

# Kanemoto Estates NUPUD

February 1 2023

Hannah Hippley  
Planning Division Manager  
Long Range Planning & Policy Team  
Boulder County Land Use Department  
2045 13<sup>th</sup> Street Boulder, CO 80302

Re: Kanemoto Estates NUPUD  
Termination Request: Outlot A - Agricultural Conservation Easement

The owners of Kanemoto Estates, Lefthand Ranch LLC, request termination of the agricultural conservation easement encumbering the Kanemoto Estates Subdivision NUPUD Outlot A.

*TDR IGA Policy Conformance.* Currently in unincorporated Boulder County, the property was designated as a receiving site under a prior Longmont Area TDR IGA. The TDR IGA. Boulder County and the City of Longmont have recognized and maintained the policy documented in the IGA since it lapsed; and termination of the agricultural conservation easement is provided for under terms of the easement and land use policy of Boulder County and the City of Longmont. An agreement has been reached with Boulder County Parks & Open Space and Lefthand Ranch LLC to terminate the easement.

*Annexation Regulatory Conformance.* Within the Longmont Planning Area and adjacent the City's service area – the property meets all of requirements of the City of Longmont and State of Colorado for annexation into the City of Longmont. The property was referred by the Longmont City Council to be considered for annexation; and Lefthand Ranch, LLC has made formal application to the City for annexation - currently preparing Submittal 3 in response to the City's comments regarding Lefthand Ranch's plans to develop the property once it is annexed.

*City of Longmont Comprehensive Plan Conformance.* The Envision Longmont Multimodal & Comprehensive Plan provides Longmont's future policy guidance. A land use plan amendment has been requested as part of the annexation to provide for a more compact development plan that supports greater sustainability and provision of attainable housing. The plan has a high degree of compliance with the Envision Longmont plan goals.

The area around the Kanemoto Estates property is identified as an area of change in the plan - where future growth is most desirable and/or beneficial to the community. This site was originally designated as rural neighborhood because of the agricultural conservation easement on the property. If the easement is released, the proposed land use amendment is consistent with the key characteristics of an area of change. The site will continue to be designated primarily for residential land uses, although at higher densities than originally contemplated; this change will increase the types of housing that can be constructed within this neighborhood, including much needed affordable and attainable housing. This property is also located near Primary Employment, which may provide a benefit of more residents joining the workforce for local jobs.

The following Envision Longmont Plan goals and policies support this request:

## Goal 1.2 – Promote a sustainable mix of land uses

Policy 1.2A: Overall mix of uses. This policy encourages a balanced mix of residential, employment, retail, commercial, and other uses to increase the self-sufficiency of the community.

- *The plan increases the type and amount of residential uses; and community facilities which will improve the overall mix of uses and increased walkability.*

## Policy 1.2E: Mix of Housing Types and 1.2F Higher Density Housing.

Both policies aim at addressing the changing needs of the community by diversifying Longmont's housing stock to include a wide range of types, sizes, prices and densities.

- *The change to Mixed Neighborhood for this plan creates the potential for a truly mixed, diverse neighborhood and encourages working with the private sector to promote and potentially incent the construction of housing in short supply, which currently includes affordable and attainable housing.*

## Goal 3.1 – Ensure there are affordable and accessible housing options that meet the needs of residents of all ages, abilities, and income levels.

Policy 3.1A: Housing Options and 3.1B: Affordable Housing. Policy 3.1A aims to further diversify the City's housing stock to meet a variety of groups and lifestyles through allowing a mix of housing types; providing incentives for projects with affordable housing in corridors and centers, and seeking public/private partnerships to support the construction of permanently affordable homes.

- *This proposal supports by increasing the types of housing that can be constructed and directly supporting the provision of affordable and attainable housing.*

## Goal 3.4 - Ensure all Longmont residents have access to arts, cultural, and education by encouraging the growth of educational institutions, community facilities and programs that increase literacy and provide opportunities for learning.

- *The plan supports this policy through the inclusion of the early childhood education center and community center.*

We appreciate your consideration of this request.

Thank you.

Jack Bestall  
Owner's Representative - Lefthand Ranch LLC  
Principal – Bestall Collaborative Limited

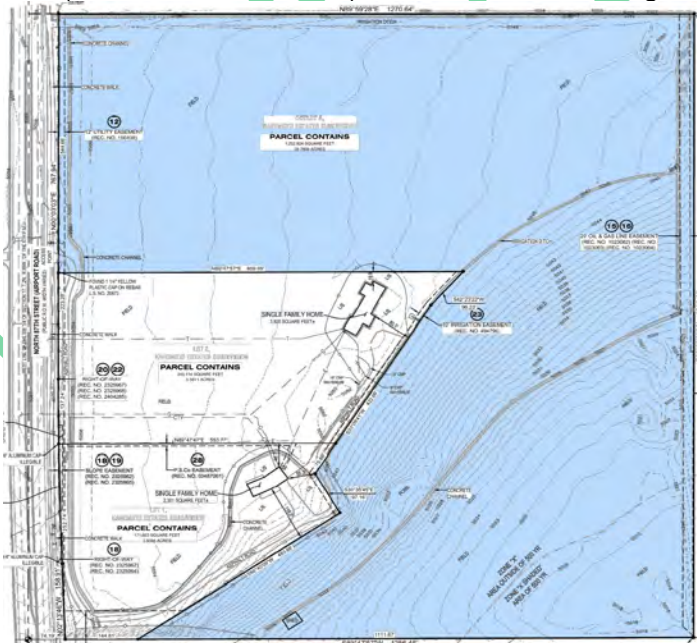
# SOMERSET VILLAGE

Kanemoto Estates is a subdivision within Boulder County along Airport Road north of the Diagonal Highway. Within a Municipal Influence Area and designated a TDR Receiving Site – the property is in a Longmont Planning Area adjacent the City's service area. The property was referred by the City of Longmont Council to be considered for annexation at the owner's request – Lefthand Ranch LLC.

## ***Kanemoto Estates Property View North***



Consisting of fallow agricultural land and two private residences - adjacent parcels to the north and west previously in agriculture were annexed and developed in the City of Longmont; including Clover Creek subdivision (zoned R-SF 1-8du/ac) and AMD/Western Digital (zoned Primary Employment).



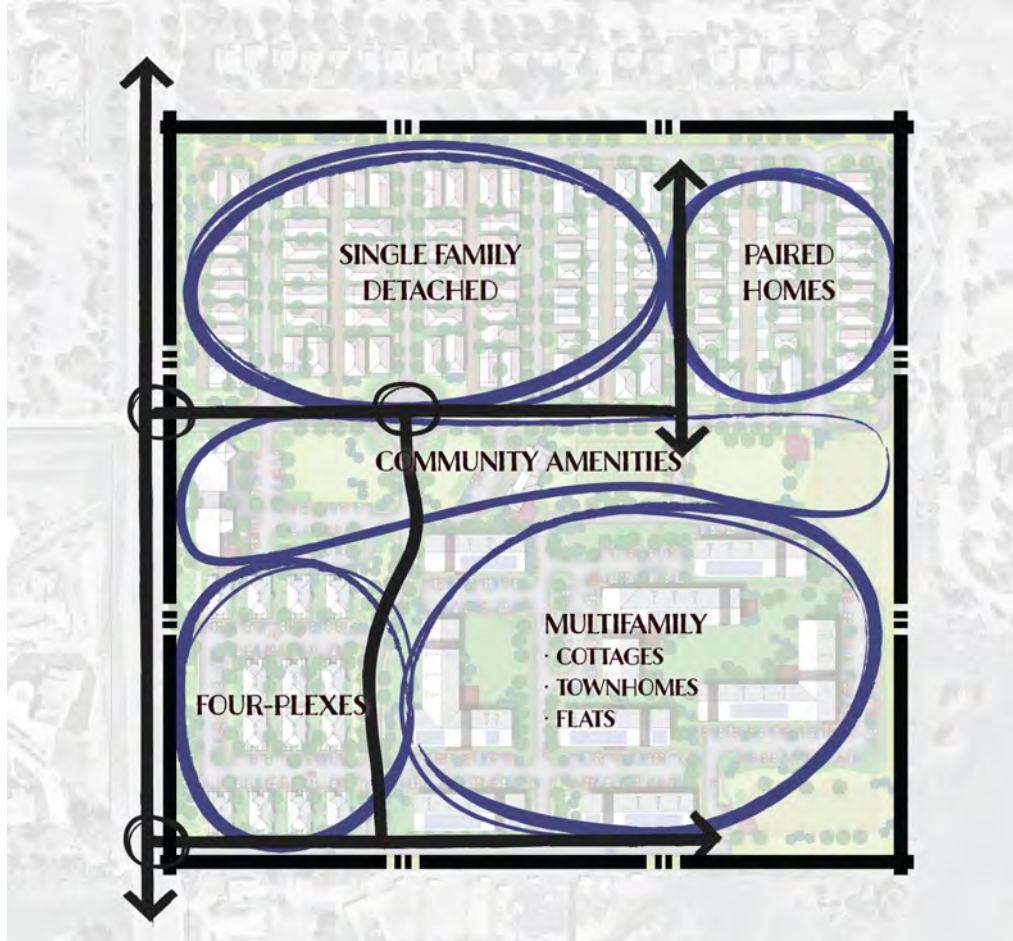
## ***Kanemoto Estates - Agricultural Conservation Easement (blue)***

The annexation area is 40.5ac: 2.25 acres in Airport Road right of way and 38.25ac in the Kanemoto Estates subdivision. The subdivision consists of three lots: Lot 1- 3.9ac; Lot 2 - 5.6ac with one house each; and Outlot A - 28.8ac in the agricultural conservation easement held by Boulder County Parks & Open Space. An agreement is in place between the Lefthand Ranch LLC and Boulder County to terminate the conservation easement.



# SOMERSET VILLAGE

**Somerset Village Concept Plan Intent.** The concept is focused on achievement of Envision Longmont goals for properties like Kanemoto Estates in a compact, village pattern. Along transportation corridors and in designated areas of change the plan focuses on achieving Envision Longmont Plan Goals.



**Somerset Village Concept Plan**

**Longmont Envision Goals incorporated into the Somerset Village Concept Plan.**

- Energy conservation in support of the City's 2035 Net-0 goal
- A livable neighborhood along major transportation corridors
- New and diversified housing in areas of change
- Attainable housing - affordable & middle tier
- Amenities: early childhood & community centers, ride-share plaza, bodega, OS
- Additional housing near employment
- Reduced vehicle dependency, walkable environment
- Increased City density with a sustainable, buffered plan

**Circulation & Transportation.** Primary access is planned on Airport Road - a Principal Arterial that includes regional transit. No daily travel is planned thru the existing residential neighborhoods. The Diagonal Highway (SR-119) - a regional arterial is approximately one-third of a mile to the south. Major employment facilities, located to the east and northeast, are connected by a trail system extending northeast into downtown Longmont.



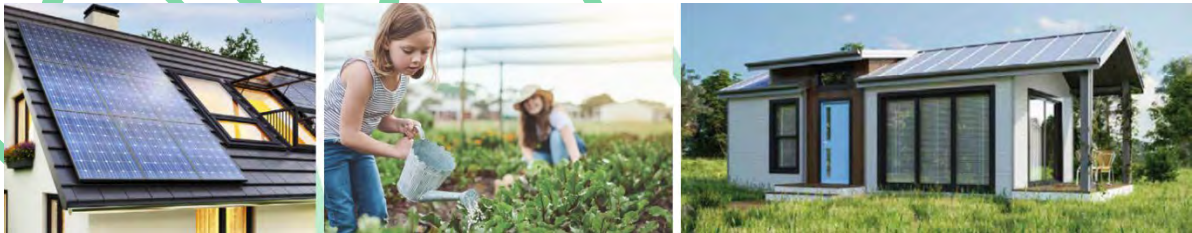
# SOMERSET VILLAGE

The plan supports walkability with an interconnected sidewalk and trail system tied to community amenities and the open space system. It is planned to link to trails on adjacent properties and the existing and regional trail system



**Local Streetscape:** porch fronts, treelawns, pedestrian connectivity

**Sustainability.** Energy conservation building guidelines will frame the design of all structures to achieve a high level of self-sufficiency; minimizing carbon footprints in support of the Longmont 2035 Net-0 goal. The Natural Resources Assessment conducted on the property indicates little natural habitat because of the years of onsite agricultural production practices; no endangered species and raptor habitation (nests).



**Sustainable Forms of Community**

**Water, Sanitary Sewer, Storm Sewer & Public Utilities.** The property is adjacent the municipal service area and water, sanitary sewer, power, and public safety services will be provided by the City of Longmont. Water and sanitary sewer connect to existing infrastructure to the north and east. LPC power will connect from the northeast. Water quality ponds are planned to fit the historic drainage pattern to the southeast.

**Attainable Housing.** The intent the concept plan is to develop a diverse mix of attainable and market-priced forsale and rental homes onsite. Bolstered with proximity to an arterial with regional bus service, one minute from the Diagonal Highway, a ride-share program, and a planned interconnected community trail system – these elements will bolster the attainable housing segment. As much as 20% of the residential has been targeted to be attainable (85 units); recognizing the achievement of these goals is dependent on cost, development standards, fees, and market factors.

# SOMERSET VILLAGE



**Attainable Choices:** townhomes and paired homes typical

**Community Character.** The predominate development pattern and massing at Somerset Village is horizontal – emphasizing detached, low-scale residential building types nearest the existing residential on the periphery in the neighborhoods to the north and west. A major effort has been made to study the architectural forms and character of the residential at this conceptual stage of design.

**Land Use.** The requested Residential – Mixed Neighborhood (R-MN) zone designation allows a sustainable mix of residential homes; integrated with community amenities which will allow include the Somerset Early Child center; a bodega and community center. The planned residential includes: single family, paired, 4-plexes, townhomes and flats; sized from 450sf to 2,800sf. This mix provides housing choices and opportunities for attainable housing. The range also provides the flexibility necessary to address changing economic, lifestyle and demographic conditions in order to develop a plan of this scale. A range of residential options in different neighborhoods are offered in the Concept Plan; including cottages, townhomes and flats in the middle neighborhood which is-buffered from existing neighborhoods (550'-700'); adjacent major employment at AMD and Western Technologies.



**Illustrative Middle Neighborhood Concept - Cottages**



# SOMERSET VILLAGE



**Cottages**



**Townhomes**



**Flats**

***Middle Neighborhood Architecture.***

**Community Amenities.** Facilities targeted to support livability at Somerset Village include an early childhood education and community centers; active/passive open space; a bodega; and a ride share program located near the Bodega and Early Child Education Center at the entrance on Airport Road. TLC Learning Center and Wild Plum Center are advising on the Child Education Center.



***Child Center, General Store, Ride Share Plaza***



# SOMERSET VILLAGE

**Open Space.** Approximately 20% of the project is allocated to an integrated open space system of active and passive open space consisting of fields, pocket parks, plazas, water quality basins and landscape buffers, with trails.



***Community Commons adjoining cottages and Community Center***

**Community Center.** A community center for meeting, recreation, and receptions for residents is currently planned in the repurposed, existing north residence



***Community Center conceptual repurposing of the north residence***






# SOMERSET VILLAGE

Planning & Vision Workbook - Notes & Illustrations







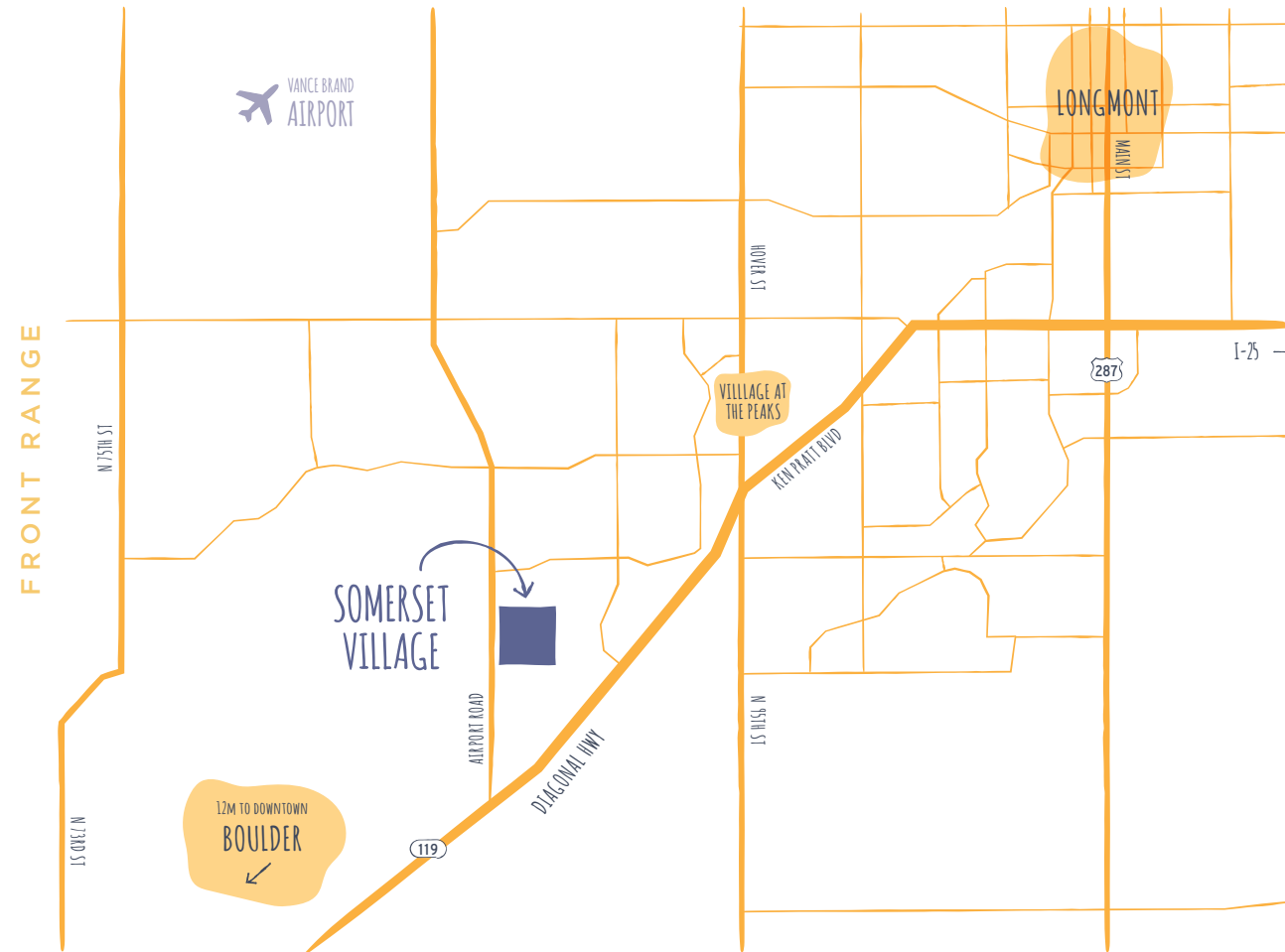
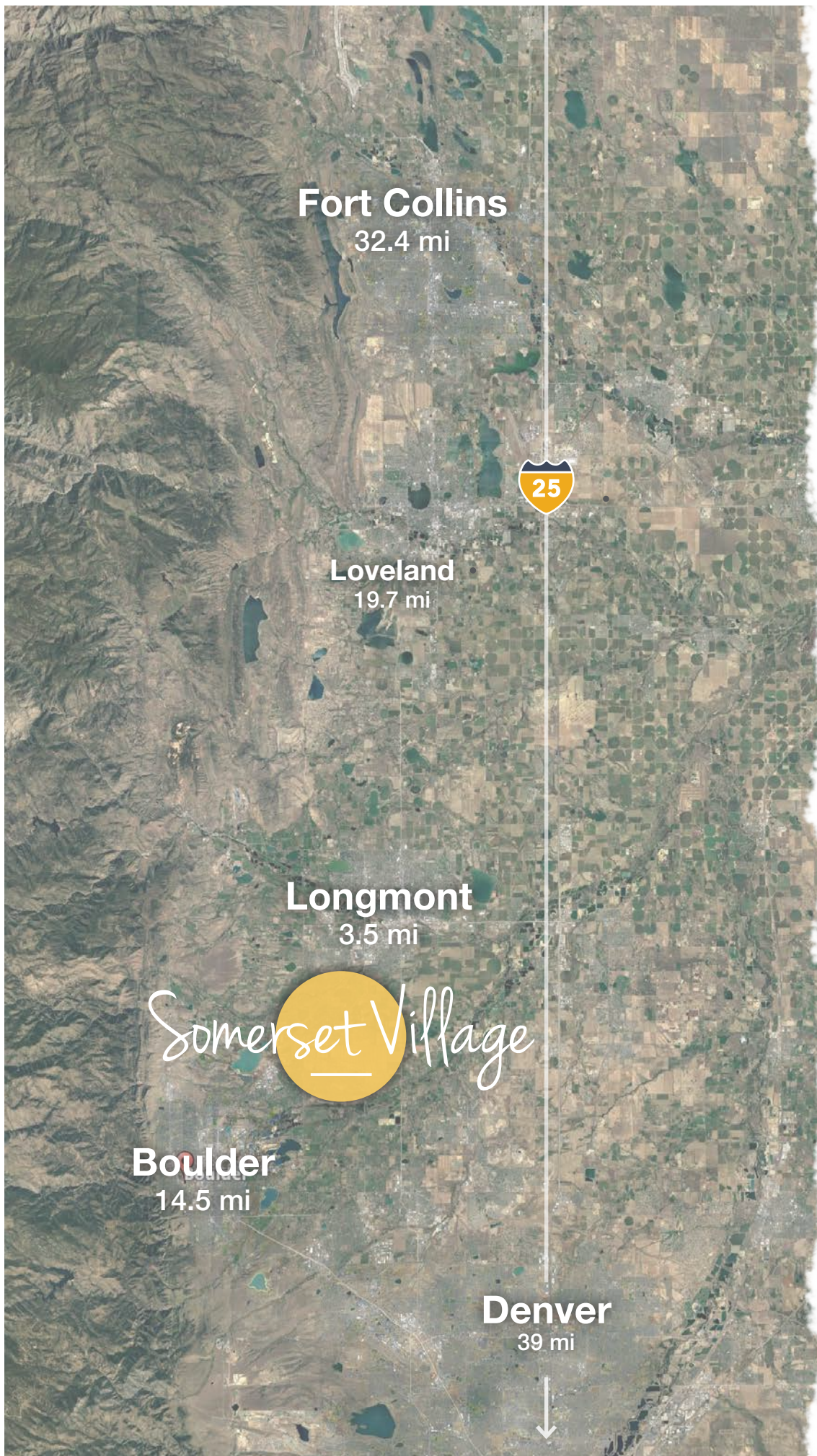
Imagine a home in a community that  
is welcoming, secure and sustainable.

# SOMERSET VILLAGE

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LONGMONT, COLORADO





## PROJECT INTRODUCTION

A part of the Longmont community with convenient access to major employment, Downtown Longmont and multi-modal connectivity to Boulder, Fort Collins and Denver for regional employment, education, culture and recreation – the property is central, connected, and represents a complete opportunity for sustainable community.

Located on Airport Road in East Boulder County the Kanemoto family farmed and built two homes on the land in the early 1980's. The family's estate homes have been conserved in the Village plan – to be repurposed as community amenities. The property was included in the City of Longmont Planning and Service Areas to be considered for annexation and development in the City as a designated 'area of change' in 1997. The property is immediately adjacent Xilinx and a major employer area to the east; and Clover Creek - a large small-lot single family subdivision to the north.



# GUIDING PRINCIPLES

The **Envision Longmont Goals** provide a framework and vision for the planning of Somerset Village - blending the needs and desires of Longmont residents with best practices in sustainability and community design - to provide value and choices for future residents.

Longmont Goals that form Guiding Principles for planning Somerset Village include:

- Develop in areas of change with new dwellings.
- Provide greater opportunities for home ownership.
- Target energy conservation principles and new energy technologies.
- Plan livable, self-sustaining neighborhoods.

## CREATE LASTING VALUE

During the planning process the planning team is focusing on **people-centric design of homes and amenities - supported by sustainable technologies. This can provide lasting value and least cost over time**

**Value-actions:**

- > Create a true sense of place and belonging.
- > Avoid ‘trendy’ decisions - focus on decisions that create timeless value.
- > Create enduring character and quality for residents of all walks of life.
- > Counter sprawl with compact development integrated with open and usable space.

## PLAN FOR FUTURE ADAPTABILITY

The value of this place is how it **appeals and works for today’s and tomorrow’s homeowner.**

- > Integrate sustainable technology applications and value-added design elements into the planning process.
- > Design-in flexibility to provide a community framework that is adaptive to people’s changing needs while maintaining the long-term vision of the Village.
- > Prepare guidelines that maintain a quality and vibrant community character.
- > Incorporate energy conservation in building design.
- > Support non-fossil fuel vehicles and multi-modal transportation options.

## PLAN A PLACE TO GROW

Plan infrastructure that will support **a community of diversity and those who aspire to live in unity.**

- > Plan for community facilities that support multi-modal transportation; early child development, community gathering and health/wellness.
- > Plan a safe and walkable environment encouraging people to spend time in various locations throughout the village.
- > Plan for “porch front living” - to support interactive gathering with neighbors.
- > Design attractive, affordable, energy conservative homes that live larger than their footprint through innovative plans that appeal to a range of people.



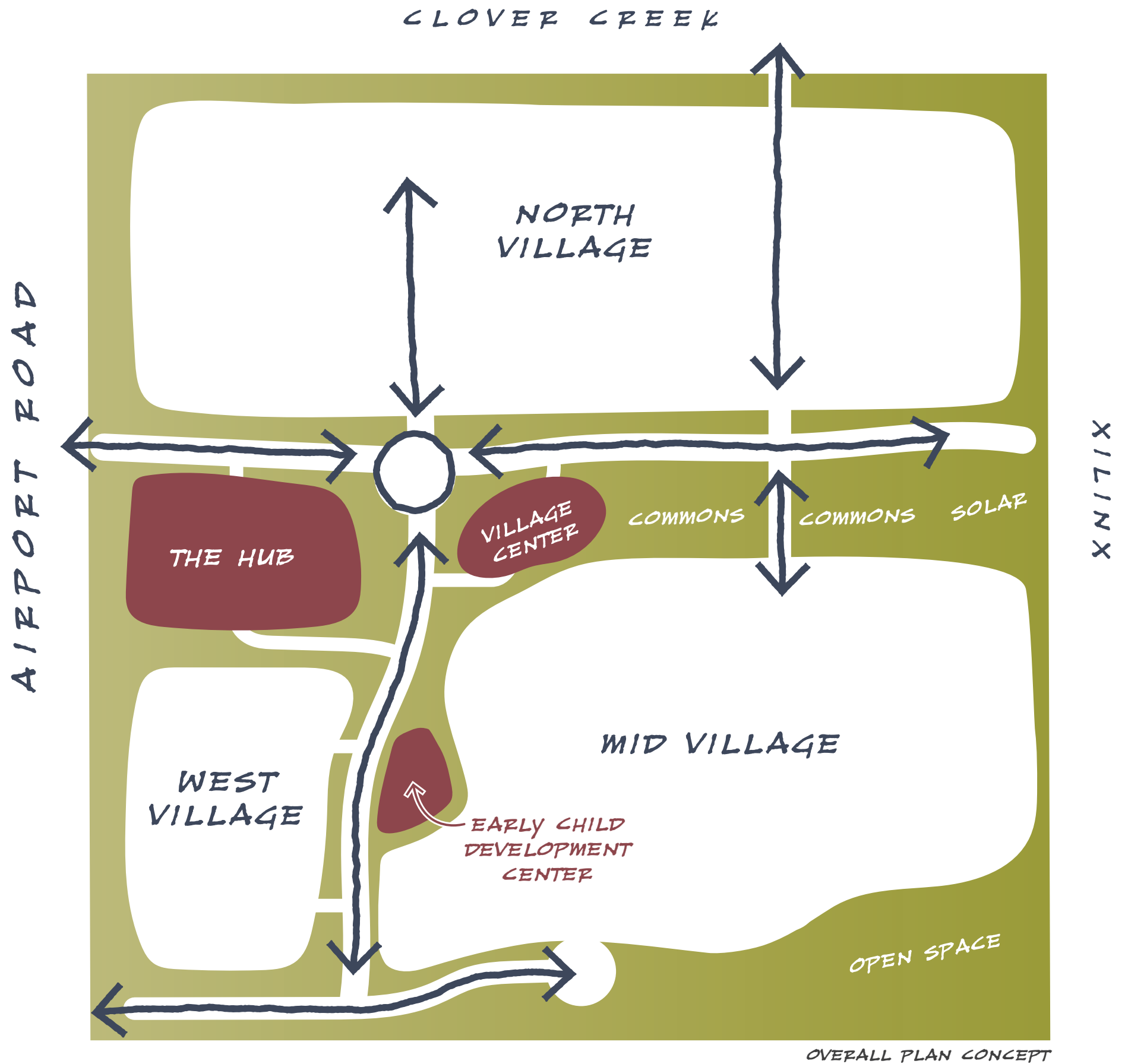
# INITIAL CONCEPTS

Traditional neighborhood compact patterns of development have been integrated with energy conservation & sustainable design in the initial planning stages of the Village. Best practices and the values from these traditions add to the resident's quality of life.

- Multi-generational
- Shared Spaces
- Walkable & Connected
- Conversation
- Warmth of Hearth & Home

## VILLAGE PLACE-MAKING

A traditional street and sidewalk system establish an easily understood pattern for the Village. From the main entrance on Airport road & Village Drive, community facilities are arrayed along what is the backbone of the community. At the entrance - the Hub will provide the prime mobility interface and daily support for residents with a transit and ride-share plaza and general store. Past the roundabout on Village Drive the Village Center in the 1st repurposed residence provides meeting, game and exercise facilities as part of the Community Commons. East of the Green a solar array is planned, providing off grid energy for community use and export. South of the Village Center in the Middle Neighborhood the Early Childhood Development Center is planned in the 2nd repurposed Kanemoto family home.







## THE HUB

The Hub provides the primary mobility interface for community with Longmont and the region with support functions including the general store, office; and charging stations and a transit ride share plaza. The intent of the Hub is to support reduced usage of fossil-fuel based vehicles and provide

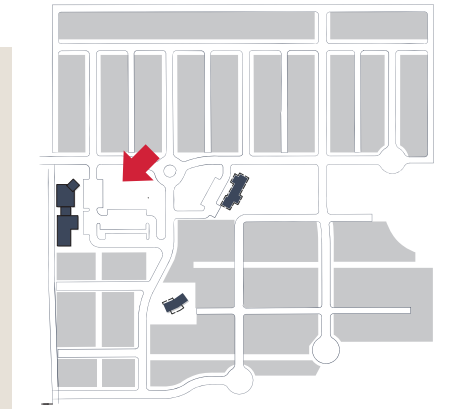
alternate modes. The general store is envisioned as a locally owned business offering goods and service for Somerset Village and the area - relying on the Village, transportation & general store activity; and the community programming.



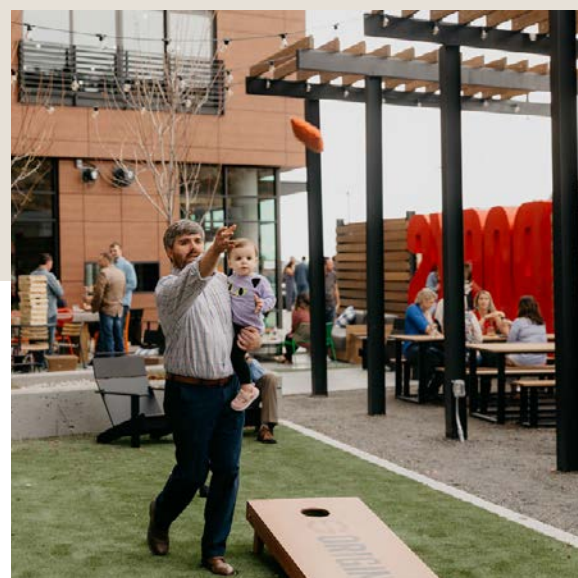
active connection to the community



welcoming moments



vibrant gathering place





Living at **Somerset Village** is about

*quality of life*



Quality of life is the prime driver of the planning & design of the Village in an effort to create a *sustainable place* that is livable and supports multigenerational *community* through housing choices, child development, and sustainable technologies.









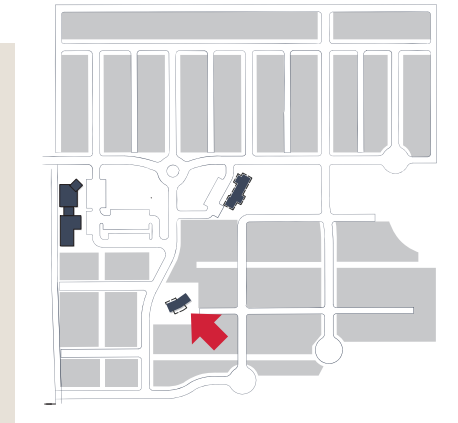
## EARLY CHILD DEVELOPMENT CENTER

The 2nd Kanemoto home is intended to be re-purposed as an Early Child Development Center providing enriched pre and primary school age education and child-care for residents.





outdoor play areas



TOWNHOMES



adaptive reuse  
of existing building

fun & engaging spaces to learn





A photograph of a garden path with pink bleeding heart flowers in the foreground and a stone archway in the background.

## NEW TRADITIONS

### Honoring the Past & Building the Future.

At the heart of the early stages of the planning process is a recognition of the rich agricultural heritage that sustained the Boulder Valley for generations. The conceptual plan is intended to produce a new generation of sustainable living on the land that honors the past while creating a future of sustainable technology and design applications.

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*It's all in the details.*





hearth & home. family friendly. front porch living.



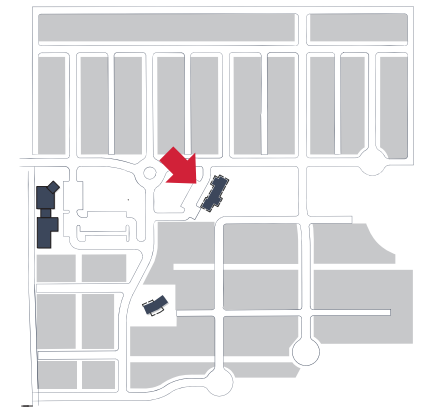




## VILLAGE CENTER

The Kanemoto Residence is planned to be re-purposed and used as the Community center. The facility includes meeting, recreation and reception space for residents; adjoining the Center is a commons outdoor activity venue.





indoor & outdoor gathering spaces



fitness center



neighborhood events





## NEIGHBOR- HOOD & SUSTAIN- ABLE LIVING

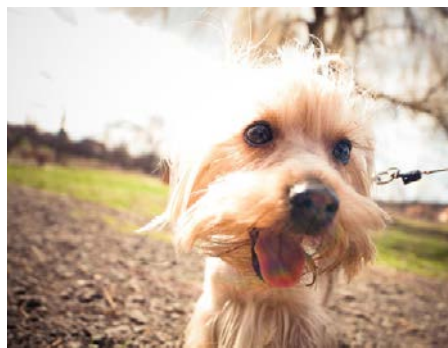
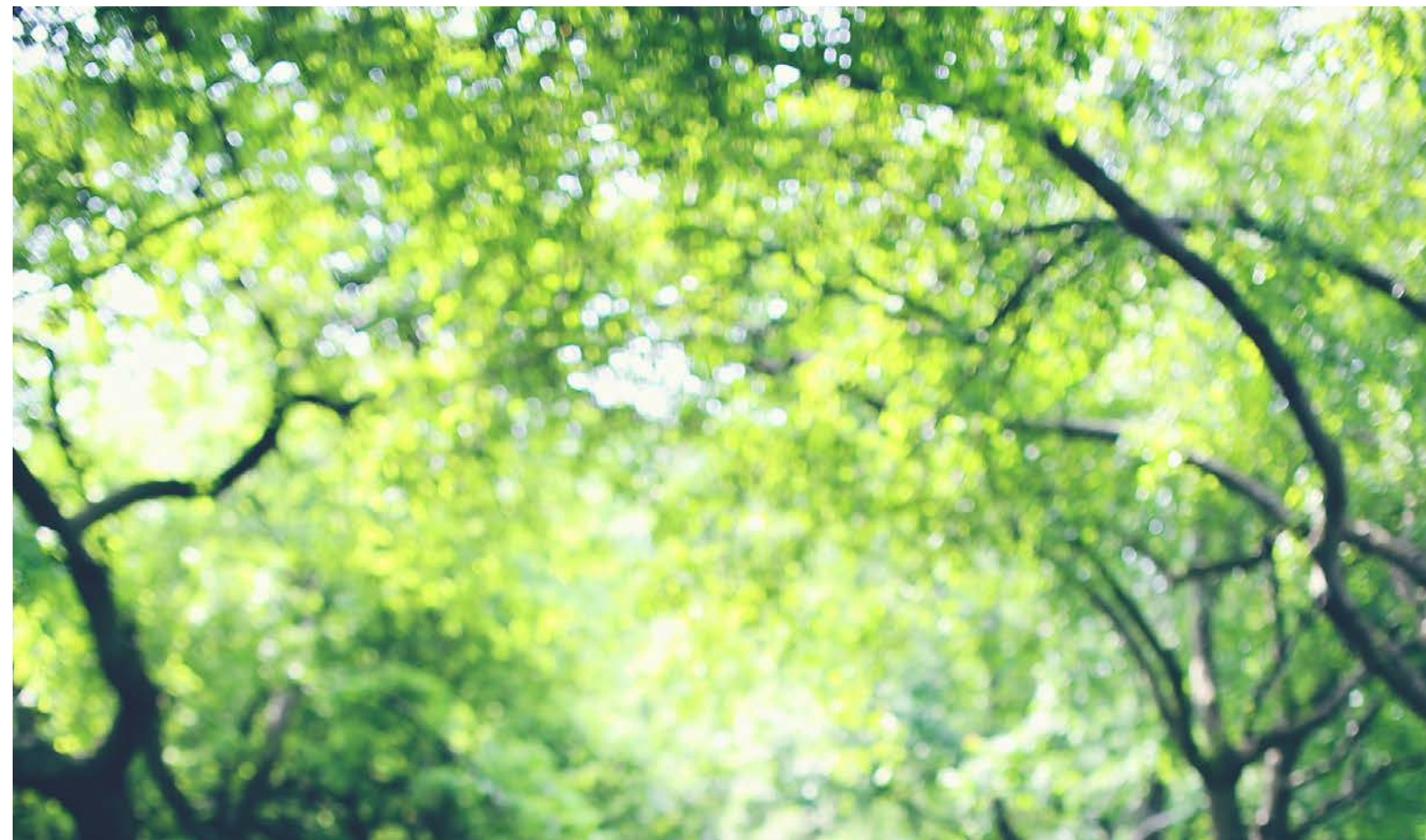
Homes and spaces  
that support  
community.

The plan has been structured for neighbors can get to know one another and develop relationships. People-centric design creates neighborhoods with character, builds value, promotes security, and allows people to feel at home. Facilities like the Hub, Village Center, Commons and Early Childhood Development Center provide settings for community interface and form the organizing elements of the community.

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*It's what you make of it.*





multi-generational. multi-cultural. multi-use.



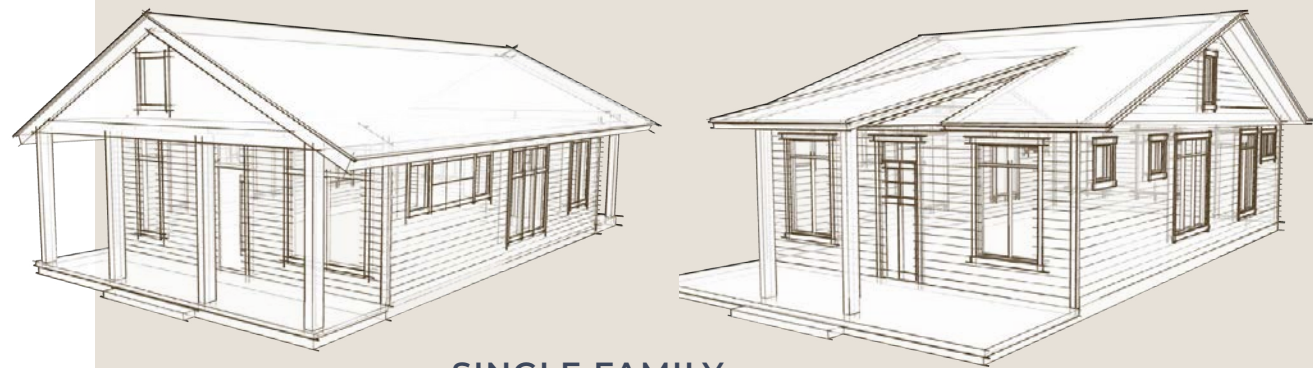




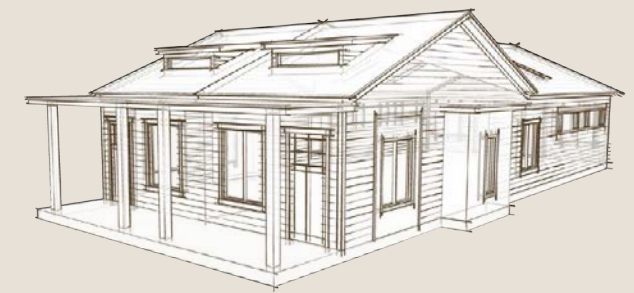
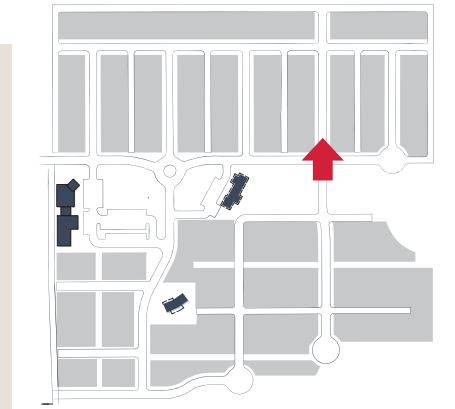
## NORTH VILLAGE

The North Village is planned as a single family residential area with individual homes, accessory dwelling units and paired homes. Within close proximity of the Hub and Village Center, the homes are accessed from a street and alley system designed to minimize intrusions of the automobile and maximize pedestrian connectivity.

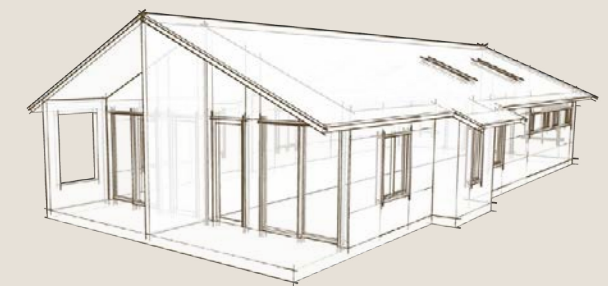




SINGLE FAMILY



DUPLEX



front porch life-style



sense of community





## HEALTH & WELLNESS

Play is a part of the plan and is important for all generations.

The plan allows residents to never be more than a few blocks away from the Village Center, general store, Early Child Development Center, Commons, a trail, or rural vista to the mountains and their restorative nature.

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*Take it outside.*







Discover living with less of a footprint, a focus on lifestyle, and a healthier way.







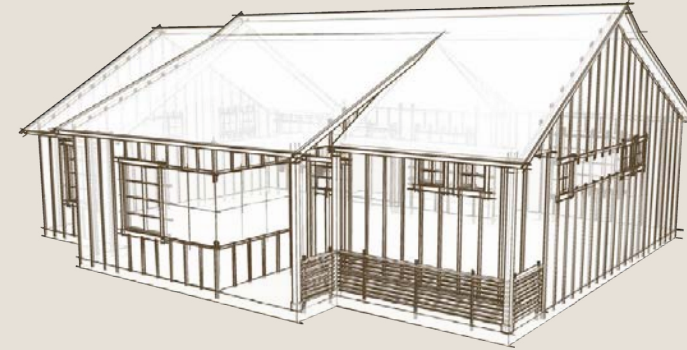
## COMMONS

The Commons links the Hub with the Village. The 'green' provides a space for gathering and organized and informal recreation. It is located for every day access between the North and Middle neighborhoods and adjoining the Village Center.

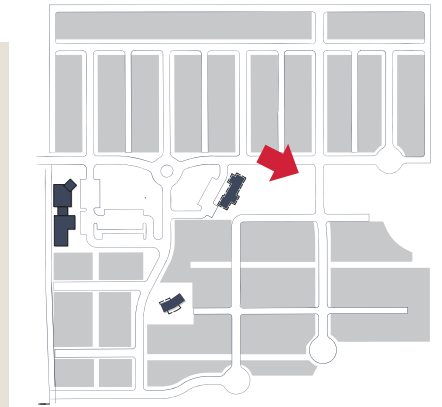




spaces for community events and entertainment



SINGLE COTTAGE



plenty of green space



PAIRED COTTAGE



sustainable energy—solar array

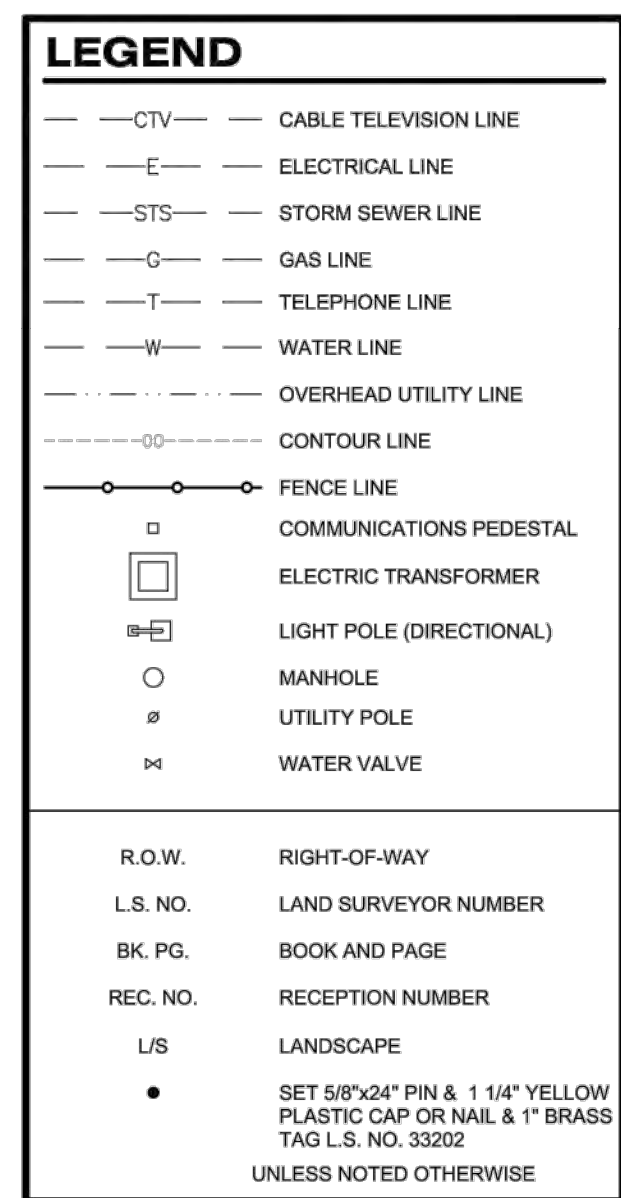


# SOMERSET VILLAGE

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*village living at Somerset*





LOT 1 & LOT 2 & OUTLOT "A"  
KANEMOTO ESTATES SUBDIVISION, COUNTY OF BOULDER,  
STATE OF COLORADO.

**SURVEYOR'S CERTIFICATION:**

TO DIO VIOLENO, LLP; COLORADO ESCROW AND TITLE SERVICES, LLC AND WESTCOT LAND TITLE  
INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN  
ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTPANS LAND TITLE  
SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a),  
7(b), 7(b-1), 7(c), 8, 11 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY

A circular seal with a rope-like border. The outer ring contains the text "COLORADO REGISTERED" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom. The inner circle contains the name "CHARLES N. BECKSTROM" at the top and the number "33202" at the bottom.

1. THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER 2740CEW1 WITH AN EFFECTIVE DATE OF JANUARY 17, 2019 AT 8:00 A.M., TITLE COMMITMENT NUMBER 3013ACE1 WITH AN EFFECTIVE DATE OF JANUARY 17, 2019 AT 8:00 A.M. AND TITLE COMMITMENT NUMBER 2740CEW2 WITH AN EFFECTIVE DATE OF JANUARY 17, 2019 AT 8:00 A.M. PREPARED BY COLORADO ESCROW AND TITLE SERVICES, LLS AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER ENCUMBRANCES OR OTHER EXCEPTIONS OF RECORD.
2. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON CONSTITUTES A LIMITED WARRANTY OF THE SURVEYOR REGARDING THOSE FACTS OF FINDING WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A GUARANTEE OF WARRANTY, EITHER EXPRESSED OR IMPLIED.
3. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE SURVEYOR'S CERTIFICATION HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED ENTITY OR PERSON WITHOUT AN EXPRESS WRITTEN RECERTIFICATION BY THE SURVEYOR OF RECORD NAMED SAID PERSON OR ENTITY.
4. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING N89°47'57"E AS REFERENCED AND BOUNDED BY THE MONUMENTS SHOWN HEREON.
5. THE ADDRESS OF THE SURVEYED PROPERTY IS 8810, 8700 & 8702 NORTH 87TH STREET, LONGMONT, CO.
6. BY GRAPHIC PLOTTING THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AND ZONE "X SHADED" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PLAN NO. 0801-32028BJ AND 0801-32028J. THE FIRM WAS OBTAINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION. THE FLOOD PLAIN LINE SHOWN HEREON WAS SCALED FROM SAID FEMA MAP AND IS CONSIDERED APPROXIMATE.
7. BENCHMARK: CITY OF LONGMONT BM #16 - 3" DIAMETER BRASS CAP 33' EAST OF CL AIRPORT & 100' SOUTH OF PILE ROAD #1 - 1/4" EASE OF FLOWLINE ON CORNER ROAD BETWEEN WALK AND PILE ROAD. ELEVATION 5554.15 FEET (NAVD 1985 DATUM). THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.
8. THIS SITE IS CURRENTLY ZONED AGRICULTURE PER THE COUNTY OF BOULDER. NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.
9. THERE ARE 0 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
10. THE LOCATION OF ALL UNDERGROUND UTILITY LINES, IF SHOWN HEREON, ARE BASED ON FIELD LOCATION OF VISIBLE EVIDENCE AND MARKINGS AND MAPPING PROVIDED BY A UTILITY LOCATION SERVICE AND ARE TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN AND CONSTRUCTION.
11. BURIED UTILITIES AND PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE. RECORD DRAWINGS OF THE CONSTRUCTION UTILITY LINES AND ADOPTED LOCATION DERIVED FROM RECORD SURFACE SURVEY DATA AND RECORD DRAWINGS OF THE CONSTRUCTION UTILITY LOCATION FIRM, NO GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. ENGINEERING SERVICE COMPANY DOES NOT ALLOW FOR ANY LIABILITY TO ACCESS UTILITY MANHOLES OR EXPOSED STRUCTURES. THEREFORE, SUB-SURFACE PIPE SIZES IF NOTED HEREON ARE OBSERVED FROM SURFACE LOCATIONS AND/OR TAKEN FROM RECORD DRAWINGS. IF MORE ACCURATE LOCATIONS AND/OR SIZES OF UNDERGROUND UTILITIES OR PIPELINES ARE REQUIRED, THE SURVEYOR'S FIELD LOCATION DATA SHOULD BE HAVING TO BE VERIFIED BY FIELD POT-HOLDING. ENGINEERING SERVICE COMPANY AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UNDERGROUND UTILITIES AND PIPELINES.
12. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVESTONES OR BURIAL GROUNDS LOCATED ON THE SUBJECT PROPERTY.
13. DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S.

**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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO COLORADO STATUTE 18-65-107, AND THE COLORADO PERMITS STATUTE.

<b>ALTA/NSPS LAND TITLE SURVEY</b> LOT 1, 2 AND OUTLOT A, KANEMOTO ESTATES SUBDIVISION SITUATED IN THE SW 1/4 OF SECTION 17, T.2N., R.68W., OF THE 6TH P.M. COUNTY OF BOULDER, STATE OF COLORADO  <b>8610 NORTH 87TH STREET, LONGMONT</b>		Prepared For:	
Designed by: SAM		Date: 02/19/2019	
Drawn by: SLH		Survey No.: 19029-S	
Projected by: SAM		Project No.: 1354-1	
Field Book No.:		Scale: 1"=100'	
Sheet No.: <b>1 OF 1</b>			