

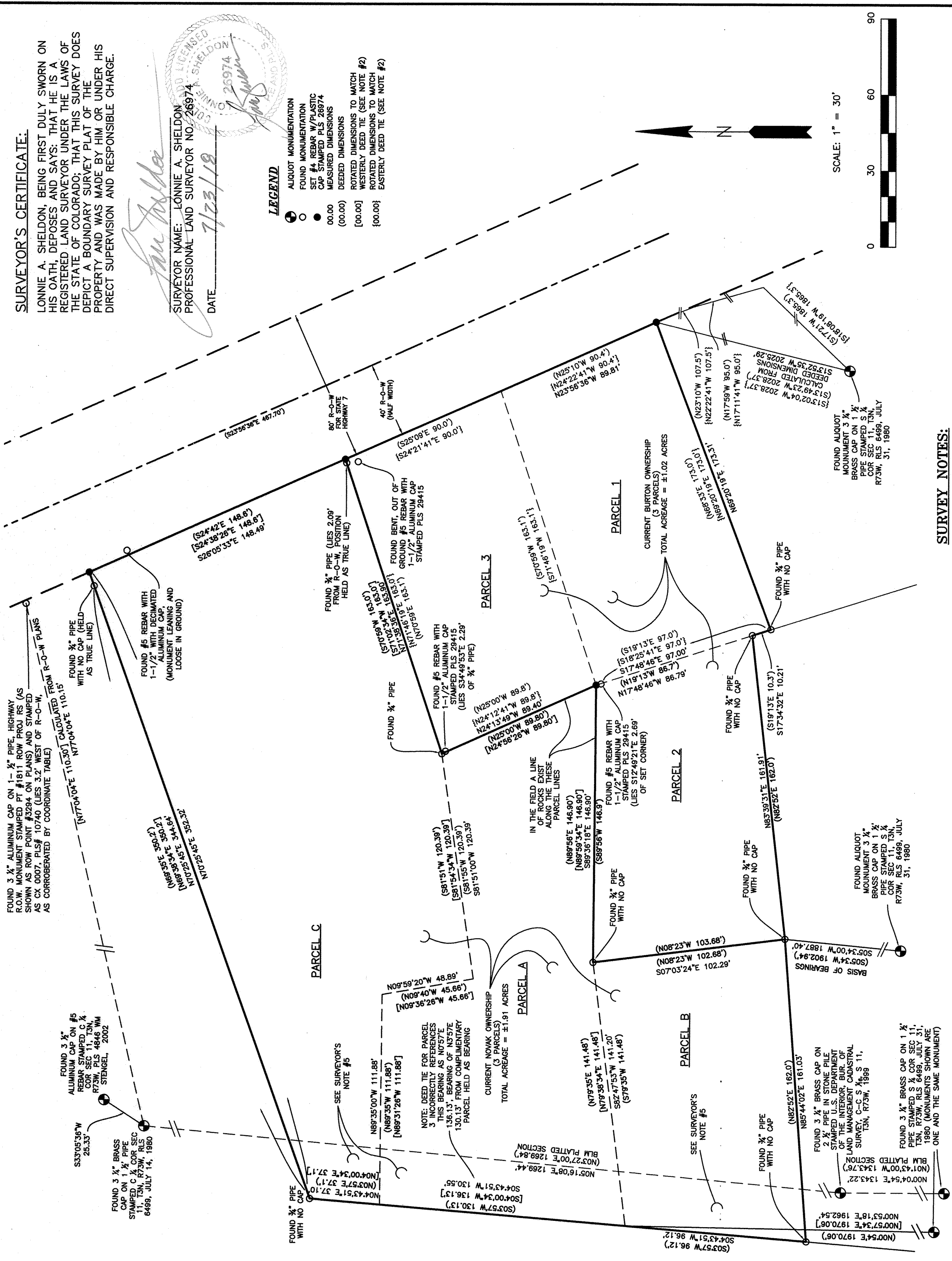
# LAND SURVEY PLAT

PORTIONS OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW ¼ OF SE ¼) OF SECTION 11, T3N, R73W OF THE 6th P.M., BOULDER COUNTY, STATE OF COLORADO.

**SURVEYOR'S CERTIFICATE:**  
 LONNIE A. SHELDON, BEING FIRST DULY SWORN ON HIS OATH, DEPOSES AND SAYS: THAT HE IS A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS SURVEY DOES DEPICT A BOUNDARY SURVEY PLAT OF THE PROPERTY AND WAS MADE BY HIM OR UNDER HIS DIRECT SUPERVISION AND RESPONSIBLE CHARGE.

SURVEYOR NAME: LONNIE A. SHELDON  
 PROFESSIONAL LAND SURVEYOR NO. 26974  
 DATE: 7/23/18

- LEGEND**
- ALLOTMENT MONUMENTATION
  - FOUND MONUMENTATION
  - DEED MONUMENTATION
  - MEASURED DIMENSIONS
  - DEEDED DIMENSIONS
  - ROTATED DIMENSIONS TO MATCH WESTERLY DEED (SEE NOTE #2)
  - ROTATED DIMENSIONS TO MATCH EASTERLY DEED (SEE NOTE #2)



**LEGAL DESCRIPTION**

(FROM DEED AT RECEPTION #03482869 (NOVAK DEED) AT RECEPTION #03393553:  
 PARCEL A:  
 BEGINNING AT A POINT FROM WHICH THE S 1/4 CORNER OF SEC. 11, T3N, R73W OF THE 6th P.M., BEARS S 0°54'W, 1,970.06 FEET; THENCE N79°35'E, 141.48 FEET; THENCE N89°56'E, 146.90 FEET; THENCE N29°00'W 89.80 FEET; THENCE S81°51'W, 120.39 FEET; THENCE S3°57'W, 130.13 FEET TO THE PLACE OF BEGINNING, COUNTY OF BOULDER, STATE OF COLORADO.

**LEGAL DESCRIPTION**

(FROM DEED AT RECEPTION #03482870 (BURTON DEED):  
 A TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHERE THE S ¼ CORNER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 73 WEST OF THE 6th P.M. BEARS S 17°21' WEST (VAR. 14' E), 1,865.3 FEET; THENCE NORTH 17°59' WEST 95.0 FEET AND NORTH 23°10' WEST 107.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 25°10' WEST 90.4 FEET, THENCE SOUTH 70°59' WEST 163.1 FEET, THENCE SOUTH 19°13' EAST 97.0 FEET, THENCE NORTH 68°33' EAST 173.0 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

**LEGAL DESCRIPTION**

(A TRACT OF LAND SITUATED IN SECTION 11, TOWNSHIP 3 NORTH, RANGE 73 WEST OF THE 6th P.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT FROM WHICH THE S ¼ CORNER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 73 WEST OF THE 6th P.M., BEARS SOUTH 5°34' WEST 1,620.0 FEET; THENCE NORTH 17°59' WEST 95.0 FEET; THENCE NORTH 23°10' WEST 107.5 FEET; THENCE NORTH 25°10' WEST 90.4 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 70°59' WEST 163.1 FEET; THENCE NORTH 25°00' WEST 89.8 FEET; THENCE NORTH 70°59' EAST 163.0 FEET; THENCE SOUTH 25°09' EAST 90.0 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

**SURVEY NOTES:**

- THE BASIS OF BEARINGS FOR THIS SURVEY IS FROM THE SOUTHEAST CORNER OF PARCEL B AS DESCRIBED IN DEED FOUND AT RECEPTION #0342869 (NOVAK DEED) TO THE SOUTH ¼ CORNER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 73 WEST OF THE 6th P.M., TO BEAR S05°34'00"W BEING MONUMENTED ON THE NORTH END BY A 3/4" DIAMETER PIPE WITH NO CAP AND ON THE SOUTH END BY A 3-1/4" BRASS CAP STAMPED S ¼ COR, SEC 11, T3N, R73W RLS 6499, JULY 31, 1980, WITH ALL BEARINGS CONTAINED HEREON RELATIVE THERETO.
- ALL BEARINGS FOR PARCEL B OF SAID NOVAK DEED AND THE SECOND PARCEL DESCRIBED IN DEED DESCRIBED IN DEED FOUND AT RECEPTION #03482870 (BURTON DEED) ARE RELATIVE THE ABOVE DESCRIBED BASIS OF BEARINGS AND WERE THEREFORE NOT ROTATED. THE OTHER PARCELS FROM SAID DEEDS WERE ROTATED TO MATCH THE FIRST BEARING OF EACH LEGAL ORIGINATING FROM THE S ¼ CORNER OF S11, T3N, R73W OF THE 6th P.M. TO THE DESCRIBED LOCATION OF SAID S ¼ CORNER. PARCELS A AND C OF SAID NOVAK DEED WERE ROTATED CLOCKWISE 0°03'34", THE FIRST AND THIRD PARCEL OF SAID BURTON DEED WERE ROTATED COUNTER-CLOCKWISE 0°47'19" TO MATCH THE LOCATION OF SAID S ¼ CORNER DESCRIBED IN SAID PARCEL B OF SAID NOVAK DEED.
- THE R-O-W FOR STATE COLORADO HIGHWAY 7 WAS LOCATED BY OVERLAYING SURVEY CONTROL POINTS FOUND ON CDOT LAND SURVEY CONTROL DIAGRAM PLANS DATED 4-14-2017. MULTIPLE COMMON POINTS WERE LOCATED AND FIELD VERIFIED TO TIE THE CENTERLINE LOCATION OF THE 80' WIDE R-O-W USING THE COORDINATE TABLE FOR CORRESPONDING POINTS. THE R-O-W LOCATION IS SHOWN HEREON, THE POINTS USED FOR VERIFICATION WERE SURVEYED AND CHECKED WITH THE PLANS, THE R-O-W IS ORIENTED FROM A FOUND 3 ¼" ALUMINUM CAP ON 1-½" PIPE, HIGHWAY R.O.W. MONUMENT STAMPED PT #1811 ROW PROJ RS (AS SHOWN AS R-O-W, AS CORROBORATED BY COORDINATE TABLE) TO C ¼ CORNER OF SECTION 11 (3 ¼" BRASS CAP ON 1 ½" PIPE STAMPED C ¼ COR SEC 11, T3N, RLS 6499, JULY 14, 1980) TO BEAR N77°04'04"E AS SHOWN HEREON. THE R-O-W AS DELINEATED HEREON WAS HELD AS THE EASTERLY PROPERTY LINE OF THE TRACTS ABUTTING THE R-O-W. SIDE LINES OF ABUTTING TRACTS WERE SHORTENED OR LENGTHENED TO TERMINATE AT SAID WESTERLY R-O-W.
- RESEARCH FOR THIS SURVEY CONSISTED OF LOCAL DEEDS, BLM SURVEYS, ROW DOCUMENTS FROM CDOT AND A LAND SURVEY PLAT OF THE 3 NORTHERLY AND WESTERLY PARCELS (NOVAK PARCELS). SEVERAL OF THE CORNERS FROM THAT SURVEY WERE FOUND TO BE OUT OF RANGE NEAR THE SOUTHWEST LINE OF PARCEL 3 OF THE NOVAK PARCELS. CORNERS WERE SET FROM ACCEPTED CORNERS AS SHOWN HEREON.
- THE FOREST SERVICE (BLM) LAND ON THE WEST SIDE IS FROM A RESURVEY OF SECTION 11 WHICH POST-DATES THE SALE OF THE DEEDS AND IT IS THEREFORE NOT CERTAIN THAT THE LOCATION OF THE RESURVEY EFFORT REFLECTS HISTORIC LOCATIONS OF SECTION 11 SHOWN HEREON. THIS SURVEY DOES NOT ATTEMPT TO DETERMINE OWNERSHIP OF LANDS FALLING BETWEEN SAID EAST LINE AND THE WESTERLY LINES OF THE NOVAK PARCELS.
- THE UNIT OF MEASUREMENT FOR THIS SURVEY IS THE U.S. SURVEY FOOT.
- SITE ADDRESS(ES):  
 NOVAK PROPERTY: 11474 PEAK TO PEAK DRIVE/353 HIGHWAY 7 ALLENSPARK, CO.  
 BURTON PROPERTY: 11482 PEAK TO PEAK DRIVE/353 HIGHWAY 7 ALLENSPARK, CO.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS OF THE DATE 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 CERTIFICATION DATE SHOWN HEREON.

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|-------------|------------|
| PROJ. NO.   | 2018-08-14 |
| SHEET       | 1          |
| OF          | 1          |
| DATE:       | 7-18-2018  |
| SCALE:      | 1" = 30'   |
| CHECKED BY: | LAS        |
| DRAWN BY:   | ITB        |
| SHEET       |            |
| DATE        |            |
| REVISION    |            |
| BY          |            |

**BURTON/NOVAK BOUNDARY SURVEY**  
**PORTION OF S11, T3N, R73W, 6th P.M.**  
**BOULDER COUNTY, COLORADO**

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LS-18-0214