

# LAND SURVEY PLAT

LOT 8, BLOCK 9, KEEWAYDIN MEADOWS, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1  
12,394 SQ. FT. OR 0.28 ACRES MORE OR LESS

## Parcel Description

(PROVIDED BY THE CLIENT)

LOT 8, BLOCK 9, KEEWAYDIN MEADOWS,  
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

## Legend

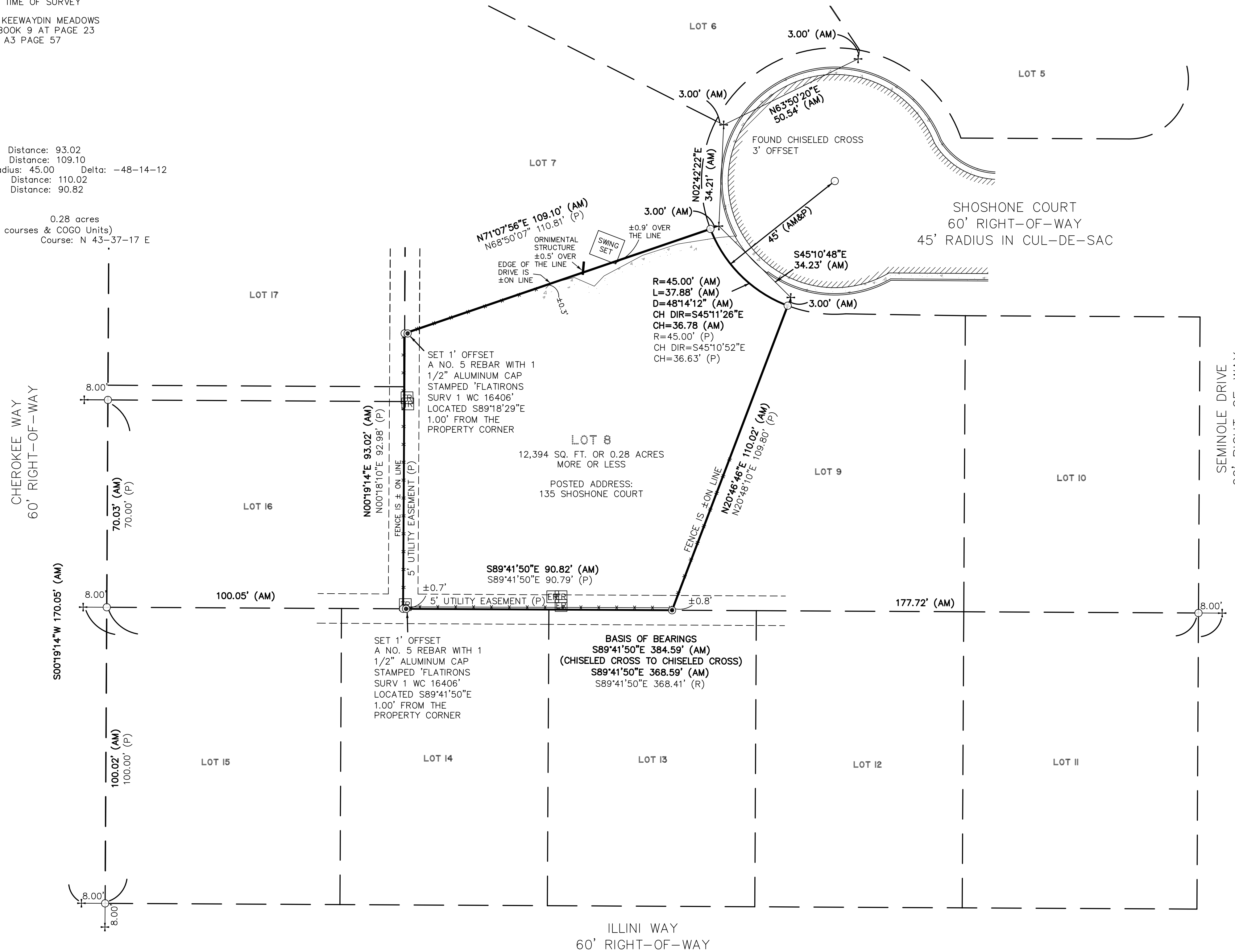
- + FOUND CHISELED CROSS IN CONCRETE WALK
- ⊙ SET NO. 5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED 'FLATIRONS SURV. LS 16406'
- CALCULATED POINT
- TR TELEPHONE RISER
- ER ELECTRIC RISER
- (AM) AS MEASURED AT TIME OF SURVEY
- (P) AS PER PLAT OF KEEWAYDIN MEADOWS RECORDED PLAT BOOK 9 AT PAGE 23 FILED PLAT BOOK A3 PAGE 57

- //// ASPHALT
- CONCRETE

## Map Check

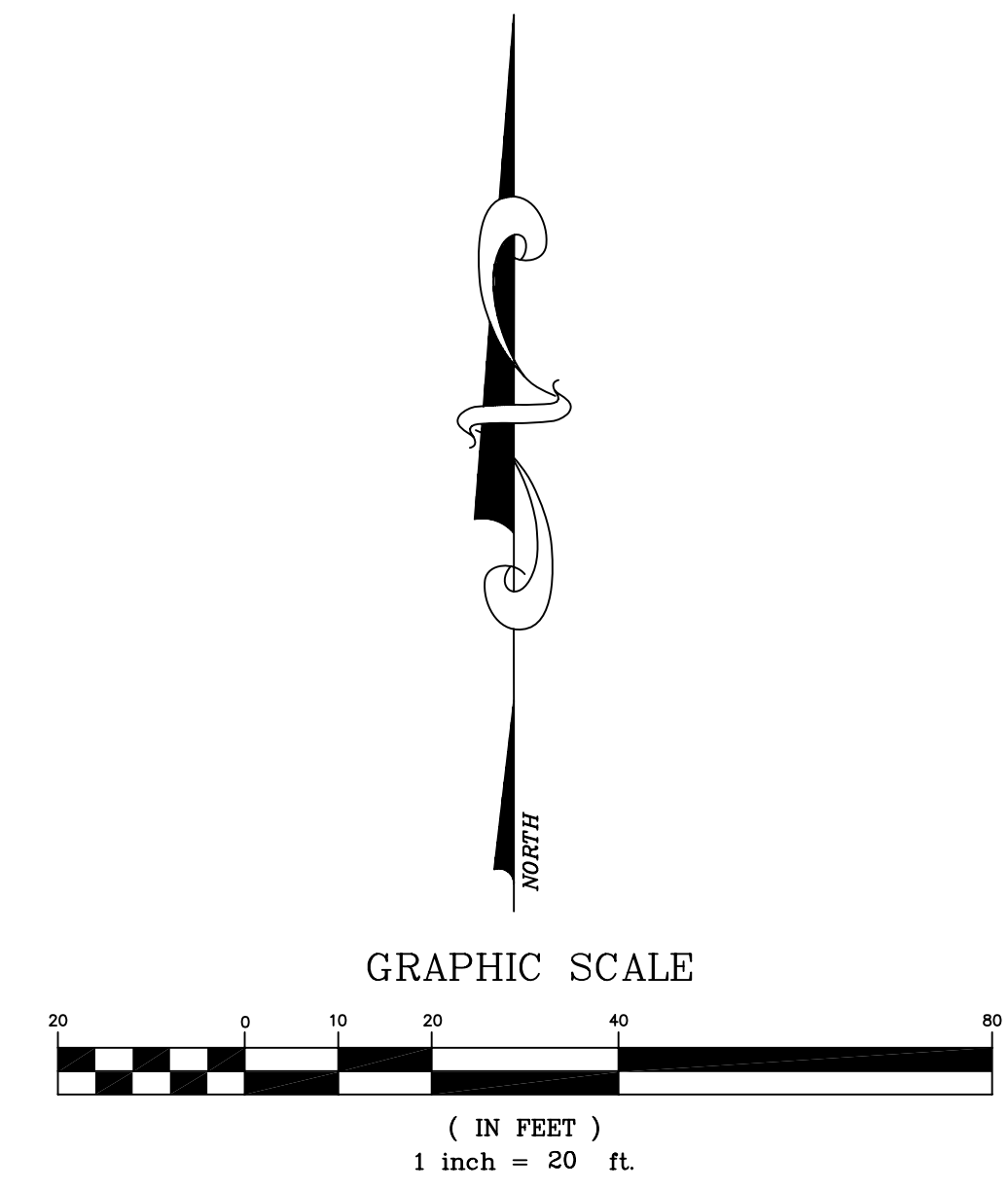
Course: N 00-19-14 E Distance: 93.02  
 Course: N 71-07-56 E Distance: 109.10  
 Arc Length: 37.88 Radius: 45.00 Delta: -48-14-12  
 Course: S 20-46-46 W Distance: 110.02  
 Course: N 89-41-50 W Distance: 90.82

Perimeter: 440.84 Area: 12394.16 0.28 acres  
 Mapcheck Closure - (Uses listed courses & COGO Units)  
 Error of Closure: 0.002 Course: N 43-37-17 E  
 Precision 1: 191707.68



## Notes

- 1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY FLATIRONS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 2) 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.
- 3) THIS LAND SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF MICHAEL AND JUDITH MILLER, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- 4) THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- 5) BASIS OF BEARINGS: A PLATTED BEARING OF SOUTH 89°41'50" EAST ALONG THE SOUTH LINE OF LOTS 16 & 8-10 BETWEEN TWO OFFSET CHISELED CROSSES AS SHOWN HEREON.
- 6) ONLY SURFACE EVIDENCE OF SPECIFIC 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.
- 7) 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.
- 8) THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- 9) ONLY SPECIFIC IMPROVEMENTS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES. THIS IS NOT AN IMPROVEMENT SURVEY PLAT AS DEFINED BY C.R.S. 38-51-102 (9).
- 10) DATES OF FIELDWORK: MARCH 2 & 3, 2009
- 11) FENCE LINES ARE NOT COINCIDENT WITH PROPERTY LINES AS SHOWN AND DIMENSIONED HEREON.
- 12) THE SWING SET AND PRESS EXTEND ACROSS THE NORTHERLY PROPERTY LINE AS SHOWN AND DIMENSIONED HEREON.
- 13) THE LOCATION OF THE ORNIMENTAL STRUCTURE AND SWING SET SHOWN HEREON IS BASED ON FIELD INFORMATION PROVIDED ON MARCH 2, 2009 AND ON MARCH 3, 2009 HAVE BEEN MOVED BASED ON THIS SURVEY.



## Surveyor's Statement

I, JOHN B. GUYTON, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., TO MICHAEL AND JUDITH MILLER, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON MARCH 3, 2009; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-106 "LAND SURVEY PLAT".

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

FSI JOB NO. 09-55,642

## Depositing Certificate

SUBMITTED TO BOULDER COUNTY LAND USE FOR RECORDING ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_.

LAND SURVEY PLAT PREPARED FOR MICHAEL AND JUDITH MILLER (See Note 3) SHEET 1 OF 1		
DRAWN BY: K.D. WOHLMAN	<b>Flatirons, Inc.</b> Surveying, Engineering & Geomatics	
DATE: MARCH 3, 2009	MAIN OFFICE 3825 IRLS AVE., STE. 100 BOULDER, CO 80301 PH: (303) 443-7001 FAX: (303) 443-9830	BRANCH OFFICE 655 FOURTH AVENUE LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355
FSI JOB NO. 09-55,642	www.FlatironsInc.com COPYRIGHT 2009 FLATIRONS, INC.	
	INT: DATE:	
	REVISIONS:	CHECKED BY:
		ZG/NW/ETB