

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

PRELIMINARY PLAT OF
REDTAIL RIDGE FILING NO. 1
SITUATED IN THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
COVER

PREPARED BY:

HKS **HARRIS KOCHER SMITH**
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Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNERS OF A TRACT OF LAND SITUATED IN THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 20;
THENCE SOUTH 89°48'50" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 2,625.59 FEET;
THENCE SOUTH 00°02'13" EAST ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 1,326.76 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER;
THENCE SOUTH 00°02'35" EAST ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 85.45 FEET TO THE NORTH CORNER OF PARCEL TK-71-2 DESCRIBED AT RECEPTION NO. 2386686 IN THE RECORDS OF BOULDER COUNTY;
THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:
1) SOUTH 33°27'26" WEST, A DISTANCE OF 60.64 FEET;
2) SOUTH 01°40'28" WEST, A DISTANCE OF 45.12 FEET;
3) SOUTH 89°19'32" EAST, A DISTANCE OF 34.84 FEET TO A POINT 30 FEET WEST OF SAID EAST LINE;
THENCE SOUTH 00°02'35" EAST ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF SAID EAST LINE, A DISTANCE OF 404.28 FEET TO A POINT OF NON-TANGENT CURVATURE AT THE NORTH CORNER OF PARCEL TK-71 DESCRIBED AT RECEPTION NO. 2309730 IN THE RECORDS OF BOULDER COUNTY;
THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:
1) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 86.28 FEET, SAID CURVE HAVING A RADIUS OF 2,441.83 FEET, A CENTRAL ANGLE OF 02°01'28", AND A CHORD WHICH BEARS SOUTH 04°26'27" WEST A CHORD DISTANCE OF 86.27 FEET;
2) SOUTH 03°25'43" WEST, A DISTANCE OF 124.37 FEET;
3) SOUTH 00°02'35" EAST AND ALONG THE WEST LINE OF PARCEL TK-71-1 DESCRIBED AT RECEPTION NO. 2309730 IN THE RECORDS OF BOULDER COUNTY, A DISTANCE OF 529.71 FEET TO A POINT ON THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER AND A POINT ON THE NORTH LINE OF PARCEL 12 AS DESCRIBED AT RECEPTION NO. 1560711 IN THE RECORDS OF BOULDER COUNTY;
THENCE ALONG THE PERIMETER OF SAID PARCEL 12 THE FOLLOWING FOUR (4) COURSES:
1) NORTH 89°42'42" WEST, A DISTANCE OF 55.73 FEET;
2) SOUTH 00°00'35" WEST, A DISTANCE OF 30.02 FEET;
3) SOUTH 44°51'26" EAST, A DISTANCE OF 35.44 FEET;
4) SOUTH 00°00'35" WEST, A DISTANCE OF 127.21 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 520800 IN THE RECORDS OF BOULDER COUNTY;
THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:
1) NORTH 89°59'25" WEST, A DISTANCE OF 55.00 FEET;
2) SOUTH 00°00'35" WEST, A DISTANCE OF 50.00 FEET;
3) SOUTH 89°59'25" EAST, A DISTANCE OF 55.00 FEET TO THE NORTHWEST CORNER OF PARCEL 10 AS DESCRIBED AT RECEPTION NO. 1560711 IN THE RECORDS OF BOULDER COUNTY;
THENCE ALONG THE PERIMETER OF SAID PARCEL 10 THE FOLLOWING TWO (2) COURSES:
1) SOUTH 00°00'35" WEST ALONG THE WEST LINE OF SAID PARCEL AND ALONG A LINE PARALLEL WITH AND 75 FEET WEST OF THE SAID EAST LINE, A DISTANCE OF 247.79 FEET;
2) SOUTH 18°40'03" EAST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, A DISTANCE OF 93.77 FEET TO THE NORTH CORNER OF PARCEL TK-75 DESCRIBED AT RECEPTION NO. 2309730 IN THE RECORDS OF BOULDER COUNTY;
THENCE SOUTH 00°00'35" WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 29 AND ALONG THE WEST LINE OF SAID TK-75, A DISTANCE OF 611.12 FEET;
THENCE SOUTH 89°48'45" EAST ALONG THE SOUTH LINE OF SAID TK-75, A DISTANCE OF 48.09 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29;
THENCE SOUTH 00°00'35" WEST ALONG SAID EAST LINE, A DISTANCE OF 136.13 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29;
THENCE NORTH 89°42'42" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2,308.62 FEET TO A POINT ON THE NORTHEAST LINE OF THE LAND CONVEYED TO THE CITY OF BROOMFIELD BY GIFT DEED RECORDED AT RECEPTION NO. 2013403 IN THE RECORDS OF BOULDER COUNTY;
THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING FIVE (5) COURSES:
1) NORTH 14°13'32" WEST, A DISTANCE OF 140.04 FEET;
2) NORTH 60°44'04" WEST, A DISTANCE OF 682.66 FEET;
3) NORTH 31°43'59" WEST, A DISTANCE OF 355.27 FEET;
4) NORTH 50°04'57" WEST, A DISTANCE OF 351.37 FEET;
5) NORTH 87°28'56" WEST, A DISTANCE OF 246.66 FEET TO THE EASTERN CORNER OF PARCEL 32B AS DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 3411796 IN THE RECORDS OF BOULDER COUNTY;
THENCE NORTH 58°29'24" WEST ALONG THE NORTHEASTLY LINE OF SAID PARCEL, A DISTANCE OF 186.70 FEET TO A POINT ON THE RIGHT-OF-WAY OF HIGHWAY 36;
THENCE NORTH 50°07'12" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 356.68 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20 AND THE SOUTH CORNER OF PARCEL 32A OF SAID SPECIAL WARRANTY DEED;
THENCE CONTINUING NORTH 50°07'12" WEST ALONG THE NORTHEAST LINE OF SAID PARCEL 32A, A DISTANCE OF 1,028.45 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED AT BOOK 880, PAGE 98 IN THE RECORDS OF BOULDER COUNTY;
THENCE NORTH 25°26'59" WEST ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THAT PARCEL DESCRIBED AT BOOK 878, PAGE 503, A DISTANCE OF 842.57 TO THE SOUTH CORNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. 1089419 IN THE RECORDS OF BOULDER COUNTY;
THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:
1) NORTH 00°54'00" EAST, A DISTANCE OF 95.53 FEET;
2) NORTH 08°22'46" WEST, A DISTANCE OF 184.53 FEET;
3) NORTH 00°09'09" WEST ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 213.70 FEET;
4) SOUTH 89°50'51" WEST, A DISTANCE OF 34.06 FEET TO A POINT 25.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER;
THENCE NORTH 00°09'09" WEST ALONG A LINE PARALLEL WITH AND 25 FEET FROM THE SAID WEST LINE, A DISTANCE OF 473.64 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 1819920 IN THE RECORDS OF BOULDER COUNTY EXTENDED WESTERLY;
THENCE SOUTH 89°48'38" EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED, A DISTANCE OF 265.23 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;
THENCE NORTH 00°09'09" WEST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 256.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CAMPUS DRIVE AS DEDICATED BY LOUISVILLE CAMPUS RECORDED AT RECEPTION NO. 1669751;
THENCE ALONG SAID SOUTH LINE THE FOLLOWING FOUR (4) COURSES:
1) SOUTH 89°48'38" EAST ALONG SAID NORTH LINE, A DISTANCE OF 50.02 FEET;
2) SOUTH 82°25'28" EAST, A DISTANCE OF 202.23 FEET TO A POINT OF NON-TANGENT CURVATURE;
3) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 139.86 FEET, SAID CURVE HAVING A RADIUS OF 1,085.00 FEET, A CENTRAL ANGLE OF 07°23'09", AND A CHORD WHICH BEARS SOUTH 86°07'04" EAST A CHORD DISTANCE OF 139.77 FEET;
4) SOUTH 89°48'38" EAST, A DISTANCE OF 1,975.05 FEET TO A POINT ON THE EAST LINE SAID SOUTHWEST QUARTER;
THENCE NORTH 00°02'50" EAST ALONG SAID EAST LINE, A DISTANCE OF 35.00 FEET TO THE **POINT OF BEGINNING**;

EXCEPTING THEREFROM THAT PARCEL DESCRIBED BY DEED RECORDED AT RECEPTION NO. 531604 IN THE RECORDS OF BOULDER COUNTY;

SAID PARCEL CONTAINS 16,949,252 SQUARE FEET OR 389.10 ACRES, MORE OR LESS;

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF **REDTAIL RIDGE FILING NO. 1**, 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, AND DOES FURTHER DEDICATE TO THE CITY OF LOUISVILLE THE EXCLUSIVE CITY UTILITY EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PROVISION OF CITY UTILITY LINES AND SERVICES, AND DOES FURTHER DEDICATE TO THE CITY OF LOUISVILLE 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, PROVIDED, HOWEVER, THE SUBDIVIDER MAY BE ENTITLED TO REIMBURSEMENT OR FEE CREDITS AS SUCH ARE APPROVED 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.

OWNER:

REDTAIL RIDGE DEVELOPMENT, LLC

SIGNATURE _____

BY: _____
AS: _____ OF **REDTAIL RIDGE DEVELOPMENT, LLC**

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____, BY _____ AS _____
OF **REDTAIL RIDGE DEVELOPMENT, LLC**

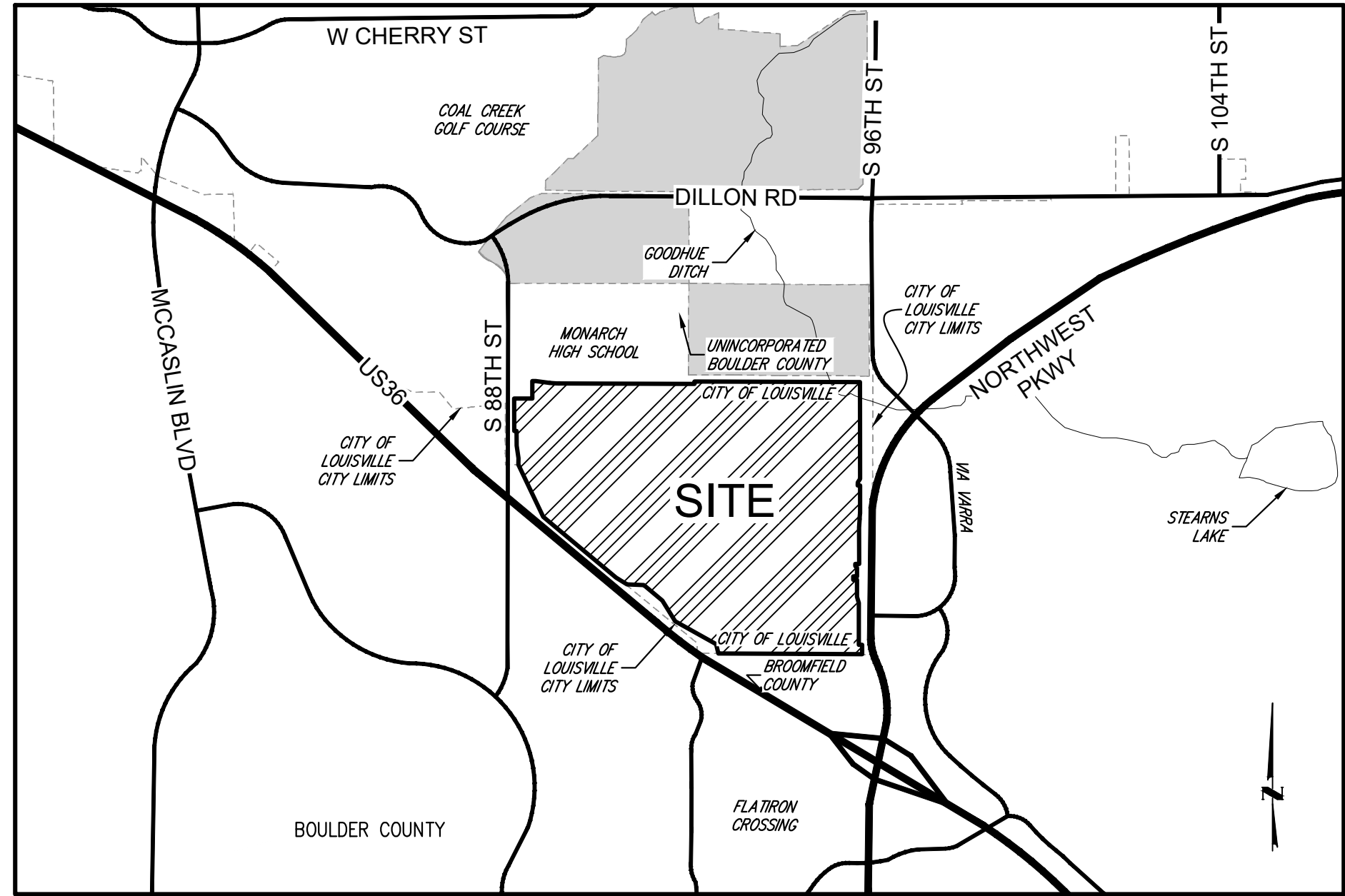
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SHEET INDEX

SHEET 1	COVER
SHEET 2	KEY MAP/TRACT SUMMARY TABLE
SHEET 3	PLAT SHEET
SHEET 4	PLAT SHEET
SHEET 5	PLAT SHEET/EASEMENT DETAILS 'A' & 'B'
SHEET 6	PLAT SHEET
SHEET 7	PLAT SHEET/EASEMENT DETAIL 'C'
SHEET 8	EASEMENT DETAILS 'D', 'E', & 'F'
SHEET 9	LINE & CURVE TABLES



VICINITY MAP

SCALE: 1" = 2,000'

NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, ORDER NO. AB070601971.1-3 ISSUED BY LAND TITLE GUARANTEE COMPANY, AND HAVING AN EFFECTIVE DATE OF APRIL 20, 2022 AT 5:00 P.M.
- 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.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED AS BEARING SOUTH 00°08'41" EAST. SAID LINE BEING MONUMENTED AT THE NORTH QUARTER CORNER OF SAID SECTION BY A #6 REBAR WITH A 3.25" BRASS CAP STAMPED "1998 PLS 16401", AND BEING MONUMENTED AT THE CENTER QUARTER CORNER BY A #6 REBAR WITH A 2.5" ALUMINUM CAP 0.1" ABOVE GROUND STAMPED "DB&CO 2000 PLS 23529".
- SUBJECT PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 08013C0584K, DATED AUGUST 15, 2019. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
- STORAGE/TEK BUILDING SIX SUBDIVISION RECORDED AT RECEPTION NO. 717095 IS HEREBY VACATED AND SUPERCEDED BY THIS PLAT.
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN THE RECORDED DOCUMENTS IN THE TITLE COMMITMENT AS REFERENCED IN NOTE 1.
- EXCLUSIVE CITY UTILITY EASEMENTS ARE HEREBY GRANTED TO THE CITY OF LOUISVILLE, AS SHOWN ON THIS PLAT, SOLELY FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, INSPECTING AND OPERATING WATER AND SANITARY SEWER MAINS AND STORM SEWER FACILITIES, TRANSMISSION, DISTRIBUTION AND SERVICE LINES AND APPURTENANCES, TOGETHER WITH A RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT. THESE EASEMENTS SHALL BE EXCLUSIVE, HOWEVER UTILITIES MAY CROSS THE EXCLUSIVE EASEMENTS AT SUBSTANTIALLY 90 DEGREES. THE CITY SHALL MAINTAIN ALL WATER AND SANITARY SEWER IMPROVEMENTS AND STORM SEWER FACILITIES INSTALLED IN THE EASEMENT IN GOOD AND WORKING CONDITION. NOTWITHSTANDING THE FOREGOING, THE UNDERLYING PROPERTY OWNER RETAINS THE RIGHT TO USE THE SURFACE OF THE AREAS WITHIN WHICH THE WATER AND SANITARY SEWER EASEMENTS ARE DEPICTED FOR PARKING LOTS, SIDEWALKS, ROADS, DRIVEWAYS AND DRIVE AISLES, CURBS, AND OTHER SIMILAR HARDSCAPE USES PROVIDED SUCH SIMILAR USES DO NOT MATERIALLY INTERFERE WITH THE CITY'S USE OF SUCH AREAS AS WATER AND SANITARY SEWER EASEMENTS. THE CITY SHALL GIVE REASONABLE PRIOR NOTICE OF ENTRY TO THE UNDERLYING PROPERTY OWNER EXCEPT IN EMERGENCIES, SHALL COORDINATE ITS WORK SO AS TO MINIMIZE INTERRUPTION OF THE ONGOING BUSINESS AND RESTORE DAMAGE CAUSED BY THE CITY OR ITS CONTRACTORS.
- ACCESS EASEMENTS ARE HEREBY GRANTED TO THE ENTITY(S) INDICATED ON THIS FINAL PLAT DOCUMENT. ACCESS EASEMENTS ARE NON-EXCLUSIVE AND ARE INTENDED SOLELY FOR THE PURPOSE OF INGRESS AND EGRESS FOR THE BENEFIT OF THE ENTITY(S) INDICATED HEREIN.
- METRO DISTRICT UTILITY EASEMENTS ARE HEREBY GRANTED TO THE REDTAIL RIDGE METROPOLITAN DISTRICT, AS SHOWN ON THIS PLAT, SOLELY FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, INSPECTING AND OPERATING STORM SEWER FACILITIES, TRANSMISSION, DISTRIBUTION AND SERVICE LINES AND APPURTENANCES, TOGETHER WITH A RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT. THESE EASEMENTS SHALL BE EXCLUSIVE, HOWEVER, UTILITIES MAY CROSS THE EXCLUSIVE EASEMENTS AT SUBSTANTIALLY 90 DEGREES. THE METRO DISTRICT SHALL MAINTAIN ALL STORM SEWER FACILITIES INSTALLED IN THE EASEMENT IN GOOD AND WORKING CONDITION. NOTWITHSTANDING THE FOREGOING, THE UNDERLYING PROPERTY OWNER RETAINS THE RIGHT TO USE THE SURFACE OF THE AREAS WITHIN WHICH THE EASEMENTS ARE DEPICTED FOR PARKING LOTS, SIDEWALKS, ROADS, DRIVEWAYS AND DRIVE AISLES, CURBS, AND OTHER SIMILAR HARDSCAPE USES PROVIDED SUCH SIMILAR USES DO NOT MATERIALLY INTERFERE WITH THE METRO DISTRICT'S USE OF SUCH AREAS AS EASEMENTS. THE METRO DISTRICT SHALL GIVE REASONABLE PRIOR NOTICE OF ENTRY TO THE UNDERLYING PROPERTY OWNER EXCEPT IN EMERGENCIES, SHALL COORDINATE ITS WORK SO AS TO MINIMIZE INTERRUPTION OF THE ONGOING BUSINESS AND RESTORE DAMAGE CAUSED BY THE METRO DISTRICT OR ITS CONTRACTORS.
- DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE REDTAIL RIDGE METROPOLITAN DISTRICT AND THE CITY OF LOUISVILLE, AS SHOWN ON THIS PLAT, SOLELY FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, INSPECTING AND OPERATING STORM WATER MANAGEMENT FACILITIES AND APPURTENANCES, TOGETHER WITH A RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT. THESE EASEMENTS SHALL BE EXCLUSIVE. THE METRO DISTRICT AND/OR THE CITY OF LOUISVILLE SHALL MAINTAIN ALL STORM WATER MANAGEMENT FACILITIES INSTALLED IN THE EASEMENT IN GOOD AND WORKING CONDITION AS AGREED UPON PURSUANT TO SEPARATE MAINTENANCE AGREEMENTS. THE DRAINAGE EASEMENTS CONVEYED HEREIN GIVE BOTH THE REDTAIL RIDGE METROPOLITAN DISTRICT AND THE CITY OF LOUISVILLE THE RIGHT TO ACCESS THE EASEMENT FOR THE PURPOSE OF MAINTAINING STORMWATER MANAGEMENT FACILITIES BUT IS IN NO WAY INTENDED TO ASSIGN THE RESPONSIBILITY FOR SAID MAINTENANCE.
- LANDSCAPE EASEMENTS ARE HEREBY GRANTED TO THE REDTAIL RIDGE METROPOLITAN DISTRICT, AS SHOWN ON THIS PLAT, SOLELY FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, INSPECTING LANDSCAPING AND ASSOCIATED APPURTENANCES, TOGETHER WITH A RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT. THESE EASEMENTS SHALL BE EXCLUSIVE; HOWEVER, UTILITIES MAY CROSS THE EXCLUSIVE EASEMENTS AT SUBSTANTIALLY 90 DEGREES. THE METRO DISTRICT SHALL MAINTAIN ALL LANDSCAPING INSTALLED IN THE EASEMENTS.

PLANNING COMMISSION CERTIFICATE:

APPROVED 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 SIGNATURE _____

CITY CLERK SIGNATURE _____

SURVEYOR'S CERTIFICATE:

I, AARON MURPHY, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF **REDTAIL RIDGE FILING NO. 1** TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

AARON MURPHY, PLS NO. 38162

FOR AND ON BEHALF OF
HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
PHONE: 303-623-6300

LEGEND

▲	SET #5 REBAR W/ 1.25" BLUE PLASTIC CAP PLS 38162	X	BLOCK NUMBER
○	FOUND MONUMENT AS DESCRIBED	X,XXX SF XXX,XX AC	LOT NUMBER & AREA
◆	FOUND BARE #5 REBAR	E.C.U.E. =	EXCLUSIVE CITY UTILITY EASEMENT HEREBY GRANTED
▲	FOUND #5 REBAR W/ ALUM. CAP PUNCHED THROUGH TOP	D.U.E. =	DRY UTILITY EASEMENT HEREBY GRANTED
●	FOUND ILLEGIBLE 1.5" ALUM. CAP ON #5 REBAR	G.D.C.E. =	GOODHUE DITCH & RESERVOIR COMPANY EASEMENT HEREBY GRANTED
◆	FOUND 2.5" ALUM. CAP PLS 28657 ON #5 REBAR	R.R.M.D.U.E. =	REDTAIL RIDGE METRO DISTRICT UTILITY EASEMENT HEREBY GRANTED
▲	FOUND 3.5" ALUM. CAP CDOT ROW MARKER ON #6 REBAR PLS 24961	L.E. =	LANDSCAPE EASEMENT HEREBY GRANTED
▲	FOUND 3.5" ALUM. CAP CDOT ROW MARKER ON #6 REBAR PLS 24942	S.M.E. =	SURFACE MAINTENANCE EASEMENT HEREBY GRANTED
●	FOUND #5 REBAR W/ 1.25" BLUE PLASTIC CAP PLS 38162	CCOB. =	CITY AND COUNTY OF BROOMFIELD
◆	FOUND MAG NAIL W/ 1" BRASS TAG PLS 38162	Col. =	CITY OF LOUISVILLE
◆	SECTION CORNER (DESCRIBED ON FOLLOWING SHEETS)	PSCO =	PUBLIC SERVICE COMPANY OF COLORADO
		CDOT =	COLORADO DEPARTMENT OF TRANSPORTATION
		NPPHA =	NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY
			PORTION OF EASEMENT TO BE VACATED BY SEPARATE INSTRUMENT
			LOUISVILLE CITY LIMITS

ABBREVIATIONS	
BK	BOOK
BNDRY	BOUNDARY
DISTR	DISTRICT
DR	DRIVE
D.U.E	DRY UTILITY EASEMENT HEREBY GRANTED
E	EAST, EASTING
E.C.U.E	CITY UTILITY EASEMENT HEREBY GRANTED
ELEC	ELECTRIC
ESMT	EASEMENT
EX	EXISTING

G.D.C.E.	GOODHUE DITCH & RESERVOIR COMPANY EASEMENT HEREBY GRANTED
L.E.	LANDSCAPE EASEMENT HEREBY GRANTED
MAX	MAXIMUM
R.R.M.D.U.E.	REDTAIL RIDGE METRO DISTRICT UTILITY EASEMENT HEREBY GRANTED
MH	MANHOLE
MIN	MINIMUM
N	NORTH, NORTHING
PG	PAGE
PR	PROPOSED
PROP	PROPERTY
REC NO	RECEPTION NUMBER

ROW	RIGHT-OF-WAY
S	SOUTH
SAN	SANITARY
SF	SQUARE FOOTAGE
S.M.E.	SURFACE MAINTENANCE EASEMENT HEREBY GRANTED
SS	SANITARY SEWER
ST	STREET
STA	STATION
STM	STORM
TEL	TELEPHONE
TYP	TYPICAL
UGE	UNDERGROUND ELECTRIC
VERT	VERTICAL
WAT	WATER

CLERK & RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF BOULDER) ss.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ (A.M./P.M.)

THIS _____ DAY OF _____, A.D., 20____

AT RECEPTION NO. _____

CLERK AND RECORDER _____

DEPUTY _____

COVER (SHEET 1 OF 9)

PREPARED BY:

HKS **HARRIS
KOCHER
SMITH**

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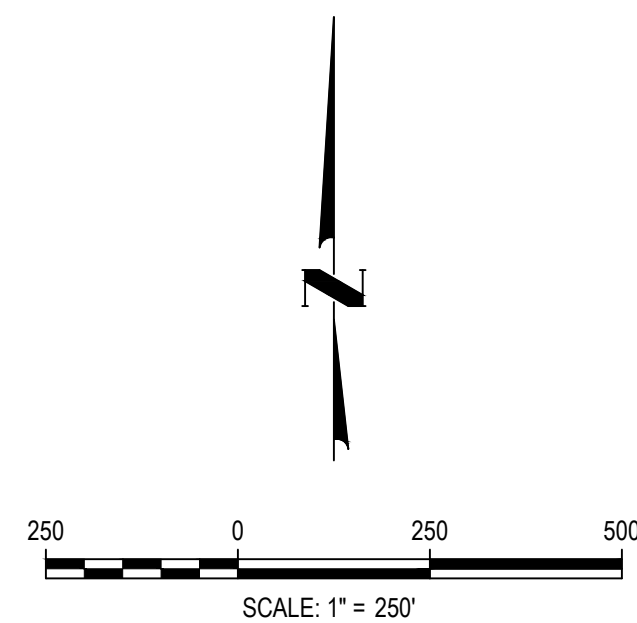
SHEET 4

SHEET 5

<u>ABBREVIATION LEGEND</u>		<u>NOTES</u>
CoL	CITY OF LOUISVILLE	1. TRACTS ARE ENCUMBERED BY PROPOSED AND EXISTING EASEMENTS THAT ALLOW FOR ADDITIONAL USES.
RMDD	RETAIL RIDGE METRO DISTRICT	2. THIS TRACT SUMMARY TABLE IS INTENDED TO COMMUNICATE THE GENERAL USES AND MAINTENANCE RESPONSIBILITIES ASSOCIATED WITH THE TRACTS.
GDC	GOODHUE DITCH COMPANY	FILING 1 SIA/DEVELOPMENT AGREEMENT SHALL BE REFERRED TO FOR ADDITIONAL DETAIL.
LPD	LOUISVILLE FIRE PROTECTION DISTRICT	

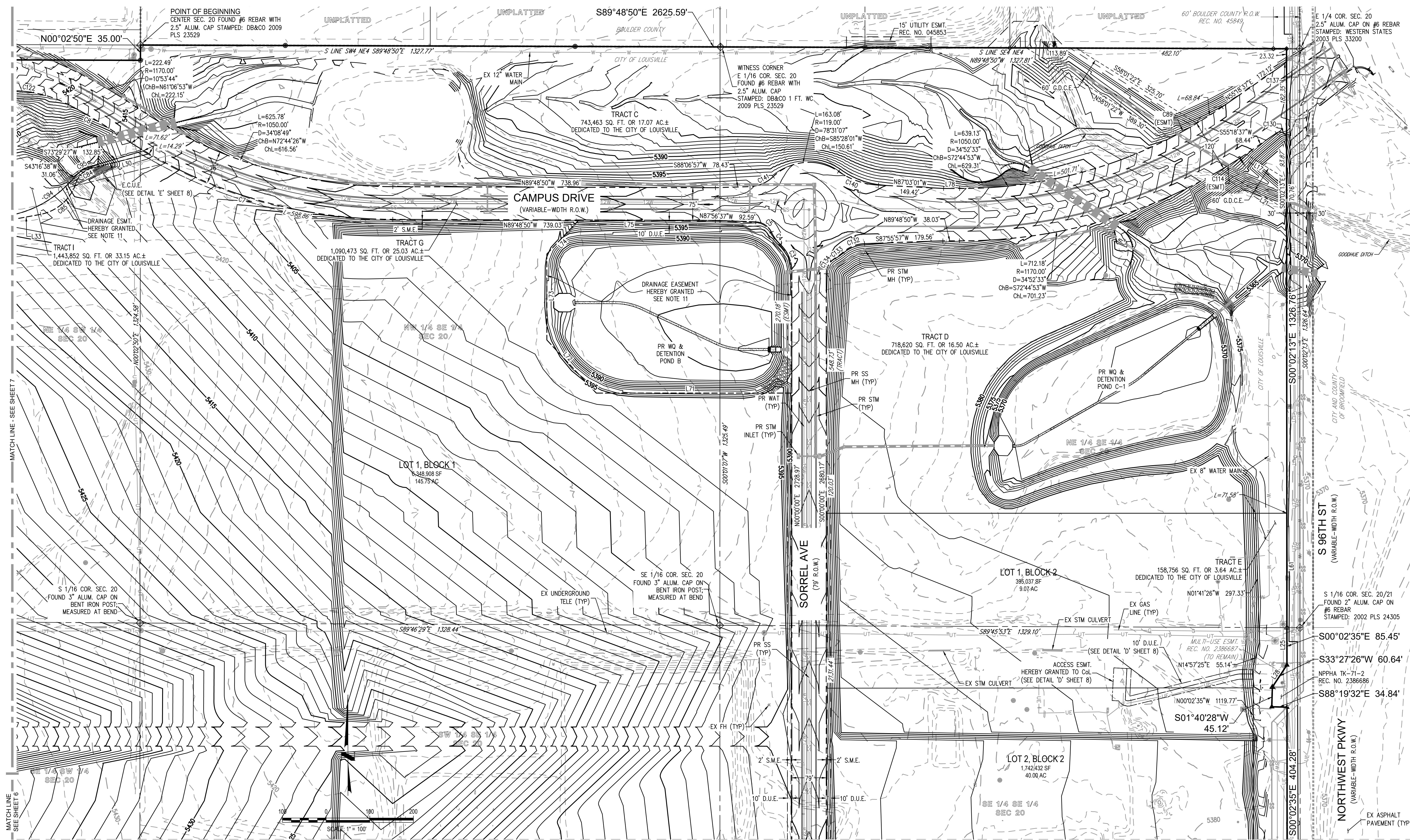
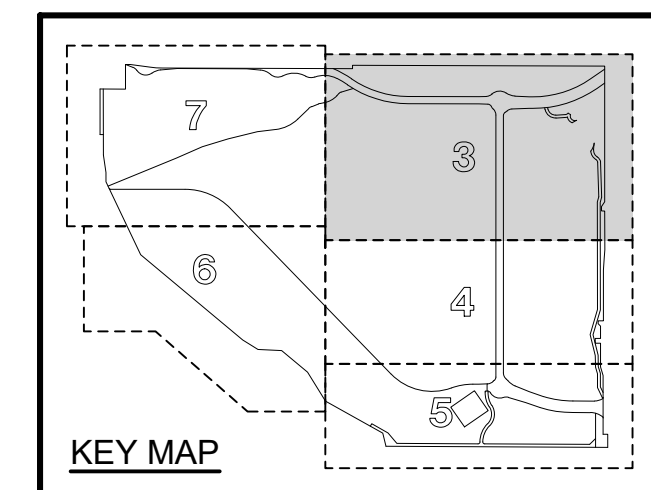
BASIS OF BEARINGS
W LINE NE 4 SEC 29
S00°08'41"E 2643.92' /

CENTER SEC. 29
FOUND 2.5" ALUM. CAP
ON #6 REBAR 0.1' ABOVE GROUND
STAMPED: DB&CO 2000 PLS 23529



SITUATED IN THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
PLAT SHEET

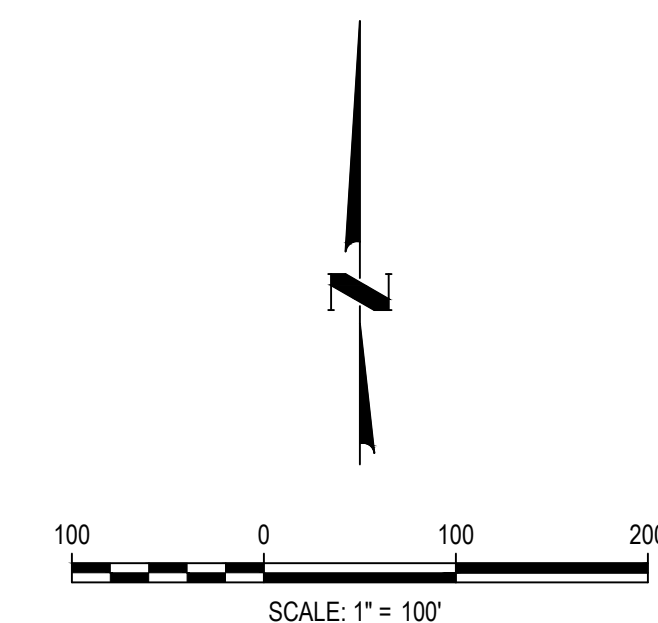
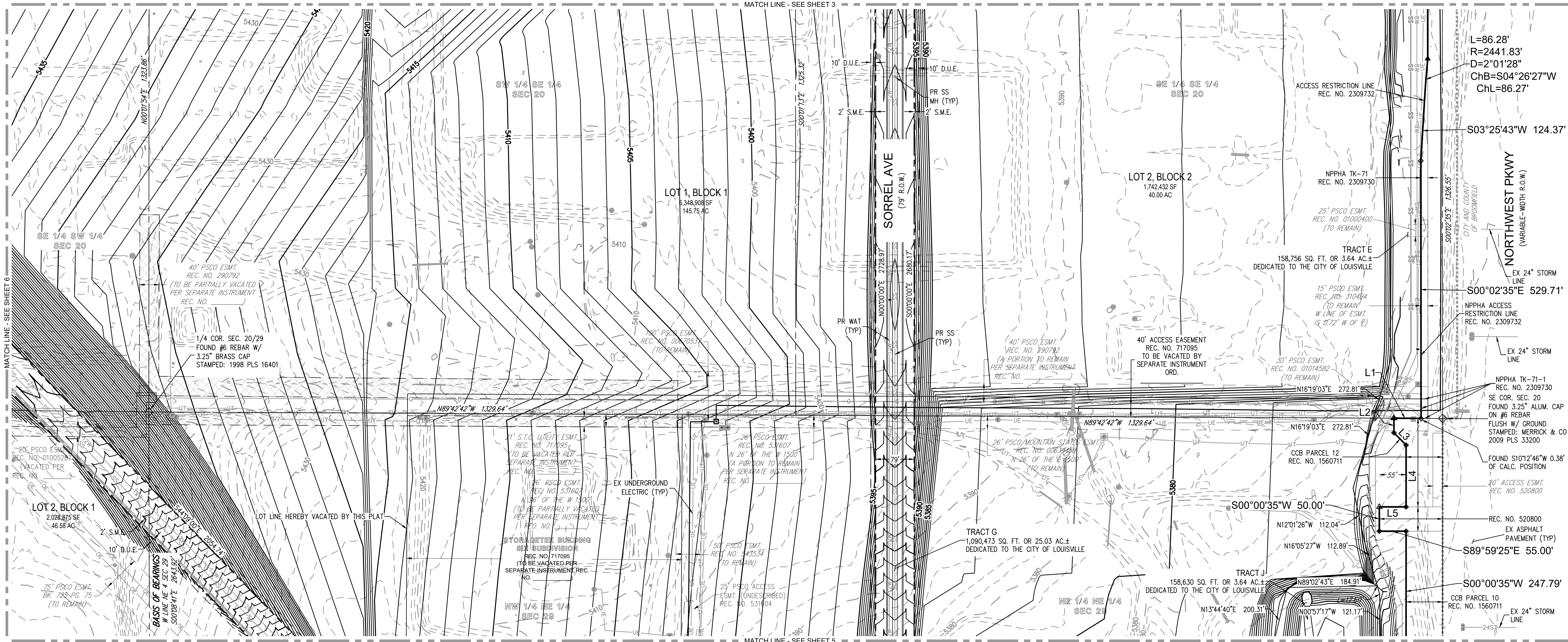
**HKS HARRIS
KOCHER
SMITH**
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com



PREPARED BY:

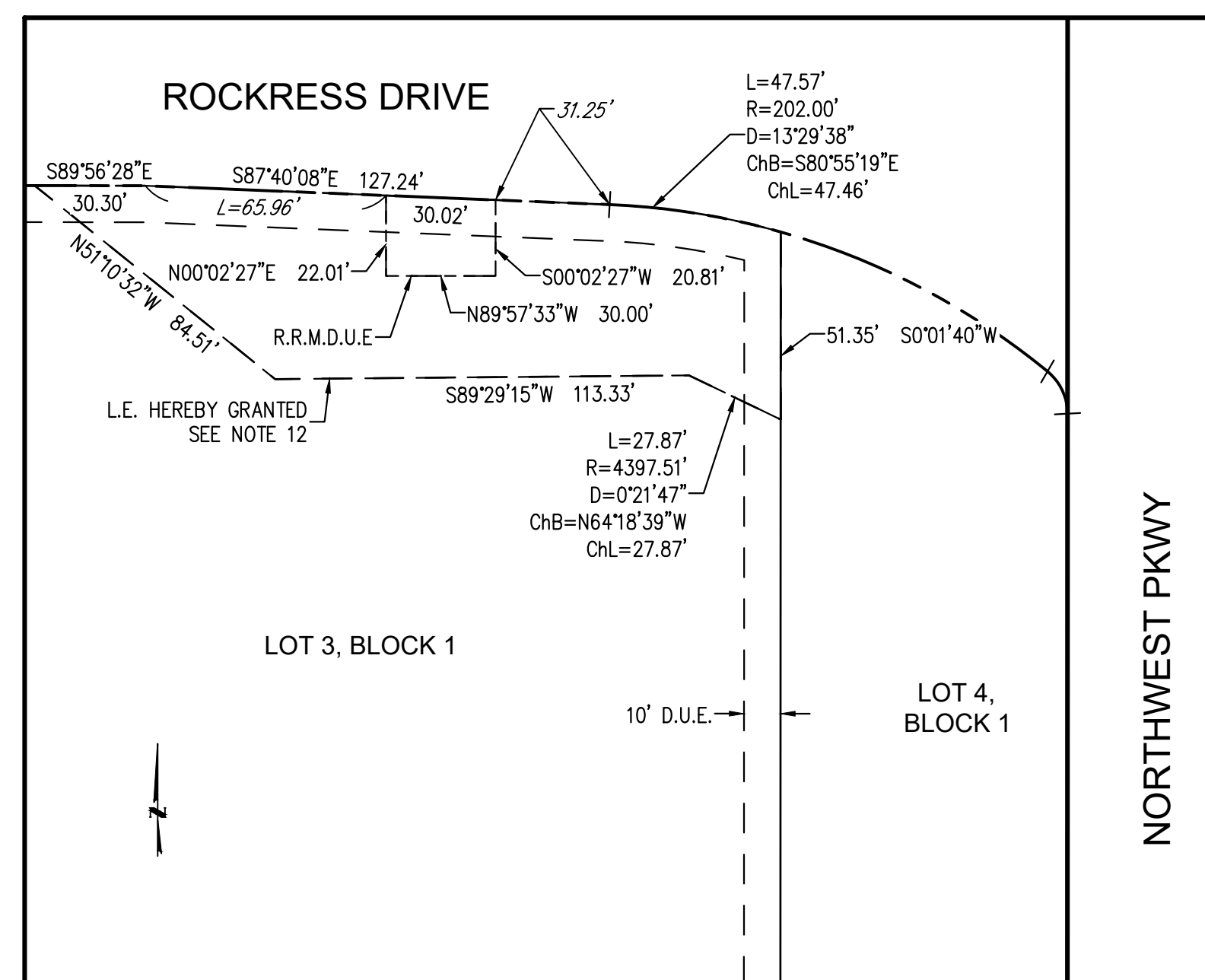
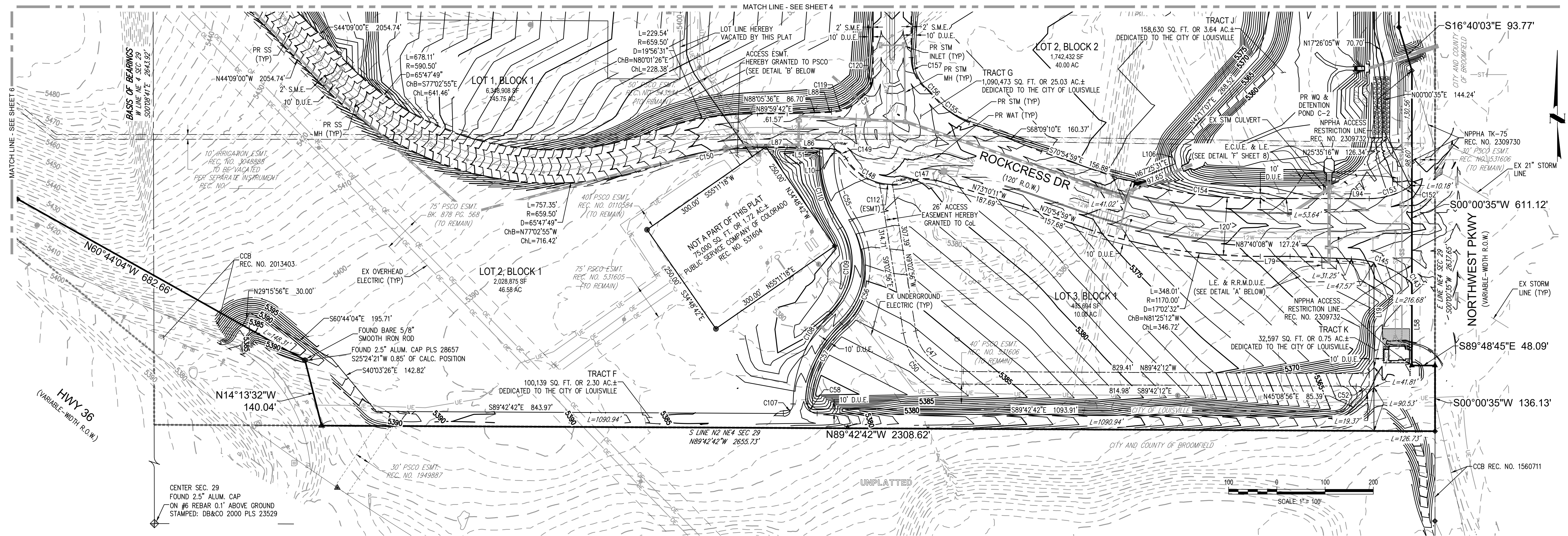
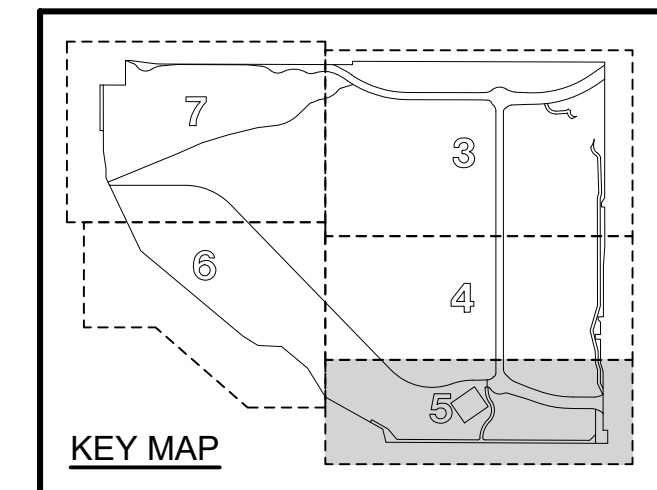
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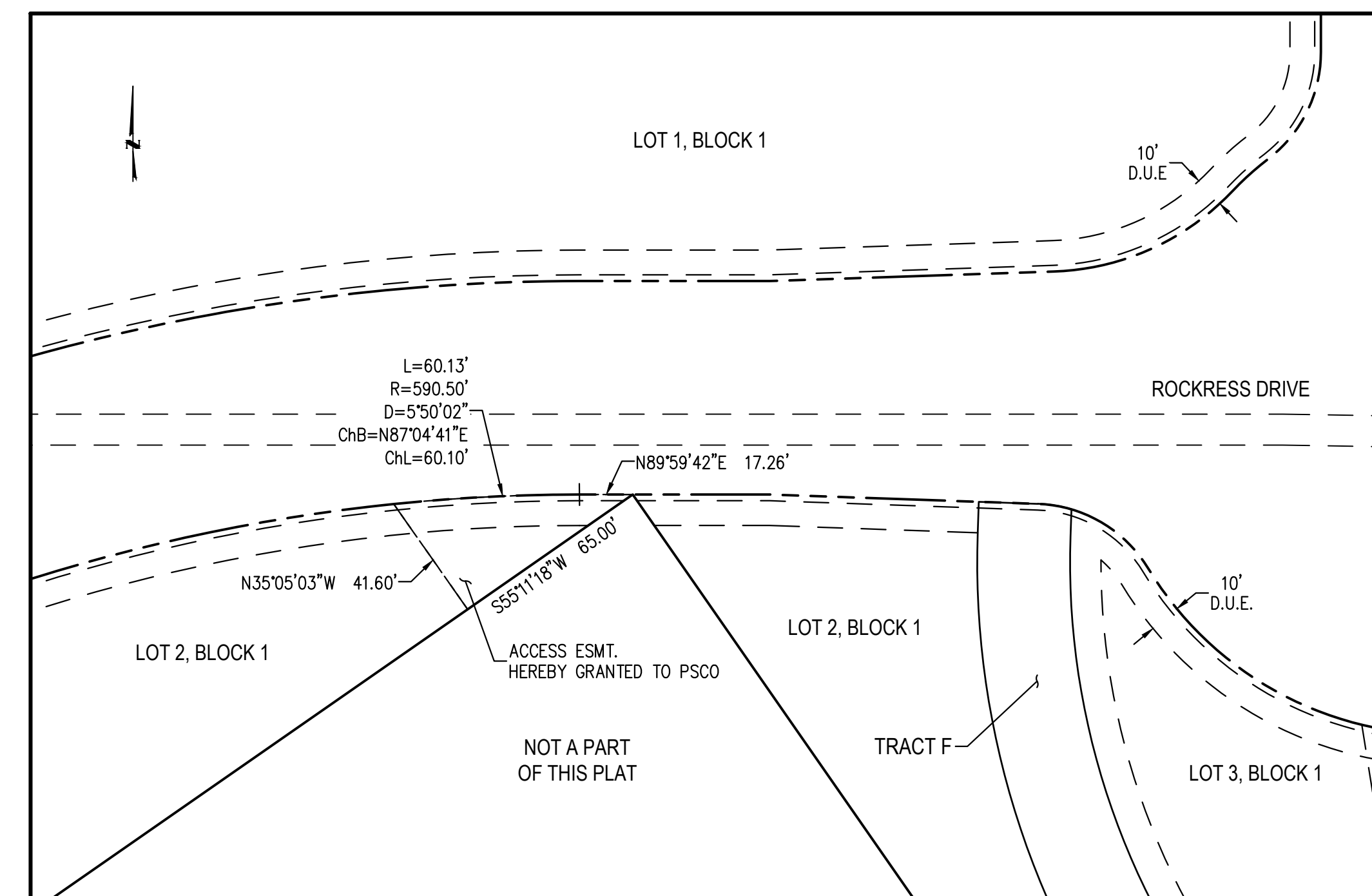


SITUATED IN THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
PLAT SHEET/EASEMENT DETAILS 'A' & 'B'

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DETAIL 'A'
SCALE: 1" = 40'

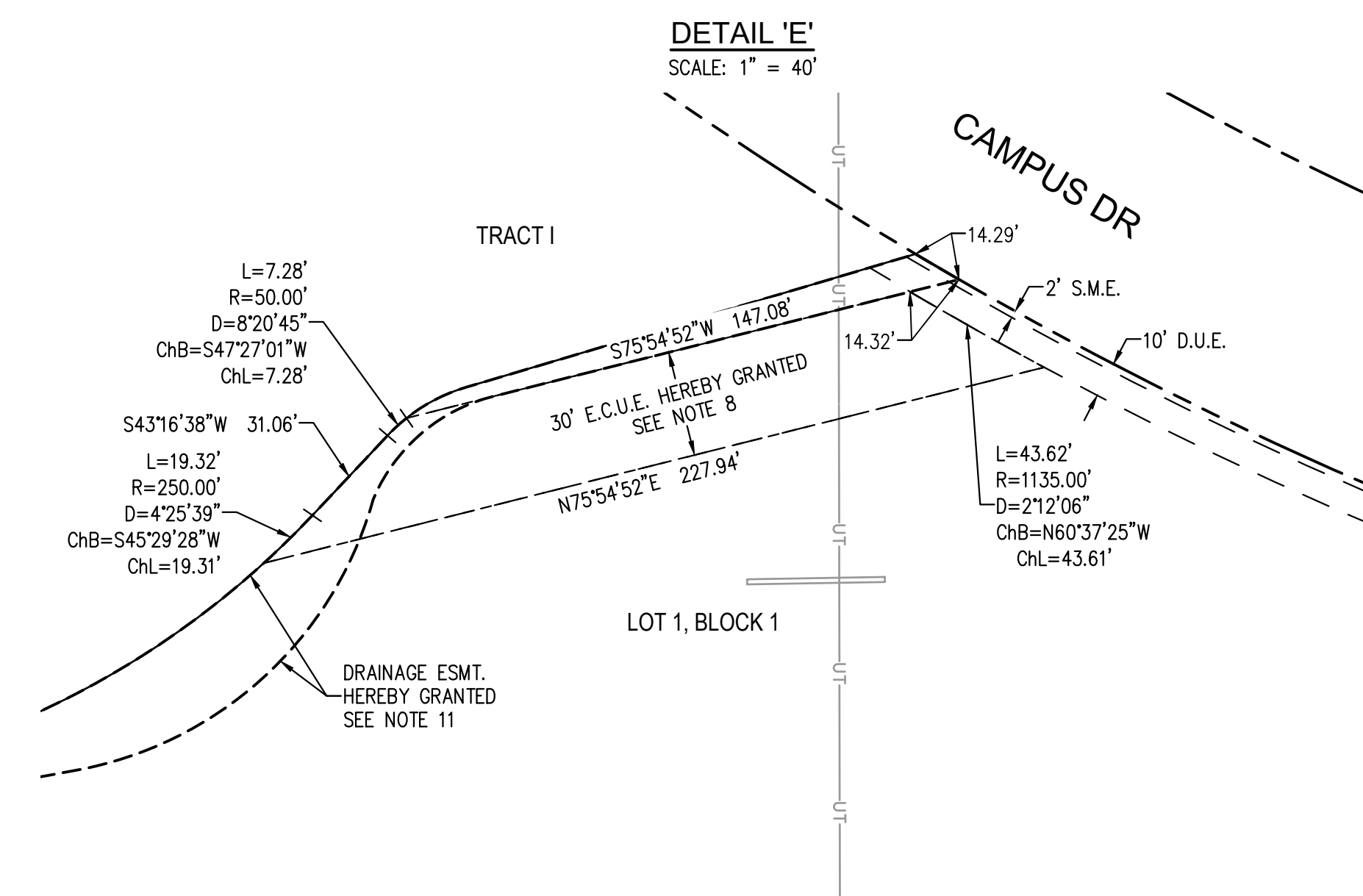


DETAIL 'B'
SCALE: 1" = 40'

PLAT SHEET/EASEMENT DETAILS 'A' & 'B' (SHEET 5 OF 9)

KEY MAP

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1. THE PURPOSE OF THE EASEMENTS SHOWN IN DETAIL 'D' ARE FOR ACCESS, MAINTENANCE, AND DRY UTILITIES ASSOCIATED WITH THE EXISTING PUBLIC SAFETY COMMUNICATIONS TOWER ON SITE.



60 0 60 120

SCALE: 1" = 60'

PREPARED BY:



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C2	93.50'	9°20'23"	15.24'	N48°02'27"E	15.22'
C3	83.50'	46°35'42"	67.91'	N23°17'51"W	66.05'
C4	95.50'	21°02'24"	35.07'	N36°04'30"W	34.87'
C5	41.50'	62°23'18"	45.19'	N72°44'58"W	42.98'
C7	1125.00'	3°40'49"	670.47'	N67°44'26"W	660.60'
C8	1095.00'	6°49'57"	130.58'	N59°05'00"W	130.50'
C9	245.50'	57°13'43"	245.21'	N89°24'17"W	235.15'
C10	181.50'	36°20'19"	115.11'	N68°09'50"W	113.19'
C13	181.50'	37°59'20"	120.34'	S65°51'45"W	118.15'
C19	1085.00'	72°3'09"	139.86'	S86°07'04"E	139.77'
C47	100.00'	80°39'16"	140.77'	S49°22'34"W	129.43'
C50	126.00'	80°39'16"	177.37'	S49°22'34"E	163.08'
C52	25.00'	68°31'15"	29.90'	S55°26'34"E	28.15'
C55	242.00'	34°32'28"	145.89'	S15°16'32"E	143.69'
C56	172.00'	77°16'43"	231.99'	S06°05'35"W	214.80'
C57	242.00'	43°52'33"	185.32'	S22°47'40"W	180.82'
C58	20.00'	90°34'06"	31.61'	S44°25'39"E	28.42'
C60	51.00'	13°55'15"	12.39'	N83°09'06"E	12.36'
C61	39.00'	13°55'15"	9.48'	S83°09'06"W	9.45'
C65	51.00'	13°55'15"	12.39'	S83°09'06"W	12.36'
C66	14.00'	42°05'04"	10.28'	N82°45'49"W	10.05'
C84	50.00'	53°05'40"	46.33'	S49°22'03"W	44.69'
C85	107.49'	62°59'40"	118.18'	S47°05'59"W	112.32'
C89	1050.00'	3°44'33"	68.59'	S60°56'17"W	68.58'
C94	250.00'	35°48'41"	156.26'	S61°10'59"W	153.73'
C95	50.00'	30°12'49"	26.37'	S58°23'03"W	26.06'
C96	15.00'	64°33'19"	16.90'	N57°43'25"W	16.02'
C107	20.00'	89°34'04"	31.27'	N45°30'15"E	28.18'
C108	272.00'	44°00'43"	208.94'	N22°43'35"E	203.84'
C109	142.00'	77°16'43"	191.52'	N06°05'35"E	177.33'
C110	272.00'	34°32'28"	163.98'	N15°16'32"W	161.51'
C112	111.50'	13°54'51"	27.08'	N83°19'29"W	27.01'
C114	1170.00'	3°15'46"	66.63'	N57°43'49"E	66.62'
C115	15.00'	18°48'26"	4.92'	N80°24'26"W	4.90'
C116	361.50'	2°09'26"	13.61'	N69°55'30"W	13.61'
C118	152.00'	9°47'34"	25.98'	N62°33'31"E	25.95'
C119	83.50'	44°43'21"	65.18'	N65°43'56"E	63.53'
C120	43.50'	52°42'39"	40.82'	N26°21'19"E	38.62'
C121	61.00'	13°55'15"	14.28'	N83°09'06"E	14.78'
C122	281.50'	48°20'48"	237.53'	N86°40'22"W	230.55'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C123	113.50'	50°03'20"	99.16'	N85°49'05"W	96.03'
C124	113.50'	101°55'25"	201.91'	N82°10'12"W	176.32'
C125	113.50'	70°01'28"	138.71'	N83°00'24"W	130.24'
C128	81.50'	37°38'17"	53.54'	N50°01'38"W	52.58'
C130	15.00'	124°39'10"	32.63'	N62°21'48"W	26.57'
C132	78.00'	39°42'30"	54.06'	S68°04'42"W	52.98'
C133	117.00'	10°56'24"	22.34'	S53°41'39"W	22.31'
C134	42.00'	59°09'51"	43.37'	S29°34'56"W	41.47'
C137	15.00'	55°20'50"	14.48'	S27°38'12"W	13.93'
C140	176.00'	31°46'35"	97.61'	N71°09'43"W	96.36'
C141	81.50'	41°54'31"	59.61'	S79°09'43"W	58.29'
C143	15.00'	51°08'41"	13.39'	S25°03'52"E	12.95'
C145	202.00'	37°01'55"	130.56'	N69°09'10"W	128.30'
C147	83.50'	37°05'08"	54.05'	S88°71'55"W	53.11'
C148	111.50'	78°59'15"	153.71'	N70°45'42"W	141.83'
C149	43.50'	56°44'14"	43.08'	N59°38'11"W	41.34'
C150	590.50'	19°56'31"	205.53'	S80°01'26"W	204.49'
C152	15.00'	57°06'37"	14.95'	N29°06'28"E	14.34'
C153	152.00'	32°23'48"	85.95'	N73°51'38"E	84.80'
C154	1050.00'	16°55'55"	310.29'	S81°28'31"E	309.16'
C155	184.50'	28°52'15"	92.97'	S53°43'03"E	91.99'
C156	111.50'	11°36'40"	22.60'	S45°05'15"E	22.56'
C157	83.50'	50°53'35"	74.17'	S28°26'48"E	71.75'
C159	15.00'	115°26'41"	30.22'	S32°16'22"W	25.36'