

Parcel Description
(PROVIDED BY CLIENT)

UNITS CA-7 THROUGH CA-12, BUILDING 2
UNITS CA-13 THROUGH CA-18, BUILDING 3
UNITS CA-25 THROUGH CA-30, BUILDING 5
UNITS CA-31 THROUGH CA-36, BUILDING 6
UNITS CA-37 THROUGH CA-42, BUILDING 7
WILDFLOWER CONDOS CITY OF LOUISVILLE,
STATE OF COLORADO.

Boundary Closure Report

COURSE: N00°59'46"W LENGTH: 150.25'
COURSE: S89°00'14"W LENGTH: 6.05'
COURSE: N28°39'49"W LENGTH: 86.15'

LENGTH: 63.45' RADIUS: 5353.90'
DELTA: 0°0'40"44" TANGENT: 31.72'
CHORD: 63.44' COURSE: N61°10'58"E

COURSE: N60°50'36"E LENGTH: 83.85'

LENGTH: 37.50' RADIUS: 1232.77'
DELTA: 0°1'44"34" TANGENT: 31.72'
CHORD: 37.50' COURSE: N61°42'53"E

COURSE: S30°59'43"E LENGTH: 178.33'
COURSE: N89°00'14"E LENGTH: 90.00'
COURSE: S37°20'39"E LENGTH: 124.00'
COURSE: S34°54'21"W LENGTH: 85.00'
COURSE: S00°59'46"E LENGTH: 125.00'
COURSE: S62°26'53"W LENGTH: 114.10'
COURSE: S89°00'14"W LENGTH: 142.56'
COURSE: N00°59'46"W LENGTH: 79.25'
COURSE: S89°00'14"W LENGTH: 132.25'
COURSE: N00°59'46"W LENGTH: 107.00'
COURSE: N89°00'14"E LENGTH: 56.75'

ERROR CLOSURE: 0.01 COURSE: S63°39'51"W
ERROR NORTH: -0.003 EAST: -0.005

PRECISION 1: 166148

Legend

- FOUND MONUMENT AS DESCRIBED
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 29038"
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (P) AS PER THE PLAT OF THE WILDFLOWER CONDOMINIUMS RECORDED ON 09/21/1984 AT REC. NO. 647943
- (P2) AS PER THE PLAT OF FIRST SUPPLEMENTAL CONDOMINIUM MAP OF THE WILDFLOWER CONDOMINIUMS RECORDED ON 02/01/1985 AT REC. NO. 670143
- (P3) AS PER THE PLAT OF SECOND SUPPLEMENTAL CONDOMINIUM MAP OF THE WILDFLOWER CONDOMINIUMS RECORDED ON 03/26/1985 AT REC. NO. 679093
- (P4) AS PER THE PLAT OF SUNDANCE SECOND FILING PARTIAL REPLAT RECORDED ON 09/26/1985 AT REC. NO. 715560
- (P5) AS PER THE PLAT OF THE THIRD SUPPLEMENTAL CONDOMINIUM MAP OF THE WILDFLOWER CONDOMINIUMS RECORDED ON 06/04/1985 AT REC. NO. 691996
- ▭ CONCRETE
- - - EDGE OF ASPHALT
- ⊕ SIGN
- ⊠ TRANSFORMER
- EM ELECTRIC METER
- CR CABLE/FIBEROPTIC RISER
- ⊞ CABLE/FIBEROPTIC VAULT

Depositing Certificate

SUBMITTED TO BOULDER COUNTY LAND USE FOR DEPOSITING ON
THIS ____ DAY OF _____ 20__

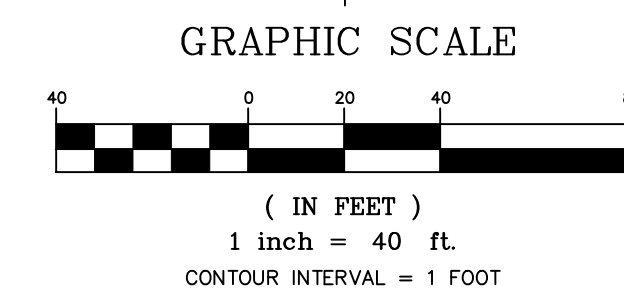
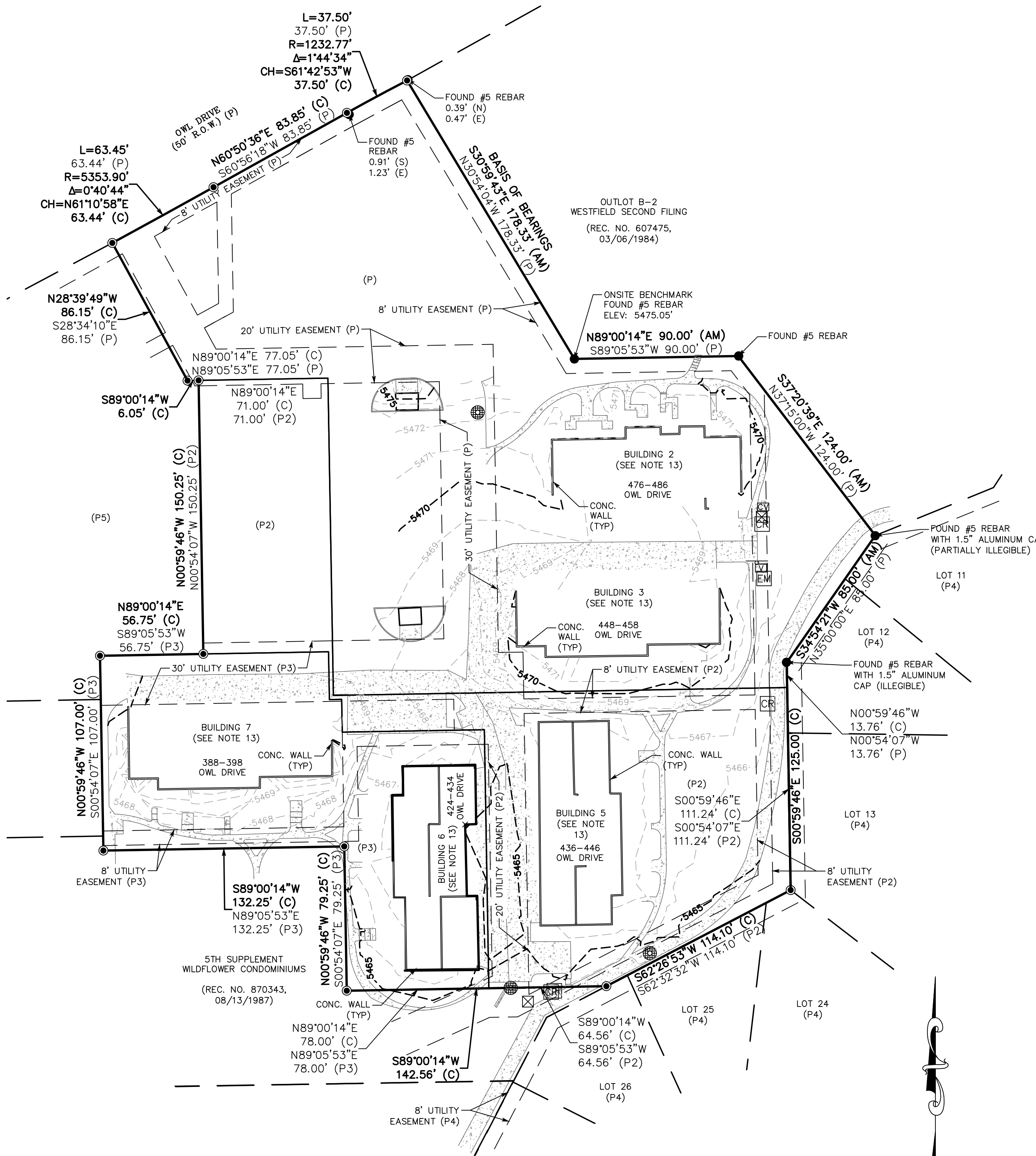
LAND SURVEY PLAT

THE WILDFLOWER CONDOMINIUMS, LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 7, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

Notes

- THE PLAT OF THE WILDFLOWER CONDOMINIUMS AND THE FIRST, SECOND AND THIRD SUPPLEMENTAL CONDOMINIUM MAPS OF THE WILDFLOWER CONDOMINIUMS WERE ENTIRELY RELIED UPON FOR THE EXISTENCE OF EASEMENTS AND RIGHTS-OF-WAY OF RECORD. THERE MAY BE OTHER RECORDED EASEMENTS AND RIGHTS OF WAY AFFECTING THE SUBJECT PROPERTY. IT IS RECOMMENDED THAT THE CLIENT OBTAIN COMPLETE TITLE RESEARCH FROM A TITLE COMPANY.
- 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.
- THIS LAND SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF WILDFLOWER CONDOMINIUM ASSOCIATION, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF S30°59'43"E ALONG THE NORTHEASTERLY LINE OF THE WILDFLOWER CONDOMINIUMS, BETWEEN A SET #5 REBAR WITH 1.5" ALUMINUM CAP "FLATIRONS SURV 29038" AT THE NORTHERLY CORNER OF THE WILDFLOWER CONDOMINIUMS AND A FOUND #5 REBAR AT THE NORTHEASTERLY CORNER OF THE WILDFLOWER CONDOMINIUMS AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, COLORADO NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ONLY SURFACE EVIDENCE OF UTILITIES VISIBLE AT THE TIME OF THE FIELDWORK IS SHOWN HEREON. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTOCAD CIVIL 3D (DIGITAL TERRAIN MODELING) SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS. DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION AND LOCAL VARIATIONS IN TOPOGRAPHY, THE CONTOUR SHOWN MAY NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. TOPOGRAPHY SHOWN HEREON COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
- BENCHMARK INFORMATION: SMARTNET NORTH AMERICA CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) NETWORK WAS USED TO ESTABLISH A GPS DERIVED ELEVATION ON AN ON-SITE BENCHMARK AT THE NORTHERLY CORNER OF THE WILDFLOWER CONDOMINIUMS, BEING A FOUND #5 REBAR WITH AN ELEVATION OF 5475.05 FEET (NAVD 88). NGS POINT X 413, BEING A STAINLESS STEEL ROD LOCATED APPROXIMATELY 1.3 MILES NORTHWESTERLY OF THE SUBJECT PROPERTY, WITH A PUBLISHED ELEVATION OF 5338.19 FEET, WAS CHECKED INTO WITH AN AS-MEASURED ELEVATION OF 5338.16 FEET. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THE ELEVATION OF THE ON-SITE BENCHMARK.
- ONLY SPECIFIC IMPROVEMENTS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES. THIS IS NOT AN IMPROVEMENT SURVEY PLAT AS DEFINED BY C.R.S. 38-51-102 (9).
- DATES OF FIELDWORK: AUGUST 05, 2022 (CREW CHIEF B. RICH) JUNE 30, 2022, MAY 17, 2022 (CREW CHIEF A. NICHOLSON)
- THE BUILDINGS HAVE BEEN PARTIALLY OR COMPLETELY DESTROYED BY FIRE DAMAGE AT THE TIME OF FIELDWORK.
- THIS PROPERTY WAS AFFECTED BY THE MARSHALL FIRE ON DECEMBER 30, 2021.
- LIMITS OF TOPOGRAPHY SPECIFIED BY CLIENT.



Surveyor's Statement

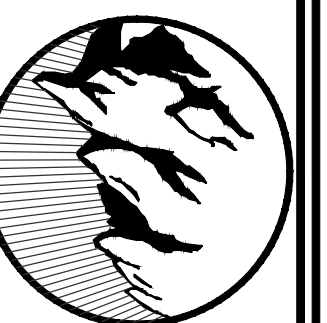
I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., TO WILDFLOWER CONDOMINIUM ASSOCIATION, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON AUGUST 05, 2022, THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-102 (12) "LAND SURVEY PLAT", IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JAMES Z. GOWAN COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

REVISION	DATE
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LAND SURVEY PLAT
PREPARED FOR
WILDFLOWER CONDOMINIUM ASSOCIATION

Flatirons, Inc.
Land Surveying Services
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3825 IRS AVE. STE. 395 DENVER, CO 80216
BOULDER, CO 80301 PH: (303) 443-7001 PH: (303) 936-6997
655 FOURTH AVE. 4501 LOGAN ST. DENVER, CO 80202
PH: (303) 776-1733 PH: (303) 443-7001 PH: (303) 936-6997
FAX: (303) 776-4355 FAX: (303) 443-9830 FAX: (303) 923-3180



DRAFT COPY ONLY

JOB NUMBER: 22-78338
DATE: 09-07-2022
DRAWN BY: J. SIDERS
CHECKED BY: JZG/SB
SHEET 1 OF 1

BY:SIDERS FILE:78338-LSP-C21JUS.DWG DATE:9/7/2022 5:03 PM