



IF YOU ARE COLORADO - CALL US FIRST  
IF YOU ARE NOT COLORADO - CALL US FIRST  
CALL 811  
FOR UTILITY LOCATIONS  
BEFORE YOU DIG

Scale: 1" = 20 U.S. Survey Feet

### LEGEND

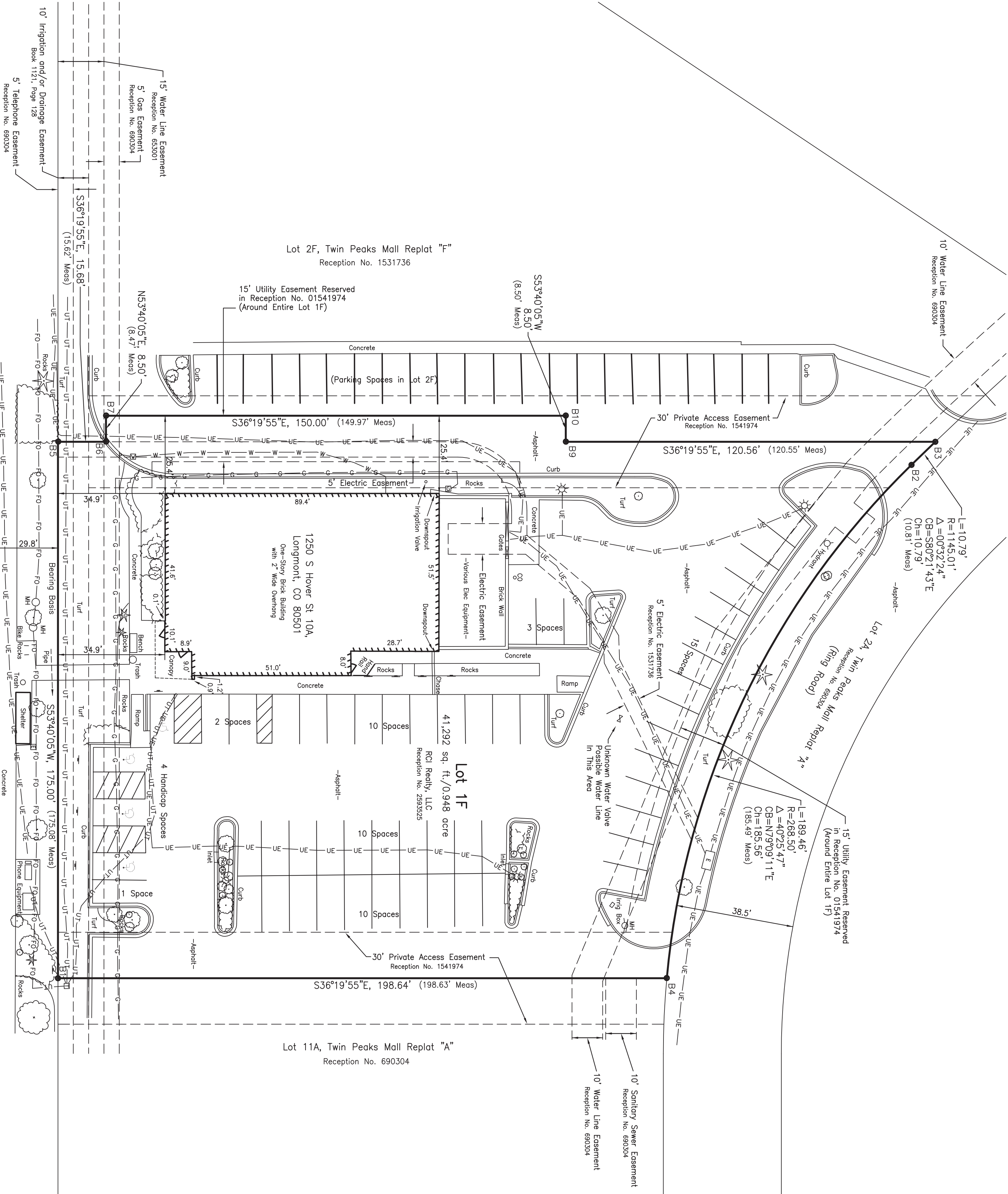
- W — = Water Line
- G — = Gas Line
- UE — = Electric Line
- UT — = Telephone Line
- FO — = Fiber Optic Line
- \* — = Coniferous Tree or Bush
- M — = Deciduous Tree or Bush
- MH — = Monohle
- \* — = Light Pole
- \* — = Sign Post
- W — = Water Meter
- W — = Gas Meter
- C — = Sewer Cleanout
- E — = Electric Box
- T — = Telephone Box

### Monumentation Table

Point	Description
B1	Found #5 Rebar with Illegible Aluminum Cap
B2	Found #5 Rebar with Illegible Aluminum Cap
B3	Found #5 Rebar with Yellow Plastic Illegible Cap
B4	Found #5 Rebar with No Cap
B5	Found #5 Rebar with Aluminum Cap, P.I.S. 37066
B6	Set 3/4" Brass Striker, P.I.S. 26530, in Found Ink X
B7	Found 1-1/4" Brass Disk, P.I.S. 37066
B8	Found 1-1/4" Brass Disk, P.I.S. 37066
B9	Found 1-1/4" Brass Disk, P.I.S. 37066
B10	Found 1-1/4" Brass Disk, P.I.S. 37066

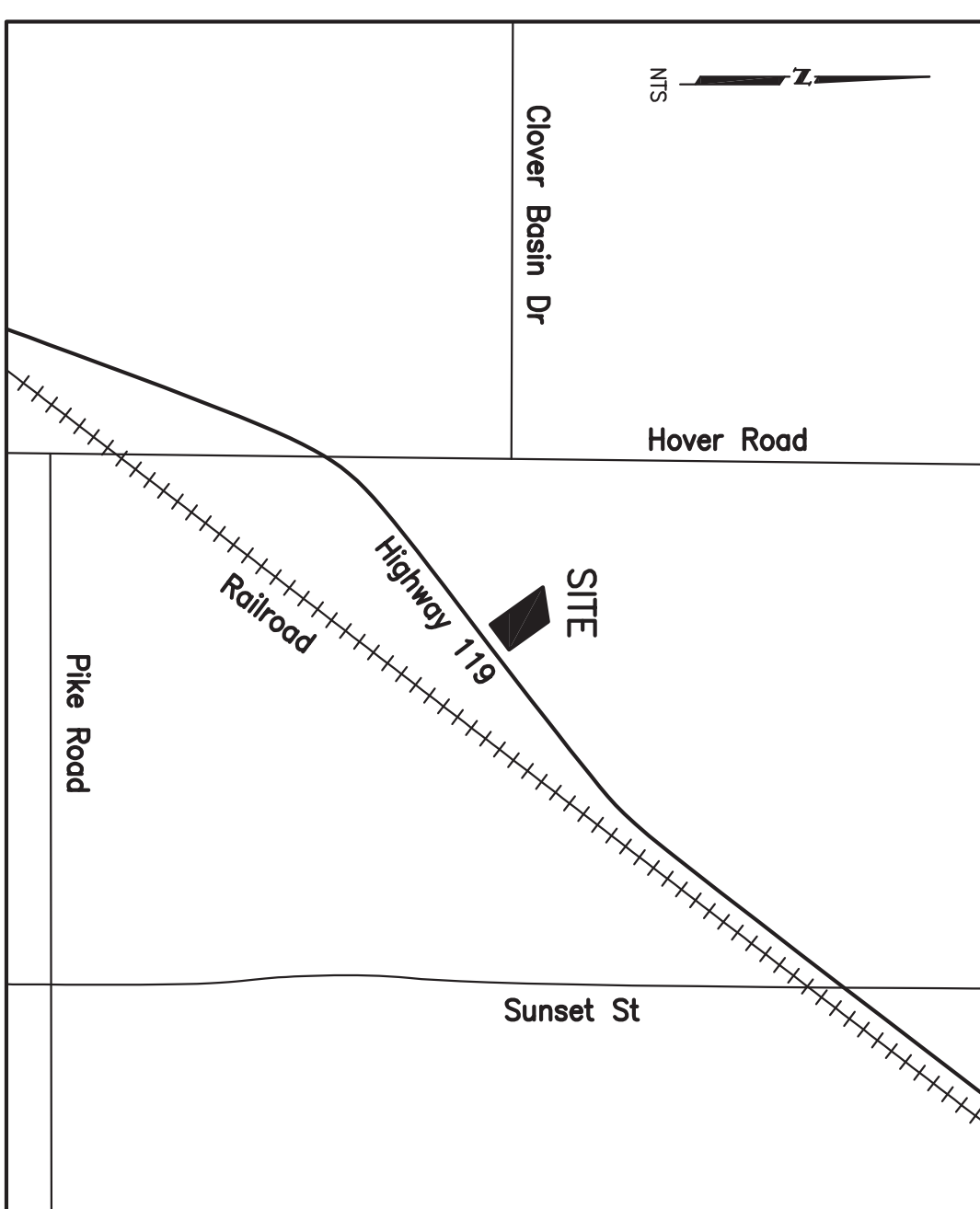
### PLAT DEPOSIT CERTIFICATION:

(Required per 38-51-107, C.R.S.)  
Deposited this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ M., for information  
only in book \_\_\_\_\_ of the County Surveyor's Land Surveys/Right-of-Way  
Surveys of Page \_\_\_\_\_, Reception Number \_\_\_\_\_  
Signed \_\_\_\_\_  
Depl \_\_\_\_\_



### State Highway 119 (Diagonal Highway)

From 1226, Reception No. 517732 and From 1226, Reception No. 517733



### LEGAL DESCRIPTION:

Lot 1F, Twin Peaks Mall Subdivision Replat "F", recorded July 18, 1995 under Reception No. 1531726, County of Boulder, State of Colorado.

### GENERAL NOTES:

1. Statute of limitations disclosure required per 13-80-105, C.R.S. Notice of potential defects or claims of title 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 herein.
2. All copyrights to publications by Foresight West Surveying, Inc. are reserved. Additionally, all field books, sketches and electronic files are instruments of service and shall remain the sole property of Foresight West Surveying, Inc.
3. Any person who knowingly removes, alters or defaces any public land survey monument (defined as any land boundary monument established on the ground by a cadastral survey of the United States government or by any federal, state, county or local government) shall be liable for the offense of tampering with a public land survey monument. This liability shall extend to the corner which controls the location of the boundaries of a tract or parcel of land, even if said person has title to the land on which said monument is located, commits a class 2 misdemeanor unless, prior to such removal, said person has caused a Colorado professional land surveyor to establish at least two witness corners or reference marks for each such monument. Removal of such monument shall be deemed to be the removal of such monument. Any person who removes or alters such monument shall be liable for the offense of tampering with a public land survey monument. (19-4-509, C.R.S.)
4. Oil, gas, coal, mineral, water, ditch, reservoir, geothermal, aquifer, grazing or other rights, as well as development, zoning, lease, fire district or other restrictions, both recorded and unrecorded, may affect this property and not be plotable graphically herein.
5. The locations of underground utility lines shown hereon are not to be considered all-inclusive and may be inaccurate. Underground utility locations may have been determined from available construction plans and as-built maps, surface markings established by independent locators or utility companies, or from surface features. Underground utilities shown hereon have not been exposed by this firm and may vary in actual location, usage, material, size and/or existence. C.R.S., underground utilities must be marked prior to any digging or drilling by submitting a request to the Utility Notification Center of Colorado. Call (811) at least 72 hours in advance.
6. All users of this survey are hereby notified that this survey in no way constitutes a title search by Foresight West Surveying Inc. for determination of (a) right to title, (b) joint or title/abstract, (c) the historical compatibility of all descriptions of this property with all recorded descriptions, (d) any encumbrances or judgments affecting this property, or (e) any other record that may impact title to this property. Additionally, written rights to this property may exist which are unknown to this firm.
7. For all information regarding right to title and easements, rights-of-way or other title burdens affecting such right to title to this property, Foresight West Surveying Inc. relies upon the best information available to it and makes no warranty as to the accuracy or completeness of such information. Commitment number 451-4039368-036-504, Amendment No. 1, with an effective date of January 14, 2014, and title commitment issued by Chicago Title Insurance Company, commitment number 21400091, with an effective date of January 10, 2014.
8. Setback, notice. Due to the frequent changes in and differing interpretations of zoning and setback requirements, please refer to the applicable zoning ordinance for the specific setback requirements prior to planning future improvements on this property. A building setback restriction of twenty five (25) feet is recited in Reception No. 1541974.
9. Bearings are based upon the southeast line of Lot 1F, said line bearing S 53°40'05" W, as shown on the recorded plat of Twin Peaks Mall Subdivision Replat "F", recorded July 18, 1995 under Reception No. 1531726, monumented as shown herein.
10. Unlaid unit of measure used in this survey, U.S. Survey Foot.
11. Unless noted otherwise, all easements shown hereon are as shown on the recorded plat of Twin Peaks Mall Subdivision Replat "F".
12. A water line may exist under the north portion of the property, as evidenced by a valve.

### SURVEYOR'S CERTIFICATION:

To Commonwealth Land Title Insurance Company, Heritage The Company, Chicago Title Insurance Company, Construction Planning & Administration, Inc., Colorado Closing & Escrow, Inc., Colorado Land Firm, LLC, Joseph D. Recco, Esquire, Wells Fargo Bank, National Association, Apple Colorado, LLC, and TVC-ARC, LP, a Colorado limited partnership:  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, as amended by the Colorado Surveyors' Association, effective January 20, 2014, and are correct and true to the best of my knowledge and belief.  
Signature and date through seal:  
Ildemred@foresightwest.com  
(Required by Colorado law)



THIS IS A FIDUCIARY, LEGALLY BOUND DOCUMENT.  
ANY PAPER PRINTING OR E-COPYING MADE FROM THIS ORIGINAL FILE ARE DENIED TO THE SURVEYOR OF THE AUTHOR.

**FWS FORESIGHT WEST SURVEYING INC.**  
2756 S Locust St, Ste 120, Denver, CO 80222 303-504-4440 720-510-1487 Fax  
Boundary Control Construction Oil and Mineral Global Positioning

**ALTA/ACSM LAND TITLE SURVEY**  
PART OF THE NORTHWEST QUARTER OF SECTION 16,  
TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO

Horizontal Scale: One Inch = 20 Feet			
Vertical Scale: One Inch = N/A			
Contour Interval: N/A			
Surveyed By: JMW			
Calculated: LJJ			
Drawn: LJJ			
Checked: JMW			
Project Longmont Applebees			Sheet 1
Client Apple Colorado LLC			of 2
LEGAL DESCRIPTION:		Revisions	
1	LJJ Added TVC-ARC to Certification		
By	△ No.		