## SET NO. ARED CAP LINDQUIST 4 REBAR WITH 1" PLS 36561 ON 1 / (\*42.275 W"85'82'02'81N W"85'54'81N) OUND NO. 3 REBAR N 5' OFFSET B2-31: 60' Ingress/Egress Easement Reception No. 388727 B2-33: 60' Ingress/Egress Easement Reception No. 418726 B2-36: 60' Ingress/Egress Easement Reception No. 419912 B2-40: Ingress/Egress Easement Reception No. 2787281 B2-41: Ingress/Egress Easement Reception No. 2787284 ZIPSTER TRUST 6þ, DIRT ROAD BURK TRUE POINT OF BEGINN SOUTH CORNER OF TRACT 125, GLO "AP 8" FOUND 2" BRASS CAP IN LARGE MOUND OF STONES # \$00.03,42,43,1, W 842.65,1 842.34,1 CHALE BOYD (N11"18"24"E) 205.46,04,E 7282.95 N10°17'21"E BASIS OF BEARINGS EAST LINE OF TRACT 125 87.64 L=100.13' R=130.00' \( \triangle = 44'\to 7'52'' \) C LEN=97.67' BRG=S24'00'20"E 00.58 00.58 **NO1.29,54.M** 518.65, (NO0.29,51,4) W. 64. E. L. St. N=74.61' =N08'58'13"W MCMURRY 2489 COLORADO AVE BOULDER CO. 80302 0OUND 1312 CHUTE RD. 157934000014 309,480 7.1047 AC RN 3546893 IMPROVEMENTS) NO. 3 REBAR 30 S.F. ACRES **S02'48'57"W 458.00'** (S03'50'00"W 458.00') FOUND ZIPSTER Z 0. CHRISTOPHER H. McELVAIN, P.L.S. 36561 FOR AND ON BEHALF OF SURVEY303, LLC NOTES: **DESCRIPTION:**I enal for 1312 Chute as follows;

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PARCEL

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LOCATED R71W, 6TH  $\overline{Z}$ **S**W COUNTY  $\rightharpoonup$ SHEET 9 SECTION BOULDER,  $\mathcal{C}$ STA RACT  $\dashv$ 125 COLORADO D Z D TRACT 126),

TRACTS 12 5 AND 126, TOWNSHIP 1 SOUTH, RANGE 71 WEST OF THE 6TH P.M.,

A PARCEL OF LAND SITUATED IN DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER NO.1 OF SAID TRACT 125;
THENCE SOUTH 00 DEGREES 45 MINUTES 43 SECONDS WEST, A DISTANCE OF 842.65 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 49 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 448.00 FEET;
THENCE SOUTH 37 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 458.00 FEET;
THENCE SOUTH 37 DEGREES 33 MINUTES 14 SECONDS WEST, A DISTANCE 368.03 FEET TO EASTERLY RIGHT OF WAY LINE OF VALLEY VIEW DRIVE;
THENCE NORTH 27 DEGREES 12 MINUTES 46 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 82.00 FEET TO THE POINT OF CURVATURE (PC);
THENCE, ALONG A 113.90 FEET RADIUS CURVE TO THE RIGHT, A DISTANCE OF 76.03 FEET TO A POINT OF TANGENCY COLV.

NORTH 11 DEGREES 18 MINUTES 24 SECONDS EAST, A DISTANCE OF 87.64 FEET TO A PC; ALONG A 309.66 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 66.18 FEET TO A PT; NORTH 00 DEGREES 56 MINUTES 21 SECONDS WEST, A DISTANCE OF 100.13 FEET TO A PC; ALONG A 130.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 100.13 FEET TO A PC; NORTH 44 DEGREES 04 MINUTES 09 SECONDS WEST, A DISTANCE OF 61.06 FEET TO A PC; ALONG A 149.38 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 96.59 FEET TO A PC; NORTH 81 DEGREES 07 MINUTES 01 SECONDS WEST, A DISTANCE OF 77.39 FEET, TO A PC; ALONG A 130.53 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 51.10 FEET, HAVING A CHORD BEARING OF ALONG SAID RIGHT OF WAY LINE NORTH 15 DEGREES 43 MINUTES 38 SECONDS WEST, A DISTANCE OF 272.24

THENCE NORTH 76 DEGREES 54 MINUTES 10 BEGINNING, COUNTY OF BOULDER, STATE OF SECONDS EAST, A DISTANCE OF 313.89 FEET TO THE TRUE POINT OF COLORADO

1) DATE OF FIELD WORK: JANUARY 25, 2021

2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES 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.

3) 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 CERTIFICATION SHOWN HEREON.

4) DISTANCE ON THIS PLAT ARE EXPRESSED DEFINED AS EXACTLY 1200/3937 METERS. IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS

5) RECORDED BEARINGS AND DISTANCES ARE DENOTED BY PARENTHESIS (XX.XX).

6) 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 BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S CERTIFICATE SHOWN HEREON.

7) PER COLORADO REVISED STATUTES SEC. 38—51—106 (L) ALL LINEAL UNITS DEPICTED ON THIS PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37 DIVIDED BY 12 U.S. SURVEY FEET ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

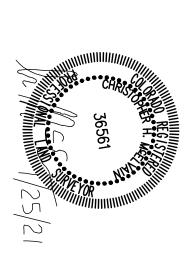
9) BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE TRACT 125 BEARS SO2"49"07"E BETWEEN MONUMENTS AS SHOWN.

THIS SURVEY DOES NOT CONSTITUTE A TO VERIFY THE DESCRIPTION HEREON, OR EASEMENTS OF RECORD. TITLE SEARCH BY SURVEY303 LLC TO DETERMINE OWNERSHIP OF THIS TRACT THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS,

11) ELEVATIONS ARE ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988 DATUM.

## SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER H. McELVAIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE COLORADO DO HEREBY STATE THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THIS PLAT AND NOTES SHOWN HEREON ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.





LAND SURVEY303LLC

5368 LYNN DR. ARVADA CO. 80002 303 514 3668 SURVEY303@AOL.COM SURVEYING