

FINAL PLAT
NORTH END, BLOCK 11, SECOND REPLAT OF NORTH END PARCEL 1, OUTLOT H AND OUTLOT K REPLAT
A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT RIDGELINE DEVELOPMENT CORPORATION, A COLORADO CORPORATION AND THE CITY OF LOUISVILLE, COLORADO, BEING THE OWNERS OF THAT TRACT OF LAND LOCATED IN THE SW1/4 OF SECTION 4, T1S, R69W OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF NORTH END, BLOCK 11 - REPLAT OF NORTH END PARCEL 1, OUTLOT H AND OUTLOT K REPLAT, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 4, T1S, R69W OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED AUGUST 23, 2017 AS RECEPTION NUMBER 0361076 OF THE RECORDS OF BOULDER COUNTY, COLORADO.

AREA = 4.572 ACRES, MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF NORTH END, BLOCK 11, SECOND REPLAT OF NORTH END PARCEL 1, OUTLOT H AND OUTLOT K REPLAT, 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 THE EXCLUSIVE 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 AND THE PUBLIC, 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 AND/OR CENTURY LINK 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 SIGNATURE:

BY SIGNING THIS FINAL PLAT, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS FINAL PLAT.

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

MICHAEL MARKEL, MANAGER
RIDGELINE DEVELOPMENT CORPORATION

NOTARY NAME (PRINT)

NOTARY SIGNATURE

MY COMMISSION EXPIRES _____

OWNER / DEVELOPER:

RIDGELINE DEVELOPMENT CORPORATION
5723 ARAPAHOE AVE. #200
BOULDER CO. 80303

ENGINEER:

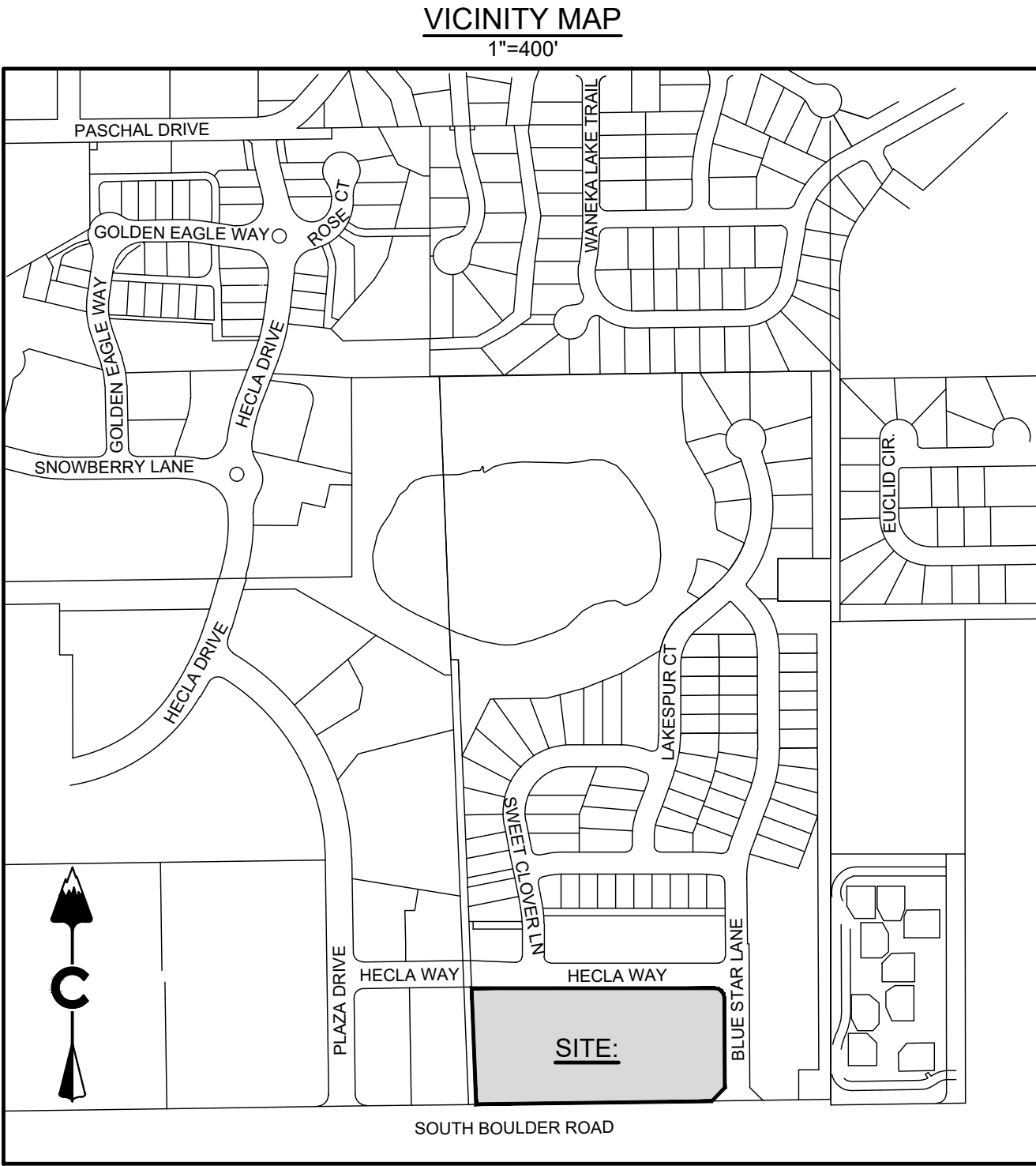
MPD ENGINEERING, LLC
1550 QUINCE AVE.
BOULDER, CO 80304
(303.498.9224)

SURVEYOR:

CORE CONSULTANTS, INC.
3473 S. BROADWAY BLVD.
ENGLEWOOD, CO 80113
(303.703.4444)

DATE PREPARED

AUGUST 8, 2022



NOTES

- BEARINGS SHOWN ON THE ACCOMPANYING PLAT BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE SW1/4 OF SECTION 4, T1S, R69W OF THE 6TH P.M., BEARS S89°11'46"W, AS MONUMENTED AND SHOWN HEREON.
- THE EXTERIOR BOUNDARY, RECORDED EASEMENTS AND RIGHTS-OF-WAY, IF ANY, ARE SHOWN ON THE ACCOMPANYING PLAT AS DISCLOSED IN THE LAND TITLE GUARANTEE COMPANY, ORDER NUMBER F70737652, DATED JULY 29, 2021 AT 5:00 P.M.. LANDS SHOWN HEREON MAY ALSO BE SUBJECT TO THE EXCEPTIONS IN SAID COMMITMENTS. OTHER INTERESTS OR EASEMENTS MAY EXIST. PER THE REQUEST OF THE OWNER OR OWNERS AGENT, NO ADDITIONAL RESEARCH WAS COMPLETED BY CORE CONSULTANTS, INC.
- THE PARCEL MAY BE SUBJECT TO RIGHTS, INTERESTS, AGREEMENTS, OBLIGATIONS, RIGHTS-OF-WAY OR EASEMENTS IN FAVOR OF ANY PERSON OR ENTITY BURDENING THE SUBJECT PROPERTY WHICH EXIST OR ARE CLAIMED TO EXIST WITH RESPECT TO: A) ANY IRRIGATION DITCH AND/OR LATERAL; (B) RESERVOIR AND/OR RESERVOIR RIGHTS; (C) SPRINGS AND/OR SPRING RIGHTS; (D) WELL AND/OR WELL RIGHTS; AND (E) THE WATER AND/OR WATER RIGHTS ASSOCIATED WITH THE FOREGOING WHICH MAY BE LOCATED UPON THE LAND OR ASSOCIATED WITH THE LAND.
- LEGAL DESCRIPTION WAS PREPARED BY SAMUEL L. GALLUCCI, PLS.
- EXCLUSIVE UTILITY EASEMENTS ARE DEDICATED AND CONVEYED SOLELY TO THE CITY OF LOUISVILLE FOR ITS EXCLUSIVE USE THEREOF FOR WATER, SANITARY AND STORM SEWER LINES, FACILITIES AND APPURTENANCES. NO OTHER USES OR IMPROVEMENTS ARE PERMITTED WITHIN SUCH EXCLUSIVE UTILITY EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF LOUISVILLE. SURFACE USES PERMITTED BY THE PLD AND COMPATIBLE WITH UTILITIES WITHIN THE EXCLUSIVE UTILITY EASEMENT AND AS LISTED ON THE PLAT AS EASEMENTS ARE PERMISSIBLE.
- THE U.S. SURVEY FOOT WAS USED FOR ALL MEASUREMENTS ON THIS SURVEY. PURSUANT TO C.R.S. 38-52.103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937/1200 FEET.
- THE CITY IS GRANTED A 10' MAINTENANCE ACCESS EASEMENT BEYOND THE EXCLUSIVE UTILITY EASEMENTS GRANTED TO THE CITY BY THIS PLAT. THE 10' MAINTENANCE ACCESS EASEMENT SHALL BE ALLOWED ON EITHER SIDE OF THE UTILITY EASEMENT OR 5' ON EACH SIDE OF THE UTILITY EASEMENT.
- A PRIVATE ACCESS EASEMENT ON ALL PAVED SURFACES IS GRANTED HEREON.

LAND OWNERSHIP AND USE TABLE				
OUTLOT	AREA	OWNERSHIP	USE	MAINTAINED
A	17,449 AC.	H.O.A.	PRIVATE ACCESS, DRAINAGE, AND UTILITIES	H.O.A.

PLANNING COMMISSION CERTIFICATE:

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 202__ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____, SERIES _____

CITY COUNCIL CERTIFICATE:

APPROVED THIS _____ DAY OF _____, 202__ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO

RESOLUTION NO. _____, SERIES _____

MAYOR

ATTEST: CITY CLERK

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON 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 THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, SAMUEL L. GALLUCCI III, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF NORTH END, BLOCK 11, SECOND REPLAT OF NORTH END PARCEL 1, OUTLOT H AND OUTLOT K REPLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS IN COMPLIANCE WITH C.R.S. 38-50 THROUGH 38-53 CONCERNING THE SUBDIVISION OF LAND.

SAMUEL L. GALLUCCI III
COLORADO PLS 38584
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC

CLERK AND RECORDER CERTIFICATE:

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 CLERK AND RECORDER

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

CORE

REVISIONS		DATE	BY
NO.	DESCRIPTION		

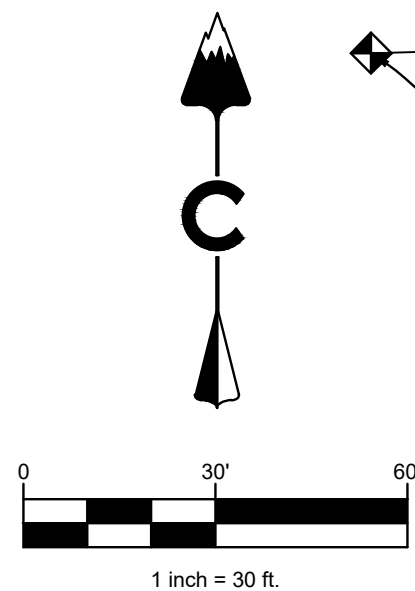
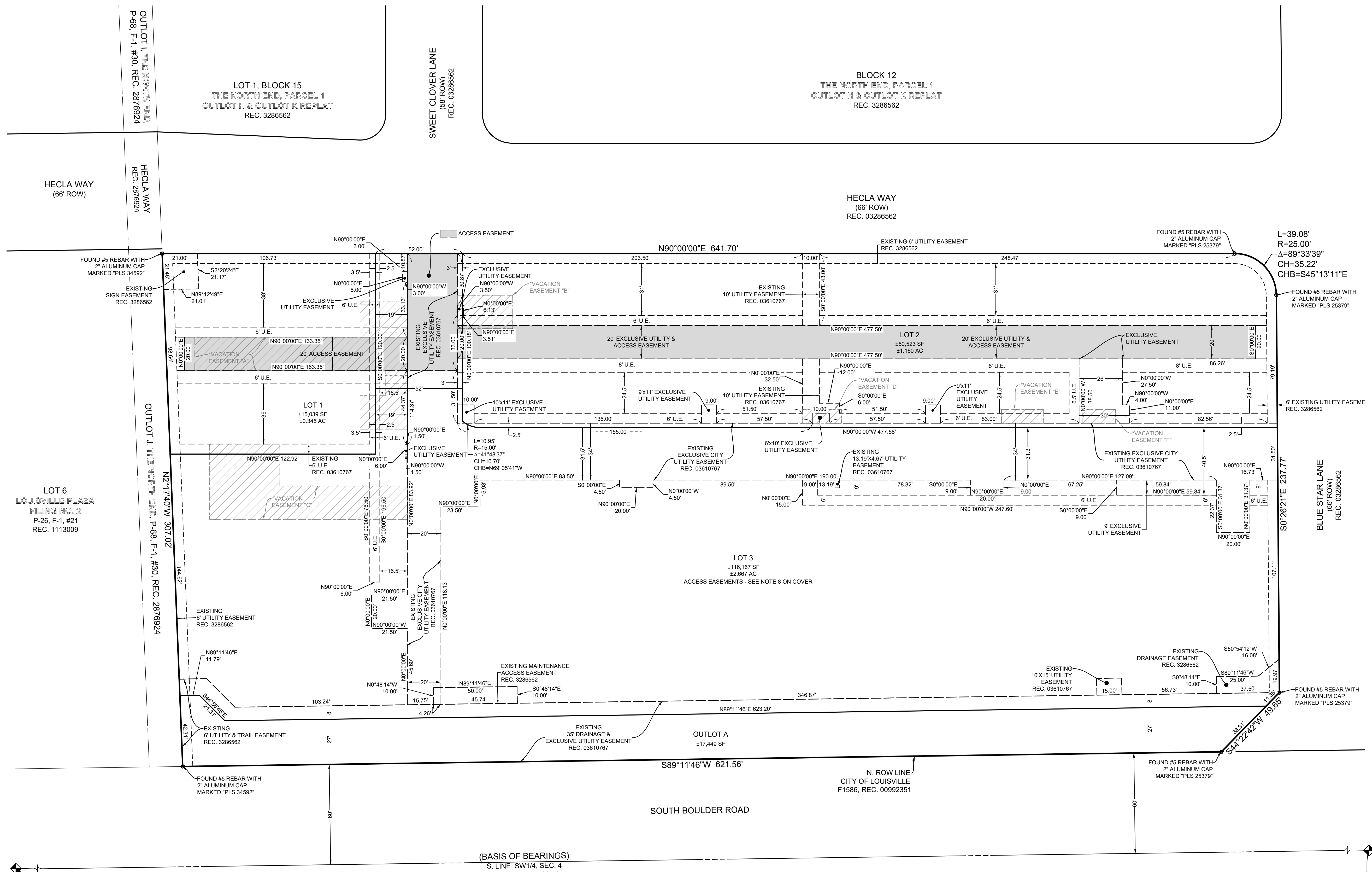
NORTH END, BLOCK 11, SECOND REPLAT
SEC. 4, T1S, R69W, 6TH P.M.
BOULDER COUNTY, COLORADO

RELEASE: 8/8/22
DESIGNED: KDS
QA/QC: SLG3

JOB NO. 18-117

SHEET 1 of 2

FINAL PLAT
NORTH END, BLOCK 11, SECOND REPLAT OF NORTH END PARCEL 1, OUTLOT H AND OUTLOT K REPLAT
A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



SW CORNER, SECTION 4
T1S, R96W, 6TH P.M.
FOUND 1-3/4\"/>

(BASIS OF BEARINGS)
S. LINE, SW1/4, SEC. 4
S89°11'46\"/>



"VACATION EASEMENTS"

- "A" - RECEPTION NO. _____, ORDINANCE _____, SERIES _____
"B" - RECEPTION NO. _____, ORDINANCE _____, SERIES _____
"C" - RECEPTION NO. _____, ORDINANCE _____, SERIES _____
"D" - RECEPTION NO. _____, ORDINANCE _____, SERIES _____
"E" - RECEPTION NO. _____, ORDINANCE _____, SERIES _____
"F" - RECEPTION NO. _____, ORDINANCE _____, SERIES _____

S1/4 CORNER, SECTION 4
T1S, R96W, 6TH P.M.
FOUND 2-1/2\"/>

NORTH END, BLOCK 11, SECOND REPLAT
SEC. 4, T1S, R96W, 6TH P.M.
BOULDER COUNTY, COLORADO

RELEASE: 8/8/22
DESIGNED: _____
CAD: KDS
QA/QC: SLG3

JOB NO. 18-117

SHEET 2 of 2

REVISIONS

NO.	DESCRIPTION	DATE	BY

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ENERGY
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