

IMPROVEMENT SURVEY PLAT FOR: BRIAN LEHMAN
376 ARROYO CHICO, BOULDER, COLORADO, 80302
BOULDER COUNTY PARCEL ID NUMBER: 146121001011

LOCATED IN THE EAST 1/2 OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 72 WEST, 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO.

LEGAL DESCRIPTION

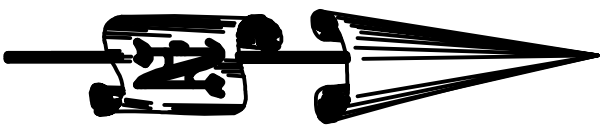
LOT 12
SIERRA ANTIGUA
COUNTY OF BOULDER, STATE OF COLORADO
DESCRIPTION FROM SPECIAL WARRANTY DEED UNDER RECEPTION NUMBER 03431539
DATED 3/05/2015.

NOTES

THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS AND
REQUIREMENTS FOR LAND SURVEYS AND PLATS AS PER C.R.S. SECTION
38-91-106.

NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS IMPROVEMENT SURVEY PLAT WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BE BROUGHT OR DEFENSE BE ASSERTED IN THIS SURVEY PLAT AFTER THE EXPIRATION OF THE THREE YEAR PERIOD, REGARDLESS OF WHEN THE DEFECT WAS DISCOVERED OR WHEN IT FIRST COULD HAVE BEEN DISCOVERED WITH REASONABLE DILIGENCE.
2. THIS IMPROVEMENT SURVEY PLAT, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS GRANTED.
3. THIS SURVEY IS ONLY VALID IF PRINT HAS SEAL AND SIGNATURE OF THE SURVEYOR.
4. A TITLE COMMITMENT WAS NOT PROVIDED BY THE CLIENT, AND PER C.R.S. 38-91-106 (b) IF CLIENT DOES NOT WANT RIGHTS-OF-WAY AND EASEMENTS SHOWN BASED ON THEIR RECORD RESEARCH, THE LAND SURVEYOR SHALL SHOW EASEMENTS AND RIGHTS-OF-WAY BASED ON REASONABLE DILIGENCE DISCOVERED IN THE RECORDS OBTAINED BY THIS SURVEYOR.
5. ONLY SURFACE EVIDENCE OF UTILITIES VISIBLE AT THE TIME OF THE FIELD WORK IS SHOWN HEREON. 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.
6. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACTS, ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR EASEMENT SHALL BE SUBJECT TO A CIVIL PENALTY OF UP TO \$500 PER VIOLATION, PURSUANT TO C.R.S. SEC. 18-6-508.
7. DISTANCE MEASUREMENTS SHOWN HEREON ARE BASED ON THE U.S. SURVEY FOOT.
8. BASIS OF BEARING: THE SOUTHEAST LINE OF LOT 12, PER THE PLAT BEING RECORDED HEREON, BEING THE SOUTHEAST CORNER OF THE PLAT BEING RECORDED HEREON, BEING NUMBER FOUR REBAR WITH ADJACENT METAL FENCE POSTS. SAID LINE BEARS S89°08'50"W A MEASURED DISTANCE OF 281.56' AND A PLATTED DISTANCE OF 281.90' FEET. ALL BEARINGS AND DISTANCES CONTAINED HEREIN RELATIVE THERETO.
9. DATES OF FIELD WORK: NOVEMBER 15 & DECEMBER 8 2015, JULY 26 2016, JUNE 26 2024.
10. EASEMENTS OF RECORD AND NOT OF RECORD MAY BE LOCATED ON THE PROPERTY.
11. THE TOTAL AREA OF THE PROPERTY IS 101,504 SQUARE FEET OR 2.33 ACRES MORE OR LESS.



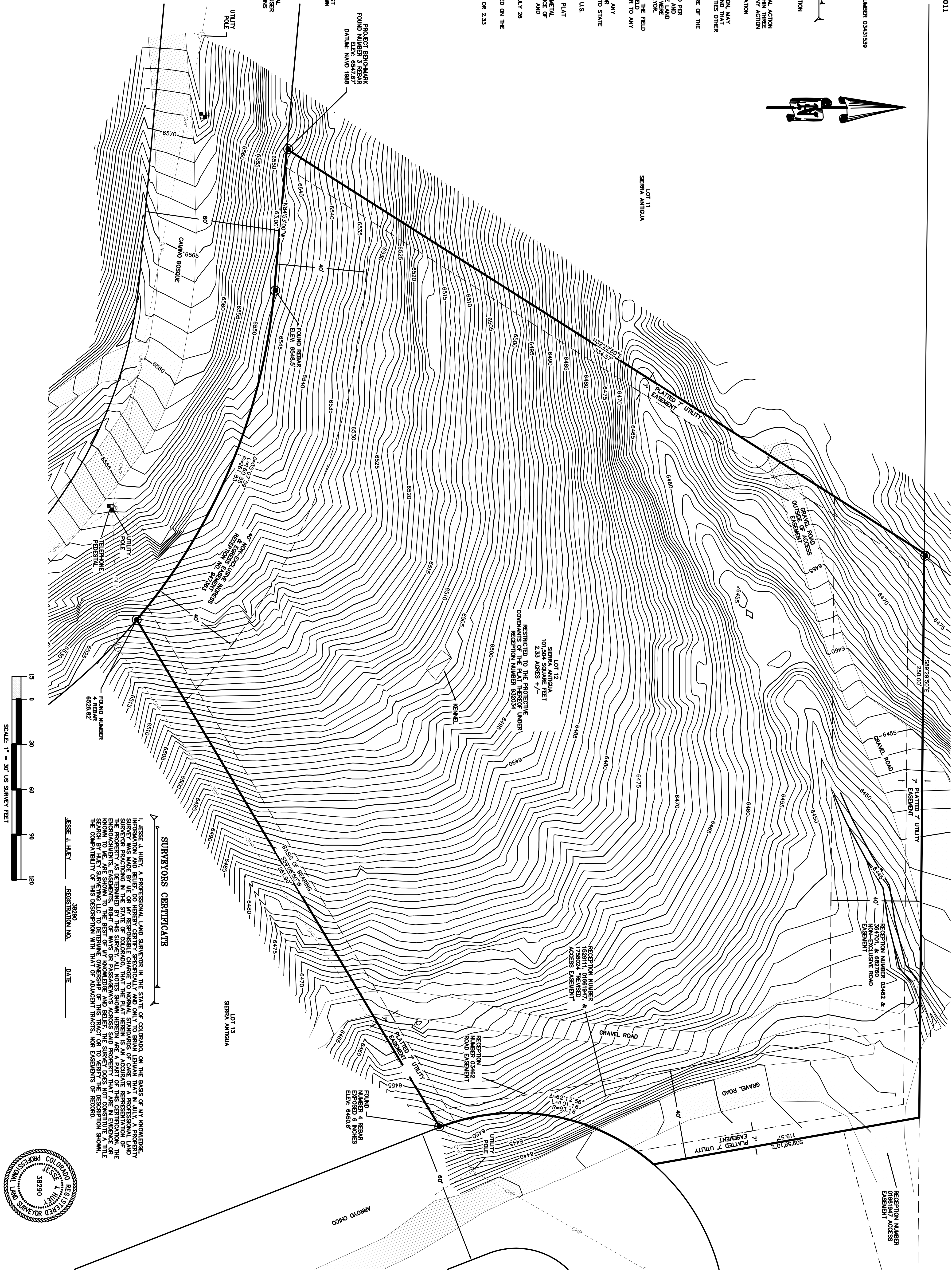
LEGEND

● INDICATES FOUND FOUND SURVEY MARKER AS NOTATED.

BENCHMARK:
A FOUND NUMBER 3 REBAR AT THE SOUTHWEST CORNER OF LOT 12, SIERRA ANTIGUA, AS SHOWN HEREON.
ELEV. 6547.67'
DATE: MAY 1988

ELEVATIONS ESTABLISHED BY STATE GNSS OBSERVATIONS PROCESSED USING THE MINIMUM ALLOWED ELEVATION DATUM (NAVD 1988) AND THE NATIONAL SERVICE (GNSS) WITH ORTHOMETRIC SEPARATIONS USING GEOID 18.

HIUEY SURVEYING LLC
2802 Jay Road
Boulder, Colorado 80301
Tel: (720) 546-6060
Email: info@hiueysurveying.com
JOB NO. 83 - 376 ARROYO CHICODWG
DRAWING: 83-TH, 2028
SHEET: 1 OF 1
DRAWN BY: J. HIUEY



SURVEYORS CERTIFICATE

I, JESSE J. HIUEY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS MADE BY ME OR MY RESPONSIBLE CHARGE TO NORMAL STANDARDS OF CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, THAT THE PLAT HEREIN IS AN ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY THIS SURVEY. ALL NOTES SHOWN HEREON ARE A PART OF THIS CERTIFICATION. THE SURVEYOR'S SIGNATURE AND SEAL ARE REQUIRED TO BE SHOWN ON THIS PLAT. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HIUEY SURVEYING LLC TO DETERMINE OWNERSHIP OF THIS TRACT OR TO VERIFY THE DESCRIPTION SHOWN, THE COMPLETENESS OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, NON EASEMENTS OF RECORD.

JESSE J. HIUEY REGISTRATION NO. DATE

