

BY:MRBAK FILE:79774 ALTA C21.DWG DATE:11/21/2023 11:55 AM

Parcel Description
(PROVIDED BY LAND TITLE GUARANTEE COMPANY)
DEED RECORDED ON 07/19/1983 AT REC. NO. 562763
DEED RECORDED ON 02/17/1978 AT REC. NO. 265879

PARCEL IIA:

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST OF SECTION 25, TOWNSHIP1 NORTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE WEST 351.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 234.00 FEET;
THENCE WEST 99.00 FEET;
THENCE NORTH 234.00 FEET;
THENCE EAST 99.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT A PARCEL OF LAND DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT 351.00 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25;
THENCE WEST 99.00 FEET;
THENCE SOUTH 15.32 FEET;
THENCE EASTERLY TO A POINT 16.22 FEET SOUTH OF THE TRUE POINT OF BEGINNING OF THE EXCEPTED PARCEL;
THENCE NORTH 16.22 FEET TO THE TRUE POINT OF BEGINNING OF THE EXCEPTED PARCEL.

PARCEL IIB:

ALL THAT PART OF THE SOUTHEAST QUARTER NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED BY BOULDER MEDICAL ARTS, INC. TO ALPINE MEDICAL BUILDING, INC., IN DEED RECORDED OCTOBER 25, 1965 ON FILM 549 AS RECEPTION NO. 797562, THENCE SOUTH 89 DEGREES 27 MINUTES 50 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT DESCRIBED ON FILM 549 AS RECEPTION NO. 797562 EXTENDED SOUTHERLY 6.00 FEET TO THE NORTH LINE OF ELBRIDGE ADDITION;
THENCE EASTERLY, ALONG THE NORTH LINE OF SAID ELBRIDGE ADDITION, TO THE WEST LINE OF THAT TRACT OF LAND CONVEYED BY BOULDER MEDICAL ARTS, INC., TO ALPINE MEDICAL BUILDING INC., IN DEED RECORDED NOVEMBER 05, 19644 ON FILM 519 AS RECEPTION NO. 769983 EXTENDED SOUTHERLY;
THENCE NORTHERLY, ALONG THE WEST LINE EXTENDED SOUTHERLY OF SAID TRACT DESCRIBED ON FILM 519 AS RECEPTION NO. 769983 TO THE SOUTHWEST CORNER THEREOF;
THENCE SOUTH 89 DEGREES 27 MINUTES 20 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT DESCRIBED ON FILM 549 AS RECEPTION NO. 797562 TO THE POINT OF BEGINNING.

PARCEL IIC:

THE NORTHERLY 0.15 FEET OF LOT 1, BLOCK 3, ELBRIDGE ADDITION.

PARCEL IA:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE WEST 270.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 234.00 FEET; THENCE WEST 81.00 FEET; THENCE NORTH 234.00 FEET; THENCE EAST 81.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT A PARCEL OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 270.00 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE WEST 81.00 FEET; THENCE SOUTH 16.22 FEET; THENCE EASTERLY TO A POINT 16.79 FEET SOUTH OF THE TRUE POINT OF BEGINNING OF THE EXCEPTED PARCEL; THENCE NORTH 16.79 FEET TO THE TRUE POINT OF BEGINNING OF THE EXCEPTED PARCEL.

PARCEL IB:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3, BLOCK 3, ELBRIDGE ADDITION; THENCE EAST 28.22 FEET ALONG THE NORTH SAID LINE OF SAID ELBRIDGE ADDITION TO THE EAST LINE EXTENDED SOUTHERLY OF THAT TRACT OF LAND CONVEYED TO ALPINE MEDICAL BUILDING, INC., AS RECORDED IN BOOK 1041 AT PAGE 399; THENCE NORTH 00 DEG. 27'50" WEST, 7.71 FEET ALONG THE EAST LINE EXTENDED SOUTHERLY OF THAT TRACT OF LAND RECORDED IN SAID BOOK 1041 AT PAGE 399 TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEG 27'20" WEST, 81.00 FEET ALONG THE SOUTH LINE OF THAT TRACT OF LAND RECORDED IN BOOK 1041 AT PAGE 399 AND ALONG THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO ALPINE MEDICAL BUILDING, INC., AS RECORDED ON FILM 519 AS RECEPTION NO. 769983 TO THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED ON FILM 519 AS RECEPTION NO. 769983; THENCE SOUTH 00'27'50" EAST, 6.94 FEET ALONG THE WEST LINE EXTENDED SOUTHERLY OF SAID TRACT DESCRIBED ON FILM 519 AS RECEPTION NO. 769983 TO THE NORTH LINE OF ELBRIDGE ADDITION; THENCE EAST 52.78 FEET ALONG THE NORTH LINE OF SAID ELBRIDGE ADDITION TO THE POINT OF BEGINNING.

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

ALTA/NSPS LAND TITLE SURVEY

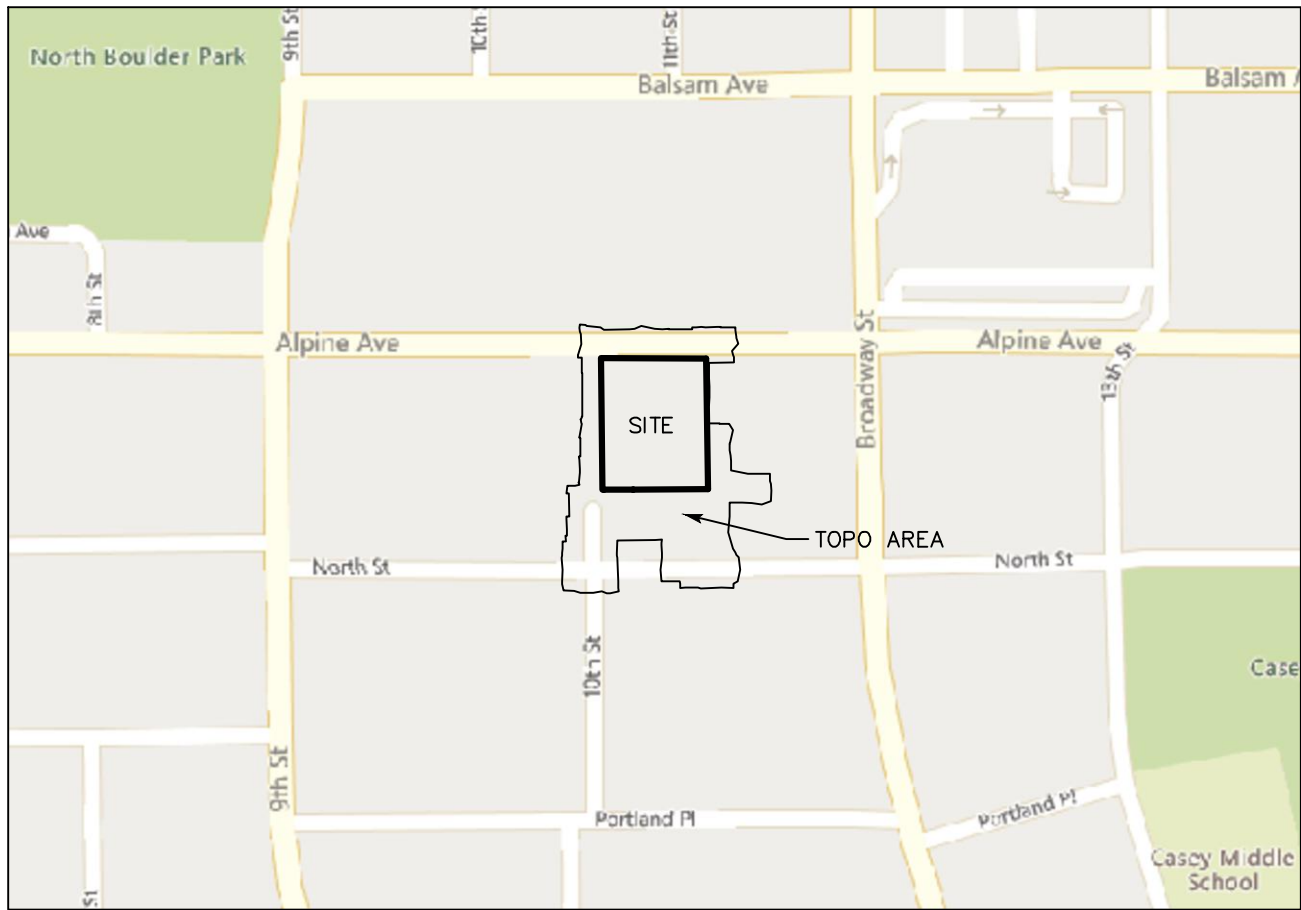
LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH,

RANGE 71 WEST OF THE 6TH P.M.,

CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 3

TOTAL AREA = 40,349 SQ. FT., OR 0.93 ACRES, MORE OR LESS



Vicinity Map
NOT TO SCALE

Notes

- LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER RND70803930, DATED APRIL 12, 2023 AT 5:00 A.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.
- 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 DR. WARREN HERN, 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: OPS DERIVED BEARINGS BASED ON A BEARING OF N00°37'06"W ALONG THE WEST LINE OF PARCEL IIA, BETWEEN A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON SURV. 16408" AT THE SOUTHWEST CORNER OF PARCEL IIA AND A FOUND #5 REBAR WITH 1 1/2" ALUMINUM COLLAR (ILLEGIBLE) AT THE NORTHWEST CORNER OF PARCEL IIA 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.W. 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 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.
- 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: SMARTNET NORTH AMERICA CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) NETWORK WAS USED TO ESTABLISH A OPS-DERIVED ELEVATION ON AN ON-SITE BENCHMARK AT THE NORTHWEST CORNER OF PARCEL IIA, BEING A FOUND #5 REBAR WITH 1 1/2" ALUMINUM COLLAR (ILLEGIBLE) WITH AN ELEVATION OF 5384.74 FEET (NAVD 88). CITY OF BOULDER POINT C-8, BEING A 1" HEXAGON IRON ROD IN RANGE BOX LOCATED 0.2 MILES EAST OF SITE, WITH A PUBLISHED ELEVATION OF 5358.51 FEET, WAS CHECKED INTO WITH AN AS-MEASURED ELEVATION OF 5358.50 FEET. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THE ELEVATION OF THE ON-SITE BENCHMARK.
- 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 X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND/OR ZONE D, AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL NO. 080023-0393 K, DATED DECEMBER 07, 2017. THE MAP DOES NOT DIFFERENTIATE BETWEEN ZONE X UNSHADED AND ZONE D. FLOOD INFORMATION IS SUBJECT TO CHANGE (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 3).
- DATES OF FIELDWORK: MARCH 27, 2023
OCTOBER 26, 2023
- 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.
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS 40,349 SQ. FT. OR 0.93 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).
- THERE ARE 0 REGULAR PARKING SPACES, 0 HANDICAP SPACES, AND 0 MOTORCYCLE SPACES ON THE SUBJECT PROPERTY FOR A TOTAL OF 0 PAINTED PARKING STALLS ON THE SUBJECT PROPERTY (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 9).
- OWNERSHIP INFORMATION IS PER BOULDER WEBSITE AS RESEARCHED ON NOVEMBER 15, 2023 AND IS SUBJECT TO CHANGE (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 13).
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 16).
- THERE WAS NO INFORMATION MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 17).
- MONUMENT NOT ACCEPTED BECAUSE IT IS IN CONFLICT WITH RIGHT OF WAY LOCATION.
- THE SURVEYS DEPOSITED WITH THE BOULDER COUNTY LAND US DEPARTMENT AS LS-09-0098 AND LS-15-0433, ALONG WITH FSI JOB# 79511 DATED 03/25/23 WERE REFERENCED IN THE PREPARATION OF THIS SURVEY.
- 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.

#9	FEB. 17, 1978	REC. NO. 265877	GRANT OF EASEMENT (PARTIALLY SHOWN HEREON)
	APR. 07, 1978	REC. NO. 273110	RE-RECORDED
#14	FEB. 17, 1978	REC. NO. 265877	GRANT OF EASEMENT
	APR. 13, 1978	REC. NO. 268996	EASEMENT ASSIGNMENT
	APR. 07, 1978	REC. NO. 273110	RE-RECORDED
	JUN. 10, 2009	REC. NO. 3006264	TERMINATION OF EASEMENTS
- 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	JUN. 10, 2009	REC. NO. 3006268	COVENANTS
#11	JUN. 10, 2009	REC. NO. 3006269	EASEMENT AGREEMENT (PARTIALLY SHOWN HEREON. PARTIALLY BLANKET IN NATURE)
#12	JUN. 10, 2009	REC. NO. 3006270	EASEMENT AGREEMENT (BLANKET IN NATURE)
#13	DEC. 22, 1977	REC. NO. 257499	GRANT OF EASEMENT (LATER TERMINATED)
	JUN. 10, 2009	REC. NO. 3006264	TERMINATION OF EASEMENTS
#15	JUN. 10, 2009	REC. NO. 3006268	COVENANTS
#16	JUN. 10, 2009	REC. NO. 3006269	EASEMENT AGREEMENT (PARTIALLY SHOWN HEREON. PARTIALLY BLANKET IN NATURE)

Surveyor's Certificate

TO DR. WARREN HERN:

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, 8, 9, 11, 12, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 26, 2023.

DATE OF PLAT OR MAP: NOVEMBER 21, 2023

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, FLATIRON, INC.

REVISION	DATE
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ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

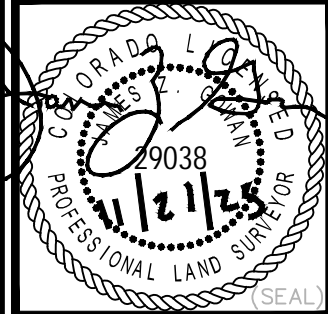
DR. WARREN HERN

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Flatirons, Inc.
Land Surveying Services
www.flatironsinc.com

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FAX: (303) 932-3180

655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355



JOB NUMBER:

23-79,774

DATE:

11-21-12023

DRAWN BY:

M. ROBAK

CHECKED BY:

TDH/JJK/JZG

SHEET 1 OF 3

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 25,
RANGE 71 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 2 OF 3
TOTAL AREA = 40,349 SQ. FT., OR 0.93 ACRES, MORE OR LESS

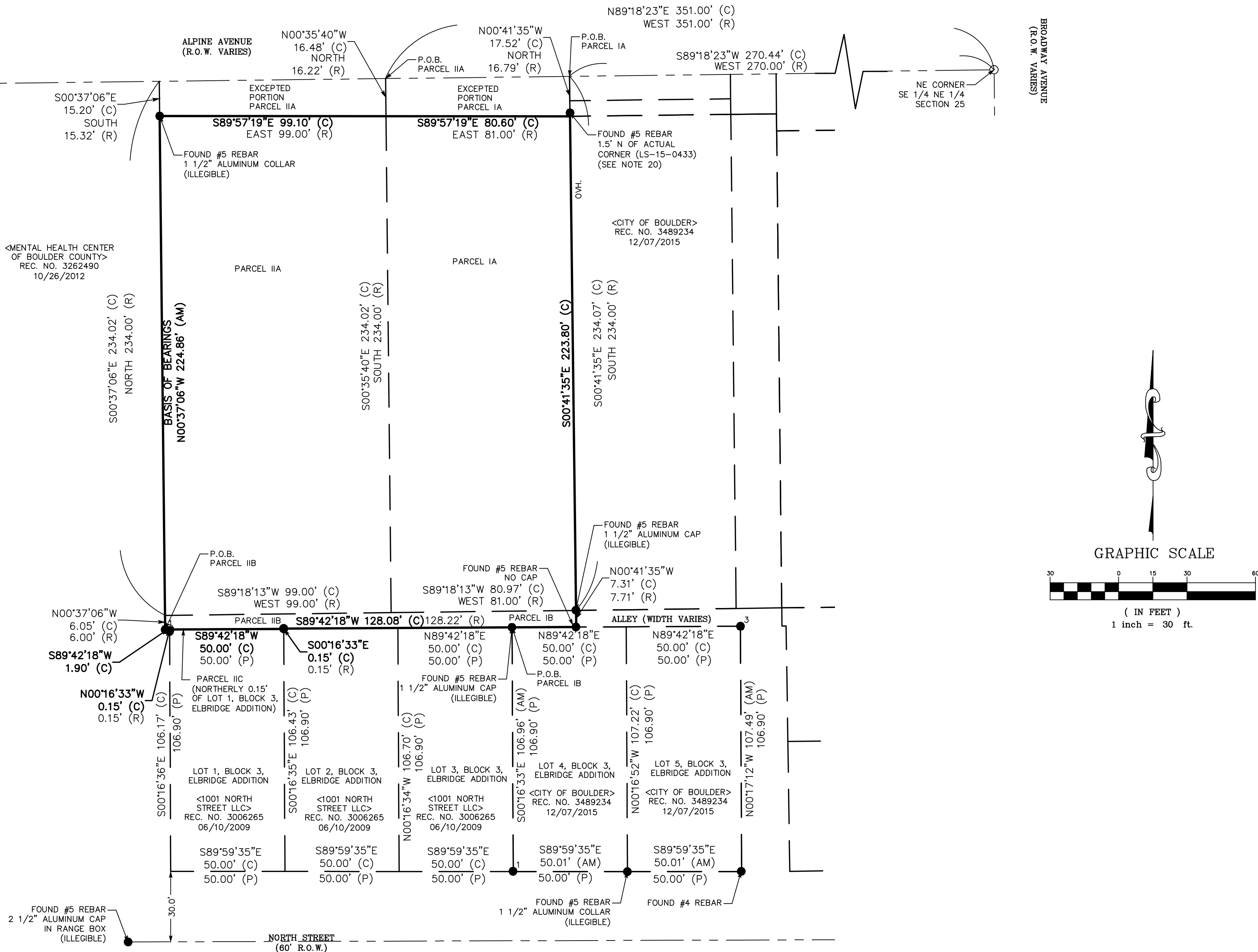
- Legend**
- FOUND MONUMENT AS DESCRIBED
 - 1 ● FOUND 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP
"FLATIRONS SURV 16406"
 - 3 ● FOUND 2" ALUMINUM DISK WITH MAG NAIL
"FLATIRONS SURVEYING LS 29038"
 - 2 ● SET 1" BRASS TAG "FLATSURV LS 29038"
 - CALCULATED POSITION (NOT FOUND OR SET)
 - (AM) AS MEASURED AT TIME OF SURVEY
 - (C) CALCULATED FROM RECORD AND AS MEASURED
INFORMATION
 - (P) AS PER THE PLAT OF ELBRIDGE ADDITION
 - (R) AS PER RECORD INFORMATION
 - <NAME> PARCEL OWNERSHIP INFORMATION

Boundary Closure Report

COURSE: N00°37'06"W	LENGTH: 224.86'
COURSE: S89°57'19"E	LENGTH: 179.70'
COURSE: S00°41'35"E	LENGTH: 223.80'
COURSE: S89°42'18"W	LENGTH: 128.08'
COURSE: S00°16'33"E	LENGTH: 0.15'
COURSE: S89°42'18"W	LENGTH: 50.00'
COURSE: N00°16'33"W	LENGTH: 0.15'
COURSE: S89°42'18"W	LENGTH: 1.90'

AREA: 40349 SQ. FT.
ERROR CLOSURE: 0.00'
ERROR NORTH: -0.004'

PRECISION 1: 808640000



REVISION	DATE
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ALTA/NSPS LAND TITLE SURVEY

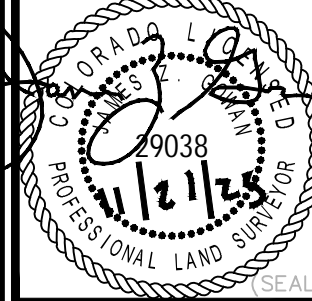
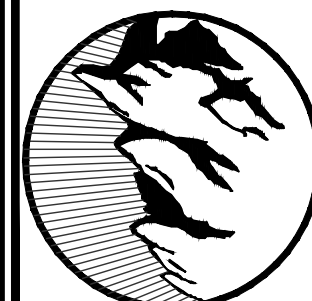
PREPARED FOR

DR. WARREN HERN

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www.FlatironsInc.com

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FAX: (303) 923-3180



JOB NUMBER:

23-79,774

DATE:

11-21-2023

DRAWN BY:

M. ROBAK

CHECKED BY:

TDH/JJK/JZG

SHEET 2 OF 3

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH,

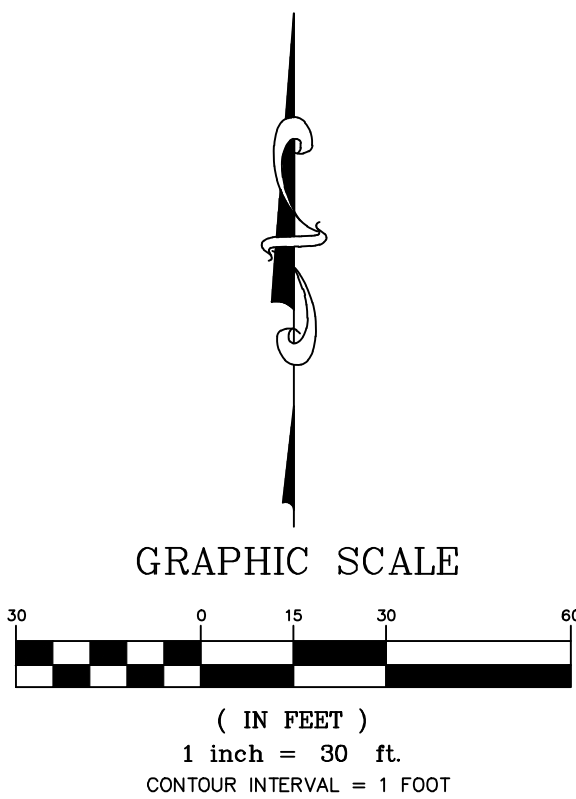
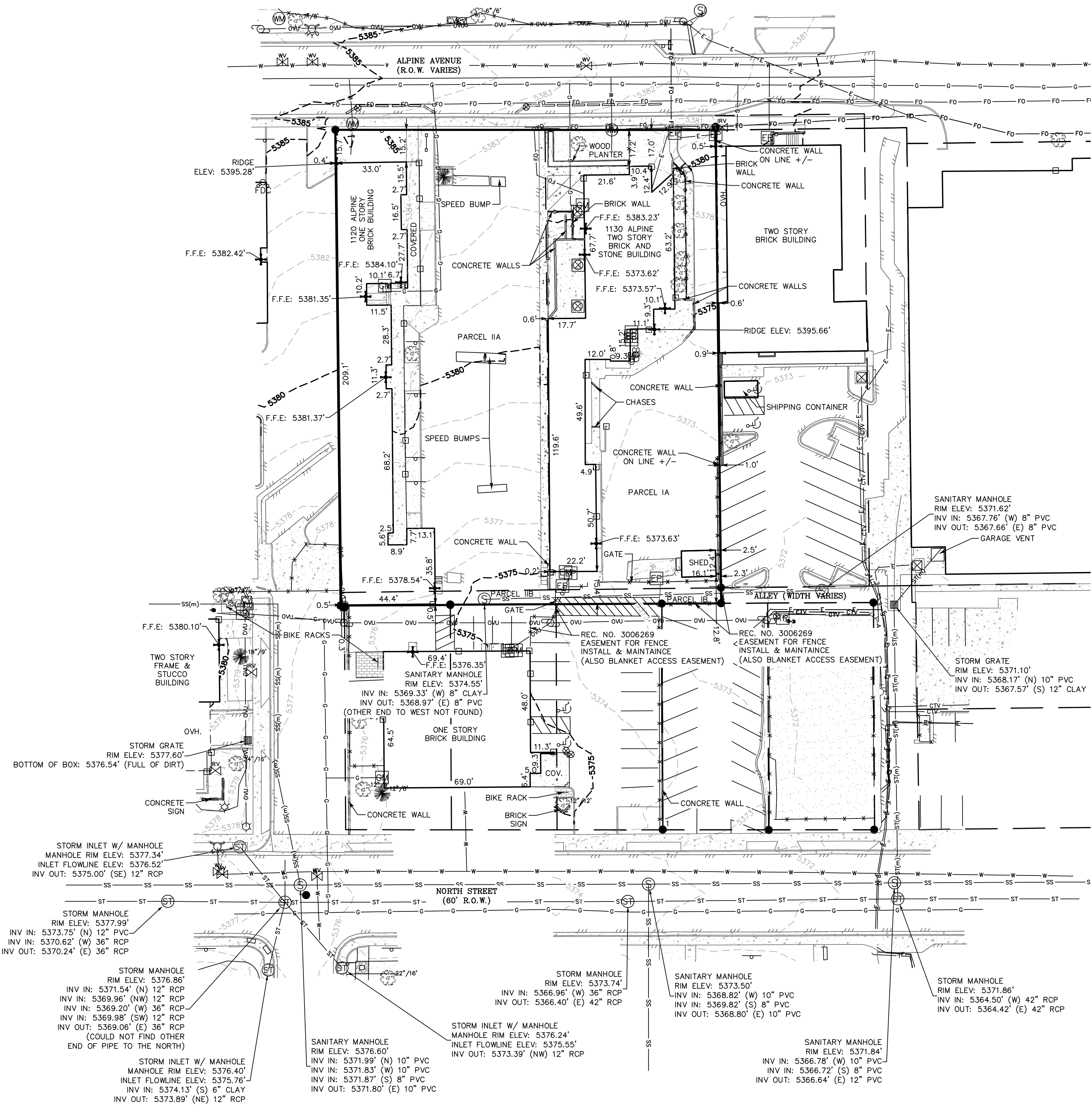
RANGE 71 WEST OF THE 6TH P.M.,

CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 3 OF 3

TOTAL AREA = 40,349 SQ. FT., OR 0.93 ACRES, MORE OR LESS

- Legend**
- FOUND MONUMENT AS DESCRIBED
 - 1 FOUND 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON SURV 16406"
 - 3 FOUND 2" ALUMINUM DISK WITH MAG NAIL "FLATIRON SURVEYING LS 29038"
 - 2 SET 1" BRASS TAG "FLATSURV LS 29038"
 - CALCULATED POSITION (NOT FOUND OR SET)
 - (AM) AS MEASURED AT TIME OF SURVEY
 - (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
 - (P) AS PER THE PLAT OF ELBRIDGE ADDITION
 - (R) AS PER RECORD INFORMATION
- CONCRETE
EDGE OF ASPHALT
GRAVEL
FLAGSTONE
BRICK
FENCE
HANDRAIL
SIGN
BOLLARD
DECIDUOUS TREE
CONIFEROUS TREE
HANDICAP PARKING SPACE
NO PARKING
WATER LINE
WATER METER
WATER VALVE
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
IRRIGATION VALVE
SANITARY SEWER LINE
SANITARY SEWER MANHOLE
CLEANOUT
STORM SEWER LINE
STORM SEWER LINE SCALED FROM MAPS
STORM SEWER MANHOLE
GRATE INLET
ROOF DRAIN
ELECTRIC LINE
TRANSFORMER
ELECTRIC METER
ELECTRICAL PANEL
LIGHT POLE
DECORATIVE LIGHT
OVERHEAD UTILITY LINE
UTILITY POLE
GUY WIRE
CABLE TV LINE
CABLE/FIBEROPTIC VAULT
FIBEROPTIC LINE
GAS LINE
GAS METER
TELEPHONE LINE
TELEPHONE RISER
AIR CONDITIONER UNIT
LOCATION OF BUILDING HEIGHT/FINISHED FLOOR
FFE FINISHED FLOOR ELEVATION
ELEV ELEVATION
INV INVERT



REVISION	DATE
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ALTA/NSPS LAND TITLE SURVEY

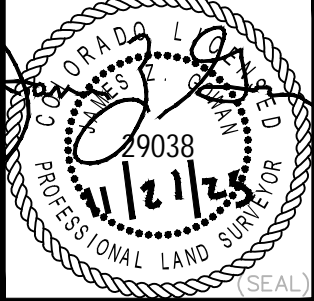
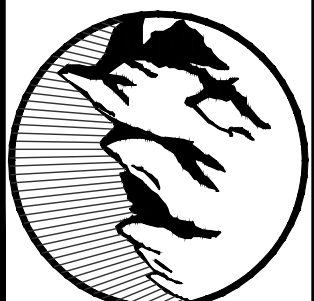
PREPARED FOR

DR. WARREN HERN

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SHEET 3 OF 3