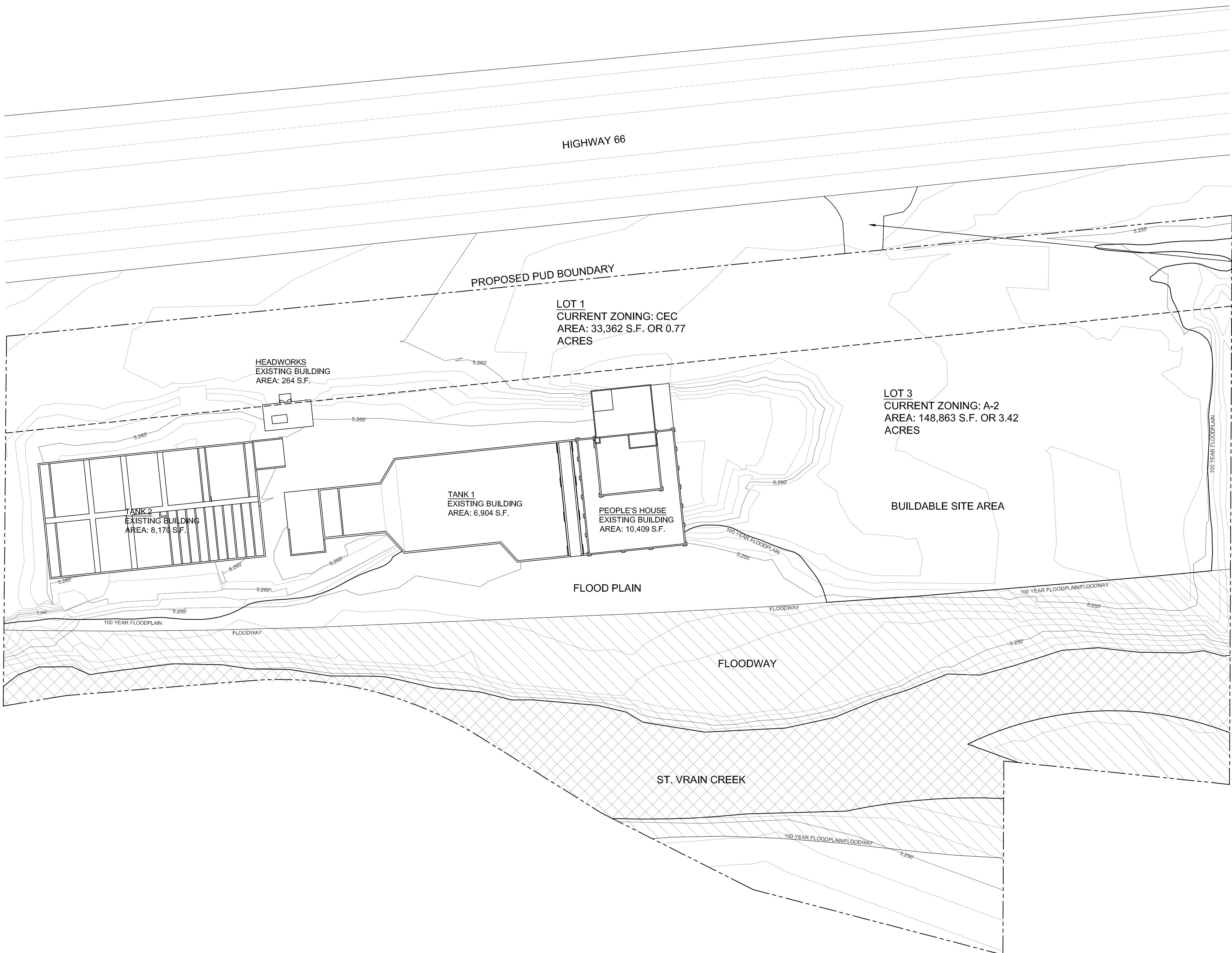


Lyons People's House & Maker's Village

4651 & 4652 Ute Hwy Lyons, CO 80503



- SITE ACCESS POINT TO BE CONSISTENT WITH THE CDOT HIGHWAY 66 ACCESS CONTROL PLAN, OR OTHERWISE APPROVED BY CDOT AND THE TOWN OF LYONS.

EXISTING BUILDINGS ARE INTENDED, BUT NOT REQUIRED, TO BE REPURPOSED. SPECIFIC BUILDING USES AND ANY NEW BUILDINGS ON SITE TO BE PART OF FUTURE SITE DEVELOPMENT PLAN(S).

**ALL EXISTING UTILITY EASEMENTS
TO REMAIN, SEE SURVEY EXHIBIT.**

**FLOOD PLAIN AND FLOODWAY
INFORMATION PER FEMA FLOOD MAP
EFFECTIVE 10/24/2024.**

THIS PUD WILL ACCOMMODATE THE PLANNED ST. VRAIN GREENWAY TRAIL, AS SHOWN IN THE 2004 ST. VRAIN GREENWAY TRAIL MASTER PLAN.



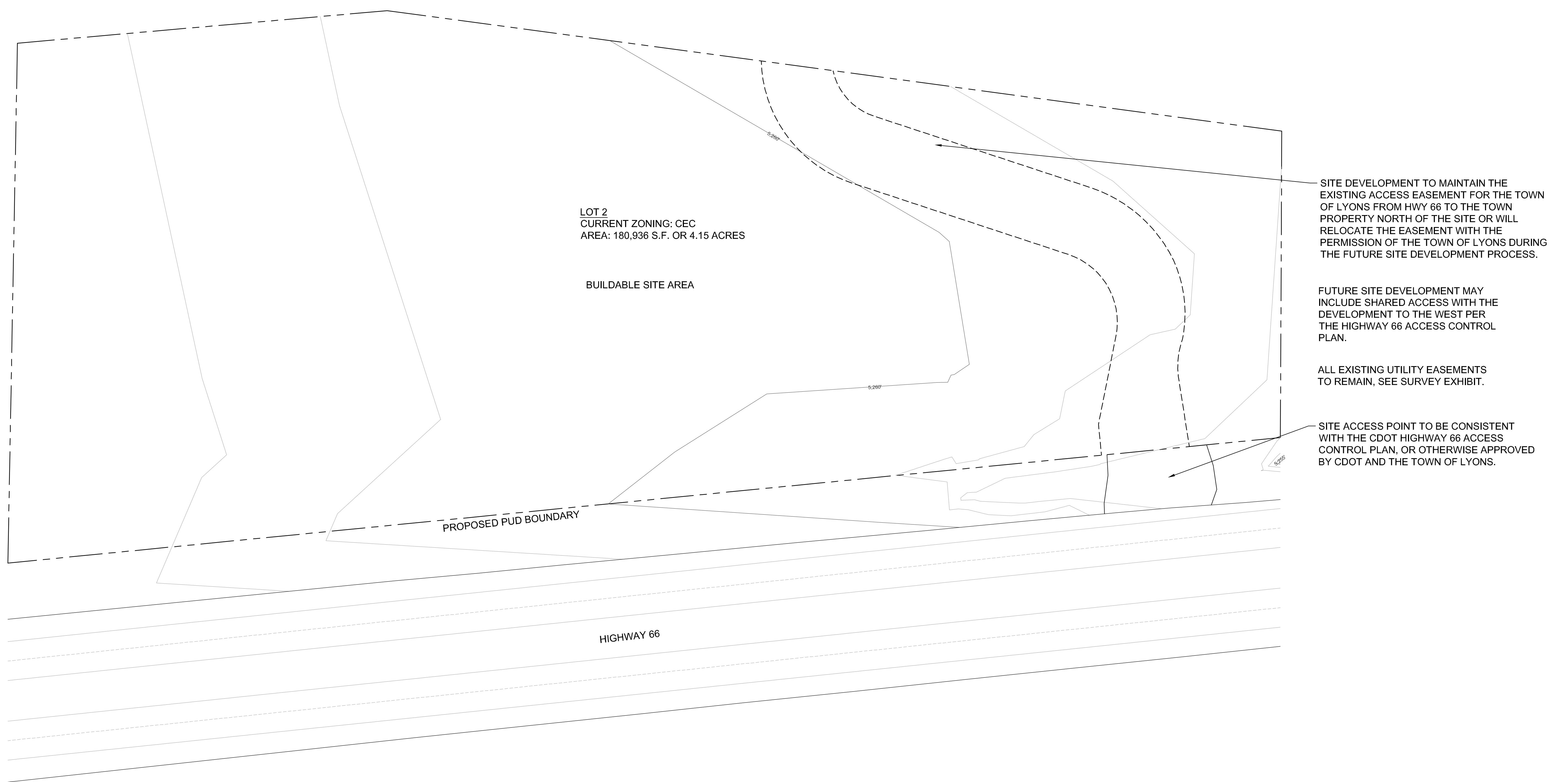
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07.30.2025

PUD
4652 UTE HWY
SOUTH SITE PLAN

Lyons People's House & Makers' Village

4651 & 4652 Ute Hwy Lyons, CO 80503



G.05

ALTA/NSPS LAND TITLE SURVEY

Parcel Description

(PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY)

LYONS VILLAGE EAST REPLAT A RECORDED ON 02/10/2020 AT
RECEPTION NO. 03765233
RAILROAD SUBDIVISION RECORDED ON 02/19/2020 AT RECEPTION
NO. 03766935

PARCEL A:

LOTS 2 AND 3, LYONS VILLAGE EAST REPLAT A,
TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO

PARCEL B:

LOT 1, RAILROAD SUBDIVISION,
COUNTY OF BOULDER, STATE OF COLORADO.

Notes

1. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER OX70617951.2026947, DATED MARCH 02, 2020 AT 5:00 P.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. THERE MAY BE OTHER RECORDED EASEMENTS AND RIGHTS OF WAY AFFECTING THE SUBJECT PROPERTY. IT IS RECOMMENDED THAT THE CLIENT OBTAIN CURRENT TITLE RESEARCH FROM A TITLE COMPANY.

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 GENERATOR DEVELOPMENT, 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 N00°15'07"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T3N, R70W OF THE 6TH P.M., BETWEEN A FOUND 1-1/2" IRON PIPE WITH 2-1/2" BRASS CAP MARKED "20, 21" AT THE EAST QUARTER CORNER OF SAID SECTION 20 AND A FOUND #5 REBAR WITH 2" ALUMINUM CAP MARKED "LEE W. STADEL N1/16, S20, S21, 2000 LS 26300" AT THE NORTH ONE-SIXTEENTH CORNER BETWEEN SECTIONS 20 AND 21 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 PLANS AND 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 11a & 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. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.

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: A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK AT THE NORTH PART OF LOT 3, BEING A FOUND MAG NAIL WITH AN ELEVATION OF 5258.44 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 NAVD88. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THIS ELEVATION.

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: THE SUBJECT PROPERTY IS LOCATED IN ZONE AE, REGULATORY FLOODWAY AND ZONE X, 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; MAP NO. 08013C0253K, DATED OCTOBER 24, 2024. FLOOD INFORMATION IS SUBJECT TO CHANGE.

13. FLOODPLAIN LINES SHOWN HEREON ARE APPROXIMATE AND ARE DERIVED FROM GIS INFORMATION DOWNLOADED FROM FEMA.

14. DATES OF FIELDWORK: DECEMBER 2024 – MARCH 2025,
PREVIOUS SURVEYS:
(FSI JOB #19-73,896) DATE: OCTOBER 9, 2019,
(FSI JOB #17-69,365) DATE: APRIL 3, 2017.

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 363,162 SQ. FT. OR 8.34 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. OWNERSHIP INFORMATION IS PER BOULDER COUNTY WEBSITE AS RESEARCHED ON JANUARY 06, 2025 AND IS SUBJECT TO CHANGE (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 13).

18. THE SEPTEMBER 12, 2013 FLOOD WAS AN AVULSIVE EVENT, NOT A RELICTIVE OR EROSIONAL EVENT, AND DID NOT THEREFORE, CHANGE ANY BOUNDARY CALLING TO ITS CENTERLINE OR BANK FROM THE POSITION IMMEDIATELY PRIOR TO THE FLOOD.

19. THE FENCES ARE NOT COINCIDENT WITH THE PROPERTY LINES AS SHOWN HEREON.

20. DRIVE EXTENDS INTO SUBJECT PROPERTY AS SHOWN HEREON.

21. 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.

22. 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.

#18	APR. 26, 2017	REC. NO. 03588703	SPECIAL WARRANTY DEED
#21	FEB. 04, 2019	REC. NO. 03696591	PLAT OF LYONS VILLAGE EAST
	APR. 26, 2017	REC. NO. 3588702	QUITCLAIM DEED
	OCT. 15, 2019	REC. NO. 03742435	ORDINANCE 0-2019-54
	FEB. 10, 2020	REC. NO. 03765233	PLAT OF LYONS VILLAGE EAST
	FEB. 09, 2020	REC. NO. 03766987	REPLAT A
#23	JUN. 27, 2017	REC. NO. 03600104	RELEASE OF EASEMENT
			LYONS VILLAGE EAST
			ANNEXATION MAP
	#25 JAN. 27, 2005	REC. NO. 2660774	EASEMENT AGREEMENT
	#26 APR. 11, 2006	REC. NO. 2769113	ORDINANCE NO. 800
	APR. 11, 2006	REC. NO. 2769112	ANNEXATION MAP
	#27 FEB. 10, 2020	REC. NO. 03765233	PLAT OF LYONS VILLAGE EAST
	#29 FEB. 19, 2020	REC. NO. 03766935	REPLAT A
			PLAT OF RAILROAD
			SUBDIVISION

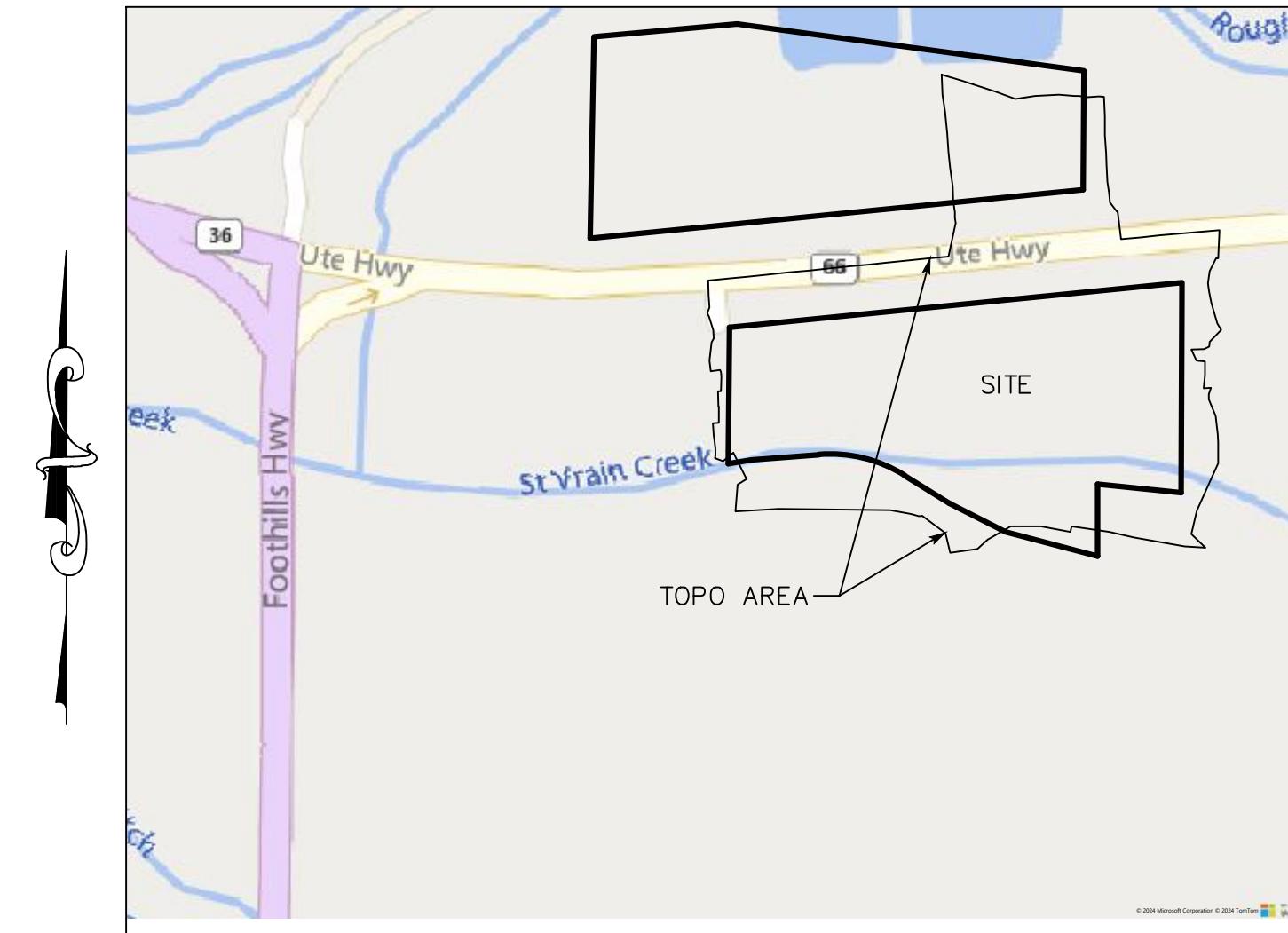
23. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#10	OCT. 19, 1972	REC. NO. 39998	DECLARATION OF COVENANTS
#11	APR. 16, 1976	REC. NO. 173439	SERVICE PLAN
	MAY 06, 1976	REC. NO. 175714	FIRST AMENDMENT
	MAY 13, 1976	REC. NO. 176575	SECOND AMENDMENT
#12	MAR. 19, 1993	REC. NO. 01274954	SETTLEMENT AGREEMENT
#13	SEPT. 30, 2010	REC. NO. 03102102	FINDINGS AND DECREE
#14	FEB. 11, 2003	REC. NO. 2395078	LYONS PLANNING AREA
			COMPREHENSIVE DEVELOPMENT
			PLAN INTERGOVERNMENTAL
			AGREEMENT
	JUN. 22, 2011	REC. NO. 03155123	RESOLUTION 2011-23
#15	JUL. 14, 2011	REC. NO. 03159093	RE-RECORDED RESOLUTION
	AUG. 19, 2003	REC. NO. 2490437	INTERGOVERNMENTAL
			AGREEMENT
#16	NOV. 07, 2003	REC. NO. 2524695	BOULDER COUNTY COUNTYWIDE
			COORDINATED COMPREHENSIVE
			DEVELOPMENT PLAN
			INTERGOVERNMENTAL
			AGREEMENT
#17	OCT. 19, 2011	REC. NO. 03178050	INTERGOVERNMENTAL
#19	OCT. 14, 2019	REC. NO. 03742072	AGREEMENT
#20	OCT. 14, 2019	REC. NO. 03742071	RIGHT OF FIRST REFUSAL
#22	APR. 24, 2018	REC. NO. 03652025	AGREEMENT
#24	JAN. 29, 2004	REC. NO. 2553381	MEMORANDUM OF AGREEMENT
#30	MAR. 02, 2020	REC. NO. 03769202	ORDINANCE NO. 1018
			QUITCLAIM DEED AND RELEASE
			DEED OF TRUST

11 of 11

Depositing Certificate

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



Vicinity Map

NOT TO SCALE

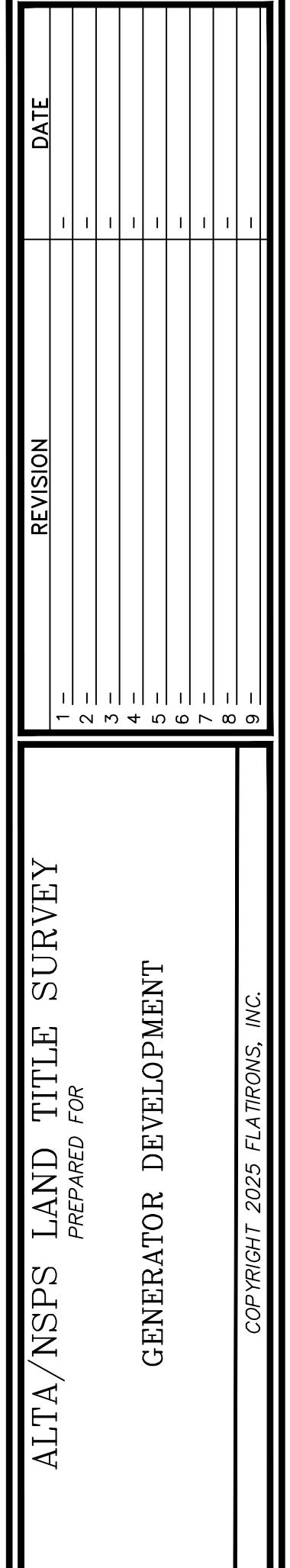
Surveyor's Certificate

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), 7(B), 7(C), 11, 13, 18 & 19 OF TABLE A
THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 2, 2024.

DATE OF PLAT OR MAP: MARCH 05, 2025

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 GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

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



JOB NUMBER:
24-81,913
DATE:
03-05-2025
DRAWN BY:
M. ROBAK
CHECKED BY:
JJK / TDH / JZG
SHEET 1 OF 4

ALTA/NSPS LAND TITLE SURVEY

LOTS 2 AND 3, LYONS VILLAGE EAST REPLAT A AND LOT 1, RAILROAD SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 4

TOTAL AREA = 363,162 SQ. FT., OR 8.34 ACRES, MORE OR LESS

Boundary Closure Report

PARCEL A - LOT 3 AND PARCEL B:

COURSE: S0015'07"W LENGTH: 308.26'
COURSE: N83'57"53"W LENGTH: 122.98'
COURSE: S0014'47"W LENGTH: 106.00'
COURSE: N74'59"35"W LENGTH: 139.45'
COURSE: N63'22"41"W LENGTH: 92.63'
COURSE: N57'56"06"W LENGTH: 77.33'

LENGTH: 131.44' RADIUS: 205.00'
DELTA: 036'44"11" CHORD: 129.20'

COURSE: N76'18"09"W LENGTH: 99.19'
COURSE: S80'38"57"W LENGTH: 34.59'
COURSE: N00'30"05"E LENGTH: 200.31'
COURSE: N84'22"07"E LENGTH: 667.13'

AREA: 182,226 SQ. FT.
ERROR CLOSURE: 0.01'
ERROR NORTH: 0.009'

PRECISION 1: 197707

PARCEL A - LOT 2:
COURSE: S0015'07"W LENGTH: 726.48'
COURSE: S84'22"07"W LENGTH: 295.37'
COURSE: N01'03"07"E LENGTH: 210.86'
COURSE: S82'19"23"E LENGTH: 512.86'

AREA: 180,936 SQ. FT.
ERROR CLOSURE: 0.00'
ERROR NORTH: 0.004'

PRECISION 1: 1919520000

FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP MARKED "RA ENGLAND, LS 29415"
(BEARS S49'18"E 0.19' OF THE NORTHERN 100' LINE OF LOT 2)
(BEARS N8706'13"E 3.86' OF CALCULATED CORNER AT INTERSECTION OF LINES)

UNPLATTED NO RECORDING INFORMATION AVAILABLE

N84'59"07"E 210.86' (P1 & C)

N00'30"05"E 295.37 (P1 & AM)

S82'19"23"E 512.86' (P1 & C)

UNPLATTED DEED REC. NO. 3203648 02/17/2012

NORTH 1/16TH CORNER, SEC 20-SEC. 21, T3N, R70W, 6TH P.M.
FOUND #5 REBAR WITH 2" ALUMINUM CAP MARKED "LEE W. STADEL NI/16, S20, S21, 2000 LS 26300"
(PER MONUMENT RECORD DATED 8/31/2016)

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP MARKED "RA ENGLAND, LS 29415"

UNPLATTED NO RECORDING INFORMATION AVAILABLE

N01'03"07"E 214.81' (P1 & AM)

S84'22"07"W 726.48' (P1 & AM)

FOUND #5 REBAR WITH 2" ALUMINUM CAP MARKED "CIVIL ARTS, PLS 24305"

FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP MARKED "RA ENGLAND, LS 29415"
(BEARS N11'21"43"E 0.63')

STATE HIGHWAY 66 (150' R.O.W.)

FOUND #5 REBAR WITH 2" ALUMINUM CAP MARKED "CIVIL ARTS, PLS 24305"

FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP MARKED "RA ENGLAND, LS 29415"
(BEARS N46'14"02"W 159.06' (AM))

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FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP MARKED "RA ENGLAND, LS 29415"
(BEARS N00'15"07"E 0.77')

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FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP MARKED "RA ENGLAND, LS 29415"
(BEARS N00'15"07"E 0.74')

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FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP MARKED "RA ENGLAND, LS 29415"
(BEARS N46'14"02"W 159.06' (AM))

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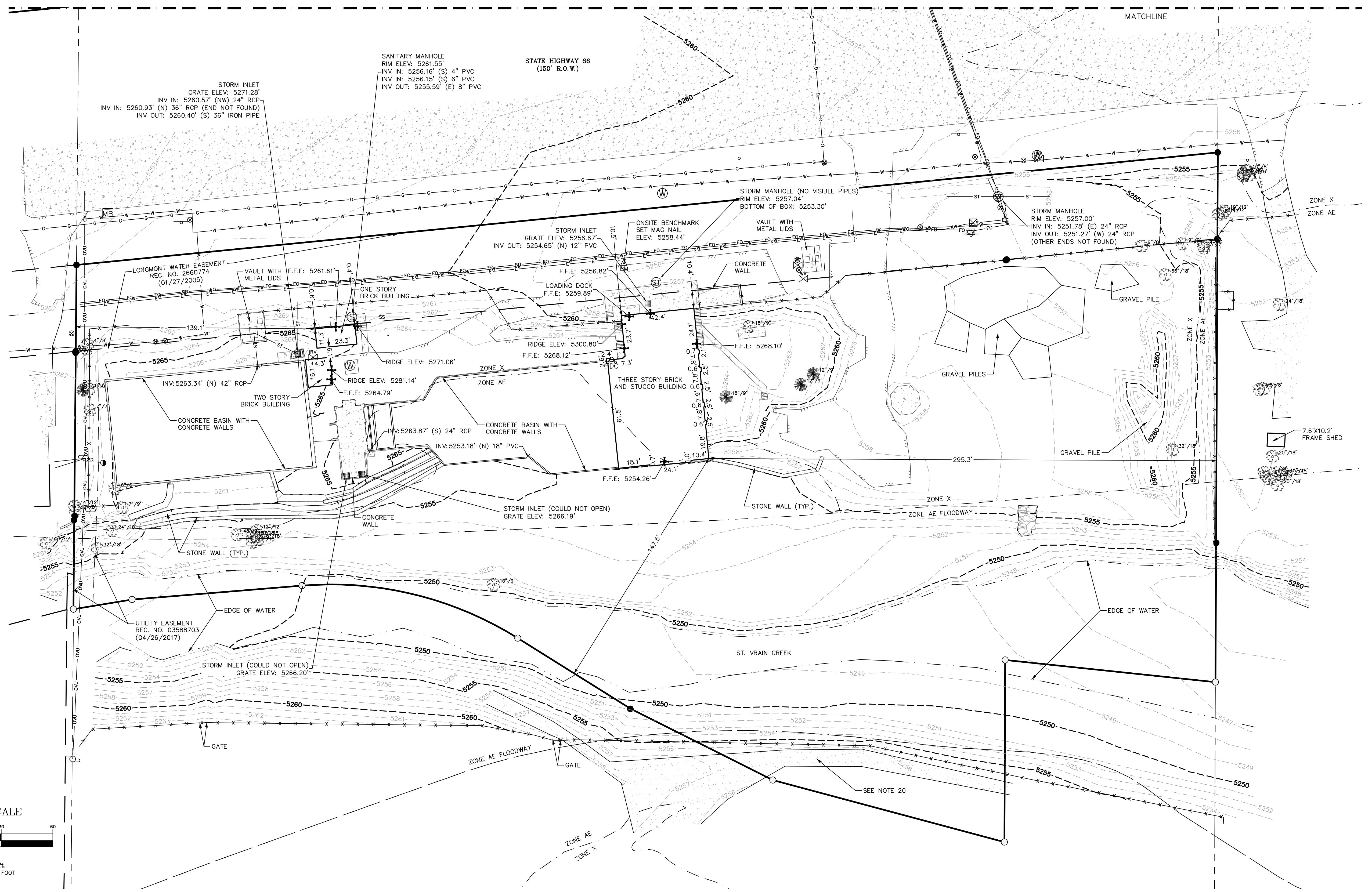
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ALTA/NSPS LAND TITLE SURVEY

LOTS 2 AND 3, LYONS VILLAGE EAST REPLAT A AND LOT 1, RAILROAD SUBDIVISION, LOCATED IN
THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 3 OF 4
TOTAL AREA = 363,162 SQ. FT., OR 8.34 ACRES, MORE OR LESS



BY:MRROBAK FILE:81913 ALTA TOPO C24.DWG DATE:3/5/2025 10:17 AM

JOB NUMBER:
4-81,913
ATE:
3-05-2025
RAWN BY:
J. ROBAK
CHECKED BY:

SHEET 3 OF 4

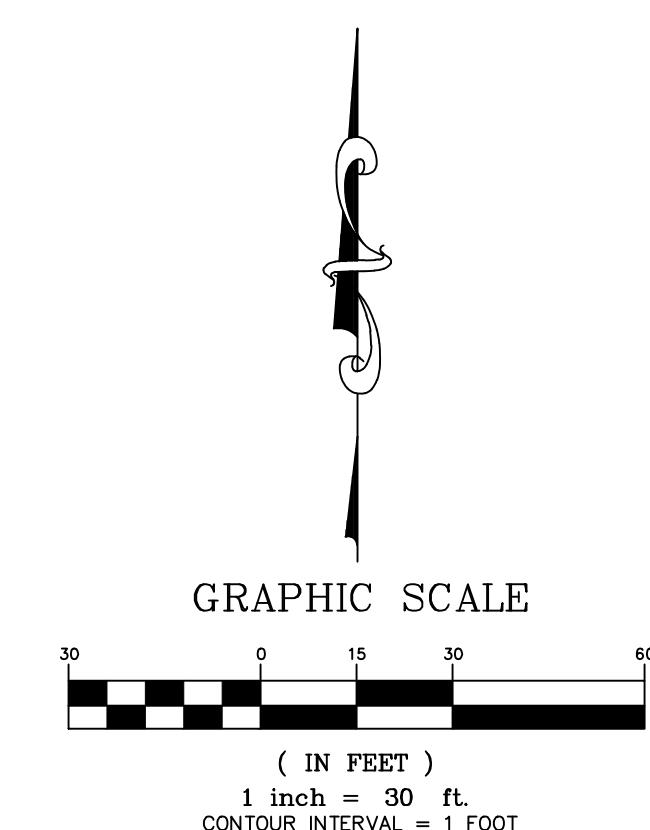
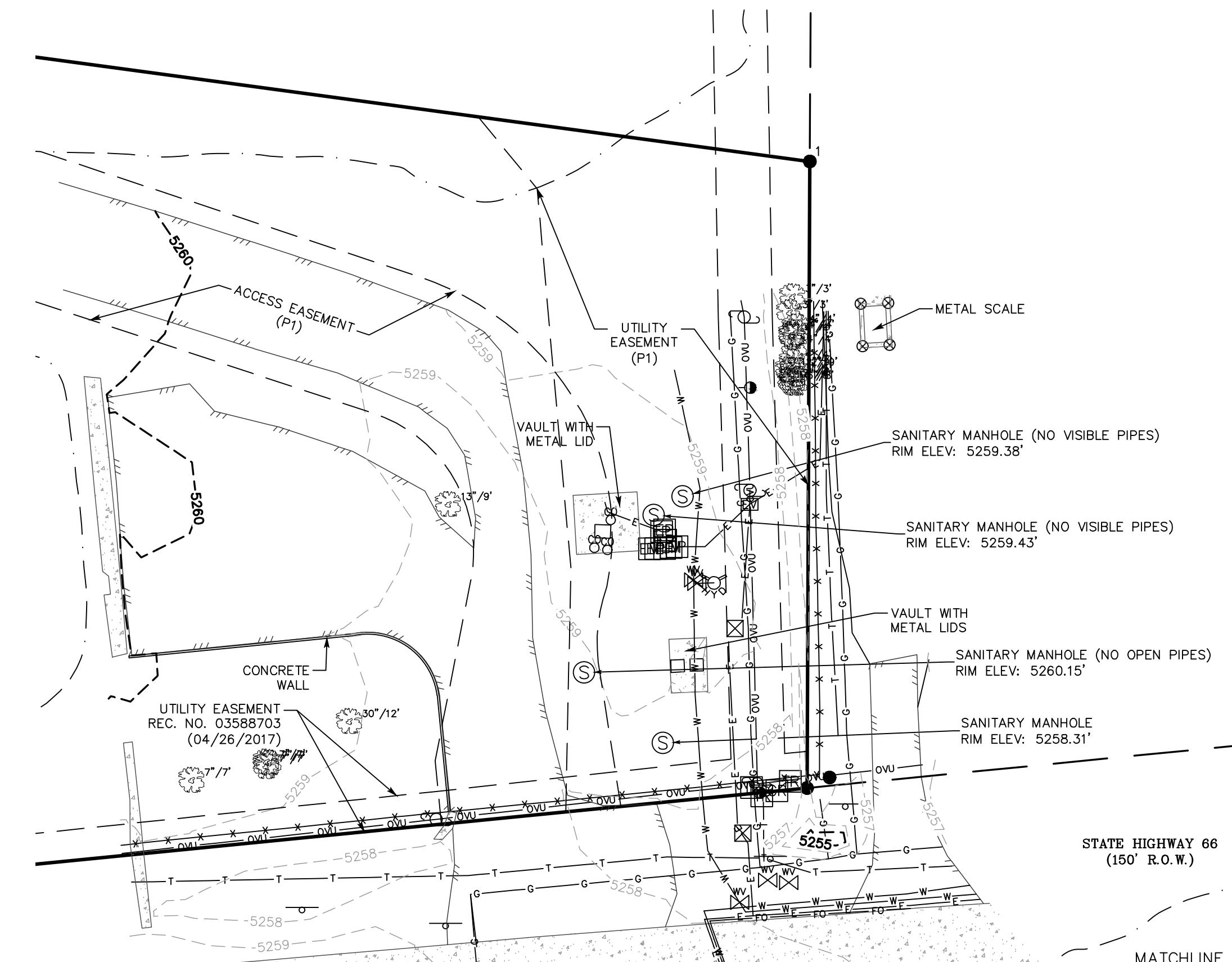
ALTA/NSPS LAND TITLE SURVEY

LOTS 2 AND 3, LYONS VILLAGE EAST REPLAT A AND LOT 1, RAILROAD SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 4 OF 4
TOTAL AREA = 363,162 SQ. FT., OR 8.34 ACRES, MORE OR LESS

Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- 1 FOUND 1" BRASS TAG "FLATSURV LS16406"
- △ BM FOUND BENCHMARK AS DESCRIBED
- CALCULATED POSITION (NOT FOUND OR SET)
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (P1) AS PER THE PLAT OF LYONS VILLAGE EAST REPLAT A, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON FEBRUARY 10, 2020 AT RECEIPT NO. 03765233
- (P2) AS PER THE PLAT OF RAILROAD SUBDIVISION, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON FEBRUARY 19, 2020 AT RECEIPT NO. 03766935
- CONCRETE
- EDGE OF ASPHALT
- GRAVEL
- FLAGSTONE
- FENCE
- SIGN
- BOLLARD
- X"X" DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- X"X" CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- W WATER LINE
- W(m) WATER LINE SCALED FROM MAPS
- W WATER MANHOLE
- W WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- IRRIGATION VALVE
- SS SANITARY SEWER LINE
- S SANITARY SEWER MANHOLE
- CLEANOUT
- ST STORM SEWER LINE
- ST SANITARY SEWER MANHOLE
- GRATE INLET
- E ELECTRIC LINE
- TRANSFORMER
- EM ELECTRIC METER
- EP ELECTRICAL PANEL
- EV ELECTRIC VAULT
- OWU OVERHEAD UTILITY LINE
- UP UTILITY POLE
- GUY WIRE
- CR CABLE/FIBEROPTIC RISER
- CF CABLE/FIBEROPTIC VAULT
- FO FIBEROPTIC LINE
- T TELEPHONE LINE
- TR TELEPHONE RISER
- G GAS LINE
- LOCATION OF BUILDING HEIGHT/FINISHED FLOOR
- MB MAILBOX
- FFE FINISHED FLOOR ELEVATION
- ELEV ELEVATION
- INV INVERT



Flatirons, Inc.

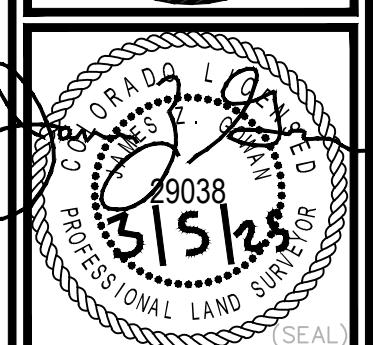
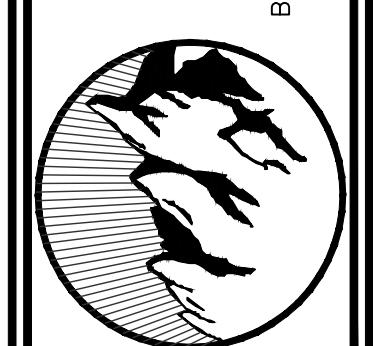
Land Surveying Services

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7000 N. BROADWAY,
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DENVER, CO 80221
(303) 936-6997



JOB NUMBER:
24-81,913
DATE:
03-05-2025
DRAWN BY:
M. ROBAK
CHECKED BY:
JJK/TDH/JZG

SHEET 4 OF 4

DATE	REVISION
-	1
-	2
-	3
-	4
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ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
GENERATOR DEVELOPMENT
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