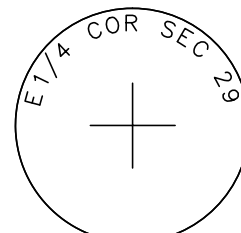


AN IMPROVEMENT SURVEY PLAT OF THE  
**7204 NORTH 45th STREET PROPERTY**  
 LOCATED IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29,  
 T2N, R70W OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO  
 TOTAL AREA INCLUDING COUNTY ROAD RIGHT-OF-WAY:  
 44.49 ACRES (As Surveyed)



100 50 0 50 100 150  
 SCALE: 1" = 100'

EAST 1/4 CORNER  
 SECTION 29, T2N, R70W:  
 FOUND 2.5" ALLOY CAP ON 2"  
 STEEL POST



985.79'

500'03.38' W

BARB WIRE FENCE

EAST LINE SE1/4 SECTION 29  
 1659.23'

BARB WIRE FENCE

18" CMP

SW CORNER  
 SECTION 29, T2N, R70W:  
 FOUND 2.5" ALLOY CAP, PLS  
 34579, IN MONUMENT BOX

PROPERTY DESCRIPTION  
 (PER WARRANTY DEED RECORDED AS RECEPTION NO. 2070427,  
 RECORDS OF BOULDER COUNTY, COLORADO)  
 THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 70 WEST OF THE 6TH P.M., LESS THE  
 FOLLOWING:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29;  
 THENCE NORTH 89 DEGREES 58 MINUTES 45 SECONDS EAST, 16.60 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION  
 29;  
 THENCE SOUTH 00 DEGREES 23 MINUTES 50 SECONDS EAST, 1322.39 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF  
 THE SOUTHEAST 1/4 OF SAID SECTION 29;  
 THENCE SOUTH 89 DEGREES 58 MINUTES 45 SECONDS WEST, 35.24 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4  
 OF THE SOUTHEAST 1/4 OF SAID SECTION 29;  
 THENCE NORTH 00 DEGREES 24 MINUTES 38 SECONDS EAST, 1322.40 FEET ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF  
 THE SOUTHEAST 1/4 OF SAID SECTION 29 TO THE POINT OF BEGINNING, AND LESS THAT PORTION AS CONVEYED ON DECEMBER  
 5, 1988 ON FILM NO. 1557 AT RECEPTION NO. 00956031.  
 COUNTY OF BOULDER, STATE OF COLORADO.

NOTES

- THIS IMPROVEMENT SURVEY PLAT AND THE PROPERTY DESCRIPTION SHOWN HEREON ARE BASED ON FIRST AMERICAN TITLE COMPANY TITLE COMMITMENT NO. 5544-2227256, DATED MARCH 14, 2014. BOULDER LAND CONSULTANTS, INC. AND THE UNDERSIGNED RELIED SOLELY ON THIS TITLE COMMITMENT FOR THE SUBJECT PROPERTY DESCRIPTION AND 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 SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 29, T2N, R70W OF THE 6TH P.M., MONUMENTED AS DESCRIBED HEREON, AND DETERMINED TO BEAR S 89°51'34" W BY GPS OBSERVATION.
- ACCORDING TO SCHEDULE B - SECTION II OF THE TITLE COMMITMENT MENTIONED ABOVE, THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE FOLLOWING DESCRIBED INSTRUMENTS:  
 - EXCEPTION 9: PLAT BOOK E AT PAGE 53 (RIGHT-OF-WAY FOR JOHNSON DITCH);  
 - EXCEPTION 10: FILM 845, RECEPTION NO. 93812 (OIL AND GAS LEASE BY AND BETWEEN FRANK H. BRUNING AND FRANCIS BRUNING AND FRANK H. WALSH);  
 - EXCEPTION 11: FILM 890, RECEPTION NO. 141641 (DECLARATION OF COVENANTS BY AND BETWEEN JOSEPH AND RITA BERMAN AND THE BOULDER COUNTY BOARD OF HEALTH);  
 - EXCEPTION 12: FILM 897, RECEPTION NO. 148728 (RIGHT-OF-WAY EASEMENT AS GRANTED TO POUDDRE VALLEY RURAL ELECTRIC ASSOCIATION).

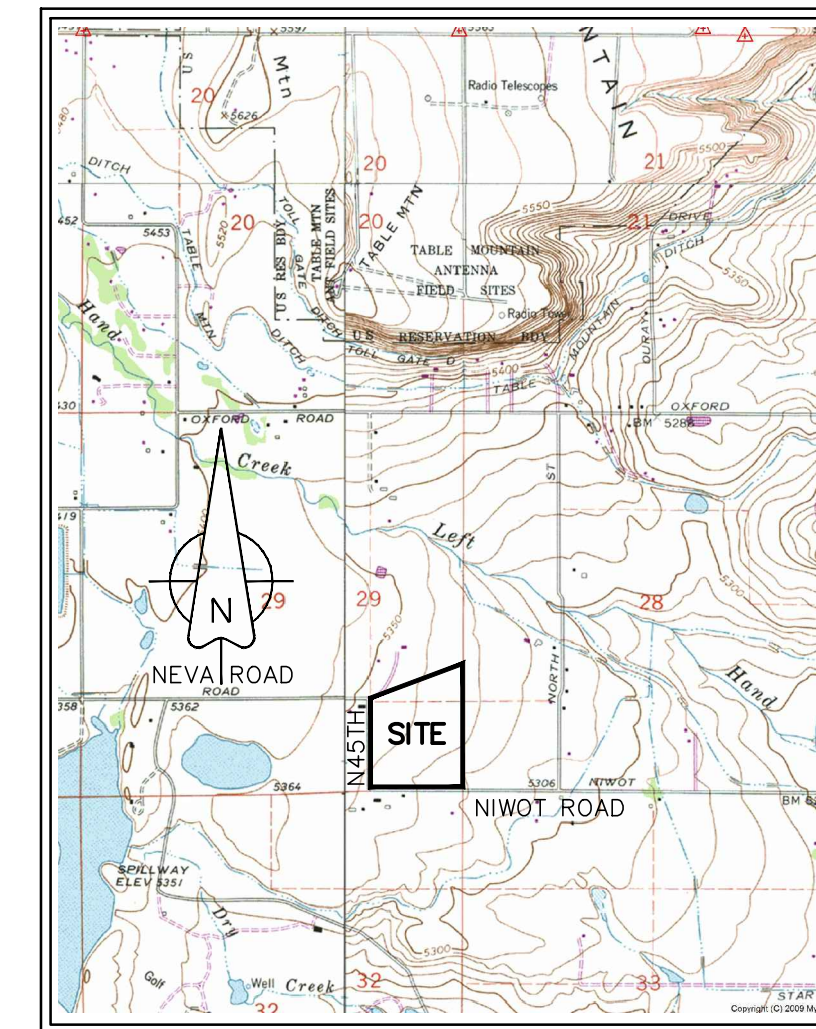
NOTE: THOUGH NOT ITEMIZED IN SCHEDULE B - SECTION II OF THE ABOVE MENTIONED TITLE COMMITMENT, THE PROPERTY DESCRIBED HEREON APPEARS TO BE SUBJECT TO A NON-EXCLUSIVE EASEMENT AGREEMENT BETWEEN ROBERT BERMAN ET AL. AND LEFT HAND WATER DISTRICT PER RECEPTION NO. 2973947.

- REGARDING THE RIGHT-OF-WAY FOR THE NORTH 45TH STREET PORTION OF COUNTY ROAD 34:  
 ACCORDING TO ROAD BOOK B, PAGES 38 & 39 OF THE BOULDER COUNTY RECORDS, THIS PORTION OF THE RIGHT-OF-WAY FOR COUNTY ROAD 34 IS TO BE 60' WIDE AND CENTERED ON THE WEST LINE OF THE SE1/4 OF THE SE1/4 OF SECTION 29. HOWEVER THE CURRENT ALIGNMENT OF THE ASPHALT ROADWAY LIES ENTIRELY EAST OF THE WEST LINE OF THE SE1/4 SE1/4 OF SAID SECTION 29. TESTIMONY PROVIDED BY PROPERTY OWNERS IN THE AREA INDICATED THAT THIS PORTION OF THE COUNTY ROAD MAY HAVE BEEN MOVED EAST MANY YEARS AGO. BOULDER LAND CONSULTANTS, INC. AND THE UNDERSIGNED DID NOT RECOVER DOCUMENTATION OF THIS SHIFT IN THE COUNTY ROAD RIGHT-OF-WAY. FOR PURPOSES OF THIS SURVEY MAP, A POSSIBLE EAST RIGHT-OF-WAY LINE FOR THIS NORTH 45TH STREET PORTION IS DRAWN 60' EAST OF THE WEST LINE OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 29.
- SURVEYOR'S NARRATIVE:  
 THE BOUNDARIES OF THE SUBJECT PROPERTY WERE DETERMINED BASED ON THE RECOVERED ALIQUOT CORNERS DESCRIBED HEREON. THE POSITION OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29 WAS DETERMINED BY ESTABLISHING THE MID-POINT BETWEEN THE RECOVERED SOUTH 1/4 CORNER AND THE RECOVERED SOUTHEAST CORNER OF SAID SECTION 29. THIS POSITION WAS CONFIRMED BY THE ALIGNMENT OF AN OLD FENCE LINE HEADING TO THE SOUTH OF THE ESTABLISHED CORNER, AS WELL AS BY TESTIMONY PROVIDED BY PROPERTY OWNERS IN THE AREA.
- UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.
- NO UNDERGROUND UTILITIES 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 COMMITS 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 REGISTERED 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 DEPARTMENT THAT, SUBJECT TO THE NOTES SHOWN HEREON, A SURVEY OF THE PERIMETER OF PROPERTY (COMPLETED ON MAY 29, 2014) 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 IMPROVEMENT 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: JUNE 17, 2014



VICINITY MAP - NOT TO SCALE

**LEGEND**

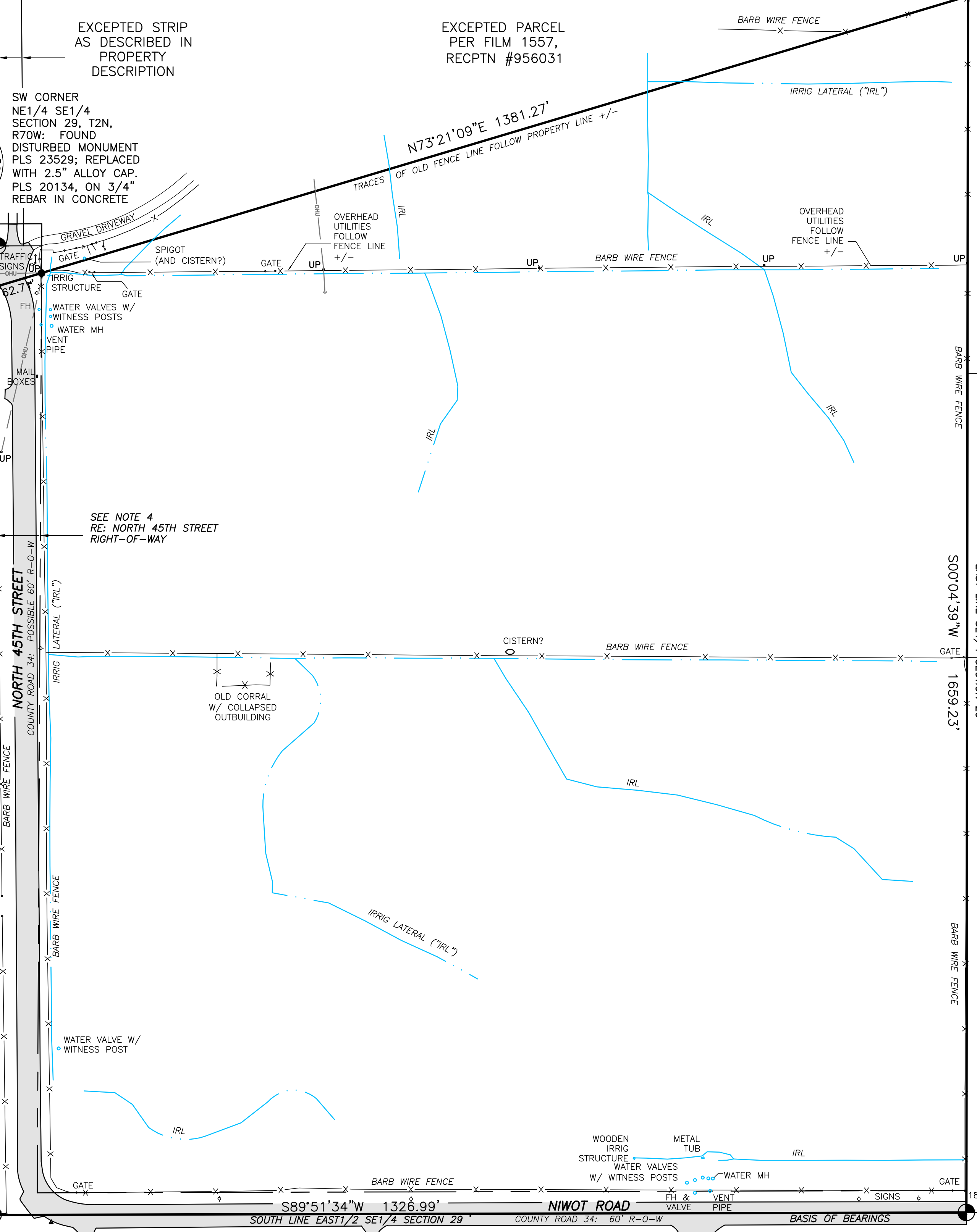
OVERHEAD UTILITY LINES: —○—

UTILITY POLE: UP

SIGN: ○

FH: FIRE HYDRANT

IRL: IRRIGATION LATERAL



EXCEPTED STRIP  
 AS DESCRIBED IN  
 PROPERTY  
 DESCRIPTION

EXCEPTED PARCEL  
 PER FILM 1557,  
 RECPTN #956031

FOUND AND ACCEPTED  
 5/8" REBAR WITH ALLOY  
 COLLAR, LS 17664

SW CORNER  
 NE1/4 SE1/4  
 SECTION 29, T2N,  
 R70W: FOUND  
 DISTURBED MONUMENT  
 PLS 23529; REPLACED  
 WITH 2.5" ALLOY CAP.  
 PLS 20134, ON 3/4"  
 REBAR IN CONCRETE

SET 5/8" REBARs  
 WITH 2" ALLOY CAPs,  
 PLS 20134

SEE NOTE 4  
 RE: NORTH 45TH STREET  
 RIGHT-OF-WAY

SW CORNER  
 EAST 1/2 SE1/4  
 SECTION 29, T2N, R70W:  
 SET 2.5" ALLOY CAP, PLS 20134,  
 ON 3/4" REBAR IN CONCRETE

T2N R70W  
 S29  
 1/4  
 S32  
 1990  
 PLS 22579

BOULDER LAND CONSULTANTS, INC.  
 T2N R70W  
 E S29  
 1/16 S32  
 2014  
 PLS 20134

SOUTH 1/4 CORNER  
 SECTION 29, T2N, R70W:  
 FOUND 3.25" ALLOY CAP,  
 PLS 22579, AT SURFACE

© 2014 BOULDER LAND CONSULTANTS, INC.  
 ALL RIGHTS RESERVED.

**SAMPLE**

THIS MAP WAS PREPARED BY

**BOULDER LAND CONSULTANTS, INC.**

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

ISP: 7204 N 45TH STREET PROPERTY  
 BOULDER COUNTY, COLORADO

BLC, INC. PROJECT NO. 719c014  
 DRAWINGS: 41918a.dwg