

A LAND SURVEY PLAT OF THE 1509 SUNSHINE CANYON DRIVE PROPERTY

LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26,
T1N, R71W OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO
TOTAL AREA INCLUDING COUNTY ROAD RIGHT-OF-WAY: 2.010 ACRES (As Surveyed)

CITY OF BOULDER PROPERTY
FILM 997, RCPTN NO. 265676

LEGAL DESCRIPTION
(PER FILM 1444, RECEPTION NO. 807952)

A TRACT OF LAND LYING NORTHEASTERLY OF BOULDER COUNTY ROAD NO. 52 (MORE COMMONLY KNOWN AS SUNSHINE CANYON ROAD) IN THE NE1/4 OF THE NW1/4 OF SECTION 26, T1N, R71W OF THE 6TH P.M., SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, T1N, R71W OF THE 6TH P.M.; THENCE S72°01'00"E, 2663.07 FEET TO THE MOST EASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 1114 AT PAGE 302 OF THE BOULDER COUNTY RECORDS; THENCE N25°20'00"W, 46.96 FEET TO THE MOST NORTHERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN SAID BOOK 1114 AT PAGE 302; THENCE CONTINUING WESTERLY ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN SAID BOOK 1114 AT PAGE 302 AND ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 1140 AT PAGE 106 OF THE BOULDER COUNTY RECORDS AND ALONG SAID LAST MENTIONED TRACT'S NORTHERLY LINE EXTENDED WESTERLY THE FOLLOWING COURSES: S59°17'00"W, 112.85 FEET; THENCE S73°19'30"W, 57.78 FEET; THENCE S88°24'00"W, 76.07 FEET; THENCE N85°03'30"W, 52.20 FEET; THENCE N74°36'30"W, 75.69 FEET; THENCE N67°08'00"W, 164.95 FEET; THENCE N57°26'30"W, 214.77 FEET TO THE MOST WESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 1323 AT PAGE 146 OF THE BOULDER COUNTY RECORDS AND THE TRUE POINT OF BEGINNING;

THENCE N70°34'40"E, 300.00 FEET ALONG THE NORTHWESTERLY LINE OF THAT TRACT OF LAND DESCRIBED SAID BOOK 1323 AT PAGE 146; THENCE N19°25'20"W, 234.00 FEET; THENCE S70°34'40"W, 455.03 FEET PARALLEL WITH THE NORTHWESTERLY LINE OF THAT TRACT OF LAND DESCRIBED SAID BOOK 1323 AT PAGE 146 TO THE APPROXIMATE CENTERLINE OF BOULDER COUNTY ROAD NO. 52 (COMMONLY KNOWN AS SUNSHINE CANYON ROAD); THENCE S25°35'50"E, 4.36 FEET ALONG THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD NO. 52; THENCE S35°05'50"E, 110.00 FEET ALONG THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD NO. 52 TO THE MOST WESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED ON FILM 580 AT RECEPTION NO. 825993 OF THE BOULDER COUNTY RECORDS;

THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE NORTHWEST AND NORTHEASTERLY PROPERTY LINES OF THAT TRACT OF LAND DESCRIBED ON SAID FILM 580 AT RECEPTION NO. 825993 THE FOLLOWING COURSES: N52°59'10"E, 77.50 FEET; THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 35.02 FEET, SAID CURVE HAVING A RADIUS OF 19.02 FEET AND A CHORD THAT BEARS S74°16'25"E, 30.28 FEET; THENCE S21°32'00"E, 95.05 FEET; THENCE S57°26'30"E, 42.90 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THE RIGHT TO USE JOINTLY WITH OTHERS THAT CERTAIN ROAD WHICH BEGINS ON COUNTY ROAD NO. 52 (KNOWN AS SUNSHINE CANYON ROAD) IN SAID SECTION 26, WHICH RIGHT IS MORE FULLY DESCRIBED IN THAT CERTAIN DEED FROM LEONARD WITTEMYER TO BEULA C. DICKHUT DATED FEBRUARY 17, 1972 AND RECORDED IN THE BOULDER COUNTY RECORDS ON FEBRUARY 22, 1972 AS RECEPTION NO. 08086.

- NOTES
- THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 515-F0508690-170-TVO, DATED FEBRUARY 27, 2015. SAID TITLE COMMITMENT WAS ENTIRELY RELIED UPON FOR THE PROPERTY DESCRIPTION AND RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND OTHER ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY. THIS MAP DOES NOT REPRESENT A TITLE SEARCH PERFORMED BY BOULDER LAND CONSULTANTS, INC. OR THE UNDERSIGNED.
 - BASIS OF BEARINGS FOR THE INFORMATION SHOWN HEREON IS THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2233751 OF THE BOULDER COUNTY RECORDS, MONUMENTED AS SHOWN HEREON, AND INDICATED THEREIN TO BEAR "SOUTH 271.35 FEET".
 - DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET.
 - SURVEYOR'S NARRATIVE: THE SURVEY MARKERS RECOVERED MONUMENT THE EAST LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2233751 (FORMERLY BOOK 1323, PAGE 146) AND WERE ACCEPTED AS DELINEATING THE LOCATION OF SAID PARCEL SUPPORTING THIS WERE MONUMENTS RECOVERED AT THE POINT OF COMMENCEMENT AND THE NEXT POINT TO THE NORTH. SAID TWO POINTS, DESCRIBED HEREON, CLOSELY REFLECTED THE DIMENSIONS AS DESCRIBED AT SAID RECEPTION NO. 2233751.
 - ACCORDING TO SCHEDULE B - SECTION 2 OF THE ABOVE MENTIONED TITLE COMMITMENT, THE PROPERTY DESCRIBED HEREON IS SUBJECT TO:
 - EXCEPTION NO. 8: BOOK 100 AT PAGE 319 (RESERVATIONS CONTAINED IN THE PATENT WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: A RIGHT OF WAY THEREON FOR DITCHES AND CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA, ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS; THE RIGHT OF THE PROPRIETOR OF A VEIN OR LEASE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS PROVIDED BY LAW;
 - EXCEPTION NO. 9: BOOK 978 AT PAGE 204, BOOK 1064 AT PAGE 552 (EASEMENT(S) FOR INGRESS AND EGRESS, AND RIGHTS OF OTHERS TO BOULDER COUNTY ROAD NO. 52, KNOWN AS SUNSHINE ROAD).
 - NO UNDERGROUND UTILITY LINES WERE SURVEYED, AND THUSLY, NONE ARE SHOWN HEREON.
 - ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO COLORADO STATE STATUTE 18-4-508 C.R.S.
 - CERTIFICATION DEFINED: THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION" BY A LICENSED PROFESSIONAL LAND SURVEYOR CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS AND FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EITHER EXPRESSED OR IMPLIED. (PER COLORADO STATE BOARD RULE NO. 6.2.2).
 - 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 CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION

I, JASON EMERY, DO HEREBY CERTIFY TO THE CITY OF BOULDER OPEN SPACE / MOUNTAIN PARKS THAT, SUBJECT TO THE NOTES SHOWN HEREON, A SURVEY OF THE PERIMETER OF PROPERTY (COMPLETED ON FEBRUARY 3, 2015) AND DESCRIBED HEREON WAS MADE UNDER MY DIRECT SUPERVISION AND CONFORMS TO ALL APPLICABLE STATE LAWS AS DEFINED IN TITLE 38, ARTICLES 50, 51 AND 53, COLORADO REVISED STATUTES AND THAT THIS LAND SURVEY PLAT ACCURATELY DEPICTS THE RESULTS OF SAID SURVEY.

JASON EMERY
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 20134
FOR, AND ON BEHALF OF,
BOULDER LAND CONSULTANTS, INC.
DATE: MARCH 10, 2015

SAMPLE

THIS MAP WAS PREPARED BY

**BOULDER LAND
CONSULTANTS, INC.**

950 LARAMIE BLVD, UNIT D
BOULDER, CO 80504 (303) 443-3616
www.BLCsurveyors.com

LSP: 1509 SUNSHINE CANYON DRIVE PROPERTY
BOULDER COUNTY, COLORADO

SET WITNESS CORNER:
5/8" REBAR WITH
2" ALLOY CAP, PLS 20134,
ON PROPERTY LINE, 37.25'
FROM NORTHWEST CORNER
(LOCATED ON APPROXIMATE R-O-W
LINE FOR COUNTY ROAD NO. 52)

NORTHWEST CORNER OF
SECTION 26, T1N, R71W:
FOUND 2.5" ALLOY CAP
INSCRIBED AS SHOWN, ON 2.0"
GALVANIZED PIPE; FILED MONUMENT
RECORD PER THIS SURVEY

T1N R71W
S22 S23
S27 S26

APPROXIMATE LOCATION OF
60' COUNTY ROAD RIGHT-OF-WAY
COMMONLY CLAIMED BY
BOULDER COUNTY
(BASED ON SURVEYED LOCATION
OF EXISTING ROAD CENTERLINE)

SET WITNESS CORNER:
5/8" REBAR WITH
2" ALLOY CAP, PLS 20134,
ON PROPERTY LINE, 37.25'
FROM NORTHWEST CORNER
(LOCATED ON APPROXIMATE R-O-W
LINE FOR COUNTY ROAD NO. 52)

APPROXIMATE LOCATION OF
PUBLICALLY-USED
TRAIL

A: 35.02'
R: 19.02'
Δ: 105°30'01"
CH: N 74°16'25" W
30.28'

SET WITNESS CORNER:
5/8" REBAR WITH
2" ALLOY CAP, PLS 20134,
ON PROPERTY LINE,
30.00' FROM SOUTH-
SOUTHWEST CORNER

JOINT-USE RIGHT-OF-WAY
FOR ROAD PURPOSES
PER BOOK 1064 AT PAGE 552 AND
BOOK 978 AT PAGE 204;
NO WIDTH SPECIFIED

SET WITNESS CORNER:
5/8" REBAR WITH
2" ALLOY CAP,
PLS 20134,
ON PROPERTY LINE,
20.00' FROM SOUTH-
SOUTHWEST CORNER

CITY OF BOULDER PROPERTY
FILM 1444,
RECEPTION NO. 807952
Area: 2.010 ACRES (As Surveyed)

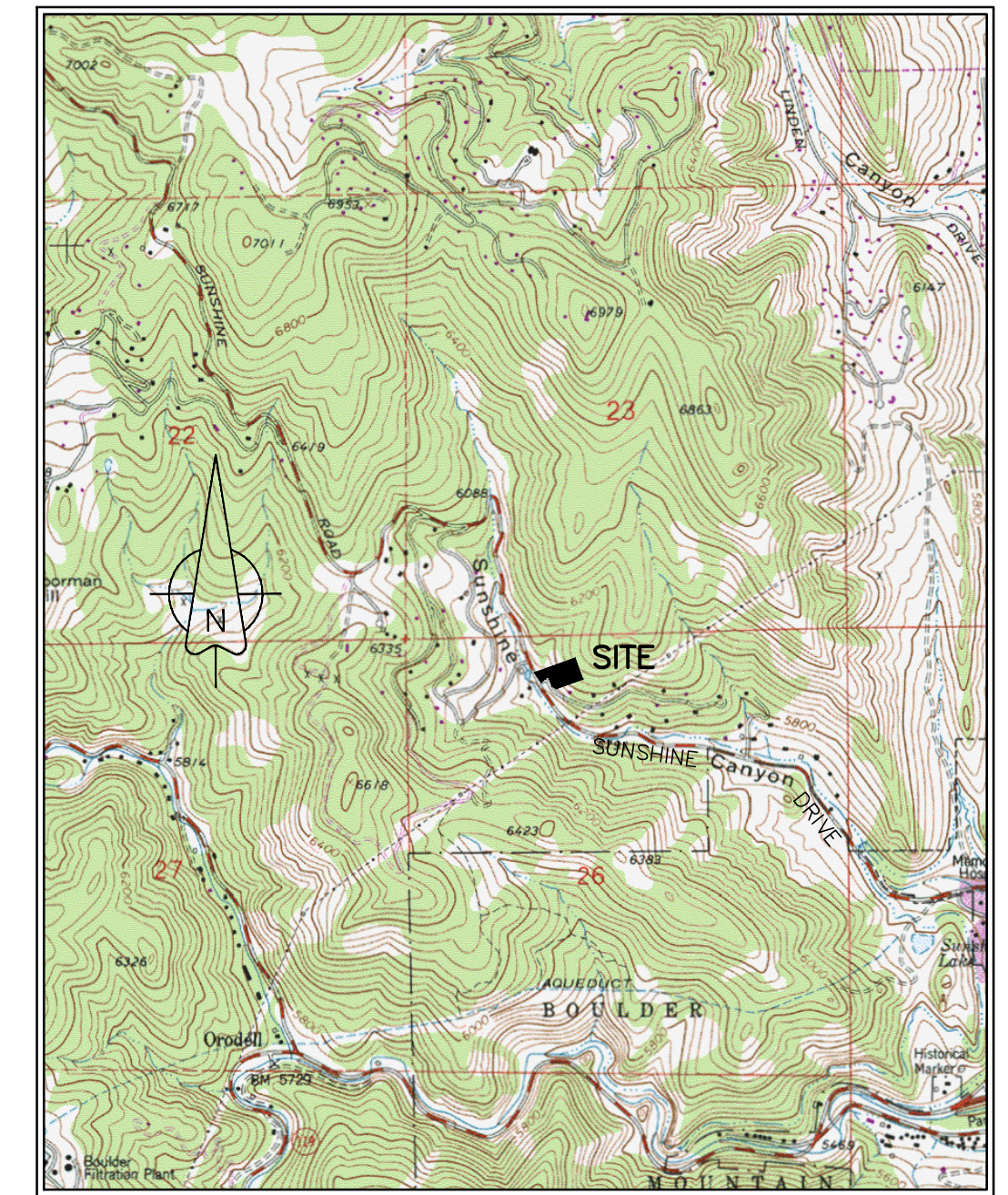
HEALY-ARAPKILES PROPERTY
RECEPTION NO. 2233751
(FORMERLY BOOK 1323 AT PAGE 146)

FOUND 5/8"
REBAR W/
ALLOY COLLAR
LS 17664



40 20 0 20 40 60
SCALE: 1" = 40'

Ⓐ : SET 5/8 REBAR WITH
2" ALLOY CAP, PLS 20134
Ⓑ : POINT NOT SET; FALLS IN RIP-RAP



VICINITY MAP - NOT TO SCALE