

Reception #2018020554

3-6-18

12:02:17 PM

County of Jefferson

State of Colorado

#20

Parcel Description

(PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY)
DEED RECORDED ON 04/17/2015 AT REC. NO. 2015037158

LOTS 1 AND 2 AND THE EAST 41.3 FEET OF LOT 3, BLOCK 9,
SECOND RESUBDIVISION OF IDLEWILD,
COUNTY OF JEFFERSON,
STATE OF COLORADO.

LAND SURVEY PLAT

LOTS 1, 2 AND A PORTION OF 3, BLOCK 9, SECOND RESUBDIVISION OF IDLEWILD,
LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

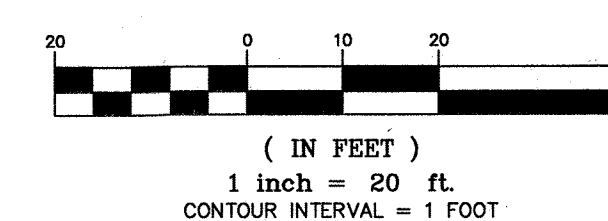
Notes

- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER AB0517922, DATED 11-10-2016, IS 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 COMMITMENT.
- 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 LAND SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF ENERTIA CONSULTING GROUP AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, 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: A BEARING OF N89°35'32"E ALONG THE NORTH LINE OF THE SUBJECT PARCEL AS SHOWN ON THE ALTA/NSPS LAND TITLE SURVEY, AS RECORDED IN JEFFERSON COUNTY AT RECEPTION NO. 2016104161, BETWEEN A FOUND #4 REBAR W/1" PINK PLASTIC CAP STAMPED "MG LLC LS 37890" AT THE NORTHWEST CORNER OF THE SUBJECT PARCEL AND A FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED "COX" AT THE NORTHEAST CORNER OF THE SUBJECT PARCEL AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND STRUCTURES. 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 18-4-508. 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.
- THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTOCAD CIVIL 3D (DIGITAL TERRAIN MODELING) SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS. DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION AND LOCAL VARIATIONS IN TOPOGRAPHY, THE CONTOUR SHOWN MAY NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. TOPOGRAPHY SHOWN HEREON COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
- A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK AT THE SOUTHWEST CORNER OF THE SUBJECT PARCEL, BEING A FOUND #4 REBAR W/1" PINK PLASTIC CAP "MG LLC LS 37890" WITH AN ELEVATION OF 5568.56 FEET. A CHECK SHOT, 0.1±, WAS TAKEN ON NGS POINT S 405, BEING A STAINLESS STEEL ROD STAMPED "S 405 1984" LOCATED 1.9 MILES FROM SITE, WITH A PUBLISHED ELEVATION OF 5594.97 FEET (NAVD88). NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THIS ELEVATION.
- 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).
- DATE OF FIELDWORK: AUGUST 8, 2017 (C. GAMET)
- ALTA/NSPS LAND TITLE SURVEY DRAWN BY CWC CONSULTING GROUP DATED 10/15/2016 REC NO. 2016104161 WAS CONSIDERED IN THE PREPARATION OF THIS SURVEY.
- FENCES ARE NOT COINCIDENT WITH THE LOT LINES AS SHOWN HEREON.

Legend

- FOUND MONUMENT AS DESCRIBED
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (P) AS PER THE PLAT OF "SECOND RESUBDIVISION OF IDLEWILD" REC NO. 46405209 RECORDED ON 10/10/2016
- CONCRETE
- EDGE OF ASPHALT
- RIP RAP
- FENCE
- DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- WATER LINE SCALED FROM MAPS
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- GAS LINE
- STORM SEWER LINE
- STORM SEWER MANHOLE
- OVERHEAD UTILITY LINE
- UTILITY POLE
- GUY WIRE
- CENTERLINE
- <NAME> PARCEL OWNERSHIP INFORMATION
- CONC CONCRETE
- ELEV ELEVATION
- INV INVERT
- CMP CORRUGATED METAL PIPE

GRAPHIC SCALE



Boundary Closure Report

Course: S00°14'02"W Length: 129.17'
Course: S89°35'32"W Length: 241.30'
Course: N00°14'02"E Length: 149.40'
Course: N89°35'32"E Length: 221.08'
Length: 31.64' Radius: 20.00'
Delta: 90°38'30" Course: S45°04'21"E
Chord: 28.44'
Error Closure: 0.00 Course: N46°54'41"W
Error North: 0.001 East: -0.001
Precision 1: 769390000

Depositing Certificate

DEPOSITED THIS ____ DAY OF _____, 20____ AT ____ O'CLOCK ____ M. IN
BOOK ____ OF LAND SURVEY PLATS AT PAGE ____ OF THE
RECORDS OF JEFFERSON COUNTY, COLORADO.

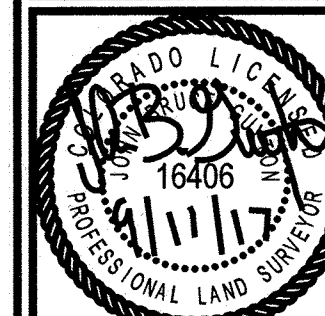
SIGNED: _____

TITLE: _____

BY: _____

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

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3660 DOWING ST
BOULDER, CO 80301
PH: (303) 443-7601
FAX: (303) 443-9536

JOB NUMBER:
17-69,817
DATE:
08/18/2017
DRAWN BY:
S. BEANE
CHECKED BY:
B.L.O./B.O.L./T.D.H.

SHEET 1 OF 1