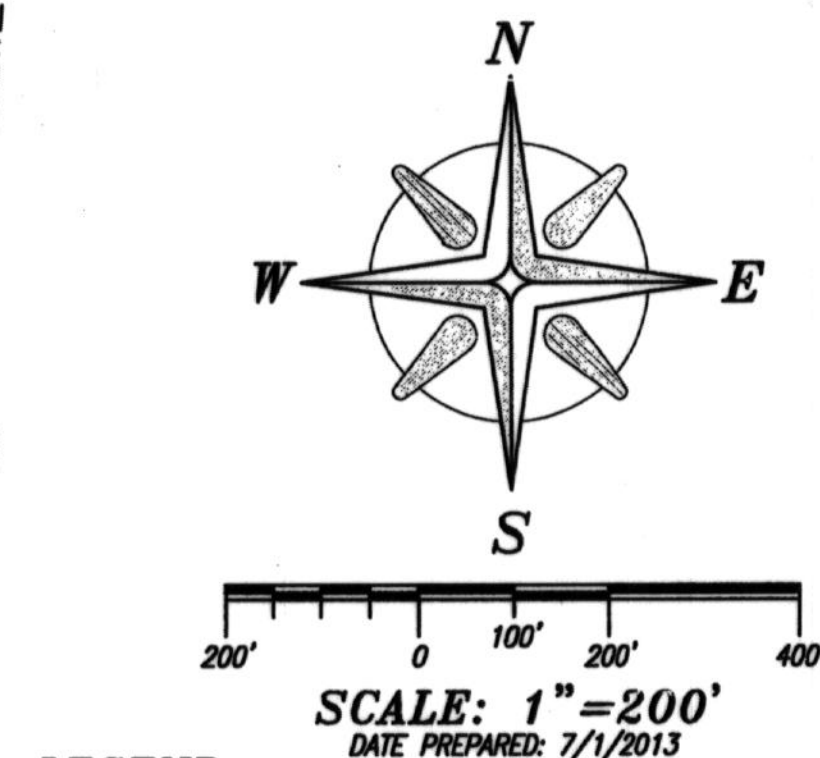
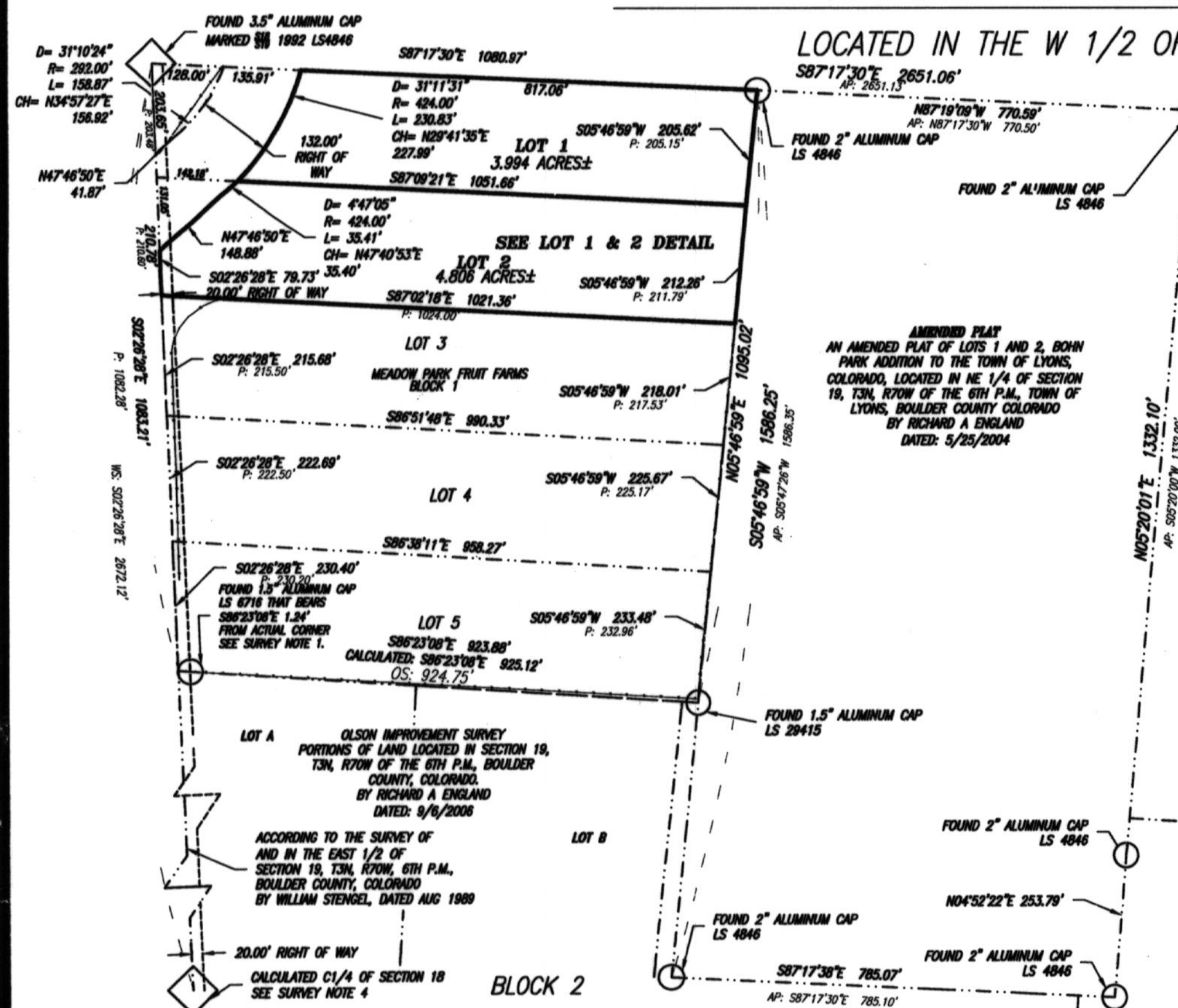


BOUNDARY SURVEY

LOTS 1 AND TWO, BLOCK 1, MEADOW PARK FRUIT FARMS

LOCATED IN THE W 1/2 OF THE NE 1/4 OF SECTION 19, T3N, R70W OF THE 6TH P.M., BOULDER COUNTY, STATE OF COLORADO
109 COUNTY ROAD 69

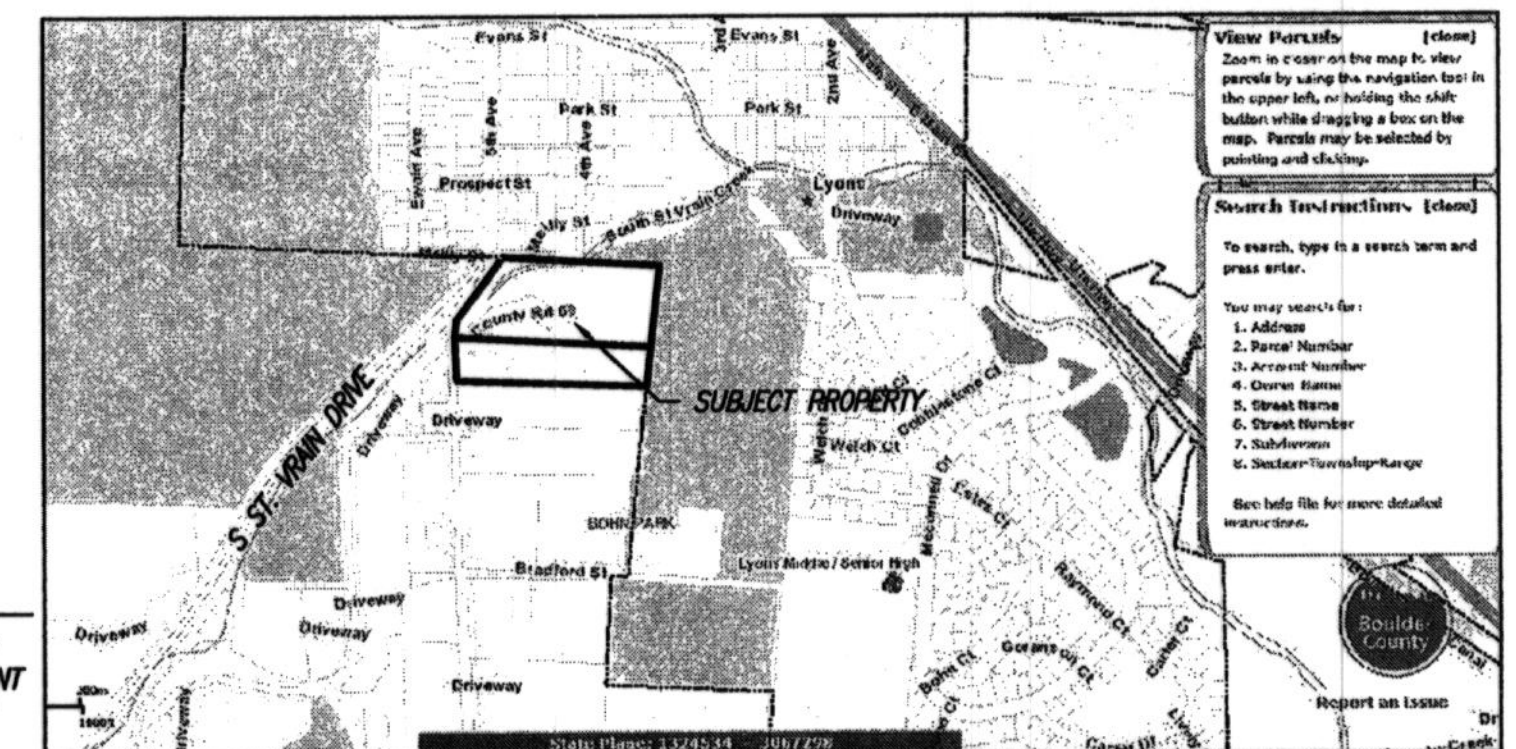


LEGEND:

- ◊ FND. ALIQUOT AS DESCRIBED
- FND. MONUMENT AS DESCRIBED
- BOUNDARY LINE
- SURROUNDING PROPERTY LINE
- - - RIGHT OF WAY
- AP: N00°00'00" W 00.00'
- OS: N00°00'00" W 00.00'
- WS: N00°00'00" W 00.00'
- N00°00'00" W 00.00'

SURVEY NOTES:

- ENGLAND SURVEYING, INC. ACCEPTED THE NORTH SOUTH POSITION OF THE FOUND 1.5" ALUMINUM CAP LS 6716 BOUNDING THE SOUTH LINE OF LOT 5, HOWEVER THE EAST WEST POSITION OF THE FOUND MONUMENT WAS DETERMINED TO BE S86°23'08"E, 1.24 FEET FROM ITS CALCULATED POSITION OFF OF THE WEST LINE OF THE NE 1/4 OF SECTION 18.
- ENGLAND SURVEYING, INC. USED THE FOUND N 1/4 CORNER AND THE CALCULATED SW CORNER OF LOT 5 TO PRORATE THE WEST BOUNDARY FOR LOTS 1-5.
- BASED OFF OF PRORATED EAST AND WEST BOUNDARIES FOR LOTS 1-5, ENGLAND SURVEYING, INC. CALCULATED THE NORTH AND SOUTH LINES FOR EACH OF THE 5 LOTS.
- ENGLAND SURVEYING, INC. RELIED UPON THE PREVIOUS SURVEY FROM WILLIAM STENGEL, DATED AUGUST 1989, TITLED THE SURVEY OF AND IN THE EAST 1/2 OF SECTION 19, T3N, R70W, 6TH P.M., BOULDER COUNTY, COLORADO FOR THE POSITION OF THE CENTER 1/4 OF SECTION 19.
- EXCEPTED PORTION FROM BOOK 973, PAGE 187 AND BOOK 531, PAGE 521 IMPLIES THAT THE RIGHT OF WAY WIDTH VARIES. THE RIGHT OF WAY MAPS OF THIS AREA SHOW THAT THE RIGHT OF WAY IS SUPPOSED TO BE 132.00 FEET. ENGLAND SURVEYING, INC. DETERMINED THE RIGHT OF WAY BY HOLDING THE DEEDED CALLS STATING FROM THE N1/4 CORNER ALONG THE NORTH LINE OF THE NE 1/4 EAST 128.00 FEET, THE DEEDED 292.00 FOOT RADIUS, RIGHT OF WAY MONUMENTS, AND A PLAT FROM TOR ENGINEERING DATED 7/19/1996, LS-96-2770.
- EXCEPTED PORTION FROM BOOK 364, PAGE 450 HAS A CURVE THAT IS CONCAVE SOUTHERLY AND THE LEGAL CALLS ALONG A LINE 20.00 FEET EAST OF THE SECTION LINE, HOWEVER IT CALLS TO THE SECTION LINE. IT IS ENGLAND SURVEYING, INC. OPINION THAT BOOK 364 PAGE 450 IS BOUNDED ON THE NORTH BY THE NORTH LINE OF NE 1/4 OF SECTION 19, ON THE WEST BY THE WEST LINE OF NE 1/4 OF SECTION 19, AND ON THE EAST AND SOUTH BY THE HIGHWAY RIGHT OF WAY.
- EXCEPTED PORTION FROM BOOK 109 AT PAGE 93 DOES NOT PERTAIN TO OUR SECTION, THUS NOT AFFECTING THIS PROPERTY.
- EXCEPTED PORTION FROM BOOK 531, PAGE 521 APPEARS TO BE THE OLD HIGHWAY RIGHT OF WAY WITH A WIDTH OF 60.00 FEET. THIS OLD RIGHT OF WAY LIES INSIDE THE NEW HIGHWAY RIGHT OF WAY, BOOK 973, PAGE 187.



VICINITY MAP
SCALE 1"=1000'

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 1, MEADOW PARK FRUIT FARMS, ACCORDING TO THE RECORDED PLAT THEREOF, SITUATED IN THE W 1/2 OF THE NE 1/4 OF THE SE 1/4, AND THE NE 1/4 OF THE SW 1/4 OF SECTION 19, T3N, R70W OF THE 6TH P.M., EXCEPT RIGHTS OF WAY FOR HIGHWAYS, DITCHES, PIPELINES AND EXCEPT PORTIONS CONVEYED TO THE COUNTY OF BOULDER BY DEEDS IN BOOK 973 AT PAGE 187, BOOK 531 AT PAGE 521, BOOK 109 AT PAGE 93, AND BOOK 364 AT PAGE 450 OF BOULDER COUNTY RECORDS, COUNTY OF BOULDER, STATE OF COLORADO.

BASIS OF BEARING:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 19, T3N, R70W OF THE 6TH P.M. TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO AND ASSUMED AS BEARING, S87°17'30"E, AND ALL OTHER BEARINGS HEREIN RELATIVE THERETO.

NOTES:

- ENGLAND SURVEYING, INC. RELIED UPON COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 459-H0364283-082-KA3, DATED 2/7/2013; MEADOW PARK FRUIT FARMS PLAT; AMENDED PL-1, AN AMENDED PLAT OF LOTS 1 AND 2, BOHN PARK ADDITION TO THE TOWN OF LYONS, COLORADO, LOCATED IN NE 1/4 OF SECTION 19, T3N, R70W OF THE 6TH P.M., TOWN OF LYONS, BOULDER COUNTY COLORADO; BY RICHARD A. ENGLAND DATED: 5/25/2004; OLSON IMPROVEMENT SURVEY, PORTIONS OF LAND LOCATED IN SECTION 19, T3N, R70W OF THE 6TH P.M., BOULDER COUNTY, COLORADO, BY RICHARD A. ENGLAND DATED: 9/9/2008; THE SURVEY OF AND IN THE EAST 1/2 OF SECTION 19, T3N, R70W, 6TH P.M., BOULDER COUNTY, COLORADO, BY WILLIAM STENGEL, DATED AUGUST 1989; AND FOUND MONUMENTATION. NO OTHER RESEARCH WAS PERFORMED BY ENGLAND SURVEYING, INC.
- ITEM NO. 2 OF THE TITLE COMMITMENT REFERS TO EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
- ITEM NO. 3 REFERS TO ANY ENCROACHMENTS, ENCUMBRANCES, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY PUBLIC RECORDS.
- ITEM NO. 10 REFERS TO RESERVATIONS CONTAINED IN THE PATENT RECORDED 1/4/1886 IN BOOK 75 AT PAGE 574 WHICH AMONG OTHER THINGS RESERVES AS FOLLOWS SUBJECT TO ANY VES-ED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS; AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LOAD TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW; AND THE RESERVATION FROM THE LANDS HEREBY GRANTED OF A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.
- ITEM NO. 12 REFERS TO ANY RIGHTS, INTEREST OR EASEMENTS IN FAVOR OF THE UNITED STATES, THE STATE OF COLORADO OR THE PUBLIC, WHICH EXISTS OR ARE CLAIMED TO EXIST IN AND OVER THE PRESENT AND PAST BED, BANKS OR WATERS OF THE SOUTH PLATTE RIVER.
- ITEM NO. 13 REFERS TO POSSIBLE RIGHT OF WAY FOR AN UNNAMED BROOK OR DITCH AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION.
- THIS SURVEY WAS COMPLETED USING U.S. SURVEY FEET.
- THE WEST LINE OF THE W1/2 OF THE NE 1/4 OF SECTION 19, T3N, R70W OF THE 6TH P.M. WAS CALCULATED FROM PREVIOUS SURVEYS AND FOUND MONUMENTATION.

SURVEYOR'S CERTIFICATE

I, RICHARD A. ENGLAND, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF LOTS 1 AND 2, MEADOW PARK FRUIT FARMS, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION.

RICHARD A. ENGLAND, COLORADO REGISTRATION #29415
7-23-13
DATE

LS-14-0116

DATE:	REVISION:	BY:
PROJECT TITLE:	BOUNDARY SURVEY LOTS 1 & 2, BLOCK 1, MEADOW PARK FRUIT FARMS	
CLIENT:	DAVID WHITNEY	
DESIGNED BY:	RAE	JOB NO.
DRAWN BY:	SMH	SHEET
CHECKED BY:	RAE	DATE: 6/25/13
		SCALE: AS SHOWN
		611.01
		1
		1



OFFICE: LYONS

VESTED RIGHTS STATEMENT

"APPROVAL OF THIS PLAN CREATES A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 66 OF TITLE 24, C.R.S. AS AMENDED."

NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN 3 YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.