

INTERLOCKEN FILING NO. 24 MINOR SUBDIVISION PLAT

BEING A REPLAT OF LOT 3, INTERLOCKEN FILING NO. 17, LOT 6, INTERLOCKEN FILING NO. 21 & LOTS 2 AND 3, INTERLOCKEN FILING NO. 23,
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD,
STATE OF COLORADO,
SHEET 1 OF 3

2013012774 PL 08/30/2013 03:17 PM
Page: 1 of 3 Rec Fee \$8.00 Doc Fee \$
City and County of Broomfield

DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOT 3, INTERLOCKEN FILING NO. 17, RECORDED AT RECEPTION NO. 2002005676, LOT 6, INTERLOCKEN FILING NO. 21, RECORDED AT RECEPTION NO. 2007012111 AND LOTS 2 AND 3, INTERLOCKEN FILING NO. 23, RECORDED AT RECEPTION NO. 2008009487, EXCEPT THE FOLLOWING PORTIONS RECORDED AT RECEPTION NO. 2012012727, RECEPTION NO. 2012011431 AND RECEPTION NO. 2012007873 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

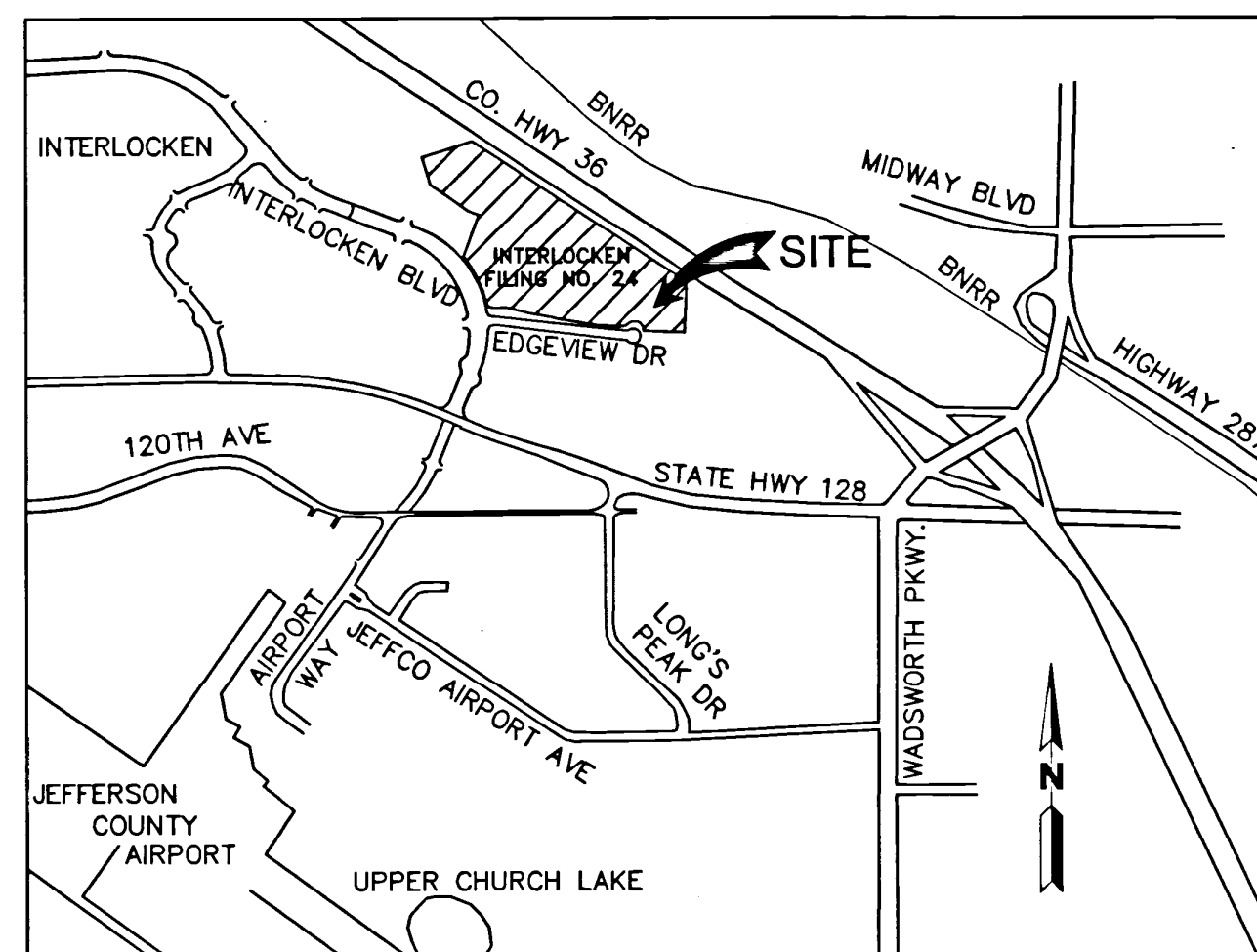
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE S00°00'36"E A DISTANCE OF 984.54 FEET TO THE NORTHEAST CORNER OF LOT 6, INTERLOCKEN FILING NO. 21; THENCE CONTINUING S00°00'36"E A DISTANCE OF 56.95 FEET TO A POINT ON THE SOUTHERLY LINE OF U.S. HIGHWAY 36 RIGHT-OF-WAY RECORDED AT RECEPTION NO. 2012011431 AND THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY AND SOUTHERLY LINE OF SAID LOT 6 THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1.) S00°00'36"E A DISTANCE OF 343.03 FEET; 2.) THENCE N90°00'00"W A DISTANCE OF 276.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF EDGEVIEW DRIVE; THENCE ALONG THE EASTERLY AND NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING ELEVEN (11) CONSECUTIVE COURSES: 1.) 144.18 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 61.50 FEET, A CENTRAL ANGLE OF 134°19'31" AND A CHORD WHICH BEARS N67°09'45"W A DISTANCE OF 113.36 FEET TO A POINT OF REVERSE CURVATURE; 2.) THENCE 52.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 68.50 FEET, A CENTRAL ANGLE OF 44°19'31" AND A CHORD WHICH BEARS S67°50'15"W A DISTANCE OF 51.68 FEET TO A POINT OF TANGENCY; 3.) THENCE N90°00'00"W A DISTANCE OF 141.24 FEET TO A POINT OF CURVATURE; 4.) THENCE 26.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 235.50 FEET, A CENTRAL ANGLE OF 06°27'57" AND A CHORD WHICH BEARS N86°46'01"W A DISTANCE OF 26.56 FEET TO A POINT OF TANGENCY; 5.) THENCE N83°32'03"W A DISTANCE OF 271.13 FEET; 6.) THENCE N75°58'22"W A DISTANCE OF 41.62 FEET; 7.) THENCE N83°32'03"W A DISTANCE OF 151.97 FEET; 8.) THENCE N78°50'07"W A DISTANCE OF 169.92 FEET; 9.) THENCE 56.94 FEET LONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 320.59 FEET, A CENTRAL ANGLE OF 10°10'38" AND A CHORD WHICH BEARS S85°31'53"W A DISTANCE OF 56.87 FEET TO A POINT OF TANGENCY; 10.) THENCE S80°26'34"W A DISTANCE OF 23.63 FEET TO A POINT OF CURVATURE; 11.) THENCE 65.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 83°35'56" AND A CHORD WHICH BEARS N57°45'28"W A DISTANCE OF 59.99 FEET TO A POINT OF REVERSE CURVATURE ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERLOCKEN BOULEVARD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 354.51 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 767.38 FEET, A CENTRAL ANGLE OF 26°28'09" AND A CHORD WHICH BEARS N29°11'02"W A DISTANCE OF 351.37 FEET TO THE SOUTHEAST CORNER OF LOT 1, INTERLOCKEN FILING NO. 23; THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID LOT 1 THE FOLLOWING FOUR (4) CONSECUTIVE COURSES: 1.) N17°28'06"E A DISTANCE OF 304.25 FEET; 2.) THENCE N72°31'54"W A DISTANCE OF 76.79 FEET; 3.) THENCE N56°14'59"W A DISTANCE OF 67.78 FEET; 4.) THENCE N58°31'50"W A DISTANCE OF 15.00 FEET TO THE SOUTHEASTERLY MOST CORNER OF LOT 3, INTERLOCKEN FILING NO. 17; THENCE ALONG THE SOUTHERLY AND NORTHERLY LINE OF SAID LOT 3 THE FOLLOWING FIVE (5) CONSECUTIVE COURSES: 1.) N58°31'50"W A DISTANCE OF 231.25 FEET; 2.) THENCE N19°13'21"W A DISTANCE OF 23.68 FEET; 3.) THENCE N19°20'51"W A DISTANCE OF 169.55 FEET; 4.) THENCE N70°39'10"E A DISTANCE OF 123.55 FEET; 5.) THENCE N69°24'06"E A DISTANCE OF 232.78 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 36 PER C.D.O.T. RIGHT-OF-WAY TAKE RECORDED AT RECEPTION NO. 2012012727; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 36 AS DEFINED BY RECEPTION NO'S 2012012727, 2012007873 AND 2012011431 THE FOLLOWING FOUR (4) CONSECUTIVE COURSES: 1.) S59°24'18"E A DISTANCE OF 244.06 FEET; 2.) THENCE S59°24'18"E A DISTANCE OF 506.57 FEET; 3.) THENCE S59°24'18"E A DISTANCE OF 716.50 FEET; 4.) THENCE S59°24'18"E A DISTANCE OF 278.95 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,161,013 SQ. FT. OR 26.653 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF INTERLOCKEN FILING NO. 24 MINOR SUBDIVISION; AND BY THESE PRESENTS GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

PLAT NOTES:

- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE CITY AND COUNTY OF BROOMFIELD GIS CONTROL POINTS "BROOMFIELD PANEL POINT NO. 10" AND "BROOMFIELD PANEL POINT NO. 14". A LINE BETWEEN SAID GIS POINTS BEARS S07°38'53"E AS SHOWN HEREON.
- 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 CERTIFICATION SHOWN HEREON.
- BOUNDARY CORNERS OF SUBDIVISION ARE MONUMENTED WITH A #4 REBAR WITH CAP L.S. #23899, UNLESS SHOWN OTHERWISE.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS 3RD ORDER, CLASS 1, 1:10,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- INFORMATION USED IN PREPARATION OF THIS FINAL PLAT WAS OBTAINED FROM THE TITLE COMMITMENT NO. 149617 DATED DECEMBER 20, 2012 FOR LOT 3, INTERLOCKEN FILING NO. 17, AS PREPARED BY CHICAGO TITLE OF COLORADO, INC., TITLE COMMITMENT NO. 1499618, DATED DECEMBER 21, 2012 FOR LOT 6, INTERLOCKEN FILING NO. 21 AND LOT 3, INTERLOCKEN FILING NO. 23, AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY AND TITLE COMMITMENT NO. A070306444*1, DATED JANUARY 17, 2013, AS PREPARED BY LAND TITLE GUARANTEE COMPANY, ALL OWNERSHIP, EASEMENT, AND PUBLIC RECORD INFORMATION WAS BASED ON SAID COMMITMENTS.
- COORDINATES SHOWN ARE COLORADO NORTH ZONE, NAD83, MODIFIED GROUND COORDINATES, WITH A COMBINED GRID SCALE FACTOR OF (0.999714547) FOR PROJECTION ELEVATION 5,500.00 (US SURVEY FEET).



VICINITY MAP
SCALE 1" = 1760'±

ATTORNEY'S CERTIFICATE:

I, Nicole Arment, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT BASED ON MY REVIEW OF THE TITLE COMMITMENTS REFERRED TO IN PLAT NOTE 5, THE OWNERS AND SUBDIVIDERS DEDICATING ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL, OR TRACT HERON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT LIENS DESCRIBED IN CONSENT BY LENDER AND THOSE MATTERS REFERENCED IN THE TITLE COMMITMENTS PURSUANT TO PLAT NOTE 5, THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

COLORADO REGISTRATION NO. 99999 DATE: August 28, 2013

[Signature]
ATTORNEY AT LAW

APPROVAL CERTIFICATE:

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 30th DAY OF August, 2013.

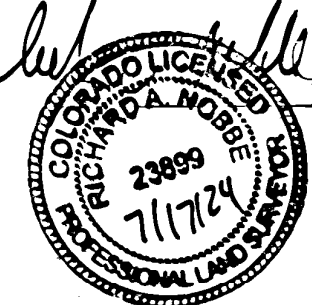
[Signature]
DIRECTOR OF COMMUNITY DEVELOPMENT

[Signature]
CITY AND COUNTY MANAGER

SURVEYOR'S CERTIFICATE:

I, RICHARD A. NOBBE, A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

DATE _____ (SEAL)



OWNER ACKNOWLEDGEMENT:

EOS DEVELOPMENT I, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: *[Signature]*

TITLE: MANAGER
STATE OF Delaware
COUNTY OF Harris } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5 DAY OF August, A.D. 2013, BY Charles W. Elder, MANAGER FOR EOS DEVELOPMENT I, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 10/10/2015
[Signature]
NOTARY PUBLIC

OWNER ACKNOWLEDGEMENT:

JP INTERLOCKEN, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP WHO ACQUIRED TITLE AS JPI INTERLOCKEN, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

BY: *[Signature]*

TITLE: MANAGER
STATE OF OREGON
COUNTY OF DESCHUTES } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July, A.D. 2013, BY John K. James, MANAGER FOR JP INTERLOCKEN, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP WHO ACQUIRED TITLE AS JPI INTERLOCKEN, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES March 03, 2016
[Signature]
NOTARY PUBLIC

OWNER ACKNOWLEDGEMENT:

JP COLORADO LAND, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP WHO ACQUIRED TITLE AS JPI COLORADO, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

BY: *[Signature]*

TITLE: MANAGER
STATE OF OREGON
COUNTY OF DESCHUTES } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July, A.D. 2013, BY John K. James, MANAGER FOR JP COLORADO LAND, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP WHO ACQUIRED TITLE AS JPI COLORADO, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES March 03, 2016
[Signature]
NOTARY PUBLIC



Location: G:\JANSEN1\20669C - Innes Interlocken Office\Survey\Plat09-12\Plat09-12.dwg
 Project Manager: R. NOBBE
 Job Number: 12,0228,080
 Sheet Number: 1 OF 3
 Drawn By: Arenart
 Surveyed By:

2013012774 PL 08/30/2013 03:17 PM
 SAFECO PRODUCTS - NEW HOPE, MINNESOTA
 RECORDED BY PAINT NUMBER 1055

SAFECO PRODUCTS - NEW HOPE, MINNESOTA
 RECORDED BY PAINT NUMBER 1055

SAFECO PRODUCTS - NEW HOPE, MINNESOTA
 RECORDED BY PAINT NUMBER 1055

REV. JULY 17, 2013
REV. JULY 16, 2013
REV. JUNE 27, 2013
MAY 17, 2013

MARTIN / MARTIN
CONSULTING ENGINEERS

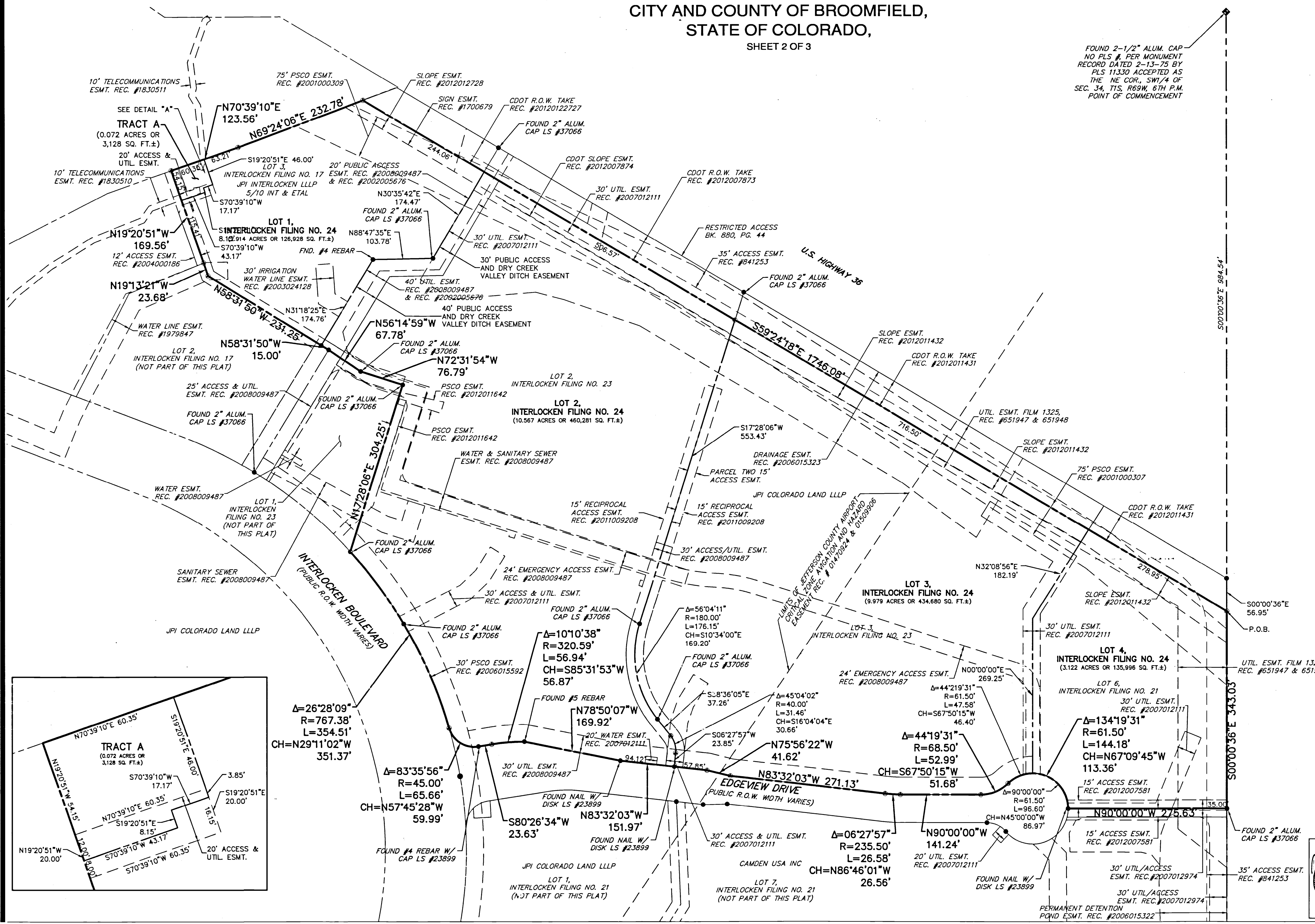
12499 WEST COLFAX AVE.
LAKEWOOD, CO 80215
303.431.8100
FAX 303.431.4028
SURVEY@MARTINMARTIN.COM

INTERLOCKEN FILING NO. 24 MINOR SUBDIVISION PLAT/12.0228.C/80/1 OF 3

INTERLOCKEN FILING NO. 24 MINOR SUBDIVISION PLAT

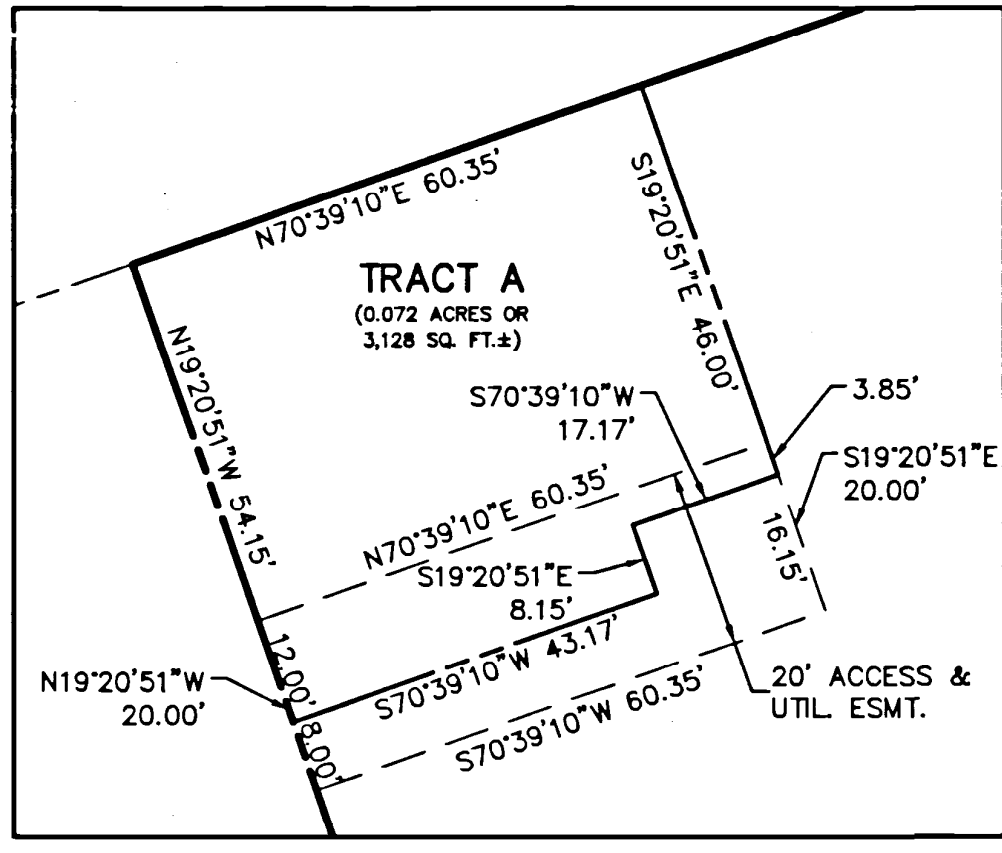
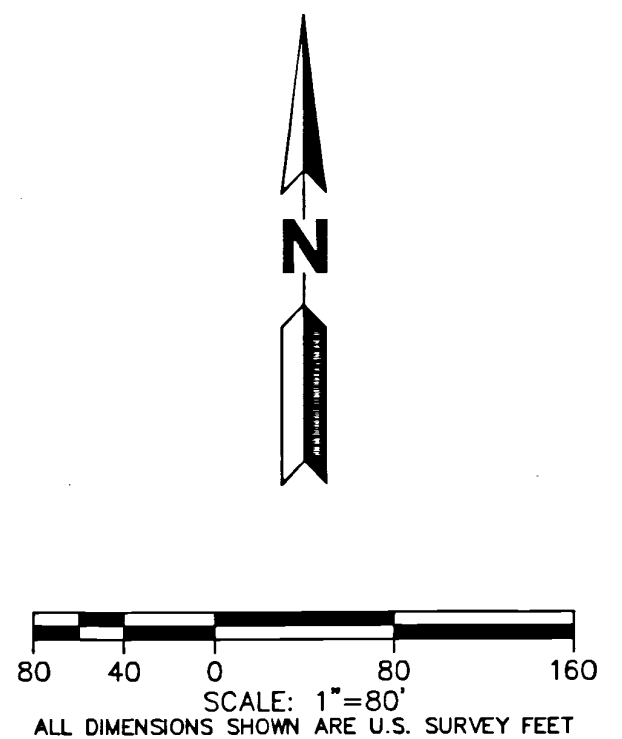
BEING A REPLAT OF LOT 3, INTERLOCKEN FILING NO. 17, LOT 6, INTERLOCKEN FILING NO. 21 & LOTS 2 AND 3, INTERLOCKEN FILING NO. 23,
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD,
STATE OF COLORADO,
SHEET 2 OF 3

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Page: 2 of 3 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield
RECORDED BY PART NUMBER 6552



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- PROPERTY CORNER
- SET #4 REBAR W/
CAP LS #23899



Project Manager: G. VANSENEN, 20669C Hines Interlocken Office, Survey\Plot09-12, Plot09-12.dwg
 Drawn By: R. NOBBE
 Surveyed By: 12.02.28.C.80 2 OF 3
 Plot Date: 07/16/13 A.echart

REV. JULY 17, 2013
 REV. JULY 16, 2013
 REV. JUNE 27, 2013
 MAY 17, 2013

23899

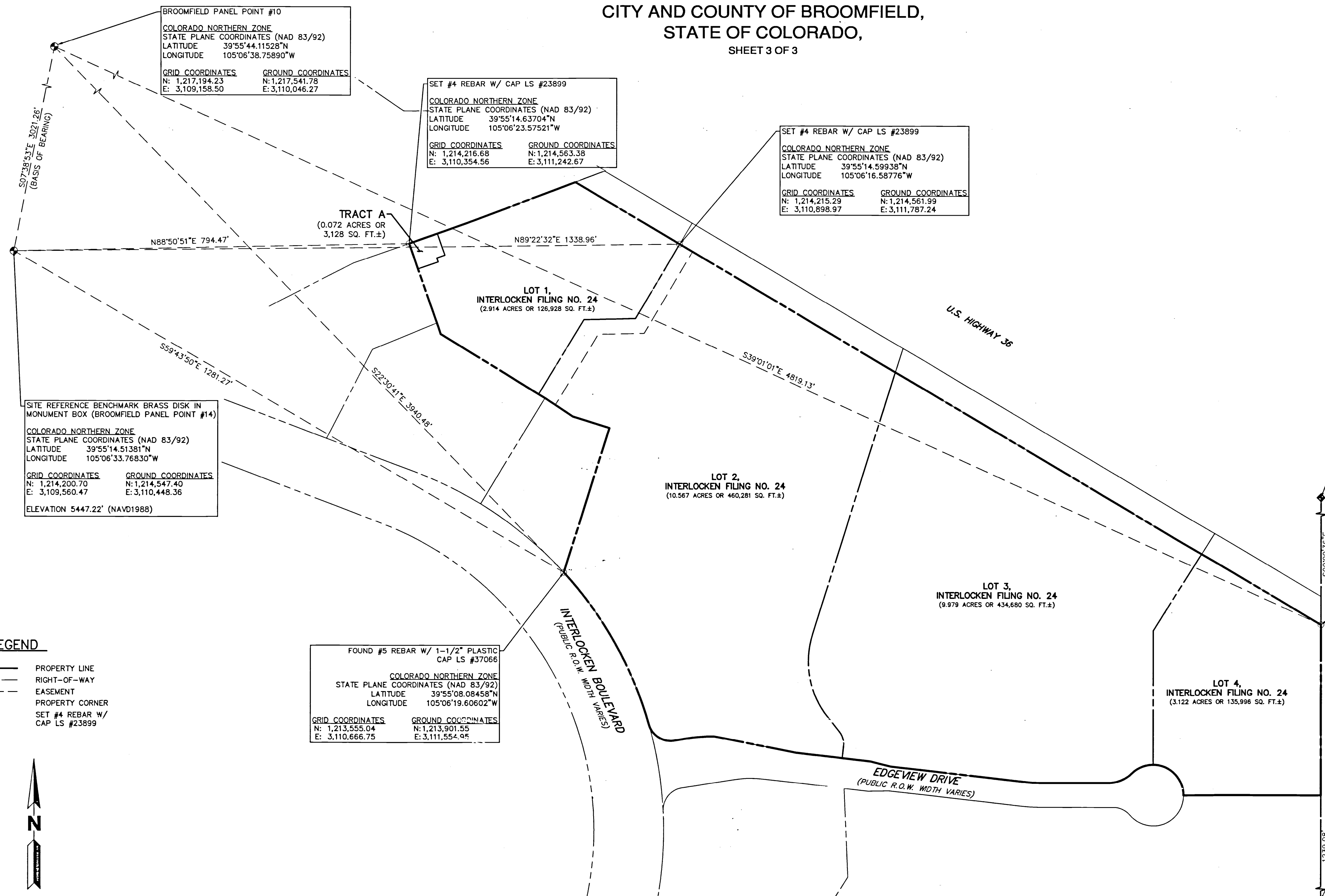
MARTIN / MARTIN
 CONSULTING ENGINEERS

12499 WEST COLFAX AVE.
 LAKEWOOD, CO 80215
 303.431.6100
 FAX 303.431.4058
 SURVEY@MARTINMARTIN.COM

INTERLOCKEN FILING NO. 24 MINOR SUBDIVISION PLAT

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STATE OF COLORADO,
SHEET 3 OF 3

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City and County of Broomfield



BROOMFIELD PANEL POINT #10
COLORADO NORTHERN ZONE
STATE PLANE COORDINATES (NAD 83/92)
LATITUDE 39°55'44.11528"N
LONGITUDE 105°06'38.75890"W
GRID COORDINATES GROUND COORDINATES
N: 1,217,194.23 N: 1,217,541.78
E: 3,109,158.50 E: 3,110,046.27

SET #4 REBAR W/ CAP LS #23899
COLORADO NORTHERN ZONE
STATE PLANE COORDINATES (NAD 83/92)
LATITUDE 39°55'14.63704"N
LONGITUDE 105°06'23.57521"W
GRID COORDINATES GROUND COORDINATES
N: 1,214,216.68 N: 1,214,563.38
E: 3,110,354.56 E: 3,111,242.67

SET #4 REBAR W/ CAP LS #23899
COLORADO NORTHERN ZONE
STATE PLANE COORDINATES (NAD 83/92)
LATITUDE 39°55'14.59936"N
LONGITUDE 105°06'16.58776"W
GRID COORDINATES GROUND COORDINATES
N: 1,214,215.29 N: 1,214,561.99
E: 3,110,898.97 E: 3,111,787.24

SITE REFERENCE BENCHMARK BRASS DISK IN MONUMENT BOX (BROOMFIELD PANEL POINT #14)
COLORADO NORTHERN ZONE
STATE PLANE COORDINATES (NAD 83/92)
LATITUDE 39°55'14.51381"N
LONGITUDE 105°06'33.76830"W
GRID COORDINATES GROUND COORDINATES
N: 1,214,200.70 N: 1,214,547.40
E: 3,109,560.47 E: 3,110,448.36
ELEVATION 5447.22' (NAVD1988)

FOUND 2-1/2" ALUMINUM CAP, NO PLS #, PER MONUMENT RECORD DATED 2-13-75 BY PLS. 11330 ACCEPTED AS N.E. CORNER OF THE S.W. 1/4 OF SECTION 34, T1S, R69W, 6TH P.M.
COLORADO NORTHERN ZONE
STATE PLANE COORDINATES (NAD 83/92)
LATITUDE 39°55'17.27899"N
LONGITUDE 105°05'59.98423"W
GRID COORDINATES GROUND COORDINATES
N: 1,214,492.23 N: 1,214,839.00
E: 3,112,191.33 E: 3,113,079.98

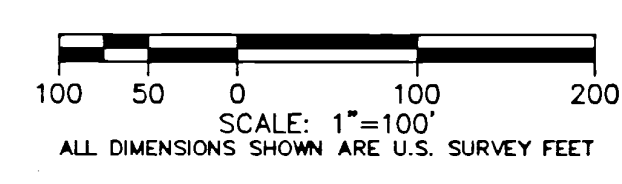
FOUND #5 REBAR W/ 1-1/2" PLASTIC CAP LS #37066
COLORADO NORTHERN ZONE
STATE PLANE COORDINATES (NAD 83/92)
LATITUDE 39°55'08.08458"N
LONGITUDE 105°06'19.60602"W
GRID COORDINATES GROUND COORDINATES
N: 1,213,555.04 N: 1,213,901.55
E: 3,110,666.75 E: 3,111,554.95

SET #4 REBAR W/ CAP LS #23899
COLORADO NORTHERN ZONE
STATE PLANE COORDINATES (NAD 83/92)
LATITUDE 39°55'06.98916"N
LONGITUDE 105°06'00.04205"W
GRID COORDINATES GROUND COORDINATES
N: 1,213,451.03 N: 1,213,797.51
E: 3,112,191.52 E: 3,113,080.16

FOUND 3-1/4" ALUMINUM CAP, STAMPED PLS #17669 2007 ACCEPTED AS SE CORNER OF THE S.W. 1/4 OF SECTION 34, T1S, R69W, 6TH P.M.
COLORADO NORTHERN ZONE
STATE PLANE COORDINATES (NAD 83/92)
LATITUDE 39°54'51.35819"N
LONGITUDE 105°06'00.13004"W
GRID COORDINATES GROUND COORDINATES
N: 1,211,869.37 N: 1,212,215.40
E: 3,112,191.80 E: 3,113,080.44

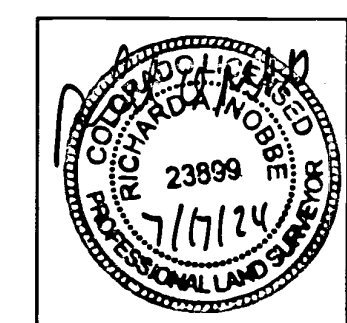
LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT
- PROPERTY CORNER
- SET #4 REBAR W/ CAP LS #23899



Plot Date: 07/16/13 Arehart
Project Manager: R. NOBBE
Drawn By: Arehart
Job Number: 12.0228.C.80
Sheet Number: 3 OF 3
Location: G:\JANSEN\20669C Hines Interlocken Office\Survey\Plat09-12\Plat09-12.dwg

REV. JULY 17, 2013
REV. JULY 16, 2013
REV. JUNE 27, 2013
MAY 17, 2013



MARTIN / MARTIN
CONSULTING ENGINEERS
13499 WEST COLFAX AVE.
LAKESIDE, CO 80215
303.431.6100
FAX 303.431.4028
SURVEY@MARTINMARTIN.COM