

Vicinity Map  
1" = 1000'

### Parcel Description

(PROVIDED BY FIRST AMERICAN HERITAGE TITLE INSURANCE COMPANY) (TC1)

COMMITMENT NUMBER 5509-3936628

DEED RECORDED ON 06/09/2017 AT REC. NO. 3597039

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THE FOLLOWING:

TRACT CONVEYED TO BOULDER COUNTY BY DEED RECORDED IN BOOK 624 AT PAGE 426;  
TRACT CONVEYED TO HUGH LEE HAMMONDS AND SUSIE CORNELIA HAMMONDS BY DEED RECORDED IN BOOK 642 AT PAGE 16;

TRACT CONVEYED TO FRED DIRKES BY DEED RECORDED IN BOOK 660 AT PAGE 162;

TRACT CONVEYED TO FRED DAVID DIRKES AND DOROTHY BETH DIRKES BY DEED RECORDED SEPTEMBER 05, 1957 IN BOOK 1055 AT PAGE 197;

TRACT CONVEYED TO CITY OF LONGMONT BY DEED RECORDED AUGUST 3, 1966 AT RECEPTION NO. 822965;

AND EXCEPT ANY PART OF THE LAND LYING NORTH OF THE BOULDER COUNTY HIGHWAY KNOWN AS THE OLD ESTES PARK HIGHWAY;

AND EXCEPT A TRACT IN THE NORTHEAST CORNER, AS STATED TO HAVE BEEN CONVEYED BY DEED FROM WILLIAM L. PARSONS TO THOMAS MCCALL, AS EVIDENCED BY DEED RECORDED SEPTEMBER 05, 1957 IN BOOK 1055 AT PAGE 200;

AND EXCEPT THAT PART TO THE DEPARTMENT OF HIGHWAYS BY INSTRUMENT RECORDED JANUARY 19, 1968 ON FILM 625 AS RECEPTION NO. 869134,

AND EXCEPT A TRACT CONVEYED TO JUNGLE BY DEED RECORDED JULY 3, 1959 IN BOOK 1113 AT PAGE 416, COUNTY OF BOULDER, STATE OF COLORADO.

COMMITMENT NUMBER 5509-3936635 (TC2)

DEED RECORDED ON 07/20/2018 AT REC. NO. NO. 3666945

PARCEL 1:

ALL THAT PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, LYING EAST OF THE BOULDER COUNTY HIGHWAY, KNOWN AS THE ESTES PARK HIGHWAY, AND NORTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF HIGHWAY NO. 66, WHENCE THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, BEARS NORTH 39°49' EAST, 1032.99 FEET; THENCE NORTH 1°34' EAST, 405.87 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE WESTERLY PARALLEL TO THE NORTH LINE OF HIGHWAY NO. 66, 214.6 FEET; THENCE SOUTH 1°34' WEST, 157.77 FEET; THENCE NORTH 88°47' WEST, 423.4 FEET, MORE OR LESS, TO SAID ESTES PARK HIGHWAY;

EXCEPT THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED FROM WILLIAM L. PARSONS AND ELIZABETH PARSONS TO THOMAS MCCALL RECORDED DECEMBER 13, 1879 IN BOOK 58 AT PAGE 147, BOULDER COUNTY, COLORADO RECORDS; AND

EXCEPT THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED FROM GEORGE W. KIRK TO HUGH LEE HAMMONDS AND SUSIE CORNELIA HAMMONDS RECORDED JULY 28, 1936 IN BOOK 642 AT PAGE 16, OF SAID RECORDS.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 20 (NORTH SIXTEENTH CORNER OF SECTIONS 20 AND 21) FROM WHENCE THE EAST QUARTER CORNER LIES S00°15'23"W 1315.54 FEET;

THENCE S 59°09'09"W 759.51 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED AUGUST 3, 1966 AT RECEPTION NO. 822965, BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID PARCEL THE FOLLOWING TWO COURSES:

- 1) S84°59'36"W 214.68 FEET;
- 2) S01°03'36"W 157.77 FEET;

THENCE N89°17'24"W 410.41 FEET, MORE OR LESS TO A POINT ON THE EASTERLY LINE OF HIGHLAND DRIVE (PREVIOUSLY KNOWN AS ESTES PARK HIGHWAY);

THENCE ALONG THE EASTERLY AND SOUTHERLY RIGHT OF WAY LINE OF HIGHLAND DRIVE, BEING 20.00 FEET FROM THE APPROXIMATE CENTERLINE (AS OF JUNE, 2009), THE FOLLOWING NINE COURSES:

- 1) N21°03'39"E 31.46 FEET;
- 2) N27°42'44"E 48.39 FEET;
- 3) N48°05'53"E 58.96 FEET;
- 4) N58°08'09"E 148.64 FEET;
- 5) N48°49'41"E 107.44 FEET;
- 6) N55°01'35"E 138.17 FEET;
- 7) N28°56'43"E 100.35 FEET;
- 8) N38°25'53"E 70.69 FEET;
- 9) N62°50'27"E 75.50 FEET;

THENCE S00°00'00"W 158.28 FEET, MORE OR LESS, ALONG THE EXTENDED WESTERLY LINE OF A PARCEL DESCRIBED IN DEED RECORDED IN BOOK 642 AT PAGE 16 TO THE APPROXIMATE NORTHERLY BANK (AS OF JUNE, 2009) OF THE PALMERTON DITCH;

THENCE ALONG THE APPROXIMATE NORTHERLY BANK (AS OF JUNE, 2009) OF THE PALMERTON DITCH THE FOLLOWING THREE COURSES:

- 1) N55°07'06"E 40.49 FEET;
- 2) N76°13'39"E 28.23 FEET;
- 3) S76°54'46"E 13.12 FEET;

THENCE S01°03'36"E 214.98 FEET, MORE OR LESS, ALONG THE WESTERLY LINE EXTENDED NORTH OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED JULY 12, 1966 AT RECEPTION NO. 820796 TO THE POINT OF BEGINNING, COUNTY OF BOULDER, STATE OF COLORADO.

### Depositing Certificate

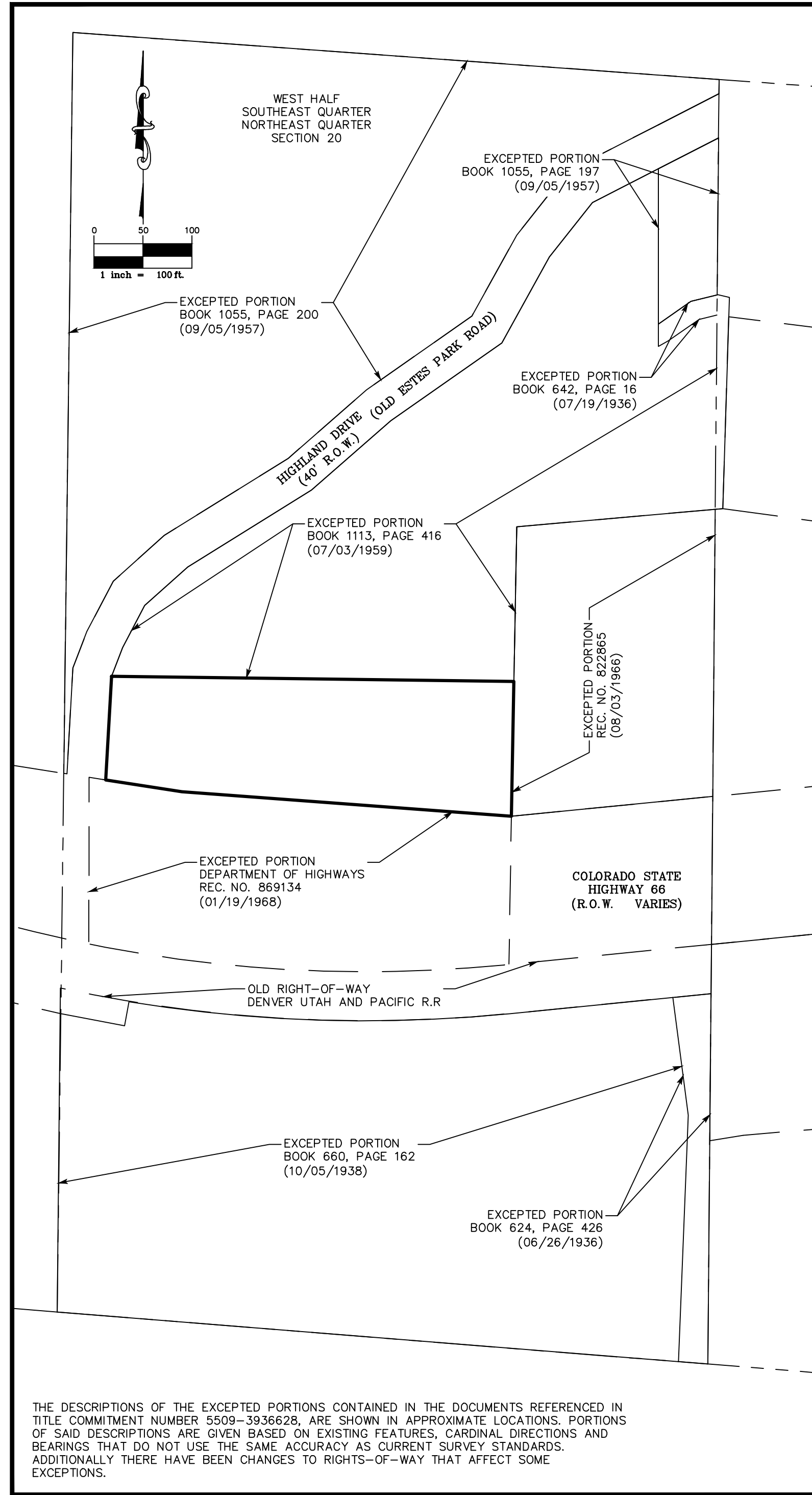
SUBMITTED TO BOULDER COUNTY LAND USE FOR DEPOSITING ON  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

# IMPROVEMENT SURVEY PLAT

OF A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,  
TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO

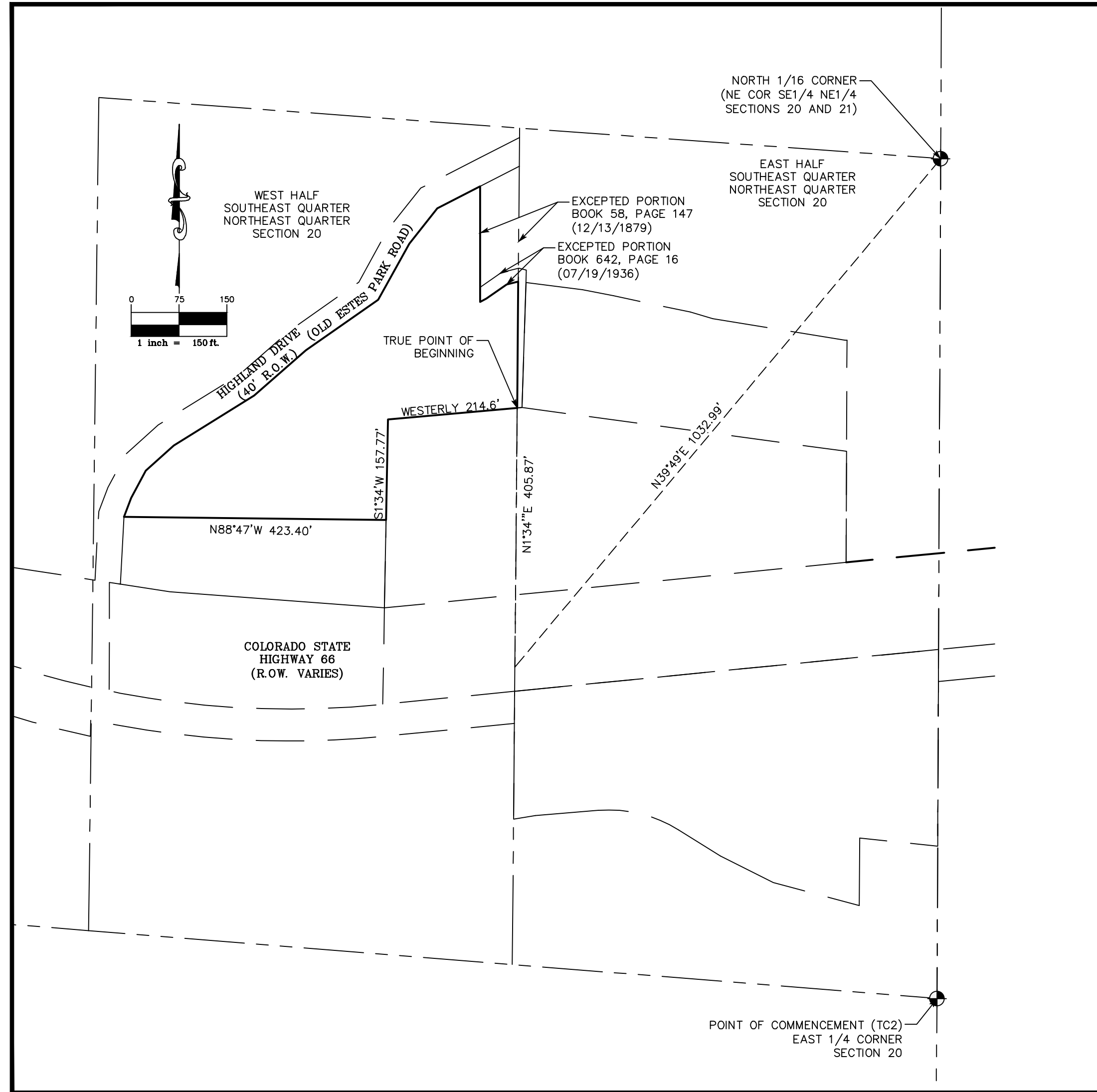
SHEET 1 OF 4

## COMMITMENT NUMBER 5509-3936628 (TC1)

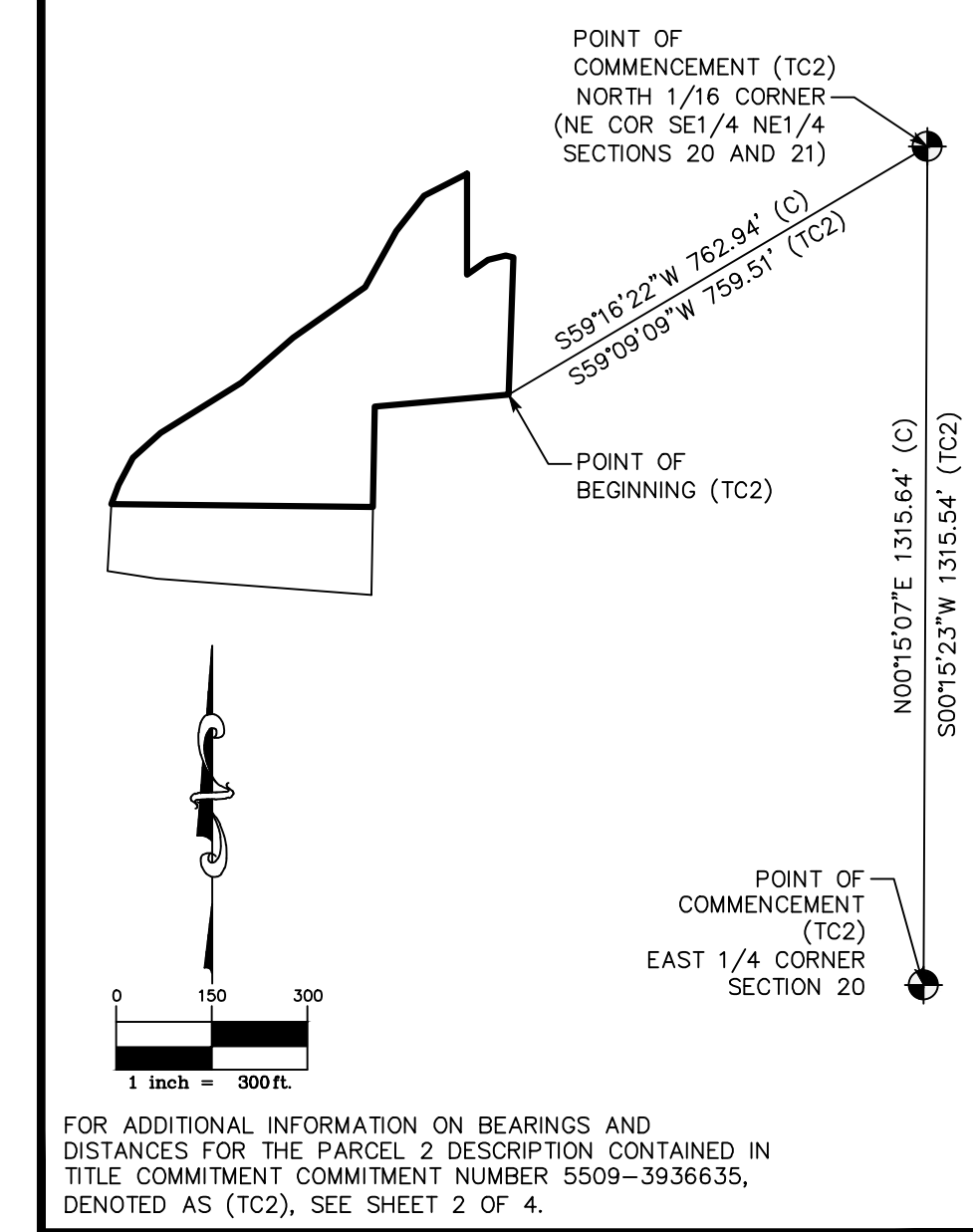


THE DESCRIPTIONS OF THE EXCEPTED PORTIONS CONTAINED IN THE DOCUMENTS REFERENCED IN TITLE COMMITMENT NUMBER 5509-3936628, ARE SHOWN IN APPROXIMATE LOCATIONS. PORTIONS OF SAID DESCRIPTIONS ARE GIVEN BASED ON EXISTING FEATURES, CARDINAL DIRECTIONS AND BEARINGS THAT DO NOT USE THE SAME ACCURACY AS CURRENT SURVEY STANDARDS. ADDITIONALLY THERE HAVE BEEN CHANGES TO RIGHTS-OF-WAY THAT AFFECT SOME EXCEPTIONS.

## COMMITMENT NUMBER 5509-3936635 - Parcel 1 (TC2)



## COMMITMENT NUMBER 5509-3936635 - Parcel 2 (TC2)



### Surveyor's Statement

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRON, INC., TO STEPHEN D. TEBO D/B/A TEBO PROPERTIES, PEACOCK FARM LLC, A COLORADO LIMITED LIABILITY COMPANY AND FIRST AMERICAN HERITAGE TITLE INSURANCE COMPANY, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON JANUARY 29, 2024. THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-102 (9) "IMPROVEMENT SURVEY PLAT", 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.

JAMES Z. GOWAN COLORADO P.L.S. #29038  
VICE PRESIDENT, FLATIRON, INC.

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IMPROVEMENT SURVEY PLAT PREPARED FOR
TEBO PROPERTIES
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FLATIRON, Inc. Land Surveying Services www.flatironinc.com
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4501 LOGAN ST. DENVER, CO 80216 PH: (303) 936-6987 FAX: (303) 923-3180

JOB NUMBER: 22-77.758
DATE: 03-18-2024
DRAWN BY: M. VOYLES
CHECKED BY: JJK/TDH/JZG
SHEET 1 OF 4

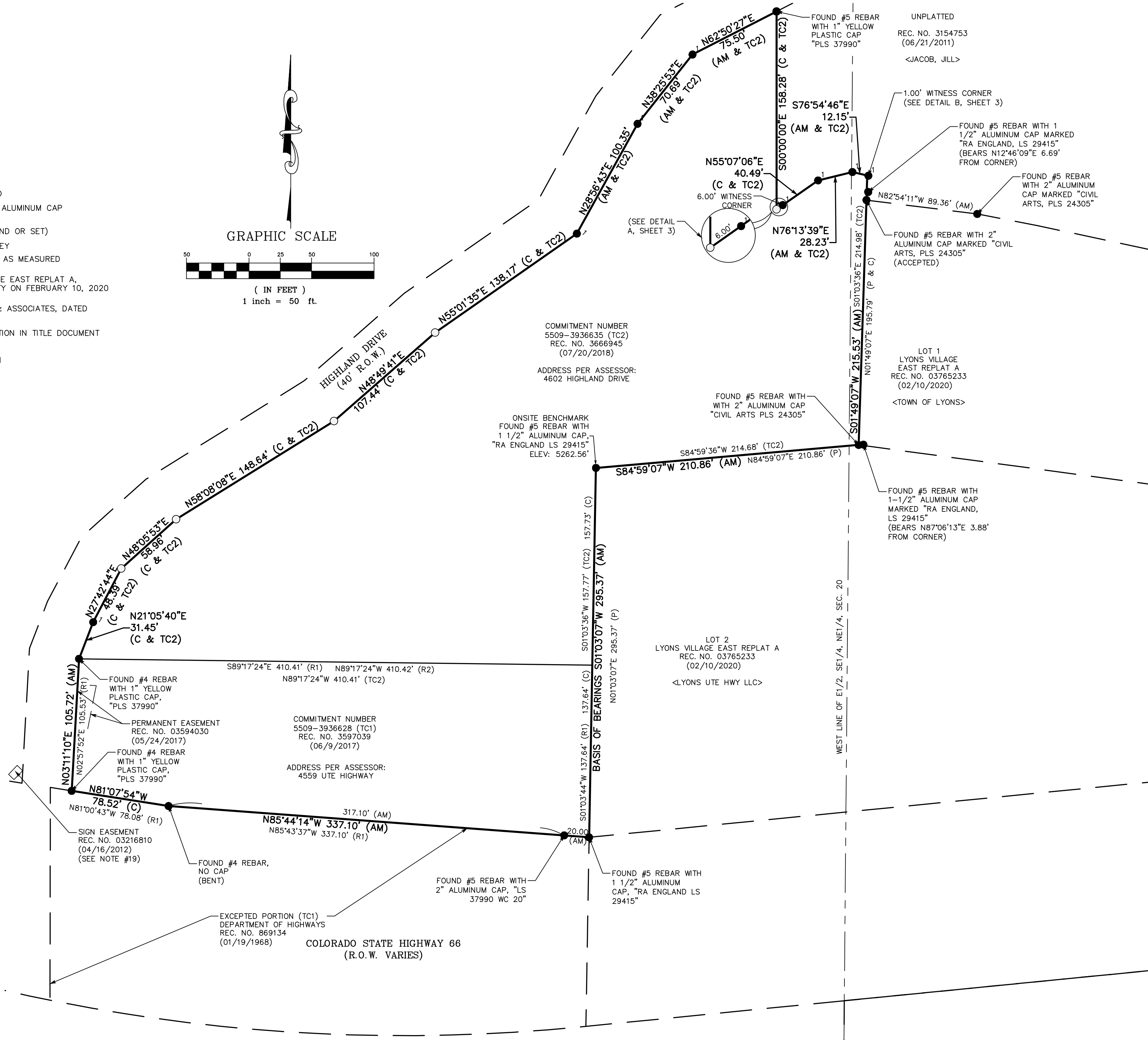
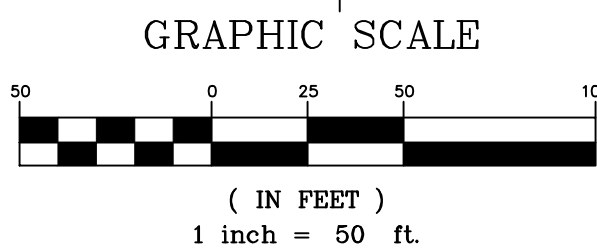


# IMPROVEMENT SURVEY PLAT

OF A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,  
TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 4

- Legend**
- FOUND MONUMENT AS DESCRIBED
  - SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON SURV 29038"
  - 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 LYONS VILLAGE EAST REPLAT A, RECORDED WITH BOULDER COUNTY ON FEBRUARY 10, 2020 AT RECEPTION NO. 03765233
  - (R1) LAND SURVEY PLAT BY HURST & ASSOCIATES, DATED SEPTEMBER 16, 2009
  - (TC2) AS PER THE PARCEL 2 DESCRIPTION IN TITLE DOCUMENT 5509-3936635 (SEE NOTE 1)
- <NAME> PARCEL OWNERSHIP INFORMATION



## Boundary Closure Report

COURSE: N85°44'14\"W	LENGTH: 337.10'	COURSE: S00°00'00\"E	LENGTH: 158.28'
COURSE: N81°07'54\"W	LENGTH: 78.52'	COURSE: N55°07'06\"E	LENGTH: 40.49'
COURSE: N03°11'10\"E	LENGTH: 105.72'	COURSE: N76°13'39\"E	LENGTH: 28.23'
COURSE: N21°05'40\"E	LENGTH: 31.45'	COURSE: S76°54'46\"E	LENGTH: 12.15'
COURSE: N27°42'44\"E	LENGTH: 48.39'	COURSE: S01°49'07\"W	LENGTH: 215.53'
COURSE: N48°05'53\"E	LENGTH: 58.96'	COURSE: S84°59'07\"W	LENGTH: 210.86'
COURSE: N58°08'08\"E	LENGTH: 148.64'	COURSE: S01°03'07\"W	LENGTH: 295.37'
COURSE: N48°49'41\"E	LENGTH: 107.44'		
COURSE: N55°01'35\"E	LENGTH: 138.17'		
COURSE: N28°56'43\"E	LENGTH: 100.35'		
COURSE: N38°25'53\"E	LENGTH: 70.69'		
COURSE: N62°50'27\"E	LENGTH: 75.50'		

ERROR CLOSURE: 0.00

PRECISION 1: 2261840000

## Notes

- FIRST AMERICAN HERITAGE TITLE INSURANCE COMPANY COMMITMENT NUMBER 5509-3936628, DATED APRIL 18, 2022 AT 8:00 A.M., AND 5509-3936635, DATED APRIL 13, 2022 AT 8:00 A.M., WERE 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 COMMITMENTS.
- 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.
- THIS IMPROVEMENT SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF STEPHEN D. TEBO D/B/A TEBO PROPERTIES, PEACOCK FARM LLC, A COLORADO LIMITED LIABILITY COMPANY AND FIRST AMERICAN HERITAGE TITLE INSURANCE COMPANY, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 01°03'07\" WEST ALONG THE WEST LINE OF LOT 2, LYONS VILLAGE EAST REPLAT A, RECORDED WITH BOULDER COUNTY ON FEBRUARY 10, 2020 AT RECEPTION NO. 03765233 BETWEEN FOUND #5 REBARS WITH 1 1/2\" ALUMINUM CAPS, \"RA ENGLAND LS 29415\" AT THE NORTHWEST AND SOUTHWEST CORNERS OF SAID LOT 2 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. 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.
- 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.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- DATES OF FIELDWORK: MARCH 23-24, 2022 AND JANUARY 29, 2024
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS 192,559 SQ. FT. OR 4.42 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.
- OWNERSHIP INFORMATION IS PER BOULDER COUNTY WEBSITE AS RESEARCHED ON JANUARY 29, 2024 AND IS SUBJECT TO CHANGE.
- LAND SURVEY PLAT BY HURST & ASSOCIATES DATED SEPTEMBER 16, 2009 (UNRECORDED) AND LAND SURVEY PLAT BY HURST & ASSOCIATES DATED SEPTEMBER 16, 2009 AND DEPOSITED WITH BOULDER COUNTY LAND USE AT LS-09-0121 WERE CONSIDERED IN THE PREPARATION OF THIS SURVEY.
- FENCES ARE NOT COINCIDENT WITH PROPERTY LINES AS SHOWN HEREON.
- SHED CROSSES PROPERTY LINE AS SHOWN HEREON.
- DECK CROSSES PROPERTY LINE AS SHOWN HEREON.
- WALLS CROSS PROPERTY LINE AS SHOWN HEREON.
- 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.
- BENCHMARK INFORMATION: A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK AT THE NORTHWEST CORNER OF LOT 2, LYONS VILLAGE EAST REPLAT A, BEING A FOUND #5 REBAR WITH 1 1/2\" ALUMINUM CAP, \"RA ENGLAND, LS 29415\" WITH AN ELEVATION OF 5262.56 FEET. A CHECK SHOT, 0.1±, WAS TAKEN ON NGS POINT Z 410, BEING A STAINLESS STEEL ROD IN LOGO BOX MARKED \"Z 410 1984\" LOCATED 0.2 MILES FROM SITE, WITH A PUBLISHED ELEVATION OF 5270.03 FEET NAVD83. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THIS ELEVATION.
- 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.

COMMITMENT NUMBER 5509-3936628		
#11 OCT. 29, 2014	REC. NO. 03410475	PERMANENT EASEMENT
MAY 24, 2017	REC. NO. 03594030	PERMANENT EASEMENT
COMMITMENT NUMBER 5509-3936635		
#13 APR. 16, 2012	REC. NO. 3216810	SIGN EASEMENT AGREEMENT (SUBJECT PROPERTY IS A PARTY TO THE AGREEMENT BUT THE ACTUAL SIGN EASEMENT IS NOT ON THE SUBJECT PROPERTY)
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

COMMITMENT NUMBER 5509-3936628		
#09 APR. 16, 1976	REC. NO. 173439	INCLUSION OF LAND IN LYONS FIRE PROTECTION DISTRICT
MAY 06, 1976	REC. NO. 175714	AMENDMENT
MAY 13, 1976	REC. NO. 176575	AMENDMENT
#10 SEP. 30, 2010	REC. NO. 03102102	INCLUSION OF LAND IN NORTHERN COLORADO WATER CONSERVANCY DISTRICT
#12 ANY STATE OR FEDERAL RIGHT, TITLE OR INTEREST IN THE WATERS OF THE PALMERTON DITCH (NO RECORDING INFORMATION)		
#13 EASEMENT AND RIGHT OF WAY FOR UTE ROAD A/K/A STATE HIGHWAY 66		
- COMMITMENT NUMBER 5509-3936635

#09 APR. 16, 1976	REC. NO. 173439	INCLUSION OF LAND IN LYONS FIRE PROTECTION DISTRICT
MAY 06, 1976	REC. NO. 175714	AMENDMENT
MAY 13, 1976	REC. NO. 176575	AMENDMENT
#10 SEP. 21, 1976	REC. NO. 192946	SURVEY
#11 SEP. 30, 2010	REC. NO. 03102102	INCLUSION OF LAND IN NORTHERN COLORADO WATER CONSERVANCY DISTRICT
#12 JUN. 22, 2011	REC. NO. 3155123	RESOLUTION 2011-23 (INTERGOVERNMENTAL AGREEMENT)
JUL. 14, 2011	REC. NO. 31590933	RESOLUTION 2011-23 (INTERGOVERNMENTAL AGREEMENT)
#14 JUL. 20, 2018	REC. NO. 3666947	WATER RIGHTS
#15 JUL. 20, 2018	REC. NO. 3666949	DEED OF TRUST
SEP. 30, 2021	REC. NO. 3917447	MODIFICATION
#16 NO RECORDING INFORMATION		ITEMS NOT INSURED BY TITLE COMPANY
#17 JUL. 20, 2018	REC. NO. 3666945	WARRANTY DEED
#18 JUL. 20, 2018	REC. NO. 3666945	WARRANTY DEED
#19 NO RECORDING INFORMATION		RIGHT OF WAY AND RIGHTS OF OTHERS TO THE PALMERTON DITCH AND THE ROUGH AND READY DITCH AS SHOWN ON THE BOULDER COUNTY ASSESSOR'S MAPS
		RIGHT OF WAY FOR HIGHLAND DRIVE A/K/A CR 49
- MONUMENTS NOT ACCEPTED WERE FOUND TO BE OUTSIDE OF A REASONABLE ERROR ELLIPSE BASED ON OTHER LOCALLY FOUND MONUMENTS. THEY WERE NOT ACCEPTED AS ORIGINAL, UNDISTURBED MONUMENTS.

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IMPROVEMENT SURVEY PLAT

PREPARED FOR

TEBO PROPERTIES

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PH: (303) 776-1733

FAX: (303) 776-1355

5112

29038

5112

29038

JOB NUMBER:

22-77,758

DATE:

03-18-2024

DRAWN BY:

M. VOYLES

CHECKED BY:

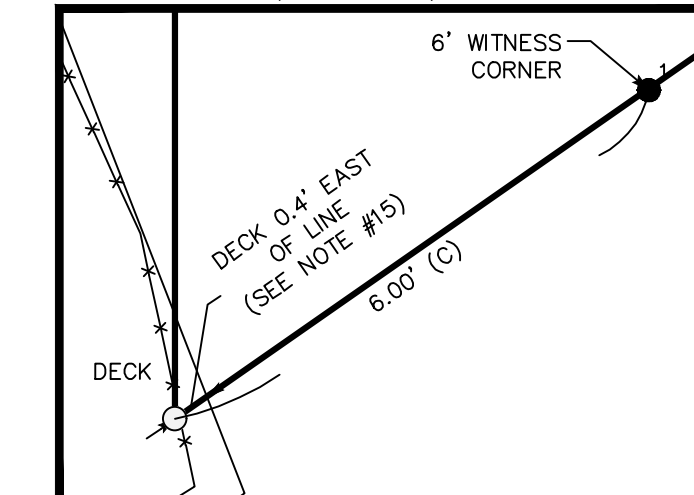
JUK/TDH/JZG

SHEET 2 OF 4

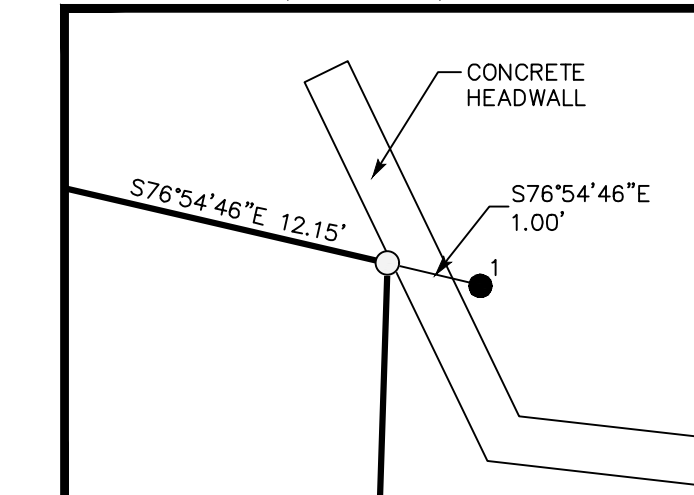
OF A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,  
TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO

### Legend

- 
- GRAPHIC SCALE
- ( IN FEET )  
1 inch = 20 ft.  
CONTOUR INTERVAL = 1 FOOT



**Detail B (1" = 2')**



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H: (303) 776-1733 PH: (303) 443-7001 PH: (303) 936-699  
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SHEET 3 OF 4



# IMPROVEMENT SURVEY PLAT

OF A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,  
TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO

SHEET 4 OF 4

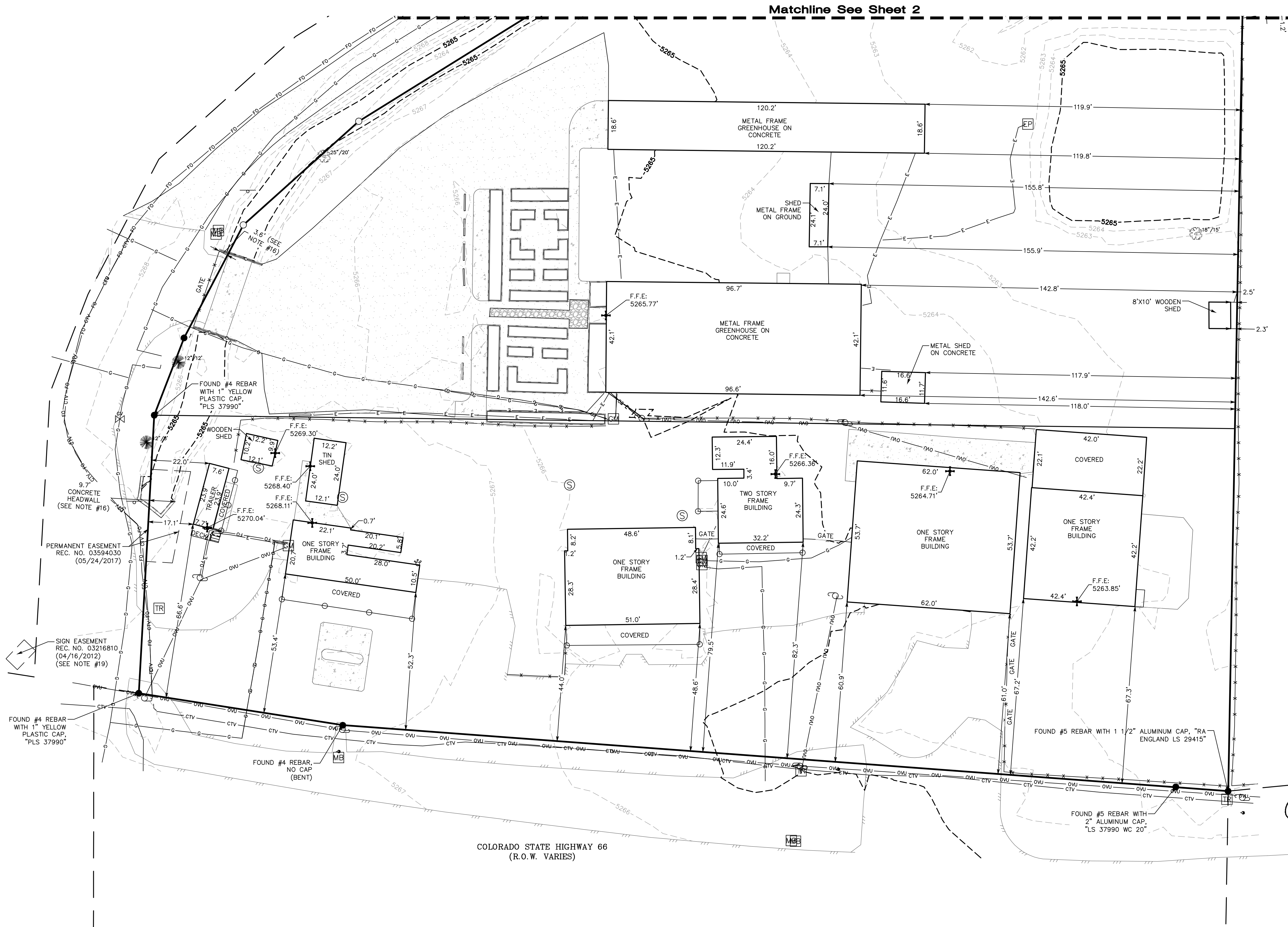
## Legend

- FOUND MONUMENT AS DESCRIBED
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP  
"FLATIRONS SURV 29038"
- CALCULATED POSITION (NOT FOUND OR SET)
- CONCRETE
- EDGE OF ASPHALT
- GRAVEL
- FLAGSTONE
- BRICK
- FENCE
- GUARDRAIL
- HANDRAIL
- SIGN
- SHRUB/BUSH
- X"/X' DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- X"/X' CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- W WATER MANHOLE
- W WATER SPIGOT
- IRV IRRIGATION VALVE
- S SEPTIC LID
- ST STORM SEWER LINE
- E ELECTRIC LINE
- EM ELECTRIC METER
- EP ELECTRICAL PANEL
- ★ LIGHT POLE
- OW OVERHEAD UTILITY LINE
- U UTILITY POLE
- G GUY WIRE
- CTV CABLE TV LINE
- CR CABLE/FIBEROPTIC RISER
- F FIBEROPTIC LINE
- T TELEPHONE LINE
- TR TELEPHONE RISER
- G GAS LINE
- G GAS VALVE
- GM GAS METER
- ★ LOCATION OF FINISHED FLOOR
- MB MAILBOX
- POST
- <NAME> PARCEL OWNERSHIP INFORMATION
- FFE FINISHED FLOOR ELEVATION
- INV INVERT

## GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.  
CONTOUR INTERVAL = 1 FOOT



DATE	
REVISION	
1	
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9	
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## IMPROVEMENT SURVEY PLAT

PREPARED FOR

TEBO PROPERTIES

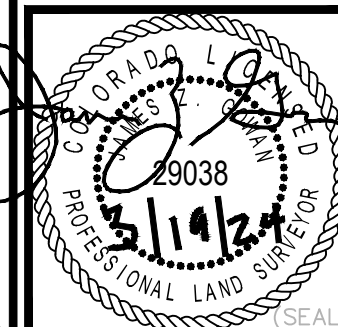
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JOB NUMBER:

22-77,758

DATE:

03-18-2024

DRAWN BY:

M. VOYLES

CHECKED BY:

JJK/TDH/JZG

SHEET 4 OF 4