

PLOT PLAN

110 Cherrywood Lane City of Louisville Lot 65, CHERRYWOOD II

setbacks

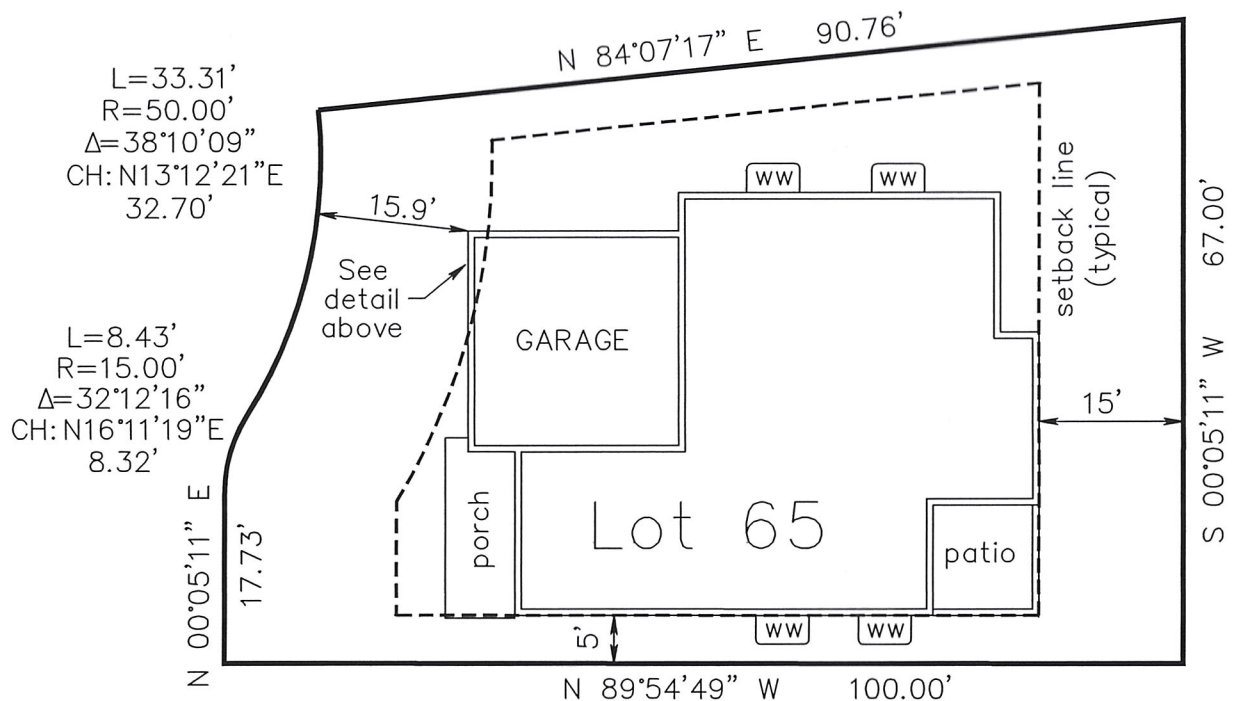
Front yard – 18 feet
Side Yard Interior – 5 feet
Side Yard Street – 15 feet
Rear Yard Street – 15 feet

13 sf

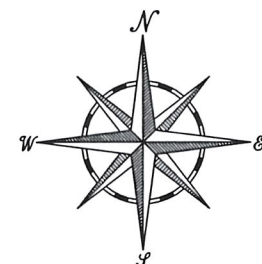


RESIDENCE
FOOTPRINT EXTENDS
13 SQUARE FEET
INTO FRONT SETBACK

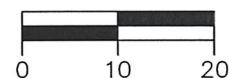
Cherrywood Lane



Boulder Creek Builders Plan 2813



SCALE: 1" = 20'



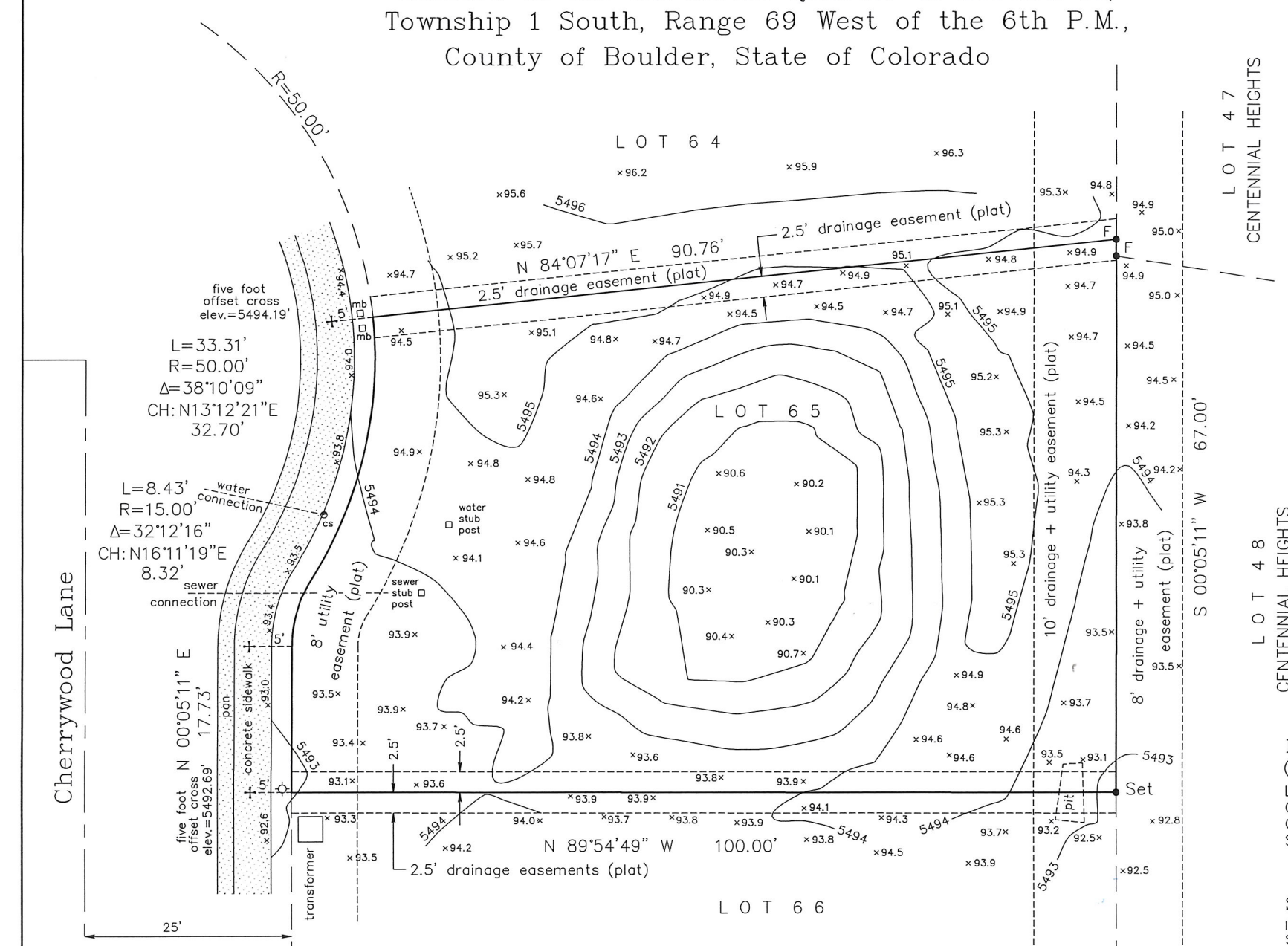
– Flagstaff Surveying Inc. –

Table Mesa Shopping Center
637 South Broadway, Suite C
Boulder, Colorado 80305
303-499-9737

Job No. 17729 August 25, 2022
PREPARED BY STEVEN SELLARS
COLORADO PLS 27615

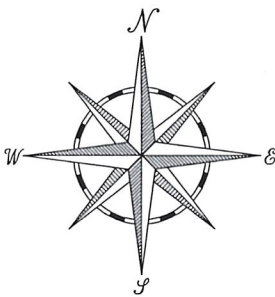
Improvement Survey Plat

110 Cherrywood Lane, Louisville
Located in the Northwest Quarter of Section 18,
Township 1 South, Range 69 West of the 6th P.M.,
County of Boulder, State of Colorado



Notes:

- 1) PLATTED EASEMENTS HAVE BEEN SHOWN HEREON. FLAGSTAFF SURVEYING, INC. HAS NOT PERFORMED ADDITIONAL RESEARCH TO DETERMINE THE EXISTENCE OF OTHER RECORDED EASEMENTS (IF ANY).
- 2) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT ON THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT ON THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3) THIS IMPROVEMENT SURVEY PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF JOHN HYLAND BARRETT, CAROL BIMPSON BARRETT AND BOULDER CREEK BUILDERS LLC.
- 4) THIS IMPROVEMENT SURVEY PLAT AND THE INFORMATION HEREON SHOULD 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.
- 5) BASIS OF BEARINGS: PER THE PLAT ASSUMED SOUTH 00°05'11" WEST BETWEEN THE FIVE (5) FOOT OFFSET CROSSES LOCATED ALONG THE FRONTS OF LOTS 56 TO 61.
- 6) THE SUBJECT PROPERTY CONTAINS 5925 SQUARE FEET.
- 7) VISIBLE UTILITIES HAVE BEEN SHOWN HERON. ALL UNDERGROUND UTILITIES SHOULD BE FIELD LOCATED BY THE APPROPRIATE AGENCY PRIOR TO ANY CONSTRUCTION OR DIGGING ON OR ADJACENT TO THE SUBJECT PROPERTY.
- 8) BENCHMARK: NGS MONUMENT DESIGNATION Q413, A STAINLESS STEEL ROD IN A NGS MONUMENT BOX NEAR THE INTERSECTION OF DILLON ROAD AND 104TH STREET. ON SITE ELEVATIONS LOCATED ON FIVE (5) FOOT OFFSET CROSSES ARE BASED ON THE NAVD 88 DATUM.
- 9) ALL LINE AND CURVE DATA SHOWN HEREON REPRESENT RECORD AND MEASURED VALUES.



Property Description
(Warranty Deed Rec. No. 1322174)
LOT 65,
CHERRYWOOD II,
COUNTY OF BOULDER,
STATE OF COLORADO.

Scale: 1" = 10'
0 5 10 20
U.S. SURVEY FEET
CONTOUR INTERVAL = 1 FOOT

Surveyor's Statement

I, STEVEN J. SELLARS, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLAGSTAFF SURVEYING, INC., THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME AND UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING DURING AUGUST 2022; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-102(9) "IMPROVEMENT SURVEY PLAT". I FURTHER STATE THAT A TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED PREMISES WAS PREPARED BY ME AND THAT THE ELEVATIONS SHOWN ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.

Steven J. Sellars
STEVEN J. SELLARS
REGISTERED PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE NUMBER 27615



Legend

- | | | | |
|-------|--|--------|-------------------------------------|
| Set ● | SET #5 REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED "SELLARS LS 27615" | x93.5 | SPOT ELEVATION |
| + | FOUND CHISELED CROSS ACCEPTED AS FIVE (5) FOOT OFFSET | cs | CURB STOP |
| F ● | FOUND #5 REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED "FLATIRONS SURV - 38614" | mb | MAIL BOX |
| | | CL | CENTERLINE |
| | | ⊕ | LIGHT POLE |
| | | (PLAT) | REFERS TO THE PLAT OF CHERRYWOOD II |

Flagstaff Surveying, Inc.
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17729C-1.DWG AUGUST 12, 2022