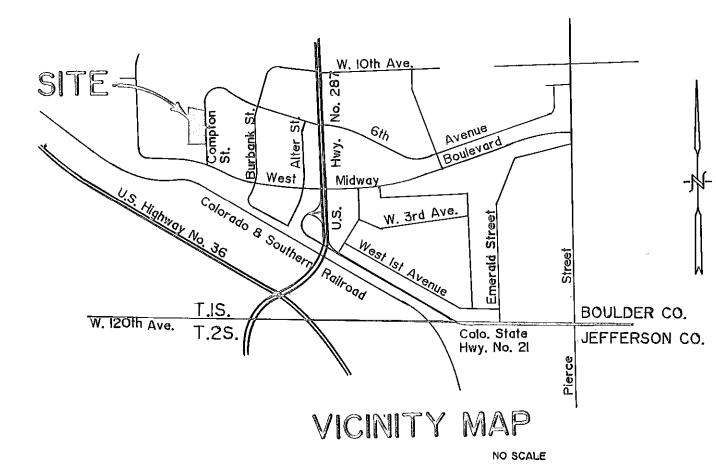


GENERAL NOTES

- I. BOUNDARY CORNERS INDICATED BY 🕳 ARE #4 REBAR WITH PLASTIC CAP MARKED BAYER P.L.S. 6973, UNLESS OTHERWISE NOTED.
- 2. BOUNDARY CORNERS INDICATED BY -O ARE 2 1/2" ALUMINUM CAPS SET IN CONCRETE AND ARE MARKED AS SHOWN ON THE ATTACHED MAP.
- BEARINGS ARE BASED ON THE LINE CONNECTING THE SOUTHWEST CORNER OF IDEAL INDUSTRIAL PARK (S.W. CORNER OF THE N 1/2 OF THE N.E. 1/4 OF SECTION 34) AND THE SOUTHEAST CORNER OF IDEAL INDUSTRIAL PARK, AS BEARING S89°12'35"W, TAKEN FROM THE RECORDED PLAT OF SAID IDEAL INDUSTRIAL PARK.
- 4. THE 100 YEAR FLOOD PLAIN DOES NOT EXIST WITHIN THE BOUNDARY OF THIS PLAT, COMMUNITY PANEL NUMBER 085073 0005 B, REVISED SEPTEMBER 28, 1990.
- 5. 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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 6. THIS PARCEL WAS ORIGINALLY DESCRIBED IN DEED RECORDED AT FILM NUMBER 740, OF THE PROPERTY RECORDS OF THE COUNTY OF BOULDER, STATE OF COLORADO, AND WAS SUBDIVIDED INTO LOTS AS SHOWN ON IDEAL INDUSTRIAL PARK, RECORDED IN PLAN FILE R P-4 F-1 NO. 95.
- 7. THIS SURVEY AND PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER 8 ASSOCIATES OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATABILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS OF WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.



RAYMOND W. BAYER, L.S. 6973 R.W. BAYER & ASSOCIATES 2090 EAST 104TH AVENUE, SUITE 200 THORNTON, COLORADO 80233 DATE PREPARED: APRIL 23, 1993

REVISED: JUNE 9, 1993

SURVEYOR'S CERTIFICATE CONTROL SURVEY AND MONUMENTATION WAS DONE AND MAPPING AND LEGAL DESCRIPTIONS WERE PREPARED. UNDER MY SUPERVISION AND CHECKING DATE HORIC 23 1993