

IMPROVEMENT SURVEY PLAT

LOTS 3 & 4, BLOCK 7 MURPHY PLACE
PART OF THE SOUTHEAST QUARTER OF
SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69
WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER,
STATE OF COLORADO

LEGAL DESCRIPTION: (FROM TITLE COMMITMENT)

LOTS 3 AND 4 BLOCK 7,
MURPHY PLACE SUBDIVISION
COUNTY OF BOULDER,
STATE OF COLORADO.

NOTES:

- 1.) THIS IMPROVEMENT SURVEY PLAT (ISP) HAS BEEN PREPARED IN CONFORMANCE WITH CRS 38-51-102 (9).
- 2.) THIS ISP AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSE BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
- 3.) UTILITIES DEPICTED HEREON FROM SURFACE EVIDENCE ONLY. UNDERGROUND UTILITIES ARE NOT SHOWN.
- 4.) DIMENSIONS ARE SHOWN HEREON ARE IN U.S. SURVEY FEET. BUILDING DIMENSIONS SHOWN ARE MEASURED AT FOUNDATION OF STRUCTURE. BUILDING OVERHANGS ARE NOT DEPICTED.
- 5.) EXISTING SURVEY MONUMENTS AS RECOVERED DURING FIELD SURVEYING AND LAND SURVEY PLATS ON DEPOSIT WITH BOULDER COUNTY WERE USED IN BOUNDARY CALCULATIONS.
- 6.) BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS SOUTH 89 DEGREES 32 MINUTES EAST BETWEEN A FOUND 3.25 INCH ALUMINUM CAP STAMPED "PLS 14083 2001" IN RANGE BOX AT THE EAST 16TH CORNER OF SAID SECTION 8 AND A FOUND 2.5 INCH ALUMINUM CAP MONUMENT STAMPED "LS 26300 2001" IN RANGE BOX AT THE SOUTHEAST CORNER OF SAID SECTION 8.
- 7.) SUBJECT PARCEL CONTAINS: 7271 SQUARE FEET OR 0.167 ACRES MORE OR LESS.
- 8.) BUILDING OVERHANGS ARE NOT SHOWN.
- 9.) TREES AND LANDSCAPING FEATURES ARE NOT SHOWN.
- 10.) LAND TITLE GUARANTED COMPANY TITLE COMMITMENT NO. K 70446841 WITH EFFECTIVE DATE 9-4-2015 AT 5:00 P.M. WAS PROVIDED FOR USE ON THIS SURVEY. THIS DOCUMENT WAS USED FOR THE RESEARCH OF EASEMENTS, RIGHTS-OF-WAY AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
- 11.) THE PLAT OF MURPHY PLACE, RECORDED MAY 25, 1907, IN BOOK 3 AT PAGE 28, RECEPTION NO. 57381 DOES NOT SHOW ANY EASEMENTS ON THE SUBJECT PROPERTY.
- 12.) THE LOCATION OF THE 20-FOOT WIDE PUBLIC ALLEY IN BLOCK 7, MURPHY PLACE IS SHOWN PER THE RECORD PLAT. THIS ALLEY IS ALSO DEPICTED ON AN IMPROVEMENT SURVEY PLAT (ISP) PREPARED BY FLATIRONS, INC. STAMP DATED 11-1-11 BY PLS NO. 16406 AND DEPOSITED WITH BOULDER COUNTY FEBUARY 16, 2012 AS "LS-12-0038", AS PREPARED FOR LOTS 5 & 6 OF BLOCK 7, MURPHY PLACE. THIS ISP SHOWS THE 20-FOOT WIDE ALLEY SOUTH OF THE LOCATION OF THE ALLEY PER THE PLAT OF MURPHY PLACE SUBDIVISION, AS SHOWN AND LABELED HEREON. THE DIFFERENCE IN THE LOCATION OF THE 20-FOOT WIDE ALLEY IS SHOWN WITH CROSS-HATCHING AS AN AREA OF QUESTION. THE 6-FOOT WOOD FENCE, GATE AND LANDSCAPING IMPROVEMENTS ON LOTS 3 AND 4 OF BLOCK 7 (THE SUBJECT PARCEL FOR THIS SURVEY) EXTEND INTO THE AREA OF QUESTION.

SURVEYOR'S CERTIFICATION:

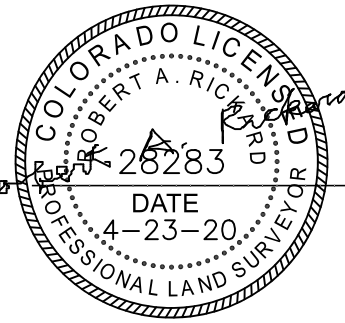
I HEREBY CERTIFY TO JUDITH HERLIHY ON THAT THIS IMPROVEMENT SURVEY PLAT WAS PREPARED UNDER MY RESPONSIBLE CHARGE ON APRIL 18, 2020 AND THAT THERE ARE NO ENCROACHMENTS OR VISIBLE EVIDENCE OF ANY EASEMENTS, RIGHTS-OF-WAY ACROSS SAID PROPERTY, EXCEPT AS INDICATED ON THIS PLAT.

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.

ROBERT A. RICKARD, PLS NO. 28283
FOR AND ON BEHALF OF
ROCK CREEK SURVEYING, LLC

DEPOSIT CERTIFICATE:

ACCEPTED FOR DEPOSIT IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF BOULDER COUNTY, AT BOULDER, COLORADO, ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK ____M.
AS SURVEY PLAT NO. _____
BY _____
BOULDER COUNTY CLERK AND RECORDER



IMPROVEMENT SURVEY PLAT
836 REX STREET, LOUISVILLE, CO 80027

REVISIONS

ROCK CREEK SURVEYING, LLC.
3021 GARDENIA WAY
SUPERIOR, CO 80027
303-521-7376

DRAWN: RAR

FIELD DATES:
APRIL 11 & 21, 2020

REVISION:

SCALE: 1" = 10'

DATE: APRIL 23, 2020