

# ALTA/NSPS LAND TITLE SURVEY

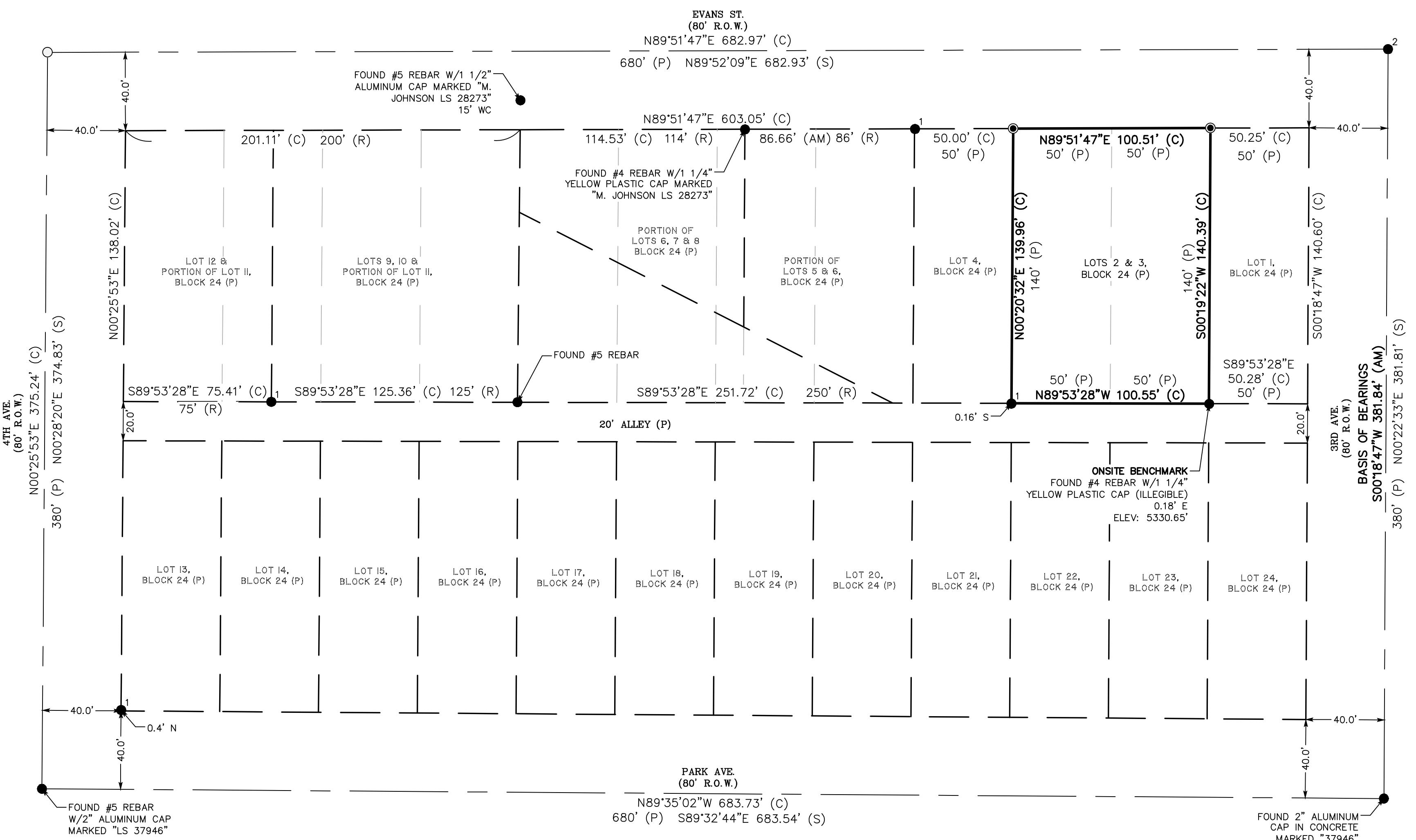
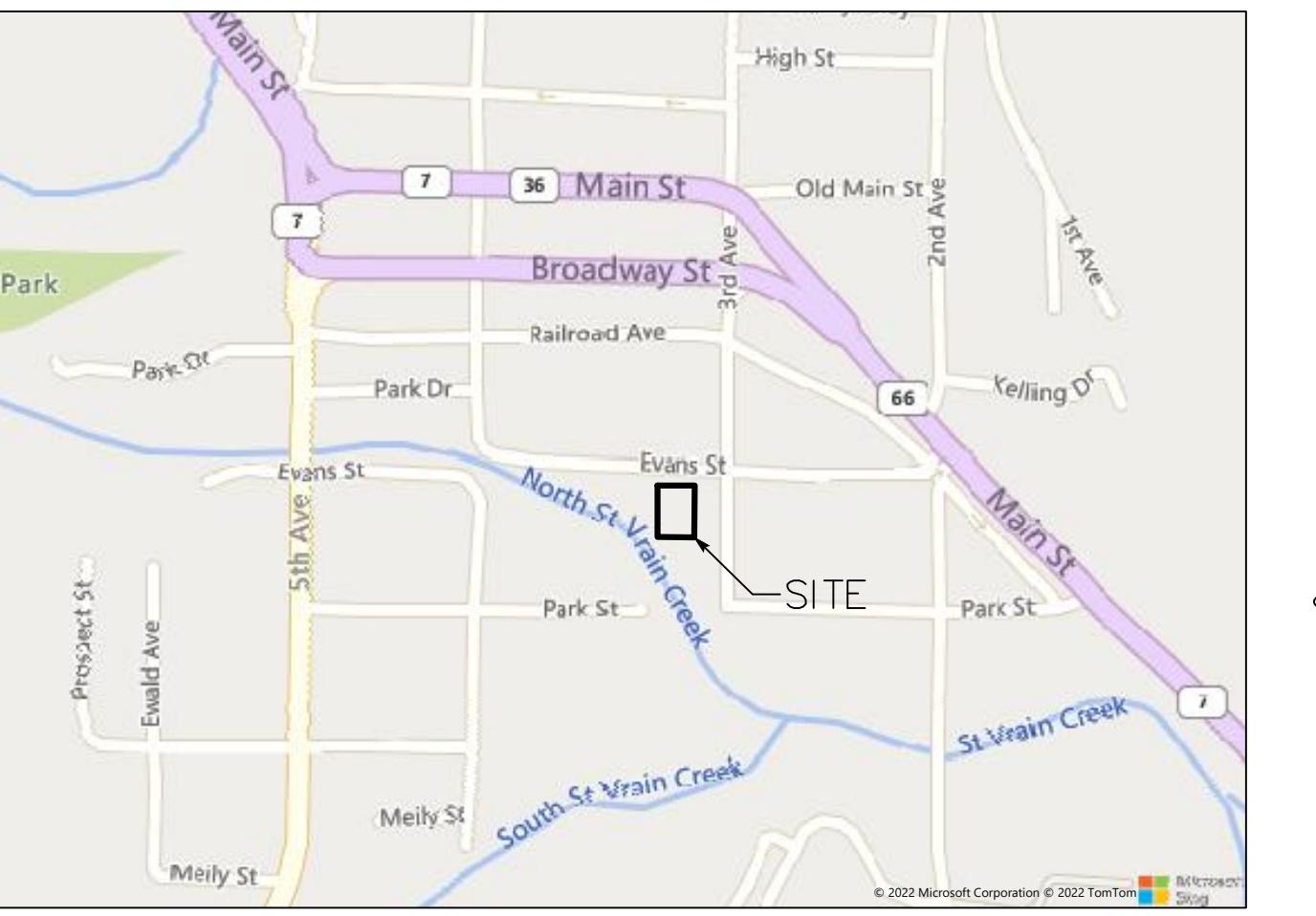
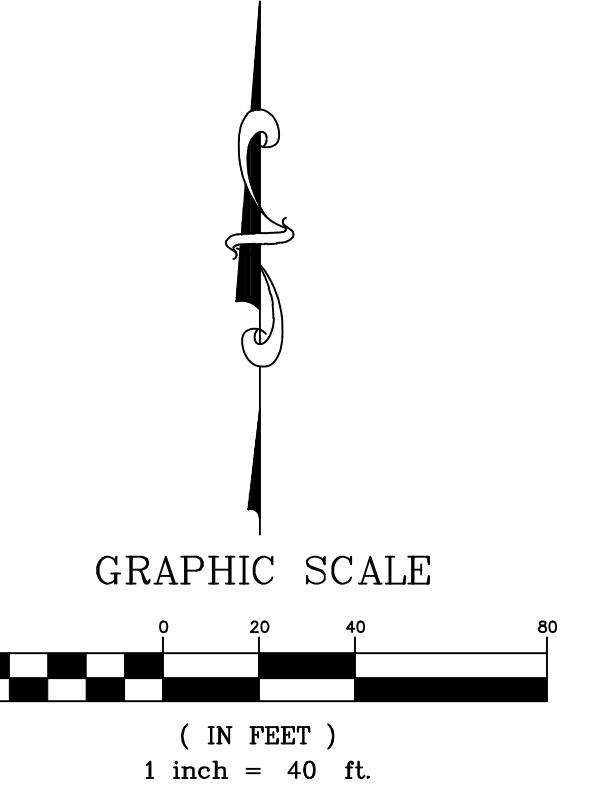
LOTS 2 & 3, BLOCK 24, TOWN OF LYONS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2  
TOTAL AREA = 14,091 SQ. FT., OR 0.32 ACRES, MORE OR LESS

**Parcel Description**  
(PROVIDED BY FIDELITY NATIONAL TITLE)  
DEED RECORDED ON 10/22/2010 AT REC. NO. 03107157  
LOTS 2 AND 3, BLOCK 24, TOWN OF LYONS, ACCORDING TO THE PUTNAM PLAT THEREOF,  
COUNTY OF BOULDER,  
STATE OF COLORADO.

## Legend

- FOUND MONUMENT AS DESCRIBED
- <sup>1</sup> FOUND #5 REBAR W/1 1/2" ALUMINUM CAP MARKED "RA. ENGLAND LS 29415"
- <sup>2</sup> FOUND 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIROS SURV 16406"
- <sup>3</sup> SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIROS 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



## CONTROL DIAGRAM

## Boundary Closure Report

COURSE: N0020'32"E LENGTH: 139.96'  
COURSE: N89°51'47"E LENGTH: 100.51'  
COURSE: S0019'22"W LENGTH: 140.39'  
COURSE: N89°53'28"W LENGTH: 100.55'

ERROR CLOSURE: 0.01 COURSE: N78°00'44"E  
ERROR NORTH: 0.001 EAST: 0.005  
PRECISION: 1: 48141

**Depositing Certificate**  
SUBMITTED TO BOULDER COUNTY LAND USE FOR DEPOSITING ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

## Notes

1. FIDELITY NATIONAL TITLE COMMITMENT NUMBER 171-F16910-22, DATED SEPTEMBER 1, 2022 AT 8:00 A.M., WAS ENTIRELY RELEASED FROM RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS, AND ENCUMBRANCES. 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 "RA 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 FIELD LOCATED BY THE APPROPRIATE AGENCY 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 1b)
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 EXACT 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 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 U.S. HIGHWAY 36, WITH A PUBLISHED ELEVATION OF 5308.62 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. 08013C0232U, 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 ZONE DOWNLOAD 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. FOR 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, RECEIPT 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.

## Surveyor's Certificate

TO LEIGH WILLIAMS & FIDELITY NATIONAL TITLE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A) & 11(B) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 28, 2022.

DATE OF PLAT OR MAP: DECEMBER 2, 2022

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 1.6(B)(2) THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

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

WILL HAVE STAMP AND SIGNATURE

DATE	REVISION
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
ALTA/NSPS LAND TITLE SURVEY PREPARED FOR	
Leigh Williams	
Others (See Note 3)	
FLATIROS, Inc. Land Surveying Services www.flatirosinc.com	
655 FOURTH AVE. LONGMONT, CO 80501 PH: (303) 776-4355 FAX: (303) 776-4355	
3825 IRIS AVE, STE 395 BOULDER, CO 80301 PH: (303) 443-7701 FAX: (303) 936-6930	
4501 LOGAN ST. DENVER, CO 80216 PH: (303) 443-7701 FAX: (303) 932-3180	
DRAFT WORKING COPY ONLY WILL HAVE STAMP AND SIGNATURE (SEAL)	
JOB NUMBER: 22-79,088	
DATE: 12-02-2022	
DRAWN BY: D. SPRINGETT	
CHECKED BY: JK/J/BO/JZG	
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

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

DATE \_\_\_\_\_

F

ALTA/NSPS LAND TITLE SURVEY  
*PREPARED FOR*

Leigh Williams  
&  
Others (See Note 3)

COPYRIGHT 2022 FLATIRONS, INC.

**Flatirons, Inc.**  
Land Surveying Services  
[www.FlatironsInc.com](http://www.FlatironsInc.com)

**DRAFT**  
WORKING COPY ONLY  
ONLY FINAL VERSION  
WILL HAVE STAMP  
AND SIGNATURE  
(SEAL)

JOB NUMBER:  
22-79,088  
DATE:  
12-02-2022  
DRAWN BY:

SHEET 2 OF 2

#### GRAPHIC SCALE

( IN FEET )

1 inch = 10 ft.

CONTOUR INTERVAL = 1 FOOT

## Legend

- FOUND MONUMENT AS DESCRIBED
- 1 FOUND #5 REBAR W/1 1/2" ALUMINUM CAP MARKED "RA. ENGLAND LS 29415"
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS 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"/X' CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- W— WATER LINE
-  WATER METER
- ss— SANITARY SEWER LINE
-  SANITARY SEWER MANHOLE
-  CLEANOUT
-  ELECTRIC METER
-  LIGHT POLE
- ovu— OVERHEAD UTILITY LINE
-  UTILITY POLE
-  GUY WIRE
-  GAS METER
- g— GAS LINE
-  TELEPHONE RISER
-  LOCATION OF BUILDING HEIGHT/FINISHED FLOOR
- BLD BUILDING
- COV'D COVERED
- FFE FINISHED FLOOR ELEVATION
- ELEV ELEVATION
- INV INVERT
- FNC FENCE

