



Vicinity Map  
SCALE: 1" = 1000'

# IMPROVEMENT SURVEY PLAT

OUTLOT A, COYOTE RIDGE N.U.P.U.D., LOCATED IN THE SOUTHWEST QUARTER  
OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 70 WEST OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

## Parcel Description

(PROVIDED BY NORTH AMERICAN TITLE COMPANY OF COLORADO)  
DEED RECORDED ON 10/13/1994 AT REC. NO. 1470415

OUTLOT A,  
COYOTE RIDGE N.U.P.U.D.,  
COUNTY OF BOULDER,  
STATE OF COLORADO.

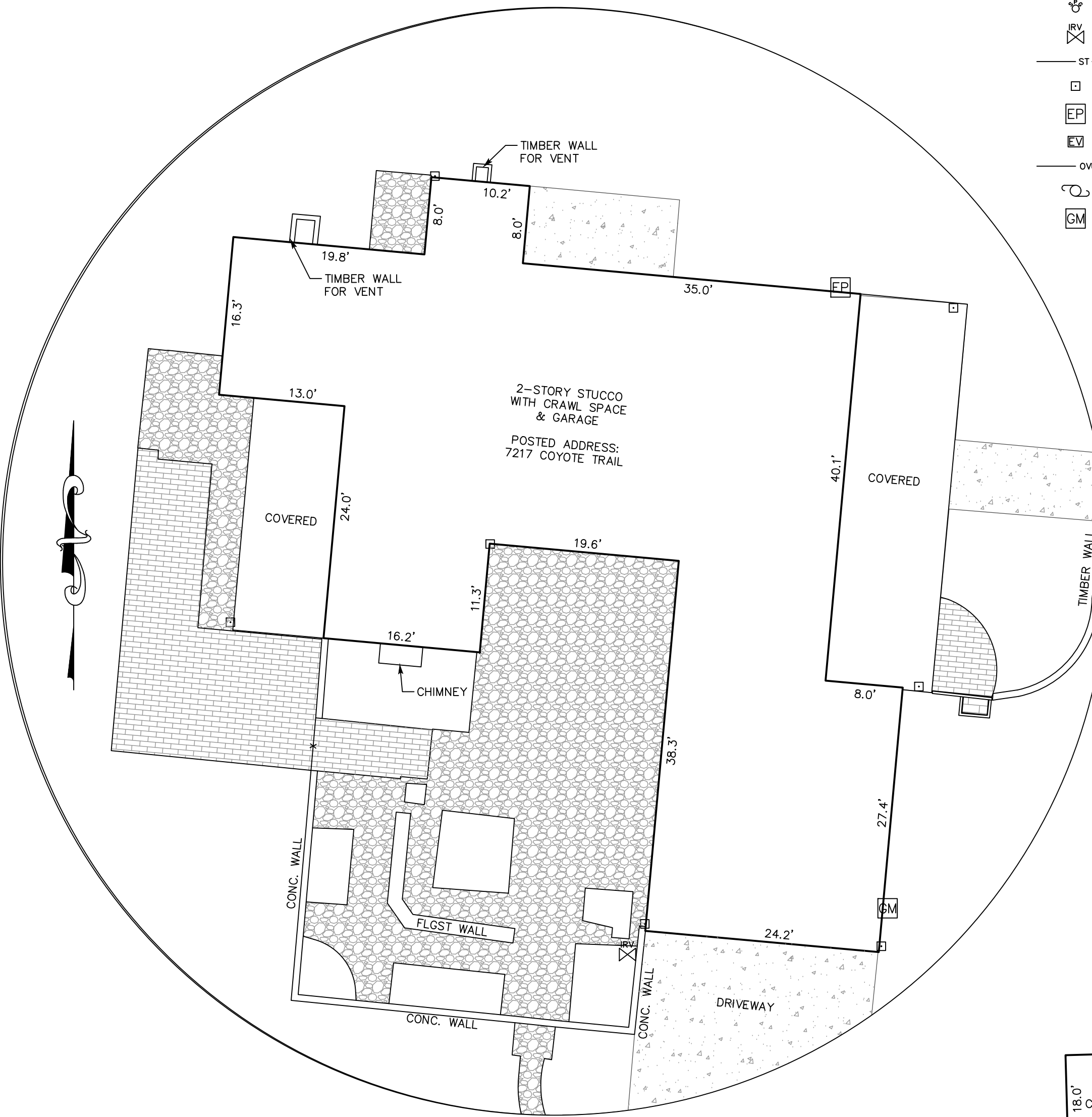
## Legend

- CONCRETE
- EDGE OF ASPHALT
- GRAVEL
- FLAGSTONE
- BRICK
- FENCE
- WATER SPIGOT
- IRRIGATION VALVE
- STORM SEWER LINE
- ROOF DRAIN
- ELECTRICAL PANEL/BOX
- ELECTRIC VAULT
- OVERHEAD UTILITY LINE
- UTILITY POLE
- GAS METER

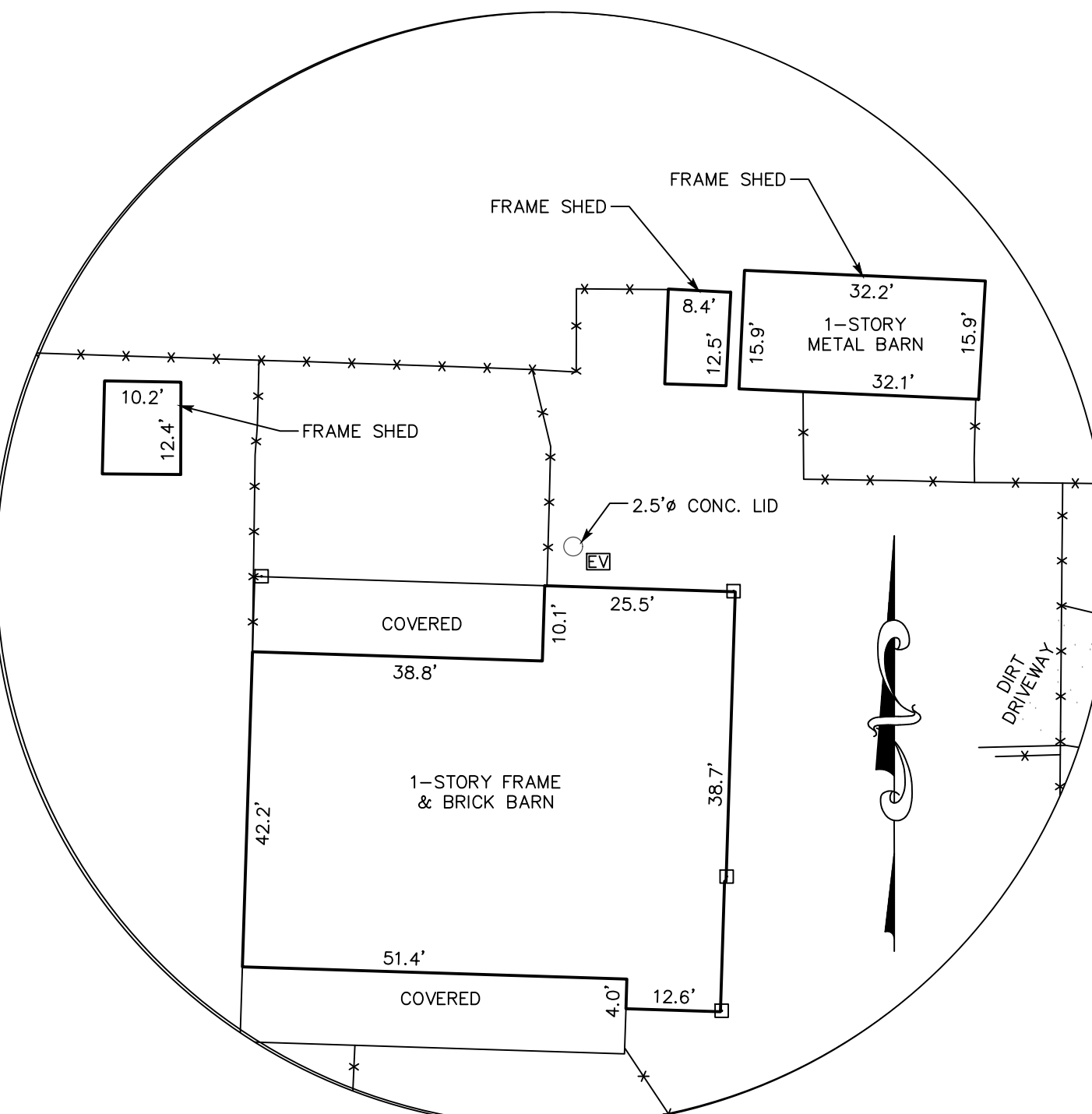
## Boundary Closure Report

COURSE: N00°12'12"E LENGTH: 1320.04'  
COURSE: N89°43'48"E LENGTH: 2595.01'  
COURSE: S00°01'14"W LENGTH: 1322.94'  
COURSE: S89°47'40"W LENGTH: 921.96'  
COURSE: N11°32'11"W LENGTH: 205.97'  
COURSE: N33°14'40"W LENGTH: 465.57'  
COURSE: N64°24'45"W LENGTH: 292.65'  
COURSE: S25°35'15"W LENGTH: 32.01'  
COURSE: S89°50'41"W LENGTH: 650.11'  
COURSE: S00°14'08"W LENGTH: 691.35'  
COURSE: S89°47'40"W LENGTH: 450.09'

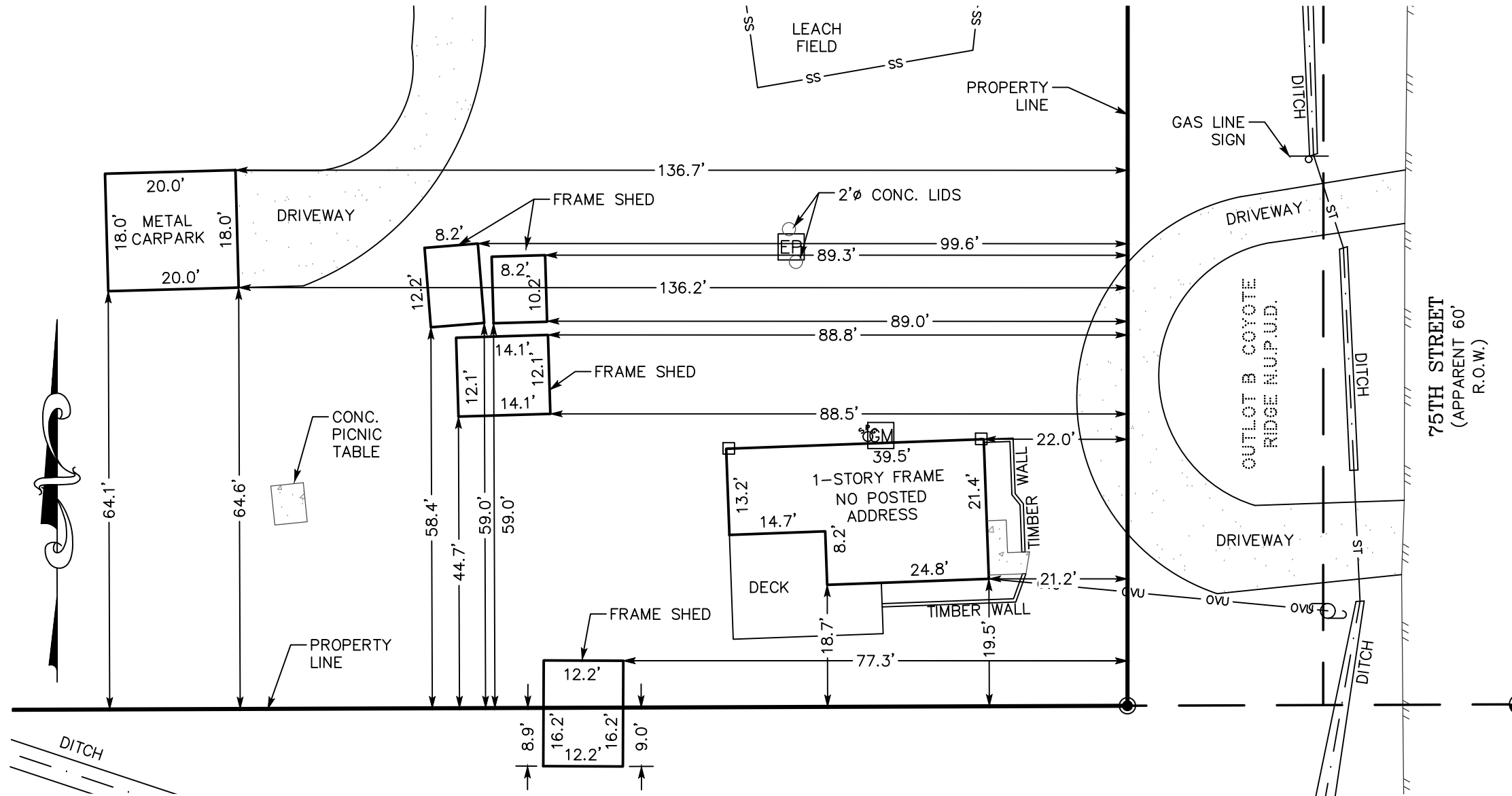
ERROR CLOSURE: 0.00  
COURSE: S49°13'31"E  
ERROR NORTH: -0.003  
ERROR EAST: 0.003  
PRECISION 1:8947700000.00



DETAIL A  
SCALE: 1" = 10'



DETAIL B  
SCALE: 1" = 20'



DETAIL C SCALE: 1" = 20'

## Notes

- NORTH AMERICAN TITLE COMPANY OF COLORADO BINDER FILE NUMBER 36200-19-02488, DATED NOVEMBER 4, 2019 AT 7:30 A.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 BINDER.
- 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 IMPROVEMENT SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF KATHIE HIBBARD, 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°12'12"E ALONG THE WEST LINE OF OUTLOT A, COYOTE RIDGE N.U.P.U.D., BETWEEN A FOUND STONE WITH CHISELED CROSS AT THE SOUTHWEST CORNER OF SAID OUTLOT AND A FOUND NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP, STAMPED "M JOHNSON S1/16 S2 S1 T2N R70W LS 28273 1998" AT THE NORTHWEST CORNER OF SAID OUTLOT AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ONLY SURFACE EVIDENCE OF UTILITIES VISIBLE AT THE TIME OF THE FIELDWORK 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.
- 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 18-6-508, 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.
- 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.
- DATES OF FIELDWORK: OCTOBER & NOVEMBER, 2019 (CREW CHIEF T. HOLDEN)
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#8	JUL. 20, 1961	BK. 1190, PG. 226	RESERVATIONS IN DEED
	JUN. 23, 1970	REC. NO. 946720	RESERVATIONS IN DEED
	JUN. 23, 1970	REC. NO. 946721	RESERVATIONS IN DEED
	JUN. 23, 1970	REC. NO. 946722	RESERVATIONS IN DEED
	DEC. 11, 1972	REC. NO. 467777	RESERVATIONS IN DEED
	JUN. 22, 1979	REC. NO. 344302	RESERVATIONS IN DEED
	OCT. 10, 1979	REC. NO. 364367	RESERVATIONS IN DEED
#9	JUN. 22, 1979	REC. NO. 344301	MINERAL DEED
	OCT. 10, 1979	REC. NO. 364368	MINERAL DEED
#10	JUL. 23, 1981	REC. NO. 456293	APPLICATION FOR CHANGE OF CLASS D ALLOTMENT CONTRACT
#11	DEC. 3, 1981	REC. NO. 474823	OIL & GAS LEASE
#13	NOV. 9, 1989	REC. NO. 1012920	DEVELOPMENT SUBDIVISION AGREEMENT
#14	NOV. 9, 1989	REC. NO. 1012921	CONSERVATION EASEMENT (BLANKET FOR OUTLOT A)
#17	FEB. 25, 1991	REC. NO. 1089139	AGREEMENT
#18	MAY 6, 1993	REC. NO. 1290457	DECLARATION OF PROTECTIVE COVENANTS & MAINTENANCE AGREEMENT
#19	DEC. 27, 1994	REC. NO. 1487750	ROAD MAINTENANCE WAIVER
#20	MAY 15, 2009	REC. NO. 3000284	DEVELOPMENT AGREEMENT
#21	JAN. 28, 2010	REC. NO. 3055088	ZONING COMPLIANCE AFFIDAVIT
#22	SEP. 30, 2010	REC. NO. 3102102	FINDINGS & DECREE IN THE MATTER OF NORTHERN COLORADO WATER CONSERVANCY DISTRICT
#23	JAN. 26, 2011	REC. NO. 3129089	ZONING COMPLIANCE AFFIDAVIT
#24	AUG. 28, 2013	REC. NO. 3338829	DEED OF TRUST
- FENCES ARE NOT COINCIDENT WITH LOT LINES AS SHOWN HEREON.
- GRAVEL ROAD EXTENDS OUTSIDE THE EASEMENT AS SHOWN HEREON.
- FRAME SHED EXTENDS ACROSS THE SOUTHERLY LOT LINE AS SHOWN HEREON.
- IRRIGATION DITCH CROSSES THE SUBJECT PROPERTY, AS SHOWN HEREON, WITHOUT THE APPARENT BENEFIT OF A RECORDED EASEMENT.

## Surveyor's Statement

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., TO KATHIE HIBBARD, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON NOVEMBER 12, 2019; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-102 (9) "IMPROVEMENT SURVEY PLAT", 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.

## Depositing Certificate

SUBMITTED TO BOULDER COUNTY LAND USE FOR RECORDING ON THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_

DATE

REVISION

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IMPROVEMENT SURVEY PLAT  
PREPARED FOR  
KATHIE HIBBARD  
COPYRIGHT 2019 FLATIRONS, INC.

Flatirons, Inc.  
Surveying, Engineering & Geomatics  
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BOULDER, CO 80301  
PH: (303) 443-7001  
FAX: (303) 443-9830  
4501 LOGAN ST.  
DENVER, CO 80216  
PH: (303) 936-6997  
FAX: (303) 923-3180

JOB NUMBER:  
19-73,759  
DATE:  
11-12-2019  
DRAWN BY:  
E. DAVIS  
CHECKED BY:  
JK/JZG/WW

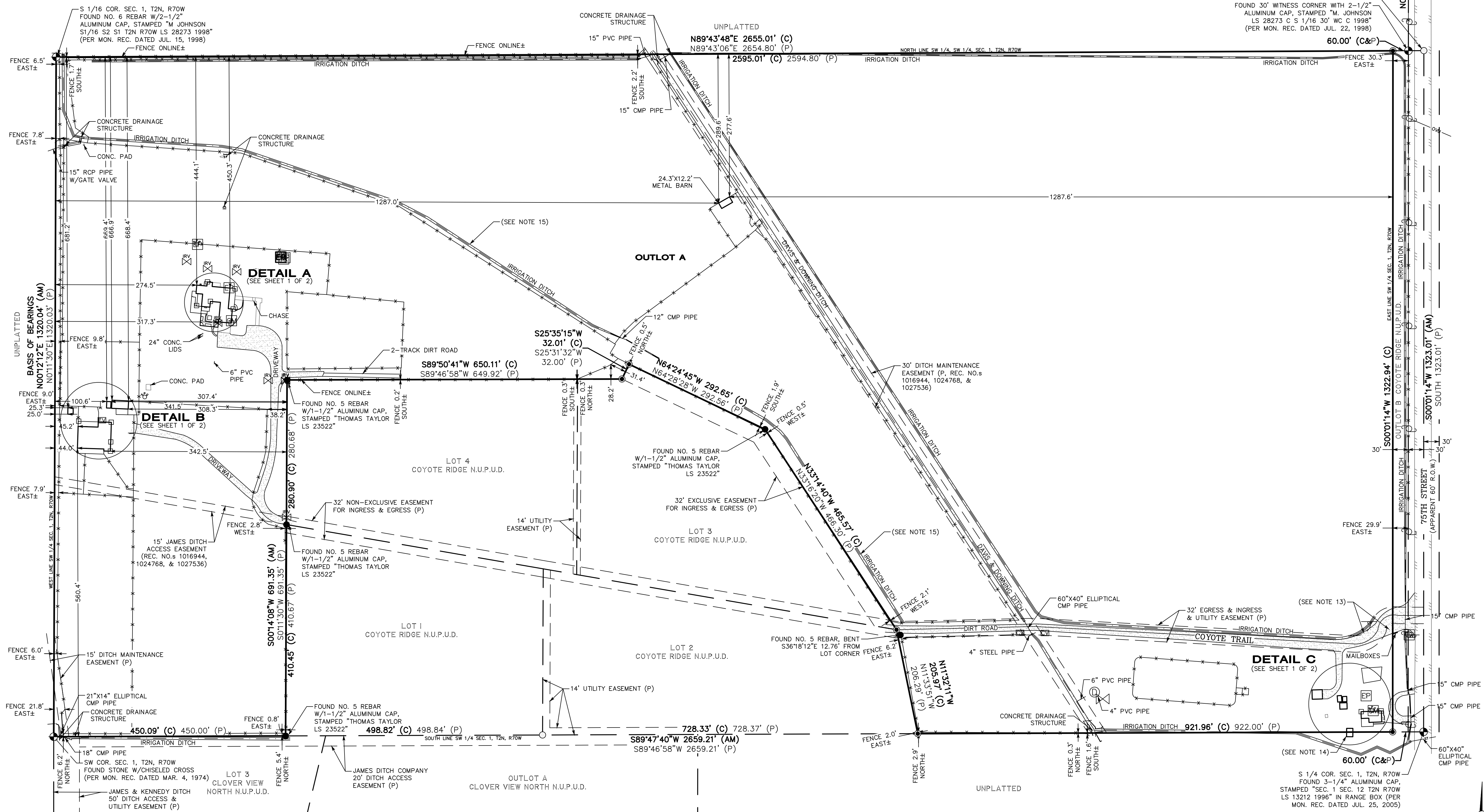
SHEET 1 OF 2



# IMPROVEMENT SURVEY PLAT

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SHEET 2 OF 2



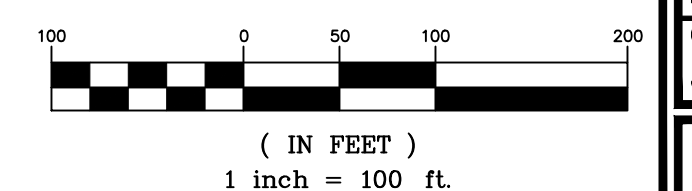
## Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 18\"/>

- GRAVEL
- FLAGSTONE
- BRICK
- FENCE
- SIGN
- WATER SPIGOT
- IRRIGATION VALVE
- STORM SEWER LINE
- ROOF DRAIN
- AREA DRAIN
- ELECTRIC METER

- ELECTRICAL PANEL/BOX
- ELECTRIC VAULT
- OVERHEAD UTILITY LINE
- UTILITY POLE
- CABLE/FIBEROPTIC VAULT
- TELEPHONE RISER
- GAS METER
- CONC.

GRAPHIC SCALE



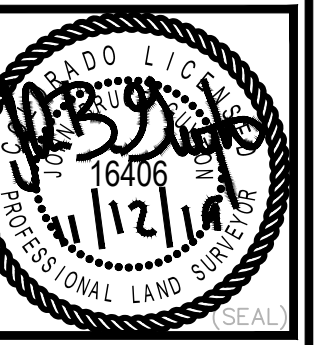
DATE	
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IMPROVEMENT SURVEY PLAT

PREPARED FOR  
KATHIE HIBBARD

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

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SHEET 2 OF 2