

**Parcel Description**  
(PROVIDED BY LAND TITLE GUARANTEE COMPANY )  
DEED RECORDED ON 04/16/1934 IN BOOK 422, 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 13'4" 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 13'4" EAST 405.87 FEET; THENCE WESTERLY PARALLEL TO THE NORTH LINE OF SAID HIGHWAY 66 214.6 FEET; THENCE SOUTH 13'4" 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 F1/2 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 13'4" WEST 646.6 FEET; THENCE NORTH 85'35" EAST 260 FEET; THENCE NORTH 13'4" WEST 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 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

**Notes (Continued)**

12. 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.

13. DATES OF FIELDWORK: APRIL 3, 2017 (J. HANNAHAE)

14. 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.

15. 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).

16. THERE ARE NO PAINTED PARKING STALLS ON THE SUBJECT PROPERTY (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 9).

17. 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 1053, PAGE 40 WATER LINE EASEMENT

#11 MAY 02, 1934 BOOK 602, PAGE 432 ANY INCREASE OR DECREASE IN THE AREA OF LAND BY ACCRETION OR RELICITION OF ST. VRAIN CREEK  
#12 MAY 02, 1934 BOOK 602, PAGE 432 ANY RIGHTS OR INTEREST OF THIRD PARTIES IN AND OVER THE PRESENT AND PAST BED, BANKS OR WATER OF ST. VRAIN CREEK  
#13 JUL. 29, 1936 BOOK 642, PAGE 16 RIGHT, TITLE OR INTEREST IN AND TO THE PALMERTON DITCH  
#14 JUL. 29, 1936 BOOK 642, PAGE 16 ANY BOUNDARY DISCREPANCY DUE TO THE FACT NO SPECIFIC LOCATION GIVEN IN DEED  
#16 OCT. 19, 1972 REC. NO. 39998 COVENANT, BLANKETS PARCELS 4, AND 5 INCLUSION IN LYONS FIRE PROTECTION DISTRICT  
#20 APR. 16, 1976 REC. NO. 173439 AMENDMENT  
#20 MAY 06, 1976 REC. NO. 175714 AMENDMENT  
#20 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  
#23 JUN. 22, 2011 REC. NO. 03155123 AMENDMENT  
#23 JUL. 14, 2011 REC. NO. 03159093 RE-RECORDED  
#24 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

#19. 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. DEPOSED 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.

11. 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.

**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  
△ BM FOUND BENCHMARK AS DESCRIBED  
▲ CP CONTROL POINT AS DESCRIBED  
○ CALCULATED POSITION (NOT FOUND OR SET)  
— CONCRETE  
- - - EDGE OF ASPHALT  
— GRAVEL  
— FLAGSTONE  
\* FENCE  
— GUARDRAIL  
— SIGN  
○ BOLLARD  
X/X DECIDUOUS TREE (TRUNK DIAMETER/Drip LINE RADIUS)  
X/X CONIFEROUS TREE (TRUNK DIAMETER/Drip LINE RADIUS)  
— STUMP  
W WATER MANHOLE  
H FIRE HYDRANT  
— WATER LINE  
W WATER VALVE  
W WATER METER  
— CLEANOUT  
— AREA DRAIN  
— STORM SEWER LINE  
— STORM SEWER MANHOLE  
— TRANSFORMER  
EM ELECTRIC METER  
ER ELECTRIC RISER  
EP ELECTRICAL PANEL  
— ELECTRIC LINE  
EV ELECTRIC VAULT  
— LIGHT POLE  
— OVERHEAD UTILITY LINE  
— UTILITY POLE  
— GUY WIRE  
FO FIBEROPTIC MANHOLE  
FB FIBEROPTIC BOX  
TR TELEPHONE RISER  
— GAS VALVE  
GM GAS METER  
— UNIDENTIFIED MANHOLE  
VU UNIDENTIFIED VAULT  
XV UNIDENTIFIED VALVE  
MB MAILBOX  
— CATHODIC PROTECTION TEST STATION  
RCP REINFORCED CONCRETE PIPE  
PVC PLASTIC PIPE  
CMP CORRUGATED METAL PIPE  
— EDGE OF WATER  
— EDGE OF WATER PREVIOUS TO FLOOD OF 2013  
→ INDICATION OF ACCESS  
+ LOCATION OF BUILDING FINISHED FLOOR

**ALTA/NSPS LAND TITLE SURVEY**  
PREPARED FOR JVA, Inc.  
Others (See Note 3)  
COPRIGHT 2017 FLATIRONS, INC.

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

655 FOURTH AVE.  
LONGMONT, CO 80501  
PH: (303) 776-7301  
FAX: (303) 776-4355

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

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

**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(g), 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, FLATIRONS, INC.

**Sheet 1 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 2 OF 5  
BOUNDARY DETAIL

## Legend

- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POSITION (NOT FOUND OR SET)
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (TC) AS PER DESCRIPTION IN TITLE DOCUMENT (SEE NOTE 1)

UNPLATTED NO RECORDING INFORMATION AVAILABLE

## Boundary Closure Report

NORTHERLY PARCEL - TITLE COMMITMENT PARCELS 1, 2 & 3

Course: S82°54'11"E Length: 89.36'  
Course: S79°02'17"E Length: 49.09'  
Course: S77°55'23"E Length: 123.09'  
Course: S73°41'53"E Length: 36.84'  
Course: S80°44'53"E Length: 210.00'  
Course: S89°44'53"E Length: 2.95'  
Course: S00°15'07"W Length: 347.91'  
Course: S84°22'07"W Length: 726.48'  
Course: N01°03'07"E Length: 295.37'  
Course: N84°59'07"E Length: 210.86'  
Course: N01°49'07"E Length: 195.79'

Perimeter: 2287.74' Area: 274,804 Sq. Ft.  
Error Closure: 0.00 Course: N38°40'28"W  
Error North: 0.003 East: -0.002

Precision 1: 2287740000.00

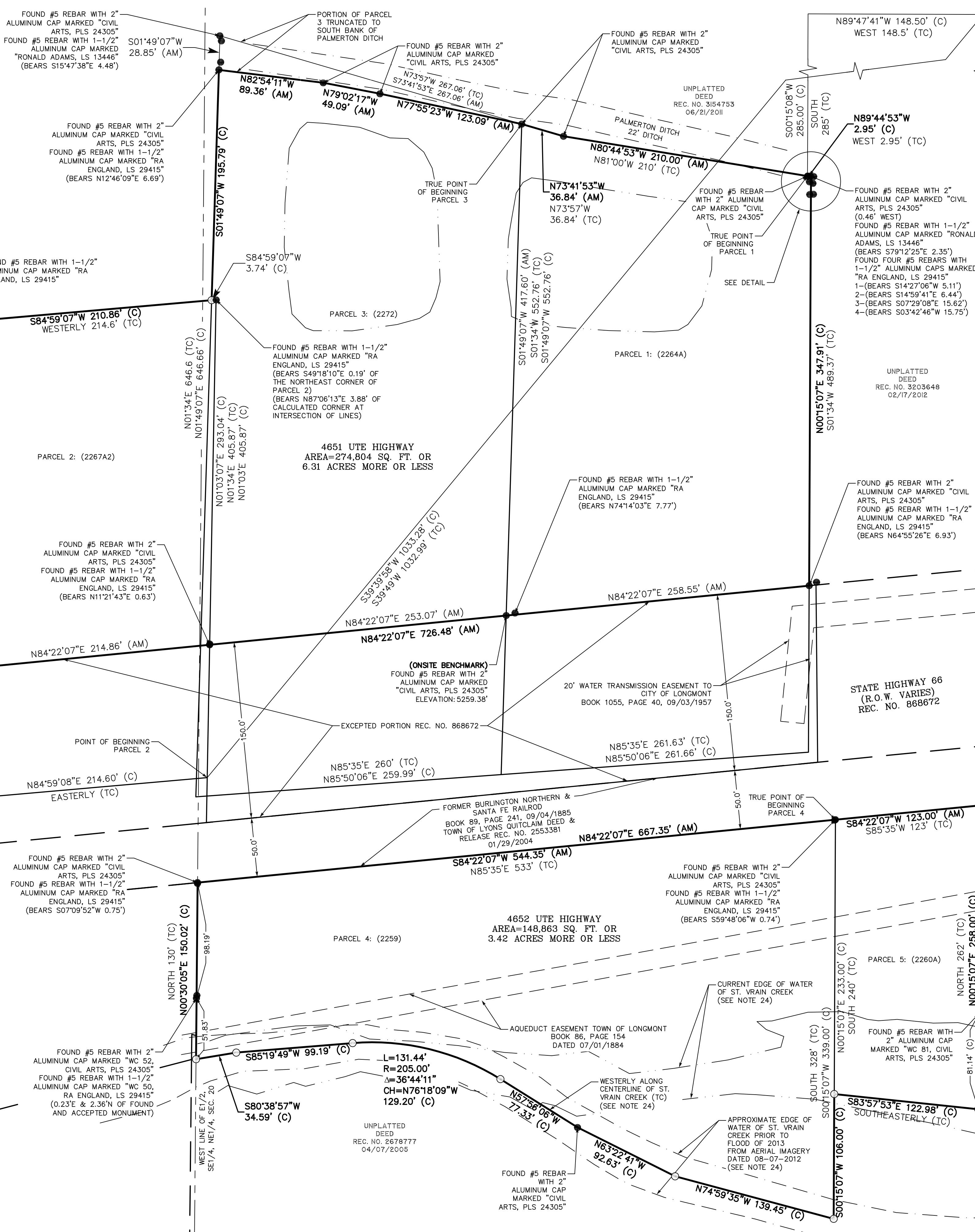
SOUTHERLY PARCEL - TITLE COMMITMENT PARCELS 4 & 5

Course: S00°15'07"W Length: 258.00'  
Course: N83°57'53"W Length: 122.98'  
Course: S00°15'07"W Length: 106.00'  
Course: N74°59'35"W Length: 139.44'  
Course: N63°22'41"W Length: 92.63'  
Course: N57°56'06"W Length: 77.33'  
Length: 131.44' Radius: 205.00'  
Delta: 036°44'11" Tangent: 68.07'  
Chord: 129.20' Course: N76°18'09"W  
Course: S85°19'49"W Length: 99.19'  
Course: S80°38'57"W Length: 34.59'  
Course: N00°30'05"E Length: 150.02'  
Course: N84°22'07"E Length: 667.35'

Perimeter: 1878.97' Area: 148,863 Sq. Ft.  
Error Closure: 0.00 Course: S15°25'40"E  
Error North: -0.001 East: 0.000

Precision 1: 1878970000.00

GRAPHIC SCALE  
( IN FEET )  
1 inch = 50 ft.

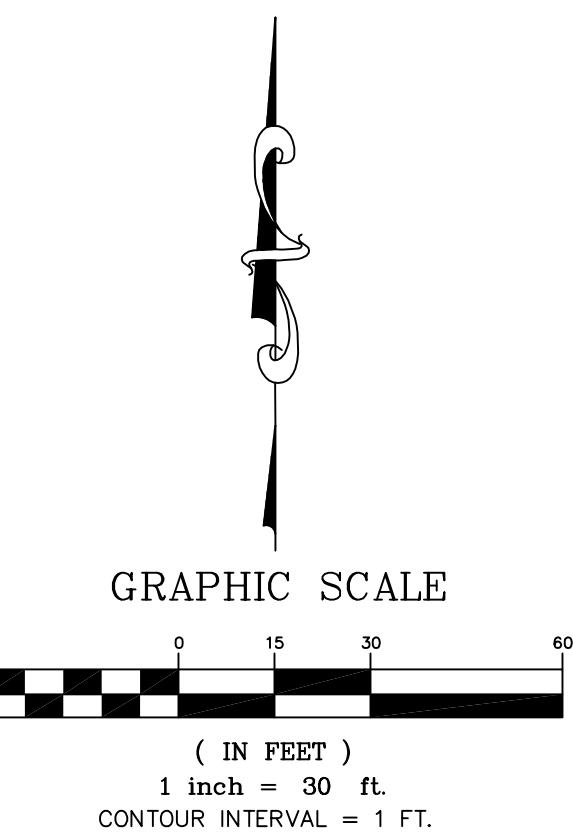


# ALTA/NSPS LAND TITLE SURVEY

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



GRAPHIC SCALE

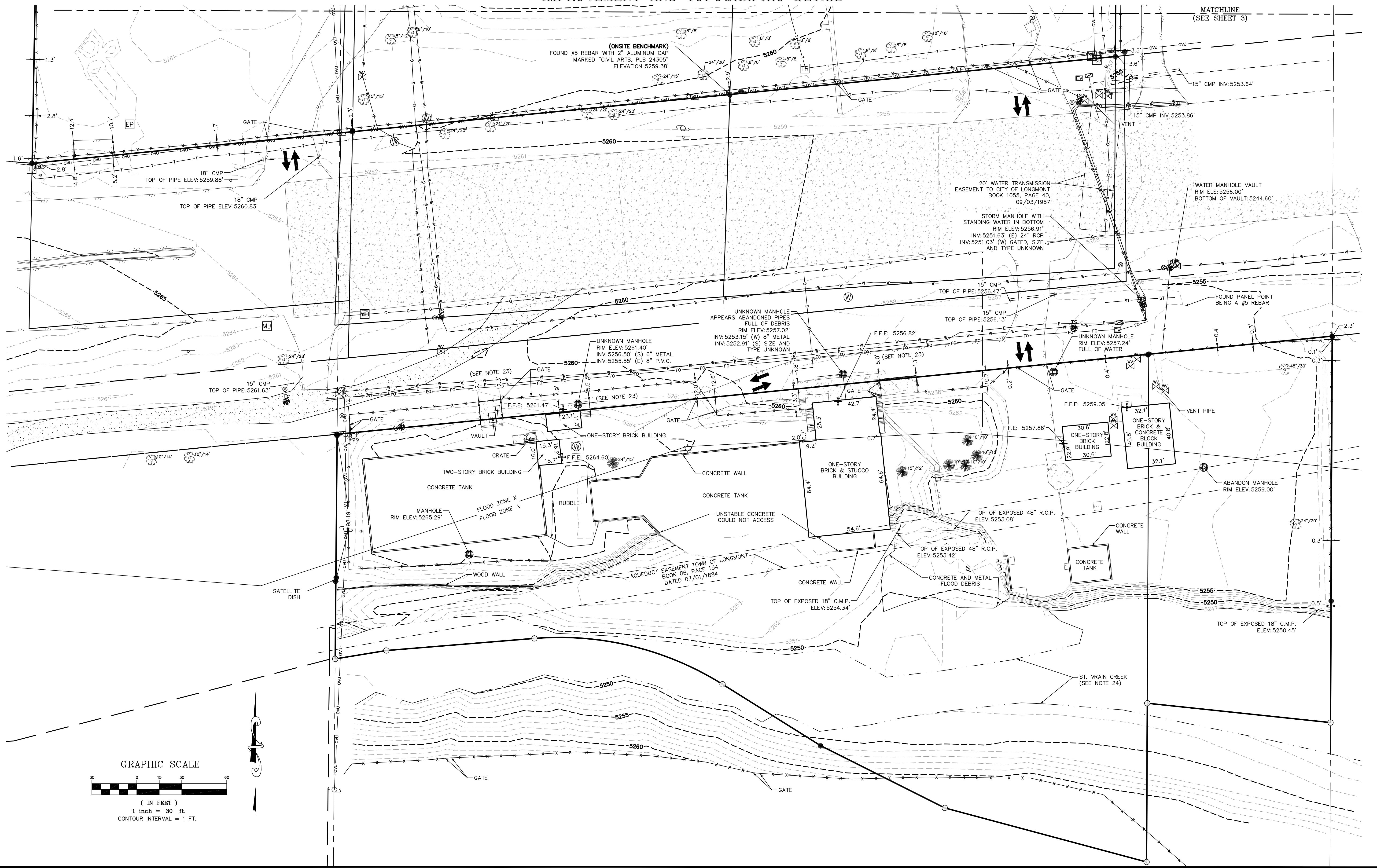
( IN FEET )  
1 inch = 30 ft.  
CONTOUR INTERVAL = 1 FT.

ALTA/NSPS LAND TITLE SURVEY		REVISION	DATE
PREPARED FOR			
JVA, Inc.			
Others (See Note 3)			
COPYRIGHT 2017 FLATIRONS, INC.			
<b>Flatirons, Inc.</b> Surveying, Engineering & Geomatics <a href="http://www.flatironsinc.com">www.flatironsinc.com</a>			
655 FOURTH AVE. LONGMONT, CO 80501 PH: (303) 776-7733 FAX: (303) 776-4355			
3825 IRIS AVE., STE. 395 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

ALTA/NSPS LAND TITLE SURVEY  
*PREPARED FOR*  
JVA, Inc.

# **Flatirons, Inc.**

*Surveying, Engineering & Geomatics*

[www.FlatironsInc.com](http://www.FlatironsInc.com)

The logo for 655 Four Longmont is a circular emblem. Inside the circle is a stylized silhouette of a mountain range, with horizontal lines radiating from the base of the mountain to the left. To the right of the circle, the company name is written vertically in a serif font: "655 FOUR" on the first line, "LONGMONT," on the second line, "PH: (303) 7" on the third line, and "FAX: (303) 7" on the fourth line.

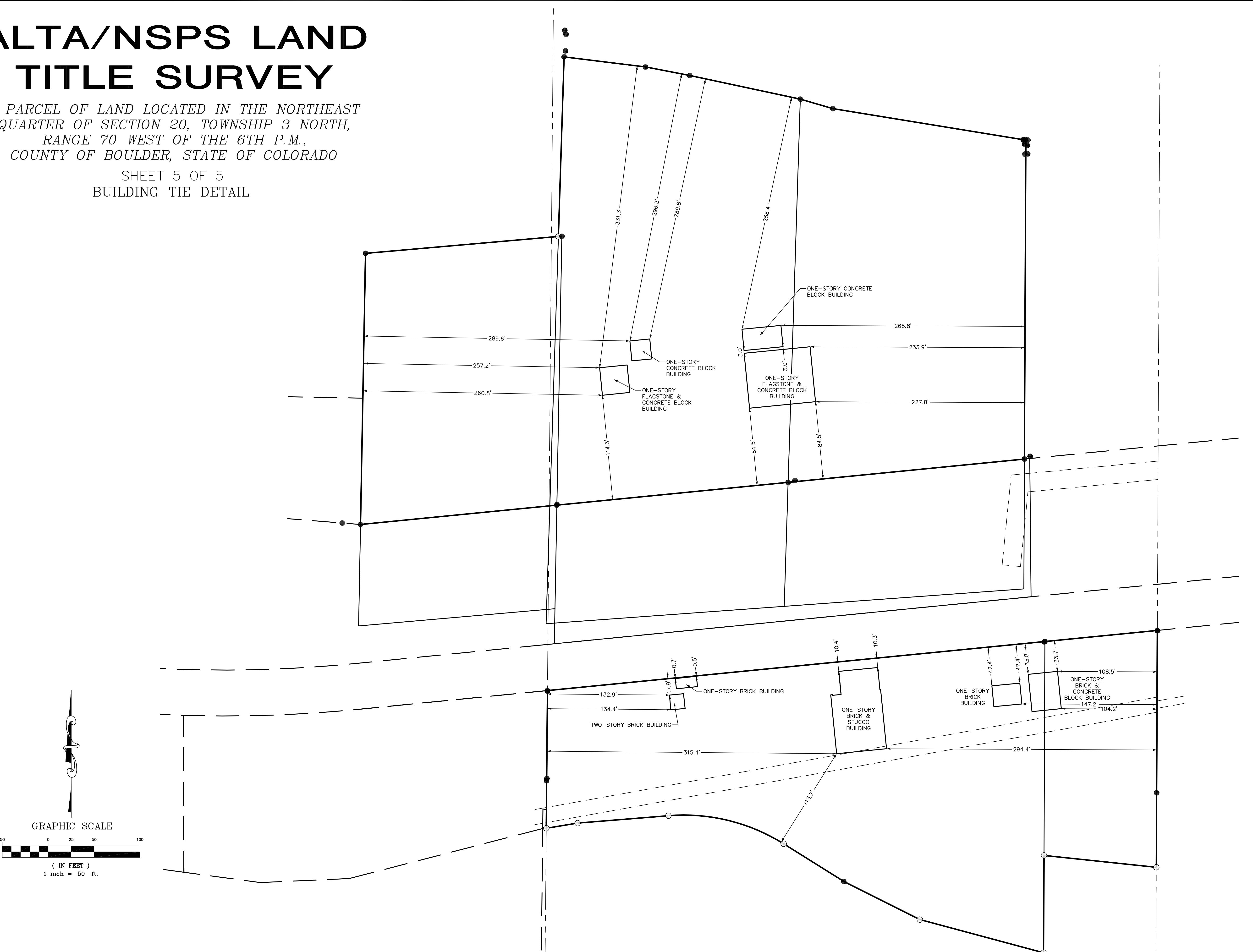
JOB NUMBER:
17-69,365
DATE:
04-20-2017
DRAWN BY:
B. OELKE
CHECKED BY:
ETB/NV/JK

SHEET 4 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 5 OF 5  
BUILDING TIE DETAIL



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

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

**Flatiron, Inc.**  
Surveying, Engineering & Geomatics  
www.flatironinc.com

655 FOURTH AVE  
LONGMONT, CO 80501  
PH: (303) 776-7733  
FAX: (303) 776-4355

3825 IRIS AVE, STE 395  
UNIT E  
DENVER, CO 80205  
PH: (303) 443-7001  
FAX: (303) 443-9830

6406 DOWNTON ST  
UNIT E  
DENVER, CO 80205  
PH: (303) 936-6997

PROFESSIONAL LAND SURVEYOR  
CITY OF BOULDER  
STATE OF COLORADO  
LICENSE #10142  
EXPIRED 6/4/2018  
BY: B. OELKE

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

SHEET 5 OF 5