501 & 503 W. MAIN STREET

A TRACT OF LAND LOCATED IN THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 18, T3N, R70W OF THE 6TH P.M., BOULDER COUNTY, COLORADO.

N

W E

S

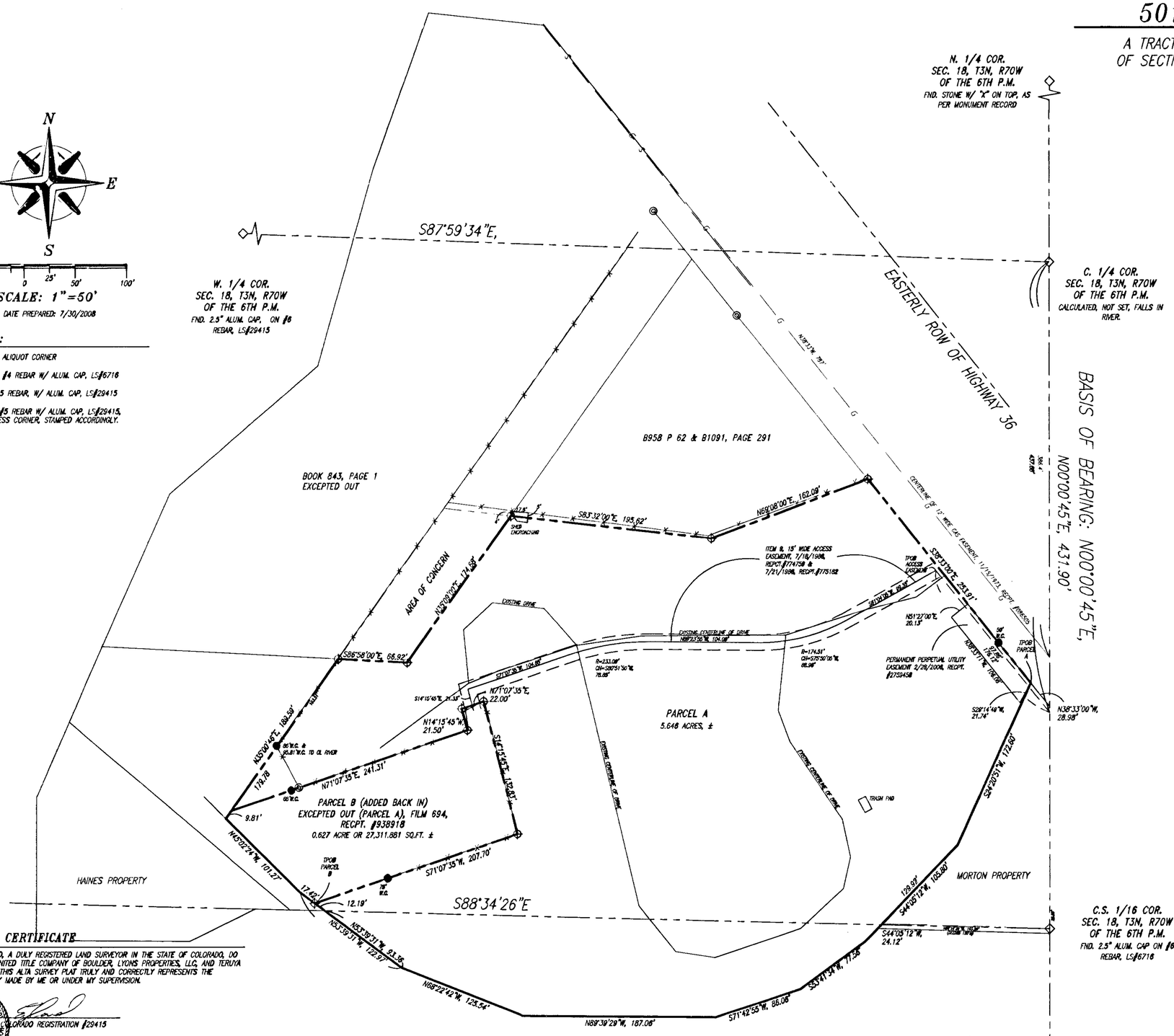
50' 0 25' 50' 100'

SCALE: 1"=50'

DATE PREPARED: 7/30/2008

LEGEND:

- FND. ALIQUOT CORNER
- FND. #4 REBAR W/ ALUM. CAP, LS#6716
- SET 5 REBAR, W/ ALUM. CAP, LS#29415
- SET #5 REBAR W/ ALUM. CAP, LS#29415, WITNESS CORNER, STAMPED ACCORDINGLY.



LEGAL DESCRIPTIONS

PARCEL A
A TRACT OF LAND IN THE S.W. 1/4 OF SECTION 18, T3N, R70W OF THE 6TH P.M., TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO, BEARINGS ARE BASED ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 18 AND ASSUMED AS BEARING N00°00'45"E, WITH ALL OTHER BEARINGS HEREIN RELATIVE THERETO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE C. 1/4 OF SAID SECTION 18;
THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 18, S00°00'45"W, 431.90 FEET, (DEEDED 388.4'), TO A POINT ON THE SOUTH LINE OF THE ROW OF STATE HIGHWAY NO. 66, (AKA: HIGHWAY 36);
THENCE LEAVING SAID NORTH-SOUTH CENTERLINE AN ALONG SAID SOUTH ROW, N38°33'00"W, 28.98 FEET TO THE TRUE POINT OF BEGINNING OF PARCEL A, SAID POINT ALSO BEING THE CENTERLINE OF NORTH ST. VRAIN RIVER;
THENCE ALONG THE CENTERLINE OF SAID NORTH ST. VRAIN RIVER, THE FOLLOWING 8 CALLS;
S24°20'51"W, 172.60 FEET;
S44°05'12"W, 129.92 FEET;
S53°41'34"W, 77.58 FEET;
S71°42'55"W, 86.08 FEET;
N89°39'29"W, 187.08 FEET;
N68°22'42"W, 125.54 FEET;
N53°39'31"W, 122.97 FEET;
N45°02'24"W, 101.27 FEET;
THENCE LEAVING SAID CENTERLINE, N35°00'46"E, 189.59 FEET;
THENCE S86°58'00"E, 66.92 FEET;
THENCE N35°09'00"E, 174.68 FEET;
THENCE S83°32'00"E, 195.62 FEET;
THENCE N68°08'00"E, 162.09 FEET TO A POINT ON SAID SOUTH ROW OF STATE HIGHWAY NO. 66, (AKA: HIGHWAY 36);
THENCE ALONG SAID SOUTH ROW, S38°33'00"E, 253.91 FEET TO THE POINT OF BEGINNING, SAID PORTION OF LAND CONTAINING 5.648 ACRES, MORE OR LESS.

PARCEL B
A TRACT OF LAND IN THE S.W. 1/4 OF SECTION 18, T3N, R70W OF THE 6TH P.M., TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO, BEARINGS ARE BASED ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 18 AND ASSUMED AS BEARING N00°00'45"E, WITH ALL OTHER BEARINGS HEREIN RELATIVE THERETO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE C. 1/4 OF SAID SECTION 18;
THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 18, S00°00'45"W, 431.90 FEET, (DEEDED 388.4'), TO A POINT ON THE SOUTH LINE OF THE ROW OF STATE HIGHWAY NO. 66, (AKA: HIGHWAY 36);
THENCE LEAVING SAID NORTH-SOUTH CENTERLINE AN ALONG SAID SOUTH ROW, N38°33'00"W, 28.98 FEET;
THENCE ALONG THE CENTERLINE OF SAID NORTH ST. VRAIN RIVER, THE FOLLOWING 7 CALLS;
S24°20'51"W, 172.60 FEET;
S44°05'12"W, 129.92 FEET;
S53°41'34"W, 77.58 FEET;
S71°42'55"W, 86.08 FEET;
N89°39'29"W, 187.08 FEET;
N68°22'42"W, 125.54 FEET;
N53°39'31"W, 105.55 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID RIVER CENTERLINE THE FOLLOWING 2 CALLS;
N53°39'31"W, 17.42 FEET;
N45°02'24"W, 101.27 FEET
THENCE LEAVING SAID CENTERLINE, N35°00'46"E, 9.81 FEET;
THENCE N71°07'35"E, 241.31 FEET;
THENCE N14°15'45"W, 21.50 FEET;
THENCE N71°07'35"E, 22.00 FEET;
THENCE S14°15'45"E, 132.83 FEET;
THENCE S71°07'35"W, 207.68 FEET TO THE TRUE POINT OF BEGINNING, SAID PORTION OF LAND CONTAINING 0.627 ACRES OR 27,311.881 SQ.FT., MORE OR LESS.

NOTES:

**THE LEGAL SHOWN HEREON COINCIDES WITH THE LEGAL DESCRIPTION PROVIDED BY UNITED TITLE COMPANY, U0011533, AMEND. #1, 5/15/2008

TITLE COMMITMENT SUPPLIED BY UNITED TITLE COMPANY OF BOULDER: U0011533, AMEND. NO. 1, 5/15/2008. ENGLAND SURVEYING, INC. DID NO OTHER TITLE RESEARCH BESIDES WHAT WAS SUPPLIED BY THE TITLE COMPANY.
1. ITEM 7 REFERS TO ANY QUESTIONS, DISPUTE OR ADVERSE CLAIMS AS TO ANY LOSS OR GAIN OF LAND AS A RESULT OF ANY CHANGE IN THE RIVER BED LOCATION BY OTHER THAN NATURAL CAUSES, OR ALTERATIONS THROUGH ACCRETION, RELICTION, EROSION OR AVULSION OF THE CENTER THREAD BANK, CHANNEL OR FLOW OF WATERS IN NORTH ST. VRAIN CREEK LYING WITHIN SUBJECT LAND, AND ANY QUESTION AS TO THE LOCATION OF SUCH CENTER THREAD, BED, BANK OR CHANNEL AS A LEGAL DESCRIPTION MONUMENTATION OR MARKER FOR PURPOSES OF DESCRIBING OR LOCATING SUBJECT LAND.
2. ITEM 8 REFERS TO THE RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT OR REMOVE HIS ORE SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES THEREBY GRANTED AS RESERVED IN UNITED SATES PATENT RECORDED 2/10/1921, BOOK 75, PAGE 96; AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN.
3. ITEM 11 REFERS TO A BLANKET SEWER LINE EASEMENT, 12/30/1993, RECPT. #1378250 THAT AFFECTS PARCEL A ONLY, BUT IS NOT SPECIFIC IN ITS LOCATION.
4. ITEM 13 REFERS TO ANY EXITING LEASES OR TENANCIES.

SURVEYOR'S CERTIFICATE

I, RICHARD A. ENGLAND, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO UNITED TITLE COMPANY OF BOULDER, LYONS PROPERTIES, LLC, AND TERUYA AND SONS, LTD THAT THIS ALTA SURVEY PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION.

COLORADO REGISTERED PROFESSIONAL ENGINEER 29415 PROFESSIONAL LAND SURVEYOR

RICHARD A. ENGLAND, COLORADO REGISTRATION #29415

DATE: 5/08

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.

2008/DWG/501 & 503 W MAIN.DWG

BASIS OF BEARING:

BEARINGS ARE BASED ON THE NORTH-SOUTH CENTER OF SECTION 18, T3N R70W OF THE 6TH P.M. ASSUMED AS BEARING, N00°00'45"E, AND ALL OTHER BEARINGS HEREIN RELATIVE THERETO.

LS-08-091

DATE	REVISIONS	BY

PROJECT TITLE: 501 & 503 W. MAIN STREET, LYONS, CO

CLIENT: LYONS PROPERTIES, LLC

DESIGNED BY: RAE	APPROVED BY: RAE	JOB NO.	SHEET	SHEET
DRAWN BY: LE	DATE: 7/30/2008	535.01	1	1
CHECKED BY: RAE	SCALE: AS SHOWN			

OFFICE: LYONS

ENGLAND surveying
"Specializing in Mountain Surveying"
P.O. Box 908 Lyons, CO 80540
(303) 823-5461