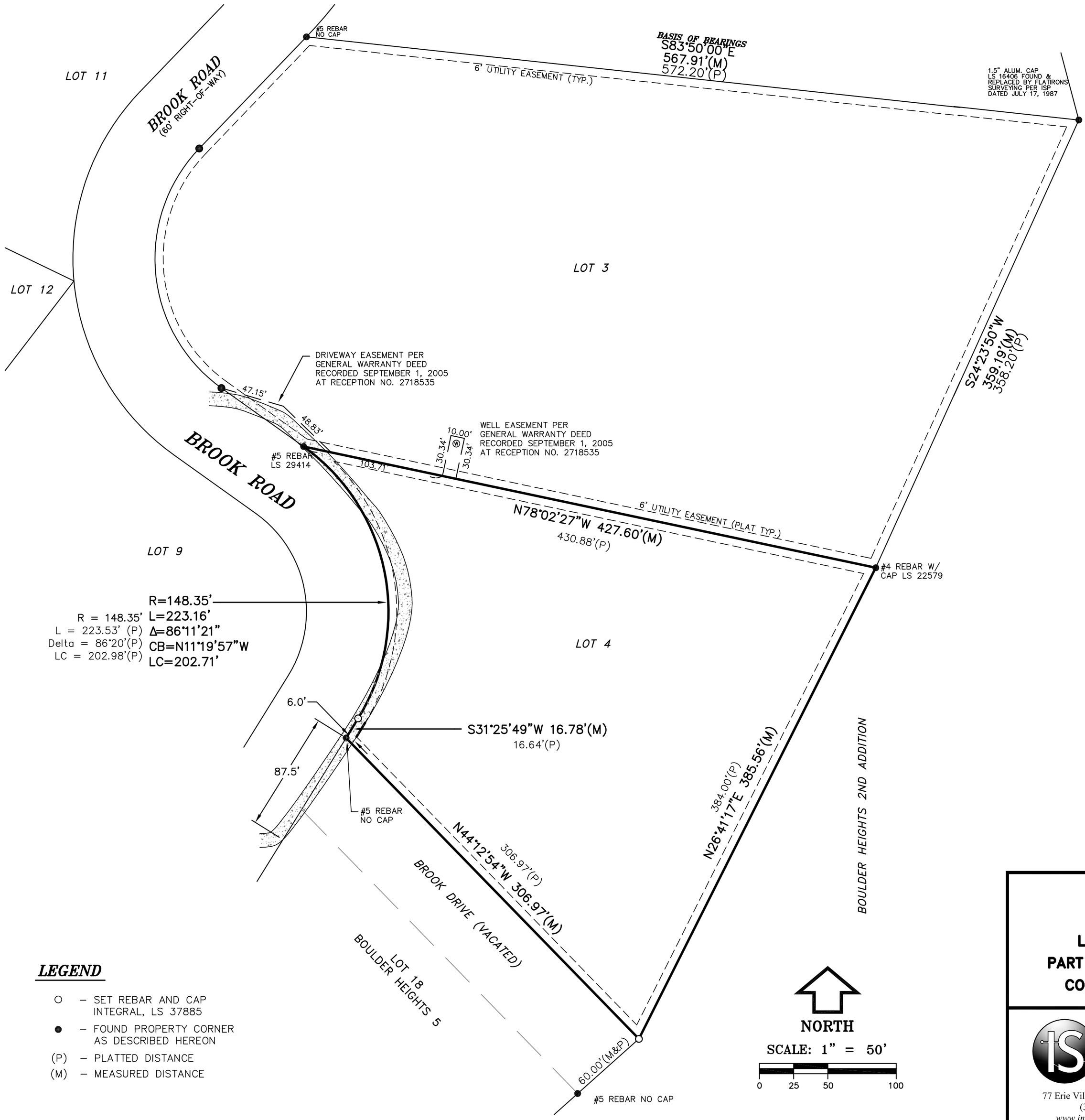

LEGAL DESCRIPTION

(PER ASSESSOR RECORDS)

LOT 4, BOULDER HEIGHTS 3RD ADDITION,
COUNTY OF BOULDER, STATE OF COLORADO.

NOTES:

1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY INTEGRAL SURVEYING, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE RIGHT-OF-WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.

2) BASIS OF BEARINGS: S83°50'00"E 567.91, ALONG THE NORTH LINE OF LOT 3, BOULDER HEIGHTS 3RD ADDITION, MONUMENTED AS SHOWN HEREON.

3) ALL RIGHT-OF-WAY AND LOT AND BLOCK INFORMATION WAS TAKEN FROM THE PLAT OF BOULDER HEIGHTS FILING NO. 3 AS RECORDED AT THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER AS BOOK 7, PAGE 54..

4) THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF PERSONS NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.

5) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT SHOWN HEREON.

SURVEYOR'S STATEMENT

I, I. JEFFREY NADING, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF INTEGRAL SURVEYING, INC., TO JO ELLEN TERRELL THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING ON OR AROUND NOVEMBER 16, 2007; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-106 "LAND SURVEY PLAT".

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
JEFFREY NADING
37885

I. JEFFREY NADING
COLORADO P.L.S. #37885
PRINCIPAL, INTEGRAL SURVEYING, INC.
77 ERIE VILLAGE SQUARE, SUITE 150
ERIE, COLORADO 80516, (303) 828-3340

LEGEND

- ○ – SET REBAR AND CAP INTEGRAL, LS 37885
- ● – FOUND PROPERTY CORNER AS DESCRIBED HEREON
- (P) – PLATTED DISTANCE
- (M) – MEASURED DISTANCE

LAND SURVEY PLAT
165 BROOK ROAD
LOT 4, BOULDER HEIGHTS 3RD ADDITION
PART OF NE 1/4 SEC. 4, T1N, R71W, 6TH PM.
COUNTY OF BOULDER, STATE OF COLORADO

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Mapping the Future
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PROJECT NO.	S075168
DATE:	11/29/07
DRAWN BY:	SRA
CHECKED BY:	JPE

Drawing file: S075168.dwg
Plotted: Feb 11, 2009 – 11:31pm