

(PROVIDED BY FIDELITY NATIONAL TITLE)
DEED RECORDED ON 10/22/2010 AT REC. NO. 03107157

COUNTY OF BOULDER,
STATE OF COLORADO.

- FOUND MONUMENT AS DESCRIBED
- FOUND #5 REBAR W/ 1 1/2" ALUMINUM CAP MARKED "RA. ENGLAND LS 29415"
- FOUND 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 38409"
- CALCULATED POSITION (NOT FOUND OR SET)

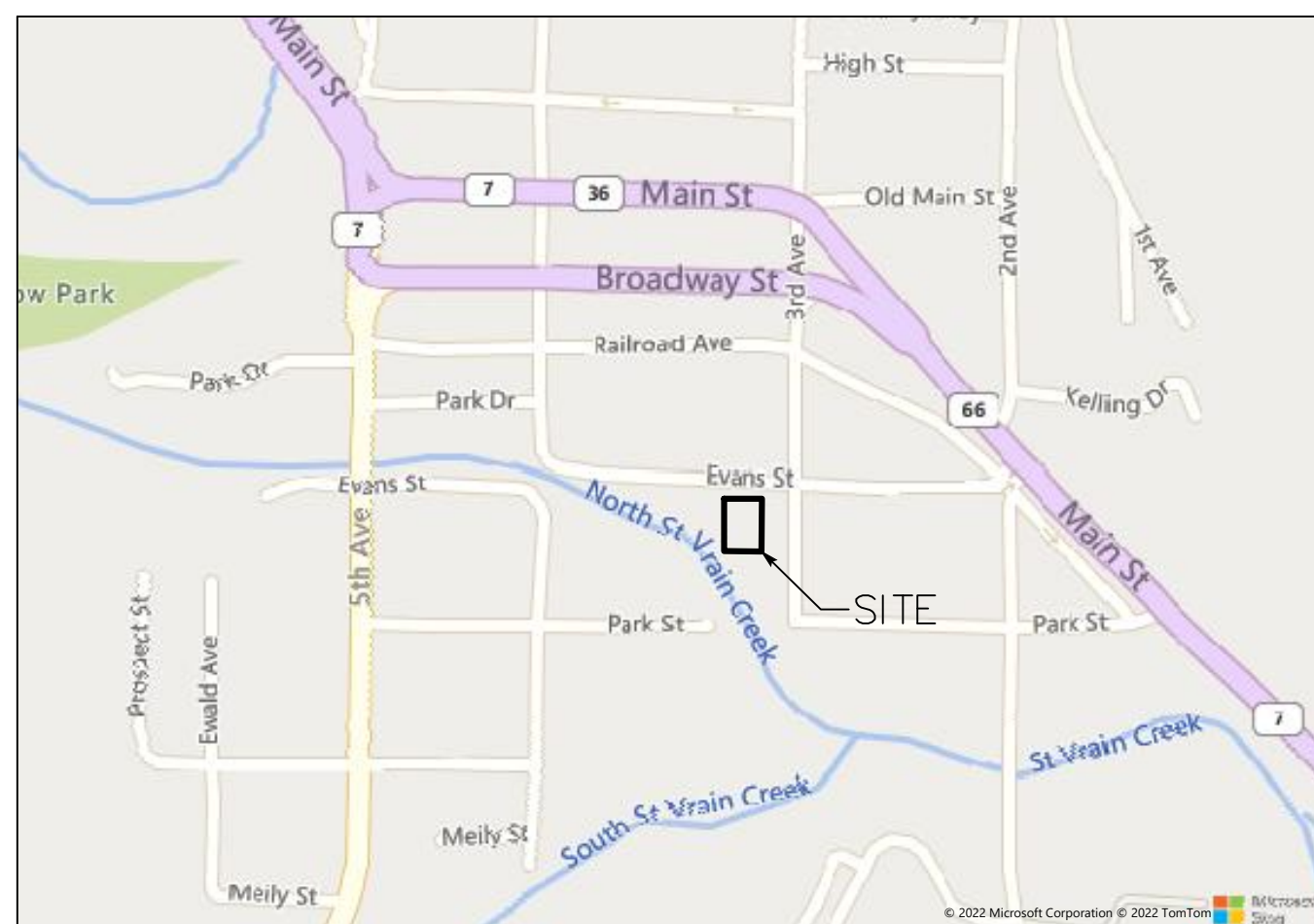
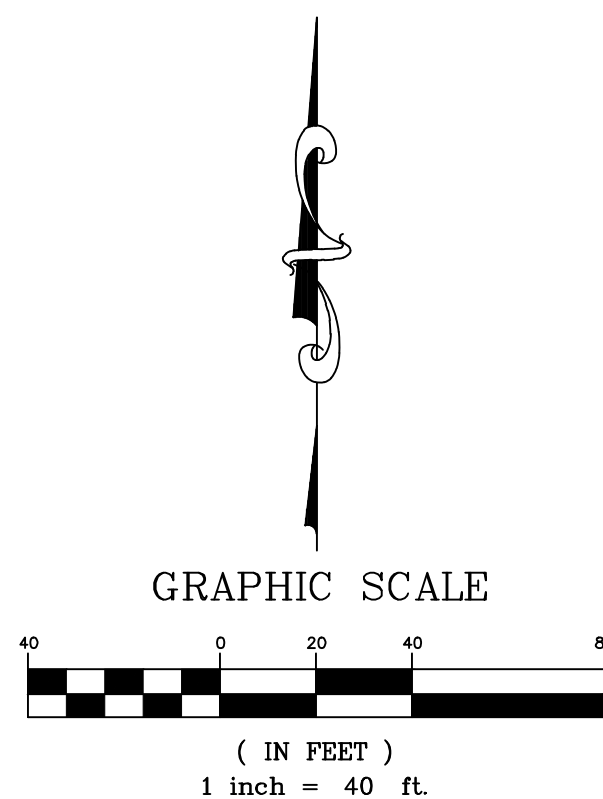
(AM) AS MEASURED AT TIME OF SURVEY

(C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION

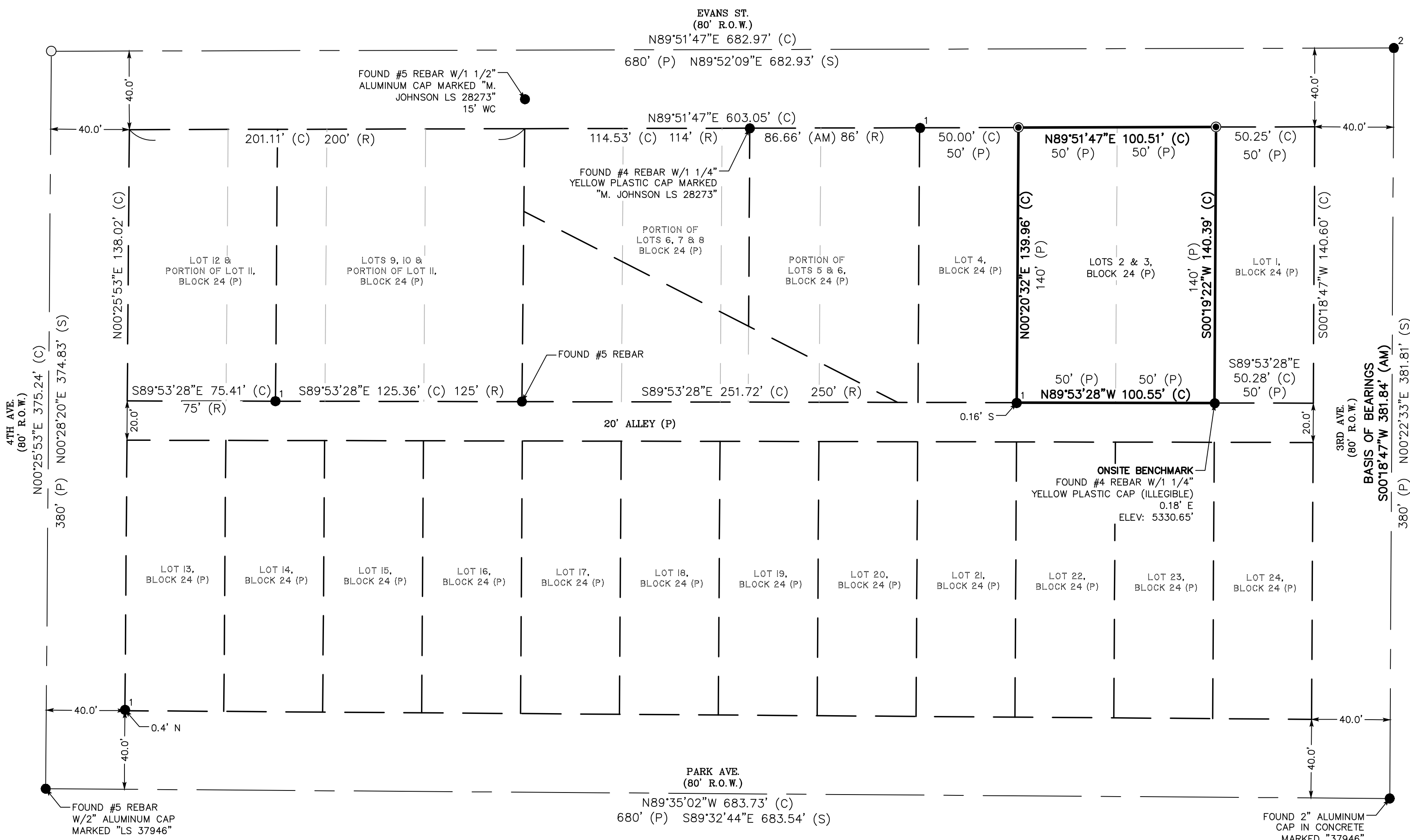
(P) AS PER THE PLAT OF TOWN OF LYONS RECORDED AT BOOK 2 PAGE 77 DATED 04/01/1890

(R) AS PER RECORD INFORMATION

(S) AS PER THE SURVEY TOWN OF LYONS DEPOSITED AT LS-16-0149



Vicinity Map
NOT TO SCALE



PRECISION 1: 48141

SUBMITTED TO BOULDER COUNTY LAND USE FOR DEPOSITING ON
THIS ____ DAY OF _____, 20__.

JESS J. KUNTZ
COLORADO P.L.S. #38409
VICE PRESIDENT, FLATIRONS, INC.

1. FIDELITY NATIONAL TITLE COMMITMENT NUMBER 171-161910-22, DATED SEPTEMBER 1, 2022 AT 8:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. 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.
3. THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF LEIGH WILLIAMS & FIDELITY NATIONAL TITLE, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
4. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
5. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF S0018°47'W ALONG THE CENTERLINE OF 3RD AVENUE RIGHT-OF-WAY, BETWEEN A FOUND 2" ALUMINUM CAP MARKED "R, ENGLAND PLS 29415" AT THE INTERSECTION OF 3RD AVENUE AND EVANS STREET AND A FOUND 2" ALUMINUM CAP IN CONCRETE MARKED "37946" AT THE INTERSECTION OF 3RD AVENUE AND PARK AVENUE AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
6. WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. A PRIVATE UTILITY LOCATOR WAS HIRED FOR THE PREPARATION OF THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND STRUCTURES. ALL UNDERGROUND UTILITIES MUST BE LOCATED BY THE PROPERTY OWNER OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103. (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 11b)
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
8. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
9. THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTOCAD CIVIL 3D (DIGITAL TERRAIN MODELING) SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS. DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION AND LOCAL VARIATIONS IN TOPOGRAPHY, THE CONTOUR SHOWN MAY NOT BE AN ACCURATE REPRESENTATION OF THE SITE TOPOGRAPHY. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. TOPOGRAPHY SHOWN HEREON COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
10. BENCHMARK INFORMATION: SMARTNET NORTH AMERICA CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) NETWORK WAS USED TO ESTABLISH A GPS DERIVED ELEVATION ON AN ON-SITE BENCHMARK AT THE SOUTHEAST CORNER OF SUBJECT PROPERTY, BEING A FOUND #4 REBAR W/ 1/4" YELLOW PLASTIC CAP (ILLEGIBLE) WITH AN ELEVATION OF 5330.65 FEET (NAVD 88). NGS POINT 7, BEING A STANDARD SURVEY DISK LOCATED AT THE SOUTHWEST SIDE OF THE HIGHWAY 36, WITH A PUBLISHED ELEVATION OF 5308.61 FEET, WAS CHECKED INTO WITH AN AS-MEASURED ELEVATION OF 5308.62 FEET. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THE ELEVATION OF THE ON-SITE BENCHMARK.
11. SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN. BUILDINGS AND OTHER IMPROVEMENTS OR STRUCTURES ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE (5) FEET FROM ANY OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.
12. FLOOD INFORMATION (FEMA): THE SUBJECT PROPERTY IS LOCATED IN ZONE X SHADED, AREA OF 0.2% ANNUAL CHANCE FLOOD; AND IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND/OR ZONE D, AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; MAP NO 08013C0223J, DATED DECEMBER 18, 2012. THE MAP DOES NOT DIFFERENTIATE BETWEEN ZONE X UNSHADED AND ZONE D. FLOOD INFORMATION IS SUBJECT TO CHANGE (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 3).
13. FLOOD INFORMATION (BOULDER COUNTY): THE SUBJECT PROPERTY IS LOCATED IN THE ZONE AE, AREA WITH 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED; ZONE X SHADED, AREA OF 0.2% ANNUAL CHANCE FLOOD; AND IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND/OR ZONE D, AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, ACCORDING TO THE BOULDER COUNTY REGULATORY FLOOD RISK ZONES DOWNLOADED FROM THE BOULDER COUNTY WEBSITE IN AUGUST, 2022. (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 3).
14. DATES OF FIELDWORK: OCTOBER 27, 2022 (CREW CHIEF J. SMITH)
15. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
16. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 14,091 SQ. FT. OR 0.32 ACRES, MORE OR LESS AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. OR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 4).
17. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND ARE SHOWN GRAPHICALLY HEREON. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.
#8 MAR. 20, 1929 BOOK 4, PAGE 48 MAP OF LYONS COLO PLAT
18. THE FENCES ARE NOT COINCIDENT WITH PARCEL LINES AS SHOWN HEREON.
19. BUILDING AND ENCLOSED PORCH CROSS THE NORTH PROPERTY LINE AS SHOWN HEREON.
20. COVERED AREA CROSSES EAST PROPERTY LINE AS SHOWN HEREON.

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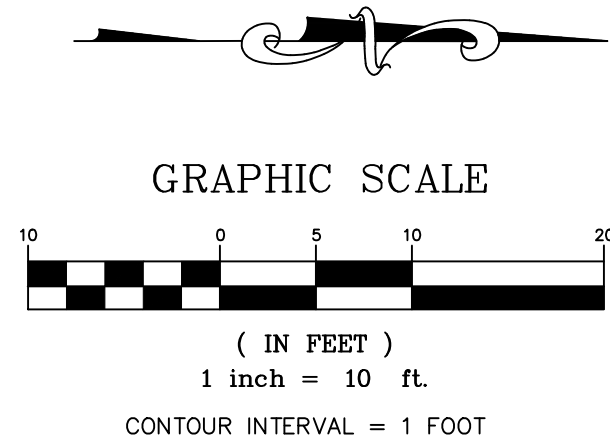
CHECKED BY:
LWK / DO / J3C

SHEET 1 OF 2

ALTA/NSPS LAND TITLE SURVEY

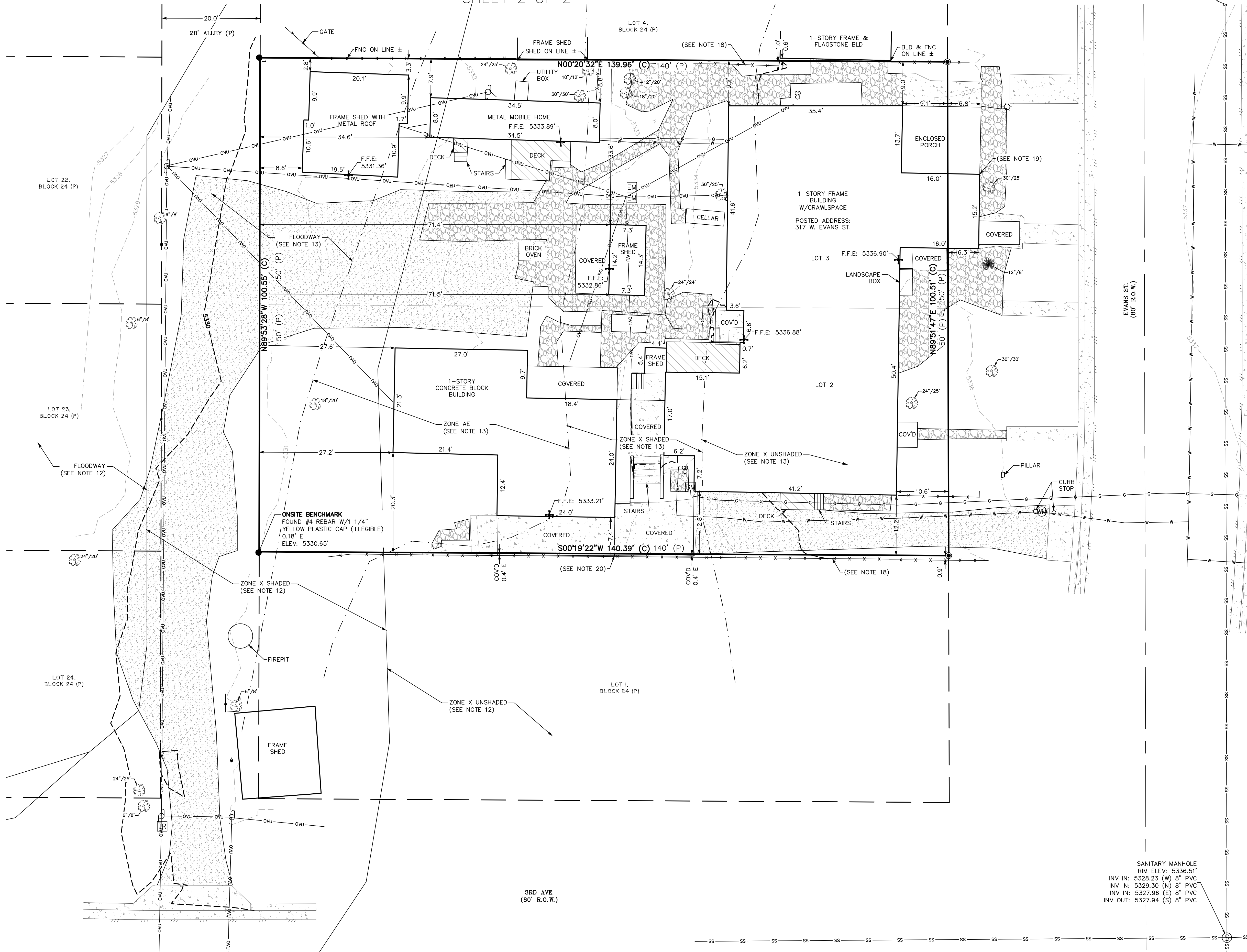
LOTS 2 & 3, BLOCK 24, TOWN OF LYONS, LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2



Legend

- FOUND MONUMENT AS DESCRIBED
- FOUND #5 REBAR W/1 1/2" ALUMINUM CAP MARKED "RA. ENGLAND LS 29415"
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON SURV 38409"
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (P) AS PER THE PLAT OF TOWN OF LYONS RECORDED AT BOOK 2 PAGE 77 DATED 04/01/1890
- CONCRETE
- EDGE OF ASPHALT
- GRAVEL
- FLAGSTONE
- FENCE
- X"/X' DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- *"/X' CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- W WATER LINE
- WM WATER METER
- SS SANITARY SEWER LINE
- SM SANITARY SEWER MANHOLE
- EM ELECTRIC METER
- LP LIGHT POLE
- OW OVERHEAD UTILITY LINE
- UP UTILITY POLE
- GW GUY WIRE
- GM GAS METER
- GL GAS LINE
- TR TELEPHONE RISER
- + LOCATION OF BUILDING HEIGHT/FINISHED FLOOR
- BLD BUILDING
- COV'D COVERED
- FFE FINISHED FLOOR ELEVATION
- ELEV ELEVATION
- INV INVERT
- FNC FENCE



SANITARY MANHOLE
RIM ELEV. 5336.51'
INV IN: 5328.23 (W) 8" PVC
INV IN: 5329.30 (N) 8" PVC
INV IN: 5327.96 (E) 8" PVC
INV OUT: 5327.94 (S) 8" PVC

SANITARY MANHOLE
RIM ELEV. 5336.80'
INV IN: 5329.32 (W) 8" PVC
INV OUT: 5329.16 (E) 8" PVC

DATE	
REVISION	
1	
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9	

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
Leigh Williams
Others (See Note 3)
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Flatirons, Inc.
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JOB NUMBER:
22-79,088
DATE:
12-02-2022
DRAWN BY:
D. SPRINGETT
CHECKED BY:
JUK/BO/JZG

SHEET 2 OF 2