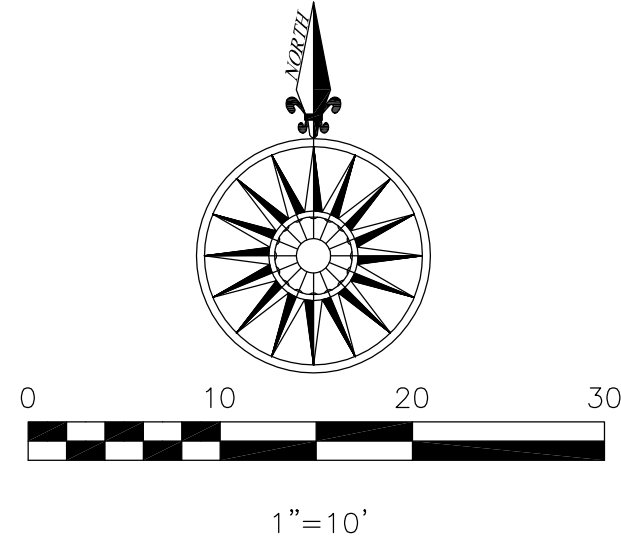
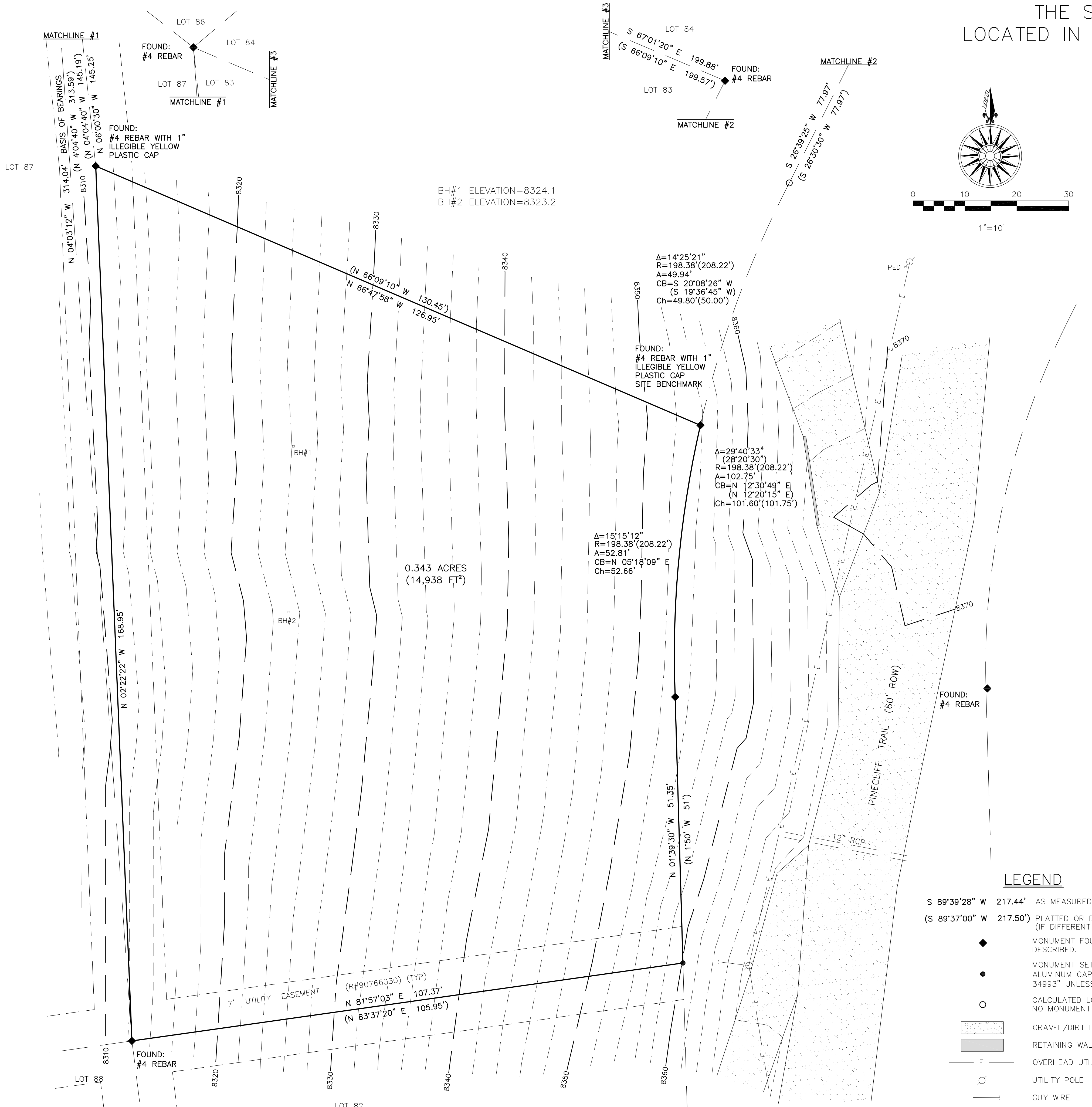


# LAND SURVEY PLAT

THE SOUTH PORTION OF LOT 83, BIG SPRINGS SECOND FILING,  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH,  
 RANGE 72 WEST OF THE 6TH P.M.  
 COUNTY OF BOULDER, STATE OF COLORADO



PROPERTY DESCRIPTION PER DEED RECORDED AS RECEPTION #03988608 ON 11/10/2022 AT THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE.

LOT 83, BIG SPRINGS, SECOND FILING, COUNTY OF BOULDER, STATE OF COLORADO, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 83, BIG SPRINGS, SECOND FILING, A SUBDIVISION OF A PART OF THE TOWN OF NEDERLAND; THENCE SOUTH 66°09'10" EAST 199.57 FEET TO THE NORTHEAST CORNER OF SAID LOT 83; THENCE SOUTH 26°30'30" WEST 77.97 FEET ALONG THE EAST LINE OF SAID LOT 83; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT 83 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 208.22 FEET AND WHOSE CHORD BEARS SOUTH 19°36'45" WEST 50.00 FEET; THENCE NORTH 66°09'10" WEST 130.45 FEET TO THE WEST LINE OF SAID LOT 83; THENCE NORTH 04°04'40" WEST 145.19 FEET TO THE POINT OF BEGINNING, COUNTY OF BOULDER, STATE OF COLORADO

PROPERTY ADDRESS:

71 PINECLIFF TRAIL, NEDERLAND, CO 80466

BOUNDARY NOTES:

1. ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 BY DIRECT GPS OBSERVATION. THE BEARING OF THE DIRECT LINE BETWEEN THE FOUND MONUMENTS AT THE SOUTHWEST CORNER AND NORTHWEST CORNER OF LOT 83 IS NORTH 04°03'12" WEST AS SHOWN.

2. TITLE REPORT COMMITMENT NUMBER BL2210023 PREPARED BY 8Z TITLE, AUTHORIZING AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, DATED OCTOBER 12, 2022 WAS RELIED UPON EXCLUSIVELY FOR RECORDED EASEMENTS, RIGHTS-OF-WAY, AND OTHER ENCUMBRANCES DURING THE PREPARATION OF THIS PLAT. THE ABOVE MENTIONED TITLE REPORT WAS ALSO RELIED UPON EXCLUSIVELY TO DETERMINE THE PERSONS AND/OR ENTITIES SHOWN HEREON THAT HAVE INTERESTS IN TITLE TO THE DEDICATED PROPERTY DESCRIBED.

SCHEDULE B, PART II EXCEPTIONS:

ITEMS 1-8, STANDARD EXCEPTIONS. ZENITH LAND SURVEYING, INC.(ZLS) HAS RELIED UPON THE AFOREMENTIONED TITLE COMMITMENT FOR RECORDED ENCUMBRANCES. ZLS WILL NOT BE LIABLE FOR ENCUMBRANCES NOT PROVIDED AS PART OF THE AFOREMENTIONED TITLE COMMITMENT, NOT IN THE PUBLIC RECORD, OR CONVEYED AFTER THE DATE OF THE AFOREMENTIONED TITLE COMMITMENT.

ITEM 9, R#952423. THE SUBJECT PROPERTY IS THAT WHICH IS DESCRIBED IN THIS DOCUMENT.  
 ITEM 10, R#766784. THE SUBJECT PROPERTY LIES WITHIN THE AREA DESCRIBED IN THIS DOCUMENT.  
 ITEM 11, RECORDED PLAT OF BIG SPRINGS SECOND FILING. THE SUBJECT PROPERTY LIES WITHIN BIG SPRINGS SECOND FILING.

3. MONUMENTS SHOWN WITHOUT DIMENSIONS WERE FOUND DURING THE COURSE OF THIS RESURVEY BUT NOT USED AS CONTROL OR DETERMINED TO CONFLICT WITH THE RESULTS OF THIS RESURVEY. THEREFORE THEY SHOULD NOT BE CONSIDERED EITHER CONTROLLING OR CONFLICTING BOUNDARY EVIDENCE AND ARE SHOWN FOR REFERENCE PURPOSES ONLY.

4. THE FOUND MONUMENTS AT THE NORTHEAST, NORTHWEST AND SOUTHWEST CORNERS OF LOT 83 WERE JUDGED TO BE THE ORIGINAL MONUMENTS IN THEIR ORIGINAL LOCATIONS FOR THESE CORNERS EVEN THOUGH THEY DON'T PRECISELY MATCH THE PLATTED DIMENSIONS. THIS IS STEEP TERRAIN AND THE ORIGINAL SUBDIVISION WAS SURVEYED IN 1964.

5. THE FOUND MONUMENTS AT THE NORTHEAST AND NORTHWEST CORNERS OF THE SUBJECT PROPERTY WERE ALSO JUDGED TO BE THE ORIGINAL MONUMENTS IN THEIR ORIGINAL LOCATIONS FOR THESE CORNERS. THE FOUND MONUMENT AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY DOES NOT LIE ON THE DIRECT LINE BETWEEN THE NORTHWEST AND SOUTHWEST CORNERS OF LOT 83 (THE BASIS OF BEARINGS). BUT THE MONUMENTS AT THE NORTHWEST AND SOUTHWEST CORNERS OF LOT 83 ALSO DO NOT MATCH THE PLATTED DIMENSIONS WITH OTHER FOUND MONUMENTS BY A SIGNIFICANT MARGIN (THERE ARE A VARIETY OF DIFFERENCES THROUGHOUT THIS PORTION OF THE SUBDIVISION BETWEEN THE PLATTED DIMENSIONS AND THE MONUMENTATION). EXTENDING THE MONUMENTED NORTH LINE OF THE SUBJECT PROPERTY TO THE DIRECT WEST LINE OF LOT 83 WOULD RESULT IN THE DISTANCE DIMENSIONS FOR THE NORTH AND SOUTH PORTIONS OF LOT 83 BEING SIGNIFICANTLY DIFFERENT FROM THE RECORD. THE FIELD EVIDENCE INDICATES THAT ALL THE ADJOINING PROPERTY OWNERS, BEING THOSE FOR BOTH PORTIONS OF LOT 83 AND FOR LOT 87, HAVE ACCEPTED THE FOUND MONUMENT AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY AS REPRESENTING THE CORNER LOCATION. THEREFORE, THAT MONUMENT, EVEN IF SET IN ERROR, ESTABLISHED THE ORIGINAL LOCATION OF THE CORNER AT THE WEST END OF THE NORTH LINE OF THE SUBJECT PROPERTY AS ACCEPTED BY ALL ADJOINING OWNERS.

TOPOGRAPHY NOTES:

NATIONAL MAP ACCURACY STANDARDS: 90% OF THE CONTOURS SHALL HAVE AN ACCURACY WITH RESPECT TO TRUE ELEVATIONS OF ONE-HALF (1/2) CONTOUR INTERVAL OR BETTER AND THE REMAINING 10 PERCENT OF SUCH ELEVATIONS SHALL NOT BE IN ERROR BY MORE THAN ONE CONTOUR INTERVAL. 90% OF ALL SPOT ELEVATIONS PLACED ON THE MAPS SHALL HAVE AN ACCURACY OF AT LEAST ONE-FOURTH (1/4) THE CONTOUR INTERVAL, AND THE REMAINING 10 PERCENT OF SUCH ELEVATIONS SHALL NOT BE IN ERROR BY MORE THAN ONE-HALF (1/2) CONTOUR INTERVAL.

A SITE BENCHMARK WAS ESTABLISHED AT THE FOUND PROPERTY CORNER MONUMENT AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY. THE ELEVATION OF THE TOP OF THIS MONUMENT IS 8353.52(ASSUMED).

GENERAL NOTES:

1. ACCORDING TO COLORADO STATE LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. PER THE CLIENT'S REQUEST, UNDERGROUND UTILITIES WERE NOT LOCATED AND ARE NOT SHOWN. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED BY AN APPROPRIATE COMPANY OR AUTHORITY PRIOR TO ANY CONSTRUCTION OR DIGGING ON OR ADJACENT TO THIS PROPERTY. ZENITH LAND SURVEYING, INC. SHALL NOT BE LIABLE FOR THE LOCATION OF, OR FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.

3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

4. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF CODY RYAN NEWMAN AND DUSTIN TRAVIS CROWTHER. USE OF THIS PLAT BY ANY OTHER PERSON OR ENTITY WITHOUT THE EXPRESSED WRITTEN CONSENT OF ZENITH LAND SURVEYING, INC. IS PROHIBITED.

5. THIS SURVEY IS VALID ONLY WITH THE ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR.

6. ALL MEASUREMENTS ARE IN INTERNATIONAL FEET.

SURVEYOR'S CERTIFICATION:

I, EARL F. HENDERSON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF ZENITH LAND SURVEYING, INC. TO CODY RYAN NEWMAN AND DUSTIN TRAVIS CROWTHER THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT THE FIELD WORK WAS COMPLETED ON JANUARY 7, 2023, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE. I FURTHER RESERVE THE RIGHT TO REVISE THIS SURVEY SHOULD NEW OR ADDITIONAL INFORMATION COME INTO MY POSSESSION.

EARL F. HENDERSON, PLS  
 COLORADO PLS #34993



## LEGEND

- S 89°39'28" W 217.44' AS MEASURED DIMENSION
- (S 89°37'00" W 217.50') PLATTED OR DEEDED DIMENSION (IF DIFFERENT FROM MEASURED)
- ◆ MONUMENT FOUND AS DESCRIBED.
- MONUMENT SET: #5 REBAR WITH 2" ALUMINUM CAP STAMPED "ZLS PLS 34993" UNLESS OTHERWISE NOTED
- CALCULATED LOCATION. NO MONUMENT SET
- ▨ GRAVEL/DIRT DRIVE
- ▩ RETAINING WALL
- E OVERHEAD UTILITY
- UTILITY POLE
- GUY WIRE
- PED UTILITY PEDESTAL
- BH# BOREHOLE

REVISIONS		Zenith Land Surveying, Inc.	
SCALE: 1"=10'	JOB NO. 22086	1880 Hawthorn Place Boulder, Colorado 80304 303-579-2057-Tel. www.ZenithLS.com	
DATE: JAN. 7, 2023	SHEET 1 OF 1		

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