



A LAND SURVEY PLAT OF LOT 47, FIRST ADDITION TO FAIRVIEW ESTATES

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1,
T1S, R70W OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO

LEGAL DESCRIPTION

LOT 47, FIRST ADDITION TO FAIRVIEW ESTATES, THE PLAT OF WHICH IS RECORDED IN PLATBOOK 8, PAGE 2 OF THE BOULDER COUNTY RECORDS, COUNTY OF BOULDER, STATE OF COLORADO.

NOTES

1. BASIS OF BEARINGS IS THE WEST LINE OF LOT 47, FIRST ADDITION TO FAIRVIEW ESTATES, MONUMENTED AS DESCRIBED HEREON, AND SHOWN TO BEAR N 00°03'30" E ON THE RECORDED SUBDIVISION PLAT THEREOF.
2. NO TITLE WORK ADDRESSING THE SUBJECT PROPERTY WAS REVIEWED BY THE UNDERSIGNED. THEREFORE THERE MAY EXIST EASEMENTS AND/OR OTHER ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON. THIS MAP DOES NOT REPRESENT A TITLE SEARCH PERFORMED BY BOULDER LAND CONSULTANTS.
3. NO UNDERGROUND UTILITY LINES WERE SURVEYED AND, THUSLY, NONE ARE SHOWN HEREON.
4. CERTIFICATION DEFINED: THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS AND FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EITHER EXPRESSED OR IMPLIED. THE CERTIFICATION SHOWN HEREON EXTENDS ONLY TO THOSE PARTIES SPECIFICALLY MENTIONED THEREIN (PER COLORADO STATE BOARD RULE 6.2.2).

SURVEYOR'S CERTIFICATION

I, JASON EMERY, HEREBY CERTIFY TO THE SUSAN McCORMACK THAT, SUBJECT TO THE NOTES SHOWN HEREON, THIS LAND SURVEY PLAT WAS BASED ON A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THIS LAND SURVEY PLAT ACCURATELY DEPICTS THE RESULTS OF SAID SURVEY.

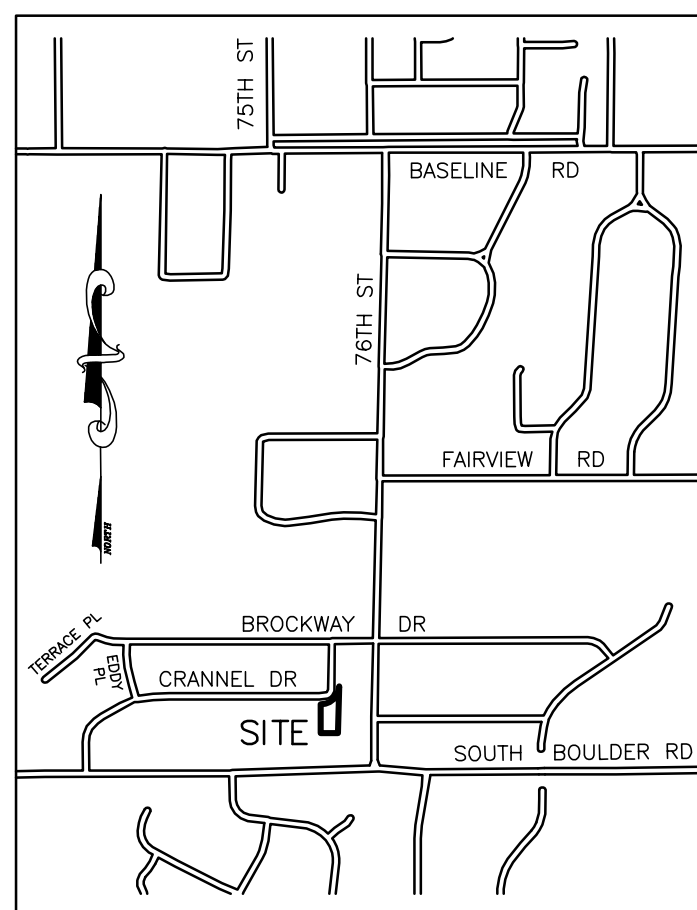
SAMPLE

JULY 21, 2009

JASON EMERY
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 20134

IN ACCORDANCE WITH C.R.S. 13-80-105:

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.



VICINITY MAP - NOT TO SCALE

LOT 26

CRANNELL DRIVE
(60' PLATTED R-O-W)

LOT 46

FOUND 5/8" REBAR
L = 237.33'
R = 153.06'
Δ = 88°50'27"
CH = N45°39'04"E, 214.26'
(N45°38'55"E, 214.22' PLAT)

SEPTIC ACCESS
ONE STORY
BRICK & FRAME RESIDENCE
7542 CRANNELL DR.

LOT 47

AREA (AS SURVEYED) :
40213 SQ. FT. (0.9232 ACRES)

FOUND 5/8" REBAR
BASIS OF BEARINGS
N 00°03'30" E
240.19'

WOODEN SHED

UTILITY POLE

UTILITY POLE

FOUND 5/8" REBAR

(N 89°56'30"W, 145.00' PLAT)
N 89°58'53" W 145.03'

UNPLATTED PARCELS

FOUND 5/8" REBAR

UTILITY POLE

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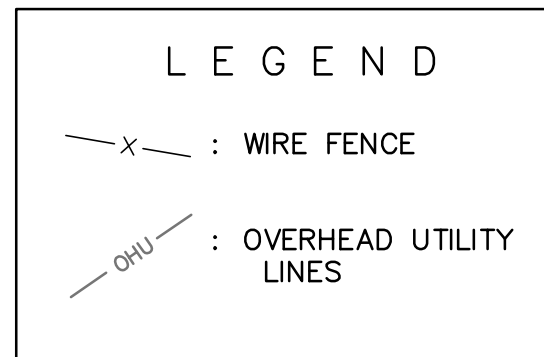
UTILITY POLE

UTILITY POLE

UTILITY POLE

UTILITY POLE

UNPLATTED PARCELS



THIS MAP WAS PREPARED BY

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LSP: LOT 47, FIRST ADDITION
TO FAIRVIEW ESTATES