

LEGEND	
PP	POWER POLE
MISC.	
AC	ACRES
ALUM	ALUMINUM
BK	BOOK
COLO	COLORADO
-D	DEED DIMENSION
-P	PLAT DIMENSION
MKD	MARKED
REC	RECEPTION NUMBER
PG	PAGE
±	MORE OR LESS
FEATURES	
-x-x-	FENCE
- - -	DITCH OR DRAINAGE
▭	DIRT, GRAVEL
⊥	PROPERTY CORNER
UTILITY LINES	
-oe-	OVERHEAD ELECTRIC LINE
MONUMENTS	
⊥ SET	SET 18" LONG #5 REBAR W/ 2" ALUM. CAP MKD. "CIVILARTS PLS 24305" FLUSH W/ GROUND LEVEL.
⊥ FND	FOUND #5 REBAR W/ 2" ALUM. CAP MKD. "CIVILARTS PLS 24305"
⊥ NFS	MONUMENT NOT FOUND OR SET.
□	SET WOODEN STAKE.

LEGAL DESCRIPTION

THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO COUNTY OF BOULDER AS DESCRIBED IN WARRANTY DEED RECORDED AUGUST 16, 2016, AS RECEPTION NO. 3537492 OF THE RECORDS OF BOULDER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2, BLOCK 1, MEADOW PARK FRUIT FARMS, COUNTY OF BOULDER, STATE OF COLORADO, EXCEPT THE FOLLOWING PARCELS THEREIN: THAT PORTION AS CONVEYED BY DEED RECORDED DECEMBER 16, 1886 IN BOOK 109 AT PAGE 53, THAT PORTION AS CONVEYED BY DEED RECORDED APRIL 28, 1913 IN BOOK 364 AT PAGE 450; THAT PORTION AS CONVEYED BY DEED RECORDED JUNE 3, 1938 IN BOOK 531 AT PAGE 521; THAT PORTION AS CONVEYED BY DEED RECORDED DECEMBER 10, 1955 IN BOOK 973 AT PAGE 187; THAT PORTION AS CONVEYED BY DEED RECORDED NOVEMBER 30, 1973 UNDER RECEPTION NO. 87698.

NOTES

- BEARINGS SHOWN ON THIS MAP ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE NE 1/4 OF SECTION 19, T3N, R70W OF THE 6TH P.M., BEARS N02°29'05"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".
- RECORDED EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE RECORDED PLAT OF MEADOW PARK FRUIT FARMS. NO ADDITIONAL RESEARCH WAS COMPLETED.
- APPARENT EASEMENTS AND RIGHTS-OF-WAY SUCH AS ROADS AS MAY BE INDICATED ON THIS MAP, ARE SHOWN FROM FIELD LOCATION AND MAY INDICATE A REAL PROPERTY RIGHT. NO ADDITIONAL RESEARCH WAS COMPLETED.
- FIELD WORK WAS COMPLETED ON DECEMBER 21, 2021.
- LINEAR DIMENSIONS SHOWN ON THIS MAP ARE U.S. SURVEY FEET.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	196.20'	130.93'	85°51'31"	N54°21'38"E	178.35'
C2	49.96'	292.00'	9°48'12"	S27°04'59"W	49.90'

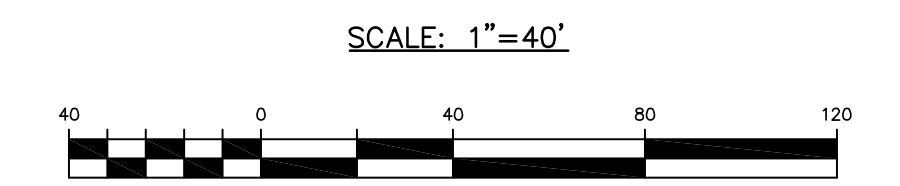
NOTICE

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 GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

FRANK N. DREXEL
 COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 24305
 DATE: DECEMBER 30, 2021



MARTIN PARCEL

LAND SURVEY PLAT OF THE SOUTHWEST CORNER OF A PART OF LOTS 1 & 2, BLOCK 1, MEADOW PARK FRUIT FARMS IN THE NE 1/4 OF SECTION 19, T3N, R70W OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO. FOR: BOULDER COUNTY PARKS & OPEN SPACE DEPT.

		ENGINEERING PLANNING SURVEYING	P 303.682.1131 F 303.682.1149 1500 Kansas Ave., Suite 2-E Longmont, CO 80501
DATE: DECEMBER 30, 2021	DRAWN BY: JRF	CHECKED BY: FND	JOB NO: 1642-0 DRAWING NO: 16420-L
SCALE: 1"=40'	REVISIONS - DATE, BY:	REVISIONS - DATE, BY:	REVISIONS - DATE, BY: