

LAND SURVEY PLAT

OF THE NW 1/4 OF
SECTION 4, T3N, R71W OF THE 6th P.M.
BOULDER COUNTY, COLORADO

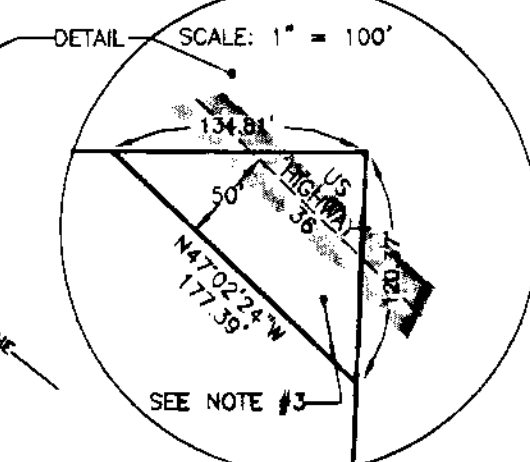
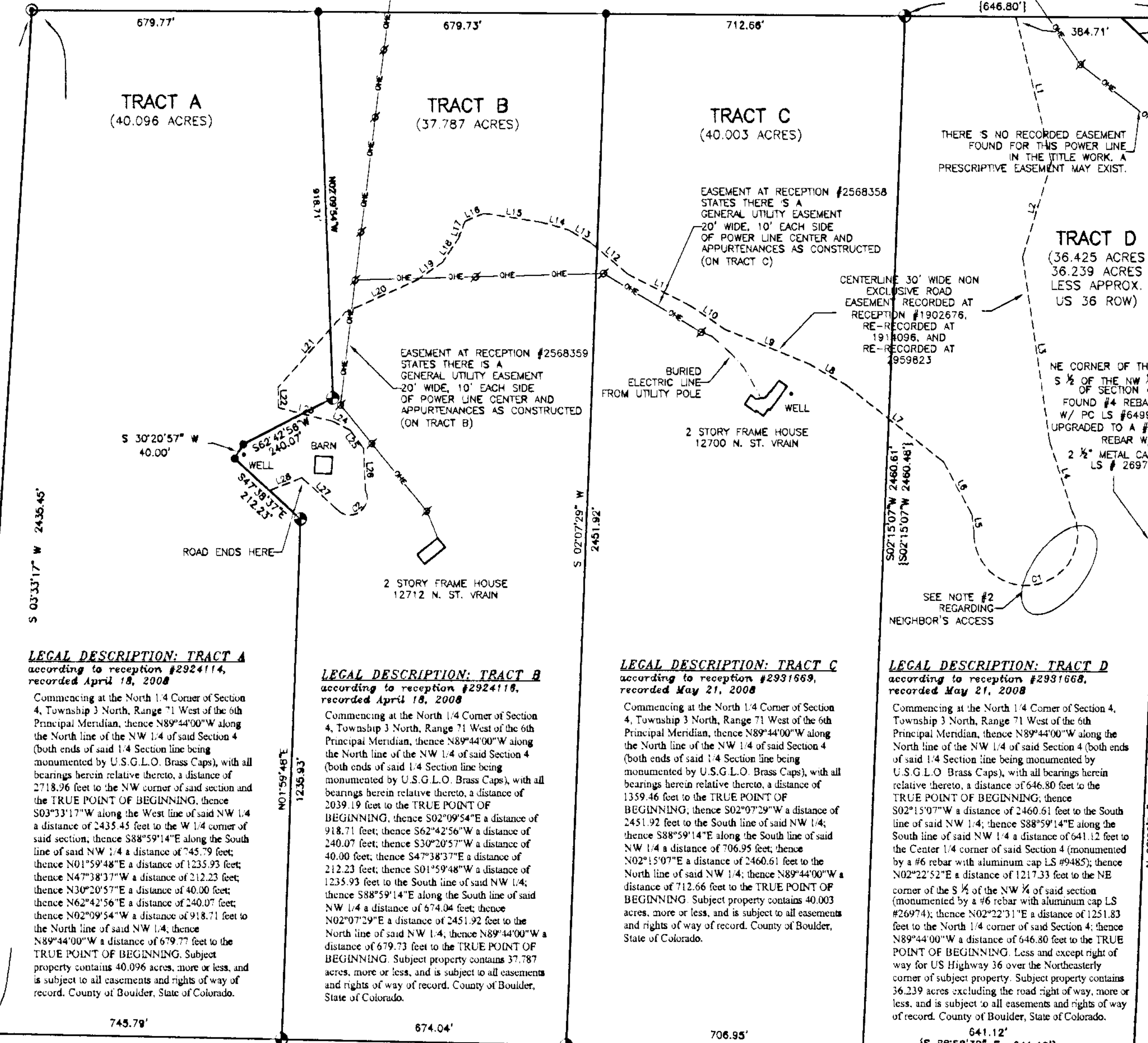
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	448.07'	122.48'	209.38°21'	N76°00'53"E	236.83'
C2	116.01'	41.10'	161.44°48'	N54°38'47"E	81.15'

EASEMENT LINE TABLE	LINE	LENGTH	BEARING
L1	356.00'	S13°37'01"E	
L2	235.54'	S18°47'29"W	
L3	443.58'	S08°23'20"E	
L4	167.42'	S17°53'42"E	
L5	45.58'	N08°40'18"W	
L6	141.07'	N28°25'41"W	
L7	295.43'	N51°57'17"W	
L8	99.26'	N60°49'10"W	
L9	217.03'	N67°55'20"W	
L10	101.51'	N55°58'24"W	
L11	165.38'	N63°30'25"W	
L12	114.36'	N49°46'30"W	
L13	59.40'	N59°28'40"W	
L14	65.86'	N73°53'50"W	
L15	139.10'	N81°12'55"W	
L16	49.64'	S67°06'05"W	
L17	43.93'	S20°18'53"W	
L18	67.22'	S33°47'31"W	
L19	73.42'	S54°41'05"W	
L20	186.23'	S65°36'41"W	
L21	240.45'	S42°00'33"W	
L22	48.04'	S01°11'26"E	
L23	133.55'	S76°04'38"E	
L24	46.55'	S64°08'06"E	
L25	52.78'	S36°17'55"E	
L26	100.32'	S02°53'32"E	
L27	114.18'	N47°58'49"W	
L28	83.19'	S67°53'50"W	

NW COR SEC 4, T3N R71W
3" US GLO BRASS CAP

BASIS OF BEARINGS
N 89°44'00" W 2718.96'
(N 89°44'00" W)

N 1/4 SEC 4, T3N, R71W
2 1/2" US GLO BRASS CAP



NOTES

- LAND AMERICA TITLE COMMITMENT # INEP0001035, DATED FEBRUARY 10, 2006 WAS USED FOR EASEMENT AND OWNERSHIP INFORMATION. NO FURTHER RESEARCH WAS PERFORMED. THIS TITLE COMMITMENT PROVIDED EASEMENT RESEARCH FOR THE EASTERN MOST TRACT AND THIS IS THE ONLY PIECE OF LAND THE EASEMENTS AND IMPROVEMENTS ARE REQUESTED FOR BY THE TRACT D OWNER. ALL OTHER EASEMENTS, UTILITIES, AND IMPROVEMENTS SHOWN ON TRACTS A, B, AND C ARE FROM PREVIOUS WORK BY VAN HORN ENGINEERING.
- THE LETTER OF AGREEMENT RECORDED AT RECEPTION #249191, DATED OCTOBER 31, 1977 GRANTS AN ACCESS EASEMENT ACROSS THE NW 1/4 OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 71 WEST TO THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 4. IT IS APPARENT THAT THIS EASEMENT IS OVER THE ROAD THAT IS NOW EXISTING AND WOULD DEPART FOR FURTHER ACCESS IN AN AREA NEAR THE LOCATION AT THE SOUTHERN MOST TIP OF THE ACCESS EASEMENT. HOWEVER THE EASEMENT APPEARS VAGUE ENOUGH AS TO ALLOW ACCESS ANYWHERE OFF OF THE EXISTING ROADWAY IN THE NORTHWEST 1/4.
- US HIGHWAY #36 (PAVED WIDTH IS 27 FEET). THERE IS GUARDRAIL ALONG THE WESTERN SIDE OF THE ROAD. THERE WAS NO RESEARCH DONE ON THIS ENROACHMENT BY THIS OFFICE DURING THE 1998 BOUNDARY SURVEY. THERE IS NO DEED TRACEMENT GRANTING THE RIGHT-OF-WAY TO THE STATE. THE CURRENT TITLE COMMITMENT EXCEPTS THIS RIGHT-OF-WAY FOR US HIGHWAY 36. NO MONUMENTS WERE FOUND IN THE AREA FOR THE RIGHT OF WAY AND THE GEOMETRY OF THE RIGHT-OF-WAY IS NOT RETRACEABLE GIVEN THE DIMENSIONS SHOWN ON THE CDOT HIGHWAY PLANS. ACCORDING TO THE CDOT HIGHWAY PLANS, A 100 FOOT RIGHT OF WAY (50 FOOT HALF WIDTH) EXISTS AND THIS WAS HELD FROM THE CENTERLINE OF THE EXISTING ROAD TO ESTABLISH THE AREA OF THE US HIGHWAY #36 RIGHT-OF-WAY.
- THERE IS A RESERVATION FOR RIGHT OF PROPRIETOR OF ANY PENETRATING VEIN OR LOSE TO EXTRACT HIS ORE AND RIGHT-OF-WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES IN U.S. PATENT RECORDED IN BOOK 204 AT PAGE 91.
- BEARINGS ARE BASED ON NORTH LINE OF THE NW 1/4 OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 71 WEST OF THE 6TH P.M. THIS LINE IS ASSUMED TO BEAR N 89°44' W AS SHOWN ON THE DEPENDENT RESURVEY BY THE U.S.G.L.O. IN 1916.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS OF THE DATE 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 CERTIFICATION DATE SHOWN HEREON.

LEGAL DESCRIPTION: TRACT A
according to reception #2924114,
recorded April 18, 2008

Commencing at the North 1/4 Corner of Section 4, Township 3 North, Range 71 West of the 6th Principal Meridian, thence N89°44'00"W along the North line of the NW 1/4 of said Section 4 (both ends of said 1/4 Section line being monumented by U.S.G.L.O. Brass Caps), with all bearings herein relative thereto, a distance of 2718.96 feet to the NW corner of said section and the TRUE POINT OF BEGINNING, thence S03°33'17"W along the West line of said NW 1/4 a distance of 2435.45 feet to the W 1/4 corner of said section, thence S88°59'14"E along the South line of said NW 1/4 a distance of 745.79 feet; thence N01°59'48"E a distance of 1235.93 feet; thence N47°38'37"W a distance of 212.23 feet; thence N30°20'57"E a distance of 40.00 feet; thence N62°42'56"E a distance of 240.07 feet; thence N02°09'54"W a distance of 918.71 feet to the North line of said NW 1/4, thence N89°44'00"W a distance of 679.77 feet to the TRUE POINT OF BEGINNING. Subject property contains 40.096 acres, more or less, and is subject to all easements and rights of way of record. County of Boulder, State of Colorado.

LEGAL DESCRIPTION: TRACT B
according to reception #2924118,
recorded April 18, 2008

Commencing at the North 1/4 Corner of Section 4, Township 3 North, Range 71 West of the 6th Principal Meridian, thence N89°44'00"W along the North line of the NW 1/4 of said Section 4 (both ends of said 1/4 Section line being monumented by U.S.G.L.O. Brass Caps), with all bearings herein relative thereto, a distance of 2039.19 feet to the TRUE POINT OF BEGINNING, thence S02°09'54"E a distance of 918.71 feet; thence S62°42'56"W a distance of 240.07 feet; thence S30°20'57"W a distance of 40.00 feet; thence S47°38'37"E a distance of 212.23 feet; thence S01°59'48"W a distance of 1235.93 feet to the South line of said NW 1/4; thence S88°59'14"E along the South line of said NW 1/4 a distance of 674.04 feet; thence N02°07'29"E a distance of 2451.92 feet to the North line of said NW 1/4, thence N89°44'00"W a distance of 679.77 feet to the TRUE POINT OF BEGINNING. Subject property contains 37.787 acres, more or less, and is subject to all easements and rights of way of record. County of Boulder, State of Colorado.

LEGAL DESCRIPTION: TRACT C
according to reception #2931669,
recorded May 21, 2008

Commencing at the North 1/4 Corner of Section 4, Township 3 North, Range 71 West of the 6th Principal Meridian, thence N89°44'00"W along the North line of the NW 1/4 of said Section 4 (both ends of said 1/4 Section line being monumented by U.S.G.L.O. Brass Caps), with all bearings herein relative thereto, a distance of 1359.46 feet to the TRUE POINT OF BEGINNING, thence S02°07'29"W a distance of 2451.92 feet to the South line of said NW 1/4; thence S88°59'14"E along the South line of said NW 1/4 a distance of 706.95 feet; thence N02°15'07"E a distance of 2460.61 feet to the North line of said NW 1/4; thence N89°44'00"W a distance of 712.66 feet to the TRUE POINT OF BEGINNING. Subject property contains 40.003 acres, more or less, and is subject to all easements and rights of way of record. County of Boulder, State of Colorado.

LEGAL DESCRIPTION: TRACT D
according to reception #2931668,
recorded May 21, 2008

Commencing at the North 1/4 Corner of Section 4, Township 3 North, Range 71 West of the 6th Principal Meridian, thence N89°44'00"W along the North line of the NW 1/4 of said Section 4 (both ends of said 1/4 Section line being monumented by U.S.G.L.O. Brass Caps), with all bearings herein relative thereto, a distance of 646.80 feet to the TRUE POINT OF BEGINNING; thence S02°15'07"W a distance of 2460.61 feet to the South line of said NW 1/4; thence S88°59'14"E along the South line of said NW 1/4 a distance of 641.12 feet to the Center 1/4 corner of said Section 4 (monumented by a #6 rebar with aluminum cap LS #9485); thence N02°22'52"E a distance of 1217.33 feet to the NE corner of the S 1/2 of the NW 1/4 of said section (monumented by a #6 rebar with aluminum cap LS #26974); thence N02°22'31"E a distance of 1251.83 feet to the North 1/4 corner of said Section 4; thence N89°44'00"W a distance of 646.80 feet to the TRUE POINT OF BEGINNING. Less and except right of way for US Highway 36 over the Northeasterly corner of subject property. Subject property contains 36.239 acres excluding the road right of way, more or less, and is subject to all easements and rights of way of record. County of Boulder, State of Colorado.
641.12'
[S 88°58'32" E 641.12']

LEGEND

- 00.00 MEASURED OR CALCULATED DIMENSIONS
- {00.00} DIMENSIONS PER TITLE POLICY (SEE NOTE #1)
- (00.00) USGLO SURVEY DIMENSIONS 1916 DEPENDENT RESURVEY
- FOUND MONUMENTATION, AS NOTED
- FOUND #4 REBAR WITH PLASTIC CAP LS #9485
- ⊙ FOUND U.S. GLO MONUMENTATION
- ⊕ SET #4 REBAR WITH PLASTIC CAP LS #26974
- WELL
- POWER POLE
- OVERHEAD ELECTRIC LINE
- CENTERLINE EASEMENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY DONE BY ME OR UNDER MY SUPERVISION AND THAT ALL EASEMENTS AND RIGHTS-OF-WAY, IN EVIDENCE OR KNOWN TO ME, ARE CORRECTLY SHOWN. THERE ARE NO ENCROACHMENTS BY AND/OR ON THE PROPERTY UNLESS OTHERWISE SHOWN.

CENTER 1/4 SEC 4, T3N R71W
#6 REBAR W/ 2" METAL CAP LS #9485

LS 08 0198

PROJECT #2004-01-26

