



- NOTES**
- BEARINGS SHOWN ON THIS MAP ARE BASED ON THE ASSUMPTION THAT THE PORTION OF THE CENTERLINE OF BROADWAY BETWEEN NORTH STREET AND THE VACATED ALLEY, BEARS N00°27'16"W AS MONUMENTED AND SHOWN HEREON.
 - SET NAIL & 1" BRASS DISK MARKED "LS 24305" FLUSH W/ CONC SURFACE WHERE NOTED "SET". FOUND #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "CIVILARTS PLS 24305" FLUSH W/ GROUND LEVEL WHERE NOTED "FND". DID NOT FIND OR SET A MONUMENT WHERE NOTED "NFS".
 - MONUMENTS NOTED AS "NOT ACCEPTED" WERE NOT ACCEPTED BECAUSE OF THEIR POOR POSITION RELATIVE TO DEEDED OR PLATTED POSITIONS.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CIVILARTS, INC. FOR MATTERS OF THE PARCEL BOUNDARY, RECORDED EASEMENTS AND RIGHTS-OF-WAY, AND OTHER TITLE ISSUES, CIVILARTS RELIED UPON LAND TITLE GUARANTEE COMPANY COMMITMENT NO. RND70818581, EFFECTIVE DATE AUGUST 24, 2023. FURTHER RESEARCH OF PUBLIC RECORDS WAS COMPLETED TO DETERMINE STREET OR ROAD RIGHTS-OF-WAY AND PLATTED OR DEEDED ADJACENT PROPERTIES. NO ADDITIONAL RESEARCH WAS COMPLETED.
 - APPARENT EASEMENTS AND RIGHTS-OF-WAY SUCH AS VISIBLE SURFACE FEATURES AND EVIDENCE OF UTILITY LINES AND FACILITIES AND OVERHEAD UTILITY LINES AS MAY BE INDICATED ON THIS MAP, ARE SHOWN FROM FIELD LOCATION AND MAY INDICATE A REAL PROPERTY RIGHT. NO ADDITIONAL RESEARCH WAS COMPLETED.
 - ONLY SURFACE FEATURES OF UTILITIES ARE SHOWN ON THIS MAP. NO UNDERGROUND LINES WERE LOCATED.
 - FIELD WORK WAS COMPLETED ON SEPTEMBER 5, 2023.
 - LINEAR DIMENSIONS SHOWN ON THIS MAP ARE U.S. SURVEY FEET.

LEGAL DESCRIPTION
(PER TITLE COMMITMENT)

LOTS 1, 2, 3 AND 4, IN BLOCK FOUR, IN NORTH BOULDER, NOW A PART OF THE CITY OF BOULDER, ACCORDING TO THE RECORDED PLAT THEREOF, AND ALSO A STRIP OF LAND TO FEET IN WIDTH ADJOINING SAID LOTS 1, 2, 3, AND 4 ON THE SOUTH SIDE OF EACH THEREOF, SAID STRIP OF LAND BEING THE NORTH HALF OF THE PARCEL OF LAND WHICH WAS PLATTED AS AN ALLEY IN THE SAID BLOCK 4 OF SAID NORTH BOULDER, WHICH ALLEY WAS VACATED BY ORDINANCE NO. 1453 OF THE CITY OF BOULDER, COLORADO,

EXCEPT THAT PORTION CONVEYED TO THE CITY OF BOULDER IN DEED RECORDED OCTOBER 22, 1993 UNDER RECEPTION NO. 01352264 IN THE RECORDS OF BOULDER COUNTY, COLORADO.

COUNTY OF BOULDER, STATE OF COLORADO.

2520/2550 BROADWAY

LAND SURVEY PLAT OF PART OF LOTS 1-4, BLOCK 4, NORTH BOULDER LOCATED IN THE S1/2 OF THE NW1/4 OF SECTION 30, T1N, R70W OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

FOR: HELIX COLORADO LIMITED

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.

SURVEYOR'S CERTIFICATE

I, FRANK N. DREXEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP REFLECTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE, IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

FRANK N. DREXEL
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 24305
DATE: SEPTEMBER 28, 2023

LEGEND	
ALUM	ALUMINUM
BLDG	BUILDING
BK	BOOK
C&G	CURB AND GUTTER
CC	CURB CUT
CS	CAUTION SIGN
ESMT	EASEMENT
ET	ELECTRIC TRANSFORMER
EVT	ELECTRIC VAULT
FH	FIRE HYDRANT
HCR	HANDICAPPED RAMP
LP	LIGHT POLE
LS	LANDSCAPING
MKD	MARKED
MTL	METAL

LEGEND	
NPS	NO PARKING SIGN
OD	OUTSIDE DIAMETER
PG	PAGE
PP	POWER POLE
REC	RECEPTION NO.
ROW	RIGHT-OF-WAY
STIN	STORM SEWER INLET
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
TYP	TYPICAL
VL	VAULT
WM	WATER METER
(-D)	DEED DIMENSION
(-P)	PLAT DIMENSION
(-S)	SANBORN NOTES DIMENSION

LEGEND	
FEATURES	
—x—x—	FENCE
— —	PROPERTY CORNER
UTILITY LINES	
—o—o—	OVERHEAD ELECTRIC LINE
—T—T—	OVERHEAD TELEPHONE/TELECOM LINE
MONUMENTS	
— —	SET NAIL & 1" BRASS DISK MKD. "LS 24305" FLUSH W/ CONC SURFACE.
— —	FND FOUND #5 REBAR W/ 2" ALUM. CAP MKD. "CIVILARTS PLS 24305".
— —	NFS MONUMENT NOT FOUND OR SET.
— —	AGL ABOVE GROUND LEVEL
— —	FGL FLUSH WITH GROUND LEVEL
— —	BGL BELOW GROUND LEVEL