

COLORADO TECHNOLOGICAL CENTER FIRST FILING REPLAT OF LOTS 2 & 3, BLOCK 3

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

Certificate of Dedication and Ownership

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER OF LOTS 2 AND 3, BLOCK 3, COLORADO TECHNOLOGICAL CENTER FIRST FILING AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY, RECORDED ON SEPTEMBER 27, 1979 UNDER REC. NO. 361998. LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, BOULDER COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WESTERLY OF LOT 2 & 3, BLOCK 3, OF SAID COLORADO TECHNOLOGICAL CENTER FIRST FILING TO BEAR NORTH 07°14'13" WEST, A DISTANCE OF 400.00 FEET BETWEEN A FOUND #5 REBAR AT THE SOUTHWESTERLY CORNER OF SAID LOT 2 AND A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 19588" AT THE NORTHWESTERLY CORNER OF LOT 3, WITH ALL BEARINGS SHOWN HEREON ARE RELATIVE TO.

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 2, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PIERCE AVENUE, THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 07°14'13" WEST, A DISTANCE OF 400.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 4, BLOCK 3;
THENCE ALONG THE SOUTH LINE OF LOT 4, NORTH 82°45'47" EAST, A DISTANCE OF 299.94 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 4;
THENCE ALONG THE EAST LINES OF LOT 2 & 3, SOUTH 00°10'42" EAST, A DISTANCE OF 403.06 FEET TO THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 3;
THENCE ALONG THE NORTH LINE OF SAID LOT 1, SOUTH 82°45'49" WEST, A DISTANCE OF 250.41 TO THE NORTHWESTERLY CORNER OF LOT 1, ALSO BEING FEET TO THE POINT OF BEGINNING.

CONTAINING 110,070 SQ.FT., OR 2.53 ACRES, MORE OR LESS.

HAS LAID OUT AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF COLORADO TECHNOLOGICAL CENTER FIRST FILING REPLAT OF LOTS 2 & 3, BLOCK 3, 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 THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS EXCLUSIVE UTILITY EASEMENTS AND ALSO DEDICATE 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 WATER AND 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 DEVELOPER OR ARRANGEMENTS MADE BY THE DEVELOPER 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.

Ownership Signature Block

WITNESS MY/OUR HAND(S) AND SEAL(S) THIS _____ DAY OF _____, 20____.

OWNER NAME AND SIGNATURE _____

NOTARY NAME (PRINT) _____

_____(NOTARY SEAL)
NOTARY SIGNATURE _____

MY COMMISSION EXPIRES _____

LINE TABLE			
LINE #	DIRECTION	LENGTH	
L1	N28°04'56"W	48.29	
L2	N82°45'55"E	149.25	
L3	S07°14'08"E	84.00	
L4	N82°45'53"E	19.98	
L5	S07°14'13"E	15.00	
L6	S82°45'53"W	19.98	
L7	N07°14'08"W	84.00	
L8	S82°45'55"W	151.11	
L9	N00°10'36"W	15.11	

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	62.05	39.50	89°59'58"	S52°14'06"E	55.86
C2	38.48	24.50	90°00'01"	S52°14'07"E	34.65
C3	62.05	39.50	90°00'01"	N52°14'07"W	55.86
C4	38.48	24.50	89°59'58"	N52°14'06"W	34.65

Clerk and Recorder 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 _____, 20____, AND IS RECORDED IN PLAN FILE _____.

FEE _____ PAID.
_____ FILM NO. _____
_____ RECEPTION.

CLERK AND RECORDER _____

DEPUTY _____

City Council Certificate

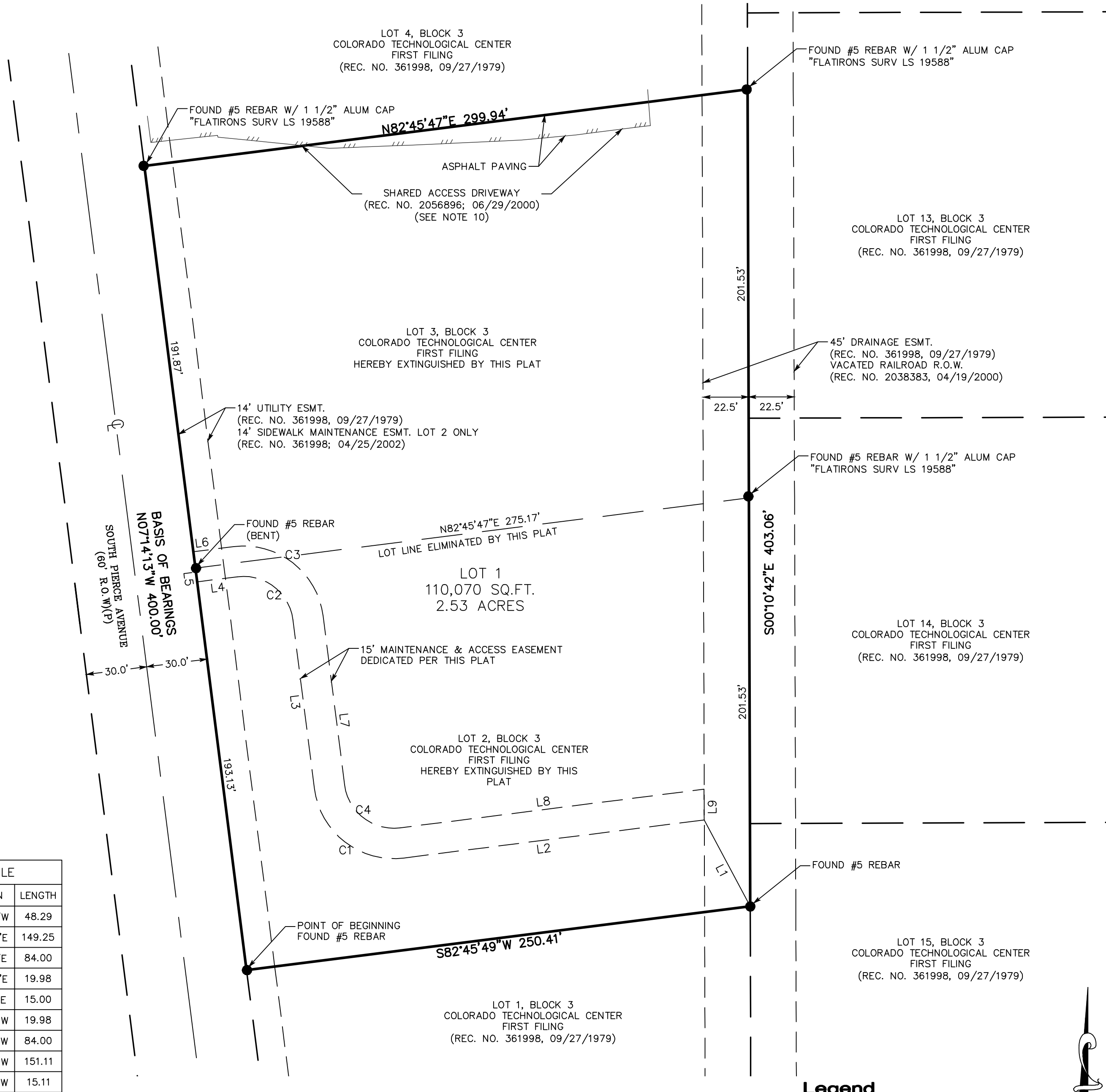
APPROVED THIS _____ DAY OF _____, 20____ BY THE

CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____ (CITY SEAL)

MAYOR SIGNATURE _____

CITY CLERK SIGNATURE _____



Legend

- FOUND MONUMENT AS DESCRIBED
- CENTERLINE
- EDGE OF ASPHALT

Boundary Closure Report

COURSE: N07°14'13"W LENGTH: 400.00'
COURSE: N82°45'47"E LENGTH: 299.94'
COURSE: S00°10'42"E LENGTH: 403.06'
COURSE: S82°45'49"W LENGTH: 250.41'

AREA: 110070 SQ. FT. ±
ERROR CLOSURE: 0.00
ERROR NORTH: -0.003
COURSE: S09°53'52"E
EAST: 0.000

PRECISION 1: 1353410000

Planning Commission Certificate

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20____

BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____



Vicinity Map
NOT TO SCALE

Notes

- LAND TITLE GUARANTEE COMPANY NUMBER ABZ707058940, DATED 01/25/2022 AT 8:00 A.M. (COMMITMENT "A"), LAND TITLE GUARANTEE COMPANY NUMBER ABZ70681050, DATED AUGUST 24, 2020 AT 8:00 A.M. (COMMITMENT "B") WERE ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENTS.
- 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.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N07°14'13"W BETWEEN A FOUND #5 REBAR AT A SOUTHWESTERLY CORNER OF LOT 2 AND A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 19588" AT THE NORTHWESTERLY CORNER OF LOT 3 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501), NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- DATES OF FIELDWORK: APRIL 25, 2022
- THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- 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 CROSSINGS OF ANY CITY WET UTILITY EASEMENTS AND MUST EXECUTE AN AGREEMENT WHICH STIPULATES THE DRY UTILITIES, STORM DRAINAGE, AND/OR IRRIGATION LINE APPROVED TO CROSS CITY EASEMENTS ARE SUBJECT TO RELOCATION AT THE COMPANY'S OR OWNERS 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 A SUBSTANTIALLY RIGHT ANGLES. WET UTILITIES SHALL TRAVERSE DRY UTILITY 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.
- LOCATION OF THE SHARED ACCESS DRIVEWAY IS GRAPHICALLY SHOWN ON EXHIBIT A OF SHARED DRIVEWAY AND MAINTENANCE AGREEMENT RECORDED 6/29/2000 AT REC. NO. 2056896. NO EASEMENT DIMENSIONS ARE PROVIDED IN SAID AGREEMENT. THE SHARED ACCESS DRIVEWAY LOCATION SHOWN HEREON IS BASED ON ACTUAL SURVEY FIELD MEASUREMENTS BY FLATIRONS, INC.

Surveyor's Certificate

I, JESS J. KUNTZ, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT A SURVEY OF LOTS 2 & 3, BLOCK 3, COLORADO TECHNOLOGICAL CENTER FIRST FILING WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON APRIL 25, 2022, THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

JESS J. KUNTZ
COLORADO P.L.S. #38409
VICE PRESIDENT, FLATIRONS, INC.

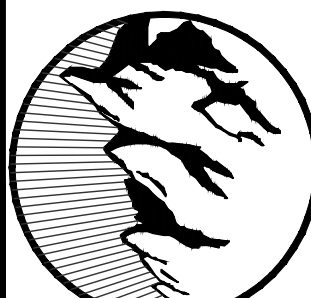
REVISION		DATE
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8		
9		
10		

COLORADO TECHNOLOGICAL CENTER FIRST FILING
REPLAT OF LOTS 2 & 3, BLOCK 3

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Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com

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FAX: (303) 443-9830
4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180



DRAFT
WORKING COPY ONLY
ONLY FINAL VERSION
WILL HAVE STAMP
AND SIGNATURE
(SEAL)

JOB NUMBER:

22-78,384

DATE:

07-15-2022

DRAWN BY:

T. HENDERSON

CHECKED BY:

SB/JK/JZG

SHEET 1 OF 1