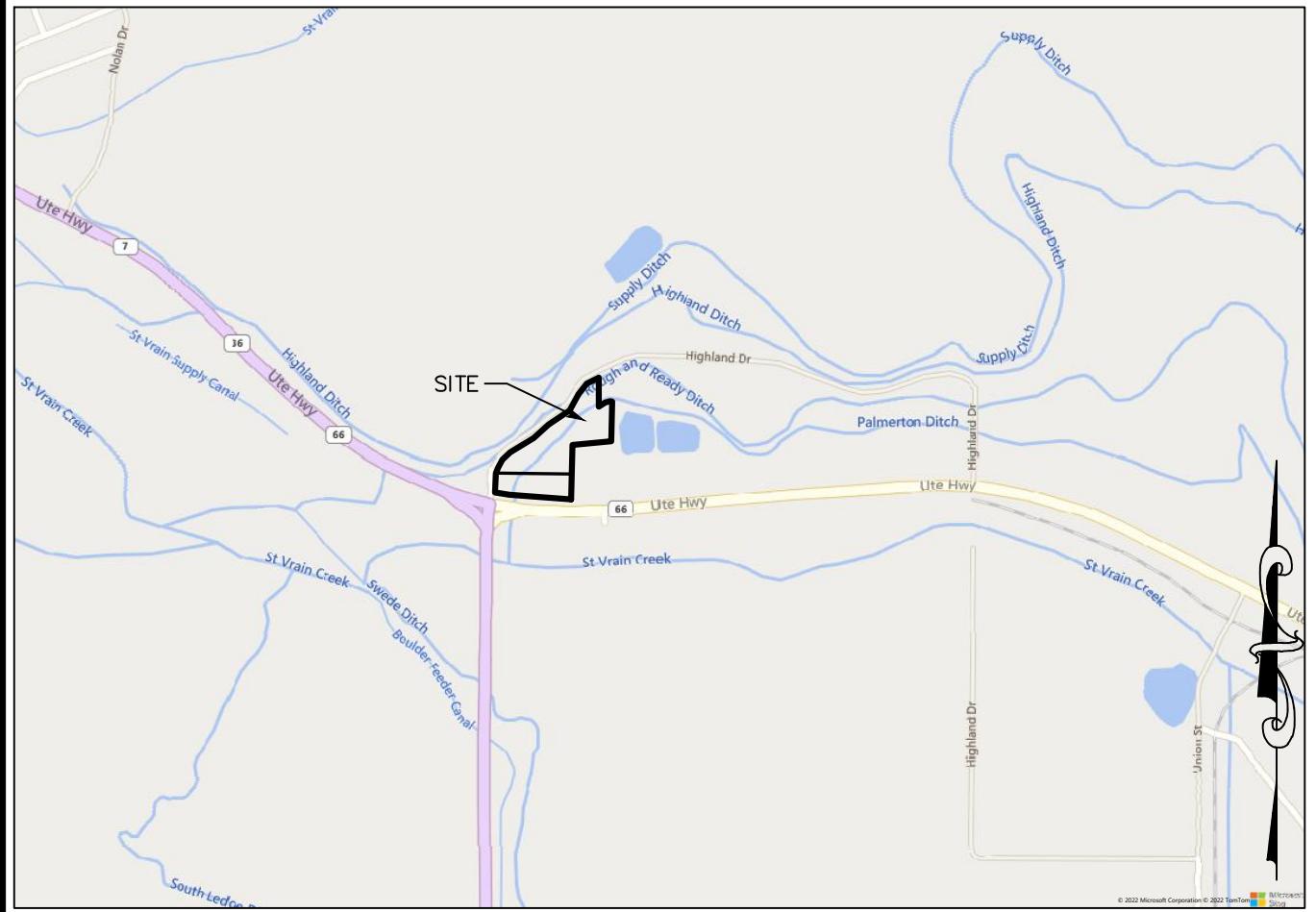


IMPROVEMENT SURVEY PLAT

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



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 JUNGE 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 13°4' WEST, 157.77 FEET; THENCE NORTH 88°47' WEST, 423.44 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°08'08" E, 148.64 FEET;
- 5) N48°49'41" E, 107.64 FEET;
- 6) N55°01'35" E, 138.17 FEET;
- 7) N48°25'36" E, 138.36 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 PALMETTO DITCH;

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

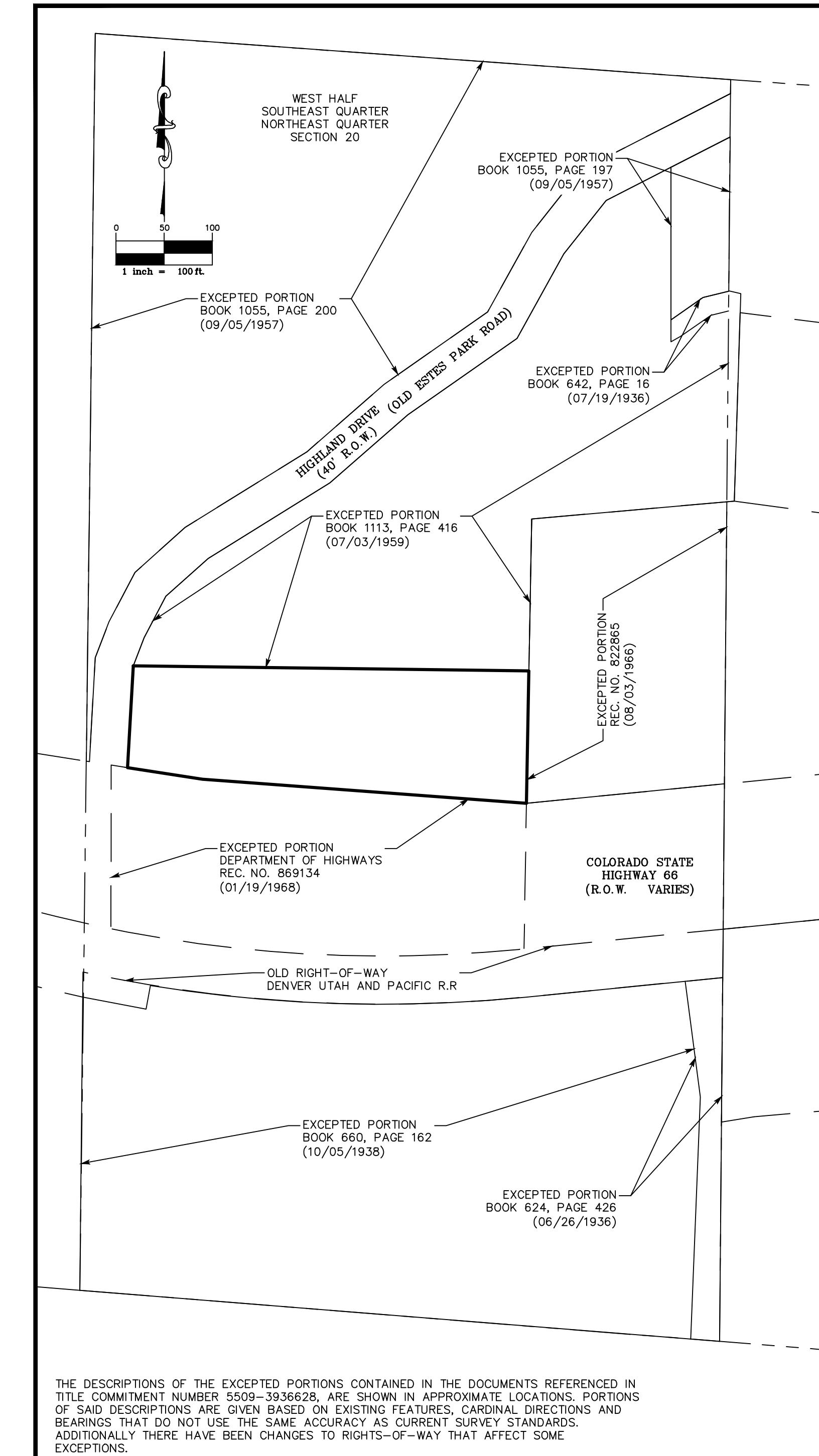
- 1) N55°07'06" E, 40.49 FEET;
- 2) N76°13'39" E, 28.23 FEET;
- 3) S76°54'46" E, 13.12 FEET;

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.

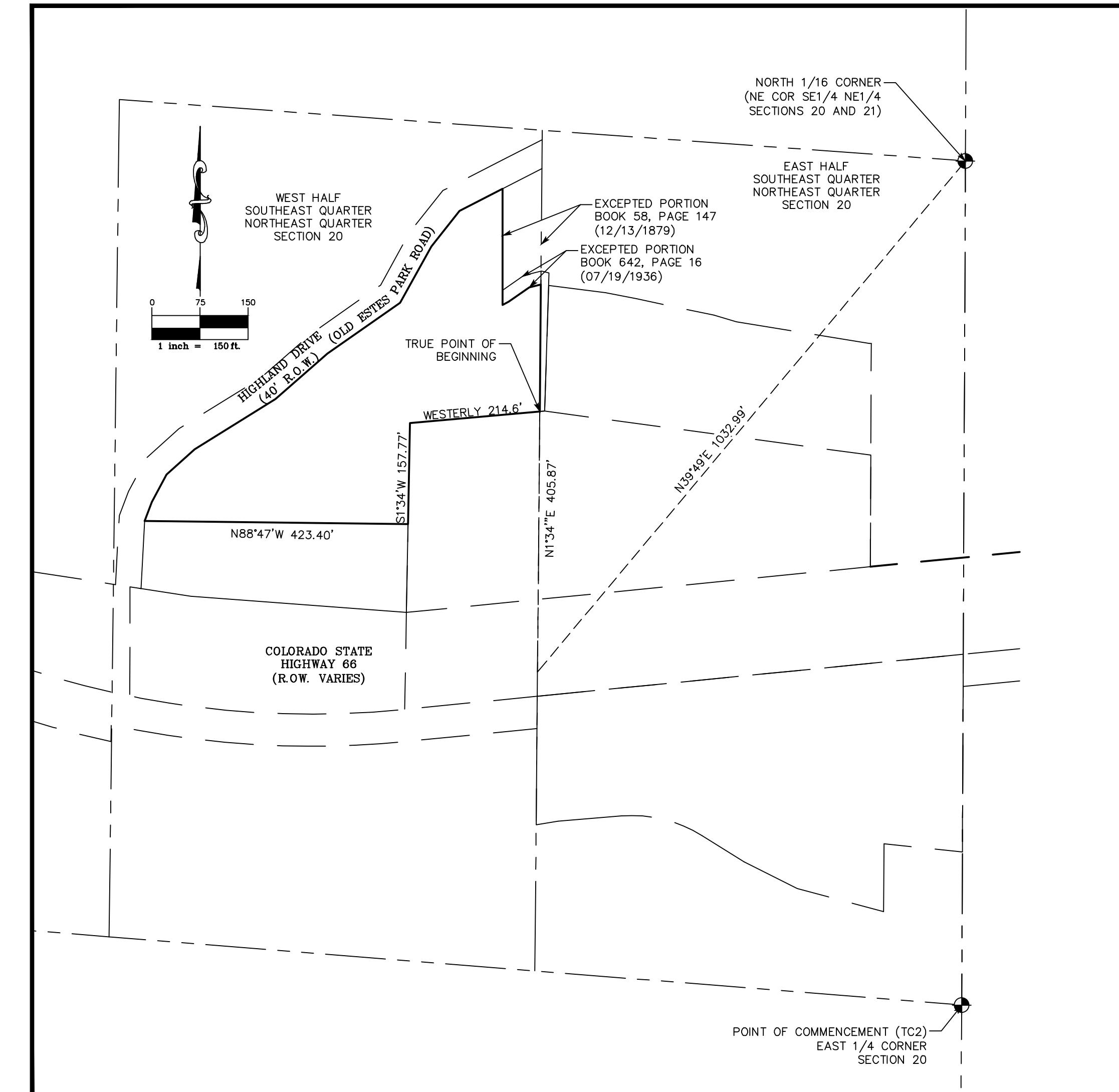
Depositing Certificate

SUBMITTED TO BOULDER COUNTY LAND USE FOR DEPOSITING ON THIS ____ DAY OF ____ 20____

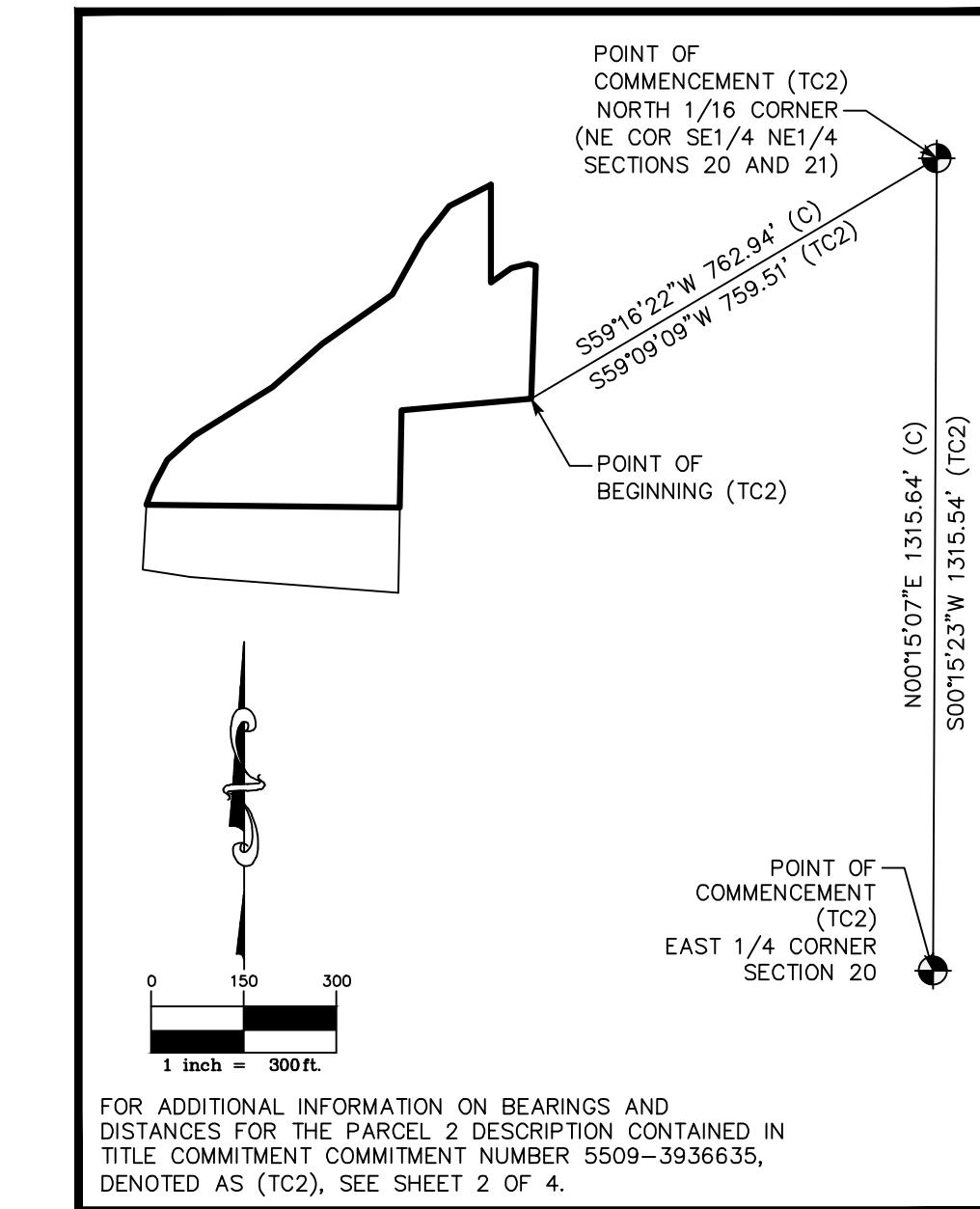
COMMITMENT NUMBER 5509-3936628 (TC1)



COMMITMENT NUMBER 5509-3936635 - Parcel 1 (TC2)



COMMITMENT NUMBER 5509-3936635 - Parcel 2 (TC2)



Surveyor's Statement

I, JAMES Z. COWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, 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 JUNE 29, 2018, IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS THAT WERE MADE IN SUBSTANTIALLY ACCORDANCE WITH G.R.S. 38-51-100. (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 GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JAMES Z. COWAN COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

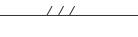
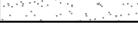
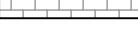
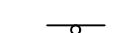
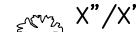
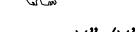
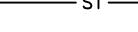
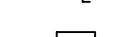
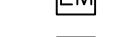
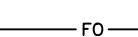
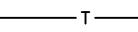
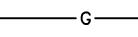
DATE	REVISION
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
IMPROVEMENT SURVEY PLAT PREPARED FOR	
TEBO PROPERTIES	
Flatirons, Inc. Land Surveying Services www.flatironsinc.com	
655 FOURTH AVE LONGMONT, CO 80501 PH: (303) 776-4355 FAX: (303) 776-4355	
4501 LOGAN ST. DENVER, CO 80216 PH: (303) 936-6937 FAX: (303) 923-3180	
4501 LOGAN ST. DENVER, CO 80201 PH: (303) 443-7001 FAX: (303) 443-9830	
4501 LOGAN ST. DENVER, CO 80216 PH: (303) 443-7001 FAX: (303) 443-9830	
FLATIRONS, INC.	
PROFESSIONAL LAND SURVEYOR 2038 JAMES Z. COWAN P.L.S. #29038 FLATIRONS, INC.	
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 3 OF 4

Legend

- FOUND MONUMENT AS DESCRIBED
- ¹ 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
-  WATER SPIGOT
-  RV IRRIGATION VALVE
-  S SEPTIC LID
-  ST STORM SEWER LINE
-  E ELECTRIC LINE
-  EM ELECTRIC METER
-  EP ELECTRICAL PANEL
-  LIGHT POLE
-  OVU OVERHEAD UTILITY LINE
-  UTILITY POLE
-  GUY WIRE
-  CTV CABLE TV LINE
-  CR CABLE/FIBEROPTIC RISER
-  FO FIBEROPTIC LINE
-  T TELEPHONE LINE
-  TR TELEPHONE RISER
-  G GAS LINE
-  GV GAS VALVE
-  GM GAS METER
-  LOCATION OF FINISHED FLOOR
-  MB MAILBOX
-  O POST
- <NAME> PARCEL OWNERSHIP INFORMATION
- FFE FINISHED FLOOR ELEVATION
- INV INVERT

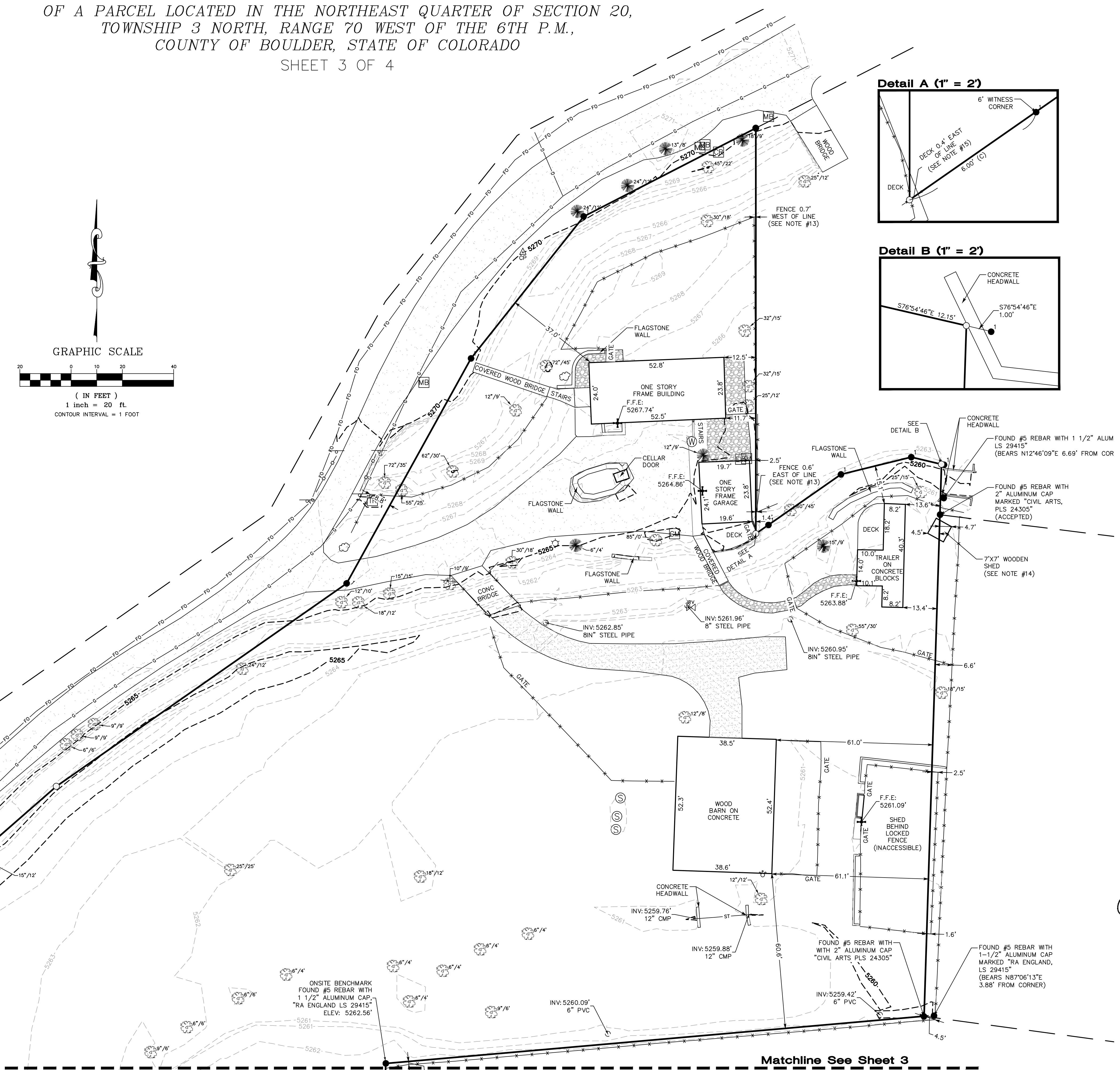
GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

CONTOUR INTERVAL = 1 FOOT



Matchline See Sheet 3

Flatirons, Inc.	
<i>Land Surveying Services</i>	
www.FlatironsInc.com	
	
IMPROVEMENT SURVEY PLAT <i>PREPARED FOR</i>	
TEBO PROPERTIES	
655 FOURTH AVE LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355	
3825 IRIS AVE, STE 395 BOULDER, CO 80301 PH: (303) 443-7001 FAX: (303) 443-9830	
4501 LOGAN ST. DENVER, CO 80216 PH: (303) 936-6997 FAX: (303) 923-3180	
29038	
JOB NUMBER: 22-77,758	
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DRAWN BY: M. VOYLES	
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SHEET 3 OF 4	

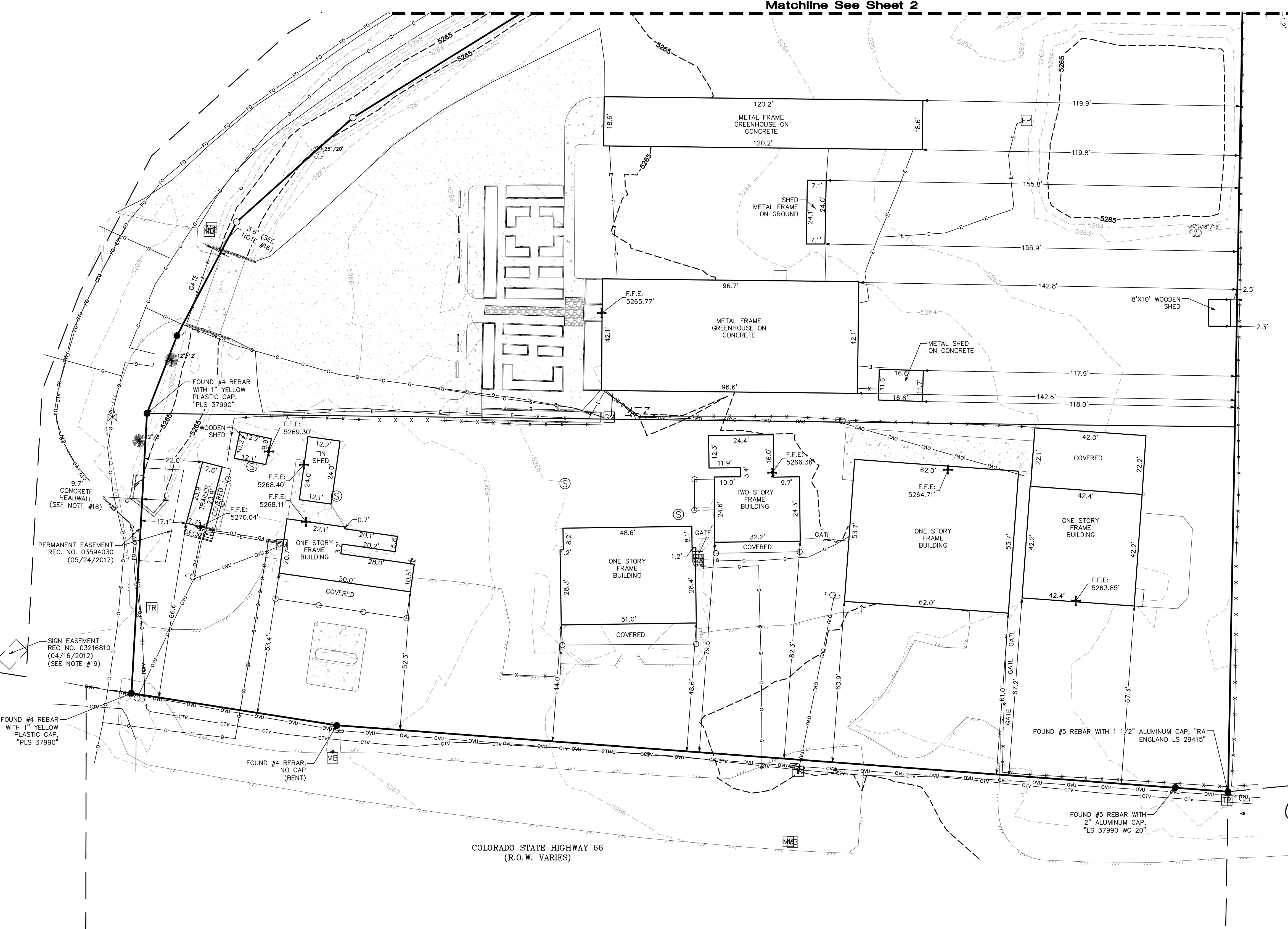
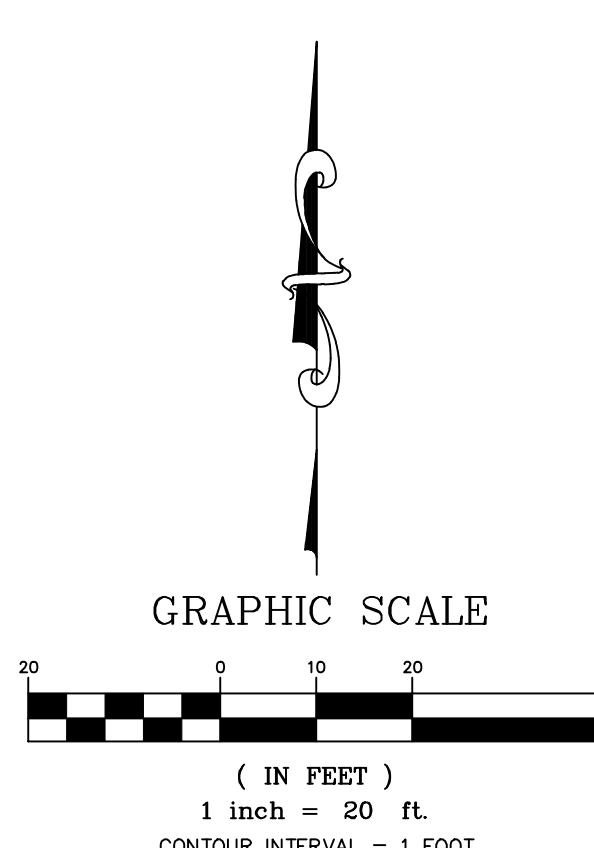
IMPROVEMENT SURVEY PLAT

OF A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
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SHEET 4 OF 4

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- GAS LINE
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- GAS METER
- LOCATION OF FINISHED FLOOR
- MAILBOX
- POST
- <NAME> PARCEL OWNERSHIP INFORMATION
- FFE FINISHED FLOOR ELEVATION
- INV INVERT



DATE	REVISION
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IMPROVEMENT SURVEY PLAT PREPARED FOR	
TEBO PROPERTIES	
Copyright 2024 FLATIRONS, INC.	
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Land Surveying Services	
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655 FOURTH AVE	
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4501 LOGAN ST.	
DENVER, CO 80216	
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FAX: (303) 923-3180	

FLATIRONS, INC.
PROFESSIONAL LAND SURVEYOR
SEAL

JOB NUMBER:
22-77,758

DATE:
03-18-2024

DRAWN BY:
M. VOYLES

CHECKED BY:
JJK/TDH/JZG

SHEET 4 OF 4