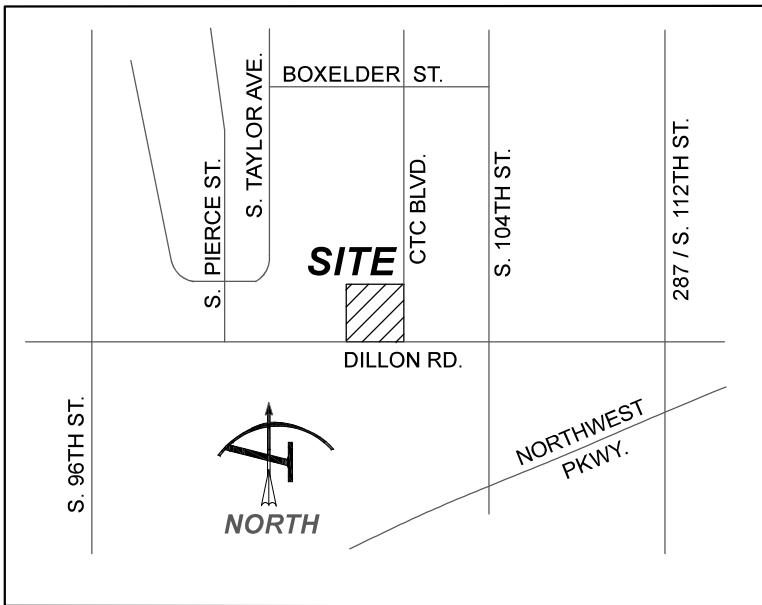


COLORADO TECHNOLOGICAL CENTER FILING NO. 2, REPLAT D

MINOR SUBDIVISION
THE COMBINATION OF LOT 1 AND LOT 2, COLORADO TECHNOLOGICAL CENTER FILING NO. 2,
LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
7.28 ACRES, 317,116.80 SQUARE FEET (MORE OR LESS) - 1 LOT



VICINITY MAP
N.T.S.

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNERS OF LOTS 1 AND 2, OF "COLORADO TECHNOLOGICAL CENTER FILING NO. 2", LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO,

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF "COLORADO TECHNOLOGICAL CENTER FILING NO. 2 REPLAT D" 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 USE OF THE CITY OF LOUISVILLE AND ALL THE MUNICIPALLY OWNED AND/OR FRANCHISED UTILITIES AND SERVICES, THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS 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 WATER SYSTEM WORKS AND LINES, SANITARY SEWER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS AND GUTTERS, STREET PAVEMENTS, SIDEWALKS AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF AND 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 PAVEMENTS AND ITEMS OWNED MUNICIPALITY 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.

CERTIFICATE OF OWNERSHIP

CERTIFICATE OF OWNERSHIP:

I CERTIFY THAT I, _____ AM AN OWNER REPRESENTATIVE OF THE PROPERTY AND CONSENT TO THIS PLAT.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20__

ROSCOE DEVELOPMENT CORP., A COLORADO CORPORATION

BY: _____

NAME: _____

TITLE: _____

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) \$

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__,

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

[S E A L]

NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATE

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

RESOLUTION NO. _____, SERIES _____

CHAIRMAN

SECRETARY

SHEET INDEX

SHEET 1 - COVER / DEDICATION SHEET

SHEET 2 - GRAPHIC SHEET

CITY COUNCIL CERTIFICATE

APPROVED THIS ____ DAY OF _____, 20__
BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____, SERIES _____

CHAIRMAN

SECRETARY

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO

COUNTY OF BOULDER

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 _____

FEES: _____

RECEPTION NUMBER: _____

RECORDER

DEPUTY

GENERAL NOTES

1. 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 PER STATE STATUTE 13-80-105(3)(a) C.R.S.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
3. ALL DISTANCES WERE MEASURED IN U.S. SURVEY FEET.

4. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ARROW POINT SURVEYING, LTD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, ARROW POINT SURVEYING, LTD. RELIED UPON TITLE POLICY FILE NO: 450-H0626496-025-LF3, AMENDMENT NO. 3, AMENDMENT DATE: JANUARY 12, 2021, PREPARED BY HERITAGE TITLE COMPANY, INC.

SURVEYOR NOTE: WATER RIGHTS / MINERAL RIGHTS / PATENTS / CLAIM TO TITLE THEREOF, WERE NOT EXAMINED OR ADDRESSED WHILE PREPARING THIS SURVEY. IT APPEARS THE SUBJECT PROPERTY IS PART OF THE COLORADO TECHNOLOGICAL CENTER, FILING NO. 2, PLANNED UNIT DEVELOPMENT, RECORDED AT RECEPTION NUMBER 2527195 AND PART OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED AT RECEPTION NUMBER 367003, LAST REVISION RECORDED AT RECEPTION NUMBER 1845824. PLEASE REFER TO THE NOTED DOCUMENTS REGARDING NOTES AND REQUIREMENTS THAT MAY BE RELATED TO THE SUBJECT PROPERTY.

BASIS OF BEARING

BEARINGS ARE BASED ON THE WEST LINE OF LOT 1, LOT 2, LOT 3, LOT 4 AND A PORTION OF LOT 16, COLORADO TECHNOLOGICAL CENTER FILING NO. 2 FINAL PLAT (RECEPTION NUMBER 2527192) MONUMENTED ON THE SOUTH END OF THE LINE BY A RECOVERED REBAR WITH A 1 1/4" ORANGE PLASTIC CAP SET FLUSH WITH THE EXISTING GRADE (PLASTIC CAP STAMPED: PLS 38390) AND MONUMENTED ON THE NORTH END OF THE LINE BY A RECOVERED REBAR WITH A 2" ALUMINUM CAP SET 0.3' +/- BELOW THE EXISTING GRADE (ALUMINUM CAP STAMPED: SCOTT COX ASSOC. 14083).

SAID LINE BEARS N 00° 40' 00" E PER THE ABOVE NOTED FINAL PLAT.

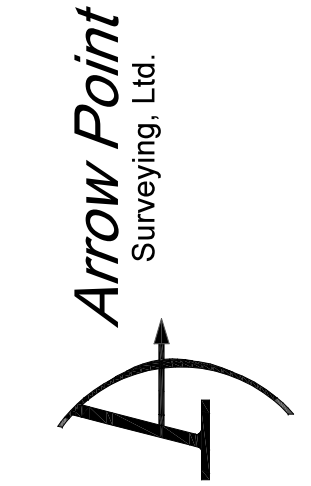
SURVEYOR'S CERTIFICATE

I, JOHN W. DOTY, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE TO: ROSCOE DEVELOPMENT CORP., A COLORADO CORPORATION, THAT A SURVEY OF THE HEREON DESCRIBED PROPERTY WAS MADE BY ME OR UNDER MY RESPONSIBLE CHARGE, IN ACCORDANCE WITH THE APPLICABLE STANDARD OF PRACTICE AS SET FORTH DURING THE TIME OF THIS BOUNDARY SURVEY, BEING THE MONTH OF FEBRUARY, 2021 AND THAT THE MONUMENTS SHOWN HEREON DO EXIST AND THAT THIS SURVEY REPRESENTS THE RESULT OF SAID BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JOHN W. DOTY, COLORADO PLS NO. 37993
FOR & ON BEHALF OF ARROW POINT SURVEYING, LTD.

(DRAFT)
5 18 2021

6076 Blue Terrace Pl.
Castle Pines, CO 80108
720.384.5330
arrowpointsurveying@gmail.com



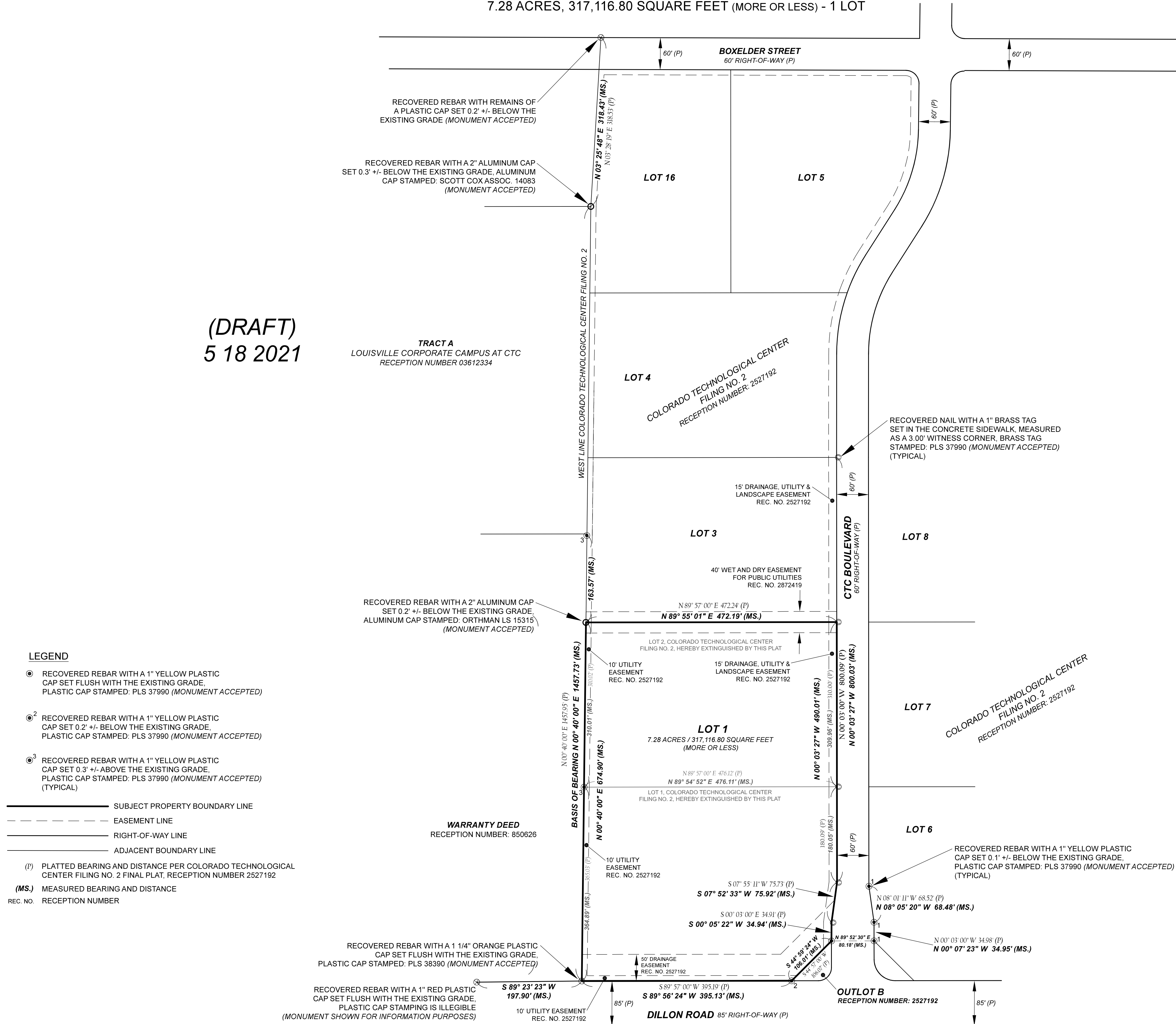
REVISIONS	
NO	DESCRIPTION

DESIGNED BY:	N/A
DRAWN BY:	JWD
CHECKED BY:	WRL
FIELD SURVEY:	CREW 009
SCALE:	N/A
DATE:	MAY, 2021
FILE NAME:	768_CTC_BNDY.DWG
PROJ. NO.:	202102101

COLORADO TECHNOLOGICAL CENTER FILING NO. 2, REPLAT D, COVER / DEDICATION SHEET	
COLORADO	
BOULDER COUNTY	
SHEET NO.	1 OF 2

COLORADO TECHNOLOGICAL CENTER FILING NO. 2, REPLAT D

MINOR SUBDIVISION
THE COMBINATION OF LOT 1 AND LOT 2, COLORADO TECHNOLOGICAL CENTER FILING NO. 2,
LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
7.28 ACRES, 317,116.80 SQUARE FEET (MORE OR LESS) - 1 LOT



(DRAFT)
5 18 2021

TRACT A
LOUISVILLE CORPORATE CAMPUS AT CTC
RECEPTION NUMBER 03612334

LEGEND

- ② RECOVERED REBAR WITH A 1" YELLOW PLASTIC CAP SET FLUSH WITH THE EXISTING GRADE, PLASTIC CAP STAMPED: PLS 37990 (MONUMENT ACCEPTED)
- ② RECOVERED REBAR WITH A 1" YELLOW PLASTIC CAP SET 0.2' +/- BELOW THE EXISTING GRADE, PLASTIC CAP STAMPED: PLS 37990 (MONUMENT ACCEPTED)
- ③ RECOVERED REBAR WITH A 1" YELLOW PLASTIC CAP SET 0.3' +/- ABOVE THE EXISTING GRADE, PLASTIC CAP STAMPED: PLS 37990 (MONUMENT ACCEPTED) (TYPICAL)

 SUBJECT PROPERTY BOUNDARY LINE
 EASEMENT LINE
 RIGHT-OF-WAY LINE
 ADJACENT BOUNDARY LINE

(P) PLATTED BEARING AND DISTANCE PER COLORADO TECHNOLOGICAL
CENTER FILING NO. 2 FINAL PLAT, RECEPTION NUMBER 2527192

(MS.) MEASURED BEARING AND DISTANCE

REC. NO. RECEPTION NUMBER

SHEET NO.	2 OF 2	COLORADO TECHNOLOGICAL CENTER FILING NO. 2, REPLAT D, GRAPHIC SHEET	BOULDER COUNTY	COLORADO	PROJ. NO.	DESIGNED BY:	REVISIONS			Arrow Point Surveying, Ltd. 8075 Blue Terrace Pl. Castle Pines, CO 80108 720.384.5330 arrowpointsurveying@gmail.com
					202102101	N/A	NO.	DATE	DESCRIPTION	
					FILE NAME:	DRAWN BY:				
					769_UTC_BNDY.DWG	JWD				
					DATE:	CHECKED BY:				
MAY, 2021	WRL									
SCALE:	FIELD SURVEY:									
1" = 100'	CREW 009									