COAL CREEK CROSSING FINAL PLAT

A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP I SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

> COVER SHEET SHEET 1 OF 2

KNOW ALL MEN BY THESE PRESENTS THAT COAL CREEK CROSSING BY REMINGTON HOMES, INC. AND THE TOWN OF SUPERIOR, BEING THE OWNERS OF CERTAIN LANDS IN BOULDER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN SECTION 24, TOWNSHIP I SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, WHENCE THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER THEREOF BEARS N89°44'30"E, 2642.70 FEET: THENCE SOO' I 1'5 I"E, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, 529.69 FEET TO THE MOST NORTHERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN A DEED RECORDED ON FILM 572, RECEPTION NO. 817833; THENCE \$25°27'07"W, ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND, 843.23 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST

QUARTER OF SAID SECTION 24; THENCE SOO° 15'20"W, 72.60 FEET THENCE \$89°44'40"E, ALONG A LINE PARALLEL WITH AND 72.60 FEET SOUTHERLY OF THE EAST-WEST CENTERLINE OF SAID SECTION 24, 772.16 FEET

THENCE S89°44'40"E. ALONG A LINE PARALLEL WITH AND 14.44 FEET NORTHERLY OF SAID EAST-WEST CENTERLINE OF SAID SECTION 24, 420.78 FEET;

THENCE \$89°44'40"E, 103.30 FEET; THENCE \$21°36'23"E, 191.08 FEET:

THENCE N89°04'48"E, 159.81 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE NOO°01'22"W, ALONG SAID EAST LINE, 291.55 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST

THENCE NOO°24'08"W. ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 356.30 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF MINOR SUBDIVISION - FINAL PLAT ERIN'S COMMUNITY FILING NO. 1; THENCE \$89°48'20"W, ALONG SAID SOUTH BOUNDARY LINE, 67.79 FEET TO THE SOUTHWEST CORNER OF SAID MINOR SUBDIVISION - FINAL PLAT

THENCE NOO° I 1'40"W, ALONG THE WEST LINE OF SAID MINOR SUBDIVISION - FINAL PLAT ERIN'S COMMUNITY FILING NO. 1, 200.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CHARLES STREET IN WEST ADDITION TO SUPERIOR, A SUBDIVISION RECORDED IN PLAT BOOK 2 AT PAGE 216 OF THE

THENCE S89°48'20"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 360.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF FIFTH AVENUE IN SAID WEST

THENCE NOO° I 1'40"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 747.87 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE \$89°44'30"W, ALONG SAID NORTH LINE, A DISTANCE OF 901.67 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,655,499 SQUARE FEET OR 38.005 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THIS PLAT, UNDER THE NAME OF COAL CREEK CROSSING AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, RIGHTS-OF-WAY, EASEMENTS, OPEN SPACES, AND PARKLANDS FOR

OWNER:

PURPOSES SHOWN HEREIN.

IN WITNESS WHEREOF, COAL CREEK CROSSING BY REMINGTON HOMES, INC., A COLORADO CORPORATION, HAS EXECUTED THIS FINAL PLAT ON THIS DAY OF March .2013.

COAL CREEK CROSSING BY REMINGTON HOMES, INC. A COLORADO CORPORATION?

STATE OF COLORADO

COUNTY OF BOULDER

THE FOREGOING COAL CREEK CROSSING FINAL PLAT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF HAUPTMAN. AS PRESIDENT OF COAL CREEK CROSSING BY REMINGTON HOMES, INC., A COLORADO CORPORATION.

MY COMMISSION EXPIRES: 4 21 2014

MORTGAGEE / LIENHOLDER:

IN WITNESS WHEREOF, MORTGAGEE / LIENHOLDER, HAS EXECUTED THIS FINAL PLAT ON THIS 27 DAY OF March .2013

THE OCHSNER LEGACY TRUST

BY: STAN SAUERWEIN, TRUSTE

STATE OF COLORADO

COUNTY OF BOULDER

THE FOREGOING COAL CREEK CROSSING FINAL PLAT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF MECH ,2013, BY STAN SAUERWEIN, AS

TRUSTEE OF THE OCHSNER LEGACY TRUST. WITNESS MY HAND AND OFFICIAL SEAL.

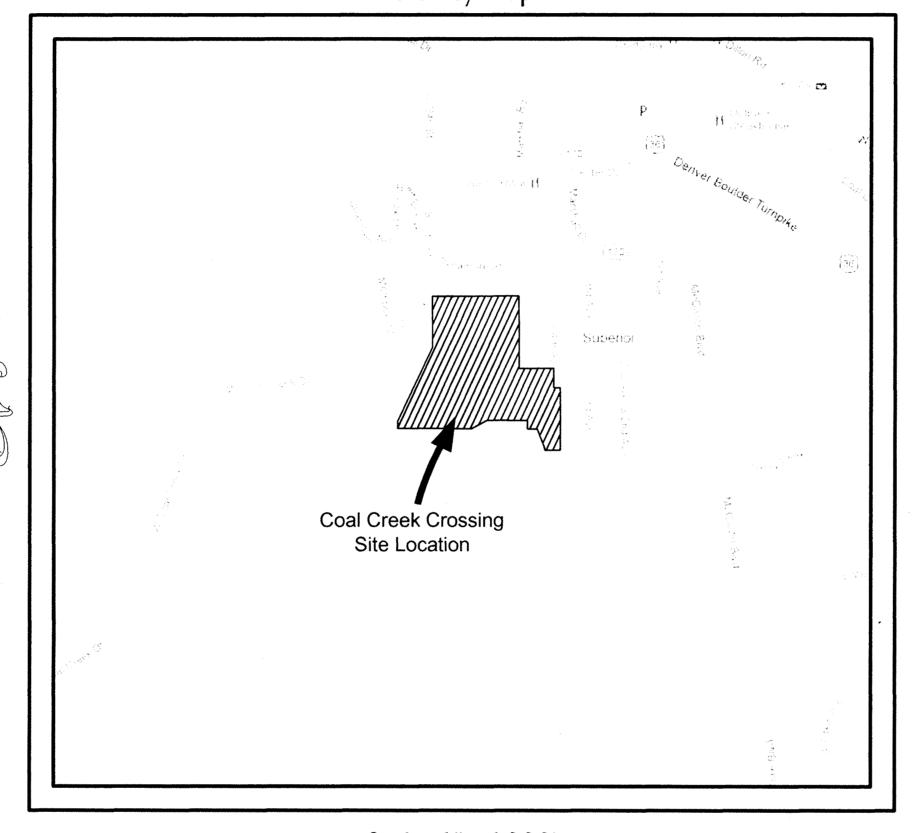
MY COMMISSION EXPIRES: 12/26/2016 Barbara mm 100am

OWNER'S ESTOPPEL CERTIFICATE

1, CHARLES REGAN HAUPTMAN, PRESIDENT OF COAL CREEK CROSSING BY REMINGTON HOMES, INC., THE OWNER OF THE PROPERTY INCLUDED IN THE WITHIN SUBDIVISION, CERTIFY THAT THIS FINAL PLAT AND THE SUBDIVISION IMPROVEMENT AGREEMENT TO BE EXECUTED IN CONNECTION HEREWITH IF REQUIRED. EMBODY THE ENTIRE AGREEMENT BETWEEN THE OWNER OF SAID PROPERTY AND THE TOWN WITH REGARD TO THE SUBDIVISION OF SAID PROPERTY, AND THAT THE OWNER IS NOT RELYING UPON ANY OTHER REPRESENTATIONS, WARRANTIES, UNDERSTANDINGS OR AGREEMENTS IN CONNECTION WITH ANY MATTER ENCOMPASSED BY THIS PLAT OR THE SUBDIVISION IMPROVEMENT AGREEMENT IF REQUIRED, EXCEPT AS SET FORTH HEREIN OR IN SAID SUBDIVISION IMPROVEMENT AGREEMENT.

> CHARLES REGAN HAUPTMAN, PRESIDENT COAL CREEK CROSSING BY REMINGTON HOMES, INC. A COLORADO CORPORATION

Vicinity Map



Scale: 1"=1000'

PLAT NOTES

- 1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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 CERTIFICATION SHOWN HEREON.
- 2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR
- ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508. C.R.S. 3. FIDELITY NATIONAL TITLE COMPANY COMMITMENT F0409005, DATED MAY 15, 20,2 WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION
- REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS PLAT. 4. BEARING BASIS: ASSUMED N89°44'30"E ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 24.
- MONUMENTS DESCRIBED HEREON. 5. BENCH MARK: NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, TOP OF 2-1/2" ALUMINUM CAP IN CONCRETE
- ELEVATION=5547.86, NVGD 1929. 6. A PORTION OF THE SUBJECT PROPERTY LIES IN THE 100-YEAR FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL
- NUMBER 08013C0558 G, REVISED OCTOBER 4, 2002. APPROXIMATE LIMITS OF ZONE X (SHADED) AND ZONE AE SHOWN ON THIS PLAT. 7. THERE ARE 53 LOTS, 6 TRACTS AND RIGHT-OF-WAY TO BE DEDICATED IN THIS SUBDIVISION.
- 8. UTILITY EASEMENTS ARE HEREBY GRANTED AS EIGHT (8) FEET WIDE ALONG ALL REAR LOT LINES, FIVE (5) FEET WIDE ALONG THE SIDE OF THE LOTS, AND EIGHT (8) FEET WIDE ALONG BOTH SIDES OF ALL STREETS. UTILITY MEANS SEWER, WATER, ELECTRICITY, TELEPHONE, CABLE AND OTHER TELECOMMUNICATIONS FACILITIES. THOSE EASEMENTS ALONG BOTH SIDES OF STREETS ARE RESERVED EXCLUSIVELY FOR THE USE OF GAS MAINS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT APPROXIMATELY RIGHT ANGLES BUT IN NO EVENT SHALL ANY PERMANENT STRUCTURE BE ALLOWED IN THE AREA RESERVED FOR GAS MAINS; PROVIDED HOWEVER, CONCRETE DRIVES, SIDEWALKS, AND UTILITIES ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES. ALL SIDE AND REAR LOT LINE EASEMENTS ARE FOR UTILITY AND DRAINAGE PURPOSES NO RETAINING WALL, FENCES, SHRUBS, TREES OR OTHER OBSTRUCTIONS MAY BE PLACED WITHIN THE EASEMENT THAT WILL OBSTRUCT THE FLOW OF DRAINAGE IN SAID EASEMENTS. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY EASEMENT OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY
- INTERFERE WITH ANY PURPOSE FOR WHICH THE EASEMENT OR RIGHT-OF-WAY IS GRANTED. 9. TRACTS B, C, AND E WILL BE FOR OPEN SPACE PURPOSES AND WILL BE DEDICATED ACCESS, UTILITY AND DRAINAGE EASEMENTS MAINTAINED BY THE COAL CREEK CROSSING HOA. TRACT D WILL BE DEDICATED TO THE TOWN OF SUPERIOR FOR THE FUTURE IMPROVEMENTS OF THE INTERSECTION OF 76TH STREET AND COAL CREEK DRIVE AND SHALL BE MAINTAINED BY THE COAL CREEK CROSSING HOA. TRACT A WILL BE A DRAINAGE AND UTILITY EASEMENT AND SHALL BE OWNED AND MAINTAINED BY THE COAL CREEK CROSSING HOA. PERPETUAL MAINTENANCE OF THESE TRACTS BY THE HOA WILL NOT BEGIN UNTIL AFTER CONSTRUCTION BY THE DEVELOPER.
- 10. TRACT F IS FOR OPEN SPACE, DRAINAGE, UTILITY, PEDESTRIAN, AND BICYCLE USES, AND IS OWNED AND MAINTAINED BY THE TOWN OF
- 11. BUILDING SETBACKS ARE STIPULATED ON THE COAL CREEK CROSSING PLANNED DEVELOPMENT ZONING DOCUMENTS AND THE FINAL
- 12. THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, ET SEQ., C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE, AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO.

SURVEYOR'S CERTIFICATE

FOR AND ON BEHALF OF INNOVATIVE LAND CONSULTANTS, INC. I, ROBERT ORTHMAN, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY PRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT SAID SURVEY IS IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, C.R.S., AS AMENDED, AND THE TOWN OF SUPERIOR MUNICIPAL CODE.

BOARD OF TRUSTEES CERTIFICATE

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, STATE OF COLORADO.

WITNESS MY HAND AND THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS 8 DAY OF COLO GET, 200 A.D.

COUNTY CLERK & RECORDER CERTIFICATE:

OWNER

I CERTIFY THAT I, Andrew Muckle, AM THE AUTHORIZED REPRESENTATIVE OF THE PROPERTY OWNER AND CONSENT TO

IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS 2ND DAY OF April ,2013.

STATE OF COLORADO

COUNTY OF BOULDER

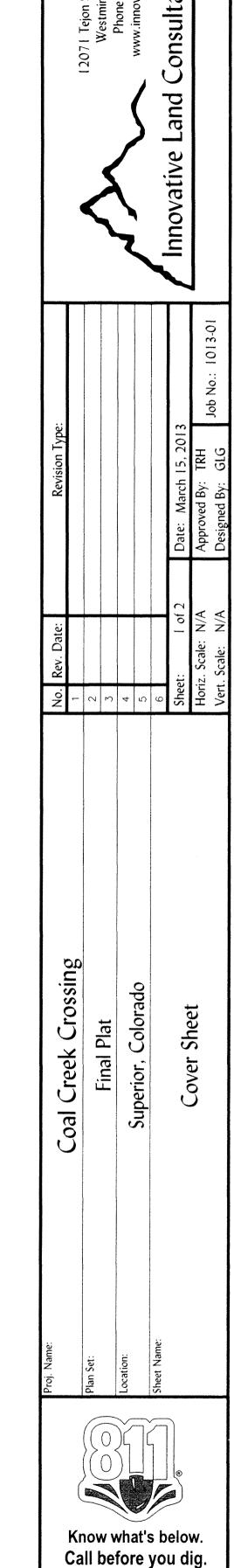
THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 2Nd DAY OF April , 2013

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION TARVES HARDIN STATE OF COLORADO NOTARY ID 19894000253 y Commission Expires Feb. 5, 2017



OPEN SPACE MAINTENANCE				
TRACT	ACRES	OWNER	MAINTENANCE	ZONING
SINGLE FAMILY LOTS 1-53	9.44	PRIVATE	PRIVATE	P.D.
TRACT A	0.04	COAL CREEK CROSSING HOA	COAL CREEK CROSSING HOA	P.D.
TRACT B	0.41	COAL CREEK CROSSING HOA	COAL CREEK CROSSING HOA	P.D.
TRACT C	3.12	COAL CREEK CROSSING HOA	COAL CREEK CROSSING HOA	P.D.
TRACT D	0.12	TOWN OF SUPERIOR	COAL CREEK CROSSING HOA	P.D.
TRACT E (INCL. BUFFER)	5.38	COAL CREEK CROSSING HOA & TOWN OF SUPERIOR	COAL CREEK CROSSING HOA	P.D.
TRACT F (INCL. CONSERV. EASEMENT)	16.03	TOWN OF SUPERIOR	TOWN OF SUPERIOR	O.S.N.
RIGHT OF WAY STREETS	2.80	TOWN OF SUPERIOR	TOWN OF SUPERIOR	P.D.
RIGHT-OF-WAY LANDSCAPING	0.67	TOWN OF SUPERIOR	COAL CREEK CROSSING HOA	P.D.
TOTAL	38.01		*	



Boulder County, CO 03302235 2 of 2 COAL CREEK CROSSING Curve Table Curve # | Length | Radius | Delta | Chord Direction | Chord Length FINAL PLAT C2 23.55 15.00 89.94 N44° 46′ 19″E 36.53 54.00 38.76 S70° 30′ 17″W 35.84 A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP I SOUTH, RANGE 70 WEST OF THE 6TH 47.57 54.00 50.47 \$25° 53' 32"W 46.04 49.60 54.00 52.63 \$25° 39' 26"E 47.88 PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO 46.13 56.55 TS1, R70W 6TH P.M. FOUND 2" PIPE & 17.69 2-1/2" ALUM. CAP FINAL PLAT 12.91 12.51 IN MONUMENT BOX 27.47 WEST LINE NE 1/4 SE. 24 SHEET 2 OF 2 55.10 TS1, R70W 6TH P.M. S 00°11'50" E, 1293.18' 79.51 54.00 84.36 N6° 02' 14"E SUPERIOR MARKET PLACE 12.58 54.00 13.35 N42° 49′ 00″W 12.55 SAGAMORE FILING NO. 3 12.91 15.00 49.29 \$24° 50' 41"E 12.51 - BEARING BASIS: ASSUMED REC. NO 2013852 N89°44'30"E ALONG THE NORTH LINE POINT OF BEGINNING

NW COR. SW 1/4, NE 1/4, SEC. 24

FOUND #6 REBAR w/ 2-1/2* 21.20 OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID 21.22 - SW1/4, NE1/4 SEC. 24 SECTION 24. MONUMENTS DESCRIBED HEREON ALUMINUM CAP L.S. 23529 NOT FOUND OR SET COAL CREEK DRIVE (a.k.a. COUNTY ROAD NO. 88) 29.68 N89° 44' 30"E 424.35' 21.22 S89° 44' 30"W 901.67' N LINE \$1/2, NE1/4 SEC. 24 21.20 512.35° C16-S89° 44′ 30″W 194.33′ S89° 44' 30"W 422.35' S89° 44' 30"W S89° 44' 30"W S89° 44' 30"W FOUND NO. 5 REBAR 120.00' (NO CAP, N0°23'W, 0.73') SE 1/4, NE 1/4 SEC. 24 Line Table Line Table 22.50' R.O.W. FOUND 2-1/2" BRASS CAP 120.00' 33 TRACT D DEDICATED TO THE - SET IN CONCRETE OPEN SPACE TOWN OF SUPERIOR S89° 44' 30"W Line # Length Direction Line # | Length | S89° 44' 30"W 0.1156 ACRES BY THIS PLAT PER MONUMENT RECORD S89° 44' 30"W 120.00' 120.00 S0° 15' 29.94"E 52 34 N45° 09' 52.16"E CHARLES S. S89° 44' 30"W N89° 44′ 30″E N45° 09' 52.16"E **OCHSNER** 120.00 120.00 120.00 R.O.W. 1316.68' S89° 44′ 30.06″W S0° 15' 29.94"E TRACT 30 15.00 S89° 44′ 30.06″W S0° 15′ 29.94″E S89° 44' 30"W S89° 44' 30"W S89° 44' 30"W 26.01 S89° 44′ 30.06″W S89° 44' 30.06"W L20 38.67 120.00' 120.00' BLOCK 1 8.99 S50° 15' 59.34"E WEST S89° 44' 30"W S0° 11' 51.32"E S0° 15' 29.94"E **ADDITION** 120.00 S89° 44' 30"W NOTES: 120.00 **SUPERIOR** STEWARD OPEN SPACE THIS PLAT SHALL DEDICATE ALL STREET RIGHT-OF-WAY TO S0° 11' 51.32"E L24 27.84 S0° 11' 51.32"E S89° 44' 30"W BK 2, PG REC. NO 1816403 (ACCESS, UTILITY & DRAINAGE THE TOWN OF SUPERIOR. 10' HAKE DITCH EASEMENT) 120.00 S0° 11' 51.32"E 50° 11′ 51.32″E S89° 44' 30"W THE RIGHT-OF-WAY SHALL SERVE AS FRONT AND SIDE LOT IRRIGATION LINES FOR LOTS 23, 40 AND 46. 120.00 EASEMENT S0° 11' 51.32"E N0° 11' 51.32"W 49 S0° 11' 51.32"E L27 37.36 \$25° 27' 06.80"W S89° 44' 30"W S89° 44' 30"W S89° 44' 30"W L28 27.85 120.00 OPEN SPACE (UTILITY & DRAINAGE EASEMENT) S89° 44' 30"W Lot Areas FOUND NO. 5 REBAR w/ 2" ALUM. S89° 44′ 30″W 120.00'
 4
 9000
 0.2066
 22
 8699
 0.1997
 40
 9100
 0.2089

 5
 7200
 0.1653
 23
 9201
 0.2112
 41
 7200
 0.1653

 6
 7200
 0.1653
 24
 8163
 0.1874
 42
 7200
 0.1653

 7
 7200
 0.1653
 25
 7440
 0.1708
 43
 7200
 0.1653
 CARLSON STORAGE SOURCE LLC 136.17' FOUND NO. 5 REBAR -REC. NO 2833643 w/ 2" ALUM. w/ 2" ALUM. CAP L.S. 16406 CAP L.S. 16406 8 7200 0.1653 26 7440 0.1708 44 7200 0.1653 9 7416 0.1702 27 7200 0.1653 45 S89° 44′ 30°W 132.45′ S89° 44′ 30″W 512.35′ Creek Crossing S89° 48' 20"W 360.00' CHARLES STREET 274.96' **ERIN'S COMMUNITY** MINOR SUBDIVISION FILING NO. 1 Final Plat erior, Color REC. NO. 1985617 34 8400 0.1928 52 8400 S89° 48′ 20″W 274.92′ 35 8400 0.1928 53 8400 0.1928 TRACT E S89° 48' 20"W 18 7200 0.1653 36 9000 0.2066 OPEN SPACE (ACCESS, UTILITY & DRAINAGE N89° 44' 30"E 420.00' N88° 12' 04"W OPEN SPACE S89° 44' 30"W 121.00' 5.3750 ACRÉS (ACCESS, UTILITY & DRAINAGE TRACT E S89° 44' 30"W 141.04' N89° 44' 32"E 273.32' EASEMENT) 0.4130 ACRES - FOUND NO. 5 REBAR _N00° 15' 28"W TOWN OF SUPERIOR S85° 18' 31"W 15' DRAINAGE PROPERTY LINE PROPERTY LINE CAP L.S. 16406 TRACT F KUPFNER SUBDIVISION — FOUND TRACT E S88° 12' 04"E REC. NO 659568 NO. 5 REBAR 127.28 (NO CAP) S00°11'51"E, 1292.71' S89° 44' 30"W BETWEEN THE NW COR. 115.25 S49° 17' 49"E SW 1/4, NE 1/4, SEC. 24 - TOWN OF SUPERIOR TRACT 132.42 AND THE CENTER 1/4 COR. N40° 42' 11"E KUPFNER RN 3049893 FOUND -SECTION 24 REC. NO. NO. 5 REBAR TOWN OF SUPERIOR TRACT (NO CAP) 1476608 REC. NO. 3049893 08013C0558 G, - EASEMENT GRANT E1/2, SW1/4 SWC. 24 100 YEAR FLOODPLAIN -16.0312 ACRES OCTOBER 4, 2002) RN 2035932 FOUND NO. 5 REBAR ZONE X (SHADED) 20' HAKE DITCH w/ 2-1/2" ALUM. CAP, OPEN SPACE IRRIGATION EASEMENT L.S. 28285 (INCLUDES CONSERVATION SE CORNER, SW1/4, EASEMENT GRANT EASEMENT) 57.28' REC. NO. 2035932 S17° 05' 35'W T1S, R70W, 6TH P.M. FOUND NO. 5 REBAR -- 100 YEAR FLOODPLAIN (FOUND WITNESS S37° 19′ 34″W ZONE AE w/2-1/2" ALUM. CORNER 17 FEET CAP L.S. 16406 WEST - NO. 5 N89° 44' 40"W 317.77' REBAR W/3-1/4" S89° 44' 40"E 1330.72" S89° 44′ 40″E 420.78′ ALUM. CAP PER N89° 44' 40"W 323.67' EAST-WEST CENTERLINE SECTION 24' MONUMENT RECORD **CENTER OF SECTION 24** DATED 4/19/1999) FOUND 2" PIPE S00° 11' 40"E N 89°44'40" W w/ 2-1/2" ALUMINUM - FOUND NO. 5 REBAR S07° 21' 30"W 1318.24 CÁP, L.S. 2149 w/ 2" ALUM. 87.04 S89° 44' 40"E 343.79' CÁP L.S. 16406 S00° 15' 20"W S89° 44' 40"E 772.16' 72.60' FRONT LOT LINE N61° 30′ 37″E FOUND NO. 5 REBAR Know what's below. FOUND NO. 5 REBAR w/ 2" ALUM. S89° 44' 40"E FOUND -180.98 w/ 2" ALUM. CAP L.S. 16406 Call before you dig. CAP L.S. 16406 NO. 5 REBAR 103.30' - 5' UTILITY (NO CAP) MADSON EASEMENT FOUND NO. 5 REBAR REC. NO. 8' UTILITY w/ 2" ALUM. 1451422 EASEMENT CAP L.S. 16406 S21° 36' 23"E SIDE LOT UNPLATTED LINE 191.08' COUNTY OF BOULDER & 8' DRAINAGE AND UTILITY EASEMENT CITY OF BOULDER FOUND NO. 5 REBAR - FOUND NO. 5 REBAR w/ 2" ALUM. REC. NO 1035917 w/ 2" ALUM. CAP L.S. 16406 CAP L.S. 16406 S13° 04' 00"E REAR LOT LINE 46.13' N89° 04' 48"E FOUND NO. 5 REBAR -TYPICAL LOT EASEMENTS 159.81 w/ 2" ALUM. CAP L.S. 16406

l inch = l 100 ft.