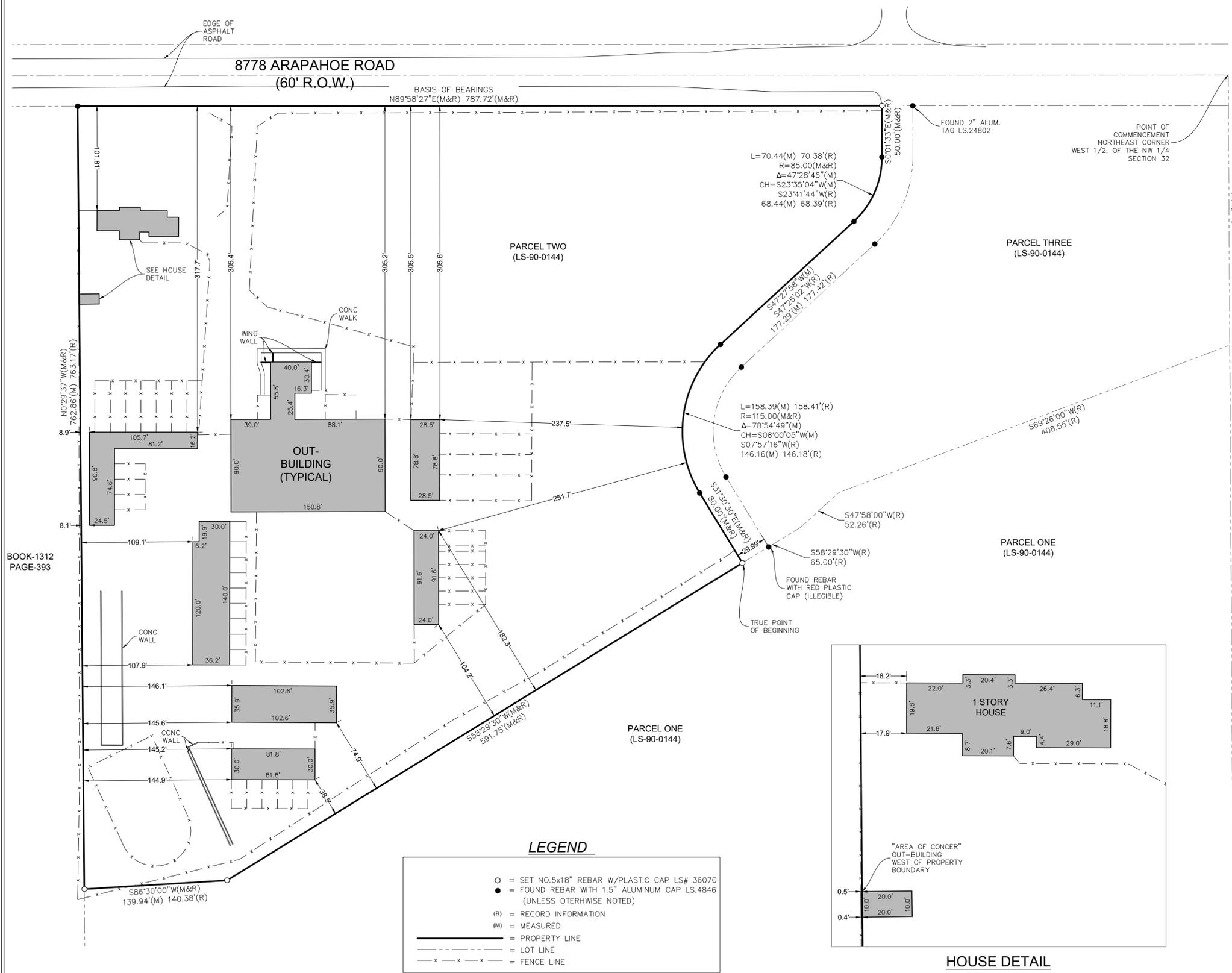


IMPROVEMENT SURVEY PLAT

OF PART OF THE NW 1/4 OF SECTION 32, T1N, R69W OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO



LEGAL DESCRIPTION (RECORD)

PARCEL NO. TWO (LS-90-0144)

PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOULDER COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE N.W. 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., BOULDER COUNTY, COLORADO; THENCE S.00°20'45"E., ALONG THE EAST LINE OF THE SAID WEST 1/2 OF THE N.W. 1/4, 263.33' TO A POINT ON THE APPROXIMATE CENTERLINE OF AN IRRIGATION DITCH; (THE AGITATOR AKA THE MC GINN DITCH) THENCE ALONG SAID APPROXIMATE CENTERLINE AS FOLLOWS: S.69°26'W, 408.55'; S.47°58'W, 52.26' AND S.58°29'30"W, 65.00' TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID APPROXIMATE CENTERLINE OF DITCH AS FOLLOWS: S.58°29'30"W, 591.75' AND S.86°30'00"W, 140.38' TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED IN DEED RECORDED IN BOOK 1312 AT PAGE 393, BOULDER COUNTY RECORDER'S OFFICE; THENCE N.00°29'36"W, ALONG SAID EAST LINE, 763.17' TO A POINT ON THE SOUTH LINE OF ARAPAHOE ROAD (STATE HIGHWAY NO.7); THENCE N.89°58'27"E., PARALLEL WITH AND 30.00' SOUTH OF THE SAID WEST 1/2 OF THE N.W. 1/4, 787.72'; THENCE S.00°01'33"E., 50.00'; THENCE ALONG THE ARC OF AN 85.00' RADIUS CURVE TO THE RIGHT, 70.38' (CHORD: S.23°41'44"W, 68.39'); THENCE S.47°25'02"W, 177.42'; THENCE ALONG THE ARC OF AN 115.00' RADIUS CURVE TO THE LEFT, 158.41' (CHORD: S.07°57'16"W, 146.18'); THENCE S.31°30'30"E., 80.00' TO THE TRUE POINT OF BEGINNING.

GENERAL NOTES

- NOTICE: 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. A TITLE SEARCH WAS NOT PERFORMED BY COLORADO ILC TO DETERMINE OWNERSHIP, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD. INFORMATION CONTAINED HEREON IS BASED ON THE BOUNDARY SURVEY PLAT FILED AS LS-90-0144 WITH THE BOULDER COUNTY LAND USE DEPARTMENT
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF PARCEL TWO, ASSUMED TO BEAR N89°58'27"E BETWEEN FOUND AND SET MONUMENTS AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREON RELATIVE THERETO.
- ALL DISTANCES ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET, DEFINED AS EXACTLY 1200/3937 METERS.
- PROPERTY ADDRESS: 8778 ARAPAHOE ROAD, BOULDER, CO 80303

SURVEYOR'S CERTIFICATE

I, DAVID L. SWANSON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID L. SWANSON, P.L.S. 36070
COLORADO PROFESSIONAL LAND SURVEYOR

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| PREPARED FOR: TABITHA FARRAR | | JOB NUMBER |
| | | 18-08-597 |
| 0 | 9/10/2018 | DRAWN BY: F. CHAVEZ |
| NO. | DATE | PO BOX 461576 AURORA, CO 80046 |
| REVISION | | O: 303.668.7540 F: 928.962.3123 |

DEPOSITING CERTIFICATE
SUBMITTED TO BOULDER COUNTY LAND USE FOR RECORDING ON THIS
DAY OF _____ 20__