



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: June 7, 2022

AGENDA TITLE

Second reading and consideration of a motion to adopt Ordinance 8519 authorizing and directing the acquisition of various property interests, within and outside city limits, by purchase or eminent domain proceedings, for the construction of the main sewer improvements project; and setting forth related details.

PRESENTERS

Nuria Rivera-Vandermyde, City Manager
Teresa Tate, City Attorney
Leila Behnampour, Assistant City Attorney
Joe Taddeucci, Public Utilities Director
Chris Douville, Public Utilities Deputy Director of Operations
Cole Sigmon, Wastewater Treatment Manager
Chris Olson, Civil Engineering Senior Project Manager

EXECUTIVE SUMMARY

The Main Sewer Improvements Project (“Project”) supports goals identified in Boulder’s Wastewater Collection System Master Plan (“WWCSMP”). The Project will strengthen wastewater infrastructure, protect public health, reduce flood vulnerability, and conserve the environment. It is a routine Utilities’ capital improvement project.

There are four components to the Project: (1) Rehabilitation of the existing main interceptor sewer north of Valmont Road between 57th Street and 75th Street; (2) Rehabilitation of sections of the main interceptor sewer located near the intersection of

Pearl Parkway and 55th Street and continuing east to Valmont Road and Butte Mill Road; (3) Installation of a new main interceptor between the intersection of Valmont Road and Butte Mill Road and the Boulder Water Resource Recovery Facility at 75th Street (“WRRF”); and, (4) Replacement of a siphon that crosses Boulder Creek from the Gunbarrel neighborhood to the WRRF.

Primary goals

The primary goals of the Project include:

- Rehabilitating the aging and structurally deficient main interceptor pipeline, and installing a new corrosion-resistant pipeline to provide at least 75 years of reliable service.
- Decreasing the flood vulnerability of the Main Interceptor Sewer by directing the majority of flows away from the Boulder Creek channel to avoid proximity to flood events.
- Increasing the existing sewer capacity to meet the 25-year level of service and population growth according to the WWCSMP.
- Providing a low maintenance, highly reliable solution that does not rely on pumping or the use of additional inverted siphons.
- Replacing the aging Gunbarrel inverted siphon crossing of Boulder Creek with a new inverted siphon pipeline designed for improved operation and maintenance.

The total Project cost is estimated at \$61 million. While the Project does not have any federal funding at this time, the city has elected to follow federal property acquisition guidelines. The city has been working collaboratively with property owners to obtain necessary property interests for the Project and anticipates cooperation. However, not having eminent domain authority as a potential last resort could jeopardize the completion of this important public health and environmental risk mitigation project.

Staff requests that City Council consider an ordinance authorizing and directing the acquisition of all necessary properties and easements through purchases or eminent domain proceedings in the event open market discussions are not successful with all adjacent property owners. Within the last several years, City Council has enacted similar ordinances prior to negotiations with landowners. This approach allows the Project to proceed efficiently, ensuring the city is able to stay on schedule, and is equitable in that all landowners are treated the same.

Proposed Ordinance 8519 (**Attachment A**) is included for council consideration. The proposed ordinance includes an Exhibit A which is the right-of-way drawings and the Project key map indicating the various property locations.

STAFF RECOMMENDATION

Suggested Motion Language:

Staff requests council consideration of this matter and action in the form of the following motion:

Motion to adopt Ordinance 8519 authorizing and directing the acquisition of various property interests, within and outside city limits, by purchase or eminent domain proceedings, for the construction of the main sewer improvements project; and setting forth related details.

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS

- **Economic** – The Project is a fundamental part of achieving the WWCSMP goal of conveying wet-weather sanitary sewer flows projected in a 25-year wet weather event to the WRRF. Expanded capacity, increased reliability, and reduced flood vulnerability in the wastewater utility support the needs of all segments of the Boulder community and the public health of downstream communities.
- **Environmental** – The Project will decrease sanitary sewer overflows. Expanding the capacity of the wastewater collection system will also decrease instances of sewer backups, especially those arising from wet weather events. While a pipeline project of this size will involve environmental impacts during construction, Utilities staff worked with OSMF staff and other stakeholders on a non-monetary multi-criteria alternatives analysis that included environmental vulnerability and ecological impacts among the highest weighted selection criteria to select the most favorable alignment. The selected alignment also avoids the need for a lift station, which would have increased energy usage and greenhouse gas emissions.
- **Social** – The benefits of the Project will improve the level of service for the entire service area and reduce public health risks of sanitary sewer overflows to downstream communities. Reliable wastewater collection infrastructure is essential to a healthy, thriving community.

OTHER IMPACTS

- **Fiscal** – The estimated overall Project cost of \$61 million includes preliminary and final design, permitting, easement acquisition, construction, and construction management services during construction. Eighty six percent of the Project budget has been approved in prior years, and an additional \$8.3 million will be recommended by Utilities staff in the 2023 capital improvements program budget process. This cost increase will be covered by a planned five percent wastewater utility rate increase. The Project will be partly financed through a 2022 water and

wastewater bond (\$14 million) and partly financed through a 2023 water and wastewater bond (approximately \$42 million).

- **Staff time** – Operation and maintenance of the Project will be covered by existing Utilities Department staff in the Utilities Maintenance workgroup.

RESPONSES TO QUESTIONS FROM COUNCIL AGENDA COMMITTEE

None.

BOARD AND COMMISSION FEEDBACK

Staff has provided periodic updates to the Water Resources Advisory Board (“WRAB”) on the Project. WRAB has been supportive of the Project.

PUBLIC FEEDBACK

This Project was approved by the Boulder County Land Use Planning Commission and the Boulder County Board of Commissioners following a Location and Extent Areas and Activities of State Interest (1041) Review, following public outreach, and including public comment opportunities. The Project has also been presented to the Open Space Board of Trustees and the Water Resources Advisory Board, which included opportunities for public feedback.

Project staff has met with the property managers and owners where easement and/or right-of-way interests and needs are anticipated. Project staff has taken into account property owners’ uses of property and incorporated that into the design wherever possible to minimize any disturbance or disruption to the properties.

BACKGROUND

The city owns and operates approximately 360 miles of sanitary sewer that comprises its wastewater collection system. In 2016, the city completed its WWCSMP, which determined that the city’s wastewater collection system generally has adequate capacity to convey dry weather flows to the WRRF. However, during significant rainfall events, the collection system can become hydraulically overloaded with the introduction of inflow and infiltration to the system. The Project encompasses one of the four top priority projects identified in the WWCSMP.

The existing interceptor sewer is a 42-inch-diameter pipeline that conveys domestic wastewater from the majority of the city to the WRRF. The interceptor begins at the intersection of Valmont Road and Butte Mill Road and roughly follows South Boulder Creek and Boulder Creek to its terminus at the WRRF on North 75th Street. This pipe has been in continuous operation for over 50 years and is experiencing corrosion, is currently flowing at its designed capacity, is susceptible to washout due to its location, has been damaged by flooding in 2013 and 2015, and is reaching the end of its expected lifespan.

Therefore, the city proposed to construct a new, larger pipeline in an alternative alignment farther from flood hazards and from Boulder Creek.

The existing interceptor will be left in place and rehabilitated, as the portions east of Fourmile Canyon Creek will continue to carry flows from the Fourmile Trunk Sewer (serving north Boulder) and a lateral sewer originating at a small area east of Boulder Municipal Airport. The approximately 3,800 linear feet of the existing interceptor west of this area will also be rehabilitated, and, therefore, can be used as an emergency backup for the new interceptor. The city has chosen to include rehabilitation and reinforcement of the existing interceptor sewer with the permitting for the new interceptor.

The Project is subject to review under the Boulder County 1041 Regulations in Article 8 of the Code as an Activity of State Interest and as being within an Area of State Interest pursuant to Article 8-401, and the city has obtained conditional approval ([Docket SI-18-003](#)). The Gunbarrel siphon replacement portion of the Project was combined with the larger Project after 1041 approval, and will require a site plan review approval from Boulder County Planning Division.

Where land interest is required, the Project staff has reached out to all property owners to introduce the Project and inquire into property acquisition on the open market. Property owners are generally in support of the Project and expressed interest in working with the city to implement the Project improvements. Moving forward with property acquisitions preserves the construction timeline.

ANALYSIS

On previous capital improvement projects that required permanent easements and/or public rights of way, staff have generally been able to reach agreements with property owners. Historically, staff's approach to property acquisition has been to negotiate with property owners in good faith in hopes of securing agreements in a timely manner before construction. When property owners consent to the Project, agreement can usually be reached in a straightforward manner. However, when some property owners do not consent to the Project and acquisition, there are significant challenges for all involved, including Project delays and potentially inequitable impacts to some property owners.

The city has hired a right of way agent to assist in the property acquisition process and has been following a process that is outlined in the federal property acquisition guidelines (the Uniform Relocation Assistance and Real Property Acquisition Act of 1970). The "Uniform Act" defines the requirements and responsibilities of the government entity acquiring the property and establishes firm negotiation timelines so that the process moves forward to a reasonable conclusion for both parties.

The Uniform Act protects private owners' interests to prevent the government from abusing its power or influence. The Uniform Act requires a determination of "fair market value" by a professional appraiser at the government's expense. Property owners also are given the option to get their own appraisals, which are also paid for by the government.

These appraisals then become the basis for arriving at a final negotiated settlement or acquisition price. If the negotiating parties still cannot reach an agreement, then the matter moves on to the judicial system, where a judge or jury determines the fair market value of the property to be acquired.

Within the footprint of the needed easements areas, there are no encroachments onto private structures that would be disruptive or cumbersome to relocate. All needed easement locations are on properties zoned as residential, agricultural, and industrial. There is no reason to believe that the construction of the Project improvements will diminish any property owners' property value or operation, or residents' quality of life.

The reason for this request to council is to support the completion of work in a timely manner, to diligently move the Project along to construction and to ensure that each property owner is equitably compensated based on the same methods as required in the Uniform Act. Staff will continue to negotiate in good faith with those property owners from whom easements and/or right of way need to be secured and does not intend to initiate any eminent domain action until late 2022, if necessary.

If negotiations fail with any property owner and use of eminent domain authority is not granted, the Project improvements cannot be constructed.

For more information on the Project, please contact Cole Sigmon, Co-Project Manager, and Chris Olson, Co-Project Manager, both with the city's Utilities Department: sigmonc@bouldercolorado.gov and olsonc@bouldercolorado.gov. Information regarding the Project is available on the city's [website](#).

NEXT STEP

Second reading is scheduled for June 7, 2022. Given the administrative nature of this Utilities capital improvements project, Proposed Ordinance 8519 will be brought forward on the consent agenda on June 7.

ATTACHMENT

A – Proposed Ordinance 8519
(includes an Exhibit A – Right of Way Drawings – Project Key Map Indicating Property Needs and Ownership Tabulations)

ORDINANCE 8519

AN ORDINANCE AUTHORIZING AND APPROVING
ACQUISITION OR CONDEMNATION OF CERTAIN
PROPERTIES WITHIN AND OUTSIDE CITY LIMITS FOR THE
MAIN SEWER IMPROVEMENTS PROJECT; AND SETTING
FORTH RELATED DETAILS.

THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO, FINDS AND
RECITES THE FOLLOWING:

A. The City of Boulder, Colorado (the “City”) is a home-rule city in the State of Colorado.

B. The City is vested with all powers of eminent domain and condemnation pursuant to Article XX of the Colorado Constitution and the City Charter.

C. The City of Boulder Charter delegated City Council with legal authority and power of eminent domain.

D. The City, through the Boulder City Council (“City Council”), has approved a main sewer improvements project north of Valmont Road between 57th Street and 75th Street (the “Project”) within and outside city limits, to:

- i. Rehabilitating the aging and structurally deficient main interceptor pipeline and installing a new corrosion-resistant pipeline to provide at least 75 years of reliable service.
- ii. Decreasing the flood vulnerability of the Main Interceptor Sewer by directing the majority of flows away from the Boulder Creek channel to avoid proximity to flood events.
- iii. Increasing the existing sewer capacity to meet the 25-year level of service and population growth according to the Wastewater Collection System Master Plan.
- iv. Providing a low maintenance, highly reliable solution that does not rely on pumping or the use of additional inverted siphons.
- v. Replacing the aging Gunbarrel inverted siphon crossing of Boulder Creek with a new inverted siphon pipeline designed for improved operation and maintenance.

1 E. City Council has determined that there is a need and necessity to acquire certain
2 property interests identified in this Ordinance for the construction of the Project, and that the
3 acquisition of the property interests serve and benefit the public health, safety, or welfare of the
4 City's residents.

5 F. The property sought to be acquired for the Project includes acquisition of the
6 property interests described in **Exhibit A**, attached hereto and incorporated herein by this reference
7 (the "Properties"), and the Properties are purportedly owned by the persons or entities described
8 in **Exhibit A** (the "Property Owners").

9 G. City Council finds and determines that City staff, consultants, or agents are
10 authorized to commence or continue good faith negotiations for the acquisition of the Properties
11 with the Property Owners and to make good faith offers for the Properties.

12 H. City Council finds and determines that if the Properties cannot be obtained
13 voluntarily, the City, by and through City staff, consultants, or agents, is authorized to use its
14 power of eminent domain to commence condemnation proceedings to acquire the Properties and
15 prosecute the proceedings to conclusion.

16 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER,
17 COLORADO:

18 Section 1. The acquisition of the Properties as described in **Exhibit A** is necessary for
19 construction of the Project.

20 Section 2. The City, its staff, consultants, or agents are authorized to negotiate in good
21 faith and to make offer(s) of compensation with the Property Owners for the acquisition of the
22 Properties, with any final agreement subject to the approval of the city manager.

23 Section 3. If negotiations for the acquisition of the Properties voluntarily prove
24 unsuccessful, the City, its staff, consultants, or agents are authorized to acquire by means of
25 eminent domain the Properties and are authorized to employ or continue to employ all necessary
persons for this purpose, including special condemnation counsel, if necessary, and appraisers,
surveyors, engineers, and other experts.

1 Section 4. Immediate possession of the Properties is necessary and required for the
2 construction of the Project for the reasons and purposes described herein. The City's staff,
3 consultants, or agents are authorized to obtain immediate possession of the Properties.

4 Section 5. The City's staff, consultants, or agents, consistent with the intent of the
5 Project, shall have the authority to amend the legal descriptions of the parcels to be acquired or
6 the nature of the interests to be acquired, as deemed necessary for the Project, and any such
7 amendments shall be included in the definition of Properties contained herein.

8 Section 6. All prior acts and actions taken by the City's officers, agents and attorneys in
9 connection with the acquisition of the Properties is hereby ratified and approved.

10 Section 7. This Ordinance is necessary to protect the public health, safety, and welfare
11 of the residents of the City and covers matters of local concern.

12 Section 8. City Council deems it appropriate that this Ordinance be published by title
13 only and orders that copies of this Ordinance be made available in the office of the city clerk for
14 public inspection and acquisition.
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1 INTRODUCED, READ ON FIRST READING, AND ORDERED PUBLISHED BY
2 TITLE ONLY this 17th day of May 2022.

3
4
5 _____
6 Aaron Brockett,
7 Mayor

8 Attest:

9 _____
10 City Clerk

11 READ ON SECOND READING, PASSED AND ADOPTED this 7th day of June 2022.

12
13
14 _____
15 Aaron Brockett,
16 Mayor

17 Attest:

18 _____
19 City Clerk



City of Boulder Main Sewer Improvements

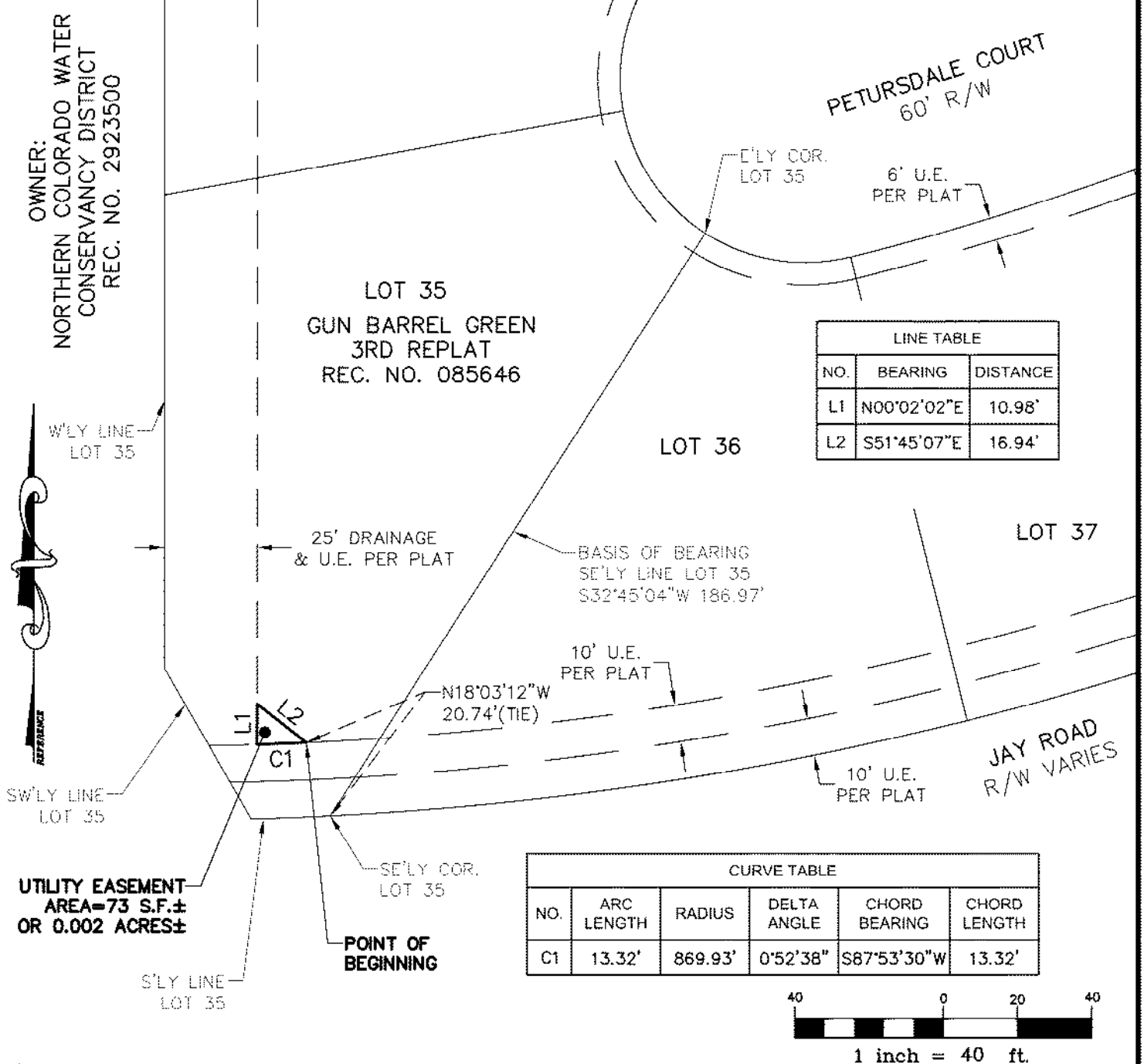
EXHIBIT A to Ordinance 8519

Parcel List

Property ID	County Parcel No.	Property Owner	Property Address	Final Perm. & Access Ease. Sq. Ft.	Final Temp. Ease. Sq. Ft.
S-001	146313212014	SWOBODA, MARSHA L.	7126 Petursdale Ct	-	73
S-002	146313000001	NORTHERN COLORADO WATER CONSERVANCY DIST		8,384	4,739
NI-001a	146314000029	MOCKINGBIRD FARM NUMBER 4 LLC	6916 JAY RD	16,170	-
NI-001	146314000040	LISCO DANIEL J AND CINDY	6936 JAY RD	-	28,000
NI-002	146314000030	COUNTY OF BOULDER (Walden Ponds)	3893 N 75TH ST	34,725	54,872
NI-003	146313300005	The County of Boulder, a body corporate and politic existing under the laws of the State of Colorado (Walden Ponds)	3893 N 75TH ST	84,547	44,947
NI-004	146323000001	STATE OF COLORADO	VALMONT DR	215,609	166,507
NI-005	146324000008	The County of Boulder, a body corporate and politic existing under the laws of the State of Colorado (Walden Ponds, County PW facility)	3897 N 75TH ST	26,416	12,055
NI-006	146324000009	STATE OF COLORADO	3653 N 75TH ST	71,336	17,723
NI-007	146323000006	BUGTOWN LAND COMPANY LLC	6405 VALMONT RD	58,514	92,773
NI-008	146323000032	KEETER, BENJAMIN C & MARY KAY	6423 VALMONT RD	3,184	-
NI-009	146323000030	VALMONT PROPERTIES LLC	6379 VALMONT RD	52,506	-
NI-010	146323000031	KEETER, HARLEY I. & JOY E.	6379 VALMONT RD	13,751	-
NI-011	146323000017	BOTTERILL, JOHN R. & HOUCK, JAN M.	6327 VALMONT RD	17,423	-
NI-012	146322400021	LOVELAND READY MIX CONCRETE INC	3180 61ST ST	63,928	44,661
NI-013	146322400038	BUTTE BLACKSMITH LLC	6095 VALMONT RD	3,796	-
NI-013a	146322400017	MARTIN MARIETTA MATERIALS	5959 VALMONT DR	1,635	9,739
NI-014	146327000003	WESTERN DISPOSAL INC	5880 BUTTE MILL RD	31,000	24,000

S-001

EXHIBIT "A"



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 40'

FILE: R13178

SHEET: 1 OF 2

W/O #:

UTILITY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 35, GUN BARREL GREEN 3RD REPLAT, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 085646, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

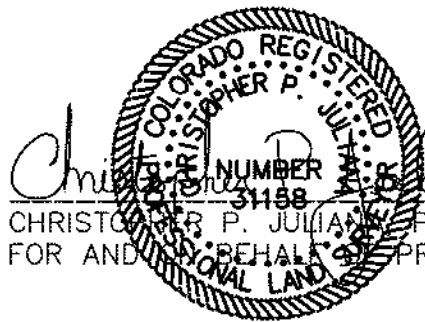
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTHEASTERLY LINE OF SAID LOT 35 AND ASSUMED TO BEAR S32°45'04"W A DISTANCE OF 186.97 FEET FROM THE EASTERLY CORNER OF SAID LOT 35 TO THE SOUTHEASTERLY CORNER OF SAID LOT 35;

BEGINNING AT A POINT WHICH BEARS N18°03'12"W A DISTANCE OF 20.74 FEET FROM SAID SOUTHEASTERLY CORNER;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 13.32 FEET, HAVING A RADIUS OF 869.93 FEET, THROUGH A CENTRAL ANGLE OF 00°52'38" AND A CHORD WHICH BEARS S87°53'30"W A DISTANCE OF 13.32 FEET; THENCE N00°02'02"E A DISTANCE OF 10.98 FEET; THENCE S51°45'07"E A DISTANCE OF 16.94 FEET TO THE POINT OF BEGINNING, WHENCE SAID EASTERLY CORNER BEARS N38°01'57"E A DISTANCE OF 174.60 FEET.

SAID PARCEL CONTAINS 73 SQUARE FEET OR 0.002 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Christopher P. Julian 04/06/22
CHRISTOPHER P. JULIAN, P.L.S. 31158 DATE
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 40'

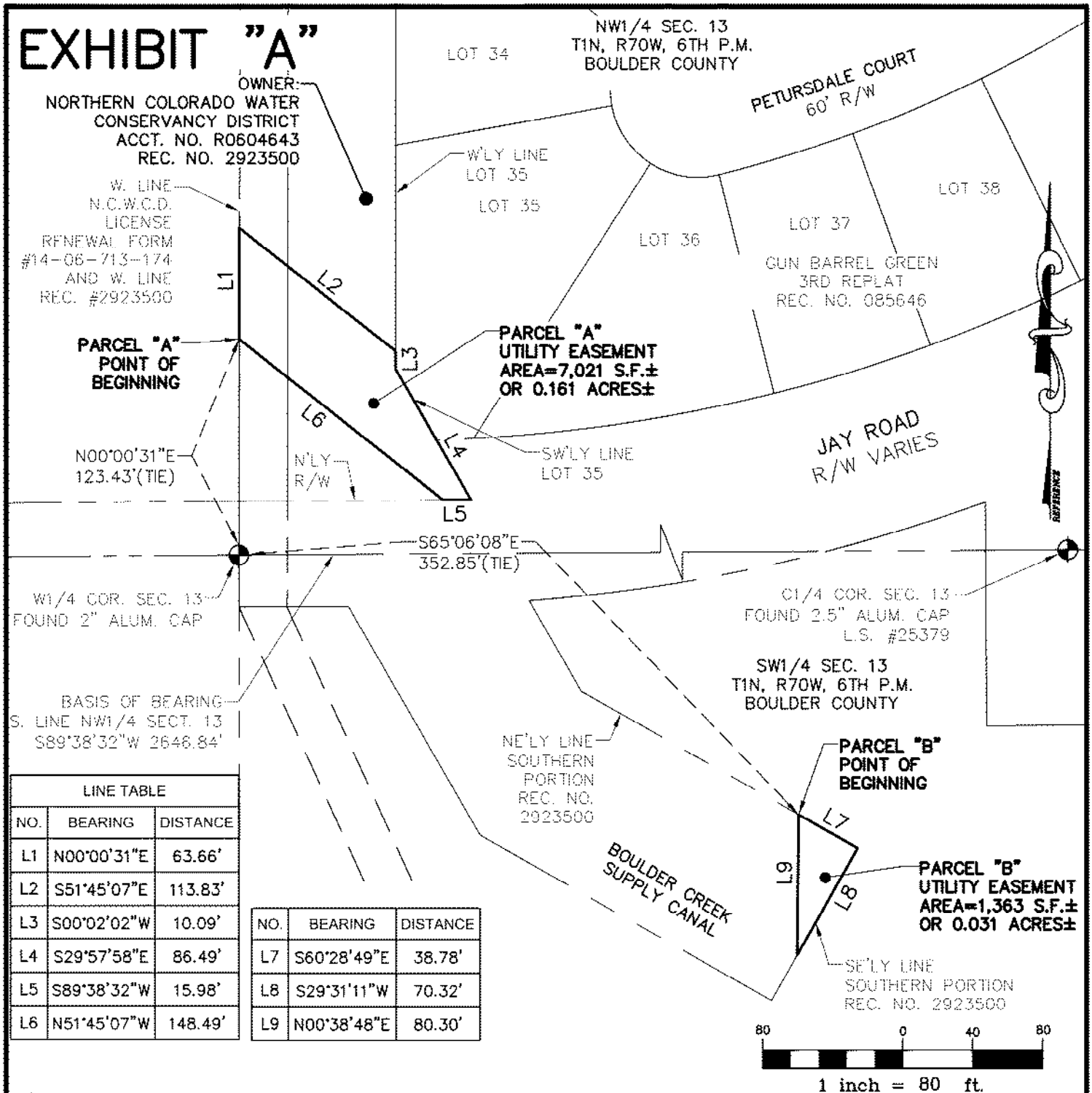
FILE: R13178

SHEET: 2 OF 2

W/O #:

UTILITY EASEMENT

S-002



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



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DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 80'

FILE: R13178

SHEET: 1 OF 2

W/O #:

**UTILITY
EASEMENT**

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 2923500, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER AND ASSUMED TO BEAR S89°38'32"W A DISTANCE OF 2,646.84 FEET FROM A 2.5" ALUMINUM CAP L.S. #25379 FOUND AT THE CENTER QUARTER CORNER OF SAID SECTION 13 TO A 2" ALUMINUM CAP FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 13;

UTILITY EASEMENT "A"

BEGINNING AT A POINT ON THE WEST LINE OF AN EXISTING SANITARY SEWER EASEMENT IN LICENSE RENEWAL FORM NO. 14-06-713-174, SAME BEING THE WEST LINE OF SAID LANDS, SAID POINT BEARS N00°00'31"E A DISTANCE OF 123.43 FEET FROM SAID WEST QUARTER CORNER;

THENCE N00°00'31"E ALONG SAID WEST LINE A DISTANCE OF 63.66 FEET; THENCE S51°45'07"E A DISTANCE OF 113.83 FEET TO THE WESTERLY LINE OF LOT 35 OF GUN BARREL GREEN-3RD REPLAT, DESCRIBED AT RECEPTION NO. 085646, FILED IN SAID CLERK AND RECORDER'S OFFICE; THENCE S00°02'02"W ALONG SAID WESTERLY LINE A DISTANCE OF 10.09 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 35; THENCE S29°57'58"E ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 86.49 FEET TO THE NORTHERLY RIGHT-OF-WAY OF JAY ROAD; THENCE S89°38'32"W ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 15.98 FEET; THENCE N51°45'07"W A DISTANCE OF 148.49 FEET TO THE POINT OF BEGINNING; WHENCE SAID CENTER QUARTER CORNER BEARS S87°41'14"E A DISTANCE OF 2,648.93 FEET.

SAID PARCEL CONTAINS 7,021 SQUARE FEET OR 0.161 ACRES, MORE OR LESS.

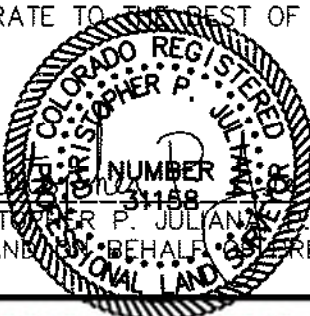
UTILITY EASEMENT "B"

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF THE SOUTHERN PORTION OF SAID LANDS, SAID POINT BEARS S65°06'08"E A DISTANCE OF 352.85 FEET FROM SAID WEST QUARTER CORNER;

THENCE S60°28'49"E ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 38.78 FEET TO THE SOUTHEASTERLY LINE OF SAID SOUTHERN PORTION; THENCE S29°31'11"W ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 70.32 FEET; THENCE N00°38'48"E A DISTANCE OF 80.30 FEET TO THE POINT OF BEGINNING; WHENCE SAID CENTER QUARTER CORNER BEARS N85°56'31"E A DISTANCE OF 2,332.58 FEET.

SAID PARCEL CONTAINS 1,363 SQUARE FEET OR 0.031 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


CHRISTOPHER P. JULIAN, L.S. 31158
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.

04/06/22



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SCALE: 1" = 80'

FILE: R13178

SHEET: 2 OF 2

W/O #:

UTILITY EASEMENT

S-002

EXHIBIT "A"

NW1/4 SEC. 13
T1N, R70W, 6TH P.M.
BOULDER COUNTY

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N00°00'31"E	44.67'
L2	S51°45'07"E	148.49'
L3	S89°38'32"W	88.94'
L4	N30°04'09"W	55.25'

OWNER:
NORTHERN COLORADO WATER
CONSERVANCY DISTRICT
ACCT. NO. R0604643
REC. NO. 2923500

W. LINE
N.C.W.C.D.
LICENSE
RENEWAL FORM
#14-06-713-174
AND W. LINE OF
REC. #2923500

POINT OF
BEGINNING

N00°00'31"E
78.76'(TIE)

N'LY
R/W

TEMP. CONST. ESMT.
AREA=4,739 S.F.±
OR 0.109 ACRES±

W1/4 COR. SEC. 13
FOUND 2" ALUM. CAP

BASIS OF BEARING
S. LINE NW1/4 SEC. 13
S89°38'32"W 2,646.84'

C1/4 COR. SEC. 13
FOUND 2.5" ALUM. CAP
L.S. #25379

OWNER:
CITY OF BOULDER
ACCT. NO. R0084965
REC. NO. 809444

SW1/4 SEC. 13
T1N, R70W, 6TH P.M.
BOULDER COUNTY

BOULDER CREEK
SUPPLY CANAL



1 inch = 80 ft.

- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 80'

FILE: R13178

SHEET: 1 OF 2

W/O #:

TEMPORARY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 2923500, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER AND ASSUMED TO BEAR S89°38'32"W A DISTANCE OF 2,646.84 FEET FROM A 2.5" ALUMINUM CAP L.S. #25379 FOUND AT THE CENTER QUARTER CORNER OF SAID SECTION 13 TO A 2" ALUMINUM CAP FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 13;

BEGINNING AT A POINT ON THE WEST LINE OF AN EXISTING SANITARY SEWER EASEMENT IN LICENSE RENEWAL FORM NO. 14-06-713-174, SAME BEING THE WEST LINE OF SAID LANDS SAID POINT BEARS N00°00'31"E A DISTANCE OF 78.76 FEET FROM SAID WEST QUARTER CORNER;

THENCE N00°00'31"E ALONG SAID WEST LINE A DISTANCE OF 44.67 FEET; THENCE S51°45'07"E A DISTANCE OF 148.49 FEET TO THE NORTHERLY RIGHT-OF-WAY OF JAY ROAD; THENCE S89°38'32"W ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 88.94 FEET; THENCE N30°04'09"W A DISTANCE OF 55.25 FEET TO THE POINT OF BEGINNING, WHENCE SAID CENTER QUARTER CORNER BEARS S88°39'11"E A DISTANCE OF 2,647.51 FEET.

SAID PARCEL CONTAINS 4,739 SQUARE FEET OR 0.109 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julian 04/06/22
CHRISTOPHER P. JULIAN, P.L.S. 31158 DATE
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 80'

FILE: R13178

SHEET: 2 OF 2

W/O #:

**TEMPORARY
EASEMENT**

NI-001

EXHIBIT "A"

SE1/4 SEC. 14
T1N, R70W, 6TH P.M.
BOULDER COUNTY

SW1/4 SEC. 13
T1N, R70W, 6TH P.M.
BOULDER COUNTY

OWNER:
DANIEL J. & CINDY LISCO
PARCEL NO. 146314000040
REC. NO. 2582664

OWNER:
CITY OF BOULDER
REC. NO. 897406

TEMPORARY CONSTRUCTION EASEMENT
AREA=14,177 S.F.±
OR 0.325 ACRES±

25' UTILITY ESMT
REC NO. 897406
REC. NO. 837529

E. LINE
SECT. 14

S'LY LINE
REC. #2582664

L3

L4

L2

L1

POINT OF BEGINNING
N00°05'54"W
72.50'(TIE)

FND. 2.25" ALUM CAP
LS 29414
SW COR. NE1/4,
SE1/4, SECT. 14

BASIS OF BEARING
S. LINE NE1/4,
SE1/4 SECT. 14
N89°47'06"E 1,336.69'

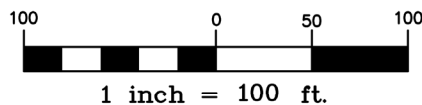
FND. 2.5" BRASS CAP
SE COR. NE1/4,
SE1/4, SECT. 14

OWNER:
CITY OF BOULDER
REC. NO. 897406

OWNER:
COUNTY OF BOULDER
PARCEL NO. 146314000030
REC. NO. 026831

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S89°55'44"W	578.47'
L2	N42°31'34"E	33.94'
L3	N89°55'31"E	555.48'
L4	S00°05'54"E	25.02'

SE1/4 SEC. 14
T1N, R70W, 6TH P.M.
BOULDER COUNTY



SW1/4 SEC. 13
T1N, R70W, 6TH P.M.
BOULDER COUNTY

- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 05/09/22

SCALE: 1" = 100'

FILE: R13178

SHEET: 1 OF 2

W/O #:

TEMPORARY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 2582664, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 14 AND ASSUMED TO BEAR N89°47'06"E A DISTANCE OF 1,336.69 FEET FROM A 2.25" ALUMINUM CAP STAMPED L.S. #29414 FOUND AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 TO A 2.5" BRASS CAP FOUND AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14;

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 14, SAID POINT BEARS N00°05'54"W A DISTANCE OF 72.50 FEET FROM SAID SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14;

THENCE S89°55'44"W ALONG THE SOUTHERLY LINE OF SAID LANDS A DISTANCE OF 578.47 FEET; THENCE N42°31'34"E A DISTANCE OF 33.94 FEET; THENCE N89°55'31"E A DISTANCE OF 555.48 FEET TO SAID EAST LINE; THENCE S00°05'54"E ALONG SAID EAST LINE A DISTANCE OF 25.02 TO THE POINT OF BEGINNING; WHENCE SAID SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 BEARS S86°40'51"W A DISTANCE OF 1,338.81 FEET.

SAID PARCEL CONTAINS 14,177 SQUARE FEET OR 0.325 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julian
CHRISTOPHER P. JULIAN, P.L.S. 31158
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.

05/09/22

DATE

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 05/09/22

SCALE: 1" = 100'

FILE: R13178

SHEET: 2 OF 2

W/O #:



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

**TEMPORARY
EASEMENT**

NI-001A

EXHIBIT "A"

SW1/4 SEC. 14 T1N, R70W, 6TH P.M.
BOULDER COUNTY

OWNER:
MOCKINGBIRD FARM NUMBER 4, LLC
PARCEL NO. 146314000029
REC. NO. 03298977

UTILITY
EASEMENT "C"
AREA=2,765 S.F.±
OR 0.063 ACRES±

SE'LY SIDE
REC. NO. 865549

P.O.B. TEMP.
CONST. ESMT. "C"

N48°32'39"E
360.87'(TIE)

S32°51'17"E
892.43'(TIE)

25' EASEMENT
REC NO. 865549

UTILITY
EASEMENT "B"
AREA=3,480 S.F.±
OR 0.080 ACRES±

UTILITY
EASEMENT "A"
AREA=9,925 S.F.±
OR 0.228 ACRES±

P.O.B. TEMP.
CONST. ESMT. "A"

N46°45'11"E
408.48'(TIE)

25' EASEMENT
REC NO. 874280

POINT "A"

P.O.B. TEMP.
CONST. ESMT. "B"

N54°24'24"E
76.95'(TIE)

NW'LY SIDE
REC. NO. 874280

POINT "B"

SE1/4 SEC. 14
T1N, R70W, 6TH P.M.
BOULDER COUNTY

SE COR. SW1/4 SE1/4
SECT. 14
FND. 2" ALUM CAP
LS #2141 COB

S1/4 COR. SECT. 14
FND. 2" ALUM CAP
LS #27275

BASIS OF BEARING
S. LINE SW1/4 SE1/4 SECT. 14
N89°56'04"W 1,333.49'

150 0 75 150
1 inch = 150 ft.

NE1/4 SEC. 23
T1N, R70W, 6TH P.M.
BOULDER COUNTY

- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 05/10/22

SCALE: 1" = 150'

FILE: R13178

SHEET: 1 OF 4

W/O #:

UTILITY EASEMENT

LINE/CURVE TABLES

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N09°25'47"E	141.60'
L2	N54°26'40"E	99.13'
L3	S09°25'47"W	141.51'
L4	S54°24'24"W	99.19'
L5	N20°03'18"E	66.26'
L6	N60°44'43"E	132.25'
L7	S44°34'14"W	133.38'
L8	S54°24'24"W	54.72'
L9	N44°34'17"E	230.82'
L10	S30°47'26"W	68.91'
L11	S55°19'11"W	97.66'

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	68.50'	160.00'	24°31'45"	S43°03'18"W	67.98'



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Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.
CHKD. BY: J.L.
DATE: 05/10/22
SCALE: 1" = 150'

FILE: R13178
SHEET: 2 OF 4
W/O #: _____

UTILITY
EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 03298977, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 14 AND ASSUMED TO BEAR N89°56'04"W A DISTANCE OF 1,333.49 FEET FROM A 2" ALUMINUM CAP STAMPED L.S. #2141 C.O.B. FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 TO A 2" ALUMINUM CAP STAMPED L.S. #27275 FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 14;

UTILITY EASEMENT "A"

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF A 25 FOOT EASEMENT AT RECEPTION NO. 874280 FILED IN SAID COUNTY CLERK AND RECORDER'S OFFICE, SAID POINT BEARS N46°45'11"E A DISTANCE OF 408.48 FEET FROM SAID SOUTH QUARTER CORNER;

THENCE N09°25'47"E A DISTANCE OF 141.60 FEET; THENCE N54°26'40"E A DISTANCE OF 99.13 FEET; THENCE S09°25'47"W A DISTANCE OF 141.51 FEET TO SAID NORTHWESTERLY SIDE AND BEING POINT "A"; THENCE S54°24'24"W ALONG SAID NORTHWESTERLY SIDE A DISTANCE OF 99.19 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 9,925 SQUARE FEET OR 0.228 ACRES, MORE OR LESS.

UTILITY EASEMENT "B"

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF A 25 FOOT EASEMENT AT RECEPTION NO. 874280 FILED IN SAID COUNTY CLERK AND RECORDER'S OFFICE, SAID POINT BEARS N54°24'24"E A DISTANCE OF 76.95 FEET FROM SAID POINT "A";

THENCE N20°03'18"E A DISTANCE OF 66.26 FEET; THENCE N60°44'43"E A DISTANCE OF 132.25 FEET TO SAID NORTHWESTERLY SIDE AND BEING POINT "B"; THENCE ALONG SAID NORTHWESTERLY SIDE THE FOLLOWING TWO (2) COURSES: 1.) THENCE S44°34'14"W A DISTANCE OF 133.38 FEET; 2.) THENCE S54°24'24"W A DISTANCE OF 54.72 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,480 SQUARE FEET OR 0.080 ACRES, MORE OR LESS.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 05/10/22

SCALE: 1" = 150'

FILE: R13178

SHEET: 3 OF 4

W/O #: _____

UTILITY EASEMENT

LEGAL DESCRIPTION


UTILITY EASEMENT "C"

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF A 25 FOOT EASEMENT AT RECEPTION NO. 865549 FILED IN SAID COUNTY CLERK AND RECORDER'S OFFICE, SAID POINT BEARS N48°32'49"E A DISTANCE OF 360.87 FEET FROM SAID POINT "B";

THENCE N44°34'17"E ALONG SAID SOUTHEASTERLY SIDE A DISTANCE OF 230.82 FEET; THENCE S30°47'26"W A DISTANCE OF 68.91 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 68.50 FEET, HAVING A RADIUS OF 160.00 FEET, THROUGH A CENTRAL ANGLE OF 24°31'45" AND A CHORD WHICH BEARS S43°03'18"W A DISTANCE OF 67.98 FEET; THENCE S55°19'11"W A DISTANCE OF 97.66 FEET TO THE POINT OF BEGINNING, WHENCE SAID SOUTHEAST CORNER BEARS S32°51'17"E A DISTANCE OF 892.43 FEET.

SAID PARCEL CONTAINS 2,765 SQUARE FEET OR 0.063 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Juliana 05/10/22
CHRISTOPHER P. JULIANA, S.L.S. 31158 DATE
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 05/10/22

SCALE: 1" = 150'

FILE: R13178

SHEET: 4 OF 4

W/O #:

UTILITY EASEMENT

NI-002

EXHIBIT "A"

OWNER:
CITY OF BOULDER
ACCT. NO. R0084965
REC. NO. 809444

25' UTILITY ESMT
REC NO. 897406
REC. NO. 837529

N'LY LINE
REC. #026831

OWNER:
MOCKINGBIRD FARM NUMBER 4, LLC
ACCT. NO. R0037134
REC. NO. 03298977

SE1/4 SEC. 14
T1N, R70W, 6TH P.M.
BOULDER COUNTY

OWNER:
COUNTY OF BOULDER
ACCT. NO. R0084968
REC. NO. 026831

UTILITY EASEMENT
AREA=34,725 S.F.±
OR 0.797 ACRES±

FND. 2.5" BRASS CAP
NE COR. SE1/4, SE1/4, SECT. 14

E. LINE
SECT. 14

OWNER:
COUNTY OF BOULDER
ACCT. NO. R0084962
REC. NO. 705814

SW1/4 SEC. 13
T1N, R70W, 6TH P.M.
BOULDER COUNTY

FND. 2.5" ALUM. CAP
LS 27275
NE COR. SE1/4, SE1/4, SE1/4
SECT. 14

OWNER:
COUNTY OF BOULDER
ACCT. NO. R0084962
REC. NO. 90610322

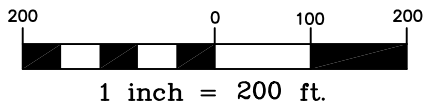
BASIS OF BEARING
E. LINE SE1/4, SE1/4,
SE1/4 SECT. 14
S00°06'52"E 659.97'

FND. 2.5" BRASS CAP
SE COR. SECT. 14

POINT OF
BEGINNING

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°58'40"W	28.80'
L2	N00°06'22"W	140.80'
L3	N00°04'24"W	599.13'
L4	N00°54'04"E	574.40'
L5	N43°04'34"E	26.67'
L6	S00°06'26"E	673.79'
L7	S00°06'52"E	659.97'

S. LINE
SECT. 14



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: A.S.

CHKD. BY: R.U.

DATE: 01/20/22

SCALE: 1" = 200'

FILE: R13178

SHEET: 1 OF 2

W/O #:

UTILITY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 026831, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

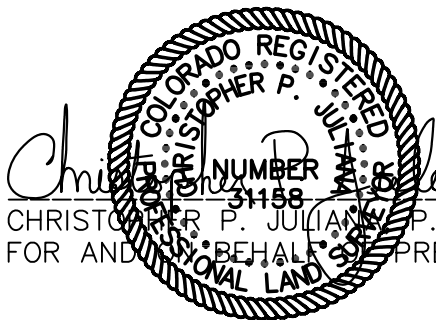
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 14 AND ASSUMED TO BEAR S00°06'52"E A DISTANCE OF 659.97 FEET FROM A 2.5" ALUMINUM CAP STAMPED L.S. #27275 FOUND AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 TO A 2.5" BRASS CAP FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 14;

BEGINNING AT SAID SOUTHEAST CORNER;

THENCE N89°58'40"W ALONG THE SOUTH LINE OF SAID SECTION 14 A DISTANCE OF 28.80 FEET; THENCE N00°06'22"W A DISTANCE OF 140.80 FEET; THENCE N00°04'24"W A DISTANCE OF 599.13 FEET; THENCE N00°54'04"E A DISTANCE OF 574.40 FEET; THENCE N43°04'34"E A DISTANCE OF 26.67 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14; THENCE S00°06'26"E ALONG THE EAST LINE OF SAID SECTION 14 A DISTANCE OF 673.79 FEET TO SAID NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14; THENCE S00°06'52"E ALONG SAID EAST LINE A DISTANCE OF 659.97 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 34,725 SQUARE FEET OR 0.797 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Christopher P. Julian 01/20/22
CHRISTOPHER P. JULIAN, P.L.S. 31158 DATE
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: A.S.

CHKD. BY: R.U.

DATE: 01/20/22

SCALE: 1" = 200'

FILE: R13178

SHEET: 2 OF 2

W/O #:

UTILITY EASEMENT

NI-002

EXHIBIT "A"

OWNER:
CITY OF BOULDER
REC. NO. 809444

25' UTILITY ESMT
REC NO. 897406
REC. NO. 837529

N'LY LINE
REC. #026831

OWNER:
MOCKINGBIRD FARM NUMBER 4, LLC
REC. NO. 03298977

FND. 2.5" BRASS CAP
NE COR. SE1/4,
SE1/4, SECT. 14

E. LINE
SECT. 14

OWNER:
COUNTY OF BOULDER
REC. NO. 705814

SW1/4 SEC. 13
T1N, R70W, 6TH P.M.
BOULDER COUNTY

TEMP. CONST. ESMT.
AREA=54,872 S.F.±
OR 1.260 ACRES±

SE1/4 SEC. 14
T1N, R70W, 6TH P.M.
BOULDER COUNTY

OWNER:
COUNTY OF BOULDER
REC. NO. 026831

FND. 2.5" ALUM. CAP
LS 27275
NE COR. SE1/4, SE1/4, SE1/4
SECT. 14

OWNER:
COUNTY OF BOULDER
REC. NO. 90610322

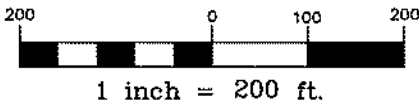
BASIS OF BEARING
E. LINE SE1/4, SE1/4,
SE1/4 SECT. 14
S00°06'52"E 659.97'

POINT OF
BEGINNING

FND. 2.5" BRASS CAP
SE COR. SECT. 14

N89°58'40"W
28.80'(TIE)

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°58'40"W	50.00'
L2	N00°05'11"W	375.24'
L3	N70°43'27"W	127.18'
L4	N00°04'24"W	65.32'
L5	N70°43'27"E	158.83'
L6	N00°04'14"W	205.08'
L7	N00°54'04"E	552.50'
L8	N43°04'34"E	30.02'
L9	S00°55'00"W	574.58'
L10	S00°04'24"E	599.13'
L11	S00°06'22"E	140.80'



S. LINE
SECT. 14

- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 200'

FILE: R13178

SHEET: 1 OF 2

W/O #:

TEMPORARY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 026831, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 14 AND ASSUMED TO BEAR S00°06'52"E A DISTANCE OF 659.97 FEET FROM A 2.5" ALUMINUM CAP STAMPED L.S. #27275 FOUND AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 TO A 2.5" BRASS CAP FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 14;

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 14, SAID POINT BEARS N89°58'40"W A DISTANCE OF 28.80 FEET FROM SAID SOUTHEAST CORNER OF SECTION 14;

THENCE N89°58'40"W ALONG SAID SOUTH LINE A DISTANCE OF 50.00 FEET; THENCE N00°05'11"W A DISTANCE OF 375.24 FEET; THENCE N70°43'27"W A DISTANCE OF 127.18 FEET; THENCE N00°04'24"W A DISTANCE OF 65.32 FEET; THENCE N70°43'27"E A DISTANCE OF 158.83 FEET; THENCE N00°04'14"W A DISTANCE OF 205.08 FEET; THENCE N00°54'04"E A DISTANCE OF 552.50 FEET; THENCE N43°04'34"E A DISTANCE OF 30.02 FEET; THENCE S00°55'00"W A DISTANCE OF 574.58 FEET; THENCE S00°04'24"E A DISTANCE OF 599.13 FEET; THENCE S00°06'22"E A DISTANCE OF 140.80 FEET TO THE POINT OF BEGINNING; WHENCE SAID NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 BEARS N02°23'03"E A DISTANCE OF 660.53 FEET.

SAID PARCEL CONTAINS 54,872 SQUARE FEET OR 1.260 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julian
CHRISTOPHER P. JULIAN, P.L.S. 31158
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.
DATE 04/06/22



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 200'

FILE: R13178

SHEET: 2 OF 2

W/O #:

TEMPORARY
EASEMENT

NI-003

EXHIBIT "A"

POINT OF BEGINNING

OWNER:
COUNTY OF BOULDER
ACCT. NO. R0084962
REC. NO. 705814

FND. 2.5" ALUM. CAP
LS 27275
NW COR. SW1/4, SW1/4, SW1/4
SECT. 13

N'LY LINE REC. #90610322

OWNER:
COUNTY OF BOULDER
ACCT. NO. R0084968
REC. NO. 026831

OWNER:
COUNTY OF BOULDER
ACCT. NO. R0084962
REC. NO. 90610322

SE1/4 SEC. 14
T1N, R70W, 6TH P.M.
BOULDER COUNTY

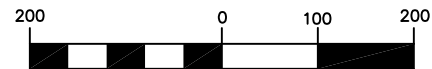
SW1/4 SEC. 13
T1N, R70W, 6TH P.M.
BOULDER COUNTY

BASIS OF BEARING
W. LINE SW1/4, SW1/4, SW1/4 SECT. 13
N00°06'52"W 659.97'

UTILITY EASEMENT
AREA=14,104 S.F.±
OR 0.324 ACRES±

S. LINE SW1/4 SECT. 13

FND. 2.5" BRASS CAP
SW COR. SECT. 13



1 inch = 200 ft.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°51'47"E	21.60'
L2	S00°04'27"E	516.16'
L3	S00°06'19"E	143.67'
L4	S89°29'36"W	21.21'
L5	N00°06'52"W	659.97'

OWNER:
COUNTY OF BOULDER
ACCT. NO. R0085040
REC. NO. 90610322

OWNER:
STATE OF COLORADO
ACCT. NO. R0085037
REC. NO. 799195

NE1/4 SEC. 23
T1N, R70W, 6TH P.M.
BOULDER COUNTY

NW1/4 SEC. 24
T1N, R70W, 6TH P.M.
BOULDER COUNTY

W. LINE NW1/4, SECT. 24

S'LY LINE REC. #90610322

SW'LY COR.
REC. #90610322

- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 03/09/22

SCALE: 1" = 200'

FILE: R13178

SHEET: 1 OF 2

W/O #:

UTILITY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 90610322, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

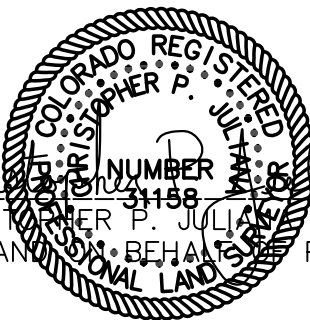
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13 AND ASSUMED TO BEAR N00°06'52"W A DISTANCE OF 659.97 FEET FROM A 2.5" BRASS CAP FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 13 TO A 2.5" ALUMINUM CAP STAMPED L.S. #27275 FOUND AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;

BEGINNING AT SAID NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;

THENCE N89°51'47"E ALONG THE NORTHERLY LINE OF SAID LANDS A DISTANCE OF 21.60 FEET; THENCE S00°04'27"E A DISTANCE OF 516.16 FEET; THENCE S00°06'19"E A DISTANCE OF 143.67 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 13; THENCE S89°29'36"W ALONG SAID SOUTH LINE A DISTANCE OF 21.21 FEET TO SAID SOUTHWEST CORNER; THENCE N00°06'52"W ALONG SAID WEST LINE A DISTANCE OF 659.97 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 14,104 SQUARE FEET OR 0.324 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Juliana 03/09/22
CHRISTOPHER P. JULIANA P.L.S. 31158 DATE
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 03/09/22

SCALE: 1" = 200'

FILE: R13178

SHEET: 2 OF 2

W/O #:

UTILITY EASEMENT

NI-003

EXHIBIT "A"

SE1/4 SEC. 14
T1N, R70W, 6TH P.M.
BOULDER COUNTY

OWNER:
COUNTY OF BOULDER
ACCT. NO. R0084968
REC. NO. 026831

OWNER:
CITY OF BOULDER
ACCT. NO. R0084965
REC. NO. 809444

SW1/4 SEC. 13
T1N, R70W, 6TH P.M.
BOULDER COUNTY

FND. 2.5" BRASS CAP
NW COR. SW1/4, SW1/4, SECT. 13

POINT OF
BEGINNING

BASIS OF BEARING
N. LINE SW1/4, SW1/4 SECT. 13
S89°34'04"W 1,313.82'

W. LINE
NW1/4, SW1/4,
SW1/4, SECT. 13

SE1/4 SEC. 14
T1N, R70W, 6TH P.M.
BOULDER COUNTY

UTILITY EASEMENT
AREA=27,763 S.F.±
OR 0.637 ACRES±

FND. 2.5" ALUM. CAP
LS 27275
NE COR. SW1/4, SW1/4, SECT. 13

SW1/4 SEC. 13
T1N, R70W, 6TH P.M.
BOULDER COUNTY

OWNER:
COUNTY OF BOULDER
ACCT. NO. R0084962
REC. NO. 705814

150 0 75 150
1 inch = 150 ft.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°34'04"E	564.07'
L2	S00°27'04"E	18.84'
L3	S89°32'56"W	532.42'
L4	S00°54'04"W	575.47'
L5	S00°04'27"E	79.56'
L6	S89°51'47"W	21.60'
L7	N00°06'26"W	673.79'

S. LINE
NW1/4, SW1/4, SW1/4 SECT. 13

OWNER:
COUNTY OF BOULDER
ACCT. NO. R0084968
REC. NO. 026831

FND. 2.5" ALUM. CAP
LS 27275
SW COR. NW1/4, SW1/4, SW1/4,
SECT. 13

OWNER:
COUNTY OF BOULDER
ACCT. NO. R0084962
REC. NO. 90610322

- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 12/29/21

SCALE: 1" = 150'

FILE: R13178

SHEET: 1 OF 2

W/O #:

UTILITY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 705814, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 13 AND ASSUMED TO BEAR S89°34'04"W A DISTANCE OF 1,313.82 FEET FROM A 2.5" ALUMINUM CAP STAMPED L.S. #27275 FOUND AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13 TO A 2.5" BRASS CAP FOUND AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13;

BEGINNING AT SAID NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13;

THENCE N89°34'04"E A DISTANCE OF 564.07 FEET ALONG SAID NORTH LINE; THENCE S00°27'04"E A DISTANCE OF 18.84 FEET; THENCE S89°32'56"W A DISTANCE OF 532.42 FEET; THENCE S00°54'04"W A DISTANCE OF 575.47 FEET; THENCE S00°04'27"E A DISTANCE OF 79.56 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13; THENCE S89°51'47"W ALONG SAID SOUTH LINE A DISTANCE OF 21.60 FEET TO SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13; THENCE N00°06'26"W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13 A DISTANCE OF 673.79 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 27,763 SQUARE FEET OR 0.637 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julian
CHRISTOPHER P. JULIAN, P.L.S. 31158
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.
DATE 12/29/21



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 12/29/21

SCALE: 1" = 150'

FILE: R13178

SHEET: 2 OF 2

W/O #:

UTILITY EASEMENT

NI-003

EXHIBIT "A"

OWNER:
COUNTY OF BOULDER
REC. NO. 705814
SW1/4 SEC. 13
T1N, R70W, 6TH P.M.
BOULDER COUNTY

N'LY LINE REC. #90610322

OWNER:
COUNTY OF BOULDER
REC. NO. 90610322

BASIS OF BEARING
S. LINE SW1/4, SW1/4, SECT. 13
N89°29'36"E 1,320.03'

ACCESS ESMT. "A"
AREA=9,100 S.F.±
OR 0.209 ACRES±

ACCESS ESMT. "B"
AREA=22,469 S.F.±
OR 0.516 ACRES±

POINT OF
BEGINNING
ACCESS
ESMT. "A"

POINT OF
BEGINNING
ACCESS
ESMT. "B"

N89°29'36"E
401.19'(TIE)

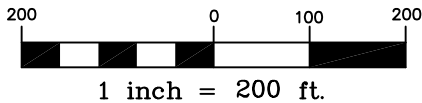
S89°29'36"W
416.80'(TIE)

SW COR. SECT. 13
FND. 2.5" BRASS CAP

SE COR., SW1/4,
SW1/4, SECT. 13

OWNER:
COUNTY OF BOULDER
REC. NO. 90610322

NW1/4 SEC. 24
T1N, R70W, 6TH P.M.
BOULDER COUNTY



SE1/4 SEC. 14
T1N, R70W, 6TH P.M.
BOULDER COUNTY

NE1/4 SEC. 23
T1N, R70W, 6TH P.M.
BOULDER COUNTY

- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/05/22

SCALE: 1" = 200'

FILE: R13178

SHEET: 1 OF 4

W/O #:

ACCESS EASEMENT

LINE/CURVE TABLE

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N49°29'05"W	121.31'
L2	N73°34'29"W	156.41'
L3	N87°07'28"W	44.72'
L4	N00°04'27"W	30.85'
L5	S73°49'15"E	208.41'
L6	S49°29'05"E	144.89'
L7	S89°29'36"W	30.47'
L8	S89°29'36"W	64.67'
L9	N64°44'27"E	25.33'
L10	N01°47'11"W	423.17'
L11	N89°51'47"E	24.65'
L12	S01°47'11"E	438.96'
L13	S64°44'27"W	41.12'

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	104.54'	272.25'	22°00'06"	N63°58'10"W	103.90'
C2	112.60'	292.25'	22°04'28"	S63°53'04"E	111.90'
C3	244.54'	722.26'	19°23'57"	N75°00'21"E	243.38'
C4	109.91'	150.72'	41°46'54"	N59°29'07"E	107.49'
C5	124.61'	205.34'	34°46'13"	N47°33'25"E	122.71'
C6	21.57'	93.72'	13°11'16"	N04°37'12"E	21.53'
C7	20.94'	69.72'	17°12'29"	S06°36'00"W	20.86'
C8	111.73'	181.34'	35°18'13"	S47°18'12"W	109.98'
C9	130.25'	174.72'	42°42'42"	S59°19'53"W	127.25'
C10	178.22'	698.26'	14°37'25"	S77°27'53"W	177.73'



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/05/22

SCALE: 1" = 200'

FILE: R13178

SHEET: 2 OF 4

W/O #:

ACCESS EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 90610322, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13 AND ASSUMED TO BEAR N89°29'36"E A DISTANCE OF 1,320.03 FEET FROM A 2.5" BRASS CAP FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 13 TO SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13;

ACCESS EASEMENT "A"

BEGINNING AT A POINT WHICH BEARS N89°29'36"E A DISTANCE OF 401.19 FEET FROM SAID SOUTHWEST CORNER;

THENCE N49°29'05"W A DISTANCE OF 121.31 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 104.54 FEET, HAVING A RADIUS OF 272.25 FEET, THROUGH A CENTRAL ANGLE OF 22°00'06" AND A CHORD WHICH BEARS N63°58'10"W A DISTANCE OF 103.90 FEET; THENCE N73°34'29"W A DISTANCE OF 156.41 FEET; THENCE N87°07'28"W A DISTANCE OF 44.72 FEET; THENCE N00°04'27"W A DISTANCE OF 30.85 FEET; THENCE S73°49'15"E A DISTANCE OF 208.41 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 112.60 FEET, HAVING A RADIUS OF 292.25 FEET, THROUGH A CENTRAL ANGLE OF 22°04'28" AND A CHORD WHICH BEARS S63°53'04"E A DISTANCE OF 111.90 FEET; THENCE S49°29'05"E A DISTANCE OF 144.89 FEET TO SAID SOUTH LINE; THENCE S89°29'36"W ALONG SAID SOUTH LINE A DISTANCE OF 30.47 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 9,100 SQUARE FEET OR 0.209 ACRES, MORE OR LESS.

ACCESS EASEMENT "B"

BEGINNING AT A POINT WHICH BEARS S89°29'36"W A DISTANCE OF 416.80 FEET FROM SAID SOUTHEAST CORNER;

THENCE S89°29'36"W ALONG SAID SOUTH LINE A DISTANCE OF 64.67 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 244.54 FEET, HAVING A RADIUS OF 722.26 FEET, THROUGH A CENTRAL ANGLE OF 19°23'57" AND A CHORD WHICH BEARS N75°00'21"E A DISTANCE OF 243.38 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 109.91 FEET, HAVING A RADIUS OF 150.72 FEET, THROUGH A CENTRAL ANGLE OF 41°46'54" AND A CHORD WHICH BEARS N59°29'07"E A DISTANCE OF 107.49 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 124.61 FEET, HAVING A RADIUS OF 205.34 FEET, THROUGH A CENTRAL ANGLE OF 34°46'13" AND A CHORD WHICH BEARS N47°33'25"E A DISTANCE OF 122.71 FEET;



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/05/22

SCALE: 1" = 200'

FILE: R13178

SHEET: 3 OF 4

W/O #:

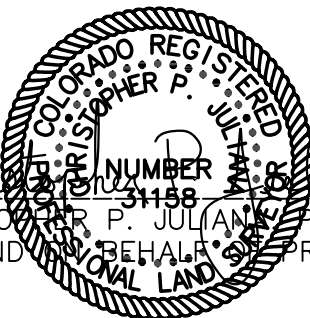
ACCESS EASEMENT

LEGAL DESCRIPTION

THENCE N64°44'27"E A DISTANCE OF 25.33 FEET; THENCE N01°47'11"W A DISTANCE OF 423.17 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 21.57 FEET, HAVING A RADIUS OF 93.72 FEET, THROUGH A CENTRAL ANGLE OF 13°11'16" AND A CHORD WHICH BEARS N04°37'12"E A DISTANCE OF 21.53 FEET TO THE NORTHERLY LINE OF SAID LANDS; THENCE N89°51'47"E ALONG SAID NORTHERLY LINE A DISTANCE OF 24.65 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 20.94 FEET, HAVING A RADIUS OF 69.72 FEET, THROUGH A CENTRAL ANGLE OF 17°12'29" AND A CHORD WHICH BEARS S06°36'00"W A DISTANCE OF 20.86 FEET; THENCE S01°47'11"E A DISTANCE OF 438.96 FEET; THENCE S64°44'27"W A DISTANCE OF 41.12 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 111.73 FEET, HAVING A RADIUS OF 181.34 FEET, THROUGH A CENTRAL ANGLE OF 35°18'13" AND A CHORD WHICH BEARS S47°18'12"W A DISTANCE OF 109.98 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 130.25 FEET, HAVING A RADIUS OF 174.72 FEET, THROUGH A CENTRAL ANGLE OF 42°42'42" AND A CHORD WHICH BEARS S59°19'53"W A DISTANCE OF 127.25 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 178.22 FEET, HAVING A RADIUS OF 698.26 FEET, THROUGH A CENTRAL ANGLE OF 14°37'25" AND A CHORD WHICH BEARS S77°27'53"W A DISTANCE OF 177.73 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 22,469 SQUARE FEET OR 0.516 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julian
CHRISTOPHER P. JULIAN, P.L.S. 31158
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC. DATE 04/05/22



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/05/22

SCALE: 1" = 200'

FILE: R13178

SHEET: 4 OF 4

W/O #:

ACCESS EASEMENT

NI-003

EXHIBIT "A"

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N86°18'13"W	791.72'
L2	S86°52'53"E	746.45'
L3	S00°46'53"E	16.22'

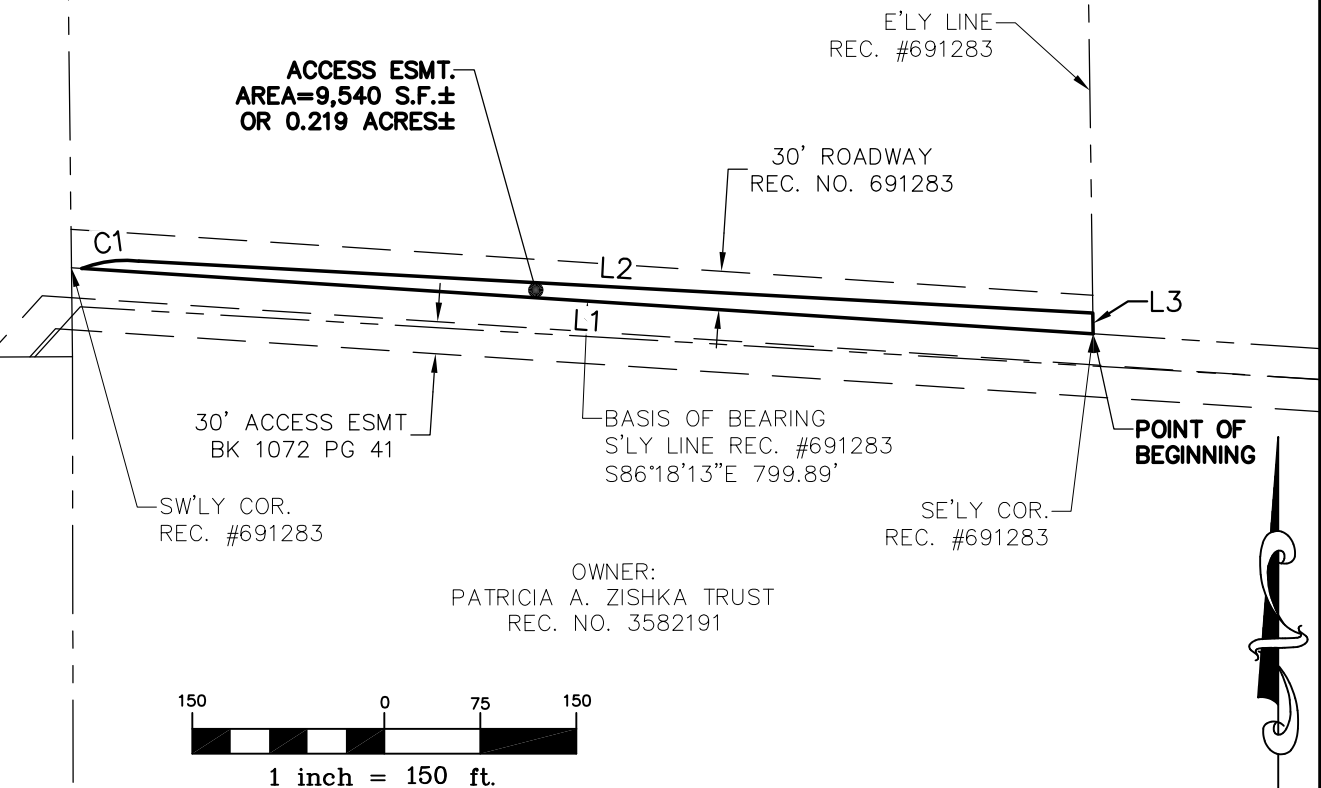
CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	45.32'	93.72'	27°42'15"	N82°35'53"E	44.88'

SW1/4 SEC. 13
T1N, R70W, 6TH P.M.
BOULDER COUNTY

OWNER:
COUNTY OF BOULDER
REC. NO. 691283

OWNER:
JOHN D. ELLIS
REC. NO. 860112

OWNER:
COUNTY OF BOULDER
REC. NO. 705814



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/05/22

SCALE: 1" = 150'

FILE: R13178

SHEET: 1 OF 2

W/O #:

ACCESS EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 691283, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

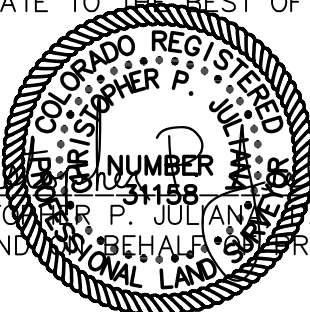
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTHERLY LINE OF SAID LANDS AND ASSUMED TO BEAR S86°18'13"E A DISTANCE OF 799.89 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LANDS TO THE SOUTHEASTERLY CORNER OF SAID LANDS;

BEGINNING AT SAID SOUTHEASTERLY CORNER;

THENCE N86°18'13"W ALONG SAID SOUTHERLY LINE A DISTANCE OF 791.72 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 45.32 FEET, HAVING A RADIUS OF 93.72 FEET, THROUGH A CENTRAL ANGLE OF 27°42'15" AND A CHORD WHICH BEARS N82°35'53"E A DISTANCE OF 44.88 FEET; THENCE S86°52'53"E A DISTANCE OF 746.45 FEET TO THE EASTERLY LINE OF SAID LANDS; THENCE S00°46'53"E ALONG SAID EASTERLY LINE A DISTANCE OF 16.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 9,540 SQUARE FEET OR 0.219 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julian
CHRISTOPHER P. JULIAN, L.S. 31158
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.

04/05/22

DATE

PRECISION SURVEY & MAPPING, INC.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/05/22

SCALE: 1" = 150'

FILE: R13178

SHEET: 2 OF 2

W/O #:

ACCESS EASEMENT

NI-003

EXHIBIT "A"

OWNER:
COUNTY OF BOULDER
REC. NO. 705814

N1/2, SW1/4, SW1/4 SEC. 13
T1N, R70W, 6TH P.M.
BOULDER COUNTY

S00°38'27"E
615.18'(TIE)

NE COR., N1/2, SW1/4, SW1/4. SECT. 13
FND. 2.5" ALUMINUM CAP
STAMPED LS#27275

30' ROADWAY
REC. NO. 691283

OWNER:
COUNTY OF BOULDER
REC. NO. 691283

N1/2, SE1/4, SW1/4 SEC. 13
T1N, R70W, 6TH P.M.
BOULDER COUNTY

ACCESS ESMT.
AREA=1,571 S.F.±
OR 0.036 ACRES±

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S00°38'27"E	27.92'
L2	S42°17'12"W	7.91'
L3	S89°51'47"W	21.20'

30' ACCESS ESMT
BK 1072 PG 41

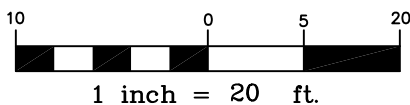
NW'LY SIDE
REC. NO. 3582191

BASIS OF BEARING
E. LINE N1/2, SW1/4, SW1/4, SECT. 13
S00°38'27"E 680.58'

S. LINE N1/2, SW1/4, SW1/4, SECT. 13

OWNER:
COUNTY OF BOULDER
REC. NO. 90610322

SE COR., N1/2, SW1/4, SW1/4. SECT. 13
OWNER:
PATRICIA A. ZISHKA TRUST
REC. NO. 3582191



CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	40.10'	69.72'	32°57'14"	S36°43'27"W	39.55'
C2	85.24'	93.72'	52°06'35"	N37°16'07"E	82.33'

- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/05/22

SCALE: 1" = 20'

FILE: R13178

SHEET: 1 OF 2

W/O #:

ACCESS EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 705814, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

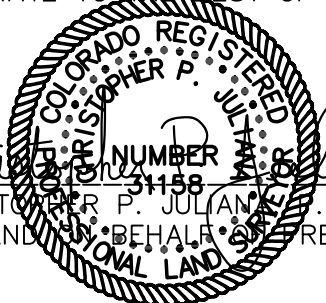
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE EAST LINE OF THE NORTH HALF OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13 AND ASSUMED TO BEAR S00°38'27"E A DISTANCE OF 680.58 FEET FROM A 2.5" ALUMINUM CAP STAMPED L.S. NO. 27275 FOUND AT THE NORTHEAST CORNER OF NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13 TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13;

BEGINNING AT A POINT ON SAID EAST LINE, SAID POINT BEARS S00°38'27"E A DISTANCE OF 615.18 FEET FROM SAID NORTHEAST CORNER;

THENCE S00°38'27"E ALONG SAID EAST LINE A DISTANCE OF 27.92 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 40.10 FEET, HAVING A RADIUS OF 69.72 FEET, THROUGH A CENTRAL ANGLE OF 32°57'14" AND A CHORD WHICH BEARS S36°43'27"W A DISTANCE OF 39.55 FEET TO THE NORTHWESTERLY SIDE OF LANDS FOUND AT RECEPTION NO. 3582191 FILED IN SAID CLERK AND RECORDER'S OFFICE; THENCE S42°17'12"W ALONG SAID NORTHWESTERLY SIDE A DISTANCE OF 7.91 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE S89°51'47"W ALONG SAID SOUTH LINE A DISTANCE OF 21.20 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 85.24 FEET, HAVING A RADIUS OF 93.72 FEET, THROUGH A CENTRAL ANGLE OF 52°06'35" AND A CHORD WHICH BEARS N37°16'07"E A DISTANCE OF 82.33 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,571 SQUARE FEET OR 0.036 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julian
CHRISTOPHER P. JULIAN, L.S. 31158
FOR AND IN BEHALF OF PRECISION SURVEY & MAPPING, INC. DATE 04/05/22



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/05/22

SCALE: 1" = 20'

FILE: R13178

SHEET: 2 OF 2

W/O #:

ACCESS EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 90610322, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SAID SECTION 13 AND ASSUMED TO BEAR N00°06'52"W A DISTANCE OF 659.97 FEET FROM A 2.5" BRASS CAP FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 13 TO A 2.5" ALUMINUM CAP STAMPED L.S. #27275 FOUND AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;

TEMPORARY CONSTRUCTION EASEMENT "A"

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LANDS, SAID POINT BEARS N89°51'47"E A DISTANCE OF 21.60 FEET FROM SAID NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;

THENCE N89°51'47"E ALONG SAID NORTHERLY LINE A DISTANCE OF 30.00 FEET; THENCE S00°04'27"E A DISTANCE OF 312.98 FEET; THENCE S44°55'33"W A DISTANCE OF 42.43 FEET TO POINT "A"; THENCE N00°04'27"W A DISTANCE OF 342.95 FEET TO THE POINT OF BEGINNING; WHENCE SAID SOUTHWEST CORNER OF SECTION 13 BEARS S01°45'36"W A DISTANCE OF 660.33 FEET.

SAID PARCEL CONTAINS 9,839 SQUARE FEET OR 0.226 ACRES, MORE OR LESS.

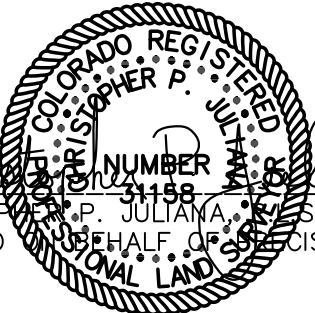
TEMPORARY CONSTRUCTION EASEMENT "B"

BEGINNING AT A POINT WHICH BEARS S00°04'27"E A DISTANCE OF 53.88 FEET FROM SAID POINT "A";

THENCE S45°04'27"E A DISTANCE OF 31.19 FEET; THENCE S00°04'27"E A DISTANCE OF 13.81 FEET; THENCE S44°55'33"W A DISTANCE OF 31.19; THENCE N00°04'27"W A DISTANCE OF 57.92 FEET TO THE POINT OF BEGINNING; WHENCE SAID SOUTHWEST CORNER OF SECTION 13 BEARS S04°31'01"W A DISTANCE OF 264.01 FEET.

SAID PARCEL CONTAINS 791 SQUARE FEET OR 0.018 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


CHRISTOPHER P. JULIANA, R.L.S. 31158, DATE 03/09/22
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 03/09/22

SCALE: 1" = 200'

FILE: R13178

SHEET: 2 OF 2

W/O #:

TEMPORARY EASEMENT

NI-003

EXHIBIT "A"

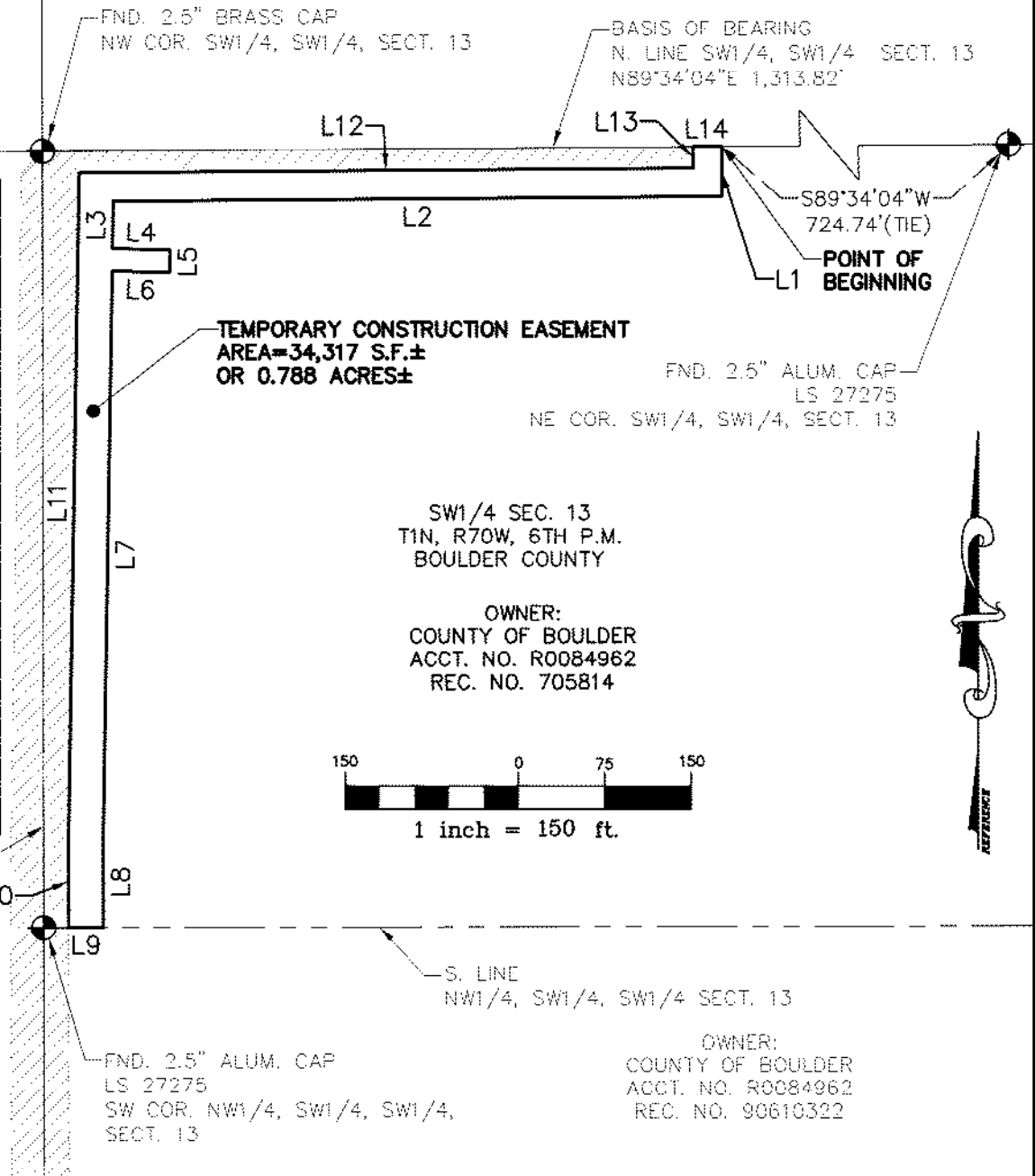
SE1/4 SEC. 14
T1N, R70W, 6TH P.M.
BOULDER COUNTY

OWNER:
COUNTY OF BOULDER
ACCT. NO. R0084968
REC. NO. 026831

OWNER:
CITY OF BOULDER
ACCT. NO. R0084965
REC. NO. 809444

SW1/4 SEC. 13
T1N, R70W, 6TH P.M.
BOULDER COUNTY

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S00°27'04"E	43.83'
L2	S89°32'56"W	528.00'
L3	S00°54'04"W	41.11'
L4	S89°05'56"E	50.00'
L5	S00°54'04"W	20.00'
L6	N89°05'56"W	50.00'
L7	S00°54'04"W	489.81'
L8	S00°04'27"E	79.28'
L9	S89°51'47"W	30.00'
L10	N00°04'27"W	79.56'
L11	N00°54'04"E	575.47'
L12	N89°32'56"E	532.42'
L13	N00°27'04"W	18.84'
L14	N89°34'04"E	25.00'



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 150'

FILE: R13178

SHEET: 1 OF 2

W/O #:

TEMPORARY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 705814, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

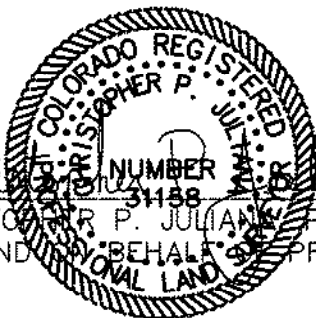
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 13 AND ASSUMED TO BEAR N89°34'04"E A DISTANCE OF 1,313.82 FEET FROM A 2.5" BRASS CAP FOUND AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13 TO A 2.5" ALUMINUM CAP STAMPED L.S. #27275 FOUND AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;

BEGINNING AT A POINT ON SAID NORTH LINE, SAID POINT BEARS S89°34'04"W A DISTANCE OF 724.74 FEET FROM SAID NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;

THENCE S00°27'04"E A DISTANCE OF 43.83 FEET; THENCE S89°32'56"W A DISTANCE OF 528.00 FEET; THENCE S00°54'04"W A DISTANCE OF 41.11 FEET; THENCE S89°05'56"E A DISTANCE OF 50.00 FEET; THENCE S00°54'04"W A DISTANCE OF 20.00 FEET; THENCE N89°05'56"W A DISTANCE OF 50.00 FEET; THENCE S00°54'04"W A DISTANCE OF 489.81 FEET; THENCE S00°04'27"E A DISTANCE OF 79.28 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE S89°51'47"W ALONG SAID SOUTH LINE A DISTANCE OF 30.00 FEET; THENCE N00°04'27"W A DISTANCE OF 79.56 FEET; THENCE N00°54'04"E A DISTANCE OF 575.47 FEET; THENCE N89°32'56"E A DISTANCE OF 532.42 FEET; THENCE N00°27'04"W A DISTANCE OF 18.84 FEET TO SAID NORTH LINE; THENCE N89°34'04"E ALONG SAID NORTH LINE A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; WHENCE SAID NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13 BEARS S89°34'04"W A DISTANCE OF 589.07 FEET.

SAID PARCEL CONTAINS 34,317 SQUARE FEET OR 0.788 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Christopher P. Julian
CHRISTOPHER P. JULIAN, P.L.S. 31158 04/06/22
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 150'

FILE: R13178

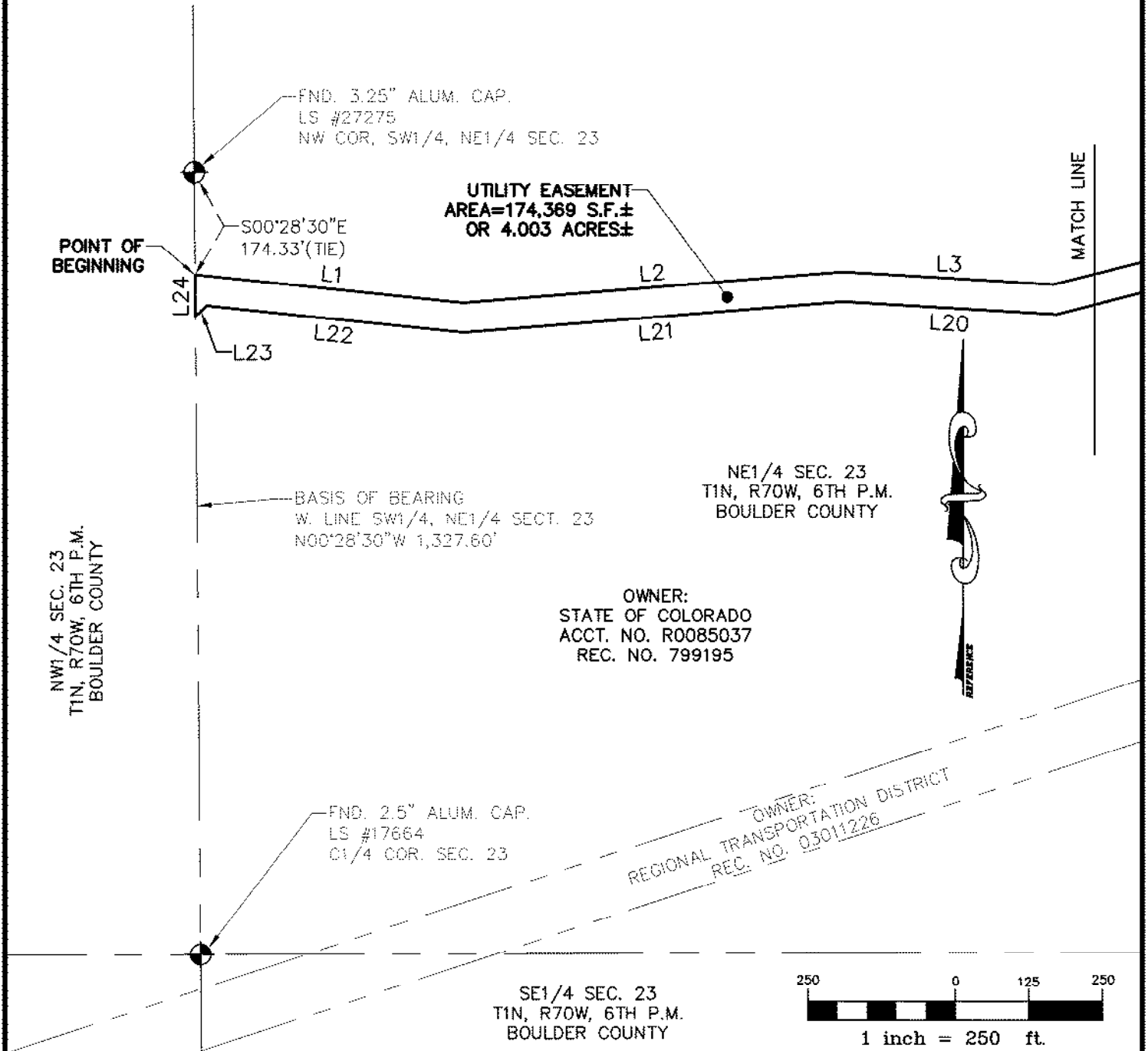
SHEET: 2 OF 2

W/O #:

**TEMPORARY
EASEMENT**

NI-004

EXHIBIT "A"



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 250'

FILE: R13178

SHEET: 1 OF 3

W/O #:

UTILITY EASEMENT

EXHIBIT "A"

SE1/4 SEC. 14
T1N, R70W, 6TH P.M.
BOULDER COUNTY

SW1/4 SEC. 13
T1N, R70W, 6TH P.M.
BOULDER COUNTY

N. LINE SECT. 23

FND. 2.5" BRASS CAP.
NE COR. SEC. 23

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S84°04'27"E	458.98'
L2	N85°22'35"E	646.24'
L3	S86°33'33"E	357.59'
L4	N75°43'50"E	400.00'
L5	N73°30'55"E	240.20'
L6	N83°13'03"E	389.63'
L7	N27°07'08"E	80.48'
L8	N12°33'33"W	185.48'
L9	N51°26'14"E	231.00'
L10	N01°36'28"W	447.95'
L11	N00°06'22"W	459.20'
L12	S89°58'40"E	28.80'
L13	S00°10'25"E	956.35'

NO.	BEARING	DISTANCE
L14	S51°26'14"W	183.27'
L15	S12°33'33"E	172.28'
L16	S27°07'08"W	125.16'
L17	S83°13'03"W	412.02'
L18	S73°30'55"W	235.95'
L19	S75°43'30"W	408.72'
L20	N86°36'25"W	362.80'
L21	S85°22'35"W	646.04'
L22	N84°06'10"W	440.04'
L23	S46°42'51"W	26.05'
L24	N00°28'30"W	70.14'

UTILITY EASEMENT
AREA=174,369 S.F.±
OR 4.003 ACRES±

NE1/4 SEC. 23
T1N, R70W, 6TH P.M.
BOULDER COUNTY

OWNER:
STATE OF COLORADO
ACCT. NO. R0085037
REC. NO. 799195

MATCH LINE



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 250'

FILE: R13178

SHEET: 2 OF 3

W/O #:

UTILITY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 799195, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 23 AND ASSUMED TO BEAR N00°28'30"W A DISTANCE OF 1,327.60 FEET FROM A 2.5" ALUMINUM CAP STAMPED L.S. #17664 FOUND AT THE CENTER QUARTER CORNER OF SAID SECTION 23 TO A 3.25" ALUMINUM CAP STAMPED L.S. #27275 FOUND AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23;

BEGINNING AT A POINT ON SAID WEST LINE, SAID POINT BEARS S00°28'30"E A DISTANCE OF 174.33 FEET FROM SAID NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23;

THENCE S84°04'27"E A DISTANCE OF 458.98 FEET; THENCE N85°22'35"E A DISTANCE OF 646.24 FEET; THENCE S86°33'33"E A DISTANCE OF 357.59 FEET; THENCE N75°43'50"E A DISTANCE OF 400.00 FEET; THENCE N73°30'55"E A DISTANCE OF 240.20 FEET; THENCE N83°13'03"E A DISTANCE OF 389.63 FEET; THENCE N27°07'08"E A DISTANCE OF 80.48 FEET; THENCE N12°33'33"W A DISTANCE OF 185.48 FEET; THENCE N51°26'14"E A DISTANCE OF 231.00 FEET; THENCE N01°36'28"W A DISTANCE OF 447.95 FEET; THENCE N00°06'22"W A DISTANCE OF 459.20 FEET TO THE NORTH LINE OF SAID SECTION 23; THENCE S89°58'40"E ALONG SAID NORTH LINE A DISTANCE OF 28.80 FEET TO THE NORTHEAST CORNER OF SAID SECTION 23; THENCE S00°10'25"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23 A DISTANCE OF 956.35 FEET; THENCE S51°26'14"W A DISTANCE OF 183.27 FEET; THENCE S12°33'33"E A DISTANCE OF 172.28 FEET; THENCE S27°07'08"W A DISTANCE OF 125.16 FEET; THENCE S83°13'03"W A DISTANCE OF 412.02 FEET; THENCE S73°30'55"W A DISTANCE OF 235.95 FEET; THENCE S75°43'30"W A DISTANCE OF 408.72 FEET; THENCE N86°36'25"W A DISTANCE OF 362.80 FEET; THENCE S85°22'35"W A DISTANCE OF 646.04 FEET; THENCE N84°06'10"W A DISTANCE OF 440.04 FEET; THENCE S46°42'51"W A DISTANCE OF 26.05 FEET; THENCE N00°28'30"W A DISTANCE OF 70.14 FEET TO THE POINT OF BEGINNING; WHENCE SAID CENTER QUARTER CORNER BEARS S00°28'30"E A DISTANCE OF 1,153.27 FEET.

SAID PARCEL CONTAINS 174,369 SQUARE FEET OR 4.003 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


CHRISTOPHER P. JULIAN, L.S. 31158
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.
DATE 04/06/22



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 250'

FILE: R13178

SHEET: 3 OF 3

W/O #:

UTILITY EASEMENT

NI-004

EXHIBIT "A"

OWNER:
THE COUNTY OF BOULDER
REC. NO. 90610322

W'LY SIDE
REC. #799195

NW1/4 SEC. 23
T1N, R70W, 6TH P.M.
BOULDER COUNTY

UTILITY EASEMENT
AREA=36,984 S.F.±
OR 0.849 ACRES±

OWNER:
BUCTOWN LAND COMPANY, LLC
ACCT. NO. R0037094
REC. NO. 03861696

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S00°28'30"E	68.16'
L2	S46°42'51"W	495.36'
L3	S35°56'33"W	291.88'
L4	N00°38'58"W	73.87'
L5	N36°49'20"E	292.26'
L6	N46°42'51"E	490.47'

FND. 3.25" ALUM. CAP.
LS #27275
NE COR. SE1/4,
NW1/4 SEC. 23

S00°28'30"E
176.31'(TIE)

POINT OF
BEGINNING

OWNER:
STATE OF COLORADO
REC. NO. 799195

NE1/4 SEC. 23
T1N, R70W, 6TH P.M.
BOULDER COUNTY

BASIS OF BEARING
E. LINE SE1/4, NW1/4 SEC. 23
N00°28'30"W 1,327.60'

OWNER:
STATE OF COLORADO
REC. NO. 799195

ANGLE COR.
REC. #799195

FND. 2.5" ALUM. CAP.
LS #17664
C1/4 COR. SEC. 23



1 inch = 150 ft.

- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/05/22

SCALE: 1" = 150'

FILE: R13178

SHEET: 1 OF 2

W/O #:

UTILITY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 799195, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

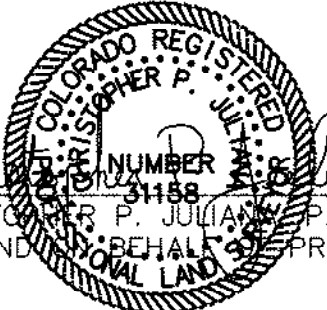
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 23 AND ASSUMED TO BEAR N00°28'30"W A DISTANCE OF 1,327.60 FEET FROM A 2.5" ALUMINUM CAP STAMPED L.S. #17664 FOUND AT THE CENTER QUARTER CORNER OF SAID SECTION 23 TO A 3.25" ALUMINUM CAP STAMPED L.S. #27275 FOUND AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23;

BEGINNING AT A POINT ON SAID EAST LINE, SAID POINT BEARS S00°28'30"E A DISTANCE OF 176.31 FEET FROM SAID NORTHEAST CORNER;

THENCE S00°28'30"E ALONG SAID EAST LINE A DISTANCE OF 68.16 FEET; THENCE S46°42'51"W A DISTANCE OF 495.36 FEET; THENCE S35°56'33"W A DISTANCE OF 291.88 FEET TO AN ANGLE CORNER OF SAID LANDS; THENCE N00°38'58"W ALONG THE WESTERLY SIDE OF SAID LANDS A DISTANCE OF 73.87 FEET; THENCE N36°49'20"E A DISTANCE OF 292.26 FEET; THENCE N46°42'51"E A DISTANCE OF 490.47 FEET TO THE POINT OF BEGINNING; WHENCE SAID CENTER QUARTER CORNER BEARS S00°28'30"E A DISTANCE OF 1,151.28 FEET.

SAID PARCEL CONTAINS 36,984 SQUARE FEET OR 0.849 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

 *Christopher P. Julian*
CHRISTOPHER P. JULIAN, P.L.S. 31158
FOR AND BEHALF OF PRECISION SURVEY & MAPPING, INC.
04/05/22



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/05/22

SCALE: 1" = 150'

FILE: R13178

SHEET: 2 OF 2

W/O #:

UTILITY EASEMENT

NI-004

EXHIBIT "A"

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S00°10'25"E	23.34'
L2	N59°08'22"W	63.83'
L3	N83°13'03"E	24.00'
L4	S59°08'22"E	51.87'

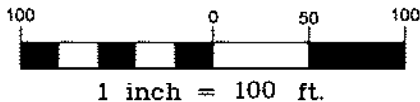
ACCESS ESMT.
AREA=4,256 S.F.±
OR 0.098 ACRES±

NE1/4 SEC. 23
T1N, R70W, 6TH P.M.
BOULDER COUNTY

OWNER:
STATE OF COLORADO
REC. NO. 799195



CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	73.93'	630.41'	6°43'10"	N62°57'31"W	73.89'
C2	90.92'	256.22'	20°19'49"	N48°58'48"W	90.44'
C3	69.87'	236.22'	16°56'46"	S50°22'36"E	69.61'
C4	75.07'	650.41'	6°36'47"	S62°53'54"E	75.03'



NE COR. SECT 23
FND. 2.5" BRASS CAP

S00°10'25"E
1455.40'(TIE)

POINT OF BEGINNING

NW1/4 SEC. 24
T1N, R70W, 6TH P.M.
BOULDER COUNTY

OWNER:
STATE OF COLORADO
REC. NO. 799194

BASIS OF BEARING
E. LINE NE1/4 SECT. 23
N00°10'25"W 2645.63'

S00°10'25"E
1190.24'(TIE)

E1/4 COR. SECT 23

- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 100'

FILE: R13178

SHEET: 1 OF 2

W/O #:

ACCESS EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 799195, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

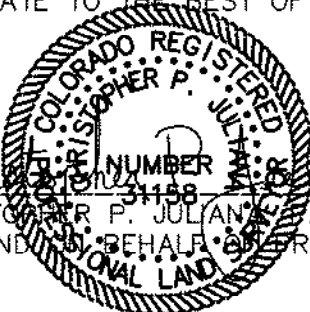
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE EAST LINE OF SAID LANDS AND ASSUMED TO BEAR N00°10'25"W A DISTANCE OF 2,645.63 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 23 TO A 2.5" BRASS CAP FOUND AT THE NORTHEAST CORNER OF SAID SECTION 23;

BEGINNING AT A POINT ON SAID EAST LINE, SAID POINT BEARS S00°10'25"E A DISTANCE OF 1,455.40 FEET FROM SAID NORTHEAST CORNER;

THENCE S00°10'25"E ALONG SAID EAST LINE A DISTANCE OF 23.34 FEET; THENCE N59°08'22"W A DISTANCE OF 63.83 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 73.93 FEET, HAVING A RADIUS OF 630.41 FEET, THROUGH A CENTRAL ANGLE OF 06°43'10" AND A CHORD WHICH BEARS N62°57'31"W A DISTANCE OF 73.89 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 90.92 FEET, HAVING A RADIUS OF 256.22 FEET, THROUGH A CENTRAL ANGLE OF 20°19'49" AND A CHORD WHICH BEARS N48°58'48"W A DISTANCE OF 90.44 FEET; THENCE N83°13'03"E A DISTANCE OF 24.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 69.87 FEET, HAVING A RADIUS OF 236.22 FEET, THROUGH A CENTRAL ANGLE OF 16°56'46" AND A CHORD WHICH BEARS S50°22'36"E A DISTANCE OF 69.61 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 75.07 FEET, HAVING A RADIUS OF 650.41 FEET, THROUGH A CENTRAL ANGLE OF 06°36'47" AND A CHORD WHICH BEARS S62°53'54"E A DISTANCE OF 75.03 FEET; THENCE S59°08'22"E A DISTANCE OF 51.87 FEET TO THE POINT OF BEGINNING, WHENCE SAID EAST QUARTER CORNER BEARS S00°10'25"E A DISTANCE OF 1,190.24 FEET.

SAID PARCEL CONTAINS 4,256 SQUARE FEET OR 0.098 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julian
NUMBER 31158 DATE 04/06/22
CHRISTOPHER P. JULIAN, L.S. 31158
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 100'

FILE: R13178

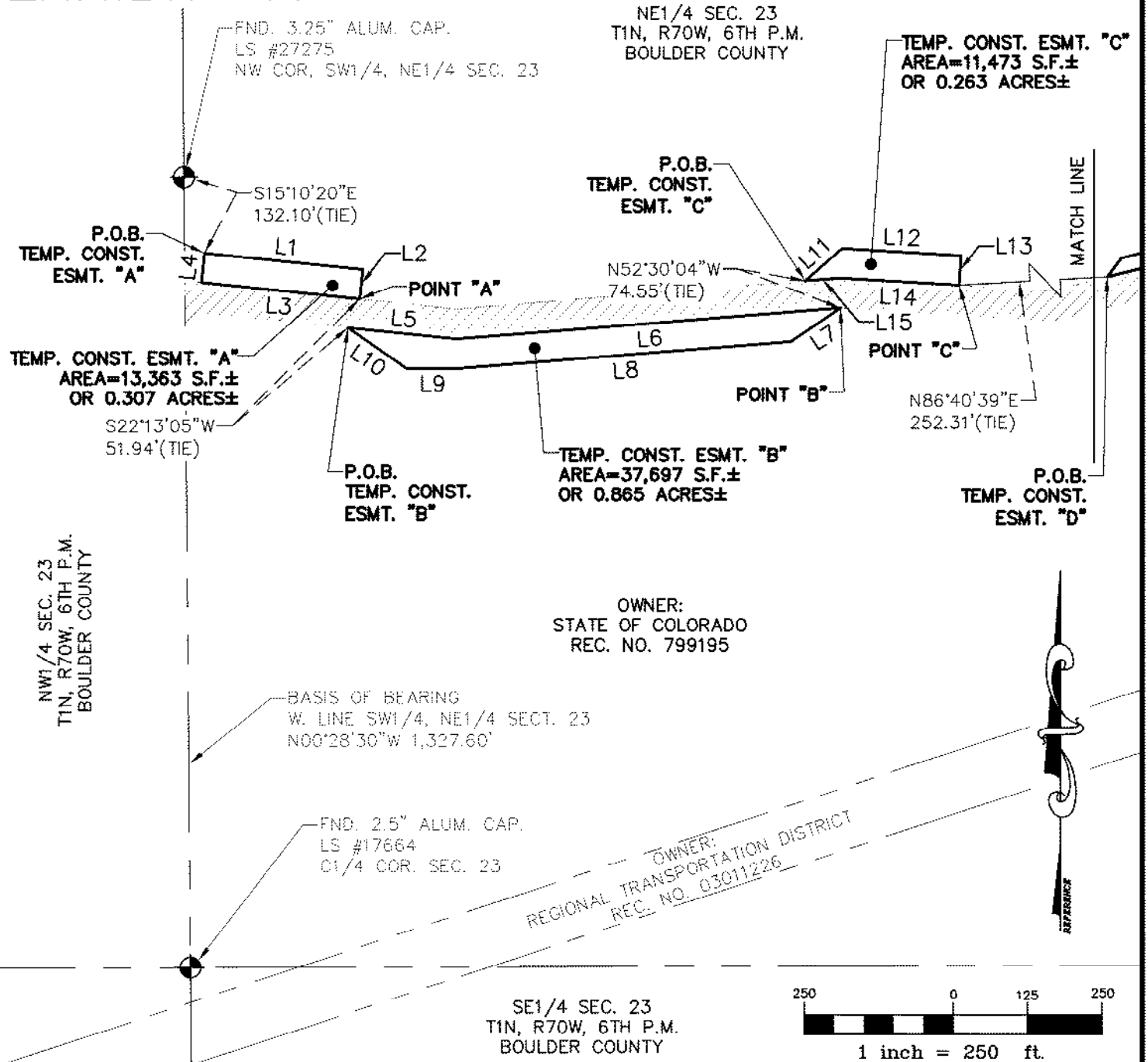
SHEET: 2 OF 2

W/O #:

ACCESS EASEMENT

NI-004

EXHIBIT "A"



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



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Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 250'

FILE: R13178

SHEET: 1 OF 6

W/O #:

TEMPORARY EASEMENT

EXHIBIT "A"

SE1/4 SEC. 14
T1N, R70W, 6TH P.M.
BOULDER COUNTY

SW1/4 SEC. 13
T1N, R70W, 6TH P.M.
BOULDER COUNTY

NE1/4 SEC. 23
T1N, R70W, 6TH P.M.
BOULDER COUNTY

OWNER:
STATE OF COLORADO
REC. NO. 799195

TEMP. CONST. ESMT. "E"
AREA=47,523 S.F.±
OR 1.091 ACRES±

NW1/4 SEC. 24
T1N, R70W, 6TH P.M.
BOULDER COUNTY

FND. 2.5" BRASS CAP.
NE COR. SEC. 23

POINT "E"
S20°18'39"E
52.65'(TIE)

P.O.B.
TEMP. CONST.
ESMT. "F"

TEMP. CONST. ESMT. "F"
AREA=1,677 S.F.±
OR 0.038 ACRES±

POINT "F"
S51°26'14"W
20.73'(TIE)

P.O.B.
TEMP. CONST.
ESMT. "G"

TEMP. CONST. ESMT. "D"
AREA=4,722 S.F.±
OR 0.108 ACRES±

P.O.B.
TEMP. CONST.
ESMT. "E"

POINT "D"

TEMP. CONST. ESMT. "G"
AREA=10,718 S.F.±
OR 0.246 ACRES±

P.O.B.
TEMP. CONST.
ESMT. "D"

POINT "C"
N86°40'39"E
252.31'(TIE)

N74°25'46"E
310.20'(TIE)

E. LINE NE1/4 SECT. 23



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
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Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 250'

FILE: R13178

SHEET: 2 OF 6

W/O #:

TEMPORARY EASEMENT

LINE TABLE

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S84°04'27"E	267.26'
L2	S05°55'33"W	50.00'
L3	N84°04'27"W	267.26'
L4	N05°55'33"E	50.00'
L5	S84°06'10"E	184.07'
L6	N85°22'35"E	646.04'
L7	S55°45'52"W	101.19'
L8	S85°22'35"W	558.81'
L9	N89°58'30"W	88.43'
L10	N54°55'42"W	119.68'
L11	N48°25'05"E	82.35'
L12	S86°35'00"E	200.35'
L13	S03°25'00"W	50.00'
L14	N86°35'00"W	200.35'
L15	S85°22'35"W	58.81'
L16	N36°49'39"E	39.81'
L17	N75°43'50"E	128.79'
L18	S88°37'03"E	92.66'
L19	S75°43'50"W	248.99'
L20	N76°41'53"E	406.03'

NO.	BEARING	DISTANCE
L21	N08°04'46"W	84.07'
L22	N86°46'02"W	42.24'
L23	N12°33'33"W	112.78'
L24	N51°26'14"E	261.96'
L25	N01°36'28"W	225.16'
L26	N46°36'28"W	35.36'
L27	N01°36'28"W	185.98'
L28	N00°06'21"W	92.86'
L29	N19°54'58"E	67.70'
L30	N16°28'05"E	41.44'
L31	N00°06'22"W	117.42'
L32	N19°53'38"E	43.86'
L33	S00°06'22"E	354.17'
L34	S01°36'28"E	447.95'
L35	S51°26'14"W	231.00'
L36	S12°33'33"E	185.48'
L37	S27°07'08"W	80.48'
L38	S83°13'03"W	372.42'
L39	S00°10'25"E	32.00'
L40	S63°51'37"W	116.59'

NO.	BEARING	DISTANCE
L41	N51°26'14"E	133.73'
L42	S08°04'46"E	191.06'
L43	S27°07'08"W	156.71'
L44	S87°10'21"W	247.58'
L45	N66°56'20"W	27.24'
L46	N83°13'03"E	276.74'
L47	N27°07'08"E	125.16'
L48	N12°33'33"W	172.28'
L49	N51°26'14"E	28.81'



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 250'

FILE: R13178

SHEET: 3 OF 6

W/O #: _____

TEMPORARY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 799195, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 23 AND ASSUMED TO BEAR N00°28'30"W A DISTANCE OF 1,327.60 FEET FROM A 2.5" ALUMINUM CAP STAMPED L.S. #17664 FOUND AT THE CENTER QUARTER CORNER OF SAID SECTION 23 TO A 3.25" ALUMINUM CAP STAMPED L.S. #27275 FOUND AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23;

TEMPORARY CONSTRUCTION EASEMENT "A"

BEGINNING AT A POINT WHICH BEARS S15°10'20"E A DISTANCE OF 132.10 FEET FROM SAID NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23;

THENCE S84°04'27"E A DISTANCE OF 267.26 FEET; THENCE S05°55'33"W A DISTANCE OF 50.00 FEET TO POINT "A"; THENCE N84°04'27"W A DISTANCE OF 267.26 FEET; THENCE N05°55'33"E A DISTANCE OF 50.00 FEET; THENCE N05°55'33"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 13,363 SQUARE FEET OR 0.307 ACRES, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT "B"

BEGINNING AT A POINT WHICH BEARS S22°13'05"W A DISTANCE OF 51.94 FEET FROM SAID POINT "A";

THENCE S84°06'10"E A DISTANCE OF 184.07 FEET; THENCE N85°22'35"E A DISTANCE OF 646.04 FEET TO POINT "B"; THENCE S55°45'52"W A DISTANCE OF 101.19 FEET; THENCE S85°22'35"W A DISTANCE OF 558.81 FEET; THENCE N89°58'30"W A DISTANCE OF 88.43 FEET; THENCE N54°55'42"W A DISTANCE OF 119.68 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 37,697 SQUARE FEET OR 0.865 ACRES, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT "C"

BEGINNING AT A POINT WHICH BEARS N52°30'04"W A DISTANCE OF 74.55 FEET FROM SAID POINT "B";

THENCE N48°25'05"E A DISTANCE OF 82.35 FEET; THENCE S86°35'00"E A DISTANCE OF 200.35 FEET; THENCE S03°25'00"W A DISTANCE OF 50.00 FEET TO POINT "C"; THENCE N86°35'00"W A DISTANCE OF 200.35 FEET; THENCE S85°22'35"W A DISTANCE OF 58.81 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 11,473 SQUARE FEET OR 0.263 ACRES, MORE OR LESS.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 250'

FILE: R13178

SHEET: 4 OF 6

W/O #:

TEMPORARY EASEMENT

LEGAL DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT "D"

BEGINNING AT A POINT WHICH BEARS N86°40'39"E A DISTANCE OF 252.31 FEET FROM SAID POINT "C";

THENCE N36°49'39"E A DISTANCE OF 39.81 FEET; THENCE N75°43'50"E A DISTANCE OF 128.79 FEET; THENCE S88°37'03"E A DISTANCE OF 92.66 FEET TO POINT "D"; THENCE S75°43'50"W A DISTANCE OF 248.99 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4,722 SQUARE FEET OR 0.108 ACRES, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT "E"

BEGINNING AT A POINT WHICH BEARS N74°25'46"E A DISTANCE OF 310.20 FEET FROM SAID POINT "D";

THENCE N76°41'53"E A DISTANCE OF 406.03 FEET; THENCE N08°04'46"W A DISTANCE OF 84.07 FEET; THENCE N86°46'02"W A DISTANCE OF 42.24 FEET; THENCE N12°33'33"W A DISTANCE OF 112.78 FEET; THENCE N51°26'14"E A DISTANCE OF 261.96 FEET; THENCE N01°36'28"W A DISTANCE OF 225.16 FEET; THENCE N46°36'28"W A DISTANCE OF 35.36 FEET; THENCE N01°36'28"W A DISTANCE OF 185.98 FEET; THENCE N00°06'21"W A DISTANCE OF 92.86 FEET; THENCE N19°54'58"E A DISTANCE OF 67.70 FEET; THENCE N16°28'05"E A DISTANCE OF 41.44 FEET; THENCE N00°06'22"W A DISTANCE OF 117.42 FEET; THENCE N19°53'38"E A DISTANCE OF 43.86 FEET; THENCE S00°06'22"E A DISTANCE OF 354.17 FEET; THENCE S01°36'28"E A DISTANCE OF 447.95 FEET TO POINT "E"; THENCE S51°26'14"W A DISTANCE OF 231.00 FEET; THENCE S12°33'33"E A DISTANCE OF 185.48 FEET; THENCE S27°07'08"W A DISTANCE OF 80.48 FEET; THENCE S83°13'03"W A DISTANCE OF 372.42 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 47,523 SQUARE FEET OR 1.091 ACRES, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT "F"

BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 23 WHICH BEARS S20°38'39"E A DISTANCE OF 52.65 FEET FROM SAID POINT "E";

THENCE S00°10'25"E A DISTANCE OF 32.00 FEET; THENCE S63°51'37"W A DISTANCE OF 116.59 FEET TO POINT "F"; THENCE N51°26'14"E A DISTANCE OF 133.73 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,677 SQUARE FEET OR 0.038 ACRES, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT "G"

BEGINNING AT A POINT WHICH BEARS S51°26'14"W A DISTANCE OF 20.73 FEET FROM SAID POINT "F";

THENCE S08°04'46"E A DISTANCE OF 191.06 FEET; THENCE S27°07'08"W A DISTANCE OF 156.71 FEET; THENCE S87°10'21"W A DISTANCE OF 247.58 FEET; THENCE N66°56'20"W A DISTANCE OF 27.24 FEET; THENCE N83°13'03"E A DISTANCE OF 276.74 FEET; THENCE N27°07'08"E A DISTANCE OF 125.16 FEET; THENCE N12°33'33"W A DISTANCE OF 172.28 FEET; THENCE N51°26'14"E A DISTANCE OF 28.81 FEET;



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DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 250'

FILE: R13178

SHEET: 5 OF 6

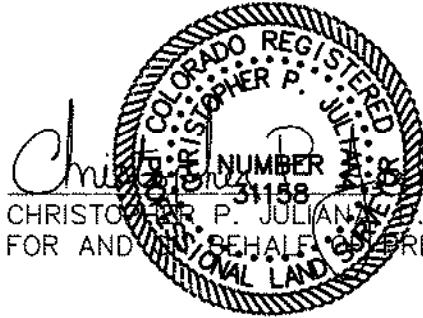
W/O #:

TEMPORARY EASEMENT

LEGAL DESCRIPTION

SAID PARCEL CONTAINS 10,718 SQUARE FEET OR 0.246 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO
HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND
IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



04/06/22

CHRISTOPHER P. JULIAN, L.S. 31158
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 250'

FILE: R13178

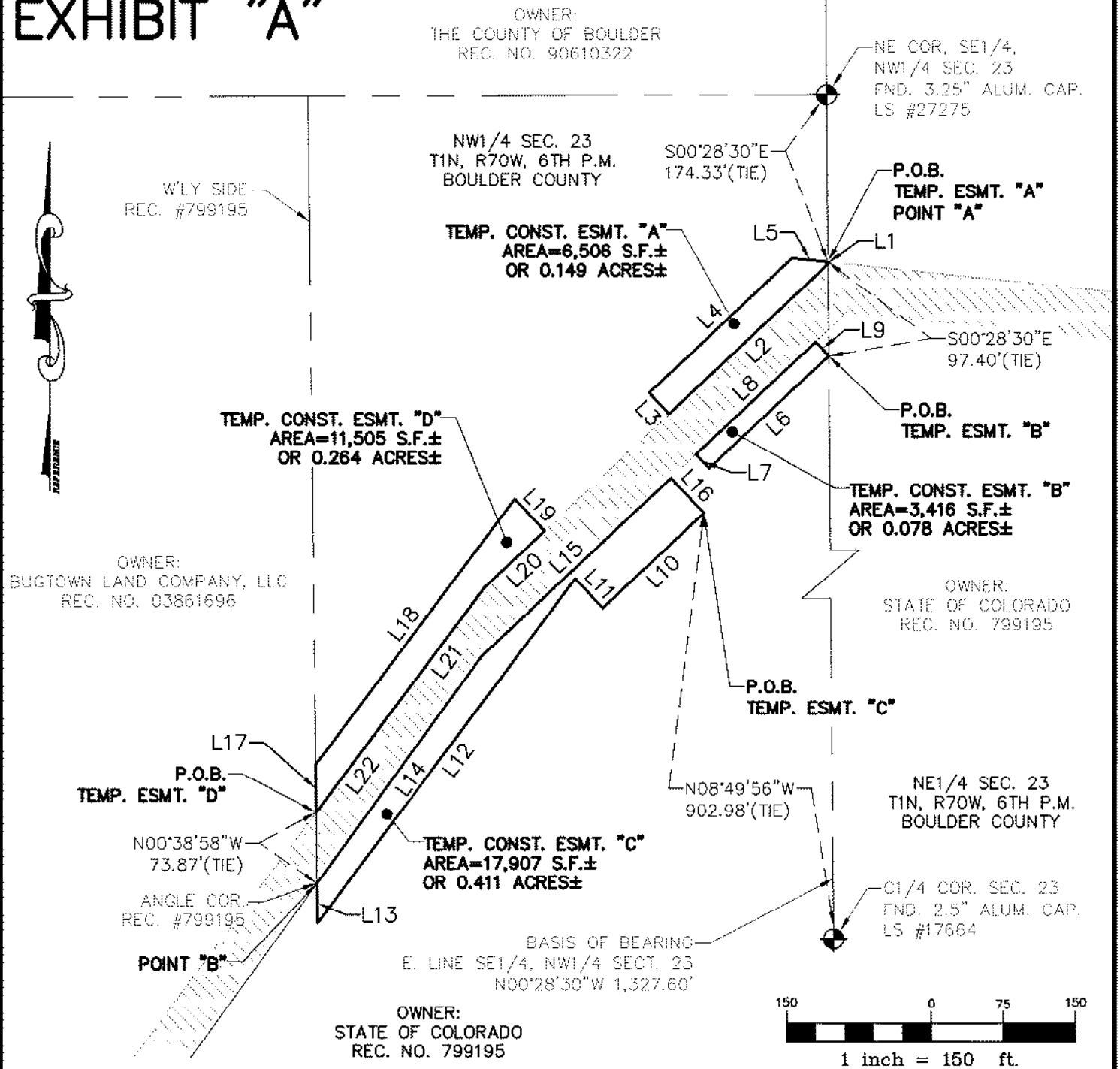
SHEET: 6 OF 6

W/O #:

TEMPORARY EASEMENT

NI-004

EXHIBIT "A"



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



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Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 150'

FILE: R13178

SHEET: 1 OF 4

W/O #:

TEMPORARY EASEMENT

LINE TABLE

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S00°28'30"E	1.98'
L2	S46°42'51"W	227.27'
L3	N43°17'09"W	30.00'
L4	N46°42'51"E	203.99'
L5	S84°04'27"E	37.70'
L6	S46°42'51"W	170.80'
L7	N43°17'09"W	20.00'
L8	N46°42'51"E	170.80'
L9	S43°17'09"E	20.00'
L10	S46°42'51"W	144.27'
L11	N43°17'09"W	41.96'
L12	S36°49'20"W	447.15'
L13	N00°38'58"W	41.19'
L14	N35°56'33"E	291.88'
L15	N46°42'51"E	270.14'
L16	S43°17'09"E	50.00'
L17	N00°38'58"W	49.31'
L18	N36°49'20"E	345.25'
L19	S43°17'09"E	45.38'
L20	S46°42'51"W	85.61'

NO.	BEARING	DISTANCE
L21	S36°49'20"W	172.49'
L22	S36°49'20"W	119.77'



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DRN. BY: R.U.
CHKD. BY: J.L.
DATE: 04/06/22
SCALE: 1" = 150'

FILE: R13178
SHEET: 2 OF 4
W/O #: _____

**TEMPORARY
EASEMENT**

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 799195, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 23 AND ASSUMED TO BEAR N00°28'30"W A DISTANCE OF 1,327.60 FEET FROM A 2.5" ALUMINUM CAP STAMPED L.S. #17664 FOUND AT THE CENTER QUARTER CORNER OF SAID SECTION 23 TO A 3.25" ALUMINUM CAP STAMPED L.S. #27275 FOUND AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23;

TEMPORARY CONSTRUCTION EASEMENT "A"

BEGINNING AT POINT "A" ON SAID EAST LINE, SAID POINT BEARS S00°28'30"E A DISTANCE OF 174.33 FEET FROM SAID NORTHEAST CORNER;

THENCE S00°28'30"E ALONG SAID EAST LINE A DISTANCE OF 1.98 FEET; THENCE S46°42'51"W A DISTANCE OF 227.27 FEET; THENCE N43°17'09"W A DISTANCE OF 30.00 FEET; THENCE N46°42'51"E A DISTANCE OF 203.99 FEET; THENCE S84°04'27"E A DISTANCE OF 37.70 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 6,506 SQUARE FEET OR 0.149 ACRES, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT "B"

BEGINNING AT A POINT ON SAID EAST LINE, SAID POINT BEARS S00°28'30"E A DISTANCE OF 97.40 FEET FROM SAID POINT "A";

THENCE S46°42'51"W A DISTANCE OF 170.80 FEET; THENCE N43°17'09"W A DISTANCE OF 20.00 FEET; THENCE N46°42'51"E A DISTANCE OF 170.80 FEET; THENCE S43°17'09"E A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,416 SQUARE FEET OR 0.078 ACRES, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT "C"

BEGINNING AT POINT WHICH BEARS N08°49'56"W A DISTANCE OF 902.98 FEET FROM SAID EAST QUARTER CORNER;

THENCE S46°42'51"W A DISTANCE OF 144.27 FEET; THENCE N43°17'09"W A DISTANCE OF 41.96 FEET; THENCE S36°49'20"W A DISTANCE OF 447.15 FEET; THENCE N00°38'58"W A DISTANCE OF 41.19 FEET TO AN ANGLE CORNER OF SAID LANDS AND BEING POINT "B"; THENCE N35°56'33"E A DISTANCE OF 291.88 FEET; THENCE N46°42'51"E A DISTANCE OF 270.14 FEET; THENCE S43°17'09"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 17,907 SQUARE FEET OR 0.411 ACRES, MORE OR LESS.



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Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 150'

FILE: R13178

SHEET: 3 OF 4

W/O #:

TEMPORARY EASEMENT

LEGAL DESCRIPTION

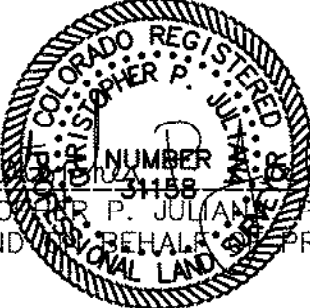
TEMPORARY CONSTRUCTION EASEMENT "D"

BEGINNING AT POINT WHICH BEARS N00°38'58"W A DISTANCE OF 73.87 FEET FROM SAID POINT "B";

THENCE N00°38'58"W ALONG THE WESTERLY SIDE OF SAID LANDS A DISTANCE OF 49.31 FEET; THENCE N36°49'20"E A DISTANCE OF 345.25 FEET; THENCE S43°17'09"E A DISTANCE OF 45.38 FEET; THENCE S46°42'51"W A DISTANCE OF 85.61 FEET; THENCE S36°49'20"W A DISTANCE OF 172.49 FEET; THENCE S36°49'20"W A DISTANCE OF 119.77 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 11,505 SQUARE FEET OR 0.264 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julian _____ 04/06/22
CHRISTOPHER P. JULIAN, P.L.S. 31158 DATE
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
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DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 150'

FILE: R13178

SHEET: 4 OF 4

W/O #:

TEMPORARY EASEMENT

NI-005

EXHIBIT "A"

OWNER:
COUNTY OF BOULDER
ACCT. NO. R0084962
REC. NO. 705814

FND. 2.5" ALUM. CAP
LS 27275
NW COR. SW1/4, SW1/4, SW1/4
SECT. 13

N'LY LINE REC. #90610322

OWNER:
COUNTY OF BOULDER
ACCT. NO. R0084968
REC. NO. 026831

SE1/4 SEC. 14
T1N, R70W, 6TH P.M.
BOULDER COUNTY

OWNER:
COUNTY OF BOULDER
ACCT. NO. R0084962
REC. NO. 90610322

SW1/4 SEC. 13
T1N, R70W, 6TH P.M.
BOULDER COUNTY

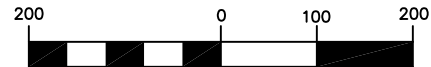
LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°29'36"E	21.21'
L2	S00°06'19"E	458.63'
L3	S01°36'28"E	201.33'
L4	S89°29'45"W	25.70'
L5	N00°10'25"W	659.93'

BASIS OF BEARING
W. LINE SW1/4, SW1/4, SW1/4 SECT. 13
N00°06'52"W 659.97'

POINT OF
BEGINNING

N. LINE NW1/4 SECT. 24

FND. 2.5" BRASS CAP
SW COR. SECT. 13



1 inch = 200 ft.

OWNER:
STATE OF COLORADO
ACCT. NO. R0085037
REC. NO. 799195

NE1/4 SEC. 23
T1N, R70W, 6TH P.M.
BOULDER COUNTY

OWNER:
COUNTY OF BOULDER
ACCT. NO. R0085040
REC. NO. 90610322

NW1/4 SEC. 24
T1N, R70W, 6TH P.M.
BOULDER COUNTY

W. LINE NW1/4, SECT. 24

S'LY LINE REC. #90610322

SW'LY COR.
REC. #90610322

UTILITY EASEMENT
AREA=14,270 S.F.±
OR 0.328 ACRES±

- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 03/09/22

SCALE: 1" = 200'

FILE: R13178

SHEET: 1 OF 2

W/O #:

UTILITY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 90610322, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13 AND ASSUMED TO BEAR N00°06'52"W A DISTANCE OF 659.97 FEET FROM A 2.5" BRASS CAP FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 13 TO A 2.5" ALUMINUM CAP STAMPED L.S. #27275 FOUND AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;

BEGINNING AT SAID SOUTHWEST CORNER SECTION 13;

THENCE N89°29'36"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24 A DISTANCE OF 21.21 FEET; THENCE S00°06'19"E A DISTANCE OF 458.63 FEET; THENCE S01°36'28"E A DISTANCE OF 201.33 FEET TO THE SOUTHERLY LINE OF SAID LANDS; THENCE S89°29'45"W ALONG SAID SOUTHERLY LINE A DISTANCE OF 25.70 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE N00°10'25"W ALONG SAID WEST LINE A DISTANCE OF 659.93 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 14,270 SQUARE FEET OR 0.328 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julian
CHRISTOPHER P. JULIAN, P.L.S. 31158
FOR AND IN BEHALF OF PRECISION SURVEY & MAPPING, INC.
03/09/22
DATE



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 03/09/22

SCALE: 1" = 200'

FILE: R13178

SHEET: 2 OF 2

W/O #:

UTILITY EASEMENT

NI-005

EXHIBIT "A"

OWNER:
COUNTY OF BOULDER
REC. NO. 705814
SW1/4 SEC. 13
T1N, R70W, 6TH P.M.
BOULDER COUNTY

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S63°35'17"W	137.27'
L2	S66°43'20"W	74.70'
L3	N46°22'04"E	2.00'
L4	N42°08'55"W	86.22'
L5	N49°29'05"W	30.27'
L6	N89°29'36"E	30.47'
L7	S49°29'05"E	8.56'
L8	S42°08'55"E	87.50'
L9	N46°22'04"E	2.00'
L10	N66°43'20"E	73.85'
L11	N63°35'17"E	136.58'
L12	N89°29'36"E	64.67'

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	81.83'	698.26'	6°42'53"	S66°47'43"W	81.79'
C2	169.46'	140.77'	68°58'28"	N77°54'31"W	159.41'
C3	139.96'	116.77'	68°40'38"	S77°58'15"E	131.73'
C4	23.52'	722.26'	1°51'57"	N64°22'24"E	23.52'

SE1/4 SEC. 14
T1N, R70W, 6TH P.M.
BOULDER COUNTY

NE1/4 SEC. 23
T1N, R70W, 6TH P.M.
BOULDER COUNTY

BASIS OF BEARING
N. LINE NW1/4, NW1/4, SECT. 24
N89°29'36"E 1,320.03'

OWNER:
COUNTY OF BOULDER
REC. NO. 90610322

ACCESS ESMT.
AREA=12,146 S.F.±
OR 0.279 ACRES±

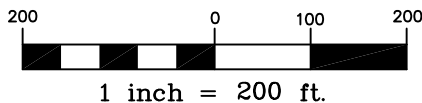
NW COR. SECT. 24
FND. 2.5" BRASS CAP

S89°29'36"W
416.80'(TIE)

NE COR., NW1/4,
NW1/4, SECT. 24

OWNER:
COUNTY OF BOULDER
REC. NO. 90610322

NW1/4 SEC. 24
T1N, R70W, 6TH P.M.
BOULDER COUNTY



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



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DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/05/22

SCALE: 1" = 200'

FILE: R13178

SHEET: 1 OF 2

W/O #:

ACCESS EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 90610322, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

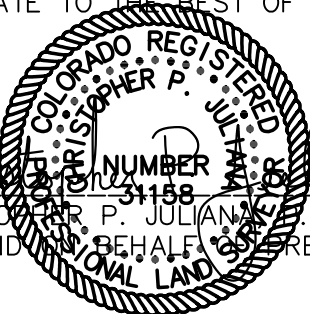
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24 AND ASSUMED TO BEAR N89°29'36"E A DISTANCE OF 1,320.03 FEET FROM A 2.5" BRASS CAP FOUND AT THE NORTHWEST CORNER OF SAID SECTION 24 TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;

BEGINNING AT A POINT ON SAID NORTH LINE, SAID POINT BEARS S89°29'36"W A DISTANCE OF 416.80 FEET FROM SAID NORTHEAST CORNER;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 81.83 FEET, HAVING A RADIUS OF 698.26 FEET, THROUGH A CENTRAL ANGLE OF 06°42'53" AND A CHORD WHICH BEARS S66°47'43"W A DISTANCE OF 81.79 FEET; THENCE S63°35'17"W A DISTANCE OF 137.27 FEET; THENCE S66°43'20"W A DISTANCE OF 74.70 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 169.46 FEET, HAVING A RADIUS OF 140.77 FEET, THROUGH A CENTRAL ANGLE OF 68°58'28" AND A CHORD WHICH BEARS N77°54'31"W A DISTANCE OF 159.41 FEET; THENCE N46°22'04"E A DISTANCE OF 2.00 FEET; THENCE N42°08'55"W A DISTANCE OF 86.22 FEET; THENCE N49°29'05"W A DISTANCE OF 30.27 FEET TO SAID NORTH LINE; THENCE N89°29'36"E ALONG SAID NORTH LINE A DISTANCE OF 30.47 FEET; THENCE S49°29'05"E A DISTANCE OF 8.56 FEET; THENCE S42°08'55"E A DISTANCE OF 87.50 FEET; THENCE N46°22'04"E A DISTANCE OF 2.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 139.96 FEET, HAVING A RADIUS OF 116.77 FEET, THROUGH A CENTRAL ANGLE OF 68°40'38" AND A CHORD WHICH BEARS S77°58'15"E A DISTANCE OF 131.73 FEET; THENCE N66°43'20"E A DISTANCE OF 73.85 FEET; THENCE N63°35'17"E A DISTANCE OF 136.58 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 23.52 FEET, HAVING A RADIUS OF 722.26 FEET, THROUGH A CENTRAL ANGLE OF 01°51'57" AND A CHORD WHICH BEARS N64°22'24"E A DISTANCE OF 23.52 FEET; THENCE N89°29'36"E A DISTANCE OF 64.67 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 12,146 SQUARE FEET OR 0.279 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Juliana
CHRISTOPHER P. JULIANA, L.S. 31158
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.

04/05/22

DATE

FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/05/22

SCALE: 1" = 200'

FILE: R13178

SHEET: 2 OF 2

W/O #:

ACCESS EASEMENT

NI-005

EXHIBIT "A"

OWNER:
COUNTY OF BOULDER
ACCT. NO. R0084965
REC. NO. 705814
SW1/4 SEC. 13
T1N, R70W, 6TH P.M.
BOULDER COUNTY

FND. 2.5" ALUM. CAP
LS 27275
NW COR. SW1/4, SW1/4, SW1/4
SECT. 13

N'LY LINE REC. #90610322

OWNER:
COUNTY OF BOULDER
ACCT. NO. R0084968
REC. NO. 026831

SE1/4 SEC. 14
T1N, R70W, 6TH P.M.
BOULDER COUNTY

OWNER:
COUNTY OF BOULDER
ACCT. NO. R0084962
REC. NO. 90610322

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S45°06'20"E	35.36'
L2	S00°06'20"E	268.13'
L3	S01°36'28"E	201.49'
L4	S89°29'45"W	25.00'
L5	N01°36'28"W	201.33'
L6	N00°06'20"W	293.45'

BASIS OF BEARING
W. LINE SW1/4, SW1/4, SW1/4 SECT. 13
N00°06'52"W 659.97'

S07°25'44"E
166.39'(TIE)

N. LINE NW1/4 SECT. 24

FND. 2.5" BRASS CAP
SW COR. SECT. 13

POINT OF
BEGINNING

OWNER:
STATE OF COLORADO
ACCT. NO. R0085037
REC. NO. 799195

NE1/4 SEC. 23
T1N, R70W, 6TH P.M.
BOULDER COUNTY

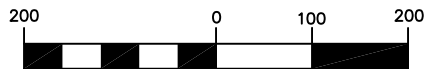
OWNER:
COUNTY OF BOULDER
ACCT. NO. R0085040
REC. NO. 90610322

NW1/4 SEC. 24
T1N, R70W, 6TH P.M.
BOULDER COUNTY

TEMP. CONST. ESMT.
AREA=12,055 S.F.±
OR 0.277 ACRES±

W. LINE NW1/4, SECT. 24

S'LY LINE REC. #90610322



SW'LY COR.
REC. #90610322

- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 03/09/22

SCALE: 1" = 200'

FILE: R13178

SHEET: 1 OF 2

W/O #:

TEMPORARY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 90610322, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13 AND ASSUMED TO BEAR N00°06'52"W A DISTANCE OF 659.97 FEET FROM A 2.5" BRASS CAP FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 13 TO A 2.5" ALUMINUM CAP STAMPED L.S. #27275 FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13;

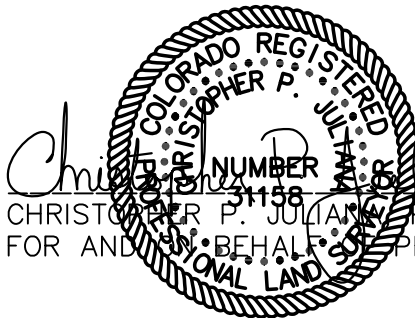
TEMPORARY CONSTRUCTION EASEMENT

BEGINNING AT A POINT WHICH BEARS S07°25'44"E A DISTANCE OF 166.39 FEET FROM SAID SOUTHWEST CORNER;

THENCE S45°06'20"E A DISTANCE OF 35.36 FEET; THENCE S00°06'20"E A DISTANCE OF 268.13 FEET; THENCE S01°36'28"E A DISTANCE OF 201.49 FEET TO THE SOUTHERLY LINE OF SAID LANDS; THENCE S89°29'45"W ALONG SAID SOUTHERLY LINE A DISTANCE OF 25.00 FEET; THENCE N01°36'28"W A DISTANCE OF 201.33 FEET; THENCE N00°06'20"W A DISTANCE OF 293.45 FEET TO THE POINT OF BEGINNING; WHENCE SAID NORTHWEST CORNER OF BEARS N01°35'07"W A DISTANCE OF 825.27 FEET.

SAID PARCEL CONTAINS 12,055 SQUARE FEET OR 0.277 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



CHRISTOPHER P. JULIAN, P.L.S. 31158 _____ 03/09/22
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 03/09/22

SCALE: 1" = 200'

FILE: R13178

SHEET: 2 OF 2

W/O #:

TEMPORARY EASEMENT

NI-006

EXHIBIT "A"

OWNER:
COUNTY OF BOULDER
ACCT. NO. R0085040
REC. NO. 90610322

NW'LY COR.
REC. #799194

POINT OF
BEGINNING

UTILITY EASEMENT
AREA=8,296 S.F.±
OR 0.190 ACRES±

OWNER:
STATE OF COLORADO
ACCT. NO. R0085037
REC. NO. 799195

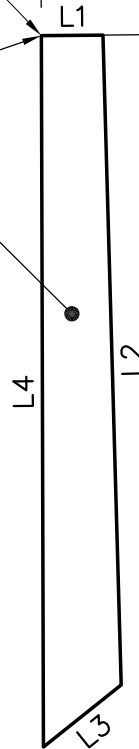
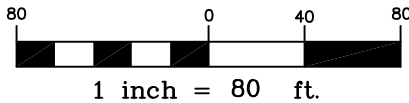
NE1/4 SEC. 23
T1N, R70W, 6TH P.M.
BOULDER COUNTY

BASIS OF BEARING
N'LY LINE REC. NO. 799194
S89°29'45"W 853.31'

NE'LY COR.
REC. #799194

NW1/4 SEC. 24
T1N, R70W, 6TH P.M.
BOULDER COUNTY

OWNER:
STATE OF COLORADO
REC. NO. 799194



W'LY LINE
REC. #799194

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°29'45"E	25.70'
L2	S01°36'28"E	270.92'
L3	S51°26'14"W	41.44'
L4	N00°10'25"W	296.42'

- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/04/22

SCALE: 1" = 80'

FILE: R13178

SHEET: 1 OF 2

W/O #:

UTILITY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 799194, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

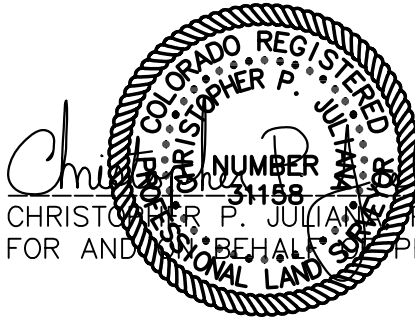
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG NORTHERLY LINE OF SAID LANDS AND ASSUMED TO BEAR S89°29'45"W A DISTANCE OF 853.31 FEET FROM THE NORTHEASTERLY CORNER OF SAID LANDS TO THE NORTHWESTERLY CORNER OF SAID LANDS;

BEGINNING AT SAID NORTHWESTERLY CORNER;

THENCE N89°29'45"E ALONG SAID NORTHERLY LINE A DISTANCE OF 25.70 FEET; THENCE S01°36'28"E A DISTANCE OF 270.92 FEET; THENCE S51°26'14"W A DISTANCE OF 41.44 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE N00°10'25"W ALONG SAID WESTERLY LINE A DISTANCE OF 296.42 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8,296 SQUARE FEET OR 0.190 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Christopher P. Julian _____ 04/04/22
NUMBER 31158 DATE
CHRISTOPHER P. JULIAN, P.L.S. 31158
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/04/22

SCALE: 1" = 80'

FILE: R13178

SHEET: 2 OF 2

W/O #:

UTILITY EASEMENT

NI-006

EXHIBIT "A"

NW1/4 SEC. 24
T1N, R70W, 6TH P.M.
BOULDER COUNTY

NE'LY COR
REC. #597262

OWNER:
STATE OF COLORADO
REC. NO. 799194

OWNER:
CITY OF BOULDER
REC. NO. 597262

OWNER:
CAROL A. HINDES
REC. NO. 3114172

75' P.S.C.O. ESMT
REC. NO. 456901

W'LY LINE
REC. #597262

S00°10'25"E
259.11'(TIE)

BASIS OF BEARING
E'LY LINE REC. #597262
S00°10'25"E 292.58'

POINT OF
BEGINNING

OWNER:
STATE OF
COLORADO
REC. #799194

ROAD ROW ESMT
REC. NO. 799194

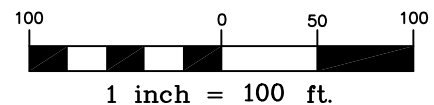
SE'LY COR
REC. #597262

ACCESS ESMT.
AREA=14,012 S.F.±
OR 0.322 ACRES±

OWNER:
REGIONAL TRANSPORTATION DISTRICT
REC. NO. 03011226

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	155.38'	603.64'	14°44'54"	S85°28'31"W	154.95'
C2	140.63'	579.64'	13°54'02"	N85°10'50"E	140.28'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S00°10'25"E	25.24'
L2	S71°48'06"W	432.59'
L3	N19°40'00"E	25.12'
L4	N71°48'06"E	439.06'



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/05/22

SCALE: 1" = 100'

FILE: R13178

SHEET: 1 OF 2

W/O #:

ACCESS EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 597262, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

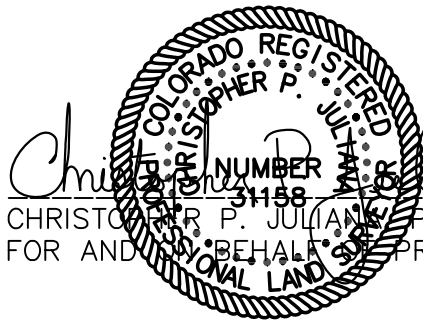
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE EASTERLY LINE OF SAID LANDS AND ASSUMED TO BEAR S00°10'25"E A DISTANCE OF 292.58 FEET FROM THE NORTHEASTERLY CORNER OF SAID LANDS TO THE SOUTHEASTERLY CORNER OF SAID LANDS;

BEGINNING AT A POINT ON THE SAID EASTERLY LINE, SAID POINT BEARS S00°10'25"E A DISTANCE OF 259.11 FEET FROM SAID NORTHEASTERLY CORNER;

THENCE S00°10'25"E ALONG SAID EASTERLY LINE A DISTANCE OF 25.24 FEET; THENCE S71°48'06"W A DISTANCE OF 432.59 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 155.38 FEET, HAVING A RADIUS OF 603.64 FEET, THROUGH A CENTRAL ANGLE OF 14°44'54" AND A CHORD WHICH BEARS S85°28'31"W A DISTANCE OF 154.95 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE N19°40'00"E ALONG SAID WESTERLY LINE A DISTANCE OF 25.12 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 140.63 FEET, HAVING A RADIUS OF 579.64 FEET, THROUGH A CENTRAL ANGLE OF 13°54'02" AND A CHORD WHICH BEARS N85°10'50"E A DISTANCE OF 140.28 FEET; THENCE N71°48'06"E A DISTANCE OF 439.06 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 14,012 SQUARE FEET OR 0.322 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



CHRISTOPHER P. JULIAN, P.L.S. 31158 04/05/22
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/05/22

SCALE: 1" = 100'

FILE: R13178

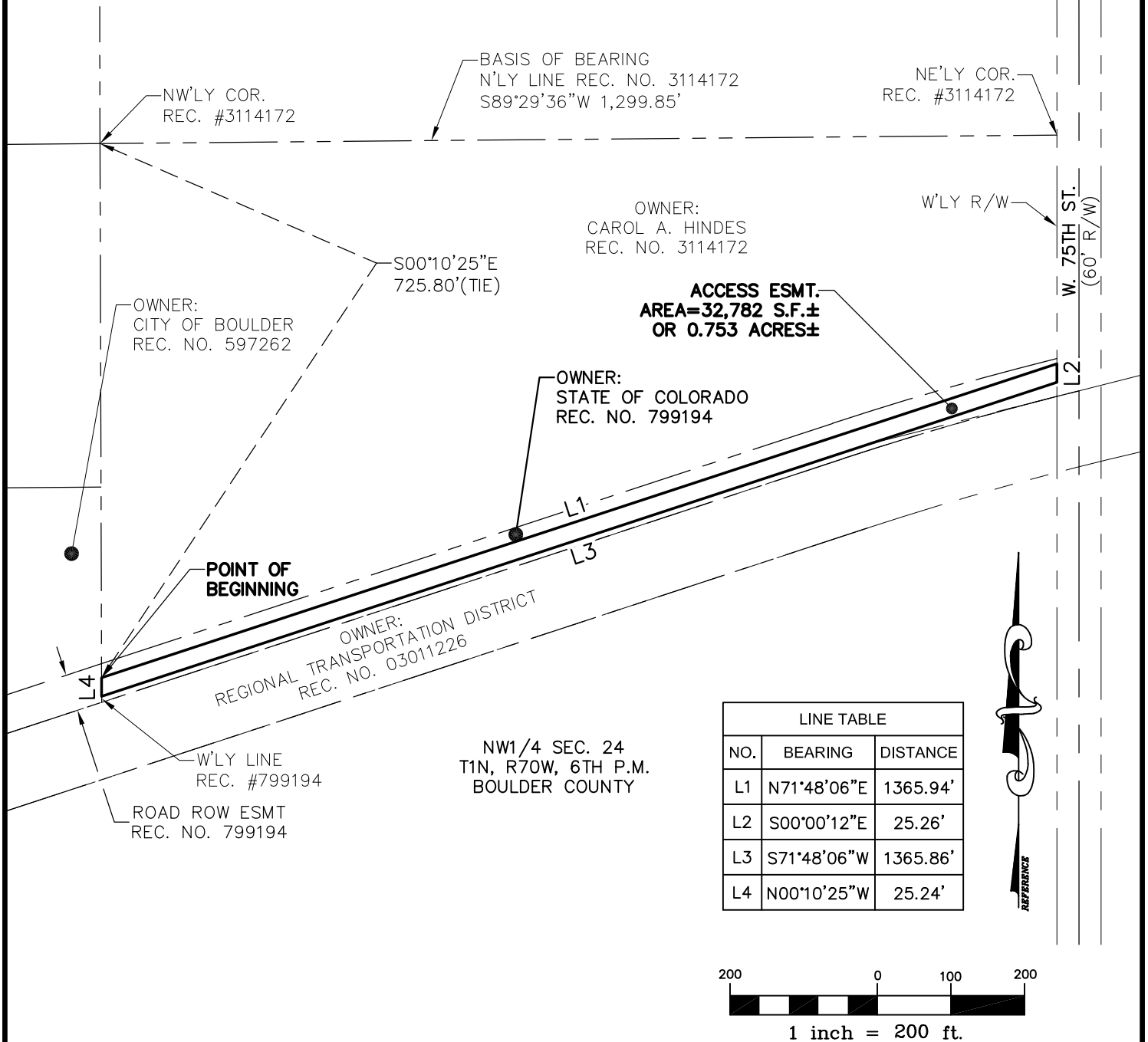
SHEET: 2 OF 2

W/O #:

ACCESS EASEMENT

NI-006

EXHIBIT "A"



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/05/22

SCALE: 1" = 200'

FILE: R13178

SHEET: 1 OF 2

W/O #: _____

ACCESS EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 799194, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BASIS OF BEARING OF THIS DESCRIPTION IS ALONG NORTHERLY LINE OF LANDS FOUND AT RECEPTION NO. 3114172 FILED IN SAID CLERK AND RECORDER'S OFFICE AND ASSUMED TO BEAR S89°29'36"W A DISTANCE OF 1299.85 FEET FROM THE NORTHEASTERLY CORNER OF SAID LANDS TO THE NORTHWESTERLY CORNER OF SAID LANDS;

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LANDS AT RECEPTION NO. 799194, SAID POINT BEARS S00°10'25"E A DISTANCE OF 725.80 FEET FROM SAID NORTHWESTERLY CORNER;

THENCE N71°48'06"E A DISTANCE OF 1,365.94 FEET TO THE WESTERLY RIGHT-OF-WAY OF W. 75TH STREET; THENCE S00°00'12"E ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 25.26 FEET; THENCE S71°48'06"W A DISTANCE OF 1,365.86 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE N00°10'25"W ALONG SAID WESTERLY LINE A DISTANCE OF 25.24 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEASTERLY CORNER BEARS N60°23'41"E A DISTANCE OF 1,492.44 FEET.

SAID PARCEL CONTAINS 32,782 SQUARE FEET OR 0.753 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julian 04/05/22
CHRISTOPHER P. JULIAN, L.S. 31158 DATE
FOR AND BEHALF OF PRECISION SURVEY & MAPPING, INC.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/05/22

SCALE: 1" = 200'

FILE: R13178

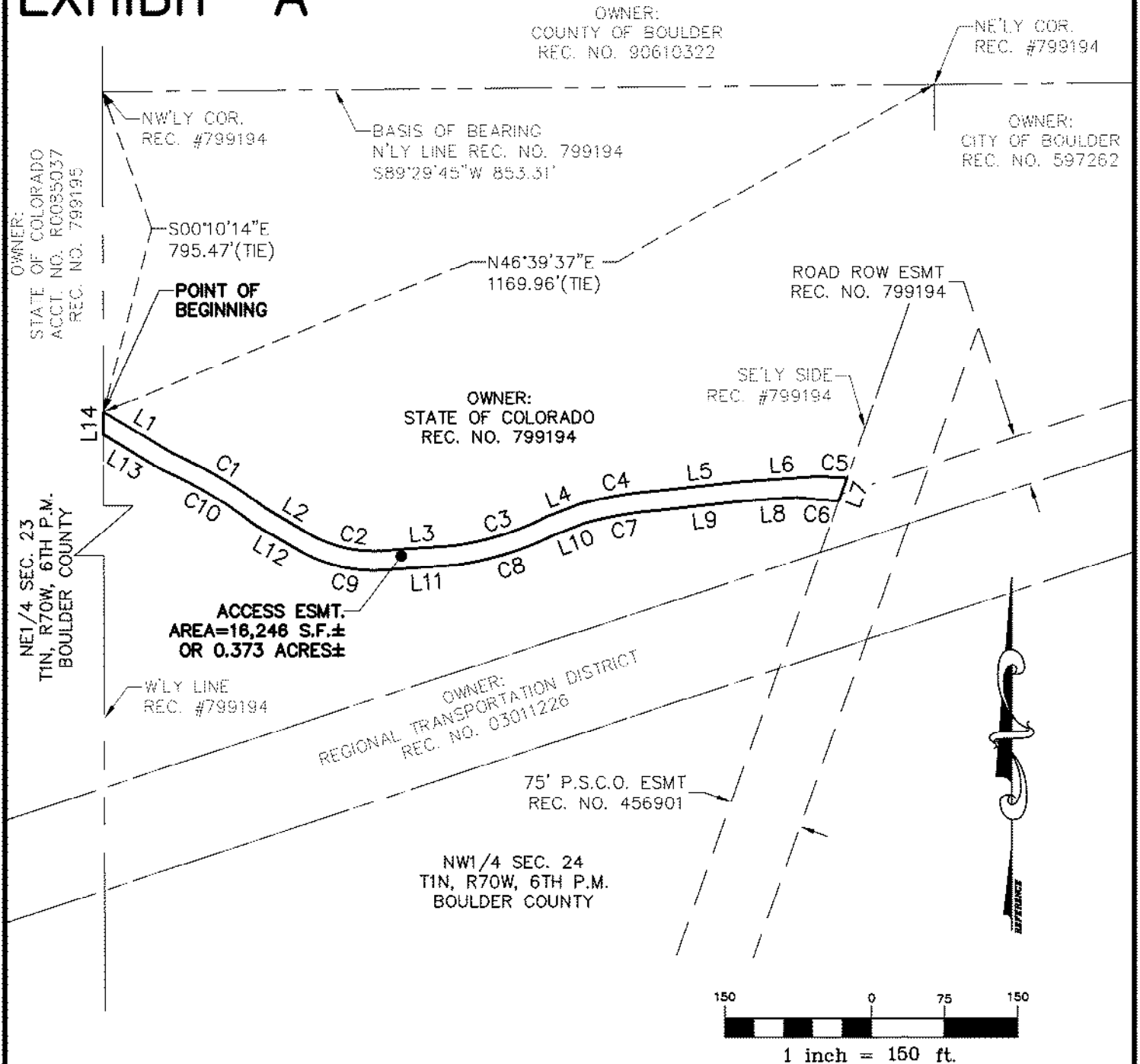
SHEET: 2 OF 2

W/O #:

ACCESS EASEMENT

NI-006

EXHIBIT "A"



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/04/22

SCALE: 1" = 150'

FILE: R13178

SHEET: 1 OF 4

W/O #:

ACCESS EASEMENT

LINE/CURVE TABLE

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S59°08'22"E	80.79'
L2	S59°50'37"E	56.23'
L3	N86°11'48"E	62.28'
L4	N69°10'04"E	35.23'
L5	N83°47'46"E	90.23'
L6	N86°07'10"E	77.69'
L7	S19°40'00"W	25.12'
L8	S86°07'10"W	51.93'
L9	S83°47'46"W	90.18'
L10	S69°10'04"W	33.12'
L11	S86°11'48"W	62.35'
L12	N59°50'37"W	57.93'
L13	N59°08'22"W	70.01'
L14	N00°10'25"W	23.34'

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	112.48'	470.27'	13°42'16"	S59°22'27"E	112.22'
C2	84.88'	137.78'	35°17'46"	S79°51'47"E	83.54'
C3	102.31'	306.12'	19°08'55"	N72°33'58"E	101.83'
C4	80.94'	432.53'	10°43'19"	N80°27'50"E	80.82'
C5	27.03'	579.64'	2°40'20"	S86°31'59"E	27.03'
C6	42.63'	603.64'	4°02'45"	N85°07'40"W	42.62'
C7	76.52'	412.53'	10°37'42"	S80°33'33"W	76.41'
C8	108.61'	326.12'	19°04'57"	S72°43'32"W	108.11'
C9	96.96'	157.78'	35°12'31"	N79°39'49"W	95.44'
C10	110.19'	450.27'	14°01'17"	N59°22'17"W	109.92'



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/04/22

SCALE: 1" = 150'

FILE: R13178

SHEET: 2 OF 4

W/O #: _____

ACCESS EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 799194, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG NORTHERLY LINE OF SAID LANDS AND ASSUMED TO BEAR S89°29'45"W A DISTANCE OF 853.31 FEET FROM THE NORTHEASTERLY CORNER OF SAID LANDS TO THE NORTHWESTERLY CORNER OF SAID LANDS;

BEGINNING AT A POINT ON THE WESTERLY LINE SAID LANDS, SAID POINT BEARS S00°10'14"E A DISTANCE OF 795.47 FROM SAID NORTHWESTERLY CORNER;

THENCE S59°08'22"E A DISTANCE OF 80.79 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 112.48 FEET, HAVING A RADIUS OF 470.27 FEET, THROUGH A CENTRAL ANGLE OF 13°42'16" AND A CHORD WHICH BEARS S59°22'27"E A DISTANCE OF 112.22 FEET; THENCE S59°50'37"E A DISTANCE OF 56.23 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 84.88 FEET, HAVING A RADIUS OF 137.78 FEET, THROUGH A CENTRAL ANGLE OF 35°17'46" AND A CHORD WHICH BEARS S79°51'47"E A DISTANCE OF 83.54 FEET; THENCE N86°11'48"E A DISTANCE OF 62.28 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 102.31 FEET, HAVING A RADIUS OF 306.12 FEET, THROUGH A CENTRAL ANGLE OF 19°08'55" AND A CHORD WHICH BEARS N72°33'58"E A DISTANCE OF 101.83 FEET; THENCE N69°10'04"E A DISTANCE OF 35.23 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 80.94 FEET, HAVING A RADIUS OF 432.53 FEET, THROUGH A CENTRAL ANGLE OF 10°43'19" AND A CHORD WHICH BEARS N80°27'50"E A DISTANCE OF 80.82 FEET; THENCE N83°47'46"E A DISTANCE OF 90.23 FEET; THENCE N86°07'10"E A DISTANCE OF 77.69 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 27.03 FEET, HAVING A RADIUS OF 579.64 FEET, THROUGH A CENTRAL ANGLE OF 02°40'20" AND A CHORD WHICH BEARS S86°31'59"E A DISTANCE OF 27.03 FEET TO THE SOUTHEASTERLY SIDE OF SAID LANDS; THENCE S19°40'00"W ALONG SAID SOUTHEASTERLY SIDE A DISTANCE OF 25.12 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 42.63 FEET, HAVING A RADIUS OF 603.64 FEET, THROUGH A CENTRAL ANGLE OF 04°02'45" AND A CHORD WHICH BEARS N85°07'40"W A DISTANCE OF 42.62 FEET; THENCE S86°07'10"W A DISTANCE OF 51.93 FEET; THENCE S83°47'46"W A DISTANCE OF 90.18 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 76.52 FEET, HAVING A RADIUS OF 412.53 FEET, THROUGH A CENTRAL ANGLE OF 10°37'42" AND A CHORD WHICH BEARS S80°33'33"W A DISTANCE OF 76.41 FEET; THENCE S69°10'04"W A DISTANCE OF 33.12 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 108.61 FEET, HAVING A RADIUS OF 326.12 FEET, THROUGH A CENTRAL ANGLE OF 19°04'57" AND A CHORD WHICH BEARS S72°43'32"W A DISTANCE OF 108.11 FEET;



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/04/22

SCALE: 1" = 150'

FILE: R13178

SHEET: 3 OF 4

W/O #:

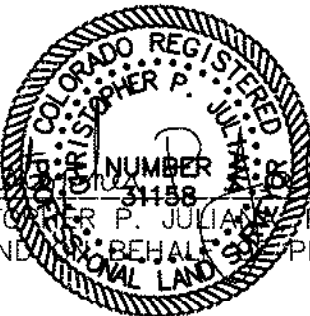
ACCESS EASEMENT

LEGAL DESCRIPTION

THENCE S86°11'48"W A DISTANCE OF 62.35 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 96.96 FEET, HAVING A RADIUS OF 157.78 FEET, THROUGH A CENTRAL ANGLE OF 35°12'31" AND A CHORD WHICH BEARS N79°39'49"W A DISTANCE OF 95.44 FEET; THENCE N59°50'37"W A DISTANCE OF 57.93 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 110.19 FEET, HAVING A RADIUS OF 450.27 FEET, THROUGH A CENTRAL ANGLE OF 14°01'17" AND A CHORD WHICH BEARS N59°22'17"W A DISTANCE OF 109.92 FEET; THENCE N59°08'22"W A DISTANCE OF 70.01 FEET TO SAID WESTERLY LINE; THENCE N00°10'25"W ALONG SAID WESTERLY LINE A DISTANCE OF 23.34 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEASTERLY CORNER BEARS N46°39'37"E A DISTANCE OF 1,169.96 FEET.

SAID PARCEL CONTAINS 16,246 SQUARE FEET OR 0.373 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julian 04/04/22
CHRISTOPHER P. JULIAN, P.L.S. 31158 DATE
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/04/22

SCALE: 1" = 150'

FILE: R13178

SHEET: 4 OF 4

W/O #:

ACCESS EASEMENT

NI-006

EXHIBIT "A"

OWNER:
STATE OF COLORADO
ACCT. NO. R0085037
REC. NO. 799195

NE1/4 SEC. 23
T1N, R70W, 6TH P.M.
BOULDER COUNTY

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°29'45"E	50.01'
L2	S01°36'28"E	288.56'
L3	S63°51'37"W	10.55'
L4	S65°33'57"E	65.70'
L5	S24°26'03"W	20.00'
L6	N65°33'57"W	82.15'
L7	S63°51'37"W	55.81'
L8	N00°10'25"W	32.00'
L9	N51°26'14"E	41.44'
L10	N01°36'28"W	270.92'

N89°29'45"E
25.66'(TIE)

NWLY COR.
REC. #799194

POINT OF
BEGINNING

OWNER:
COUNTY OF BOULDER
ACCT. NO. R0085040
REC. NO. 90610322

BASIS OF BEARING
NLY LINE REC. NO. 799194
S89°29'45"W 853.31'

NELY COR.
REC. #799194

TEMP. CONST. ESMT.
AREA=17,723 S.F.±
OR 0.407 ACRES±

NW1/4 SEC. 24
T1N, R70W, 6TH P.M.
BOULDER COUNTY

OWNER:
STATE OF COLORADO
REC. NO. 799194

WLY LINE
REC. #799194



1 inch = 80 ft.

- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 80'

FILE: R13178

SHEET: 1 OF 2

W/O #:

TEMPORARY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 799194, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

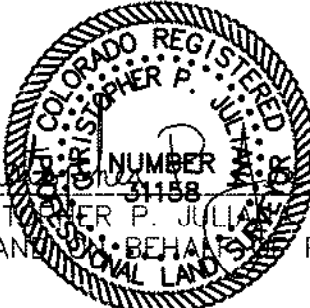
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG NORTHERLY LINE OF SAID LANDS AND ASSUMED TO BEAR S89°29'45"W A DISTANCE OF 853.31 FEET FROM THE NORTHEASTERLY CORNER OF SAID LANDS TO THE NORTHWESTERLY CORNER OF SAID LANDS;

BEGINNING AT A POINT ON SAID NORTHERLY LINE, SAID POINT BEARS N89°29'45"E A DISTANCE OF 25.66 FROM SAID NORTHWESTERLY CORNER;

THENCE N89°29'45"E ALONG SAID NORTHERLY LINE A DISTANCE OF 50.01 FEET; THENCE S01°36'28"E A DISTANCE OF 288.56 FEET; THENCE S63°51'37"W A DISTANCE OF 10.55 FEET; THENCE S65°33'57"E A DISTANCE OF 65.70 FEET; THENCE S24°26'03"W A DISTANCE OF 20.00 FEET; THENCE N65°33'57"W A DISTANCE OF 82.15 FEET; THENCE S63°51'37"W A DISTANCE OF 55.81 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE N00°10'25"W ALONG SAID WESTERLY LINE A DISTANCE OF 32.00 FEET; THENCE N51°26'14"E A DISTANCE OF 41.44 FEET; THENCE N01°36'28"W A DISTANCE OF 270.92 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHEASTERLY CORNER BEARS N89°29'45"E A DISTANCE OF 827.65 FEET.

SAID PARCEL CONTAINS 17,723 SQUARE FEET OR 0.407 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julian 04/06/22
CHRISTOPHER P. JULIAN, P.L.S. 31158 DATE
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 80'

FILE: R13178

SHEET: 2 OF 2

W/O #:

**TEMPORARY
EASEMENT**

NI-007

EXHIBIT "A"

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S35°56'32"W	649.14'
L2	S32°29'10"W	515.25'
L3	S71°48'32"W	50.87'
L4	N05°27'51"W	28.88'
L5	N32°29'10"E	288.82'
L6	N77°29'10"E	14.14'
L7	N32°29'10"E	88.20'
L8	N12°30'50"W	14.14'
L9	N32°29'10"E	121.01'
L10	N32°29'10"E	15.32'
L11	N36°15'07"E	496.35'
L12	N36°49'20"E	213.64'
L13	S00°38'58"E	73.87'

OWNER:
BUGTOWN LAND COMPANY, LLC
REC. NO. 03861696

NW1/4 SEC. 23
T1N, R70W, 6TH P.M.
BOULDER COUNTY

E'LY LINE
REC. #03861696

POINT OF
BEGINNING

N'LY MOST SE'LY COR.
REC. #03861696

BASIS OF BEARING
SE'LY SIDE REC. NO. 03861696
N35°56'32"E 649.14'

OWNER:
STATE OF COLORADO
REC. NO. 799195

ANGLE COR.
REC. #03861696

UTILITY EASEMENT
AREA=58,514 S.F.±
OR 1.343 ACRES±

NW'LY
R/W

SW1/4 SEC. 23
T1N, R70W, 6TH P.M.
BOULDER COUNTY

S'LY MOST
E'LY LINE
REC. #03861696

OWNER:
REGIONAL TRANSPORTATION DISTRICT
REC. NO. 03011226



1 inch = 150 ft.

- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/05/22

SCALE: 1" = 150'

FILE: R13178

SHEET: 1 OF 2

W/O #:

UTILITY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 03861696, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

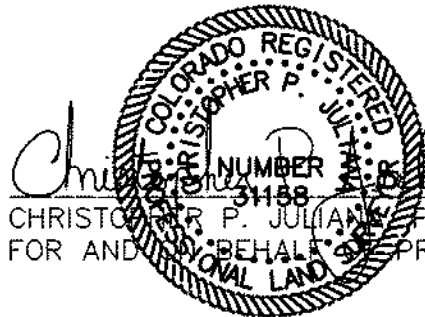
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTHEASTERLY SIDE OF SAID LANDS AND ASSUMED TO BEAR N35°56'32"E A DISTANCE OF 649.14 FEET FROM AN ANGLE CORNER OF SAID LANDS TO THE NORTHERLY MOST SOUTHEASTERLY CORNER OF SAID LANDS;

BEGINNING AT SAID NORTHERLY MOST SOUTHEASTERLY CORNER;

THENCE S35°56'32"W ALONG SAID SOUTHEASTERLY SIDE A DISTANCE OF 649.14 FEET TO SAID ANGLE POINT; THENCE S32°29'10"W A DISTANCE OF 515.25 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF THE REGIONAL TRANSPORTATION DISTRICT DESCRIBED AT RECEPTION NO. 03011226; THENCE S71°48'32"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY A DISTANCE OF 50.87 FEET; THENCE N05°27'51"W A DISTANCE OF 28.88 FEET; THENCE N32°29'10"E A DISTANCE OF 288.82 FEET; THENCE N77°29'10"E A DISTANCE OF 14.14 FEET; THENCE N32°29'10"E A DISTANCE OF 88.20 FEET; THENCE N12°30'50"W A DISTANCE OF 14.14 FEET; THENCE N32°29'10"E A DISTANCE OF 121.01 FEET; THENCE N32°29'10"E A DISTANCE OF 15.32 FEET; THENCE N36°15'07"E A DISTANCE OF 496.35 FEET; THENCE N36°49'20"E A DISTANCE OF 213.64 FEET TO THE EASTERLY LINE OF SAID LANDS; THENCE S00°38'58"E ALONG SAID EASTERLY LINE A DISTANCE OF 73.87 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 58,514 SQUARE FEET OR 1.343 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



CHRISTOPHER P. JULIAN, P.L.S. 31158 04/05/22
DATE
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/05/22

SCALE: 1" = 150'

FILE: R13178

SHEET: 2 OF 2

W/O #:

UTILITY EASEMENT

NI-007

EXHIBIT "A"

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S71°48'32"W	30.35'
L2	N03°29'58"W	4.78'
L3	N06°09'25"W	149.70'
L4	N00°32'56"W	152.81'
L5	N49°18'34"E	158.78'
L6	N54°58'13"E	114.03'
L7	S89°53'39"E	108.35'
L8	S32°29'10"W	23.68'
L9	N89°53'39"W	89.34'
L10	S54°58'13"W	106.71'
L11	S49°18'34"W	148.50'
L12	S00°32'56"E	70.05'
L13	S71°09'54"E	11.94'

NO.	BEARING	DISTANCE
L14	S06°43'50"E	38.32'
L15	S02°37'11"E	34.52'
L16	S00°19'23"E	20.39'
L17	S03°08'29"E	38.25'
L18	S03°14'48"E	41.49'
L19	S05°27'51"E	12.69'
L20	S05°27'51"E	28.88'

OWNER:
BUGTOWN LAND COMPANY, LLC
REC. NO. 03861696

E'LY LINE
REC. #03861696

N'LY MOST SE'LY COR.
REC. #03861696

BASIS OF BEARING
SE'LY SIDE REC. NO. 03861696
N35°56'32"E 649.14'

OWNER:
STATE OF COLORADO
REC. NO. 799195

ACCESS EASEMENT
AREA=16,018 S.F.±
OR 0.368 ACRES±

ANGLE COR.
REC. #03861696

NW'LY
R/W

OWNER:
REGIONAL TRANSPORTATION DISTRICT
REC. NO. 03011226

SW1/4 SEC. 23
T1N, R70W, 6TH P.M.
BOULDER COUNTY

S35°48'47"W
555.55'(TIE)

POINT OF
BEGINNING



1 inch = 150 ft.

- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/05/22

SCALE: 1" = 150'

FILE: R13178

SHEET: 1 OF 2

W/O #:

TEMPORARY ACCESS EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 03861696, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTHEASTERLY SIDE OF SAID LANDS AND ASSUMED TO BEAR S35°56'32"W A DISTANCE OF 649.14 FEET FROM THE NORTHERLY MOST SOUTHEASTERLY CORNER OF SAID LANDS TO AN ANGLE CORNER OF SAID LANDS;

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF THE REGIONAL TRANSPORTATION DISTRICT, SAID POINT BEARS S35°48'47"W A DISTANCE OF 555.55 FEET FROM SAID ANGLE CORNER;

THENCE S71°48'32"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY A DISTANCE OF 30.35 FEET; THENCE N03°29'58"W A DISTANCE OF 4.78 FEET; THENCE N06°09'25"W A DISTANCE OF 149.70 FEET; THENCE N00°32'56"W A DISTANCE OF 152.81 FEET; THENCE N49°18'34"E A DISTANCE OF 158.78 FEET; THENCE N54°58'13"E A DISTANCE OF 114.03 FEET; THENCE S89°53'39"E A DISTANCE OF 108.35 FEET; THENCE S32°29'10"W A DISTANCE OF 23.68 FEET; THENCE N89°53'39"W A DISTANCE OF 89.34 FEET; THENCE S54°58'13"W A DISTANCE OF 106.71 FEET; THENCE S49°18'34"W A DISTANCE OF 148.50 FEET; THENCE S00°32'56"E A DISTANCE OF 70.05 FEET; THENCE S71°09'54"E A DISTANCE OF 11.94 FEET; THENCE S06°43'50"E A DISTANCE OF 38.32 FEET; THENCE S02°37'11"E A DISTANCE OF 34.52 FEET; THENCE S00°19'23"E A DISTANCE OF 20.39 FEET; THENCE S03°08'29"E A DISTANCE OF 38.25 FEET; THENCE S03°14'48"E A DISTANCE OF 41.49 FEET; THENCE S05°27'51"E A DISTANCE OF 12.69 FEET; THENCE S05°27'51"E A DISTANCE OF 28.88 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHERLY MOST SOUTHEASTERLY CORNER BEARS N35°52'57"E A DISTANCE OF 1,204.69 FEET.

SAID PARCEL CONTAINS 16,018.04 SQUARE FEET OR 0.368 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julian
CHRISTOPHER P. JULIAN, L.S. 31158
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.
04/05/22
DATE



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/05/22

SCALE: 1" = 150'

FILE: R13178

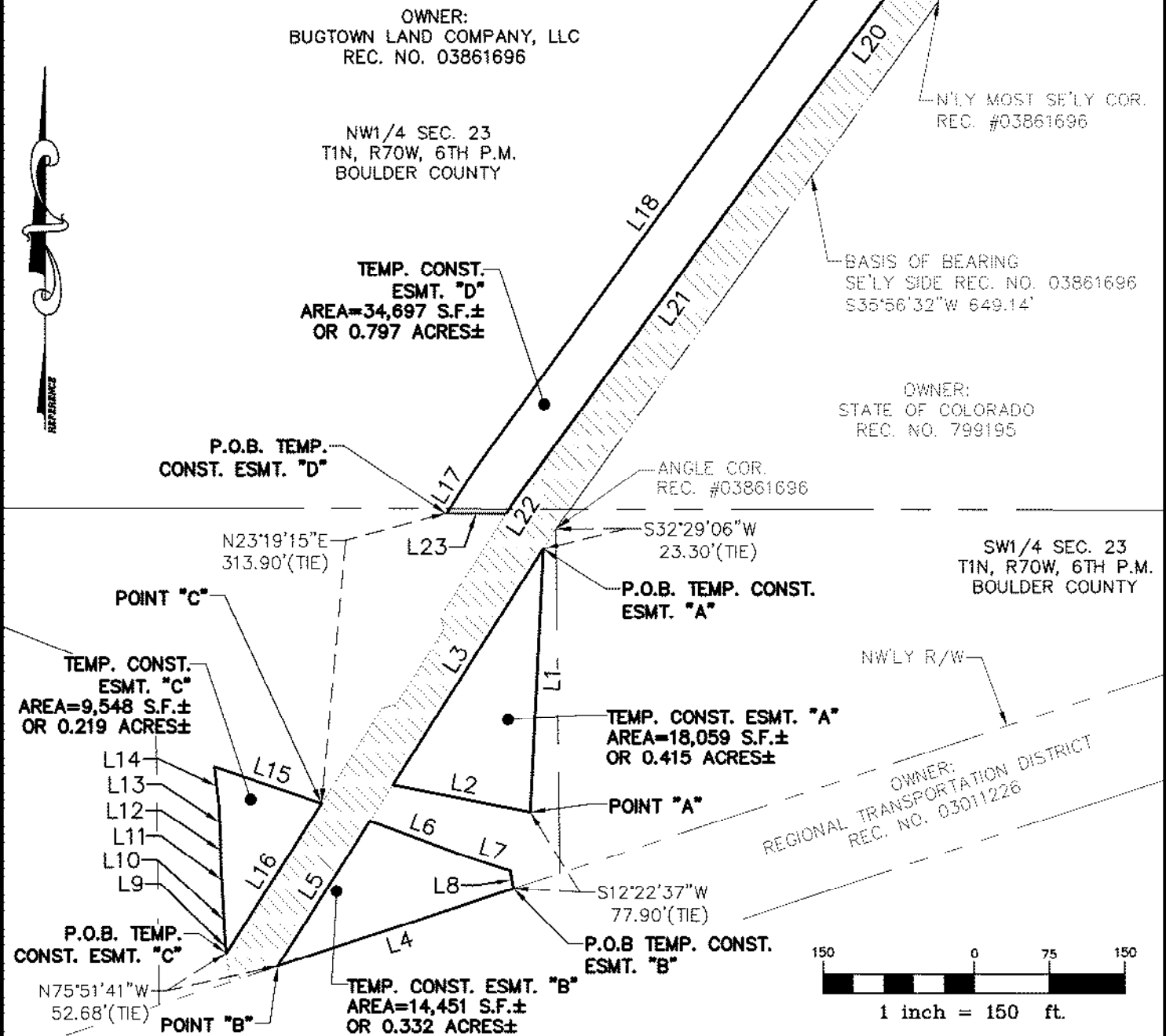
SHEET: 2 OF 2

W/O #:

TEMPORARY
ACCESS EASEMENT

NI-007

EXHIBIT "A"



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



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DATE: 04/05/22

SCALE: 1" = 150'

FILE: R13178

SHEET: 1 OF 4

W/O #:

TEMPORARY EASEMENT

LINE TABLE

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S02°49'31"W	262.11'
L2	N78°51'22"W	139.26'
L3	N32°29'10"E	278.45'
L4	S71°48'32"W	246.96'
L5	N32°29'10"E	170.99'
L6	S69°49'59"E	102.72'
L7	S72°14'31"E	45.13'
L8	S10°38'07"E	18.27'
L9	N05°27'51"W	12.69'
L10	N03°14'48"W	41.49'
L11	N03°08'29"W	38.25'
L12	N00°19'23"W	20.39'
L13	N02°37'11"W	34.52'
L14	N06°43'50"W	38.32'
L15	S71°09'54"E	112.63'
L16	S32°29'10"W	176.42'
L17	N32°29'10"E	48.54'
L18	N35°56'32"E	618.88'
L19	N90°00'00"E	68.13'
L20	S36°49'20"W	161.04'

NO.	BEARING	DISTANCE
L21	S36°15'07"W	496.35'
L22	S32°29'10"W	15.32'
L23	N89°53'39"W	59.21'



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CHKD. BY: J.L.

DATE: 04/05/22

SCALE: 1" = 150'

FILE: R13178

SHEET: 2 OF 4

W/O #: _____

TEMPORARY EASEMENT

LEGAL DESCRIPTION

TWO PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 03861696, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCELS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTHEASTERLY SIDE OF SAID LANDS AND ASSUMED TO BEAR S35°56'32"W A DISTANCE OF 649.14 FEET FROM THE NORTHERLY MOST SOUTHEASTERLY CORNER OF SAID LANDS TO AN ANGLE CORNER OF SAID LANDS;

TEMPORARY CONSTRUCTION EASEMENT "A"

BEGINNING AT A POINT WHICH BEARS S32°29'06"W A DISTANCE OF 23.30 FEET FROM SAID ANGLE CORNER;

THENCE S02°49'31"W A DISTANCE OF 262.11 FEET TO POINT "A"; THENCE N78°51'22"W A DISTANCE OF 139.26 FEET; THENCE N32°29'10"E A DISTANCE OF 278.45 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 18,059 SQUARE FEET OR 0.415 ACRES, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT "B"

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF THE REGIONAL TRANSPORTATION DISTRICT DESCRIBED AT RECEPTION NO. 03011226, SAID POINT BEARS S12°22'37"W A DISTANCE OF 77.90 FEET FROM SAID POINT "A";

THENCE S71°48'32"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY A DISTANCE OF 246.96 FEET TO POINT "B"; THENCE N32°29'10"E A DISTANCE OF 170.99 FEET; THENCE S69°49'59"E A DISTANCE OF 102.72 FEET; THENCE S72°14'31"E A DISTANCE OF 45.13 FEET; THENCE S10°38'07"E A DISTANCE OF 18.27 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 14,451 SQUARE FEET OR 0.332 ACRES, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT "C"

BEGINNING AT A POINT WHICH BEARS N75°51'41"W A DISTANCE OF 52.68 FEET FROM SAID POINT "B";

THENCE N05°27'51"W A DISTANCE OF 12.69 FEET; THENCE N03°14'48"W A DISTANCE OF 41.49 FEET; THENCE N03°08'29"W A DISTANCE OF 38.25 FEET; THENCE N00°19'23"W A DISTANCE OF 20.39 FEET; THENCE N02°37'11"W A DISTANCE OF 34.52 FEET; THENCE N06°43'50"W A DISTANCE OF 38.32 FEET; THENCE S71°09'54"E A DISTANCE OF 112.63 FEET TO POINT "C"; THENCE S32°29'10"W A DISTANCE OF 176.42 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 9,548 SQUARE FEET OR 0.219 ACRES, MORE OR LESS.



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Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/05/22

SCALE: 1" = 150'

FILE: R13178

SHEET: 3 OF 4

W/O #: _____

TEMPORARY EASEMENT

LEGAL DESCRIPTION


TEMPORARY CONSTRUCTION EASEMENT "D"

BEGINNING AT A POINT WHICH BEARS N23°19'15"E A DISTANCE OF 313.90 FEET FROM SAID POINT "C";

THENCE N32°29'10"E A DISTANCE OF 48.54 FEET; THENCE N35°56'32"E A DISTANCE OF 618.88 FEET; THENCE N90°00'00"E A DISTANCE OF 68.13 FEET; THENCE S36°49'20"W A DISTANCE OF 161.04 FEET; THENCE S36°15'07"W A DISTANCE OF 496.35 FEET; THENCE S32°29'10"W A DISTANCE OF 15.32 FEET; THENCE N89°53'39"W A DISTANCE OF 59.21 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTHERLY MOST SOUTHEASTERLY CORNER BEARS N43°49'50"E A DISTANCE OF 707.30 FEET.

SAID PARCEL CONTAINS 34,697 SQUARE FEET OR 0.797 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


CHRISTOPHER P. JULIANAK, L.S. 31158, DATE 04/05/22
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



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DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/05/22

SCALE: 1" = 150'

FILE: R13178

SHEET: 4 OF 4

W/O #:

TEMPORARY EASEMENT

NI-008

EXHIBIT "A"

SW1/4 SEC. 23
T1N, R70W, 6TH P.M.
BOULDER COUNTY

OWNER:
REGIONAL TRANSPORTATION DISTRICT
ACCT. NO. R0400183
REC. NO. 03011226

SE'LY R/W

NW'LY COR
REC #01380589

POINT OF
BEGINNING

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N71°48'32"E	65.63'
L2	S18°11'28"E	21.16'
L3	S26°30'41"W	39.98'
L4	S71°43'38"W	50.79'
L5	N03°12'46"W	51.39'

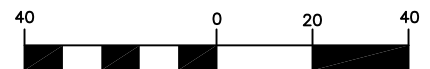
UTILITY EASEMENT
AREA=3,184 S.F.±
OR 0.073 ACRES±

OWNER:
VALMONT PROPERTIES, LLC
ACCT. NO. R0115621
REC. NO. 2748673

OWNER:
BENJAMIN C. & MARY KAY KEETER
ACCT. NO. R0115620
REC. NO. 01380589

BASIS OF BEARING
W'LY LINE REC. NO. 01380589
N03°12'46"W 743.04'

SW'LY COR
REC #01380589



1 inch = 40 ft.

- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: A.S.

CHKD. BY: R.U.

DATE: 01/20/22

SCALE: 1" = 40'

FILE: R13178

SHEET: 1 OF 2

W/O #:

UTILITY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 01380589, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WESTERLY LINE OF SAID LANDS AND ASSUMED TO BEAR N03°12'46"W A DISTANCE OF 743.04 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LANDS TO THE NORTHWESTERLY CORNER OF SAID LANDS;

BEGINNING AT SAID NORTHWESTERLY CORNER;

THENCE N71°48'32"E ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF THE REGIONAL TRANSPORTATION DISTRICT DESCRIBED AT RECEPTION NO. 03011226, FILED IN SAID CLERK AND RECORDER'S OFFICE A DISTANCE OF 65.63 FEET; THENCE S18°11'28"E A DISTANCE OF 21.16 FEET; THENCE S26°30'41"W A DISTANCE OF 39.98 FEET; THENCE S71°43'38"W A DISTANCE OF 50.79 FEET TO SAID WESTERLY LINE; THENCE N03°12'46"W ALONG SAID WESTERLY LINE A DISTANCE OF 51.39 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,184 SQUARE FEET OR 0.073 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julian
CHRISTOPHER P. JULIAN, P.L.S. 31158
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.
DATE 01/20/22



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Tel:(303) 753-9799 Fax:(303) 753-4044

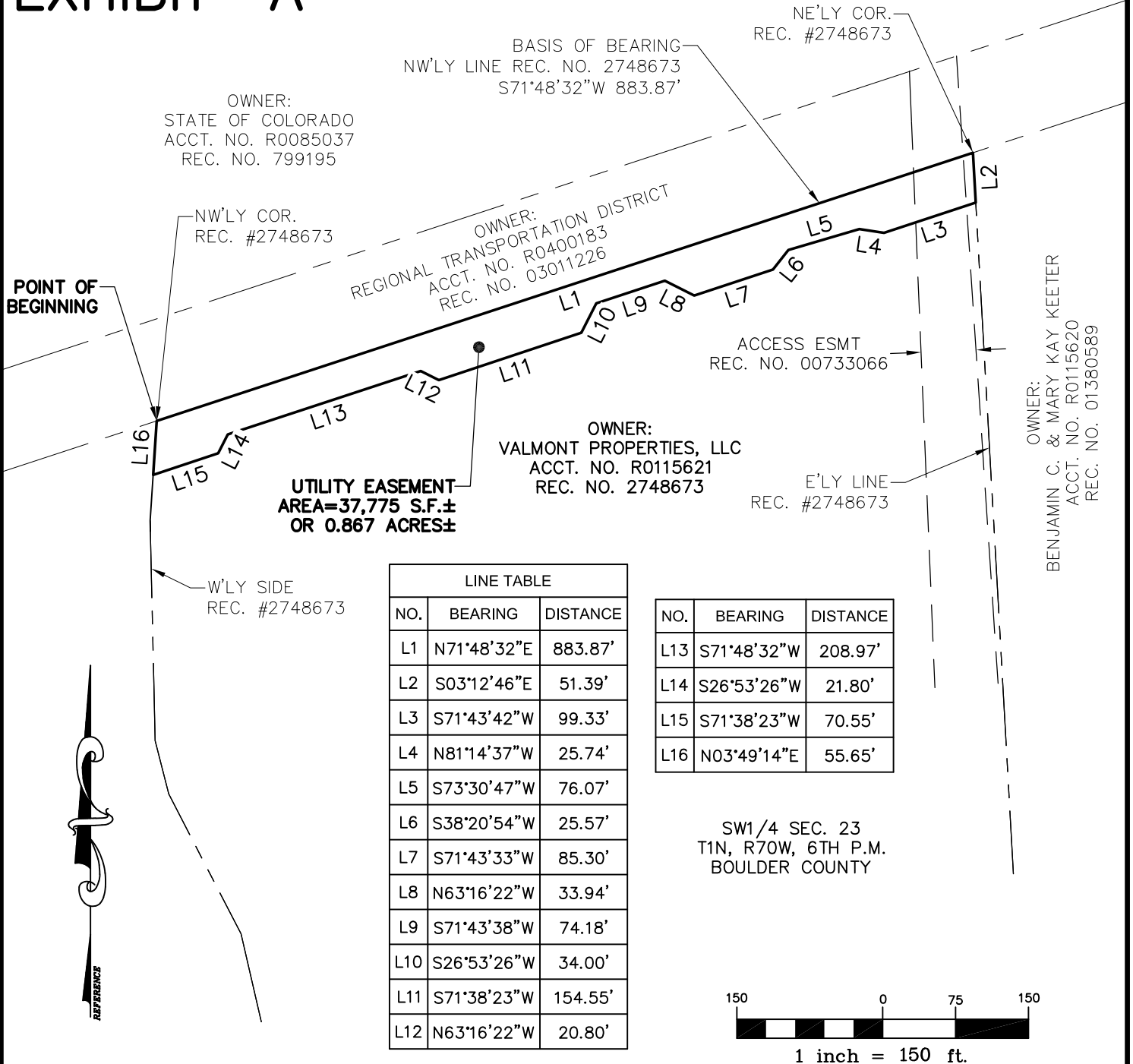
DRN. BY: A.S.
CHKD. BY: R.U.
DATE: 01/20/22
SCALE: 1" = 40'

FILE: R13178
SHEET: 2 OF 2
W/O #:

UTILITY EASEMENT

NI-009

EXHIBIT "A"



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 03/17/22

SCALE: 1" = 150'

FILE: R13178

SHEET: 1 OF 2

W/O #:

UTILITY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 2748673, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTHWESTERLY LINE OF SAID LANDS AND ASSUMED TO BEAR S71°48'32"W A DISTANCE OF 883.87 FEET FROM THE NORTHEASTERLY CORNER OF SAID LANDS TO THE NORTHWESTERLY CORNER OF SAID LANDS;

BEGINNING AT SAID NORTHWESTERLY CORNER;

THENCE N71°48'32"E ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 883.87 FEET TO THE EASTERLY LINE OF SAID LANDS; THENCE S03°12'46"E ALONG SAID EASTERLY LINE A DISTANCE OF 51.39 FEET; THENCE S71°43'42"W A DISTANCE OF 99.33 FEET; THENCE N81°14'37"W A DISTANCE OF 25.74 FEET; THENCE S73°30'47"W A DISTANCE OF 76.07 FEET; THENCE S38°20'54"W A DISTANCE OF 25.57 FEET; THENCE S71°43'33"W A DISTANCE OF 85.30 FEET; THENCE N63°16'22"W A DISTANCE OF 33.94 FEET; THENCE S71°43'38"W A DISTANCE OF 74.18 FEET; THENCE S26°53'26"W A DISTANCE OF 34.00 FEET; THENCE S71°38'23"W A DISTANCE OF 154.55 FEET; THENCE N63°16'22"W A DISTANCE OF 20.80 FEET; THENCE S71°48'32"W A DISTANCE OF 208.97 FEET; THENCE S26°53'26"W A DISTANCE OF 21.80 FEET; THENCE S71°38'23"W A DISTANCE OF 70.55 FEET TO THE WESTERLY SIDE OF SAID LANDS; THENCE N03°49'14"E ALONG SAID WESTERLY SIDE A DISTANCE OF 55.65 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 37,775 SQUARE FEET OR 0.867 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julian
CHRISTOPHER P. JULIAN, P.L.S. 31158
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC. 03/17/22



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CHKD. BY: J.L.

DATE: 03/17/22

SCALE: 1" = 150'

FILE: R13178

SHEET: 2 OF 2

W/O #:

UTILITY EASEMENT

NI-009

EXHIBIT "A"

OWNER:
STATE OF COLORADO
REC. NO. 799195

BASIS OF BEARING
NW'LY LINE REC. NO. 2748673
N71°48'32"E 883.87'

OWNER:
REGIONAL TRANSPORTATION DISTRICT
REC. NO. 03011226

OWNER:
VALMONT PROPERTIES, LLC
REC. NO. 2748673

NE'LY COR.
REC. #2748673

S71°48'32"W
28.52'(TIE)

NW'LY COR.
REC. #2748673

ACCESS ESMT
REC. NO. 00733066

E'LY LINE
REC. #2748673

OWNER:
BENJAMIN C. & MARY KAY KEETER
REC. NO. 01380589

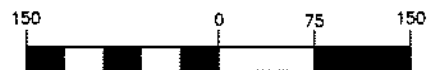
LINE TABLE		
NO.	BEARING	DISTANCE
L1	S03°29'58"E	738.19'
L2	S80°46'04"W	20.10'
L3	N03°29'58"W	734.96'
L4	N71°48'32"E	20.68'

ACCESS EASEMENT
AREA=14,731 S.F.±
OR 0.338 ACRES±

SW1/4 SEC. 23
T1N, R70W, 6TH P.M.
BOULDER COUNTY

N'LY R/W

VALMONT RD.
(R/W VARIES)



1 inch = 150 ft.

- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
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DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/05/22

SCALE: 1" = 150'

FILE: R13178

SHEET: 1 OF 2

W/O #:

ACCESS EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 2748673, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

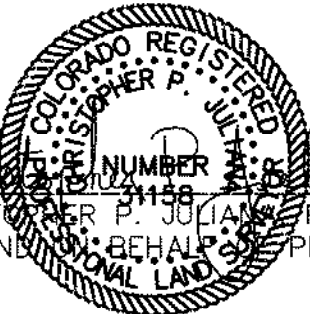
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTHWESTERLY LINE OF SAID LANDS AND ASSUMED TO BEAR N71°48'32"E A DISTANCE OF 883.87 FEET FROM THE NORTHWESTERLY CORNER OF SAID LANDS TO THE NORTHEASTERLY CORNER OF SAID LANDS;

BEGINNING AT A POINT ON SAID NORTHWESTERLY LINE, SAID POINT BEARS S71°48'32"W A DISTANCE OF 28.52 FEET FROM SAID NORTHEASTERLY CORNER;

THENCE S03°29'58"E ALONG THE EASTERLY LINE OF SAID LANDS A DISTANCE OF 738.19 FEET TO THE NORTHERLY RIGHT-OF-WAY OF VALMONT ROAD; THENCE S80°46'04"W ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 20.10 FEET; THENCE N03°29'58"W A DISTANCE OF 734.96 FEET TO SAID NORTHWESTERLY LINE; THENCE N71°48'32"E ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 20.68 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 14,731 SQUARE FEET OR 0.338 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julian
CHRISTOPHER P. JULIAN, P.L.S. 31158
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.
04/05/22
DATE



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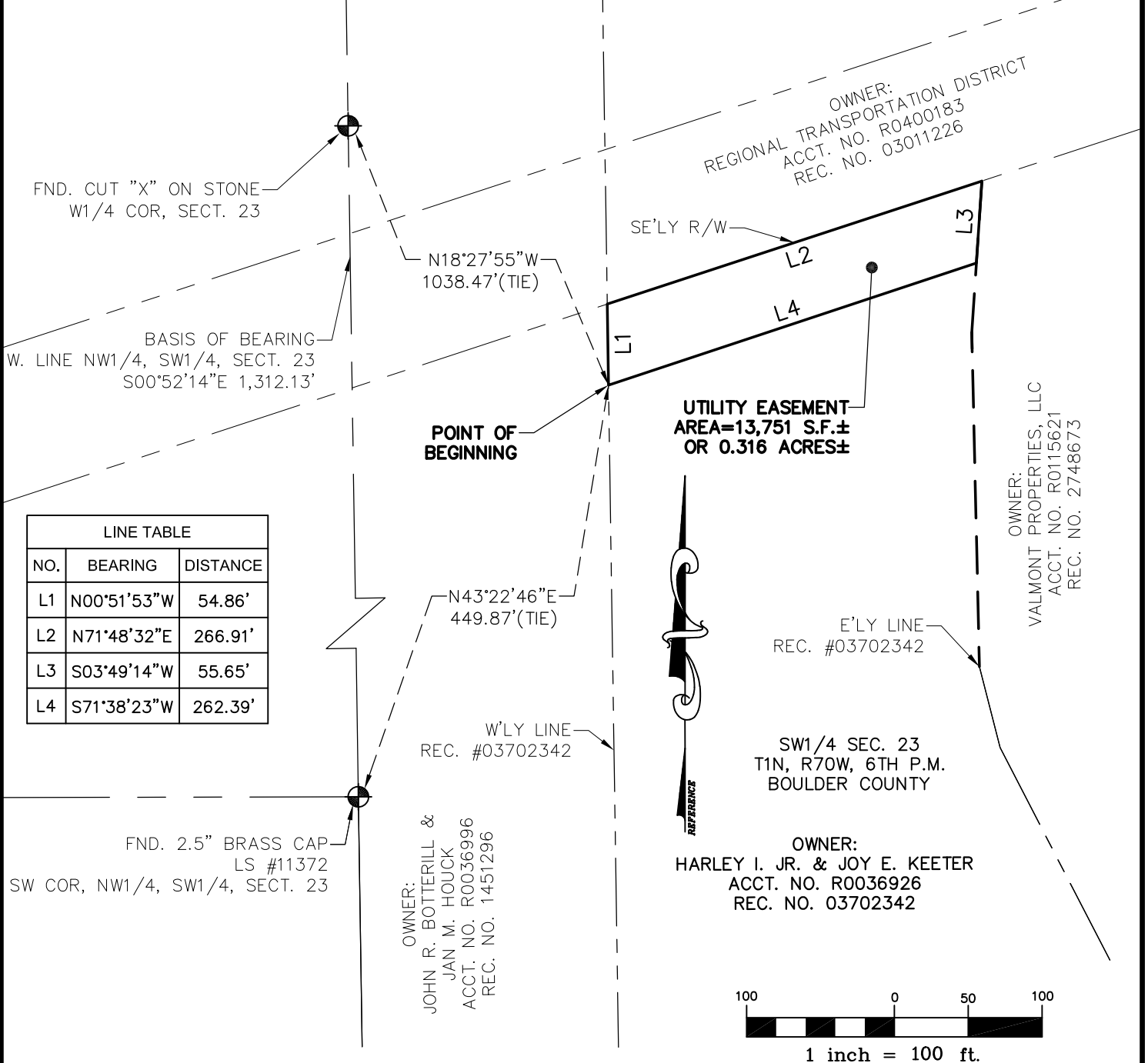
SHEET: 2 OF 2

W/O #:

ACCESS EASEMENT

NI-010

EXHIBIT "A"



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
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9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.
CHKD. BY: J.L.
DATE: 12/30/21
SCALE: 1" = 100'

FILE: R13178

SHEET: 1 OF 2

W/O #:

UTILITY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 03702342, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 23 AND ASSUMED TO BEAR S00°52'14"E A DISTANCE OF 1,312.13 FEET FROM A CUT "X" ON A STONE FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 23 TO A 2.5" BRASS CAP STAMPED L.S. #11372 FOUND AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 23;

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LANDS, SAID POINT BEARS N43°22'46"E A DISTANCE OF 449.87 FEET FROM SAID SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 23;

THENCE N00°51'53"W ALONG SAID WESTERLY LINE A DISTANCE OF 54.86 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF THE REGIONAL TRANSPORTATION DISTRICT DESCRIBED AT RECEPTION NO. 03011226, FILED IN SAID CLERK AND RECORDER'S OFFICE; THENCE N71°48'32"E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY A DISTANCE OF 266.91 FEET TO THE EASTERLY LINE OF SAID LANDS; THENCE S03°49'14"W ALONG SAID EASTERLY LINE A DISTANCE OF 55.65 FEET; THENCE S71°38'23"W A DISTANCE OF 262.39 FEET TO THE POINT OF BEGINNING; WHENCE SAID WEST QUARTER CORNER BEARS N18°27'55"W A DISTANCE OF 1,038.47 FEET.

SAID PARCEL CONTAINS 13,751 SQUARE FEET OR 0.316 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



CHRISTOPHER P. JULIAN, P.L.S. 31158 DATE 12/30/21
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 12/30/21

SCALE: 1" = 100'

FILE: R13178

SHEET: 2 OF 2

W/O #:

UTILITY EASEMENT

NI-011

EXHIBIT "A"

FND. CUT "X" ON STONE
W1/4 COR, SECT. 23

OWNER:
REGIONAL TRANSPORTATION DISTRICT
REC. NO. 03011226
DESCRIBED AT BK 122 PG 529

SE'LY R/W

BASIS OF BEARING
W. LINE NW1/4, SW1/4, SECT. 23
S00°52'14"E 1,312.13'

POINT OF
BEGINNING

OWNER:
LOVELAND READY MIX CONCRETE, INC.
(PARCEL A)
ACCT. NO. R0036963
REC. NO. 203009

UTILITY EASEMENT
AREA=17,423 S.F.±
OR 0.400 ACRES±

E'LY LINE
REC. #1451296

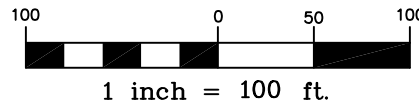
OWNER:
HARLEY I. JR. & JOY E. KEETER
ACCT. NO. R0036926
REC. NO. 03702342

OWNER:
JOHN R. BOTTERILL &
JAN M. HOUCK
ACCT. NO. R0036996
REC. NO. 1451296

SW1/4 SEC. 23
T1N, R70W, 6TH P.M.
BOULDER COUNTY

FND. 2.5" BRASS CAP
LS #11372
SW COR, NW1/4, SW1/4, SECT. 23

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N00°52'14"W	61.75'
L2	N71°48'32"E	328.83'
L3	S00°51'53"E	54.86'
L4	S71°38'23"W	314.19'
L5	S53°05'57"W	17.62'



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



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Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 12/30/21

SCALE: 1" = 100'

FILE: R13178

SHEET: 1 OF 2

W/O #:

UTILITY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 1451296, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

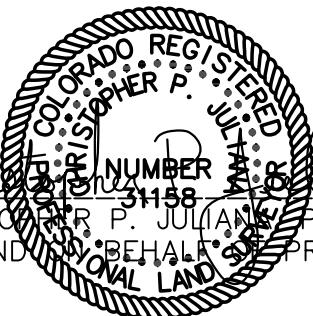
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 23 AND ASSUMED TO BEAR S00°52'14"E A DISTANCE OF 1,312.13 FEET FROM A CUT "X" ON A STONE FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 23 TO A 2.5" BRASS CAP STAMPED L.S. #11372 FOUND AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 23;

BEGINNING AT A POINT ON SAID WEST LINE, SAID POINT BEARS N00°52'14"W A DISTANCE OF 217.45 FEET FROM SAID SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 23;

THENCE N00°52'14"W ALONG SAID WEST LINE A DISTANCE OF 61.75 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF THE REGIONAL TRANSPORTATION DISTRICT DESCRIBED AT BOOK 122 AND PAGE 529, FILED IN SAID CLERK AND RECORDER'S OFFICE; THENCE N71°48'32"E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY A DISTANCE OF 328.83 FEET TO THE EASTERLY LINE OF SAID LANDS; THENCE S00°51'53"E ALONG SAID EASTERLY LINE A DISTANCE OF 54.86 FEET; THENCE S71°38'23"W A DISTANCE OF 314.19 FEET; THENCE S53°05'57"W A DISTANCE OF 17.62 FEET TO THE POINT OF BEGINNING; WHENCE SAID WEST QUARTER CORNER BEARS N00°52'14"W A DISTANCE OF 1,094.68 FEET.

SAID PARCEL CONTAINS 17,423 SQUARE FEET OR 0.400 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

 *Christopher P. Julian*
CHRISTOPHER P. JULIAN, P.L.S. 31158
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.
12/30/21



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 12/30/21

SCALE: 1" = 100'

FILE: R13178

SHEET: 2 OF 2

W/O #:

UTILITY EASEMENT

NI-012

EXHIBIT "A"

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N45°47'24"E	90.58'
L2	N68°16'05"E	234.72'
L3	N53°05'57"E	216.57'
L4	N71°48'32"E	0.19'
L5	S00°52'14"E	61.75'
L6	S53°05'57"W	187.00'
L7	S68°15'47"W	257.68'
L8	S45°47'24"W	15.18'
L9	S89°52'35"W	57.49'

E. LINE, NE1/4, SE1/4, SECT. 22
SE1/4 SEC. 22
T1N, R70W, 6TH P.M.
BOULDER COUNTY

OWNER:
REGIONAL TRANSPORTATION DISTRICT
ACCT. NO. R0400183
REC. NO. 03011226

UTILITY EASEMENT "A"
AREA=24,517 S.F.±
OR 0.563 ACRES±

POINT OF
BEGINNING

N89°52'35"E
852.85'(TIE)

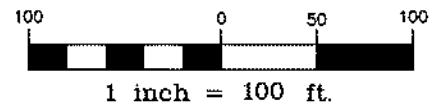
BASIS OF BEARING—
S. LINE NE1/4, SE1/4, SECT. 22
S89°52'35"W 1,313.43'

CALC. POINT PER MON. TIES
SW COR, NE1/4, SE1/4, SECT. 22

OWNER:
LOVELAND READY MIX CONCRETE, INC.
(PARCEL A)
ACCT. NO. R0036963
REC. NO. 203009

OWNER:
LOVELAND READY MIX CONCRETE, INC.
(PARCEL B)
ACCT. NO. R0036963
REC. NO. 203009

FND 2.5" BRASS CAP
LS #11372
SE COR, NE1/4, SE1/4,
SECT. 22



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 100'

FILE: R13178

SHEET: 1 OF 2

W/O #:

UTILITY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 203009, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22 AND ASSUMED TO BEAR S89°52'35"W A DISTANCE OF 1,313.43 FEET FROM A 2.5" BRASS CAP STAMPED LS #11372 FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22 TO A CALCULATED POINT PER MONUMENT TIES AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

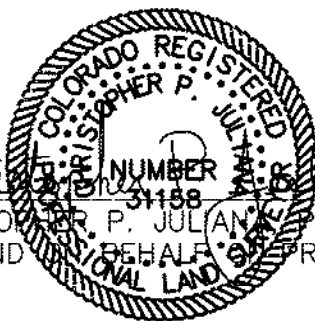
UTILITY EASEMENT "A"

BEGINNING AT A POINT ON SAID SOUTH LINE, SAID POINT BEARS N89°52'35"E A DISTANCE OF 852.85 FEET FROM SAID SOUTHWEST CORNER;

THENCE N45°47'24"E A DISTANCE OF 90.58 FEET; THENCE N68°16'05"E A DISTANCE OF 234.72 FEET; THENCE N53°05'57"E A DISTANCE OF 216.57 FEET, THENCE N71°48'32"E A DISTANCE OF 0.19 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22; THENCE S00°52'14"E ALONG SAID EAST LINE A DISTANCE OF 61.75 FEET; THENCE S53°05'57"W A DISTANCE OF 187.00 FEET; THENCE S68°15'47"W A DISTANCE OF 257.68 FEET; THENCE S45°47'24"W A DISTANCE OF 15.18 FEET TO SAID SOUTH LINE; THENCE S89°52'35"W ALONG SAID SOUTH LINE A DISTANCE OF 57.49 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 24,517 SQUARE FEET OR 0.563 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



Christopher P. Julian 04/06/22
CHRISTOPHER P. JULIAN, L.S. 31158 DATE
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 100'

FILE: R13178

SHEET: 2 OF 2

W/O #:

UTILITY EASEMENT

NI-012

EXHIBIT "A"

SE1/4 SEC. 22
T1N, R70W, 6TH P.M.
BOULDER COUNTY

CALC. POINT PER MON. TIES
NW COR, SE1/4, SE1/4, SECT. 22

BASIS OF BEARING
N. LINE SE1/4, SE1/4, SECT. 22
N89°52'35"E 1,313.43'

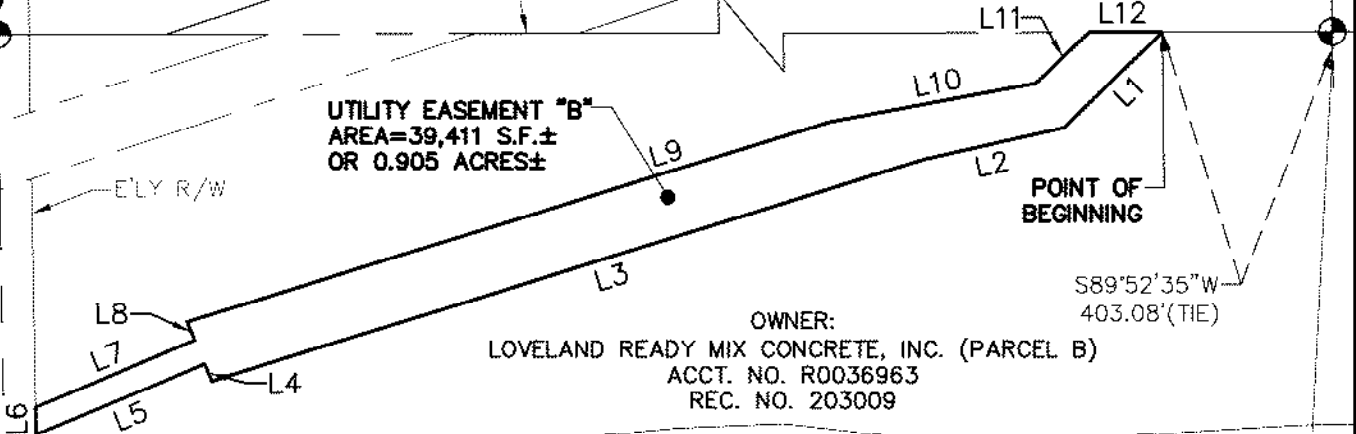
OWNER:
REGIONAL TRANSPORTATION DISTRICT
ACCT. NO. R0400183
REC. NO. 03011226

OWNER:
LOVELAND READY MIX
CONCRETE, INC.
(PARCEL A)
ACCT. NO. R0036963
REC. NO. 203009

UTILITY EASEMENT "B"
AREA=39,411 S.F.±
OR 0.905 ACRES±

E'LY R/W

N. 61ST ST.
(R/W VARIES)

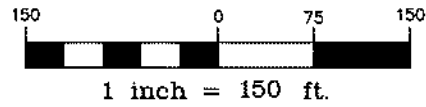


LINE TABLE		
NO.	BEARING	DISTANCE
L1	S45°47'24"W	107.03'
L2	S77°02'57"W	113.36'
L3	S72°42'17"W	581.65'
L4	N22°47'26"W	14.57'
L5	S67°12'34"W	142.95'
L6	N00°58'52"W	21.54'
L7	N67°12'34"E	134.95'
L8	N22°47'26"W	15.66'
L9	N72°42'17"E	525.43'
L10	N79°27'45"E	164.19'
L11	N45°47'24"E	57.78'
L12	N89°52'35"E	57.49'

VALMONT RD.
(R/W VARIES)

FND 2.5" BRASS CAP
LS #11372
NE COR, SE1/4, SE1/4, SECT. 22

SE1/4 SEC. 22
T1N, R70W, 6TH P.M.
BOULDER COUNTY



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
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Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.
CHKD. BY: J.L.
DATE: 04/06/22
SCALE: 1" = 150'

FILE: R13178
SHEET: 1 OF 2
W/O #:

UTILITY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 203009, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22 AND ASSUMED TO BEAR N89°52'35"E A DISTANCE OF 1,313.43 FEET FROM A CALCULATED POINT PER MONUMENT TIES AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22 TO A 2.5" BRASS CAP STAMPED LS #11372 FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

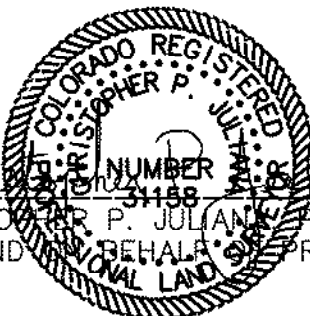
UTILITY EASEMENT "B"

BEGINNING AT A POINT ON SAID NORTH LINE, SAID POINT BEARS S89°52'35"W A DISTANCE OF 403.08 FEET FROM SAID NORTHEAST CORNER;

THENCE S45°47'24"W A DISTANCE OF 107.03 FEET; THENCE S77°02'57"W A DISTANCE OF 113.36 FEET; THENCE S72°42'17"W A DISTANCE OF 581.65 FEET; THENCE N22°47'26"W A DISTANCE OF 14.57 FEET; THENCE S67°12'34"W A DISTANCE OF 142.95 FEET TO THE EASTERLY RIGHT-OF-WAY OF NORTH 61ST STREET; THENCE N00°58'52"W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 21.54 FEET; THENCE N67°12'34"E A DISTANCE OF 134.95 FEET; THENCE N22°47'26"W A DISTANCE OF 15.66 FEET; THENCE N72°42'17"E A DISTANCE OF 525.43 FEET; THENCE N79°27'45"E A DISTANCE OF 164.19 FEET; THENCE N45°47'24"E A DISTANCE OF 57.78 FEET TO SAID NORTH LINE; THENCE N89°52'35"E ALONG SAID NORTH LINE A DISTANCE OF 57.49 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 39,411 SQUARE FEET OR 0.905 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Juliana 04/06/22
CHRISTOPHER P. JULIANA, P.L.S. 31158 DATE
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



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Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 150'

FILE: R13178

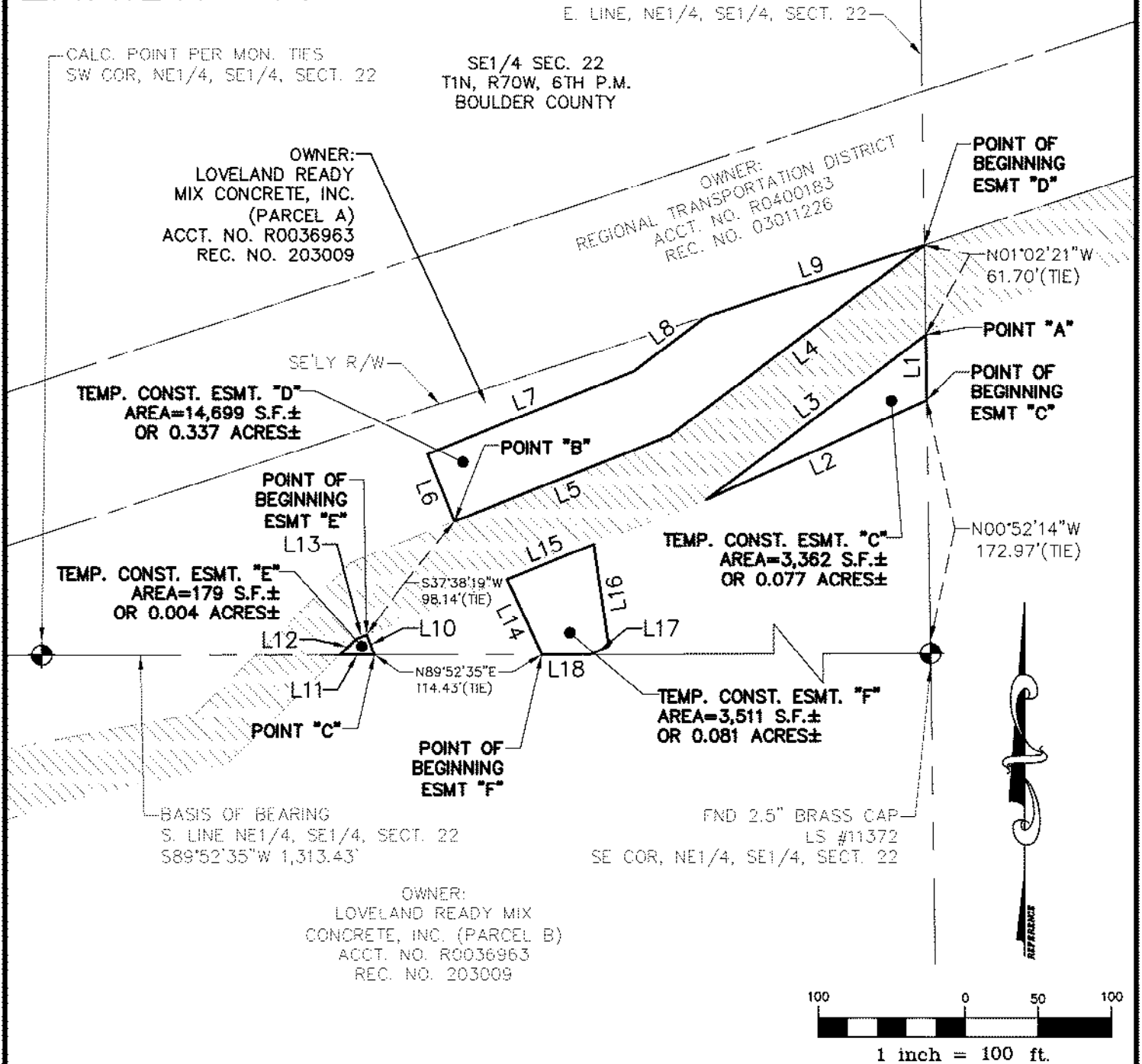
SHEET: 2 OF 2

W/O #:

UTILITY EASEMENT

NI-012

EXHIBIT "A"



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
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DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 100'

FILE: R13178

SHEET: 1 OF 4

W/O #:

TEMPORARY EASEMENT

LINE TABLE

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S00°52'14"E	44.49'
L2	S65°42'29"W	164.81'
L3	N53°05'57"E	187.00'
L4	S53°05'57"W	216.57'
L5	S68°16'05"W	158.66'
L6	N21°55'45"W	49.45'
L7	N68°04'15"E	152.08'
L8	N53°05'57"E	62.37'
L9	N71°48'32"E	155.87'
L10	S20°53'49"E	14.38'
L11	S89°52'35"W	23.29'
L12	N45°47'24"E	15.18'
L13	N68°15'56"E	7.84'
L14	N25°00'00"W	56.62'
L15	N68°15'47"E	63.84'
L16	S08°29'10"E	70.03'
L17	S65°00'00"W	13.31'
L18	S89°52'35"W	33.65'



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DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 100'

FILE: R13178

SHEET: 2 OF 4

W/O #: _____

TEMPORARY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 203009, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22 AND ASSUMED TO BEAR S89°52'35"W A DISTANCE OF 1,313.43 FEET FROM A 2.5" BRASS CAP STAMPED LS #11372 FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; TO A CALCULATED POINT PER MONUMENT TIES AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

TEMPORARY EASEMENT "C"

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, SAID POINT BEARS N00°52'14"W A DISTANCE OF 172.97 FEET FROM SAID SOUTHEAST CORNER;

THENCE S65°42'29"W A DISTANCE OF 164.81 FEET; THENCE N53°05'57"E A DISTANCE OF 187.00 FEET TO SAID EAST LINE AND BEING POINT "A"; THENCE S00°52'14"E ALONG SAID EAST LINE A DISTANCE OF 44.49 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,362 SQUARE FEET OR 0.077 ACRES, MORE OR LESS.

TEMPORARY EASEMENT "D"

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF THE REGIONAL TRANSPORTATION DISTRICT, SAID POINT BEARS N01°02'21"W A DISTANCE OF 61.70 FEET FROM SAID POINT "A";

THENCE S53°05'57"W A DISTANCE OF 216.57 FEET; THENCE S68°16'05"W A DISTANCE OF 158.66 FEET TO POINT "B"; THENCE N21°55'45"W A DISTANCE OF 49.45 FEET; THENCE N68°04'15"E A DISTANCE OF 152.08 FEET; THENCE N53°05'57"E A DISTANCE OF 62.37 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY; THENCE N71°48'32"E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY A DISTANCE OF 155.87 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 14,699 SQUARE FEET OR 0.337 ACRES, MORE OR LESS.

TEMPORARY EASEMENT "E"

BEGINNING AT A POINT WHICH BEARS S37°38'19"W A DISTANCE OF 98.14 FEET FROM SAID POINT "B";

THENCE S20°53'49"E A DISTANCE OF 14.38 FEET TO SAID SOUTH LINE; THENCE S89°52'35"W ALONG SAID SOUTH LINE A DISTANCE OF 23.29 FEET; THENCE N45°47'24"E A DISTANCE OF 15.18 FEET; THENCE N68°15'56"E A DISTANCE OF 7.84 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 179 SQUARE FEET OR 0.004 ACRES, MORE OR LESS.



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CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 100'

FILE: R13178

SHEET: 3 OF 4

W/O #:

TEMPORARY EASEMENT

LEGAL DESCRIPTION

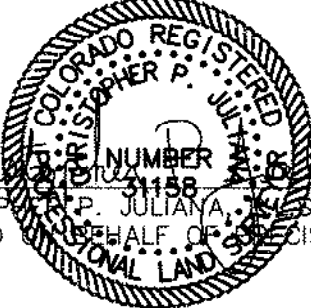
TEMPORARY EASEMENT "F"

BEGINNING AT A POINT ON SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, SAID POINT BEARS N89°52'35"E A DISTANCE OF 114.43 FEET FROM SAID POINT "C";

THENCE N25°00'00"W A DISTANCE OF 56.62 FEET; THENCE N68°15'47"E A DISTANCE OF 63.84 FEET; THENCE S08°29'10"E A DISTANCE OF 70.03 FEET; THENCE S65°00'00"W A DISTANCE OF 13.31 FEET TO SAID SOUTH LINE; THENCE S89°52'35"W ALONG SAID SOUTH LINE A DISTANCE OF 33.65 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,511 SQUARE FEET OR 0.081 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Juliana
NUMBER 31158 DATE 04/06/22
CHRISTOPHER P. JULIANA, S. 31158
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 100'

FILE: R13178

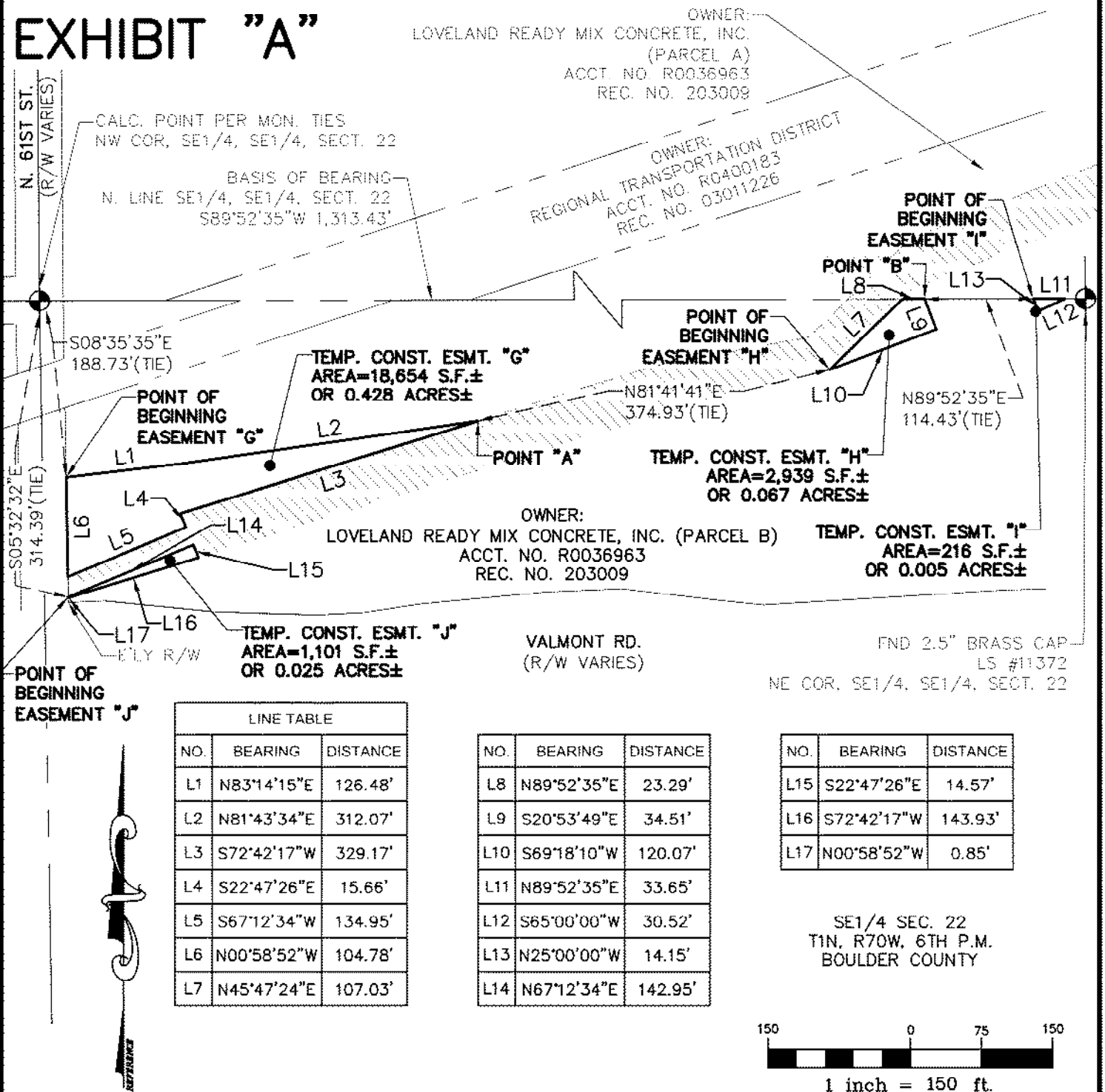
SHEET: 4 OF 4

W/O #:

TEMPORARY EASEMENT

NI-012

EXHIBIT "A"



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 203009, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22 AND ASSUMED TO BEAR S89°52'35"W A DISTANCE OF 1,313.43 FEET FROM A 2.5" BRASS CAP STAMPED LS #11372 FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22 TO A CALCULATED POINT PER MONUMENT TIES AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

TEMPORARY EASEMENT "G"

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF NORTH 61st STREET, SAID POINT BEARS S8°35'35"E A DISTANCE OF 188.73 FEET FROM SAID NORTHWEST CORNER;

THENCE N83°14'15"E A DISTANCE OF 126.48 FEET; THENCE N81°43'34"E A DISTANCE OF 312.07 FEET TO POINT "A"; THENCE S72°42'17"W A DISTANCE OF 329.17 FEET; THENCE S22°47'26"E A DISTANCE OF 15.66 FEET; THENCE S67°12'34"W A DISTANCE OF 134.95 FEET TO SAID EASTERLY RIGHT-OF-WAY; THENCE N00°58'52"W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 104.78 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 18,654 SQUARE FEET OR 0.428 ACRES, MORE OR LESS.

TEMPORARY EASEMENT "H"

BEGINNING AT A POINT WHICH BEARS N81°41'41"E A DISTANCE OF 374.93 FEET FROM SAID POINT "A";

THENCE N45°47'24"E A DISTANCE OF 107.03 FEET TO SAID NORTH LINE; THENCE N89°52'35"E ALONG SAID NORTH LINE A DISTANCE OF 23.29 FEET TO POINT "B"; THENCE S20°53'49"E A DISTANCE OF 34.51 FEET; THENCE S69°18'10"W A DISTANCE OF 120.07 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,939 SQUARE FEET OR 0.067 ACRES, MORE OR LESS.

TEMPORARY EASEMENT "I"

BEGINNING AT A POINT ON SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, SAID POINT BEARS N89°52'35"E A DISTANCE OF 114.43 FEET FROM SAID POINT "B";

THENCE N89°52'35"E ALONG SAID NORTH LINE A DISTANCE OF 33.65 FEET; THENCE S65°00'00"W A DISTANCE OF 30.52 FEET; THENCE N25°00'00"W A DISTANCE OF 14.15 FEET THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 216 SQUARE FEET OR 0.005 ACRES, MORE OR LESS.



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Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 150'

FILE: R13178

SHEET: 2 OF 3

W/O #:

TEMPORARY EASEMENT

LEGAL DESCRIPTION

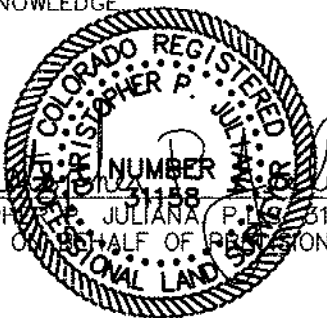
TEMPORARY EASEMENT "J"

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF NORTH 61st STREET, SAID POINT BEARS S05°32'32"E A DISTANCE OF 314.39 FEET FROM SAID NORTHWEST CORNER;

THENCE N67°12'34"E A DISTANCE OF 142.95 FEET; THENCE S22°47'26"E A DISTANCE OF 14.57 FEET; THENCE S72°42'17"W A DISTANCE OF 143.93 FEET TO SAID EASTERLY RIGHT-OF-WAY; THENCE N00°58'52"W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 0.85 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,101 SQUARE FEET OR 0.025 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


CHRISTOPHER P. JULIANA (P.L.S. #31158) 04/06/22
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/06/22

SCALE: 1" = 150'

FILE: R13178

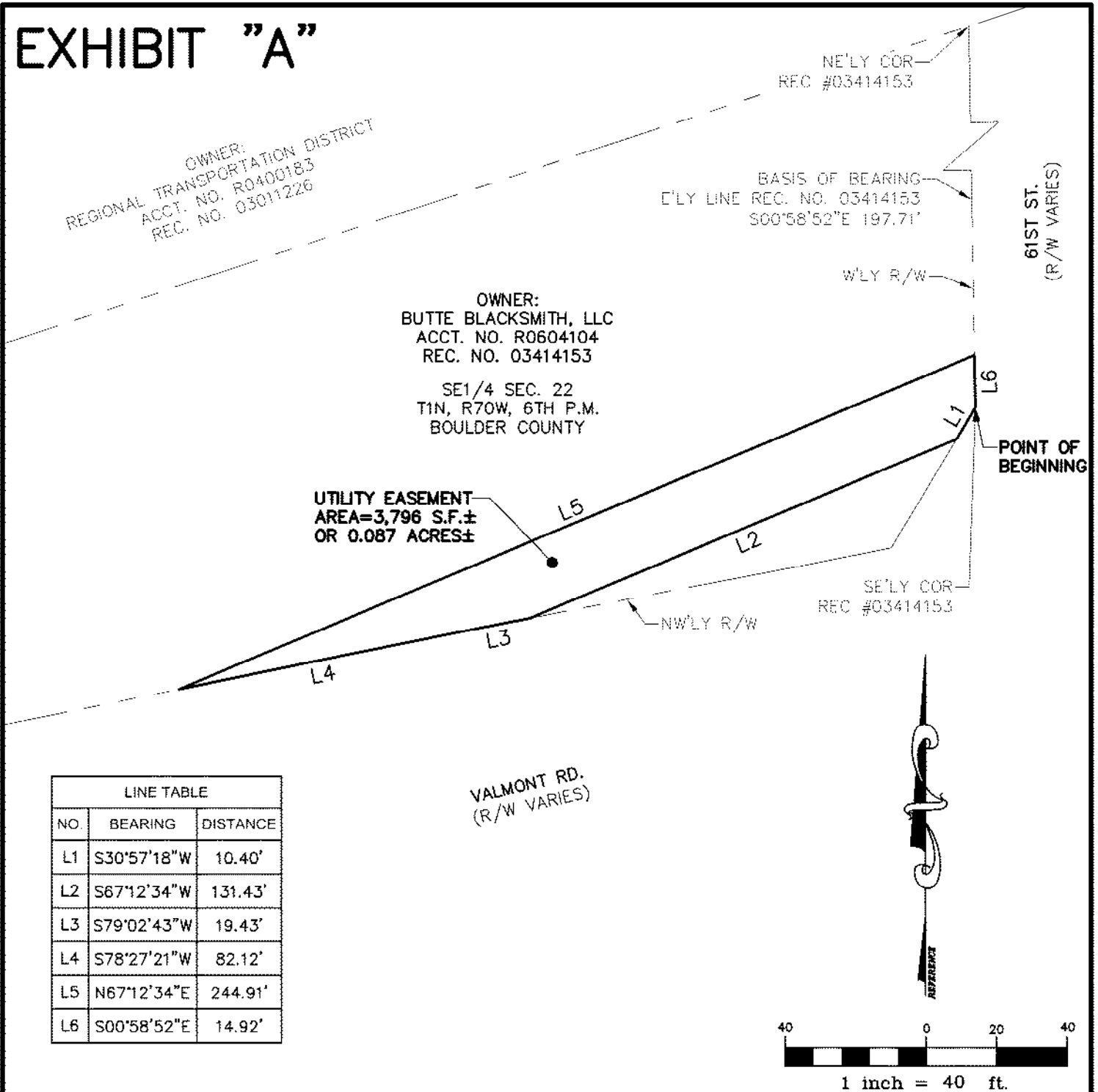
SHEET: 3 OF 3

W/O #:

TEMPORARY EASEMENT

NI-013

EXHIBIT "A"



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 12/29/21

SCALE: 1" = 40'

FILE: R13178

SHEET: 1 OF 2

W/O #:

UTILITY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 03414153, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE EASTERLY LINE OF SAID LANDS AND ASSUMED TO BEAR S00°58'52"E A DISTANCE OF 197.71 FEET FROM THE NORTHEASTERLY CORNER OF SAID LANDS TO THE SOUTHEASTERLY CORNER OF SAID LANDS;

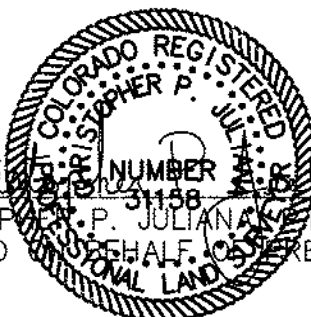
UTILITY EASEMENT

BEGINNING AT SAID SOUTHEASTERLY CORNER AND ON THE WESTERLY RIGHT-OF-WAY OF 61st. STREET AND THE NORTHWESTERLY RIGHT-OF-WAY OF VALMONT ROAD;

THENCE S30°57'18"W ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 10.40 FEET;
THENCE S67°12'34"W A DISTANCE OF 131.43 FEET TO SAID NORTHWESTERLY RIGHT-OF-WAY;
THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:
1.) THENCE S79°02'43"W A DISTANCE OF 19.43 FEET; 2.) THENCE S78°27'21"W A DISTANCE OF 82.12 FEET; THENCE N67°12'34"E A DISTANCE OF 244.91 FEET TO SAID WESTERLY RIGHT-OF-WAY; THENCE S00°58'52"E ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 14.92 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,796 SQUARE FEET OR 0.087 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julian
CHRISTOPHER P. JULIAN, L.S. 31158
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.

12/29/21

DATE

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 12/29/21

SCALE: 1" = 40'

FILE: R13178

SHEET: 2 OF 2

W/O #:



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

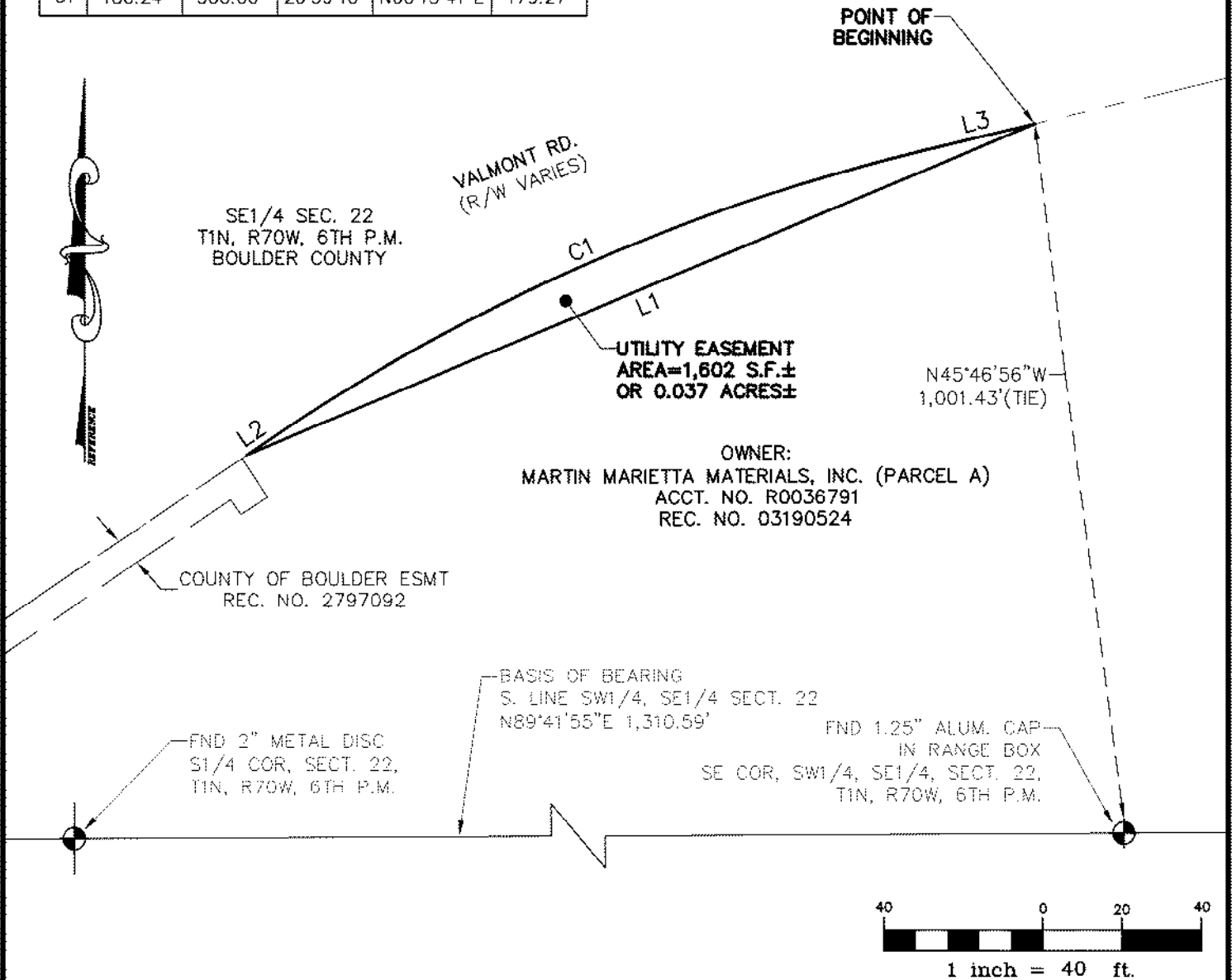
UTILITY EASEMENT

NI-013a

EXHIBIT "A"

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S67°12'34"W	215.49'
L2	N55°54'02"E	8.10'
L3	N76°33'19"E	28.68'

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	180.24'	500.00'	20°39'16"	N66°13'41"E	179.27'



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



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DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 12/29/21

SCALE: 1" = 40'

FILE: R13178

SHEET: 1 OF 2

W/O #: _____

UTILITY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 03190524, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22 AND ASSUMED TO BEAR N89°41'55"E A DISTANCE OF 1,310.59 FEET FROM A 2" METAL DISC FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 22 TO A 1.25" ALUMINUM CAP IN A RANGE BOX FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;


UTILITY EASEMENT

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF VALMONT ROAD, SAID POINT BEARS N45°46'56"W A DISTANCE OF 1,001.43 FEET FROM SAID SOUTHEAST CORNER;

THENCE S67°12'34"W A DISTANCE OF 215.49 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: 1.) THENCE N55°54'02"E A DISTANCE OF 8.10 FEET; 2.) THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 180.24 FEET, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 20°39'16" AND A CHORD WHICH BEARS N66°13'41"E A DISTANCE OF 179.27 FEET; 3.) THENCE N76°33'19"E A DISTANCE OF 28.68 FEET TO THE POINT OF BEGINNING, WHENCE SAID SOUTH QUARTER CORNER OF SECTION 22 BEARS S40°03'01"W A DISTANCE OF 921.35 FEET.

SAID PARCEL CONTAINS 1,602 SQUARE FEET OR 0.037 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



CHRISTOPHER P. JULIANA, L.S. 31158
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.

12/29/21

DATE



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 12/29/21

SCALE: 1" = 40'

FILE: R13178

SHEET: 2 OF 2

W/O #:

UTILITY EASEMENT

NI-013a

EXHIBIT "A"

SE1/4 SEC. 22
T1N, R70W, 6TH P.M.
BOULDER COUNTY

OWNER:
MARTIN MARIETTA MATERIALS, INC.
(PARCEL E)
ACCT. NO. R0036791
REC. NO. 03190524

OWNER:
CITY OF BOULDER
ACCT. NO. R0036841
REC. NO. 395000

UTILITY EASEMENT
AREA=33 S.F.±
OR 0.001 ACRES±

POINT OF
BEGINNING

SE'LY COR.
REC. #03190524

VALMONT RD.
(R/W VARIES)

N47°13'10"E
80.81'(TIE)

U.P.R.R.
REC. NO. 90198787

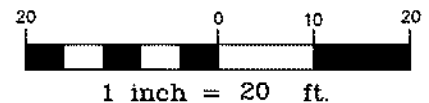
BASIS OF BEARING
SE'LY LINE REC. NO. 03190524
S47°13'10"W 116.31'

SW'LY COR.
REC. #03190524

NW'LY
R/W

VALMONT RD.
(R/W VARIES)

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N20°47'41"E	8.36'
L2	N67°12'34"E	10.88'
L3	S47°13'10"W	17.71'



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



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Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 12/29/21

SCALE: 1" = 20'

FILE: R13178

SHEET: 1 OF 2

W/O #: _____

UTILITY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 03190524, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTHEASTERLY LINE OF SAID LANDS AND ASSUMED TO BEAR S47°13'10"W A DISTANCE OF 116.31 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LANDS TO THE SOUTHWESTERLY CORNER OF SAID LANDS;

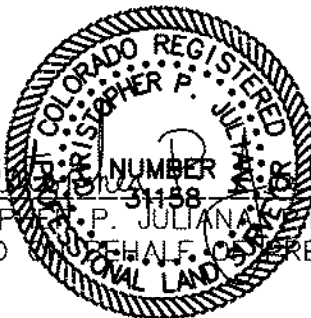
UTILITY EASEMENT

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LANDS AND ON THE NORTHWESTERLY RIGHT-OF-WAY OF VALMONT ROAD, SAID POINT BEARS N47°13'10"E A DISTANCE OF 80.81 FEET FROM SAID SOUTHWESTERLY CORNER;

THENCE N20°47'41"E A DISTANCE OF 8.36 FEET; THENCE N67°12'34"E A DISTANCE OF 10.88 FEET TO SAID NORTHWESTERLY RIGHT-OF-WAY; THENCE S47°13'10"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY A DISTANCE OF 17.71 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 33 SQUARE FEET OR 0.001 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julianak 12/29/21
CHRISTOPHER P. JULIANAK, L.S. 31158 DATE
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 12/29/21

SCALE: 1" = 20'

FILE: R13178

SHEET: 2 OF 2

W/O #:

UTILITY EASEMENT

NI-013a

EXHIBIT "A"

SE1/4 SEC. 22
T1N, R70W, 6TH P.M.
BOULDER COUNTY

R.T.D.
REC. NO. 03011226
DESCRIBED AT
REC. NO. 193785

SE'LY COR
REC. #193785

BASIS OF BEARING
N. LINE REC. NO. 03190524
N82°34'34"E 116.47'

NW'LY COR
REC. #03190524

POINT OF
BEGINNING

OWNER:
CITY OF BOULDER
ACCT. NO. R0036841
REC. NO. 395000

W'LY LINE
REC. #03190524

TEMP. CONST. ESMT.
AREA=9,739 S.F.±
OR 0.224 ACRES±

OWNER:
MARTIN MARIETTA MATERIALS, INC.
(PARCEL E)
ACCT. NO. R0036791
REC. NO. 03190524

NE'LY COR
REC. #03190524

E'LY SIDE
REC. #03190524

REGIONAL
TRANSPORTATION
DISTRICT (R.T.D.)
REC. NO. 03011226
DESCRIBED AT
REC. NO. 90198787

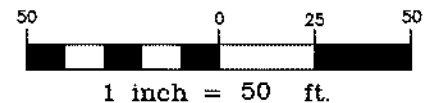
NW'LY SIDE
REC. #90198787

VALMONT RD.
(R/W VARIES)

VALMONT RD.
(R/W VARIES)

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	77.76'	814.49'	5°28'12"	S21°42'33"W	77.73'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N82°34'34"E	116.47'
L2	S47°13'10"W	17.78'
L3	S67°12'34"W	10.88'
L4	S20°47'41"W	8.36'
L5	S47°13'10"W	80.81'
L6	N00°34'52"W	136.17'



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel:(303) 753-9799 Fax:(303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/05/22

SCALE: 1" = 50'

FILE: R13178

SHEET: 1 OF 2

W/O #:

TEMPORARY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 03190524, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF SAID LANDS AND ASSUMED TO BEAR N82°34'34"E A DISTANCE OF 116.47 FEET FROM THE NORTHWESTERLY CORNER OF SAID LANDS TO THE NORTHEASTERLY CORNER OF SAID LANDS;

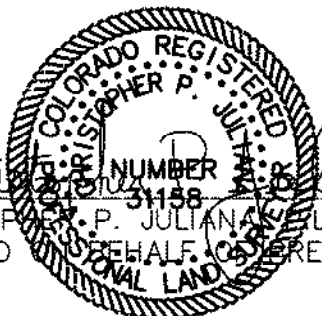
TEMPORARY EASEMENT

BEGINNING AT SAID NORTHWESTERLY CORNER;

THENCE N82°34'34"E ALONG SAID NORTH LINE A DISTANCE OF 116.47 FEET; THENCE ALONG THE EASTERLY SIDE OF SAID LANDS AND ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 77.76 FEET, HAVING A RADIUS OF 814.49 FEET, THROUGH A CENTRAL ANGLE OF 05°28'12" AND A CHORD WHICH BEARS S21°42'33"W A DISTANCE OF 77.73 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF VALMONT ROAD; THENCE S47°13'10"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY A DISTANCE OF 17.78 FEET; THENCE S67°12'34"W A DISTANCE OF 10.88 FEET; THENCE S20°47'41"W A DISTANCE OF 8.36 FEET TO SAID NORTHWESTERLY RIGHT-OF-WAY; THENCE S47°13'10"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY A DISTANCE OF 80.81 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE N00°34'52"W ALONG SAID WESTERLY LINE A DISTANCE OF 136.17 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 9,739 SQUARE FEET OR 0.224 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


CHRISTOPHER P. JULIANAK, L.S. 31158
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.

04/05/22

DATE



9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
Tel: (303) 753-9799 Fax: (303) 753-4044

DRN. BY: R.U.

CHKD. BY: J.L.

DATE: 04/05/22

SCALE: 1" = 50'

FILE: R13178

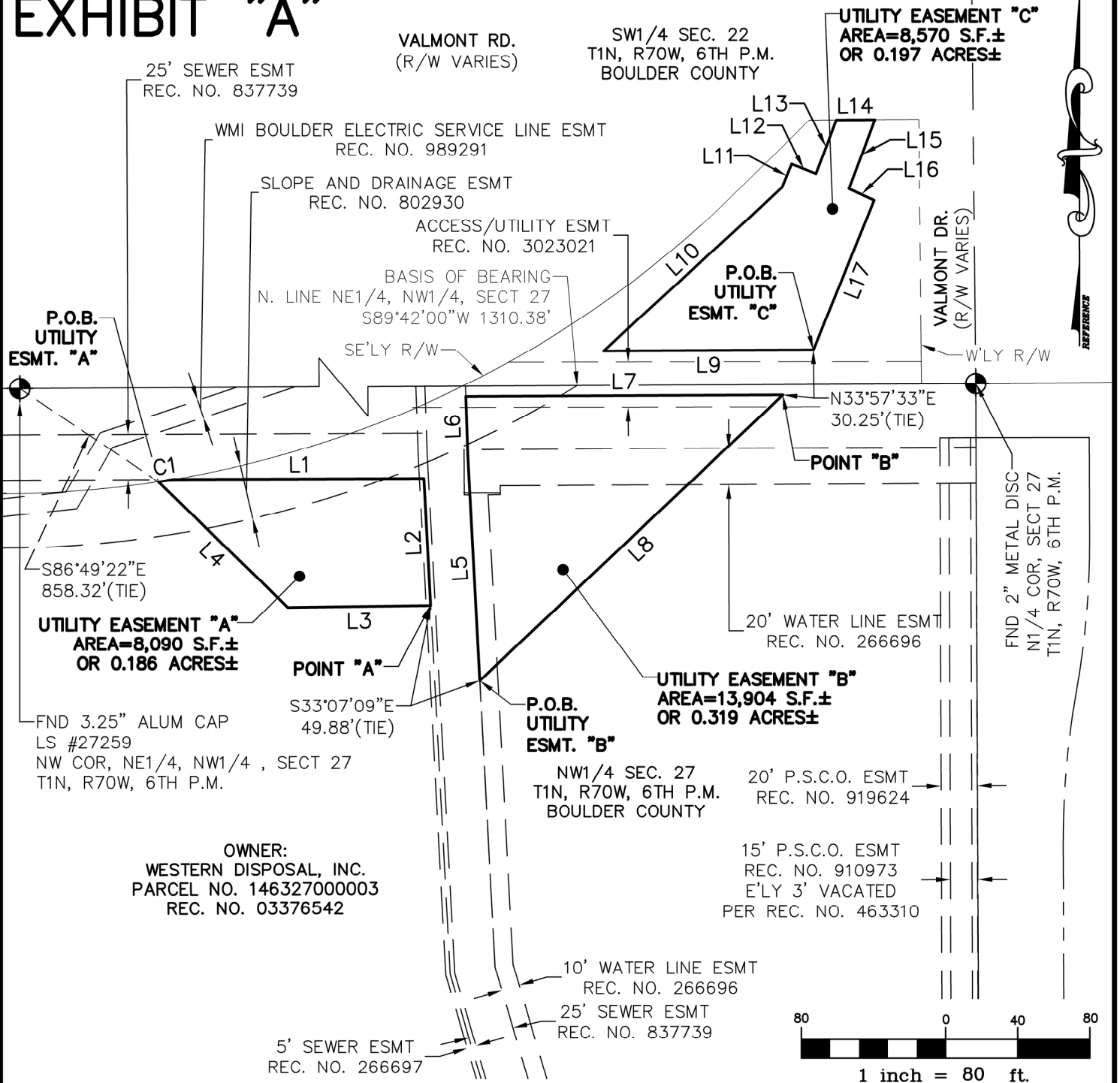
SHEET: 2 OF 2

W/O #:

TEMPORARY EASEMENT

NI-014

EXHIBIT "A"



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.



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DRN. BY: R.U.

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DATE: 05/09/22

SCALE: 1" = 80'

FILE: R13178

SHEET: 1 OF 4

W/O #:

UTILITY EASEMENT

LINE/CURVE TABLE

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°45'48"E	138.97'
L2	S03°02'12"E	70.62'
L3	S89°10'28"W	79.21'
L4	N45°49'32"W	100.11'
L5	N03°02'12"W	125.56'
L6	N01°55'52"W	32.26'
L7	N89°41'41"E	175.88'
L8	S46°40'44"W	231.11'
L9	S89°41'45"W	116.35'
L10	N47°32'33"E	134.11'
L11	N22°07'56"E	14.28'
L12	S67°52'04"E	14.53'
L13	N20°47'41"E	31.89'
L14	N89°42'00"E	21.44'
L15	S20°47'41"W	40.91'
L16	S65°25'19"E	15.46'
L17	S22°07'56"W	89.51'

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	8.40'	581.54'	0°49'39"	N80°53'32"E	8.40'



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SHEET: 2 OF 4

W/O #:

UTILITY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 27 AND THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 03376542, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27 AND ASSUMED TO BEAR S89°42'00"W A DISTANCE OF 1,310.38 FEET FROM A 2" METAL DISC FOUND AT THE NORTH QUARTER CORNER OF SAID SECTION 27 TO A 3.25" ALUMINUM CAP STAMPED L.S. #27259 FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27;

UTILITY EASEMENT "A"

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF VALMONT ROAD, SAID POINT BEARS S86°49'22"E A DISTANCE OF 858.32 FEET FROM SAID NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27;

THENCE ALONG SAID RIGHT-OF-WAY AND ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 8.40 FEET, HAVING A RADIUS OF 581.54 FEET, THROUGH A CENTRAL ANGLE OF 00°49'39" AND A CHORD WHICH BEARS N80°53'32"E A DISTANCE OF 8.40 FEET; THENCE N89°45'48"E A DISTANCE OF 138.97 FEET; THENCE S03°02'12"E A DISTANCE OF 70.62 FEET TO POINT "A"; THENCE S89°10'28"W A DISTANCE OF 79.21 FEET; THENCE N45°49'32"W A DISTANCE OF 100.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8,090 SQUARE FEET OR 0.186 ACRES, MORE OR LESS.

UTILITY EASEMENT "B"

BEGINNING AT A POINT WHICH BEARS S33°07'09"E A DISTANCE OF 49.88 FEET FROM SAID POINT "A";

THENCE N03°02'12"W A DISTANCE OF 125.56 FEET; THENCE N01°55'52"W A DISTANCE OF 32.26 FEET; THENCE N89°41'41"E A DISTANCE OF 175.88 FEET TO POINT "B"; THENCE S46°40'44"W A DISTANCE OF 231.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 13,904 SQUARE FEET OR 0.319 ACRES, MORE OR LESS.



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DATE: 05/09/22

SCALE: 1" = 80'

FILE: R13178

SHEET: 3 OF 4

W/O #:

UTILITY EASEMENT

LEGAL DESCRIPTION


UTILITY EASEMENT "C"

BEGINNING AT A POINT WHICH BEARS N33°57'33"E A DISTANCE OF 30.25 FEET FROM SAID POINT "B";

THENCE S89°41'45"W A DISTANCE OF 116.35 FEET; THENCE N47°32'33"E A DISTANCE OF 134.11 FEET; THENCE N22°07'56"E A DISTANCE OF 14.28 FEET; THENCE S67°52'04"E A DISTANCE OF 14.53 FEET; THENCE N20°47'41"E A DISTANCE OF 31.89 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF VALMONT ROAD; THENCE N89°42'00"E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 21.44 FEET; THENCE S20°47'41"W A DISTANCE OF 40.91 FEET; THENCE S65°25'19"E A DISTANCE OF 15.46 FEET; THENCE S22°07'56"W A DISTANCE OF 89.51 FEET TO THE POINT OF BEGINNING, WHENCE SAID NORTH QUARTER CORNER BEARS S78°11'30"E A DISTANCE OF 92.02 FEET.

SAID PARCEL CONTAINS 8,570 SQUARE FEET OR 0.197 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julianak 05/09/22
CHRISTOPHER P. JULIANAK, L.S. 31158 DATE
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.



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UTILITY EASEMENT

NI-014

EXHIBIT "A"

SW1/4 SEC. 22
T1N, R70W, 6TH P.M.
BOULDER COUNTY

TEMP. CONST.
ESMT. "E"
AREA=258 S.F.±
OR 0.006 ACRES±

BASIS OF BEARING
N. LINE NE1/4,
NW1/4, SECT 27
S89°42'00"W 1310.38'

S86°49'22"E
858.32'(TIE)
(B)

(A)

C1

P.O.B.
TEMP. CONST.
ESMT. "A"

TEMP. CONST. ESMT. "A"
AREA=3,762 S.F.±
OR 0.086 ACRES±

L6

FND 3.25" ALUM CAP
LS #27259
NW CORN, NE1/4, NW1/4, SECT 27
T1N, R70W, 6TH P.M.

N87°33'53"E
25.00'(TIE)

POINT "A"

L2

L3

L4

L5

L7

S63°10'31"W
69.17'(TIE)

P.O.B.
TEMP. CONST.
ESMT. "E"

TEMP. CONST. ESMT. "E"

C3

L20

L21

L2

L3

L4

L5

L6

L7

L8

L9

L10

L11

L12

L13

VALMONT RD.
(R/W VARIES)

SE'LY R/W

POINT "D"

C2

L17

L16

L18

L19

L20

L21

L2

L3

L4

L5

L6

L7

L8

L9

L10

TEMP. CONST.
ESMT. "D"
AREA=2,745 S.F.±
OR 0.063 ACRES±

POINT "D"

C2

L17

L16

L18

L19

L20

L21

L2

L3

L4

L5

L6

L7

L8

L9

TEMP. CONST.
ESMT. "D"
AREA=2,745 S.F.±
OR 0.063 ACRES±

POINT "D"

C2

L17

L16

L18

L19

L20

L21

L2

L3

L4

L5

L6

L7

L8

L9

POINT OF
BEGINNING
TEMP. CONST.
ESMT. "D"

N66°09'19"W
50.02'(TIE)

TEMP. CONST.
ESMT. "C"
AREA=3,379 S.F.±
OR 0.078 ACRES±

POINT "C"

C2

L17

L16

L18

L19

L20

L21

L2

L3

L4

L5

L6

L7

L8

L9

TEMP. CONST.
ESMT. "C"
AREA=3,379 S.F.±
OR 0.078 ACRES±

POINT "C"

C2

L17

L16

L18

L19

L20

L21

L2

L3

L4

L5

L6

L7

L8

L9

VALMONT DR.
(R/W VARIES)

W'LY R/W

POINT "C"

C2

L17

L16

L18

L19

L20

L21

L2

L3

L4

L5

L6

L7

L8

L9

L10

EASEMENT TABLE

- (A) 25' SEWER EASEMENT REC. NO. 837739
- (B) WMI BOULDER ELECTRIC SERVICE LINE EASEMENT REC. NO. 989291
- (C) SLOPE AND DRAINAGE EASEMENT REC. NO. 802930
- (D) ACCESS AND UTILITY EASEMENT REC. NO. 3023021
- (E) 20' WATER LINE EASEMENT REC. NO. 266696
- (F) 20' P.S.C.O. EASEMENT REC. NO. 919624
- (G) 15' P.S.C.O. EASEMENT REC. NO. 910973 - E'LY 3' VACATED PER REC. NO. 463310
- (H) 10' WATER LINE EASEMENT REC. NO. 266696
- (I) 5' SEWER EASMENT REC. NO. 266697

- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
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SCALE: 1" = 80'

FILE: R13178

SHEET: 1 OF 4

W/O #:

TEMPORARY EASEMENT

LINE/CURVE TABLE

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S45°49'32"E	100.11'
L2	N89°10'28"E	79.21'
L3	S03°02'12"E	42.90'
L4	S89°10'28"W	27.69'
L5	N28°30'56"W	33.30'
L6	S89°10'28"W	45.54'
L7	N45°49'32"W	115.78'
L8	N46°40'44"E	231.11'
L9	S00°49'32"E	156.83'
L10	S89°24'38"W	170.41'
L11	N22°07'56"E	89.51'
L12	S65°25'19"E	27.87'
L13	S00°34'29"E	71.35'
L14	N89°58'29"W	59.78'
L15	S22°07'56"W	14.28'
L16	S47°32'33"W	134.11'
L17	S89°41'45"W	42.01'
L18	N45°32'44"E	29.95'
L19	S67°52'04"E	11.38'
L20	S01°56'10"E	14.33'
L21	S89°45'48"W	37.29'

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.05'	581.54'	1°52'38"	N82°14'41"E	19.05'
C2	144.28'	581.54'	14°12'53"	N52°39'30"E	143.91'
C3	39.56'	581.54'	3°53'51"	N68°32'00"E	39.55'



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TEMPORARY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 27 AND THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS FOUND AT RECEPTION NO. 03376542, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27 AND ASSUMED TO BEAR S89°42'00"W A DISTANCE OF 1,310.38 FEET FROM A 2" METAL DISC FOUND AT THE NORTH QUARTER CORNER OF SAID SECTION 27 TO A 3.25" ALUMINUM CAP STAMPED L.S. #27259 FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27;

TEMPORARY EASEMENT "A"

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF VALMONT ROAD, SAID POINT BEARS S86°49'22"E A DISTANCE OF 858.32 FEET FROM SAID NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27;

THENCE S45°49'32"E A DISTANCE OF 100.11 FEET; THENCE N89°10'28"E A DISTANCE OF 79.21 FEET; THENCE S03°02'12"E A DISTANCE OF 42.90 FEET TO POINT "A"; THENCE S89°10'28"W A DISTANCE OF 27.69 FEET; THENCE N28°30'56"W A DISTANCE OF 33.30 FEET; THENCE S89°10'28"W A DISTANCE OF 45.54 FEET; THENCE N45°49'32"W A DISTANCE OF 115.78 FEET TO SAID RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 19.05 FEET, HAVING A RADIUS OF 581.54 FEET, THROUGH A CENTRAL ANGLE OF 01°52'38" AND A CHORD WHICH BEARS N82°14'41"E A DISTANCE OF 19.05 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,762 SQUARE FEET OR 0.086 ACRES, MORE OR LESS.

TEMPORARY EASEMENT "B"

BEGINNING AT A POINT WHICH BEARS N87°33'53"E A DISTANCE OF 25.00 FEET FROM SAID POINT "A";

THENCE N46°40'44"E A DISTANCE OF 231.11 FEET TO POINT "B"; THENCE S00°49'32"E A DISTANCE OF 156.83 FEET; THENCE S89°24'38"W A DISTANCE OF 170.41 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 13,362 SQUARE FEET OR 0.307 ACRES, MORE OR LESS.

TEMPORARY EASEMENT "C"

BEGINNING AT A POINT WHICH BEARS N33°57'33"E A DISTANCE OF 30.25 FEET FROM SAID POINT "B";

THENCE N22°07'56"E A DISTANCE OF 89.51 FEET TO POINT "C"; THENCE S65°25'19"E A DISTANCE OF 27.87 FEET TO THE WESTERLY RIGHT-OF-WAY OF VALMONT DRIVE; THENCE S00°34'29"E ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 71.35 FEET; THENCE N89°58'29"W A DISTANCE OF 59.78 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,379 SQUARE FEET OR 0.078 ACRES, MORE OR LESS.



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SHEET: 3 OF 4

W/O #:

TEMPORARY EASEMENT

LEGAL DESCRIPTION

TEMPORARY EASEMENT "D"

BEGINNING AT A POINT WHICH BEARS N66°09'19"W A DISTANCE OF 50.02 FEET FROM SAID POINT "C";

THENCE S22°07'56"W A DISTANCE OF 14.28 FEET; THENCE S47°32'33"W A DISTANCE OF 134.11 FEET; THENCE S89°41'45"W A DISTANCE OF 42.01 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF VALMONT ROAD AND BEING POINT "D"; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1.) THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 144.28 FEET, HAVING A RADIUS OF 581.54 FEET, THROUGH A CENTRAL ANGLE OF 14°12'53" AND A CHORD WHICH BEARS N52°39'30"E A DISTANCE OF 143.91 FEET; 2.) THENCE N45°32'44"E A DISTANCE OF 29.95 FEET; THENCE S67°52'04"E A DISTANCE OF 11.38 FEET; TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,745 SQUARE FEET OR 0.063 ACRES, MORE OR LESS.


TEMPORARY EASEMENT "E"

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF VALMONT ROAD, SAID POINT BEARS S63°10'31"W A DISTANCE OF 69.17 FEET FROM SAID POINT "D";

THENCE S01°56'10"E A DISTANCE OF 14.33 FEET; THENCE S89°45'48"W A DISTANCE OF 37.29 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY AND ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 39.56 FEET, HAVING A RADIUS OF 581.54 FEET, THROUGH A CENTRAL ANGLE OF 03°53'51" AND A CHORD WHICH BEARS N68°32'00"E A DISTANCE OF 39.55 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 258 SQUARE FEET OR 0.006 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Juliana 05/09/22
CHRISTOPHER P. JULIANA, L.S. 31158 DATE
FOR AND BEHALF OF PRECISION SURVEY & MAPPING, INC.



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