



NOTES

- BEARINGS SHOWN ON THIS MAP ARE BASED ON THE ASSUMPTION THAT THE N-S CENTERLINE (BETWEEN THE N1/4 CORNER AND S1/4 CORNER) OF SECTION 12, T3N, R71W OF THE 6TH P.M., BEARS S00°26'10"W AS MONUMENTED AND SHOWN HEREON.
- SET 18" LONG #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "CIVILARTS PLS 24305" FLUSH W/ GROUND LEVEL WHERE NOTED "SET". FOUND #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "CIVILARTS PLS 24305" FLUSH W/ GROUND LEVEL WHERE NOTED "FND". DID NOT FIND OR SET A MONUMENT WHERE NOTED "NFS".
- AT THE REQUEST OF THE CLIENT, NO RECORDED OR APPARENT EASEMENTS AND/OR RIGHTS-OF-WAY ARE SHOWN ON THIS MAP, EXCEPT AS SHOWN. NO TITLE COMMITMENT WAS PROVIDED BY CLIENT. NO ADDITIONAL RESEARCH WAS COMPLETED.
- APPARENT EASEMENTS AND RIGHTS-OF-WAY SUCH AS CREEKS, DITCHES, PATHS AND TRAILS, VISIBLE SURFACE FEATURES AND EVIDENCE OF UTILITY LINES AND FACILITIES, AND OVERHEAD UTILITY LINES AS MAY BE INDICATED ON THIS MAP, ARE SHOWN FROM FIELD LOCATION AND MAY INDICATE A REAL PROPERTY RIGHT. NO ADDITIONAL RESEARCH WAS COMPLETED.
- THERE IS AN AREA OF CONCERN ALONG THE WEST SIDE OF PARCEL C. THAT DEED RECORDED AS RECEPTION NO. 1014246 REFERENCES THE N-S CENTERLINE OF SECTION 12 BASED ON THE POSITION OF THE S1/4 CORNER OF SECTION 12. THE ALIGNMENT OF THE WEST LINE OF THE NE1/4 BASED ON THE POSITION OF THE C1/4 OF SECTION 12 LIES EASTERLY OF THE N-S CENTERLINE. THE UNCERTAINTY LIES BETWEEN THESE TWO DEFINITIONS OF THE SECTION LINE.
- THE POSITION OF PARCEL A IS SHOWN ON THIS MAP BASED ON THE DESCRIPTION IN THAT DEED RECORDED AS RECEPTION NO. 90949264. THAT DEED RECORDED AS RECEPTION NO. 1014246 DESCRIBES PARCEL A BUT ADJUSTS THE ORIGINAL DEEDED BASIS OF BEARING. BASED ON THE MEASURED POSITION OF THE SECTION CORNERS AND THE CHISELED "X" ON TOP OF THE LARGE ROCK, WE FIND POSITIONAL TOLERANCE IN AGREEMENT WITH DEED WITHIN LESS THAN 0.2 FEET AND THE BASIS OF BEARING SHOULD NOT BE ADJUSTED.
- THE POSITION OF PARCELS B & C ARE BASED ON THE DESCRIPTION IN THAT DEED RECORDED AS RECEPTION NO. 1014246. MY OPINION, BASED ON THE DEED DESCRIBING THE WHOLE PARCEL AND THEN EXCEPTING WHAT HAS BECOME PARCEL A ON THIS MAP, THE REMNANT PARCEL IS INTENDED TO BE CONTIGUOUS WITH PARCEL A. THEREFORE, WE HAVE REPLACED THE VERSION OF PARCEL A AS DESCRIBED IN THIS DEED RECORDED AS RECEPTION NO. 1014246 WITH THE ORIGINALLY DESCRIBED PARCEL A AS DESCRIBED IN THAT DEED RECORDED AS RECEPTION NO. 90949264, WHILE MAINTAINING CONTIGUITY.
- THE POSITION OF THE RIGHT-OF-WAY FOR NORTH ST. VRAIN CREEK DRIVE (U.S. HIGHWAY 36) IS BASED ON THAT DEED RECORDED AS RECEPTION NO. 1014246, VERIFIED IN PART TO COLORADO DEPARTMENT OF HIGHWAY (CDOH) RIGHT-OF-WAY PLANS. AGREEMENT BETWEEN THE TIES FROM THE SECTION CONTROL BASED ON THE DEEDED POSITION AND TIES BASED ON THE CDH PLANS VARIES FROM 6 TO 11 FEET. MORE RECENT PLANS PREPARED BY COLORADO DEPARTMENT OF TRANSPORTATION FOR PROJECT ER 0361-111, DATED DECEMBER 31, 2013, SEEM TO VERIFY THE DEEDED POSITION BY 0.2-0.3 FEET.
- ONLY SURFACE FEATURES OF UTILITIES ARE SHOWN ON THIS MAP. NO UNDERGROUND LINES WERE LOCATED.
- FIELD WORK WAS COMPLETED ON JANUARY 16, 2023.
- LINEAR DIMENSIONS SHOWN ON THIS MAP ARE U.S. SURVEY FEET.
- LEGAL DESCRIPTIONS ARE A COMPILATION OF DEEDED LEGAL DESCRIPTIONS PREPARED BY FRANK N. DREXEL 1500 KANSAS AVENUE, SUITE 2-E, LONGMONT, COLORADO, 80501 (CRS 38-35-106.5).

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 CERTIFICATE

I, FRANK N. DREXEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP REFLECTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE, IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

FRANK N. DREXEL
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 24305
JANUARY 16, 2023
DATE:

2186 APPLE VALLEY ROAD

LAND SURVEY PLAT OF TRACTS OF LAND LOCATED IN THE NE1/4 OF SECTION 12, T3N, R71W OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO.
FOR: TOWN OF LYONS

DATE: JANUARY 16, 2023	DRAWN BY: CKH	JOB NO: 1753-0
SCALE: 1"=40'	CHECKED BY: FND	DRAWING NO: 17530-L
REVISIONS - DATE/BY:	REVISIONS - DATE/BY:	REVISIONS - DATE/BY: