

**Declaration**

(PROVIDED BY CLIENT)  
 TRAILHEAD SUBDIVISION,  
 COUNTY OF BOULDER,  
 STATE OF COLORADO,  
 (UNRECORDED PLAT)

MOONBEAM BOULDER, LLC, A COLORADO LIMITED LIABILITY COMPANY ("DECLARANT"), BEING THE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING LEGAL DESCRIPTION ("PROPERTY") AND DECLARANT UNDER THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF TRAILHEAD COMMUNITY ("DECLARATION") DOES BY THE FILING OF THIS COMMUNITY MAP FOR TRAILHEAD SUBDIVISION ("MAP") HEREBY CONFIRM, CONVEY AND DEDICATE TO THE TRAILHEAD OWNERS ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION ("ASSOCIATION"), (I) ALL COMMON ELEMENTS DEPICTED ON THE MAP AND (II) THOSE COMMON ELEMENTS DESCRIBED IN THE DECLARATION TO WHICH THIS MAP IS FILED, THE FOREGOING COMMON ELEMENTS TO BE HELD, USED AND MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION.

MOONBEAM BOULDER, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY CHRISTOPHER FOREMAN AS MANAGER

DATE

**ACKNOWLEDGEMENT**

STATE OF COLORADO )  
 )SS.

COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY \_\_\_\_\_ OF \_\_\_\_\_

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ DATE \_\_\_\_\_ NOTARY PUBLIC

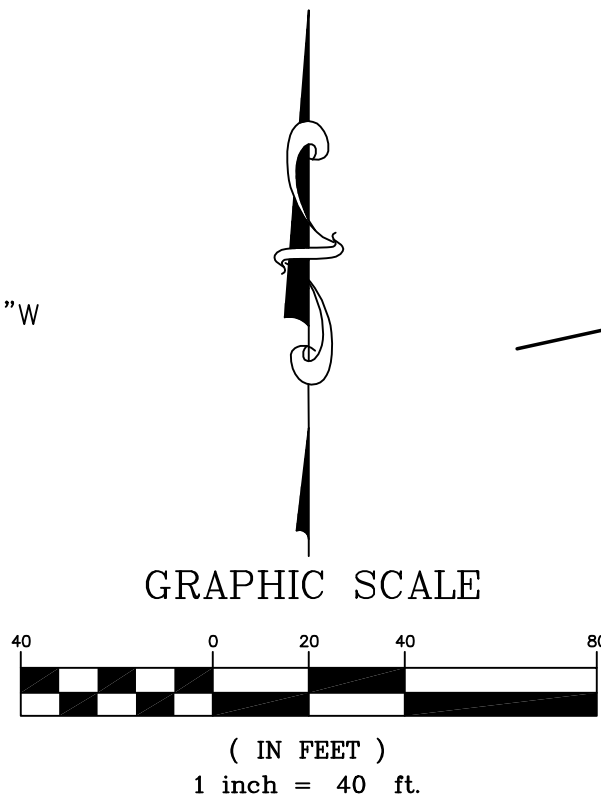
MY ADDRESS IS: \_\_\_\_\_

**Boundary Closure Report**

Course: S89°20'59"W Length: 160.04'  
 Course: N00°00'00"E Length: 5.96'  
 Course: S89°46'44"W Length: 240.12'  
 Course: S00°00'00"E Length: 638.27'  
 Course: N89°44'16"E Length: 400.15'  
 Course: N00°00'00"E Length: 633.22'

Perimeter: 2077.76' Area: 254486 Sq. Ft.  
 Error Closure: 0.00 Course: S51°51'31"W  
 Error North: -0.002 East: -0.002

Precision 1: 2077760000.00



**Legend**

- ⊕ FOUND ALIQUOT MONUMENT AS DESCRIBED
- ⊕ FOUND CHISELED CROSS
- FOUND MONUMENT AS DESCRIBED
- ⊙ SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
- ⊙ SET 2" ALUM. WASHER "FLATIRONS SURVEYING LS 16406"
- CALCULATED POSITION (NOT FOUND OR SET)
- PLAT EASEMENT
- PUBLIC SERVICE COMPANY OF COLORADO EASEMENT (PSCO) (BY SEPARATE DOCUMENT) NONEXCLUSIVE UTILITY EASEMENT

**Clerk & Recorder's Certificate**

STATE OF COLORADO )  
 )SS  
 COUNTY OF BOULDER )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AND IS DULY RECORDED IN PLAN FILE \_\_\_\_\_

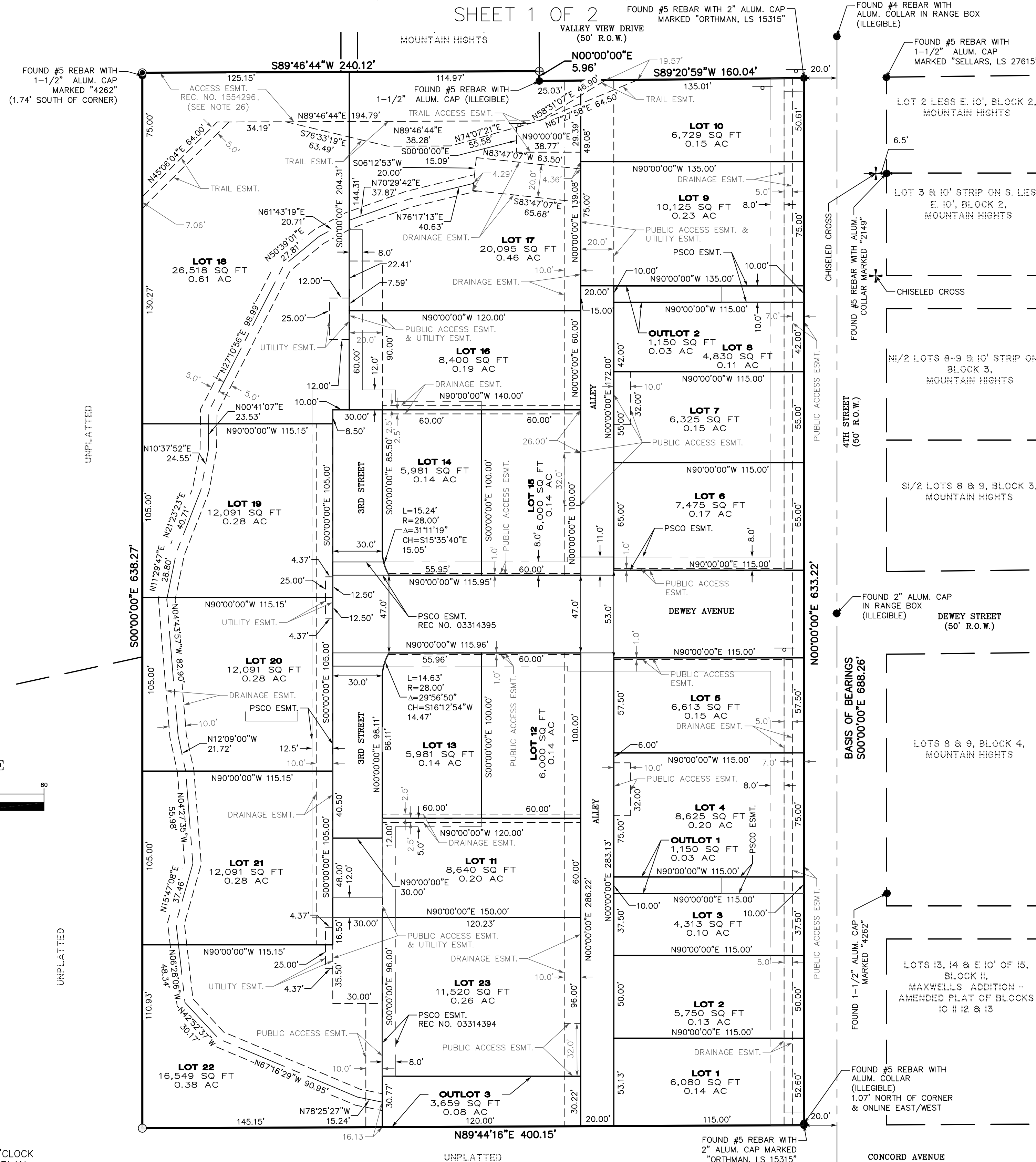
FEES \$ \_\_\_\_\_ PAID. RECORDER \_\_\_\_\_

RECEPTION NO. \_\_\_\_\_ DEPUTY \_\_\_\_\_

FILM # \_\_\_\_\_

**PLANNED COMMUNITY MAP OF TRAILHEAD SUBDIVISION**  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH,  
 RANGE 71 WEST OF THE 6TH P.M.,  
 CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2



**Notes**

1. LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER AB270302734.1-4, DATED FEBRUARY 1, 2013 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. 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.
3. THIS MAP IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
4. BASIS OF BEARINGS: A BEARING OF S00°00'00"E ALONG A 20' RANGE LINE OF 4TH STREET AS SHOWN ON THE PLAT OF MOUNTAIN HIGHTS, AS RECORDED IN BOULDER COUNTY IN PLAT BOOK 2 PAGE 192 AND AT RECEPTION NO. 22805, BETWEEN A FOUND NO 4 REBAR IN RANGE BOX LOCATED AT THE INTERSECTION OF VALLEY VIEW DRIVE AND 4TH STREET AND A FOUND NO 4 REBAR IN RANGE BOX LOCATED AT THE INTERSECTION OF CONCORD AVENUE AND 4TH STREET AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERE TO.
5. 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 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACTS, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858 (2009).
6. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
7. DATES OF FIELD WORK: JULY 27 & 28, 2011 AND AUGUST 1 & 4, 2011
8. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
9. EASEMENTS AS SHOWN HEREON WERE BASED ON LINERWORK FOR THE UNRECORDED PLAT AND LINERWORK THAT WAS PROVIDED BY PACKARD AND DIERKING, LLC AND JVA, AS THE BASE MAP. THE STATUS OF THESE EASEMENTS IS UNKNOWN.
10. IMPROVEMENTS SHOWN WITHIN SUBDIVISION BOUNDARIES ARE GENERALLY PROPOSED EXCEPT AS NOTED. IMPROVEMENTS SHOWN OUTSIDE OF BOUNDARIES ARE GENERALLY EXISTING. PROPOSED IMPROVEMENTS ARE SUBJECT TO CHANGE.

**Common Elements**

- A. DRAINAGE FACILITIES AND EASEMENTS AS SHOWN ON THE MAP
- B. PUBLIC ACCESS EASEMENTS SHOWN ON THE MAP
- C. OUTLOTS 1, 2 AND 3 AS SHOWN ON THE MAP
- D. ACCESS EASEMENTS IDENTIFIED ON THE MAP ACROSS LOTS 9, 10, 11, 17 AND 22
- E. ACCESS EASEMENT GRANTED BY COMMUNITY HOSPITAL ASSOCIATION PURSUANT TO ACCESS EASEMENT AGREEMENT RECORDED \_\_\_\_\_ AT RECEPTION NO. \_\_\_\_\_ (SUBJECT TO THE LIMITATIONS ON USE SET FORTH THEREIN)
- F. ALL SIDEWALKS THROUGHOUT THE COMMUNITY (NOT OTHERWISE DEDICATED TO AND OWNED BY THE CITY)
- G. PROJECT IDENTIFICATION SIGNS
- H. ANY UTILITIES SERVING THE ASSOCIATION OR MORE THAN ONE LOT
- I. IRRIGATION INFRASTRUCTURE FOR OUTLOTS, RIGHTS-OF-WAYS AND ANY OTHER COMMON ELEMENTS
- J. STREET IMPROVEMENTS (NOT OTHERWISE DEDICATED TO AND OWNED BY THE CITY)



**DRAFT FOR YOUR REVIEW AND COMMENT**

**Surveyor's Certificate**

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., TO PACKARD AND DIERKING, LLC, THAT THE MEASUREMENTS THIS PLANNED COMMUNITY MAP WAS MADE UNDER MY RESPONSIBLE CHARGE AND THAT THE ACCOMPANYING MAP ACCURATELY DEPICTS THE LAYOUT, MEASUREMENTS AND LOCATION OF THE PLANNED COMMUNITY UNITS AND THE COMMON ELEMENTS, THE DIMENSIONS OF SUCH PLANNED COMMUNITY UNITS BASED ON THE UNRECORDED PLAT AND LINERWORK PROVIDED BY PACKARD AND DIERKING, LLC AND JVA, INC.

JOHN B. GUYTON  
 COLORADO P.L.S. #16406  
 CHAIRMAN & CEO, FLATIRONS, INC.

FSI JOB NO. 13-61,344

DATE	REVISION
TAC 04/19/13	1 - CHANGE OF AREAS
TAC 04/12/13	2 - CHANGE OF AREAS
TAC 04/25/13	3 - CHANGE OF AREAS
TAC 06/07/13	4 - UPDATE PLAT BACKGROUND

PLANNED COMMUNITY MAP PREPARED FOR

PACKARD AND DIERKING, LLC

**Flatirons, Inc.**  
 Surveying, Engineering & Geomatics  
 www.FlatironsInc.com  
 655 FOURTH AVE  
 3825 IRLS AVE, STE. 395  
 BOULDER, CO 80501  
 PH: (303) 443-7001  
 PH: (303) 443-7001  
 PH: (303) 443-9830  
 PH: (303) 443-9830



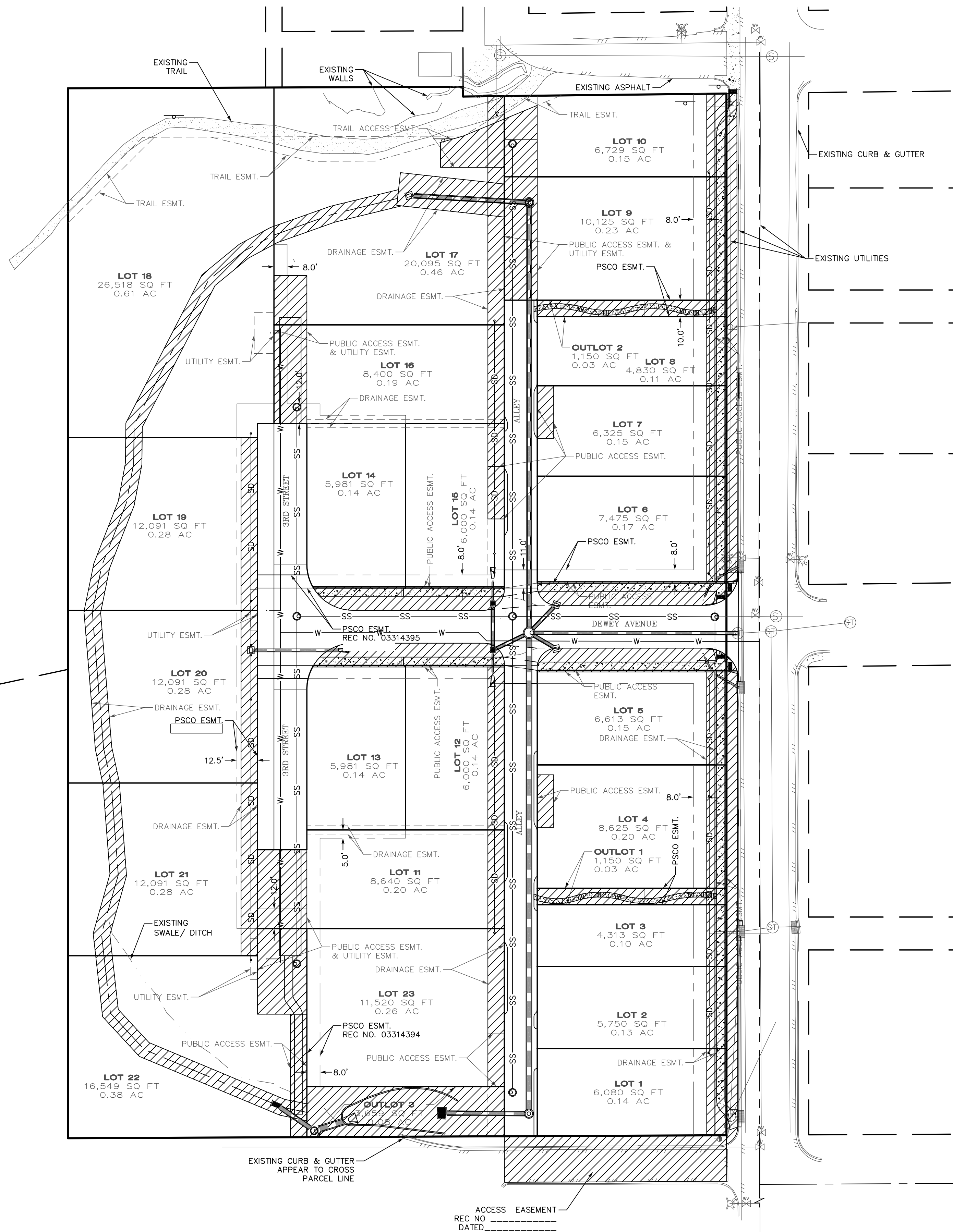
Boundary, Easements and Note Sheet

JOB NUMBER: 13-61,344  
 DATE: 04-02-2013  
 DRAWN BY: T. COLVIN  
 CHECKED BY: JZG/TW/WW

SHEET 1 OF 2

# PLANNED COMMUNITY MAP OF TRAILHEAD SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH,  
RANGE 71 WEST OF THE 6TH P.M.,  
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO  
SHEET 2 OF 2



### Common Elements

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- J. STREET IMPROVEMENTS (NOT OTHERWISE DEDICATED TO AND OWNED BY THE CITY)

### Legend

- CE AREA
- PROPOSED**
- SANITARY SEWER LINE
- STORM DRAINAGE LINE
- WATER LINE
- STORM SEWER
- SANITARY SEWER MANHOLE
- FLARED END SECTION
- INLET
- INLET
- PLAT EASEMENT
- PUBLIC SERVICE COMPANY OF COLORADO EASEMENT (PSCO) (BY SEPARATE DOCUMENT) NONEXCLUSIVE UTILITY EASEMENT
- EXISTING**
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM DRAINAGE MANHOLE
- CURB INLET
- LIGHT POLE
- UTILITY POLE
- GUY WIRE

**DRAFT  
FOR YOUR REVIEW  
AND COMMENT**

REVISION	DATE
1 - CHANGE CE AREA	TAC 04/19/13
2 - CHANGE CE AREA	TAC 04/12/13
3 - CHANGE CE AREA	TAC 04/25/13
4 - UPDATE PLAT BACKGROUND	TAC 06/07/13

ALTA/ACSM LAND TITLE SURVEY  
PREPARED FOR  
PACKARD AND DIERCKING, LLC

**Flatrons, Inc.**  
Surveying, Engineering & Geomatics  
www.FlatronsInc.com  
3825 IRLS AVE, STE. 395 3660 DOWNING ST  
BOULDER, CO 80301 UNIT E DENVER, CO 80205  
PH: (303) 443-7001 PH: (303) 443-9830  
FAX: (303) 776-4355 FAX: (303) 443-9830



General Common Element And Existing Conditions Sheet

JOB NUMBER:  
13-61,344

DATE:  
04-02-2013

DRAWN BY:  
T. COLVIN

CHECKED BY:  
JZG/TW/WW

SHEET 2 OF 2