

DELO WEST FINAL PLAT

A Replat Lots 1 Through 9, Block 1 and Tracts A Through E, DeLo Lofts, located in the Northeast ¼ of Section 8, Township 1 South, Range 69 West of the 6th P.M, County of Boulder, City of Louisville, State of Colorado

DEDICATION

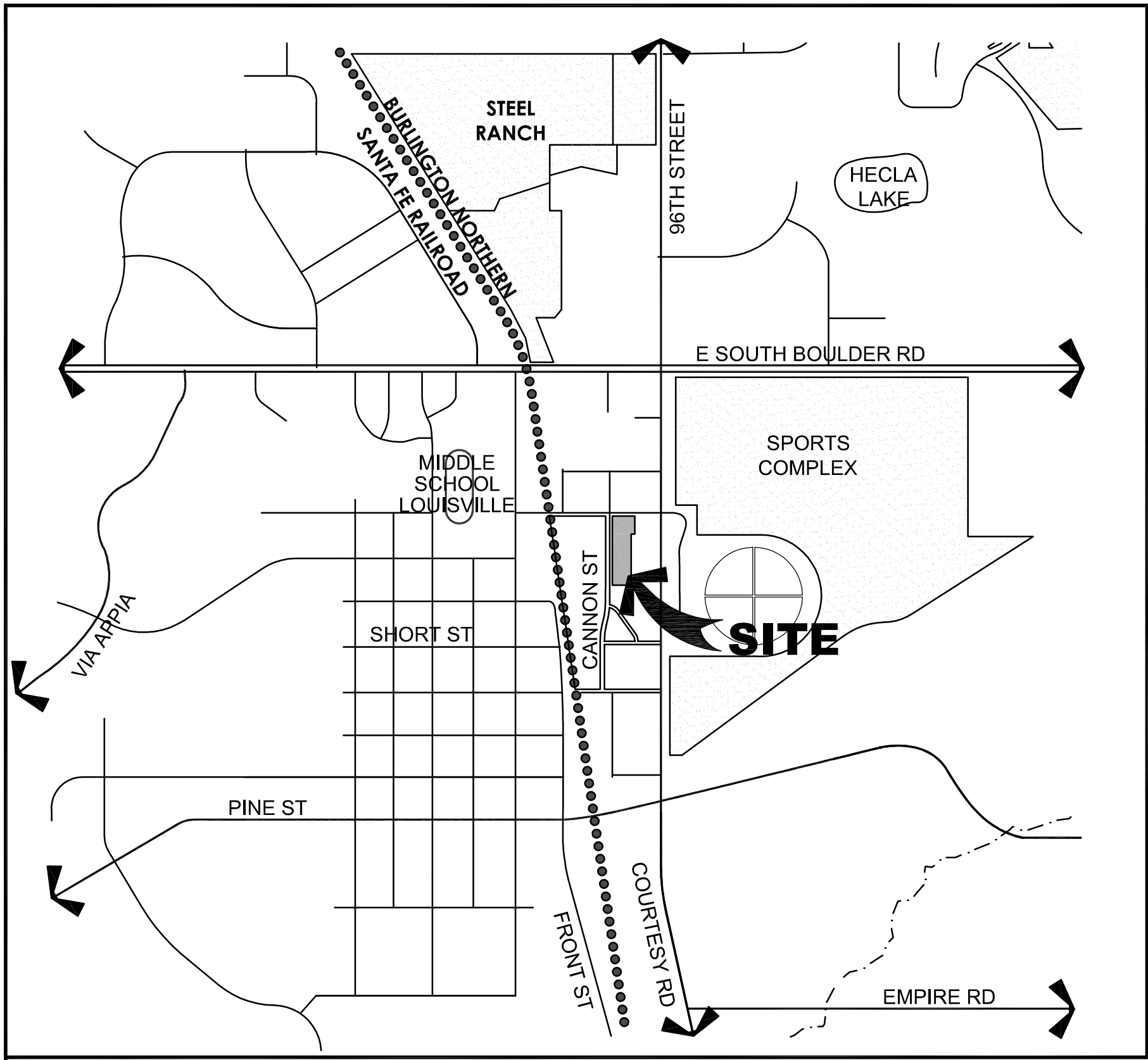
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE COUNTY OF BOULDER, STATE OF COLORADO DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 9, BLOCK 1, AND TRACTS A THROUGH E, DELO LOFTS WITH RECEPTION NUMBER 03600743.

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF "DELO WEST", 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, ALL PUBLIC RIGHT-OF-WAY, THE INGRESS-EGRESS AND FIRE LANE EASEMENTS FOR VEHICULAR, PEDESTRIAN AND EMERGENCY ACCESS AND 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, EXCEPT AS EXPRESSLY PROVIDED BY WRITTEN AGREEMENT WITH THE CITY OF LOUISVILLE, 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 ACCETED 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 AND/OR CENTERLINK, INC WHICH WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

NOTES

- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE ASSUMPTION THAT THE EASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE (BNSF) RAILROAD BEARS NORTH 08 DEGREES, 11 MINUTES AND 00 SECONDS WEST BETWEEN A FOUND NO. 4 REBAR AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID BNSF RAILROAD AND A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED EPP & ASSOCIATES, LS 14815 AT THE NORTHWESTERLY CORNER OF LOT 2, BLOCK C, INDUSTRIAL AREA.
- SURVEY INFORMATION SHOWN HEREON AS PROVIDED BY ROCK CREEK SURVEYING, LLC DATED AUGUST 25, 2013 AND JUNE 30, 2021. ROCK CREEK SURVEYING LLC, IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. ROCK CREEK SURVEYING LLC RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
- 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 18-4-508, C.R.S.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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 CERTIFICATION SHOWN HEREON. CRS 13-80-105.
- PROPOSED VEHICULAR CONNECTIONS MAY BE REFINED, WITH FUTURE CONSTRUCTION PLAN SUBMITTALS.
- ACCESS IS GRANTED HERewith OVER AND ACROSS ALL PAVED AREAS FOR EMERGENCY, PUBLIC AND PRIVATE VEHICULAR ACCESS.
- THE CITY OF LOUISVILLE IS GRANTED A MAINTENANCE ACCESS EASEMENT WITH VARIABLE WIDTH BEYOND CANNON STREET AND GRIFFITH STREET ABUTTING THE RIGHT-OF-WAY FOR THE MAINTENANCE SIDEWALK WITH MINIMUM SURFACE DISTURBANCE WITHIN THE EASEMENT BY THIS PLAT.
- DISTANCES SHOWN HEREON ARE BASED UPON THE U.S. SURVEY FOOT.
- EXISTING ENCUMBRANCES AND USES ARE NOTED ON THE DRAWINGS AND ARE NOT SUPERSEDED BY THE OWNERSHIP/USE TABLE.
- THE CITY OF LOUISVILLE SHALL REVIEW AND APPROVE THE LOCATIONS OF UTILITY LINES, PEDESTALS AND CABINETS WITHIN PUBLIC PROPERTY AND EXCLUSIVE CITY UTILITY EASEMENTS.
- PUBLIC WET UTILITIES LOCATED ON PRIVATE PROPERTY, IF ANY, SHALL BE WITHIN A CITY EXCLUSIVE UTILITY EASEMENT (C.U.E.)
- EXCLUSIVE CITY UTILITY EASEMENTS ARE RESERVED FOR CITY OF LOUISVILLE EXCLUSIVE USE FOR CITY WATER, SANITARY SEWER AND STORM SEWER FACILITIES. DRY UTILITIES COMPANIES AND/OR PRIVATE OWNERS OF STORM DRAINAGE AND IRRIGATION LINES MUST OBTAIN PRIOR WRITTEN APPROVAL FROM THE CITY FOR ANY PROPOSED CROSSING OF ANY CITY WET UTILITY EASEMENTS AND MUST EXECUTE AN AGREEMENT WHICH STIPULATES THE DRY UTILITIES, STORM DRAINAGE, AND/OR IRRIGATION LINES APPROVED TO CROSS CITY EASEMENTS ARE SUBJECT TO RELOCATION AT THE COMPANY'S OR OWNER'S EXPENSE AT THE DIRECTION OF THE CITY. DRY UTILITIES, STORM DRAINAGE, AND/OR IRRIGATION LINES THAT ARE APPROVED TO CROSS CITY EASEMENTS SHALL DO SO AT SUBSTANTIALLY RIGHT ANGLES. WET UTILITIES MAY TRAVERSE DRY UTILITIES EASEMENTS WITHOUT REQUIREMENT FOR FURTHER PERMISSION. NO JOINT USE OF ANY CITY EXCLUSIVE UTILITY EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE CITY AND EXECUTION OF A JOINT USE AGREEMENT, WHICH SHALL BE AT THE CITY'S DISCRETION.
- THE MINIMUM SEPARATION BETWEEN WATER AND SANITARY SHALL BE 10' OUTSIDE OF PIPE TO OUTSIDE OF PIPE. SEPARATION BETWEEN ALL OTHER UTILITIES SHALL NOT BE LESS THAN 7' TO THE EXTENT PRACTICAL BASED ON CONSTRUCTABILITY, COST, RIGHT-OF-WAY AND ASSOCIATED STREET WIDTHS, ETC. THE CITY WILL WORK WITH THE SUBDIVIDER TO GENERATE PRACTICAL SOLUTIONS FOR AREAS OF UTILITY SEPARATION CONCERNS.
- THE PRIVATE UTILITY EASEMENTS (P.U.E.) SHALL BE CONVEYED TO LCP DELO, LLC AND SHALL ALLOW FOR THE ACCESS TO AND MAINTENANCE AND/OR REPLACEMENT OF THE PRIVATE STORM PIPING CONTAINED THEREIN.
- EASEMENTS ON SOME LOTS, AS WELL AS OTHER EASEMENTS, ARE PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF DELO WEST, TO BE RECORDED IN THE CITY OF LOUISVILLE, COUNTY OF BOULDER, COLORADO.
- PLEASE REFER TO RECEPTION NUMBERS 638266, 638267 AND 815592 FOR THE LOUISVILLE TRADE CENTER FOR ADDITIONAL INFORMATION ASSOCIATED WITH THE EXISTING ACCESS EASEMENTS AND PLANNED UNIT DEVELOPMENT INFORMATION.
- FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NO. NCS-1023898-CO, DATED MARCH 8, 2021 AT 5:00 P.M. WAS USED EXCLUSIVELY FOR THE RESEARCH OF EASEMENTS, RIGHTS-OF-WAY AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY OF THIS FINAL PLAT.
- UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF LOUISVILLE FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, S GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.



VICINITY MAP

(1"= 1500' approx)

LEGAL DESCRIPTION

LOTS 1 THROUGH 9, BLOCK 1, AND TRACTS A THROUGH E, DELO LOFT LOCATED IN THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT E;
THENCE NORTH 90°00'00" WEST A DISTANCE OF 137.50 FEET ALONG THE SOUTH RIGHT-OF WAY LINE OF GRIFFITH STREET TO THE POINT OF CURVATURE;
THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°00'00", ALONG THE ARC A DISTANCE OF 23.56 FEET (SAID CURVE HAVING A CHORD BEARING SOUTH 45°00'00" WEST AND DISTANCE 21.21 FEET) TO A POINT OF TANGENCY;
THENCE SOUTH 00°00'00" EAST, 585.00 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF CANNON STREET;
THENCE NORTH 90°00'00" EAST, 129.00 FEET ALONG THE NORTH LINE OF SAID LOT 6 OF THE INDUSTRIAL PARK SUBDIVISION;
THENCE NORTH 00°00'00" EAST A DISTANCE OF 58.43 FEET;
THENCE SOUTH 89°59'58" EAST A DISTANCE OF 6.85 FEET;
THENCE NORTH 00°00'00" EAST, 421.57 FEET ALONG THE WEST LINE OF SAID LOT 10 DELO LOFTS;
THENCE NORTH 90°00'00" EAST, 16.65 FEET;
THENCE NORTH 00°00'00" EAST, 120 FEET TO THE NORTHEAST CORNER OF SAID TRACT E, THE POINT OF BEGINNING;

CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

AREA = 1.907 ACRES (MORE OR LESS)

PARCEL SUMMARY

PARCEL	TOTAL AREA (ACRES)	OWNERSHIP	MAINTENANCE	USES
LOT 1	1.907	LCP DELO, LLC	LCP DELO, LLC	VEHICULAR AND PEDESTRIAN ACCESS, EMERGENCY VEHICLE ACCESS, PRIVATE UTILITY LINES AND PARKING

NOTE: EXISTING ENCUMBRANCES AND USES ARE NOTED ON THE DRAWINGS AND ARE NOT SUPERSEDED BY THE OWNERSHIP / USE TABLE.

SURVEYOR'S CERTIFICATE:

I, ROBERT A. RICKARD, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF DELO WEST TRULY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION WAS DONE IN ACCORDANCE WITH APPLICABLE STATE OF COLORADO REQUIREMENTS FOR LAND SURVEYORS.

ROBERT A. RICKARD, PLS NO. 28283
FOR AND ON BEHALF OF
ROCK CREEK SURVEYING, LLC

SHEET INDEX	
NUMBER	TITLE
1	COVER SHEET
2	FINAL PLAT

OWNERSHIP CERTIFICATE:

OWNER: LCP DELO, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: JONATHAN BUSH, PRINCIPAL

DATE:

ACKNOWLEDGEMENT:

STATE OF COLORADO)

) SS

COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 20____, BY _____

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATE:

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

RESOLUTION NO. _____, SERIES _____

CITY COUNCIL CERTIFICATE:

APPROVED THIS _____ DAY OF _____, 20____
BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____, SERIES _____

MAYOR: _____ CITY CLERK: _____

CLERK AND RECORDERS CERTIFICATE:

STATE OF COLORADO)

) SS

COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____

O'CLOCK AT _____M, ON THIS _____ DAY OF _____, 20____

AND IS RECORDED IN PLAN FILE _____, FEE _____

PAID: _____ FILM NO. _____

RECEPTION NO. _____

RECORDER: _____, DEPUTY: _____

SITE BENCHMARK:

CITY OF LOUISVILLE, COLORADO "LP 4", TOP OF 3.25" ALUMINUM CAP SURVEY MONUMENT IN RANGE BOX AT THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, AT THE INTERSECTION OF COLORADO STATE HIGHWAY 42 AND SOUTH STREET WITH PUBLISHED ELEVATION OF 5320.64 FEET (NAVD '88 VERTICAL DATUM)

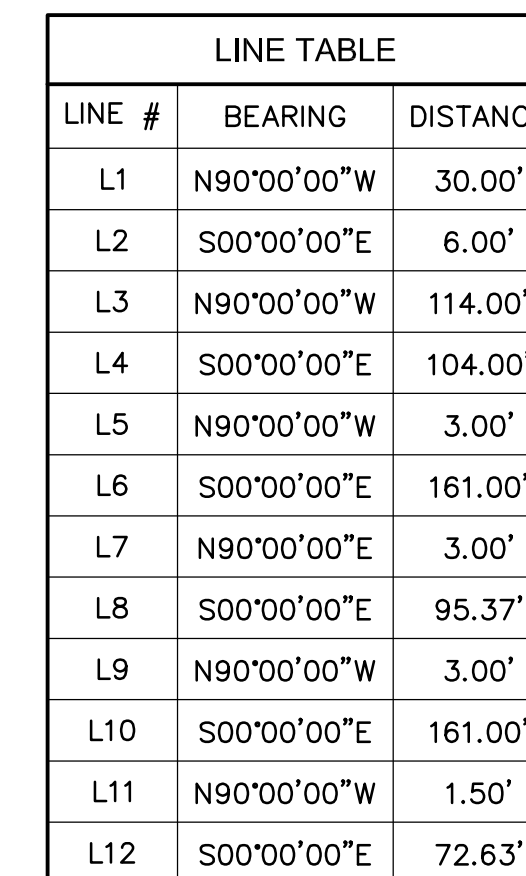
ROCK CREEK SURVEYING, LLC

3021 GARDENIA WAY
SUPERIOR, COLORADO 80027
(303) 521-7376

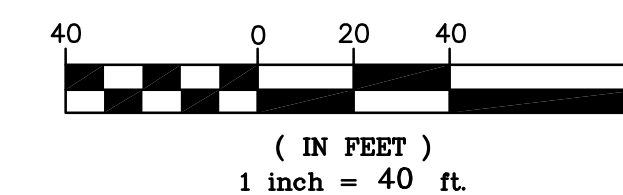
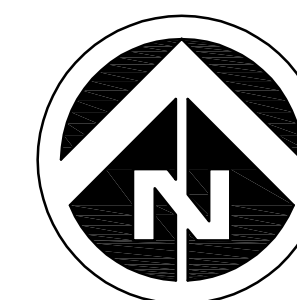
01/20/2022

SHEET 1 OF 2

A Replat Lots 1 Through 9, Block 1 and Tracts A Through E, DeLo Lofts, located in the Northeast ¼ of Section 8, Township 1 South, Range 69 West of the 6th P.M, County of Boulder, City of Louisville, State of Colorado



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N90°00'00"W	30.00'
L2	S00°00'00"E	6.00'
L3	N90°00'00"W	114.00'
L4	S00°00'00"E	104.00'
L5	N90°00'00"W	3.00'
L6	S00°00'00"E	161.00'
L7	N90°00'00"E	3.00'
L8	S00°00'00"E	95.37'
L9	N90°00'00"W	3.00'
L10	S00°00'00"E	161.00'
L11	N90°00'00"W	1.50'
L12	S00°00'00"E	72.63'

**SITE BENCHMARK:**

CITY OF LOUISVILLE, COLORADO "LP 4", TOP OF
3.25" ALUMINUM CAP SURVEY MONUMENT IN RANGE
BOX AT THE EAST QUARTER CORNER OF SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH
PRINCIPAL MERIDIAN, AT THE INTERSECTION OF
COLORADO STATE HIGHWAY 42 AND SOUTH STREET
WITH PUBLISHED ELEVATION OF 5320.64 FEET
(NAVD '88 VERTICAL DATUM)

ROCK CREEK SURVEYING, LLC

3021 GARDENIA WAY
SUPERIOR, COLORADO 80027
(303) 521-7376

01/20/2022

SHEET 2 OF 2