

PRELIMINARY PLAT

ST. LOUIS PARISH AND BOLDER INNOVATION CAMPUS - FILING NO. 1

A SUBDIVISION LOCATED IN

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

DEDICATION AND OWNER'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE ARCHDIOCESE OF DENVER, A COLORADO CORPORATION SOLE, AS TRUSTEE FOR THE BENEFIT OF ST. LOUIS CATHOLIC PARISH, ADRIAN D. GAMES AND ASCENT COMMUNITY CHURCH, A COLORADO NONPROFIT CORPORATION, BEING THE OWNER'S OF THAT TRACT OF LAND LOCATED IN THE SW1/4 OF SECTION 16, T1S, R69W OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 16 FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 16 BEARS, S00°03'34"E (BASIS OF BEARING), THENCE N89°19'47"E, 60.24 FEET ALONG THE NORTH LINE OF THE SW1/4 OF SAID SECTION 16 TO THE EAST RIGHT-OF-WAY LINE OF S. 96TH STREET AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING, N89°19'47"E, 483.39 FEET ALONG NORTH LINE OF THE SW1/4 OF SAID SECTION 16 TO THAT TRACT OF LAND CONVEYED TO THE CITY OF LOUISVILLE IN THAT GENERAL WARRANTY DEED RECORDED SEPTEMBER 2, 2003 AS RECEPTION NUMBER 2496381 OF THE RECORDS OF BOULDER COUNTY, COLORADO;

THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE WESTERLY LINE OF SAID RECEPTION NUMBER 2496381:

1. THENCE SOUTHEASTERLY, 147.62 FEET ALONG THE ARC OF CURVE CONCAVE TO THE SOUTHWEST TO A POINT OF SPIRAL CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 3224.17 FEET, A CENTRAL ANGLE OF 02°37'24" AND BEING SUBTENDED BY A CHORD THAT BEARS S18°33'43"E, 147.61 FEET;

2. THENCE SOUTHEASTERLY, 69.53 FEET ALONG THE ARC OF SAID SPIRAL CURVE TO A POINT NON-TANGENT, SAID ARC HAVING A STANDARD RADIUS OF 3224.17 FEET, A NORMAL CENTRAL ANGLE OF THE SPIRAL CURVE OF 00°36'45" AND BEING SUBTENDED BY A CHORD THAT BEARS S16°50'28"E, 69.47 FEET;

3. THENCE N73°2'443"E, 0.34 FEET AT RIGHT ANGLES TO THE WESTERLY RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN & SANTA FE RAILROAD;

THENCE S16°35'17"E, 2485.18 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BURLINGTON NORTHERN & SANTA FE RAILROAD TO THE NORTHERLY RIGHT-OF-WAY LINE OF DILLON ROAD;

THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID DILLON ROAD:

1. THENCE S89°48'51"W, 346.97 FEET;

2. THENCE N89°22'02"W, 525.00 FEET;

3. THENCE S89°48'51"W, 298.42 FEET;

4. N45°07'21"W, 113.01 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID S. 96TH STREET, SAID LINE IS 67.50 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE WEST LINE OF THE SW1/4 OF SAID SECTION 16;

THENCE N00°03'34"E, 82.42 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID S. 96TH STREET TO THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO COLORADO-WYOMING GAS COMPANY IN THAT WARRANTY DEED RECORDED AUGUST 16, 1961 IN BOOK 1194 AT PAGE 569 OF THE RECORDS OF BOULDER COUNTY, COLORADO;

THENCE N89°56'26"E, 12.50 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE N00°03'34"W, 100.00 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE S89°56'26"W, 12.50 FEET ALONG THE NORTH LINE OF SAID BOOK 1194 AT PAGE 569 TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID S. 96TH STREET;

THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID S. 96TH STREET:

1. THENCE N00°03'34"W, 377.67 FEET;

2. THENCE N01°12'19"W, 375.00 FEET;

3. THENCE N00°03'34"W, 1538.05 FEET TO A CURVE TO THE RIGHT;

4. THENCE NORTHERLY, 25.92 FEET ALONG THE ARC OF CURVE TO THE NORTH LINE OF THE SW1/4 OF SAID SECTION 16 AND THE TRUE POINT OF BEGINNING, SAID ARC HAVING A RADIUS OF 1440.00 FEET, A CENTRAL ANGLE OF 01°01'53" AND BEING SUBTENDED BY A CHORD THAT BEARS N00°27'23"E, 25.92 FEET;

CONTAINING AN AREA OF 51.572 ACRES, MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF ST. LOUIS PARISH AND BOLDER INNOVATION CAMPUS - FILING NO. 1, SUBDIVISION OF A PART OF THE CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF LOUISVILLE, COLORADO, AND THE PUBLIC, OUTLOT A AND OUTLOT B; TO THE CITY OF LOUISVILLE, COLORADO, THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS EXCLUSIVE UTILITY EASEMENTS OR EXCLUSIVE DRAINAGE EASEMENTS AND TO THE CITY OF LOUISVILLE, COLORADO, AND ALL MUNICIPALLY OWNED AND/OR FRANCHISED UTILITIES AND SERVICES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS UTILITY EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, TELEPHONE AND ELECTRIC LINES, WORKS, POLES AND UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, STREET LIGHTS, CULVERTS, HYDRANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THERETO, IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE CITY OF LOUISVILLE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF LOUISVILLE, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY OF LOUISVILLE, COLORADO, SHALL BECOME THE SOLE PROPERTY OF SAID CITY OF LOUISVILLE, COLORADO, EXCEPT ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES AND/OR CENTURY LINK AND PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT, WHICH, WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO; TO THE GENERAL PUBLIC ACCESS ACROSS CERTAIN PORTION OF THE PROPERTY WITHIN ACCESS EASEMENTS SHOWN HEREON; TO COMMON AND TYPICAL EMERGENCY SERVICES PROVIDERS SUCH AS POLICE, FIRE DEPARTMENTS AND AMBULANCE SERVICE A BLANKET EASEMENT ACROSS ALL PAVED DRIVES, AISLES, SIDEWALKS AND PATIOS; TO THE CITY OF LOUISVILLE, COLORADO, A BLANKET EASEMENT FOR REASONABLE AND CUSTOMARY ACCESS FOR MAINTENANCE OF WATER METERS LOCATED OUTSIDE OF DESIGNATED EXCLUSIVE CITY EASEMENTS OR UTILITY EASEMENTS; AND TO THE CITY OF LOUISVILLE, COLORADO, A BLANKET EASEMENT FOR ACCESS AND THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE IN AN EMERGENCY SITUATION ALL OF WHICH EASEMENTS ARE NONEXCLUSIVE UNLESS DESIGNATED HEREON AS EXCLUSIVE.

OWNERS

HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS ____ DAY OF ____, 20 __, BY THE ARCHDIOCESE OF DENVER, A COLORADO CORPORATION SOLE, AS TRUSTEE FOR THE BENEFIT OF ST. LOUIS CATHOLIC PARISH, A SEPARATE PUBLIC JURIDIC PERSON UNDER THE 1983 CODE OF CANON LAW FOR THE ROMAN CATHOLIC CHURCH.

BY: _____
VERY REVEREND RANDY DOLLINS, V.G.,
ATTORNEY-IN-FACT FOR SAMUEL JOSEPH AQUILA,
ARCHBISHOP OF DENVER
OWNER OF PARCEL 1

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
OF ____, 20 __, BY _____ AS _____

OF ARCHDIOCESE OF DENVER, A COLORADO CORPORATION SOLE, AS SOLE TRUSTEE AND FOR THE BENEFIT OF ST. LOUIS CATHOLIC PARISH, A SEPARATE PUBLIC JURIDIC PERSON UNDER THE 1983 CODE OF CANON LAW FOR THE ROMAN CATHOLIC CHURCH.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC:

HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS ____ DAY OF ____, 20 __, BY ADRIAN D. GAMES

BY: _____
ADRIAN D. GAMES
OWNER OF PARCEL 2

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF
_____, 20 __, BY ADRIAN D. GAMES.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC:

HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS ____ DAY OF ____, 20 __, BY ASCENT COMMUNITY CHURCH, A COLORADO NON-PROFIT CORPORATION,

BY: _____
NAME: _____

TITLE: _____

OWNER OF LOTS 1, 2, 3, & 4

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF
_____, 20 __, BY _____ AS A REPRESENTATIVE OF

ASCENT COMMUNITY CHURCH,
A COLORADO NON-PROFIT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC:

NOTES

1. BEARINGS SHOWN ON THE ACCOMPANYING PLAT BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE SW1/4 OF SECTION 16, T1S, R69W OF THE 6TH P.M., BEARS S00°03'34"E, AS MONUMENTED AND SHOWN OF THE RECORDED CITY OF LOUISVILLE - STATE OF COLORADO LAND ACQUISITION MAP RECORDED AS LS 04-0062 OF THE RECORDS OF THE COUNTY SURVEYORS OFFICE OF BOULDER COUNTY, COLORADO.

2. FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP MARKED "PLS 24305" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED. LABELED M-1 ON SHEETS 3, 4 & 5.

3. SEE LAND SURVEY PLATS LS-10-0141, LS-04-062, LS-00-0063 & LS-96-0272 RECORDED WITH THE BOULDER COUNTY SURVEYOR'S RECORDS. POINT NUMBERS ON FOUND MONUMENTS REFER TO MONUMENT LIST IN LS-04-062.

4. THE EXTERIOR BOUNDARY, RECORDED EASEMENTS AND RIGHTS-OF-WAY, IF ANY, ARE SHOWN ON THE ACCOMPANYING PLAT AS DISCLOSED IN LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER AB270542120-9, DATED JANUARY 16, 2018. AMENDED OWNERSHIP AND ENCUMBRANCE REPORT LANDS PREPARED BY LAND TITLE GUARANTEE COMPANY O&E ORDER NUMBER RND 70558708, DATED OCTOBER 12, 2017 AND OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY LAND TITLE GUARANTEE COMPANY O&E ORDER NUMBER RND 70558705, DATED OCTOBER 12, 2017. LANDS SHOWN HEREON MAY ALSO BE SUBJECT TO THE EXCEPTIONS IN SAID COMMITMENTS. OTHER INTERESTS OR EASEMENTS MAY EXIST. PER THE REQUEST OF THE OWNER OR OWNERS AGENT, NO ADDITIONAL RESEARCH WAS COMPLETED BY CORE CONSULTANTS, INC.

5. THE PARCEL MAY BE SUBJECT TO RIGHTS, INTERESTS, AGREEMENTS, OBLIGATIONS, RIGHTS-OF-WAY OR EASEMENTS IN FAVOR OF ANY PERSON OR ENTITY BURDENING THE SUBJECT PROPERTY WHICH EXIST OR ARE CLAIMED TO EXIST WITH RESPECT TO: A) ANY IRRIGATION DITCH AND/OR LATERAL; (B) RESERVOIR AND/OR RESERVOIR RIGHTS; (C) SPRINGS AND/OR SPRING RIGHTS; (D) WELL AND/OR WELL RIGHTS; AND (E) THE WATER AND/OR WATER RIGHTS ASSOCIATED WITH THE FOREGOING WHICH MAY BE LOCATED UPON THE LAND OR ASSOCIATED WITH THE LAND.

6. ALL OUTLOTS ARE OWNED, OPERATED AND MAINTAINED BY THE CITY OF LOUISVILLE. OUTLOT A IS SUBJECT TO ACCESS EASEMENTS, GENERAL UTILITY EASEMENTS, AND EXCLUSIVE UTILITY EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT. OUTLOT B IS SUBJECT TO DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT.

7. THERE SHALL BE A MINIMUM OF 5' HORIZONTAL CLEARANCE PROVIDED BETWEEN PUBLIC FACILITIES (WATER, SEWER AND STORM) AND OTHER UTILITIES AS DIRECTED BY THE CITY OF LOUISVILLE.

8. THE LAND DEDICATION TABLE PRESENTED HEREIN IS PROVIDED TO OUTLINE THE GENERAL USE OF EACH OUTLOT.

9. LEGAL DESCRIPTION WAS PREPARED BY MICHAEL S. KERVIN, PLS.

10. EXCLUSIVE UTILITY EASEMENTS ARE DEDICATED AND CONVEYED SOLELY TO THE CITY OF LOUISVILLE FOR ITS EXCLUSIVE USE THEREOF FOR WATER, SANITARY AND STORM SEWER LINES, FACILITIES AND APPURTENANCES. NO OTHER USES OR IMPROVEMENTS ARE PERMITTED WITHIN SUCH EXCLUSIVE EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF LOUISVILLE. SURFACE USES PERMITTED BY THE PUD AND COMPATIBLE WITH UTILITIES WITHIN THE EXCLUSIVE EASEMENT AND AS LISTED ON THE PLAT AS EASEMENTS ARE PERMISSIBLE.

11. THE CITY OF LOUISVILLE IS GRANTED A 10' MAINTENANCE ACCESS EASEMENT WHERE ACCESS IS REASONABLY AVAILABLE BEYOND THE EXCLUSIVE UTILITY EASEMENTS GRANTED TO THE CITY BY THIS PLAT. THE 10' MAINTENANCE ACCESS EASEMENT SHALL BE ALLOWED ON EITHER SIDE OF THE UTILITY EASEMENT, OR 5' ON EACH SIDE OF THE UTILITY EASEMENT, IN EITHER CASE THIS EASEMENT IS NOT MEANT TO RESTRICT BUILDING OR IMPROVEMENTS ALLOWED WITHIN THE PUD, BUT INSTEAD ALLOW ACCESS WHERE REASONABLY AVAILABLE ON SITE. MINIMUM SURFACE DISTURBANCE IS ALLOWED BY THE CITY'S USE WITHIN THIS EASEMENT.

12. A MONUMENT SIGN EASEMENT IS LOCATED ON LOTS 2 AND 4 FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF A MONUMENT SIGN IN ACCORDANCE WITH CITY CODE FOR USE BY THE OWNERS OF LOTS 1 TO 4.

13. THE U.S. SURVEY FOOT WAS USED FOR ALL MEASUREMENTS ON THIS SURVEY. PURSUANT TO C.R.S. 38-52.103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937/1200 FEET.

OWNER / DEVELOPER

UNITED PROPERTIES
DEVELOPMENTLLC
1331 17TH STREET #604
DENVER, CO 80202

THE ARCHDIOCESE OF DENVER,
A COLORADO CORPORATION SOLE,
AS TRUSTEE FOR THE BENEFIT OF
ST. LOUIS CATHOLIC PARISH,
A SEPARATE PUBLIC JURIDIC PERSON
UNDER THE 1983 CODE OF CANON
LAW FOR THE ROMAN CATHOLIC
CHURCH
1300 S. STEEL STREET
DENVER, CO 80210
303-722-4687

ADRIAN D. GAMES
1212 SOUTH 96TH STREET LOUISVILLE,
CO 80027 303-956-7268

ASCENT COMMUNITY CHURCH P.O.
BOX 270173
LOUISVILLE, CO 80027

ENGINEER

ENTITLEMENT AND ENGINEERING
SOLUTIONS, INC.
501 S CHERRY ST, STE 300
DENVER, CO 80246
303-572-7997

SURVEYOR

CORE CONSULTANTS, INC.
1950 WEST LITTLETON BLVD, SUITE 109
LITTLETON, CO 80120
303-703-4444

DATE PREPARED

FEBRUARY 21, 2020

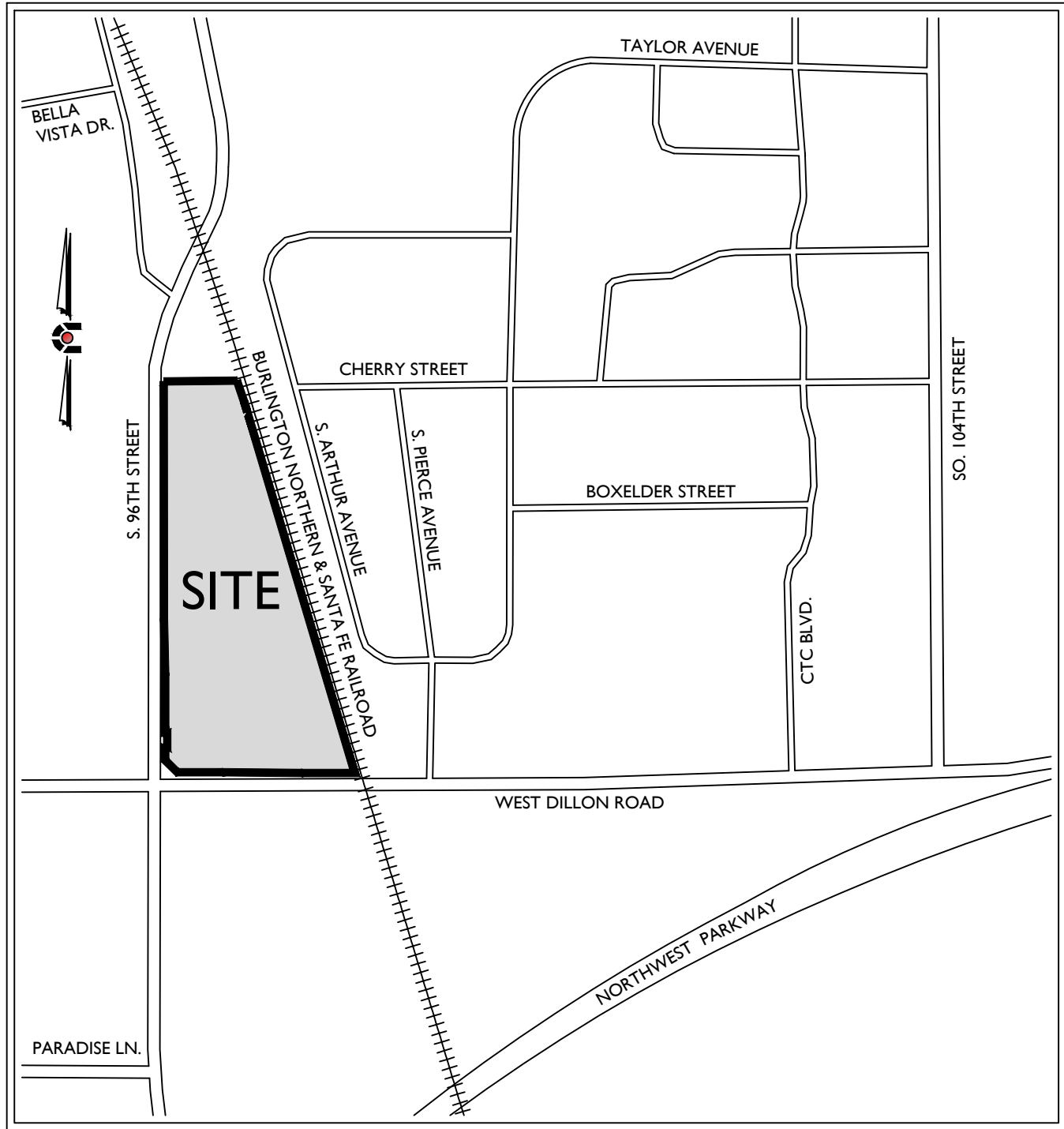
PROJECT INFORMATION LAND DEDICATION					
ID LOT(S)	AREA SF	12% SF	OUTLOT A SF	OUTLOT B SF	DEFICIT SF
ALL	2,111,200	253,344	93,887	41,389	118,068
LOTS 1-4	548,892	65,867	34,398	0	31,469
PARCEL 1	1,336,642	160,397	48,518	41,389	70,493
PARCEL 2	225,666	27,080	10,906	0	16,174

NOTES:

- 1.) THE NET DEFICIT IS DETERMINED BY SUBTRACTING THE AREA OF OUTLOT A FROM THE 12% REQUIRED P.L.D.
- 2.) NET DEFICIT TO BE PAID BY CASH IN LIEU BASED ON APPRAISALS OR OTHER MEANS ACCEPTABLE TO THE CITY.
- 3.) UNLESS OTHERWISE NOTED (LIEU), ALL AREA VALUES ARE IN SQUARE FEET (SF).
- 4.) FINAL AREAS FOR LAND DEDICATION, DEFICITS AND CASH IN LIEU WILL BE VERIFIED AND FINALIZED WITH THE FINAL PUD AND PLAT. CITY CODE SECTION 16.16.060, PUBLIC SITES AND DEDICATIONS, PARAGRAPH B.1, THERE ARE ALLOWABLE REDUCTIONS IN THE GROSS AREA PRIOR TO CALCULATING THE LAND AMOUNT FOR DEDICATION (12% FOR NON-RESIDENTIAL PER APRIL 2018). THOSE REDUCTIONS AND ALLOWANCES WILL BE DISCUSSED WITH CITY COMMISSIONS AND BOARDS THROUGH THE PRELIMINARY PUD PROCESS.

VICINITY MAP

NOT TO SCALE



PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS ____ DAY OF ____, 20 __ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NUMBER _____ SERIES _____

CITY COUNCIL CERTIFICATE

APPROVED THIS ____ DAY OF ____, 20 __ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NUMBER _____ SERIES _____

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 CERTIFICATE

I, MICHAEL SEAN KERVIN, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF ST. LOUIS PARISH AND BOLDER INNOVATION CAMPUS - FILING NO. 1, SUBDIVISION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS IN COMPLIANCE WITH C.R.S. 38-50 THROUGH 38-53 CONCERNING THE SUBDIVISION OF LAND.

MICHAEL SEAN KERVIN
COLORADO PLS 34592
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC
1950 W. LITTLETON BLVD, SUITE 109
LITTLETON, CO 80120

CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ____ O'CLOCK, __.M., THIS ____ DAY OF ____, 20 __, AND IS RECORDED IN PLAN FILE _____ AS RECEPTION NUMBER _____

CLERK AND RECORDER

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
NATURAL RESOURCES
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



NO.	DESCRIPTION	REVISIONS		
		DATE	BY	

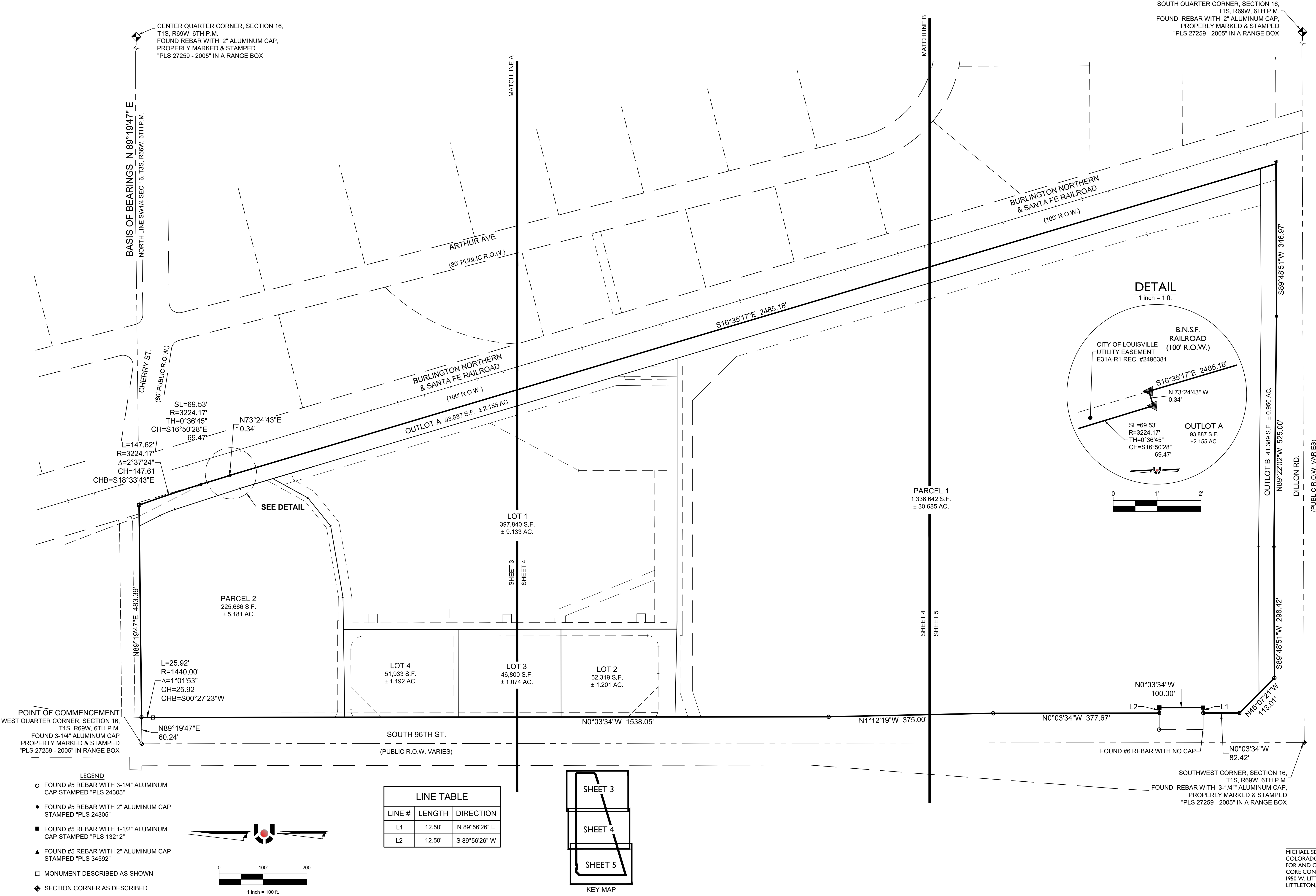
ST. LOUIS PARISH AND
BOLDER INNOVATION CAMPUS
SW 1/4 SEC. 16, T1S, R69W, 6TH P.M.
BOULDER COUNTY, COLORADO

RELEASE: 2-21-20
DESIGNED: _____
CAD: KDS
QA/QC: MSK

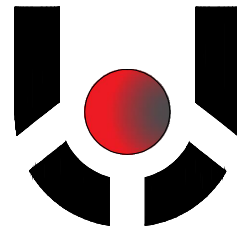
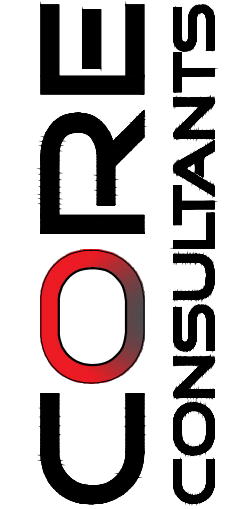
JOB NO. 19-204

SHEET 1 of 5

PRELIMINARY PLAT
ST. LOUIS PARISH AND BOLDER INNOVATION CAMPUS - FILING NO. 1
A SUBDIVISION LOCATED IN
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



CIVIL ENGINEERING
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REVISIONS	
NO.	DESCRIPTION

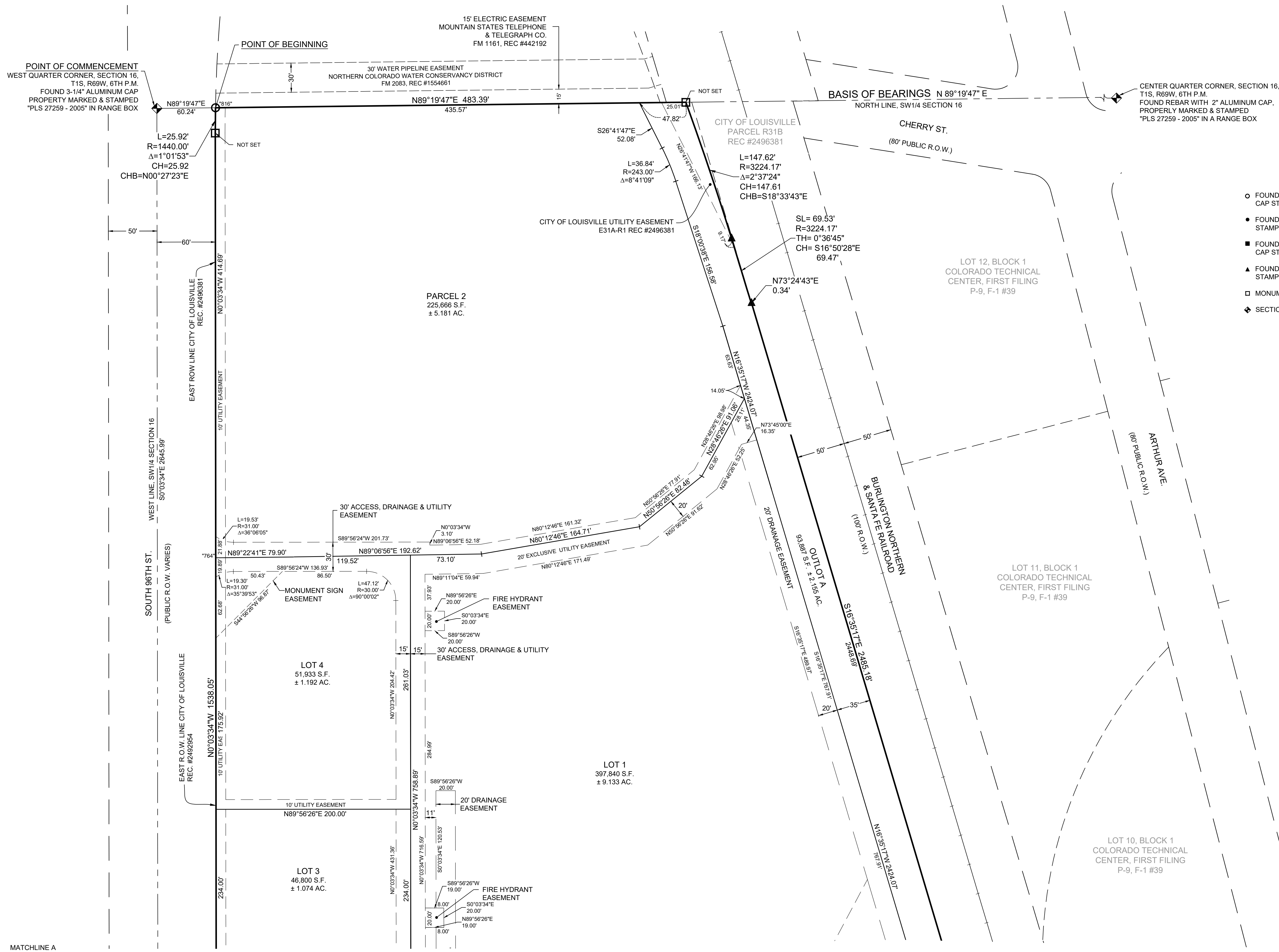
ST. LOUIS PARISH AND
BOLDER INNOVATION CAMPUS
SW 1/4 SEC. 16, T1S, R69W, 6TH P.M.
BOULDER COUNTY, COLORADO

RELEASE: 2-21-20
DESIGNED:
CAD: KDS
QA/QC: MSK

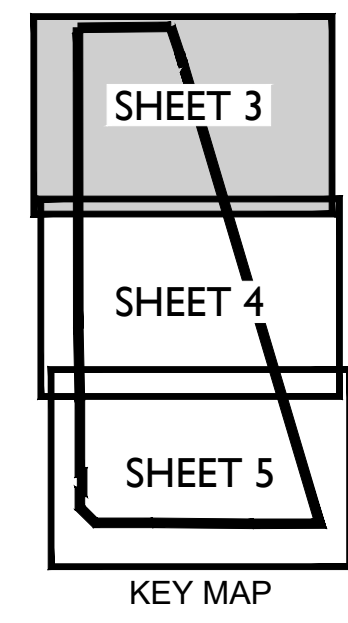
JOB NO. 19-204

SHEET 2 OF 5

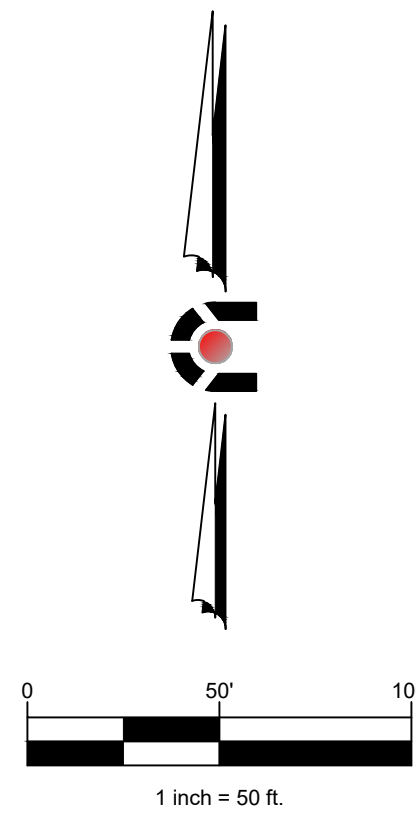
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CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



- LEGEND
- FOUND #5 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 24305"
 - FOUND #5 REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 24305"
 - FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 13212"
 - ▲ FOUND #5 REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 34592"
 - MONUMENT DESCRIBED AS SHOWN
 - ◆ SECTION CORNER AS DESCRIBED



MICHAEL SEAN KERVIN
COLORADO PLS 34592
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC
1950 W. LITTLETON BLVD, SUITE 109
LITTLETON, CO 80120



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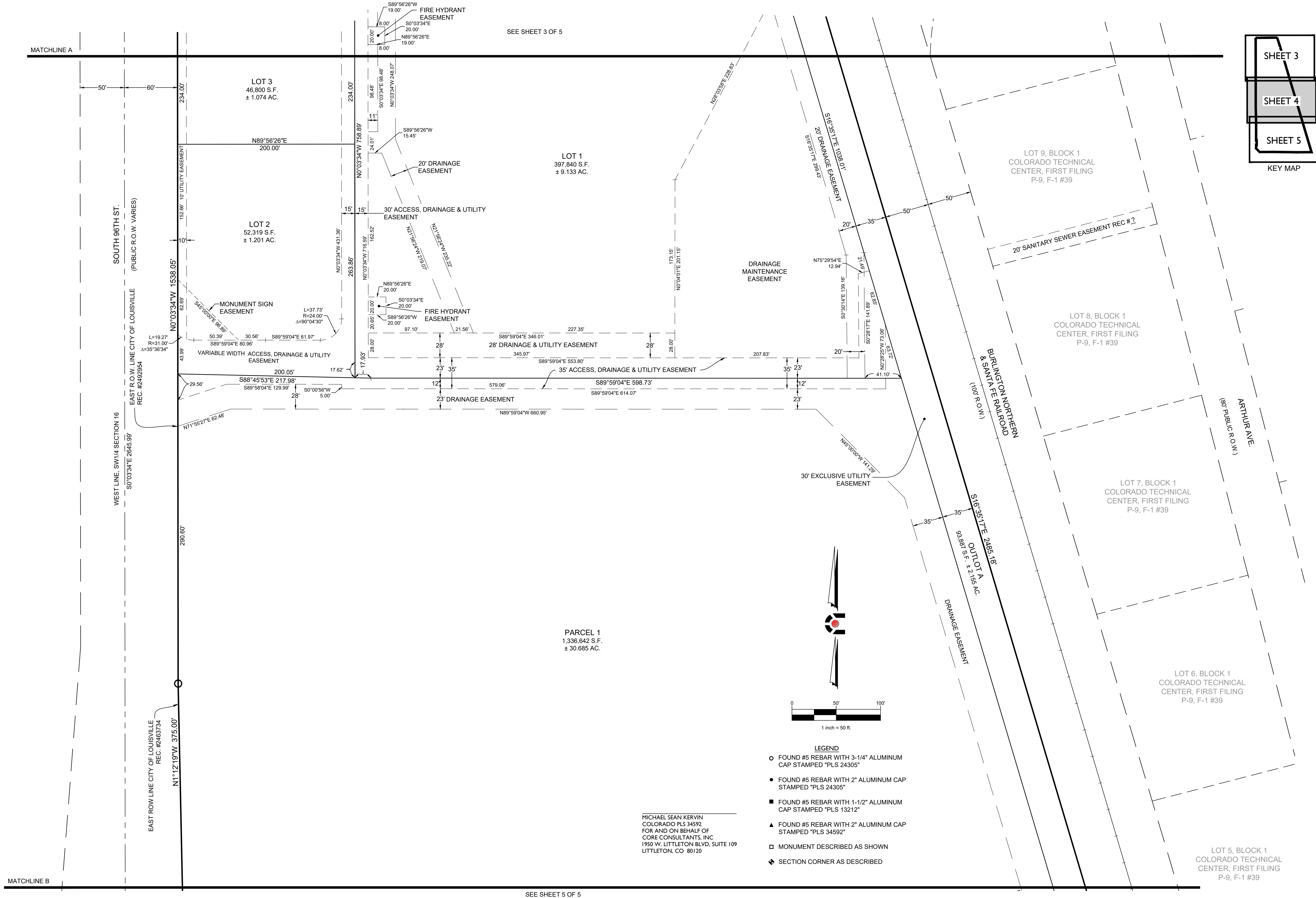
ST. LOUIS PARISH AND
BOLDER INNOVATION CAMPUS
SW 1/4 SEC. 16, T1S, R69W, 6TH P.M.
BOULDER COUNTY, COLORADO

RELEASE: 2-21-20
DESIGNED: KDS
QA/QC: MSK

JOB NO. 19-204

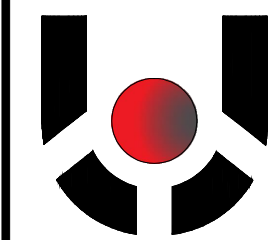
SHEET 3 of 5

PRELIMINARY PLAT
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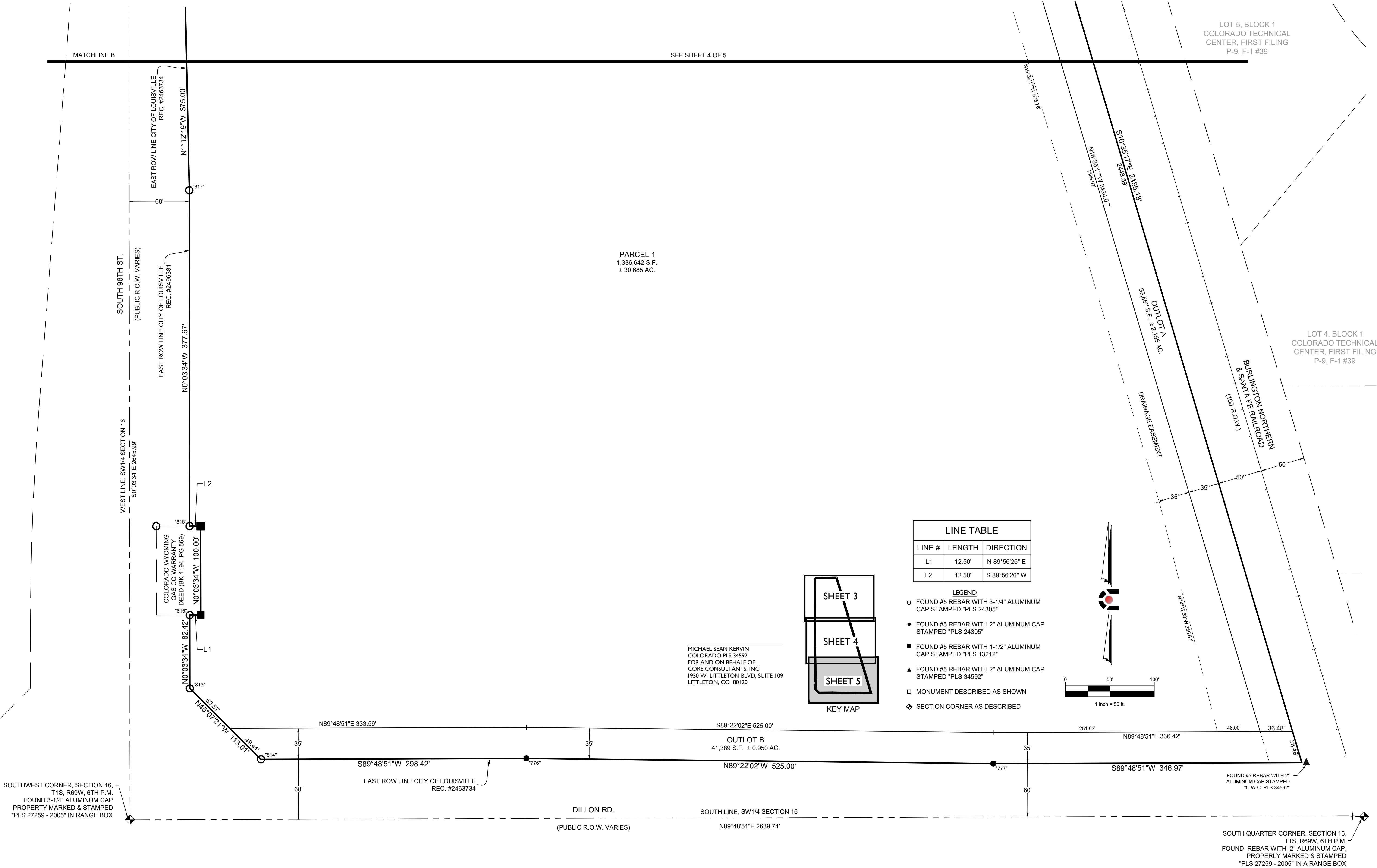


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NATURAL RESOURCES
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



NO.	DESCRIPTION	REVISIONS	
		DATE	BY

ST. LOUIS PARISH AND
BOLDER INNOVATION CAMPUS
SW 1/4 SEC. 16, T1S, R69W, 6TH P.M.
BOULDER COUNTY, COLORADO

RELEASE: 2-21-20
DESIGNED:
CAD: KDS
QA/QC: MSK

JOB NO. 19-204
SHEET 5 of 5