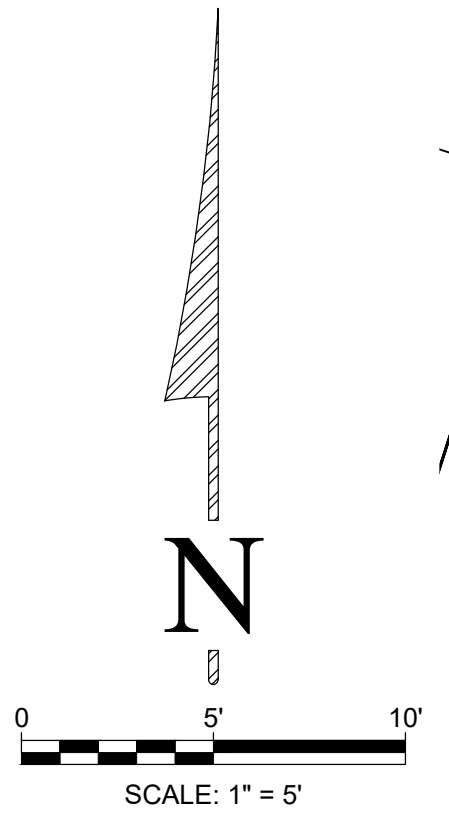


- LEGEND**
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP. LS 24954
  - FOUND #5 REBAR WITH 1 1/2" YELLOW PLASTIC CAP. LS 25643
  - SET 18" LONG #5 REBAR WITH 1 1/2" ALUMINUM CAP. LS 36577
  - ⊠ TELEPHONE PEDESTAL
  - ▲ ELECTRIC TRANSFORMER
  - CABLE PEDESTAL
  - ⊠ WATER VALVE
  - ⊠ SATELLITE DISH



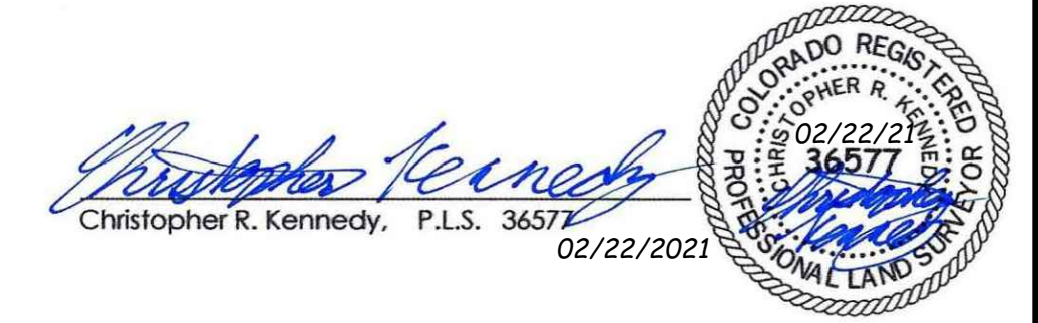
**NOTICE:**  
 According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

- NOTES:**
- According to Flood Insurance Rate Map 08113C0287 D map revised September 30, 1992, this parcel lies within Flood Zone "AO", (Flood Depth 2).
  - Easement research from Land Title Guarantee Company, Order No. TLR6610294, Effective Date 01/15/2021 at 5:00 P.M.
  - Lineal Units U.S. Survey Feet
  - Boundary lines for this survey were projected from record dimensions onto a grid derived from that Survey of Colorado Avenue recorded in the County Surveyor's Land Plats, in Book 1 at Page 30.
  - The use of this Improvement Survey Plat by any person or entity other than the person or entity certified to without the express permission of San Juan Surveying is prohibited.

**PROPERTY DESCRIPTION:**  
 Lot 6, Boulder Village Subdivision, according to the Plat recorded April 4, 1985 in Plat Book 1 at page 554,  
 County of San Miguel,  
 State of Colorado

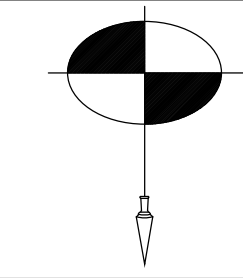
**BASIS OF BEARINGS:**  
 The Basis of Bearings for this Improvement Survey Plat was derived from the monuments at the centerline intersection of Oak Street and Colorado Avenue, and Alder Street and Colorado Avenue, assumed as the historic town bearing of S 72°06' E.

**SURVEYOR'S CERTIFICATE:**  
 I, Christopher R. Kennedy, of San Juan Surveying, being a Licensed and Registered Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat prepared for Land Title Guarantee Company, Malte Asmus and Nereida Flannery, and 4seventeen LLC, a Colorado Limited Liability Company was performed under my direct responsibility, supervision, and checking, and that the information herein is true and accurate to the best of my belief and knowledge. I further certify that the monuments as shown were field set as required by Articles 50 and 51 of Title 38, C.R.S.



# IMPROVEMENT SURVEY PLAT

## LOT 6, BOULDER VILLAGE SUBDIVISION



**SAN JUAN SURVEYING**  
 SURVEYING \* PLANNING  
 102 SOCIETY DRIVE TELLURIDE, CO. 81435  
 (970) 728 - 1128 (970) 728 - 9201 fax  
 office@sanjuansurveying.net

DATE:	02/22/2022
JOB:	22006
DRAWN BY:	GM
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1