

# Improvement Survey Plat

a portion of the Southwest Quarter of  
Section 14, T.1N., R70W of the 6th P.M., County of Boulder, State of Colorado.

## Legal Description

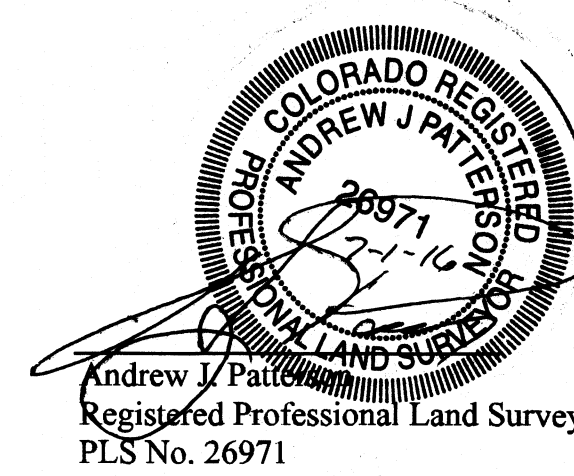
Parcel 1: Beginning at the Northwest corner of the South half of the Northwest quarter of section 14, township 1 North, range 70 West of the 6th principal meridian, County of Boulder, State of Colorado, thence North 89° 27' 45" E along the North line of the said South half for the Northwest quarter, 1308.24 feet; Thence S 0° 11' 30" E, parallel to the East line of the West half of the Southeast quarter of the said Northwest quarter, 386.02 feet; Thence S 89° 43' 50" W, parallel to the South line of the said Northwest quarter, 1063.7 feet; Thence S 24° 58' 15" E, a distance of 95.57 feet; Thence 89° 27' 45" W, parallel to the said North line of the said Southwest quarter of the Northwest quarter, a distance of 285.02 feet, more or less to the said West line of the said Southwest quarter of the Northwest quarter; Thence N 0° 8' 15" W, along said West line of said Southwest quarter of the Northwest quarter, a distance of 468.06 feet to the true point of beginning.

Parcel 2: A tract of land situate in and forming a part of the Southwest quarter of the Northwest quarter of section 14, township 1 North, range 70 West of the 6th principal meridian, commencing at the Northwest corner of the Southwest quarter of the Northwest quarter of section 14, township 1 North, range 70 West, of the 6th principal meridian, Boulder County, Colorado; Thence South 0° 8' 15" East along the West line of the said Southwest quarter of the Northwest quarter, a distance of 468.06 feet to the true point of beginning; Thence North 89° 27' 48" East, a distance of 285.02 feet; Thence South 24° 58' 15" East, a distance of 21.97 feet; Thence South 89° 27' 48" West, a distance of 294.25 feet to a point on the West line of the said Southwest quarter of the Northwest quarter; Thence North 0° 8' 15" West, along the West line of the said Southwest quarter of the Northwest quarter, a distance of 20.00 feet to the true point of beginning.

Containing 530,102 square feet or 12.169 acres, more or less.

## Surveyors Statement

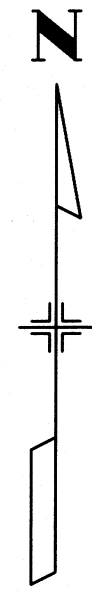
In June of 2016 a survey was performed by me of the above described property, under my direct responsibility, supervision and checking.



Date:

## Notes

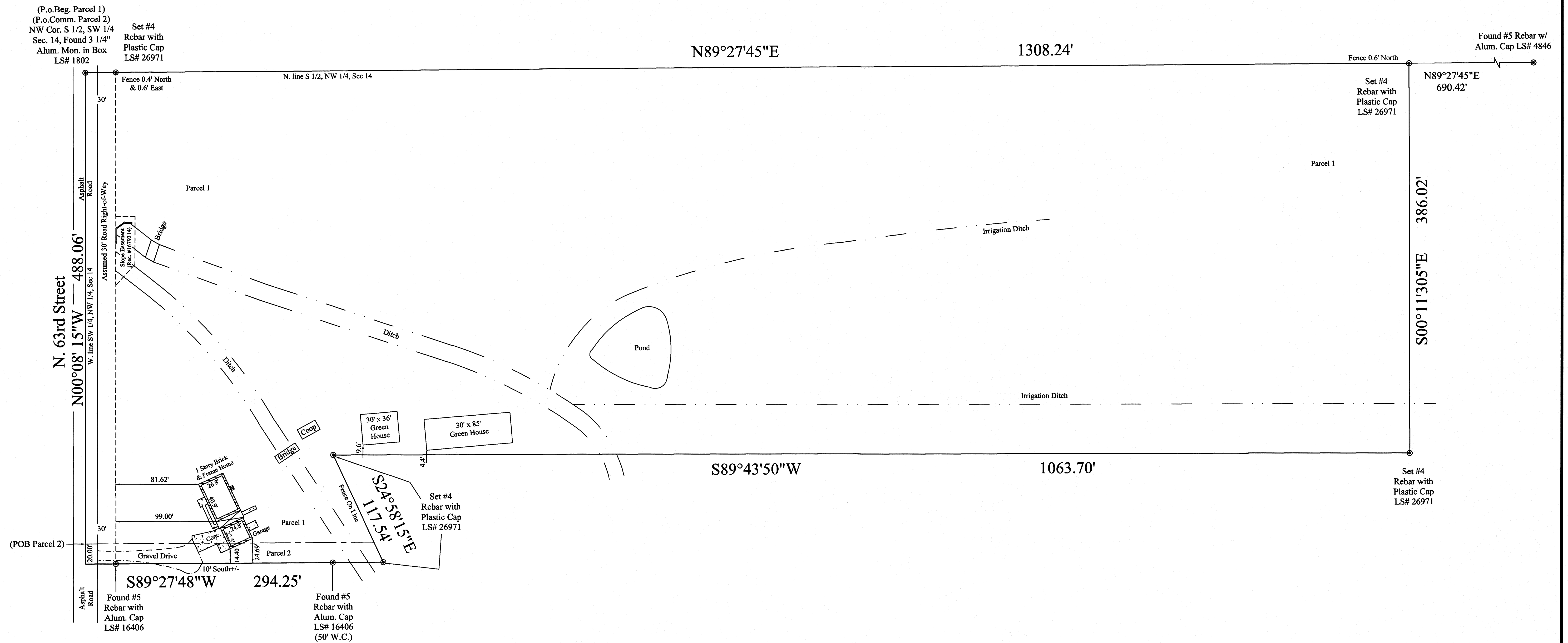
- Bearings are based on the North line of South 1/2, Northwest 1/4 of said Section 14 as bearing N89°27' 45"E as shown on the provided Legal Description.
- Easements and Legal Description were provided by the client and not researched.
- Interior fences, ditches and utilities are not shown.



50' 25' 0 50' 100'

SCALE: 1" = 50'

Date: 7-1-2016



"Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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."