

BY:BOELKE FILE:69365_ALTA_C17.DWG DATE:4/24/2017 11:23 AM

Parcel Description

(PROVIDED BY LAND TITLE GUARANTEE COMPANY)
DEED RECORDED ON 04/16/1934 IN BOOK 602, PAGE 432
DEED RECORDED ON 05/21/1957 IN BOOK 1044, PAGE 516
DEED RECORDED ON 07/12/1966 AT REC. NO. 820796
DEED RECORDED ON 07/12/1966 AT REC. NO. 820797
DEED RECORDED ON 08/03/1966 AT REC. NO. 822965

PARCEL 1: (2264A)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M.; THENCE WEST 148.5 FEET; THENCE SOUTH 285 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 81'00" WEST 210 FEET; THENCE NORTH 73'57" WEST 36.84 FEET; THENCE SOUTH 1'34" WEST 552.76 FEET; THENCE NORTH 85'35" EAST 261.63 FEET; THENCE NORTH 489.37 FEET; THENCE WEST 2.95 TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, BY DEED RECORDED JANUARY 15, 1968 UNDER RECEPTION NO. 868672.

PARCEL 2: (2267A2)

A TRACT OF LAND IN THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY (20), TOWNSHIP THREE (3) NORTH, RANGE SEVENTY (70) WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 66 WHENCE THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION TWENTY (20), BEARS NORTH 39'49" EAST 1032.99 FEET; THENCE NORTH 1'34" EAST 405.87 FEET; THENCE WESTERLY PARALLEL TO THE NORTH LINE OF SAID HIGHWAY 66 214.6 FEET; THENCE SOUTH 1'34" WEST 405.87 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY 66; THENCE EASTERLY ALONG THE NORTH RIGHT-OF-WAY OF SAID HIGHWAY 66 TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, BY DEED RECORDED JANUARY 15, 1968 UNDER RECEPTION NO. 868672.

PARCEL 3: (2272)

THAT PART OF THE E1/2 SE1/4 NE1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., THAT LIES NORTH OF RAILROAD AND SOUTH OF PALMERTON DITCH, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SE1/4 OF THE NE1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M.; THENCE WEST 148.5 FEET; THENCE SOUTH 285 FEET; THENCE NORTH 81'00" 210 FEET; THENCE NORTH 73'57" WEST 36.84 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 73'57" WEST 267.06 FEET; THENCE SOUTH 1'34" WEST 646.6 FEET; THENCE NORTH 85'35" EAST 260 FEET; THENCE NORTH 1'34" EAST 552.76 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, BY DEED RECORDED JANUARY 15, 1968 UNDER RECEPTION NO. 868672.

PARCEL 4: (2259)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., ON THE SOUTH BOUNDARY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILWAY COMPANY RIGHT-OF-WAY, SAID POINT BEING 500 FEET NORTH OF THE EAST QUARTER CORNER OF SAID SECTION; THENCE SOUTH 85'35" WEST, (VARIATION OF 14'30" EAST) ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY 123 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH PARALLEL TO SAID EAST SECTION LINE OF SECTION 20, 328 FEET TO THE MIDDLE OF ST. VRAIN CREEK; THENCE IN A WESTERLY DIRECTION UP THE CENTER OF SAID ST. VRAIN CREEK TO THE WEST LINE OF THE E1/2 OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 20; THENCE NORTH ALONG SAID WEST LINE 130 FEET TO THE SOUTH LINE OF SAID RIGHT-OF-WAY; THENCE NORTH 85'35" EAST, ALONG SAID RIGHT-OF-WAY, 533 FEET TO SAID TRUE POINT OF BEGINNING.

PARCEL 5: (2260A)

A TRACT OF LAND LOCATED IN THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY (20), TOWNSHIP THREE (3) NORTH, RANGE SEVENTY (70) WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SECTION TWENTY (20) ON THE SOUTH BOUNDARY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD RIGHT-OF-WAY, SAID POINT BEING 500 FEET NORTH OF THE EAST QUARTER (E1/4) CORNER OF SAID SECTION TWENTY (20); THENCE SOUTH 85'35" WEST (VARIATION 14'30" EAST) ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY 123 FEET; THENCE SOUTH ALONG THE EAST LINE OF TRACT DEEDED TO THE CITY OF LONGMONT BY DEED RECORDED IN BOOK 602, PAGE 432, BOULDER COUNTY RECORDS 240 FEET TO THE ST. VRAIN RIVER; THENCE SOUTHEASTERLY ALONG SAID RIVER BANK TO A POINT 262 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH ALONG THE EAST LINE 262 FEET TO THE POINT OF BEGINNING.

Depositing Certificate

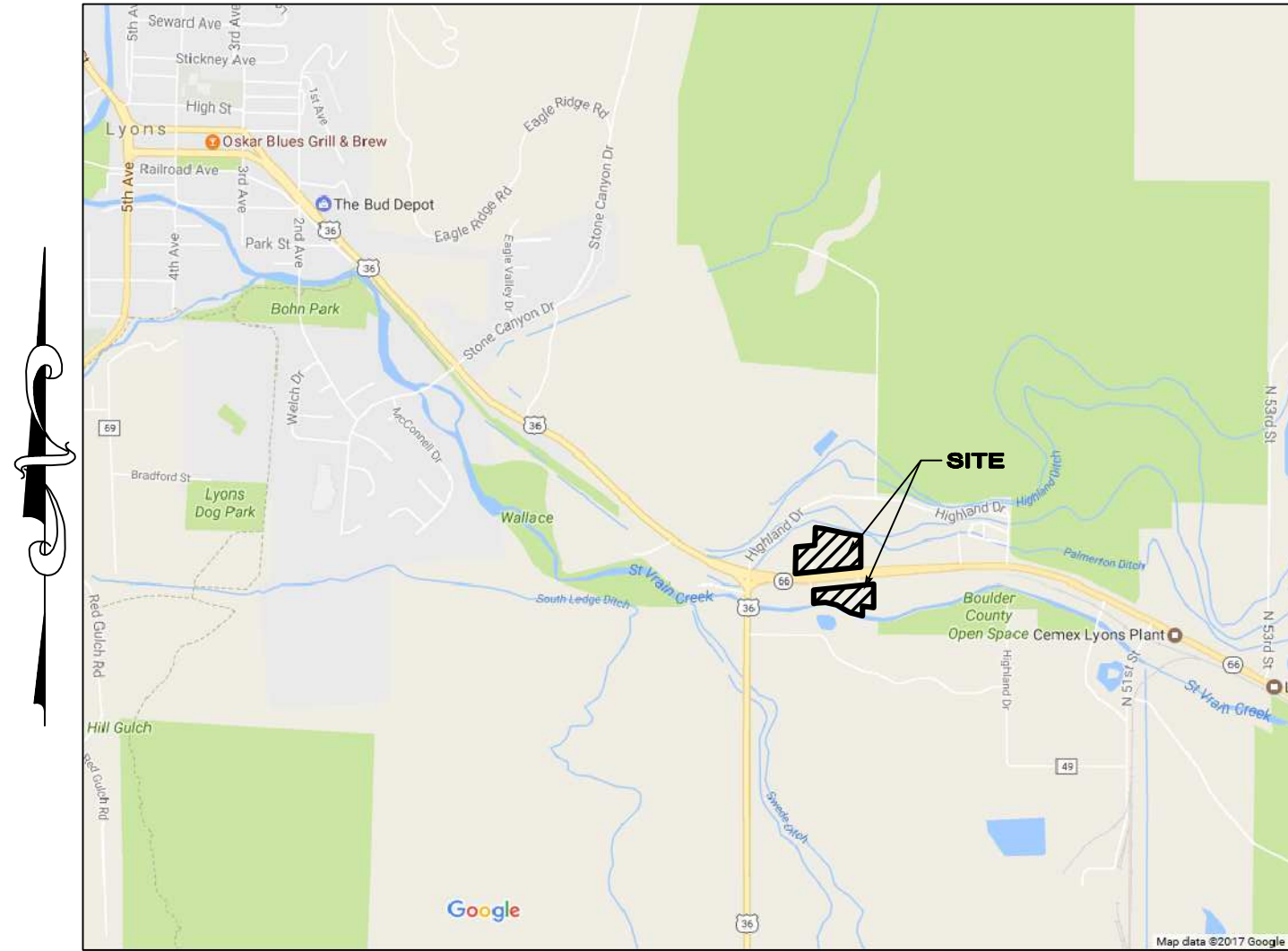
SUBMITTED TO BOULDER COUNTY LAND USE FOR RECORDING ON THIS _____ DAY OF _____, 20____.

ALTA/NSPS LAND TITLE SURVEY

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 5

TOTAL AREA = 423,667 SQ FT, OR 9.73 ACRES, MORE OR LESS



Vicinity Map
NOT TO SCALE

Notes

- LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABZ70532756-3, DATED APRIL 6, 2017 AT 5:00 P.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 JVA, INC., TOWN OF LYONS. LAND TITLE GUARANTEE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, 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: GPS DERIVED BEARINGS BASED ON A BEARING OF N00°15'07"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T3N, R70W OF THE 6TH P.M., BETWEEN A FOUND 1-1/2" IRON PIPE WITH 2-1/2" BRASS CAP MARKED "20, 21" AT THE EAST QUARTER CORNER OF SAID SECTION 20 AND A FOUND #5 REBAR WITH 2" ALUMINUM CAP MARKED "LEE W. STADELE N1/16, S20, S21, 2000 LS 26300" AT THE NORTH ONE-SIXTEENTH CORNER BETWEEN SECTIONS 20 AND 21 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, SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. 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 11)
- 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. A 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: A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK AT THE SOUTHWEST CORNER OF PARCEL 1, BEING A FOUND #8 REBAR WITH 2" ALUMINUM CAP MARKED "CIVIL ARTS, PLS 24305" WITH AN ELEVATION OF 5259.38 FEET. A CHECK SHOT, 0.1±, WAS TAKEN ON NGS POINT Z 410, BEING A STAINLESS STEEL ROD IN LOGO BOX MARKED "Z 410 1984" LOCATED 0.2 MILES FROM SITE. WITH A PUBLISHED ELEVATION OF 5270.03 FEET NAVD88. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THIS ELEVATION.
- 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.

Notes (Continued)

- FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE A, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED AND ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 08013C-0253 J, DATED DECEMBER 18, 2012. FLOOD INFORMATION IS SUBJECT TO CHANGE (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 3). *NOTE* BOULDER COUNTY ASSESSOR'S GIS MAP SHOWS PORTION OF PROPERTY IN ZONE AE, BUT REFERENCES THE SAME FIRM MAP. THE FLOOD ZONE LINES SHOWN HEREON WERE SCALED FROM THE MAPPING CURRENTLY SHOWN ON THE FEMA WEBSITE.
- DATES OF FIELDWORK: APRIL 3, 2017 (J. HANNAHOE)
- 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 423,667 SQ. FT. OR 9.73 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 NO PAINTED PARKING STALLS ON THE SUBJECT PROPERTY (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 9).
- 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	JUL. 01, 1884	BOOK 86, PAGE 154	AQUEDUCT EASEMENT
#10	SEP. 04, 1885	BOOK 89, PAGE 241	RIGHT, TITLE OR INTEREST BY BURLINGTON NORTHERN INC. IN DEED
#10	JAN. 29, 2004	REC. NO. 2553381	QUITCLAIM DEED AND RELEASE
#15	SEP. 03, 1957	BOOK 1055, PAGE 40	WATER LINE EASEMENT
#12	MAY 02, 1934	BOOK 602, PAGE 432	ANY INCREASE OR DECREASE IN THE AREA OF LAND BY ACCRETION OR RELICTION OF ST. VRAIN CREEK
#13	JUL. 29, 1936	BOOK 642, PAGE 16	ANY RIGHTS OR INTEREST OF THIRD PARTIES IN AND OVER THE PRESENT AND PAST BED, BANKS OR WATER OF ST. VRAIN CREEK
#14	JUL. 29, 1936	BOOK 642, PAGE 16	RIGHT, TITLE OR INTEREST IN AND TO THE PALMERTON DITCH
#16	OCT. 19, 1972	REC. NO. 39998	ANY BOUNDARY DISCREPANCY DUE TO THE FACT NO SPECIFIC LOCATION GIVEN IN DEED
#20	APR. 16, 1976	REC. NO. 173439	COVENANT, BLANKETS PARCELS 4 AND 5
	MAY 06, 1976	REC. NO. 175714	INCLUSION IN LYONS FIRE PROTECTION DISTRICT
	MAY 13, 1976	REC. NO. 176575	AMENDMENT
#21	MAR. 19, 1993	REC. NO. 01274954	SETTLEMENT AGREEMENT
#22	SEP. 30, 2010	REC. NO. 03102102	TAX, LIEN, OR ASSESSMENT BY INCLUSION IN NORTHERN COLORADO WATER CONSERVANCY DISTRICT
#23	FEB. 11, 2003	REC. NO. 2395078	INTERGOVERNMENTAL AGREEMENT
	JUN. 22, 2011	REC. NO. 03155123	AMENDMENT
#24	JUL. 14, 2011	REC. NO. 03159093	RE-RECORDED
	AUG. 19, 2003	REC. NO. 2490437	INTERGOVERNMENTAL AGREEMENT
#25	NOV. 07, 2003	REC. NO. 2524695	INTERGOVERNMENTAL AGREEMENT
#26	OCT. 19, 2011	REC. NO. 03178050	INTERGOVERNMENTAL AGREEMENT
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND DO NOT APPEAR TO AFFECT THE SUBJECT PROPERTY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#17	FEB. 27, 1973	REC. NO. 055845	AGREEMENT AND LICENSE
#18	FEB. 28, 1973	REC. NO. 055979	AGREEMENT AND LICENSE
#19	MAR. 01, 1973	REC. NO. 056200	AGREEMENT AND LICENSE

20. DEPOSITED LAND SURVEY LS-17-0082 WAS CONSIDERED IN PREPARATION OF THIS SURVEY.

21. FENCE LINES ARE NOT COINCIDENT WITH PROPERTY LINES AS SHOWN HEREON.

22. VARIOUS ADJOINER'S IMPROVEMENTS EXTEND ACROSS THE PROPERTY LINE AS SHOWN HEREON.

23. VARIOUS CONCRETE IMPROVEMENTS EXTEND ACROSS THE NORTHERLY PROPERTY LINE OF THE SOUTH PARCEL AS SHOWN HEREON.

24. THE SEPTEMBER 12, 2013 FLOOD WAS AN AVULSIVE EVENT, NOT A RELICTIVE OR EROSION EVENT, AND DID NOT THEREFORE, CHANGE ANY BOUNDARY CALLING TO ITS CENTERLINE OR BANK FROM THE POSITION IMMEDIATELY PRIOR TO THE FLOOD.

Sheet Layout Key

SHEET 1 - COVER
SHEET 2 - BOUNDARY DETAIL
SHEET 3 - IMPROVEMENT & TOPOGRAPHIC DETAIL
SHEET 4 - IMPROVEMENT & TOPOGRAPHIC DETAIL
SHEET 5 - BUILDING TIE DETAIL

Legend

- FOUND CHISELED CROSS
- FOUND MONUMENT AS DESCRIBED
- FOUND BENCHMARK AS DESCRIBED
- CONTROL POINT AS DESCRIBED
- CALCULATED POSITION (NOT FOUND OR SET)
- CONCRETE
- EDGE OF ASPHALT
- GRAVEL
- FLAGSTONE
- FENCE
- GUARDRAIL
- SIGN
- BOLLARD
- DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- STUMP
- WATER MANHOLE
- FIRE HYDRANT
- WATER LINE
- WATER VALVE
- WATER METER
- CLEANOUT
- AREA DRAIN
- STORM SEWER LINE
- STORM SEWER MANHOLE
- TRANSFORMER
- ELECTRIC METER
- ELECTRIC RISER
- ELECTRICAL PANEL
- ELECTRIC LINE
- ELECTRIC VAULT
- LIGHT POLE
- OVERHEAD UTILITY LINE
- UTILITY POLE
- GUY WIRE
- FIBEROPTIC MANHOLE
- FIBEROPTIC BOX
- TELEPHONE RISER
- GAS VALVE
- GAS METER
- UNIDENTIFIED MANHOLE
- UNIDENTIFIED VAULT
- UNIDENTIFIED VALVE
- MAILBOX
- CATHODIC PROTECTION TEST STATION
- REINFORCED CONCRETE PIPE
- PVC
- PLASTIC PIPE
- CORRUGATED METAL PIPE
- EDGE OF WATER
- EDGE OF WATER PREVIOUS TO FLOOD OF 2013
- INDICATION OF ACCESS
- LOCATION OF BUILDING FINISHED FLOOR

Surveyor's Certificate

TO JVA, INC., TOWN OF LYONS, LAND TITLE GUARANTEE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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(a), 8, 9 AND 11 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 3, 2017.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 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.

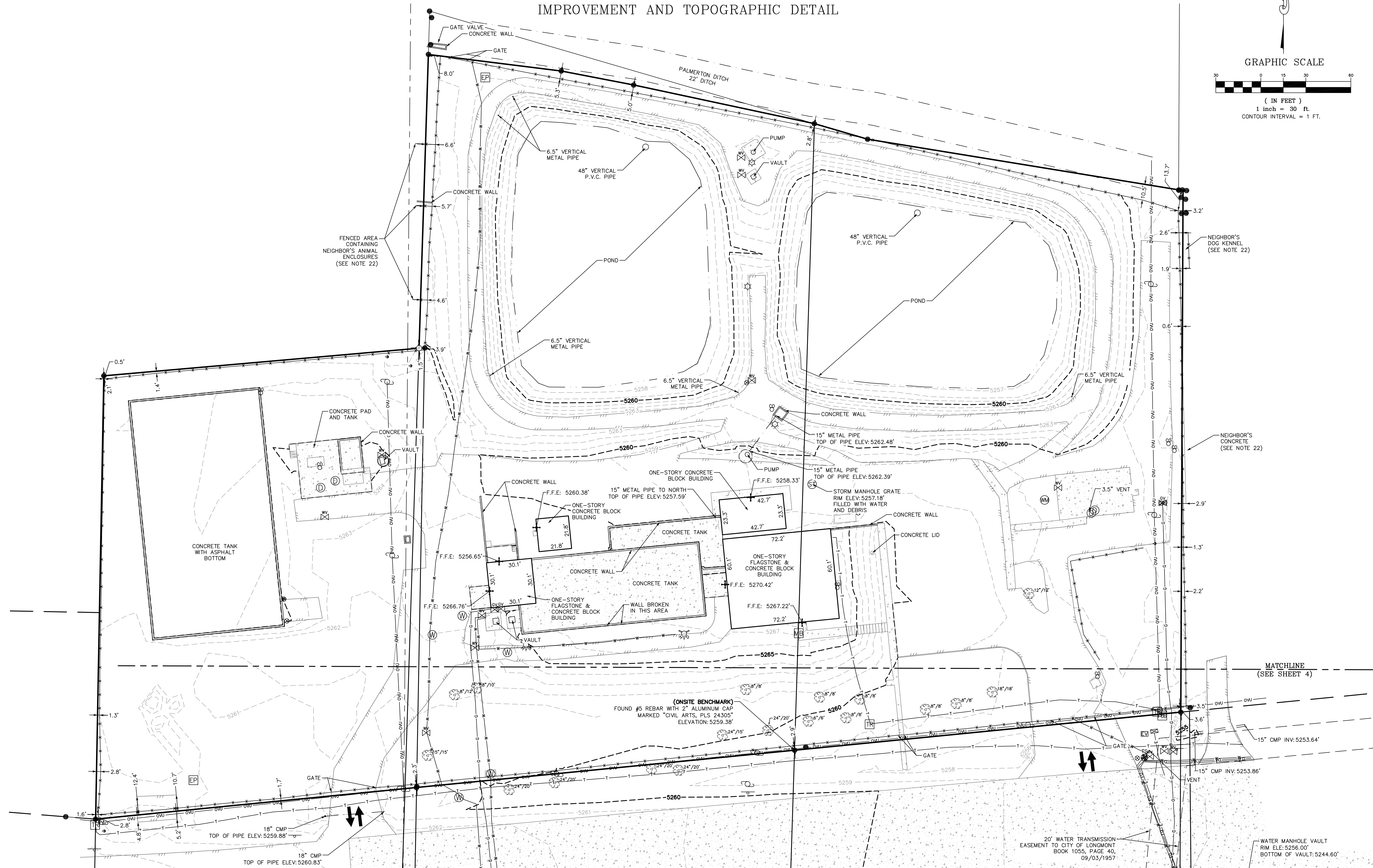
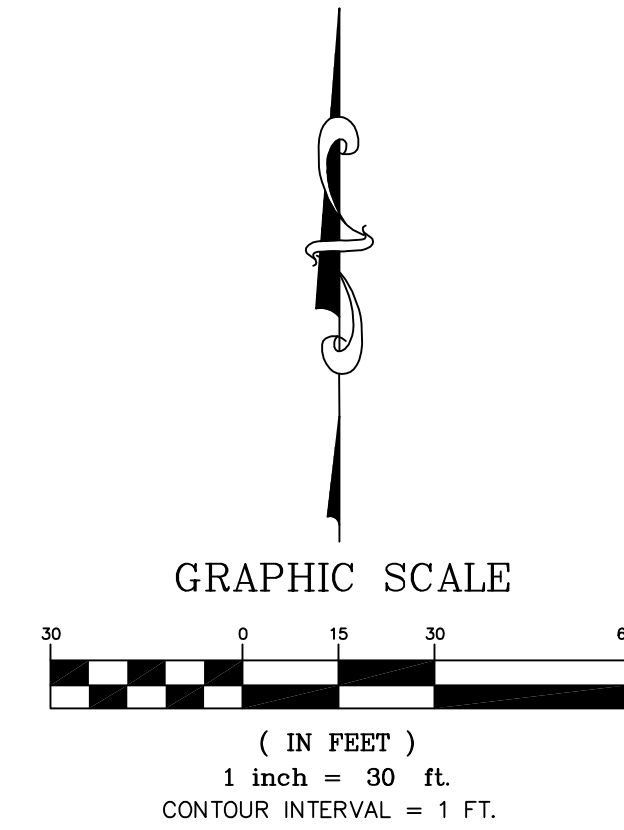
JOHN B. GUYTON COLORADO P.L.S. #16406
CHAIRMAN & CEO, FLATIRON, INC.

DATE	REVISION	ALTA/NSPS LAND TITLE SURVEY	PREPARED FOR	JVA, Inc.	Others (See Note 3)	COPYRIGHT 2017 FLATIRON, INC.
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ALTA/NSPS LAND TITLE SURVEY

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3
NORTH, RANGE 70 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO

SHEET 3 OF 5
IMPROVEMENT AND TOPOGRAPHIC DETAIL



DATE	
REVISION	
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ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

JVA, Inc.

Others (See Note 3)

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Flatirons, Inc.

Surveying, Engineering & Geomatics

www.flatironsinc.com

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

3660 DOWING ST
UNIT E
DENVER, CO 80205
PH: (303) 443-7001
FAX: (303) 443-9830



JOB NUMBER:
17-69,365

DATE:
04-20-2017

DRAWN BY:
B. OELKE

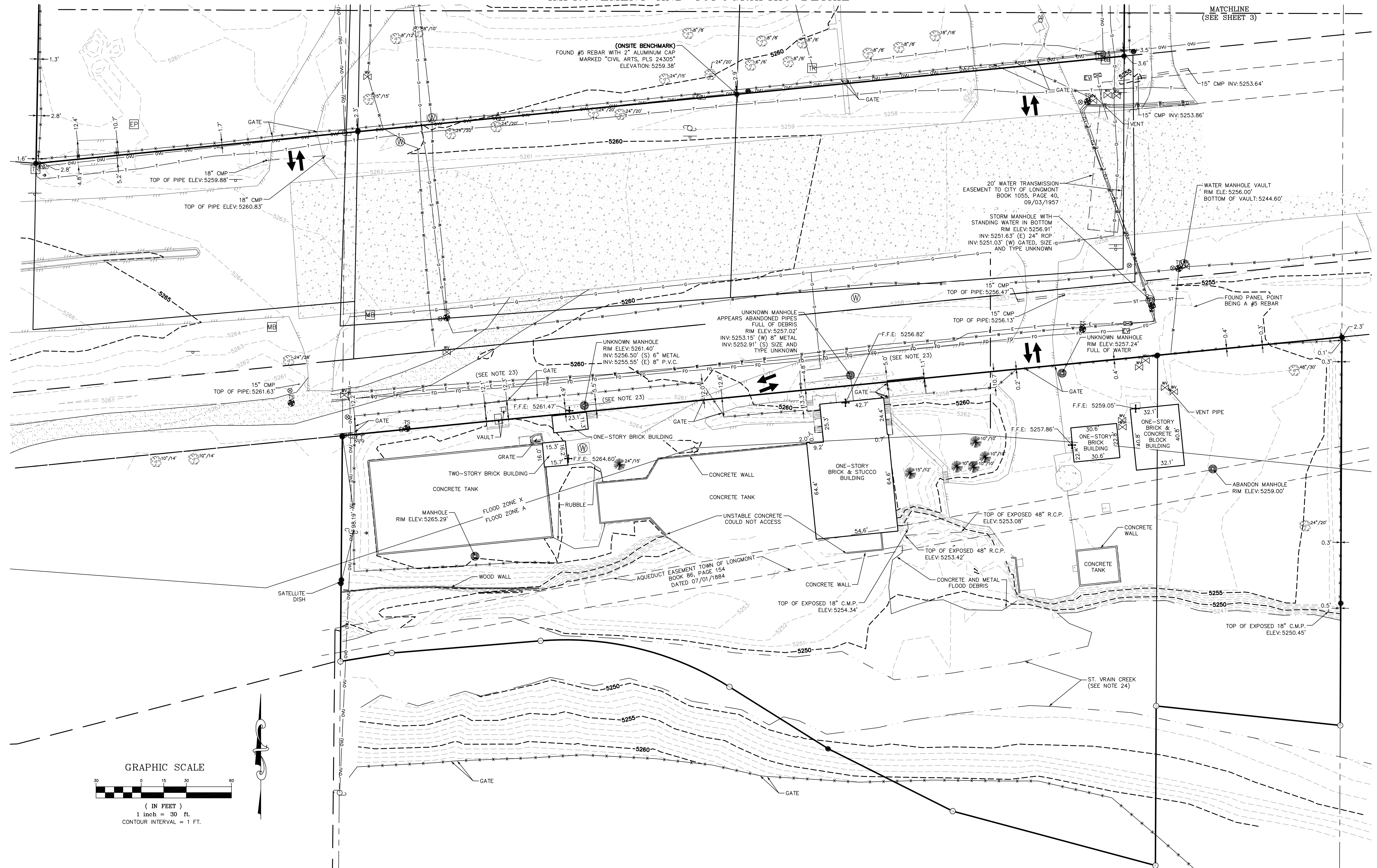
CHECKED BY:
ETB/NV/JK

SHEET 3 OF 5

ALTA/NSPS LAND TITLE SURVEY

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3
NORTH, RANGE 70 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO

SHEET 4 OF 5
IMPROVEMENT AND TOPOGRAPHIC DETAIL



REVISION	DATE
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ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

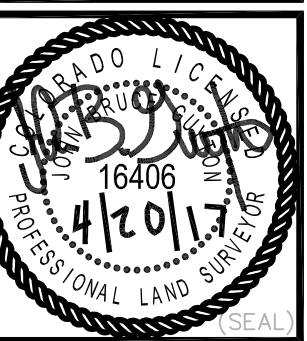
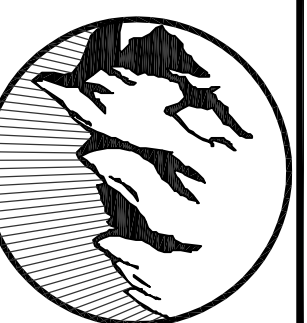
JVA, Inc.

Others (See Note 3)

Flatirons, Inc.
Surveying, Engineering & Geomatics
www.flatironsinc.com

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

3825 IRIS AVE, STE. 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830



JOB NUMBER:
17-69,365

DATE:
04-20-2017

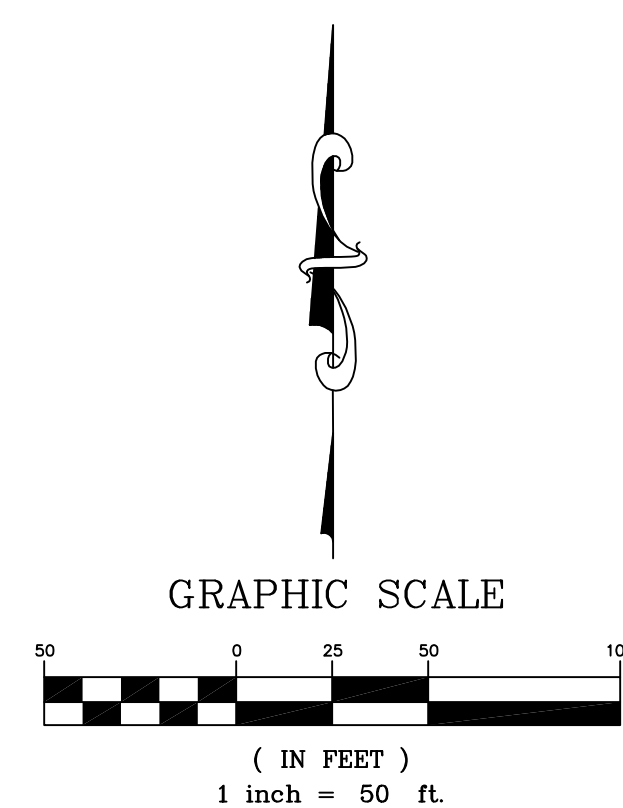
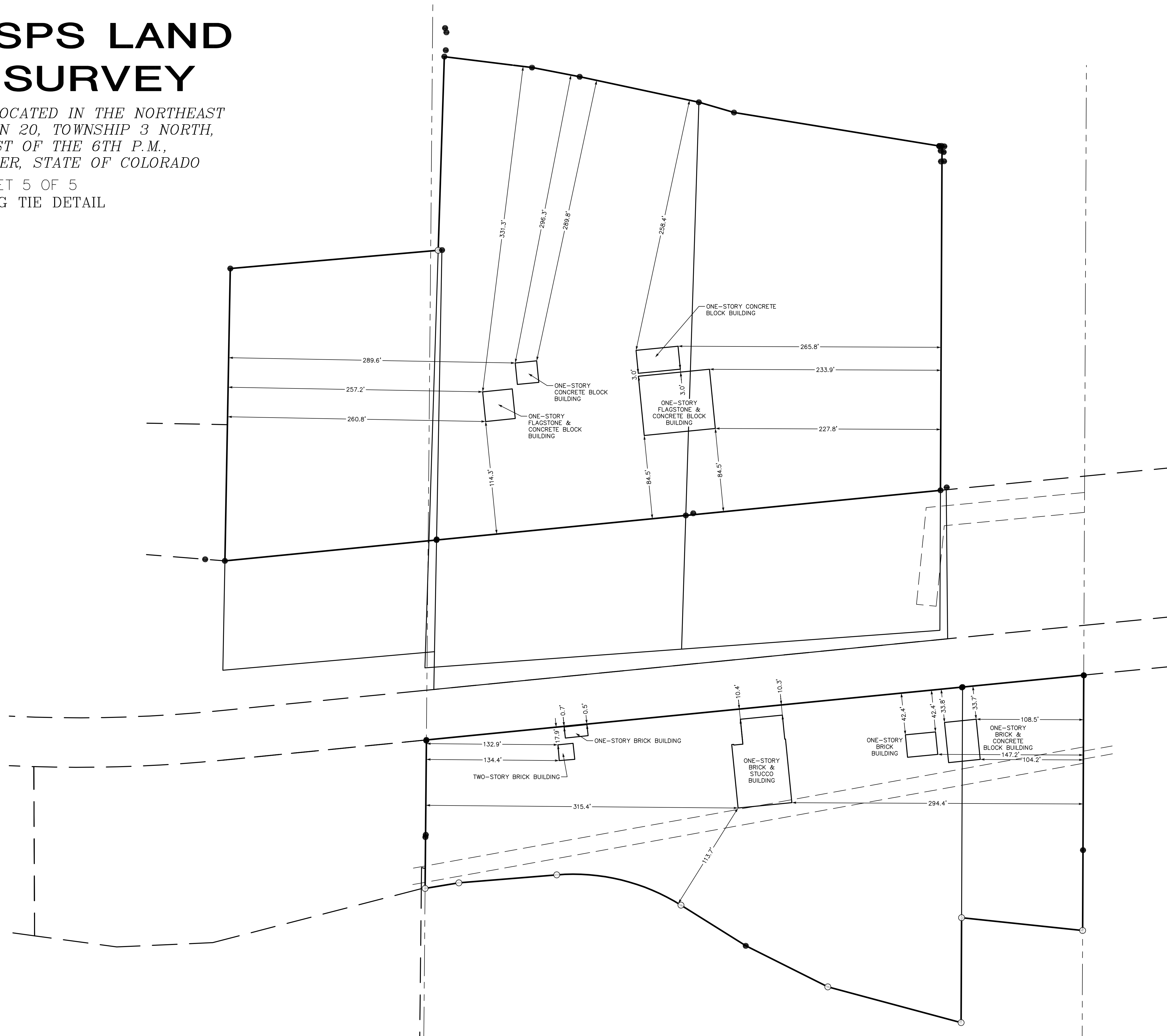
DRAWN BY:
B. OELKE

CHECKED BY:
ETB/NV/JK

SHEET 4 OF 5

A PARCEL OF LAND LOCATED IN THE NORTHEAST
QUARTER OF SECTION 20, TOWNSHIP 3 NORTH,
RANGE 70 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO

SHEET 5 OF 5
BUILDING TIE DETAIL



REVISION	DATE
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-
9	-

ALTA/NSPS LAND TITLE SURVEY
 REPORT FOR

AND TITLE
PREPARED FOR

Others (See Note 3)

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Flatirons, Inc.
Surveying, Engineering & Geomatics

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

3925 IRIS AVE, STE 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830

3660 DOWNING ST
UNIT E
DENVER, CO 80205
PH: (303) 936-6997

www.1ratonismc.com



JOB NUMBER:	17-69,365
DATE:	04-20-2017
DRAWN BY:	B. OELKE
CHECKED BY:	ETB/NV/JK

SHEET 5 OF 5