

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 1 OF 4

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

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:

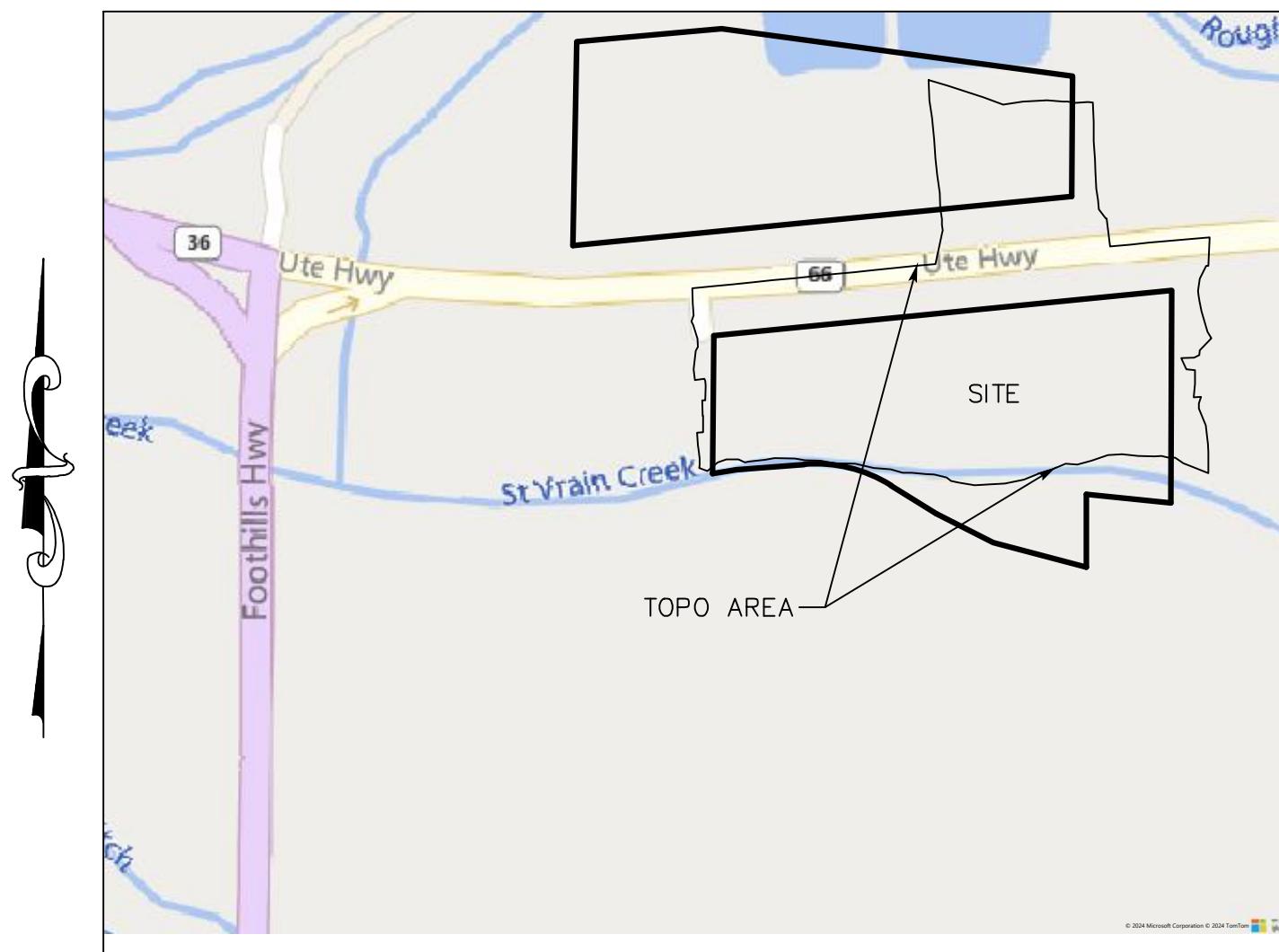
LOTS 2 AND 3, LYONS VILLAGE EAST REPLAT A,
TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL B:

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

Notes

- 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.
- 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 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.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- 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 2-1/2" 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.
- 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)
- 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 AND 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.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- 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 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.
- 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.
- 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.
- FLOODPLAIN LINES SHOWN HEREON ARE APPROXIMATE AND ARE DERIVED FROM GIS INFORMATION DOWNLOADED FROM FEMA.
- DATES OF FIELDWORK: DECEMBER 2, 2024,
PREVIOUS SURVEYS:
(FSI JOB #19-73,896) DATE: OCTOBER 9, 2019,
(FSI JOB #17-69,365) DATE: APRIL 3, 2017.



Vicinity Map
NOT TO SCALE

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SUITE 355
BOULDER, CO 80301
(303) 443-7001

655 FOURTH AVE.
LONGMONT, CO 80501
(303) 776-1733

7000 N. BROADWAY,
SUITE 209
DENVER, CO 80221
(303) 936-6997

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AND SIGNATURE
(SEAL)

Surveyor's Certificate

TO GENERATOR DEVELOPMENT:

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: JANUARY 07, 2025

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 16(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:
01-07-2025
DRAWN BY:
M. ROBAK
CHECKED BY:
JK/TDH

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., CITY 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

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)

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'
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: N84'59"07"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
NORTHEAST 1/4 CORNER OF SEC 20)
(BEARS N070'61"3"E 3.86' OF
CALCULATED CORNER AT
INTERSECTION OF LINES)

UNPLATTED
NO RECORDING
INFORMATION AVAILABLE

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

N070'37"E 295.37 (P1 & AM)

PARCEL A
LYONS VILLAGE EAST REPLAT A

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

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

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

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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WITH 2" ALUMINUM CAP
MARKED "CIVIL ARTS, PLS 24305"

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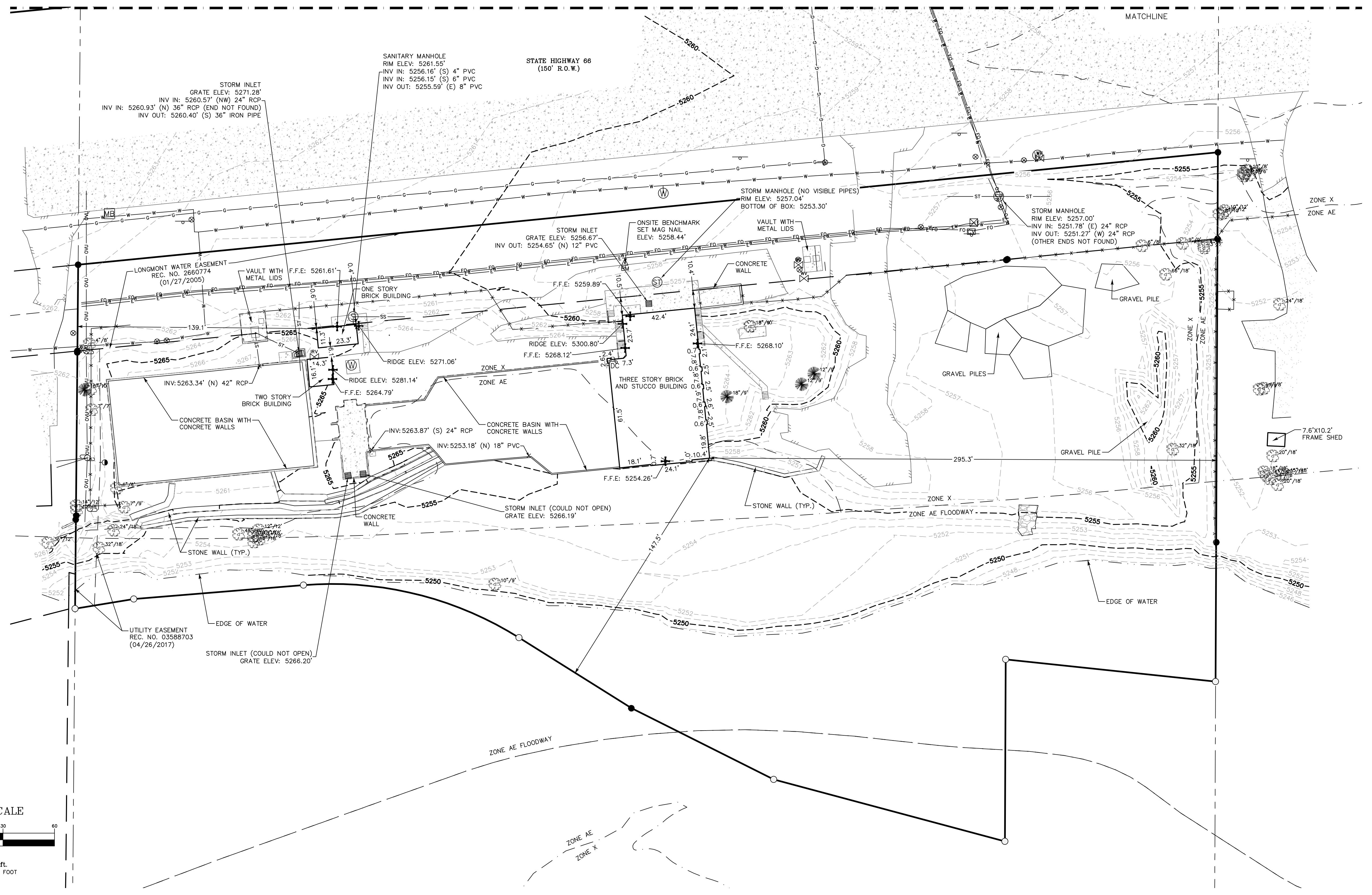
FOUND #5 REBAR WITH 2"
ALUMINUM CAP MARKED "CIVIL
ARTS, PLS 24305"

FOUND #5 REBAR WITH 2"
ALUM

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THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
CITY 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:1/7/2025 3:20 PM

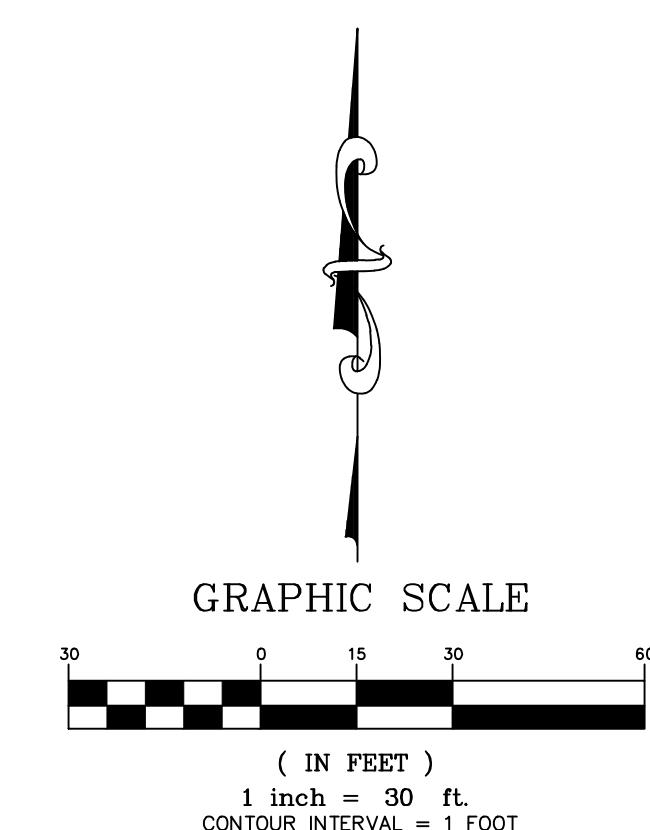
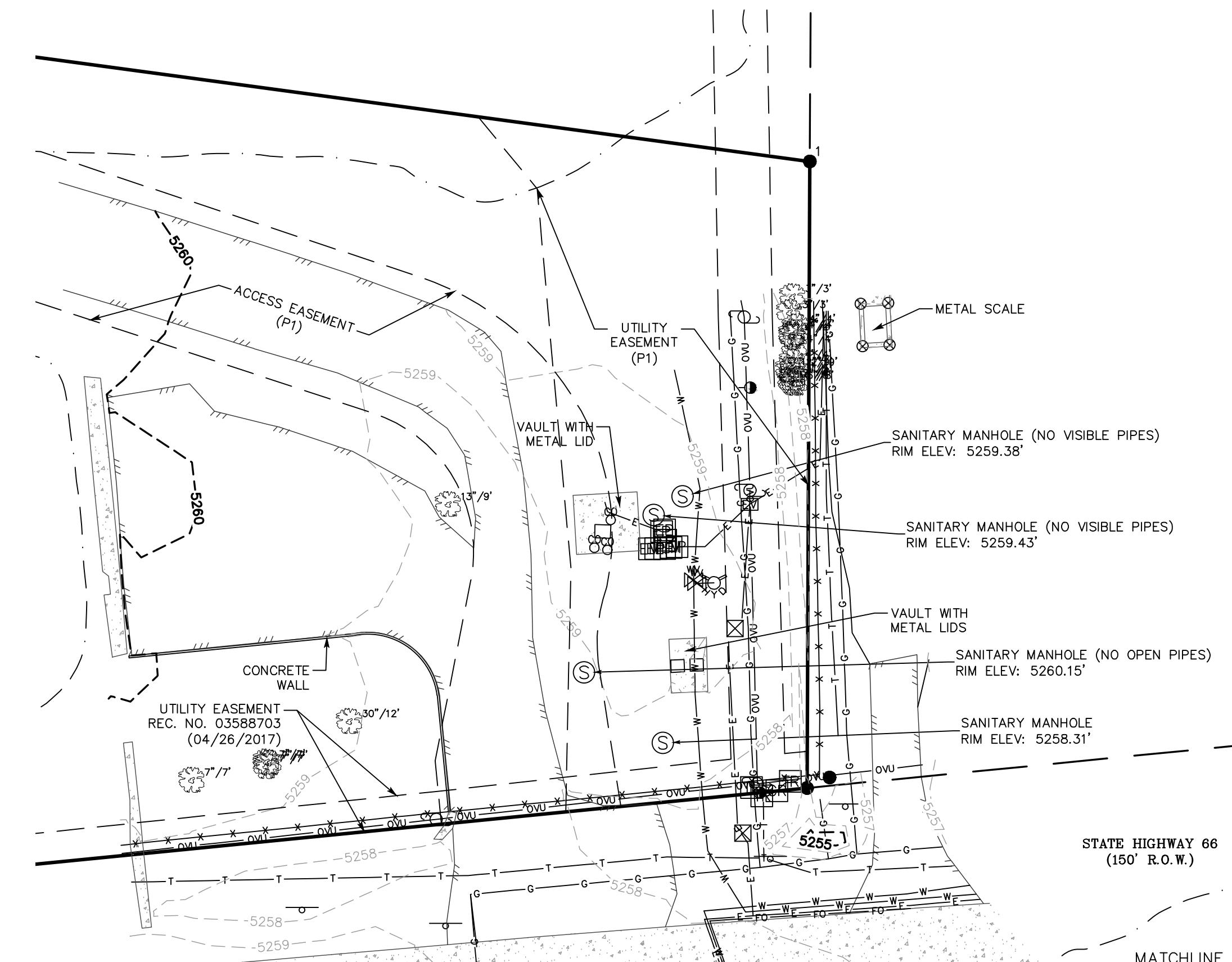
ALTA/NSPS LAND TITLE SURVEY

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., CITY 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
- 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
- WV WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- IVR 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



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(SEAL)

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24-81,913
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M. ROBAK
CHECKED BY:
JJK/TDH

SHEET 4 OF 4