

IMPROVEMENT SURVEY PLAT FOR: BRIAN LEHMAN
375 ARROYO CHICO, BOULDER, COLORADO, 80502
BOULDER COUNTY PARCEL ID NUMBER: 146121001011

LOCATED IN THE EAST 1/2 OF SECTION 30,
TOWNSHIP 1 NORTH, RANGE 72 WEST, 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO.

LEGAL DESCRIPTION

LOT 12,
SIERRA ANTIGUA,
COUNTY OF BOULDER, STATE OF COLORADO
DESCRIPTION FROM SPECIAL WARRANTY DEED UNDER RECEPTION NUMBER 03431539
DATED 3/06/2015.

NOTES

THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS AND
REQUIREMENTS FOR LAND SURVEYS AND PLATS AS PER C.R.S. SECTION
38-51-106.

NOTICE:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION
BASED UPON ANY DEFECT IN THIS IMPROVEMENT SURVEY PLAT WITHIN THREE
YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION
BE BASED UPON ANY DEFECT IN THIS IMPROVEMENT SURVEY PLAT
COMMENCING MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION
SHOWN HEREON.
2. THIS IMPROVEMENT SURVEY PLAT, AND THE INFORMATION HEREON, MAY
NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT
FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER
THAN THOSE TO WHOM IT IS CERTIFIED.
3. THIS SURVEY IS ONLY VALID IF PRINT HAS SEAL AND SIGNATURE OF THE
SURVEYOR.
4. A TITLE COMMITMENT WAS NOT PROVIDED BY THE CLIENT, AND PER
C.R.S. 38-51-106 (2) IS CLIENT DOES NOT WANT RIGHTS-OF-WAY AND
EASEMENTS SHOWN BASED ON FURTHER RECORD RESEARCH BY THE LAND
SURVEYOR OTHER THAN EASEMENTS AND RIGHTS-OF-WAYS WHICH WERE
DILIGENTLY DISCOVERED IN THE RECORDS OBTAINED BY THIS SURVEYOR.
5. ONLY SURFACE EVIDENCE OF UTILITIES VISIBLE AT THE TIME OF THE FIELD
WORK 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. 9-15-103.
6. 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 18-6-508.
7. DISTANCE MEASUREMENTS SHOWN HEREON ARE BASED ON THE U.S.
SURVEY FOOT.
8. BASIS OF BEARING: THE SOUTHEAST LINE OF LOT 12, PER THE PLAT
SIERRA ANTIGUA, BOULDER COUNTY RECEPTION NUMBER 0002484,
MONUMENTS FOUND BEING NUMBER FOUR REBARS WITH ADJACENT METAL
FENCE POSTS. S40° LINE BEARS S59°58'50"W A MEASURED DISTANCE OF
261.50' AND A PLATTED DISTANCE OF 261.80' FEET. ALL BEARINGS AND
DISTANCES CONTAINED HEREIN RELATIVE THERETO.
9. DATES OF FIELD WORK: NOVEMBER 15 & DECEMBER 8 2015, JULY 28
2016, JUNE 26 2024.
10. EASEMENTS OF RECORD AND NOT OF RECORD MAY BE LOCATED ON THE
PROPERTY.
11. THE TOTAL AREA OF THE PROPERTY IS 101,504 SQUARE FEET OR 2.33
ACRES MORE OR LESS.

BENCHMARK:

A FOUND NUMBER 3 REBAR AT THE SOUTHWEST
CORNER OF LOT 12, SIERRA ANTIGUA, AS SHOWN
HEREON.

ELEV: 6547.67'

DATE: NAVD 1988

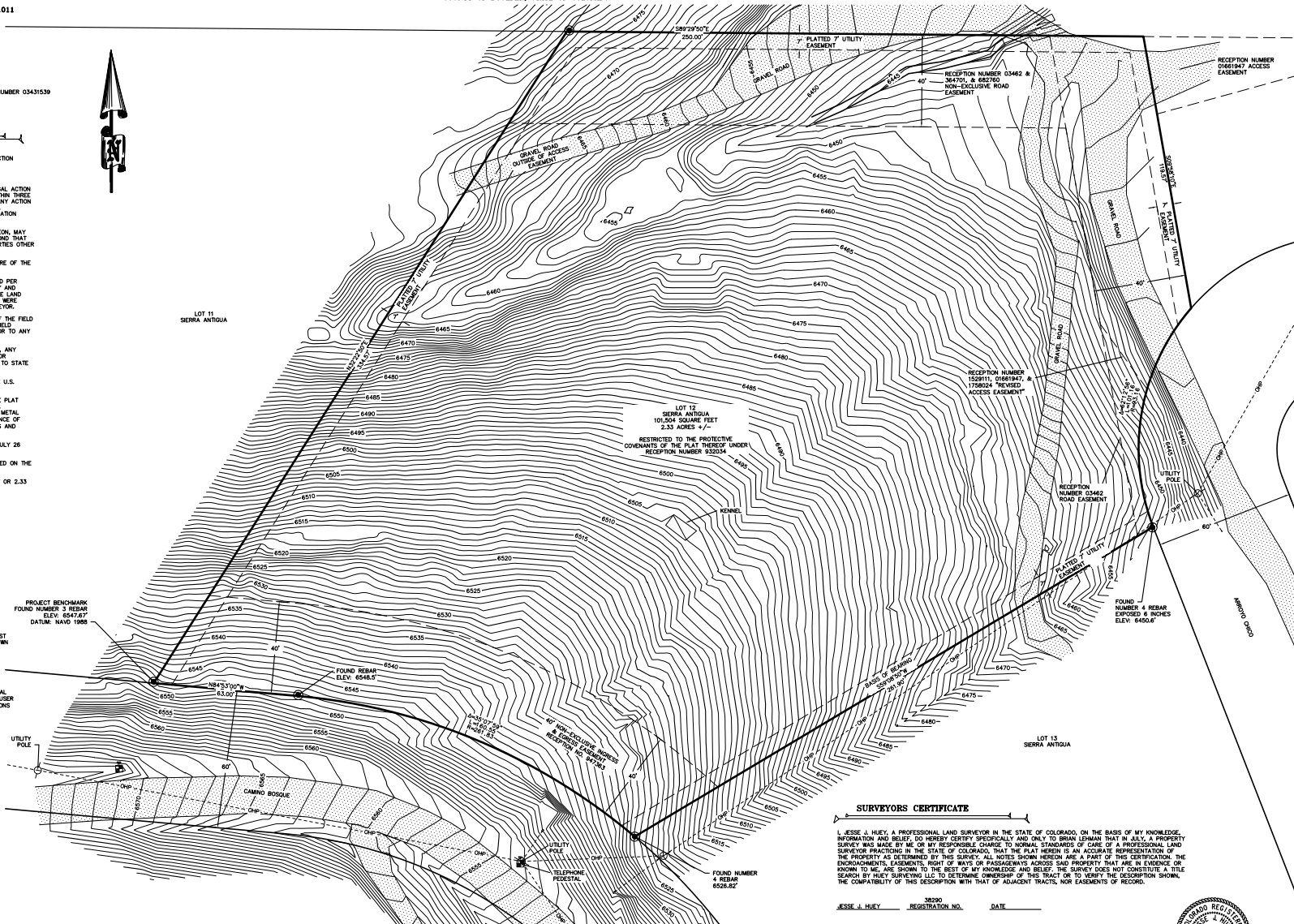
ELEVATIONS ESTABLISHED BY STATIC GNSS
OBSERVATIONS PROCESSED USING THE NATIONAL
GEODETIC SURVEY (NGS) ONLINE POSITIONING USER
SERVICE (UPUS) WITH OTHOMETRIC SEPARATIONS
USING SECT 18.

LEGEND

- INDICATES FOUND FOUND SURVEY
MARKER AS NOTATED.

HUEY SURVEYING LLC
2002 Jay Road
Boulder, Colorado 80501
Ph: (720) 446-4666
Email: hveysurveying@gmail.com

JOB NO. 83
DRAWING: 83 - 375 ARROYO CHICO.DWG
DATE: JULY 7TH, 2026
SHEET: 1 OF 1
DRAWN BY: J. HUEY



SURVEYORS CERTIFICATE

I, JESSE J. HUEY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE,
INFORMATION AND BELIEF, DO HEREBY CERTIFY SPECIFICALLY AND ONLY TO BRIAN LEHMAN THAT IN JULY, A PROPERTY
SURVEY WAS MADE BY ME OR MY RESPONSIBLE CHARGE TO NORMAL STANDARDS OF CARE OF A PROFESSIONAL LAND
SURVEYOR PRACTICING IN THE STATE OF COLORADO, THAT THE PLAT HEREIN IS AN ACCURATE REPRESENTATION OF
THE PROPERTY AS DETERMINED BY THIS SURVEY. ALL NOTES SHOWN HEREON ARE A PART OF THIS CERTIFICATION. THE
ENCROACHMENTS, EASEMENTS, RIGHT OF WAYS OR PASSAGEWAYS ACROSS SAID PROPERTY THAT ARE IN EVIDENCE OR
KNOWN TO ME, ARE SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY DOES NOT CONSTITUTE A TITLE
SEARCH BY HUEY SURVEYING LLC TO DETERMINE OWNERSHIP OF THIS TRACT OR TO VERIFY THE DESCRIPTION SHOWN.
THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, NOR EASEMENTS OF RECORD.

JESSE J. HUEY 38290 REGISTRATION NO. DATE

15 0 30 60 90 120
SCALE: 1" = 30' US SURVEY FEET

