloy cap, dated 2003, and set in the SE corner of a concrete transmission tower base at the northwest corner of 30th St. and Mapleton Ave. The published NAVD88 orthometric height of "V 453" is 1608.121 (meters), 5275.98 (feet).

**COORDINATE DATUM:** Coordinates on this project are for the exclusive use of the City of Boulder for the development and construction of Boulder Junction and are considered Project Coordinates only.

**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 properties that are not shown hereon.

**NOTE:** In accordance with C.R.S. 13-80-105:  
Notice: 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 statement shown.

**SURVEYOR STATEMENT  
(LAND SURVEY CONTROL DIAGRAM)**

I, JASON EMERY, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, PLS NO. 20134, DO HEREBY STATE TO THE CITY OF BOULDER DEPARTMENT OF PUBLIC WORKS THAT THIS LAND SURVEY CONTROL DIAGRAM AND THE FIELD SURVEY IT REPRESENTS WAS PREPARED AND PERFORMED UNDER MY RESPONSIBLE CHARGE AND, THAT THIS LAND SURVEY CONTROL DIAGRAM DOES NOT REPRESENT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. DATE: JUNE 30, 2011

**SAMPLE**