

TOWN OF LOUISVILLE, REPLAT B
BEING A REPLAT OF LOTS 1, 2 AND A PORTION OF LOT 3, BLOCK 3, TOWN OF LOUISVILLE,
SITUATE IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all men by these presents, that the undersigned being the owner of a tract of land situate in the Southeast Quarter of Section Eight (8), Township One South (T.1S.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), City of Louisville, Boulder County, State of Colorado, and being more particularly described as follows:

A parcel of land situate in the Southeast Quarter of Section Eight (8), Township One South (T.1S.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.) being more particularly described as follows:

LOTS 1, 2 AND 3, EXCEPT THE SOUTH 3 FEET OF SAID LOT 3, BLOCK 3, TOWN OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

Said parcel contains 20,571 Square Feet or 0.472 Acres more or less by this survey.

has laid out, subdivided and platted said land as per drawing hereon contained under the name and style of TOWN OF LOUISVILLE, 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 ingress-egress and fire lane easements as shown on the accompanying plat for vehicular, pedestrian and emergency access, as shown on the accompanying plat for the public use thereof forever 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.

BY: AS:

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me by as this day of
, 20 .
Witness my Hand and Official Seal.

Notary Public
My commission expires: .

LIENHOLDERS

By: As:

Witness my hand and seal this day of , 20 .

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me by as this day of
, 20 .
Witness my Hand and Official Seal.

Notary Public
My commission expires: .

CITY COUNCIL CERTIFICATE

Approved this day of , 20 by the City Council of the City of Louisville, Colorado.

Resolution No. , Series

Mayor Signature

City Clerk Signature

PLANNING COMMISSION CERTIFICATE

Approved this day of , 20 by the Planning Commission of the City of Louisville, Colorado.

Resolution No. , Series

Planning Commission

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)
as
COUNTY OF BOULDER)
I certify that this instrument was filed in my office at o'clock .M., this day of , 20 , and is
recorded under Reception No. .

Deputy Recorder

Fees

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of Lots 1, 2, 3 Except the South 3 feet of Lot 3, Block 3, Town of Louisville, monumented as shown on this drawing, as bearing North 00°14'23" West, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 137.01 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

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. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

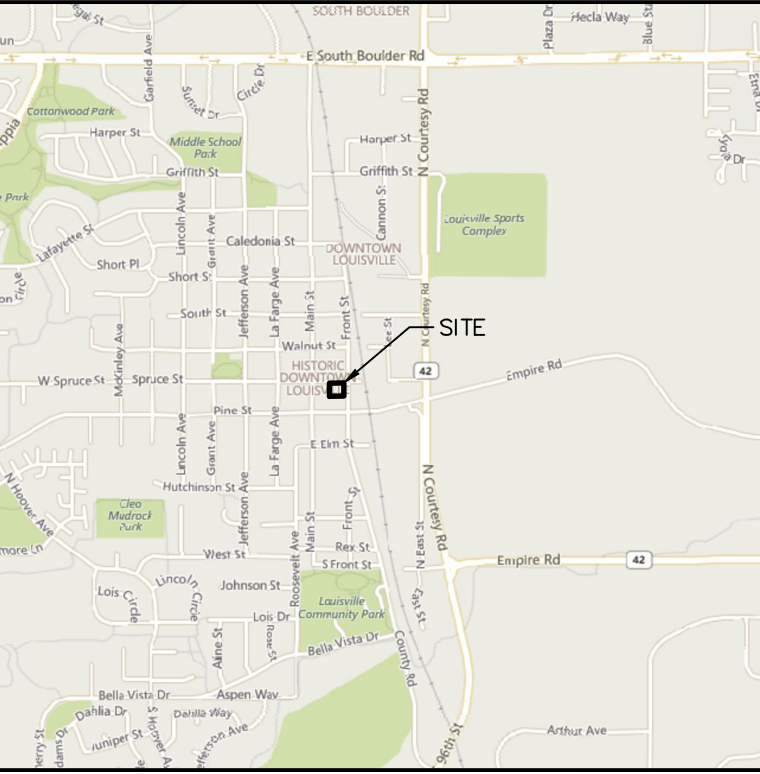
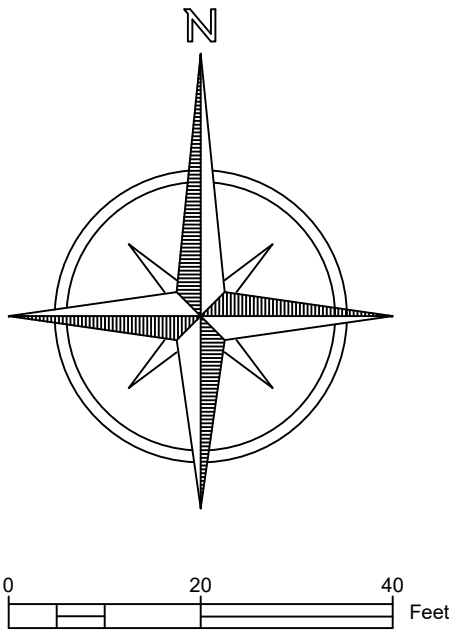
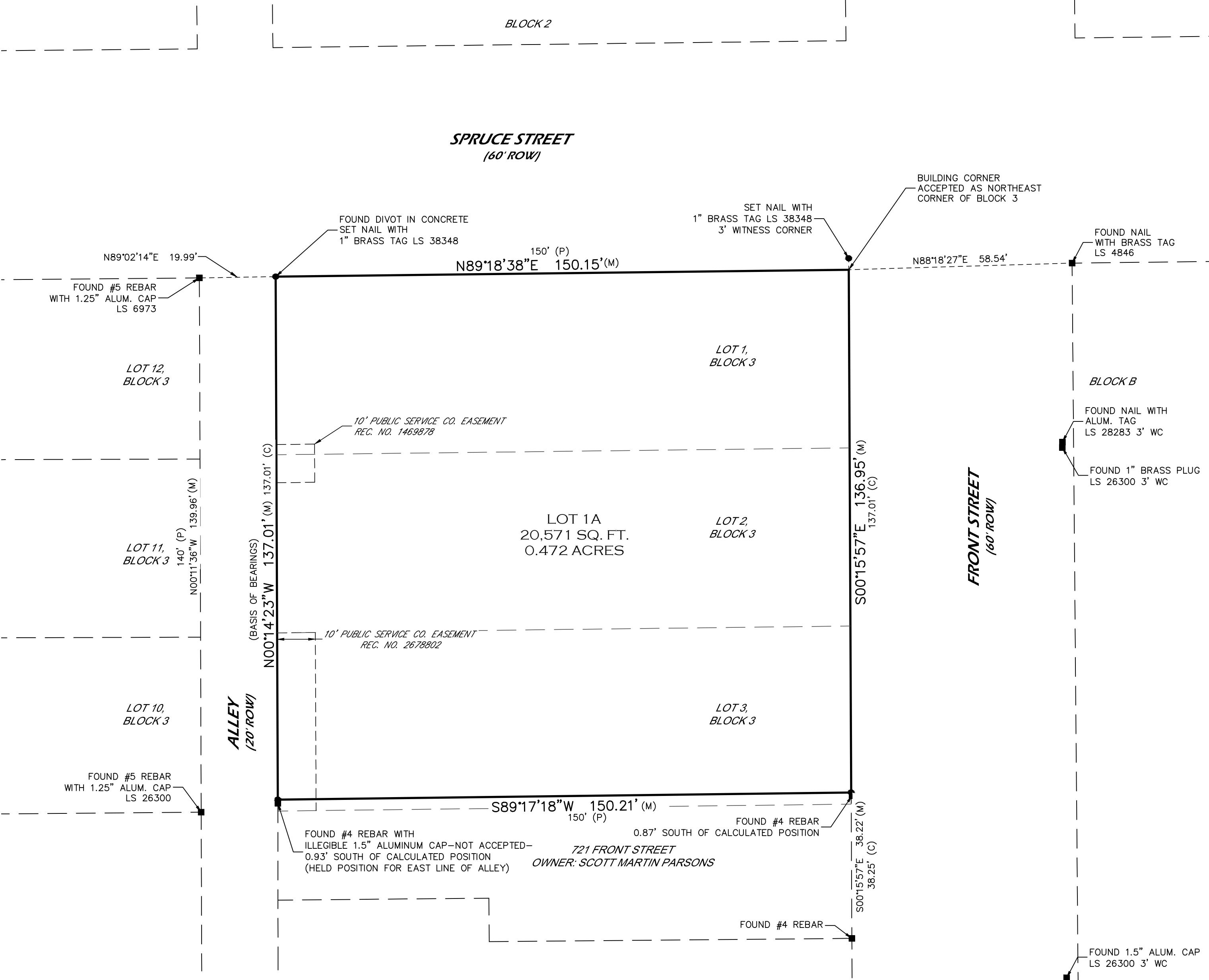
For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number RND70694045, dated October 23, 2020, as prepared by Land Title Guarantee Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

SURVEYOR'S CERTIFICATE

I, Steven Parks, a Colorado Licensed Professional Land Surveyor, do hereby state that this Subdivision Plat was prepared from an actual survey under my direct responsibility, supervision and checking.

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



VICINITY MAP
SCALE: 1" = 200'



PROJECT NO: 2020358	PROJECT NAME: 950 SPRUCE	REVISIONS:	DATE:
DATE: 1-21-2021	CLIENT: I2		
DRAWN BY: SIP	FILE NAME: 2020358		
CHECKED BY: SIP	SCALE: 1" = 20'		