

# MAP OF LAND SURVEY

OF THE SOUTH LINE OF LOTS 45 & 46, BLOCK 23, UNIVERSITY PLACE, LOCATED IN THE SW QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO  
SHEET 1 OF 1

## Parcel Description (PROVIDED BY CLIENT)

LOTS 45 & 46,  
UNIVERSITY PLACE,  
CITY OF BOULDER,  
COUNTY OF BOULDER,  
STATE OF COLORADO

## Boundary Closure

Course: S 00-00-00 W Distance: 50.37  
Course: N 89-56-24 W Distance: 125.12  
Course: N 00-00-06 W Distance: 50.44  
Course: S 89-54-27 E Distance: 125.12

Perimeter: 351.05  
Area: 6306.35  
Error of Closure: 0.002  
Precision 1: 190841.24

0.14 acres  
Course: N 58-06-04 E

## Legend

- FOUND MONUMENT AS DESCRIBED
- ⊙ SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
- ⊙<sup>1</sup> SET 60D NAIL (POINT ON LINE)
- 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 UNIVERSITY PLACE
- (R1) AS PER LS-92-0106, LS-93-0041, AND LS-91-0127
- (R2) AS PER LS-00-0078
- ▬ CONCRETE
- ▬ FLAGSTONE
- \*— FENCE

## Notes


- 1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY FLATIRONS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 2) 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.
- 3) THIS MAP OF LAND SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF PHYLLIS KLEIN, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- 4) THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- 5) BASIS OF BEARINGS: AN ASSUMED BEARING OF N00°00'00"E ALONG THE CENTERLINE OF 14TH STREET BETWEEN TWO FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.
- 6) NO UTILITIES ARE SHOWN HEREON. NO RESEARCH HAS BEEN DONE CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES. 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.
- 7) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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.
- 8) THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- 9) ONLY SPECIFIC IMPROVEMENTS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES. THIS IS NOT AN IMPROVEMENT SURVEY PLAT AS DEFINED BY C.R.S. 38-51-102 (9).
- 10) DATES OF FIELDWORK: JANUARY 9, 2008
- 11) THIS DOCUMENT TITLED "MAP OF LAND SURVEY" DOES NOT CONSTITUTE A MONUMENTED LAND SURVEY PURSUANT TO C.R.S. SEC. 38-51-102 (13) AND IS NOT A LAND SURVEY PLAT PURSUANT TO C.R.S. SEC. 38-51-102 (12). HOWEVER, THIS IS A LAND SURVEY AS SET FORTH IN C.R.S. SEC. 38-51-104 (1) (A) AND IS BEING DEPOSITED PER BOARD POLICY 60.3 (C).

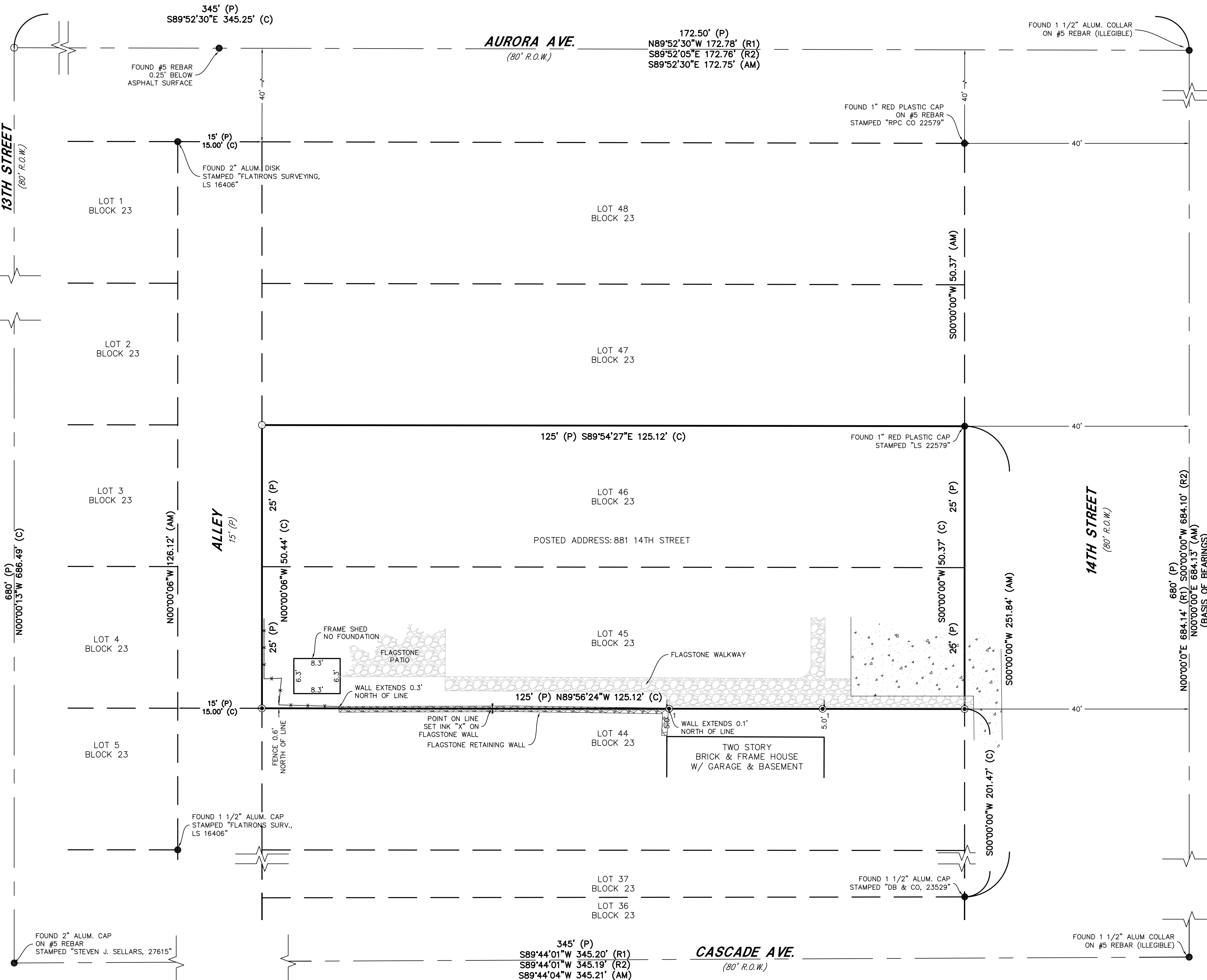
## Surveyor's Certificate

I, JOHN B. GUYTON, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., TO PHYLLIS KLEIN, THAT A SURVEY OF SPECIFIC LINES OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON JANUARY 15, 2009; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. SEC. 38-51-104 (1)(A) AND BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS POLICY STATEMENT 60.3 (C) "MONUMENTATION OF LAND SURVEYS".

JOHN B. GUYTON  
COLORADO P.L.S. #16406  
CHAIRMAN & CEO, FLATIRONS, INC.

FSI JOB NO. 09-55,514

MAP OF LAND SURVEY PREPARED FOR PHYLLIS KLEIN SHEET 1 OF 1		
DRAWN BY: G. MEYER	DATE: JANUARY 15, 2009	INT: DATE:
FSI JOB NO. 09-55,514	BRANCH OFFICE 3825 IRIS AVE, STE 100 BOULDER, CO 80501 PH: (303) 443-7001 FAX: (303) 443-9830	REVISIONS: CHECKED BY: ZG/EB/WW
Flatirons, Inc. Surveying, Engineering & Geomatics 		
MAIN OFFICE 655 FOURTH AVENUE LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355 www.FlatironsInc.com		
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**Depositing Certificate**  
SUBMITTED TO BOULDER COUNTY LAND USE FOR RECORDING ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_.

