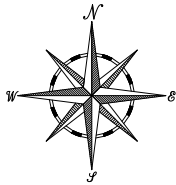


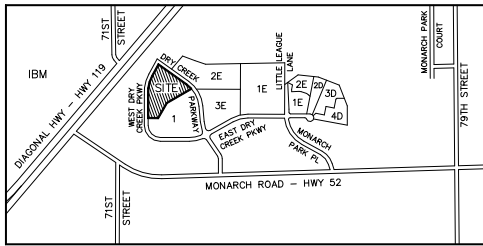
BOULDER TECH CENTER REPLAT F

A REPLAT OF LOT 2, BLOCK 1, REPLAT C, BOULDER TECH. CENTER,
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
 COUNTY OF BOULDER, STATE OF COLORADO

AREA = 7.003 ACRES MORE OR LESS
 SHEET 1 OF 1



Scale: 1" = 50'
 0 25 50 100
 U.S. SURVEY FEET



Vicinity Map
 SCALE: 1" = 1000'

- Curve Table -

C1	- L = 427.34' R = 616.91' $\Delta = 39^{\circ}11'21''$ CH - N 20^{\circ}21'41" E 418.84'
C2	- L = 78.54' R = 50.00' $\Delta = 90^{\circ}00''$ CH - N 85^{\circ}12'23" E 70.71'
C3	- L = 72.30' R = 526.73' $\Delta = 07^{\circ}52'28''$ CH - S 45^{\circ}51'25" E 72.33'
C4	- L = 128.20' R = 616.91' $\Delta = 11^{\circ}54'24''$ CH - N 06^{\circ}28'12" E 127.97'
C5	- L = 299.13' R = 616.91' $\Delta = 27^{\circ}46'56''$ CH - N 26^{\circ}18'52" E 296.21'

- Line Table -

L1	- N 49^{\circ}47'38" W 29.53 FEET
L2	- N 85^{\circ}48'56" W 105.63 FEET
L3	- N 85^{\circ}48'56" W 78.08 FEET
L4	- S 30^{\circ}00'00" E 50.00 FEET
L5	- S 59^{\circ}37'23" E 219.90 FEET

Legend:

- S ● FOUND #5 REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP SET BY STEVEN J. SELLARS, COLORADO P.L.S. 27615
- M ● FOUND #5 REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP SET BY CHARLES R. MELVIN, COLORADO LS 22576

Notice

PUBLIC NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE COUNTY OF BOULDER DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND OTHER IMPROVEMENTS REFLECTED HEREON FOR MAINTENANCE BY SAID COUNTY.

UNTIL SUCH ROADS AND OTHER IMPROVEMENTS ARE SATISFACTORILY CONSTRUCTED TO COUNTY REQUIREMENTS AND MEET THE CONDITIONS OF THE CONSTRUCTION PERMIT AND ARE SPECIFICALLY ACCEPTED BY THIS COUNTY BY RECORDING WITH THE CLERK AND RECORDER OF THIS COUNTY AN OFFICIAL ACCEPTANCE RESOLUTION, THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS TO OR AFFECTING SAID ROADS AND OTHER IMPROVEMENTS AND RIGHT-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND WITHIN THIS SUBDIVISION.

NOTICE IS FURTHER GIVEN THAT NO BUILDING PERMITS WILL BE ISSUED BY OFFICIALS OF THIS COUNTY FOR IMPROVEMENTS OF ANY NATURE ON ANY PROPERTY REFLECTED ON THIS PLATTED SUBDIVISION UNTIL SUCH TIME AS THE ACCEPTANCE AS HEREIN ABOVE DESCRIBED HAS BEEN FILED FOR RECORD WITH THE CLERK AND RECORDER OF THIS COUNTY, OR UNTIL OTHER SUITABLE PROVISION IS MADE FOR COMPLETION AND/OR MAINTENANCE OF THE ROADS AND OTHER IMPROVEMENTS.

THE PROPERTY IN THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF THE SUBDIVISION/DEVELOPMENT AGREEMENTS RECORDED IMMEDIATELY FOLLOWING THIS PLAT.

Notes:

- 1) FIRST COLORADO TITLE COMPANY CASE NUMBER 78605, DATED JULY 25, 2002 AT 8:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAYS, EASEMENTS, AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. PER LETTER DATED AUGUST 7, 2012 FIRST COLORADO TITLE COMPANY STATES THAT THERE ARE NO ADDITIONAL MATTERS OF RECORD SINCE THE POLICY DATED JULY 25, 2002 WAS ISSUED.
- 2) FLOOD INFORMATION: BOULDER TECH. CENTER REPLAT F IS LOCATED IN UNSHADED ZONE X, THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NO. 080130040 F, DATED JUNE 2, 1995. FLOOD INFORMATION IS SUBJECT TO CHANGE.
- 3) BASIS OF BEARINGS: ASSUMED SOUTH 60^{\circ}00'00" WEST ALONG A SOUTHEASTERLY LINE OF LOT 2, BLOCK 1, REPLAT C, BOULDER TECH CENTER, BETWEEN THE SURVEY MARKERS SHOWN HEREON.
- 4) 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.

Surveyor's Statement

I, STEVEN J. SELLARS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS OF RECORD, OR OTHER OWNERSHIPS IN EVIDENCE, OR KNOWN TO ME TO EXIST ON OR ACROSS THE HERE BEFORE DESCRIBED LAND EXCEPT AS SHOWN ON THIS PLAT OF BOULDER TECH CENTER REPLAT F; THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN OCTOBER, 2012 BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 0.01 FEET; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH SUBDIVISION AND/OR SURVEYING OF LAND AND ALL PROVISIONS (WITHIN MY CONTROL) OF THE BOULDER COUNTY SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____ 2012.

STEVEN J. SELLARS
 COLORADO P.L.S. #27615

Dedication

KNOW ALL PERSONS BY THESE PRESENTS: THAT JEKA INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, IS THE OWNER AND PROPRIETOR OF THE LAND SITUATED IN BOULDER COUNTY, AND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 70 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 1, REPLAT C, BOULDER TECH CENTER,
 COUNTY OF BOULDER, STATE OF COLORADO

AND HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS BOULDER TECH CENTER REPLAT F, A SUBDIVISION IN THE COUNTY OF BOULDER, STATE OF COLORADO, AND DOES HEREBY ACCEPT THE RESPONSIBILITY FOR THE COMPLETION OF REQUIRED IMPROVEMENTS AND DOES HEREBY DEDICATE AND SET APART ALL OF THE ROADS AND OTHER EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE OWNERS OF THE ABOVE DESCRIBED LAND, AND, UNLESS OTHERWISE SPECIFICALLY NOTED BY REFERENCE ON THIS PLAT, DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS TO THE OWNERS OF THE ABOVE DESCRIBED LAND FOR THE PURPOSES SHOWN HEREON, AND DOES HEREBY GRANT TO BOULDER COUNTY THE RIGHT TO REGULATE THE INSTALLATION AND MAINTENANCE OF NECESSARY STRUCTURES, FACILITIES AND/OR IMPROVEMENTS BY THE ENTITY RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED.

IN WITNESS WHEREOF I HERETOBY SET MY HAND THIS _____ DAY OF _____, 2012.

 DONALD W. UNKEFER, JR.
 MANAGER/MEMBER
 JEKA INVESTMENTS, LLC

Acknowledgement

STATE OF COLORADO)
 COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2012, BY DONALD W. UNKEFER, JR., MANAGER OF JEKA INVESTMENTS, LLC WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

 NOTARY PUBLIC

Board of Commissioners' Approval

APPROVED THIS _____ DAY OF _____, 2012, BOARD OF COMMISSIONERS, BOULDER COUNTY, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR PROPRIETOR AND NOT THE COUNTY OF BOULDER.

CHAIR _____

ATTEST _____
 CLERK OF BOARD

Authorization to Record

I, _____ SECRETARY TO THE BOULDER COUNTY PLANNING COMMISSION, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE ALL CONDITIONS OF COUNTY APPROVAL OF THIS PLAT OF BOULDER TECH CENTER REPLAT F HAVE BEEN FULLY SATISFIED, AND THAT THE SAME IS HEREBY AUTHORIZED FOR RECORDATION.

WITNESS MY HAND ON THE _____ DAY OF _____, 2012.

 SECRETARY TO THE BOULDER COUNTY PLANNING COMMISSION

Clerk and Recorder's Certificate

THIS SUBDIVISION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2012 AND IS DULY RECORDED AS RECEPTION NUMBER _____

FEES: _____

 CLERK AND RECORDER
 COUNTY OF BOULDER
 STATE OF COLORADO

By: _____ DEPUTY

Flagstaff Surveying, Inc.
 TABLE MESA SHOPPING CENTER
 637 SOUTH BROADWAY, SUITE C
 BOULDER, COLORADO 80305
 303-499-9737