

LOUISVILLE NORTH 7th FILING REPLAT B

A REPLAT OF TRACT II, LOUISVILLE NORTH FILING NO. 7,
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 1 OF 2

LEGAL DESCRIPTION

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BEING DESCRIBED AS FOLLOWS:

PART OF TRACT II, LOUISVILLE NORTH 7TH FILING, AS RECORDED AT RECEPTION NUMBER 294479, COUNTY OF BOULDER, STATE OF COLORADO,

DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT II, LOUISVILLE NORTH 7TH FILING, CITY OF LOUISVILLE, BOULDER COUNTY, COLORADO, AS PLATTED; THENCE NORTH 0°01'40" EAST ALONG THE WEST LINE OF SAID TRACT II, 142.50 FEET; THENCE SOUTH 89°58'20" EAST, 235.50 FEET; THENCE SOUTH 0°01'40" WEST, 142.50 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT II; THENCE NORTH 89°58'20" WEST, 235.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.077 ACRES OR 33,559 SQUARE FEET MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF LOUISVILLE NORTH 7TH FILING REPLAT B, A 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 AND THE PUBLIC, THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE TO THE USE OF THE CITY OF LOUISVILLE AND ALL MUNICIPALLY OWNED AND/OR FRANCHISED UTILITIES AND SERVICES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AND RIGHT-OF-WAYS 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 PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES WHICH WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

OWNERSHIP SIGNATURE BLOCK

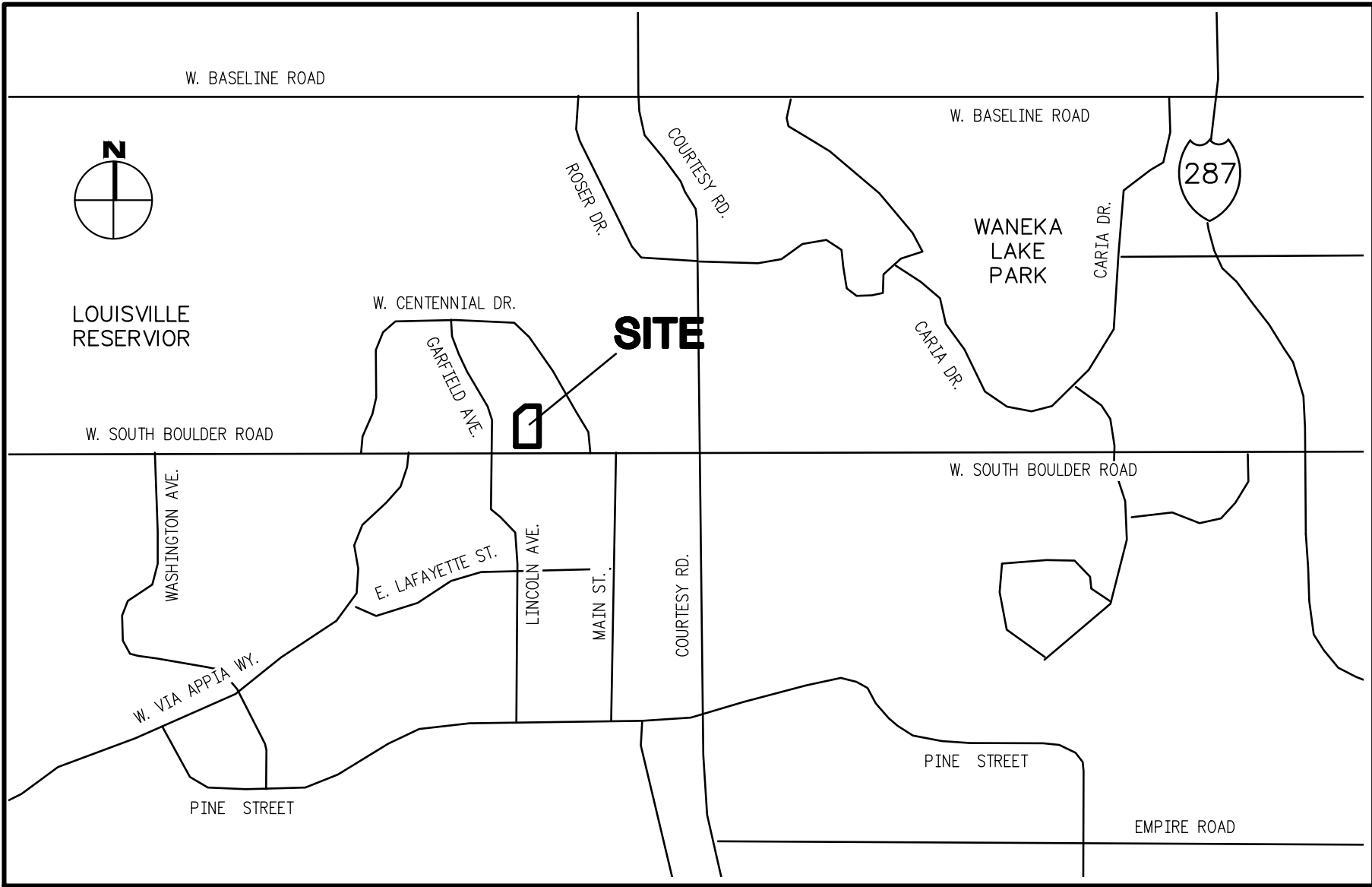
HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS UNDER THE NAME OF LOUISVILLE NORTH 7TH FILING REPLAT B AND ALSO DEDICATE EASEMENTS AS SHOWN ON SAID LOUISVILLE NORTH 7TH FILING REPLAT B AS LAID OUT AND DESIGNATED ON THIS PLAT.

WITNESS MY/OUR HAND(S) SEAL(S) THIS ____ DAY OF _____, 2020.

OWNER NAME & SIGNATURE

NOTARY NAME (PRINT)

NOTARY SIGNATURE



VICINITY MAP

SCALE: 1"=2000'

NOTES

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY Esi land surveying, llc TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. TITLE COMMITMENT NO. ABZ70448181-4 PREPARED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE SEPTEMBER 17, 2015 AT 17:00 WAS SOLELY RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD OR OTHER ENCUMBRANCES EFFECTING THE SUBJECT PARCEL.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-580, C.R.S.
- CITY MAINTENANCE VEHICLES ARE GRANTED ACCESS OVER ALL PAVED ROADWAYS AND PARKING AREAS.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED ON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(A).

FLOOD PLAIN INFORMATION

THE SUBJECT PROPERTY APPEARS IS SITUATED WITHIN: ZONE X

"AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN"

THIS INFORMATION HAS BEEN TAKEN FROM FLOOD INSURANCE MAP (FIRM) MAP NUMBER MAP 0813C0582J, DATED: 12/18/12.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE PLATTED RECORD BEARING OF S00°01'40"W, ALONG THE WEST LINE OF THE SUBJECT PROPERTY BETWEEN THE FOUND MONUMENTS AS SHOWN HEREON. SAID BEARING IS AS PER THE PLAT OF LOUISVILLE NORTH 7TH FILING.

PLANNING COMMISSION CERTIFICATE

APPROVED THIS ____ DAY OF _____, 2020 BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____, SERIES _____

CITY COUNCIL CERTIFICATE

APPROVED THIS ____ DAY OF _____, 2020 BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____, SERIES _____

(CITY SEAL)

MAYOR SIGNATURE

CITY CLERK SIGNATURE

CLERK AND RECORDER'S CERTIFICATE (COUNTY OF BOULDER, STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK ____M. THIS ____ DAY OF _____, 2020, AND IS RECORDED IN PLAN FILE _____

FEE _____ PAID.

_____ FILM NO. _____ RECEPTION

CLERK AND RECORDER

DEPUTY

SURVEYOR'S CERTIFICATION

I, DONALD L. LAMBERT, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF ESI LAND SURVEYING, LLC THAT THIS FINAL PLAT OF LOUISVILLE NORTH 7TH FILING REPLAT B, AS SHOWN HEREON WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS IN SUBSTANTIAL ACCORDANCE WITH C.R.S. TITLE 38, ARTICLE 51

DONALD L. LAMBERT, PLS 30830

Esi land surveying, llc

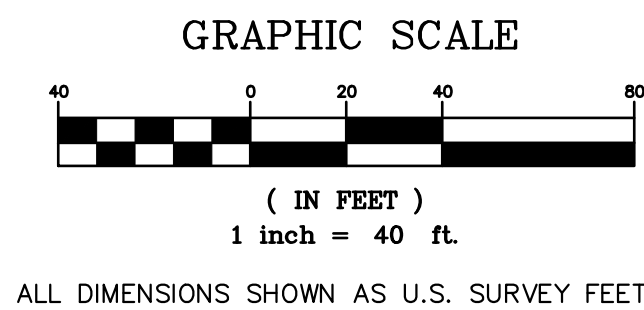
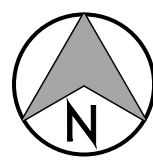


3531 S. Logan St. 303-340-0113
Unit D-324
Englewood, CO 80113

2	8/18/20	2nd SUBMITTAL	D.L.L.
1	6/8/20	1st SUBMITTAL	D.L.L.
NO.	DATE	DESCRIPTION	BY

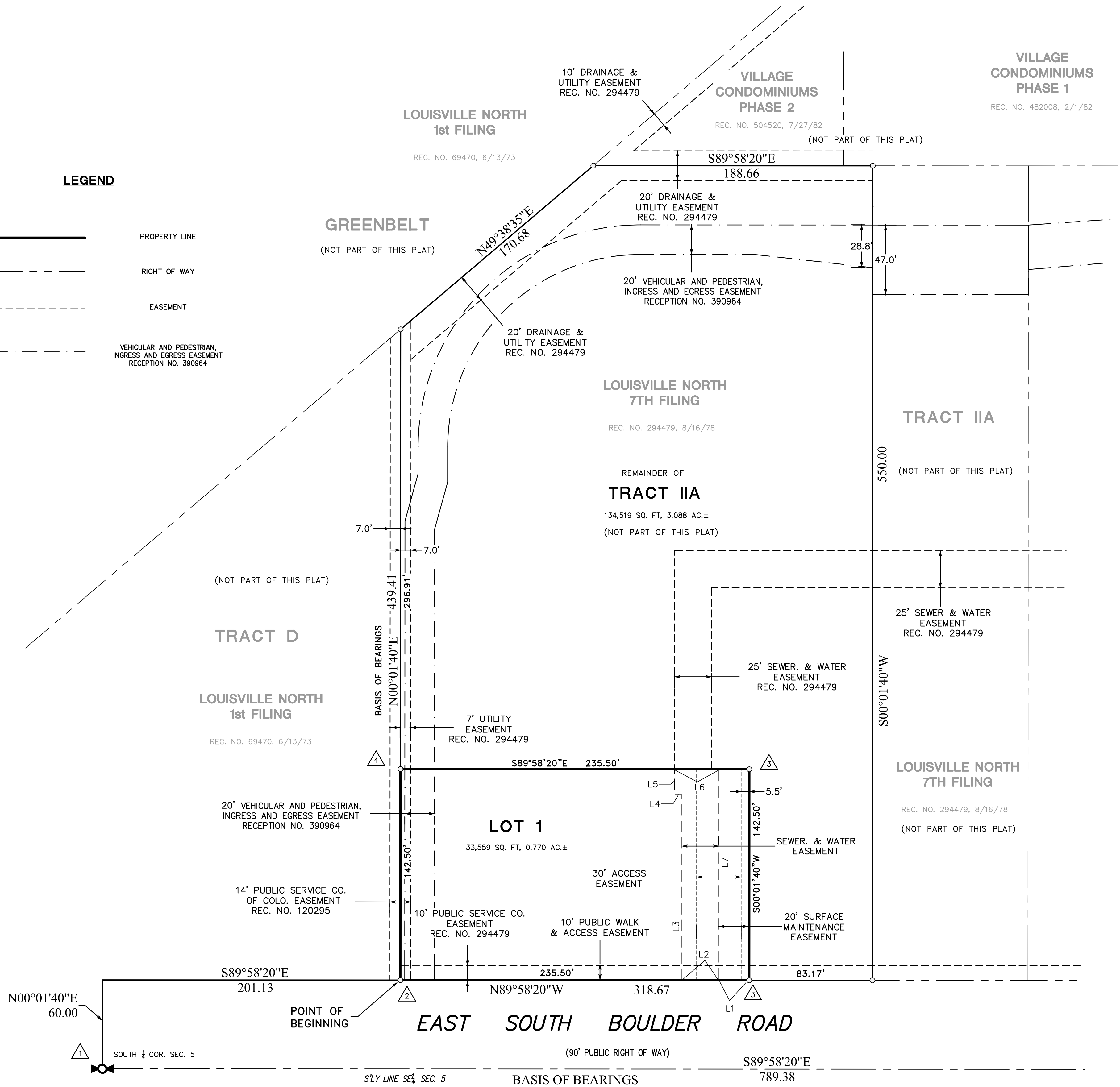
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SHEET 1 OF 2



LEGEND

	PROPERTY LINE
	RIGHT OF WAY
	EASEMENT
	VEHICULAR AND PEDESTRIAN, INGRESS AND EGRESS EASEMENT RECEPTION NO. 390964



SEWER & WATER EASEMENT DEDICATED BY THIS PLAT

Line Table		
Line #	Length	Direction
L1	20.43	N00° 01' 40"E
L2	25.00	N89° 58' 20"W
L3	125.35	N00° 01' 40"E
L4	5.00	N89° 58' 20"W
L5	17.16	N00° 01' 40"E
L6	30.00	S89° 58' 20"E
L7	142.50	S00° 01' 40"W

MONUMENT LEGEND

- FOUND A 2-1/2" ALUMINUM CAP IN A RANGE BOX STAMPED "PLS 14070 - 2002" AT THE SOUTH QUARTER CORNER OF SECTION 5, T1S, R69W 6th P.M.
- FOUND A 1.5" ALUMINUM CAP ON A REBARSTAMPED "THOMAS E CAVE - PLS 14070"
- FOUND AN ILLEGIBLE YELLOW PLASTIC CAP
- SET A YELLOW PLASTIC CAP ON A #5 REBAR STAMPED "PLS 30830"

Esi land surveying, llc



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