

COAL CREEK STATION - FILING No. 4

PRELIMINARY PLAT

A RESUBDIVISION OF PORTIONS OF COAL CREEK STATION FILING NO 1 AND CALEDONIA PLACE, TOGETHER WITH ALL OF COAL CREEK STATION FILING NO. 2, ALSO TOGETHER WITH OTHER LANDS, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

DEDICATION AND LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, THAT RIDGELINE DEVELOPMENT CORPORATION, BEING THE OWNERS OF THE LANDS DESCRIBED HEREIN, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3:

LOT 1, COAL CREEK STATION FILING NO. 2, TOGETHER WITH 17% INTEREST OF THE COAL CREEK STATION FILING NO. 2 COMMON AREA, COAL CREEK STATION FILING NO. 2, COUNTY OF BOULDER, STATE OF COLORADO

PARCEL 4:

LOTS 3-6, INCLUSIVE, COAL CREEK STATION FILING NO. 2, TOGETHER WITH 67% INTEREST OF THE COAL CREEK STATION FILING NO. 2 COMMON AREA, COAL CREEK STATION FILING NO. 2, COUNTY OF BOULDER, STATE OF COLORADO

PARCEL 5:

A 16% INTEREST OF THE COAL CREEK STATION FILING NO. 2 COMMON AREA, COAL CREEK STATION FILING NO. 2, COUNTY OF BOULDER, STATE OF COLORADO

PARCEL 6:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, OF CALEDONIA PLACE, AN ADDITION TO THE TOWN OF LOUISVILLE; THENCE WEST ALONG THE NORTH BOUNDARY LINE OF SAID CALEDONIA PLACE A DISTANCE OF 175 FEET TO A POINT CALLED CORNER NO. 1, TRUE POINT OF BEGINNING; THENCE SOUTH PARALLEL TO THE EAST LINE OF BLOCK 1, CALEDONIA PLACE, A DISTANCE OF 330 FEET TO CORNER NO. 2; THENCE WEST AND PARALLEL WITH THE SOUTH BOUNDARY LINE OF SAID BLOCK 1, CALEDONIA PLACE, 790 FEET TO THE RIGHT-OF-WAY OF THE COLORADO AND SOUTHERN RAILROAD COMPANY, CORNER NO. 3; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID RIGHT-OF-WAY A POINT ON THE NORTH BOUNDARY LINE OF SAID CALEDONIA PLACE A DISTANCE OF 330 FEET, MORE OR LESS, CORNER NO. 4; THENCE EAST ALONG THE NORTH BOUNDARY LINE OF SAID CALEDONIA PLACE, TO A POINT 175 WEST OF THE NORTHEAST CORNER OF LOT 1, BLOCK 1, OF CALEDONIA PLACE, A DISTANCE OF 790 FEET, MORE OR LESS, THE TRUE POINT OF BEGINNING,

EXCEPT THOSE PORTIONS PLATTED AS COAL CREEK STATION FILING NO. 1 AND COAL CREEK STATION FILING NO. 2 AND COAL CREEK STATION FILING NO. 3 AND ANY PORTION LYING WITHIN THE RIGHT-OF-WAY FOR SOUTH BOULDER ROAD, ALSO KNOWN AS COUNTY ROAD NO. 60.

PARCEL 7:

THAT PORTION OF LOTS 5 AND 6, BLOCK 4 OF THE CALEDONIA PLACE SUBDIVISION AS RECORDED ON PAGE 87, BOOK 2 IN THE RECORDS OF THE BOULDER COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THAT PORTION OF SAID LOTS 5 AND 6 OF SAID CALEDONIA PLACE SUBDIVISION THAT IS CONTAINED WITHIN THE DEEDS OF RIGHT OF WAY AS RECORDED IN THE RECORDS OF BOULDER COUNTY IN BOOK 395 AT PAGE 11,

TOGETHER WITH THAT PORTION OF THE NORTH 1/2 OF VACATED HARPER STREET LYING ADJACENT THERETO, AS VACATED IN ORDINANCE OF VACATION RECORDED JANUARY 13, 1981 UNDER RECEPTION NO. 430265 AND RECORDED JANUARY 21, 1981 UNDER RECEPTION NO. 431497,

EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED FEBRUARY 11, 2013 UNDER RECEPTION NO. 3288689,

COUNTY OF BOULDER, STATE OF COLORADO

PARCEL 8:

LOT 3, BLOCK 5, CALEDONIA PLACE, COUNTY OF BOULDER, STATE OF COLORADO

PARCEL 9:

LOT 9, BLOCK 6, CALEDONIA PLACE, COUNTY OF BOULDER, STATE OF COLORADO

PARCEL 10:

LOT 3, BLOCK 6, CALEDONIA PLACE, COUNTY OF BOULDER, STATE OF COLORADO

PARCEL 11:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STAT OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 1, CALEDONIA PLACE, ACCORDING TO THE RECORDED PLAT; THENCE SOUTH 330 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 967 FEET, MORE OR LESS TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE COLORADO AND SOUTHERN RAILROAD; THENCE SOUTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH LINE OF BLOCK 4 IN SAID CALEDONIA PLACE; THENCE EAST, ALONG THE SOUTH LINE OF BLOCK 4 IN SAID CALEDONIA PLACE TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE REX MINE NO. 1 SPUR; THENCE EASTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID REX MINE NO. 1 SPUR, TO A POINT ON THE EAST LINE OF BLOCK 6 IN SAID CALEDONIA PLACE; THENCE NORTH, ALONG THE EAST LINE OF BLOCK 6 AND ALONG THE EAST LINE OF BLOCK 1, IN SAID CALEDONIA PLACE, 230 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING,

TOGETHER WITH THAT PORTION OF THE NORTH 1/2 OF VACATED HARPER STREET LYING ADJACENT THERETO, AS VACATED IN ORDINANCE RECORDED JANUARY 13, 1981 UNDER RECEPTION NO. 430265 AND RECORDED JANUARY 21, 1981 UNDER RECEPTION NO. 431497;

EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED IN BOOK 846 AT PAGE 505 AND EXCEPTING ANY PORTION PLATTED AS COAL CREEK STATION FILING NO. 1 AND EXCEPTING THAT PORTION DESCRIBED IN DEED RECORDED FEBRUARY 11, 2013 UNDER RECEPTION NO. 3288689, AND EXCEPTING ANY PORTION LYING WITHIN THE ROBERT DI GIACOMO ADDITION TO THE TOWN OF LOUISVILLE.

CONTAINING ±465,673 SQUARE FEET OR ±0.690 ACRES OF LAND, MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF COAL CREEK STATION FILING NO. 4, 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 STREETS AND RIGHTS OF WAY, OUTLOT F, THE INGRESS-EGRESS AND FIRE LANE EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT FOR VEHICULAR, PEDESTRIAN AND EMERGENCY ACCESS, AND THOSE EXCLUSIVE UTILITY EASEMENTS FOR THE EXCLUSIVE USE OF THE CITY OF LOUISVILLE, AS SHOWN ON THE ACCOMPANYING PLAT FOR 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 RIGHTS-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 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.

HAVE CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, 20____.

FOR: RIDGELINE DEVELOPMENT CORPORATION

BY: MICHAEL MARKEL PRESIDENT

NOTARY CERTIFICATION

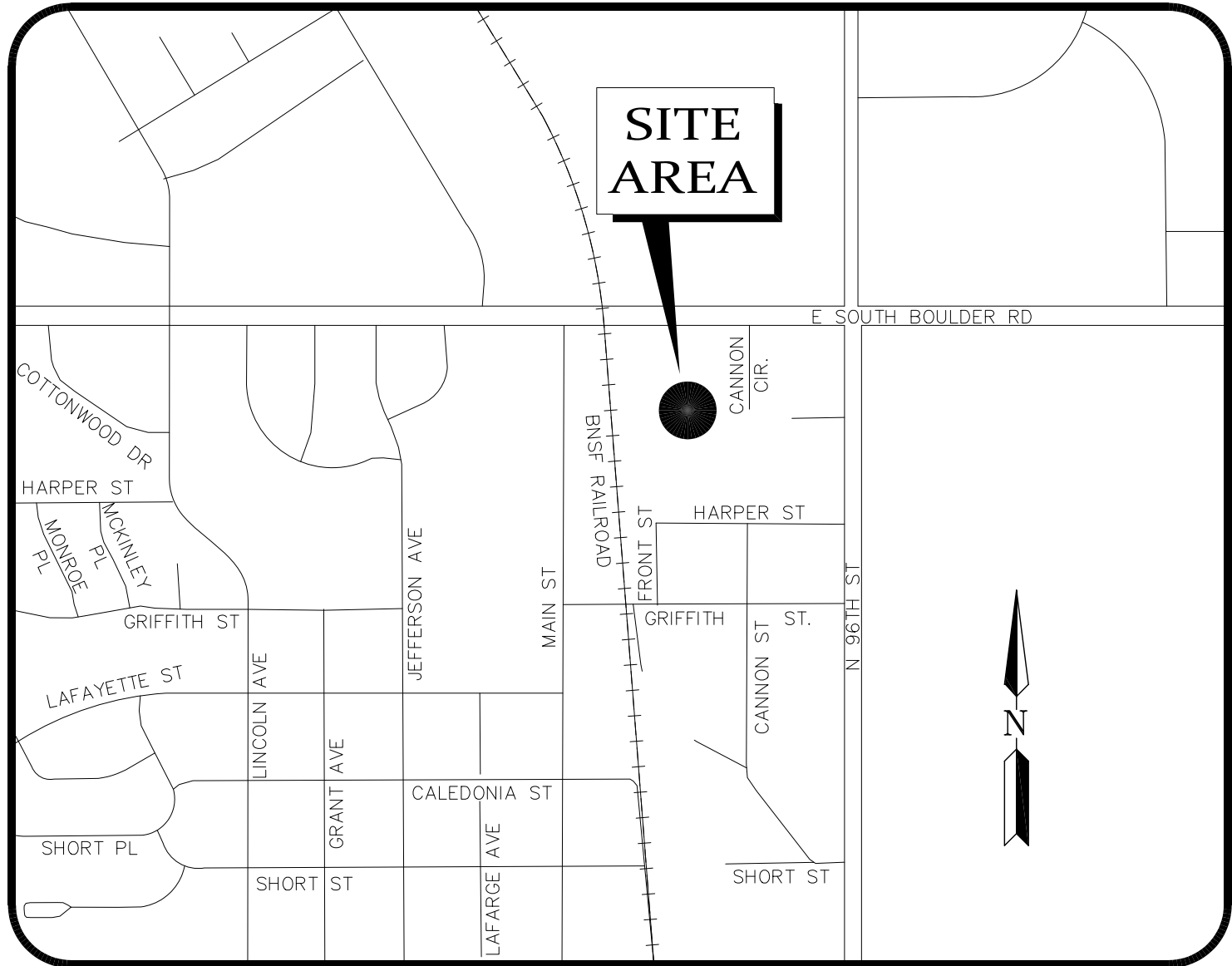
STATE OF _____)
COUNTY OF _____) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ADDRESS OF NOTARY: _____



VICINITY MAP
Not to scale

GENERAL NOTES

1. NOTICE: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
2. 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.
3. THE LINEAR UNIT OF MEASUREMENT FOR THIS SUBDIVISION PLAT IS THE U.S. SURVEY FOOT.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING INC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE POWER SURVEYING RELIED UPON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. ABZ70663585-4, WITH AN EFFECTIVE DATE OF MAY 27, 2021 AT 5:00 P.M.
5. ALL SINGLE FAMILY DETACHED, FEE SIMPLE LOTS HAVE 5' DRAINAGE EASEMENTS ALONG SHARED/Common LOT LINES TO ALLOW FOR CONVEYANCES OF STORM WATER RUNOFF. CONSTRUCTION OF IMPROVEMENTS, BEYOND THOSE DEPICTED ON THE CITY APPROVED CONSTRUCTION PLANS, OR MODIFICATION OF LOT DRAINAGE CHARACTERISTICS IS STRICTLY PROHIBITED.
6. THE CITY OF LOUISVILLE SHALL REVIEW AND APPROVE THE LOCATIONS OF UTILITY LINES, PEDESTALS AND CABINETS WITHIN PUBLIC PROPERTY AND WITHIN CITY OF LOUISVILLE EXCLUSIVE WATER, STORM AND SANITARY SEWER EASEMENTS.
7. 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 CONSTRUCTIBILITY, 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.
8. 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 UTILITY EASEMENTS WITHOUT REQUIREMENT FOR FURTHER PERMISSION. NO JOINT USE OF ANY CITY EXCLUSIVE UTILITY EASEMENT IS PERMITTED WITHOUT EXPRESS WRITTEN APPROVAL OF THE CITY AND EXECUTION OF A JOINT USE AGREEMENT, WHICH SHALL BE AT THE CITY'S DISCRETION.
9. 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, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, 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.
10. THE EXISTING 30' WIDE ACCESS EASEMENT AND PUBLIC SIDEWALK EASEMENTS THAT WERE ORIGINALLY GRANTED PER THE PLAT OF COAL CREEK STATION FILING NO. 2 WERE VACATED BY ORDINANCE No. _____ THAT CERTAIN PORTION OF CANNON CIRCLE RIGHT OF WAY DEDICATED PER THE PLAT OF COAL CREEK STATION FILING NO. 1 WAS VACATED PER ORDINANCE No. _____.

OUTLOT SUMMARY

OUTLOT	AREA	USE	OWNERSHIP	MAINTENANCE
A	±0.576 AC	PRIVATE ROAD, DRAINAGE, UTILITY, LANDSCAPE, PEDESTRIAN ACCESS & EMERGENCY ACCESS EASEMENT	HOA	HOA
B	±0.866 AC	PRIVATE ROAD, DRAINAGE, UTILITY, LANDSCAPE, PEDESTRIAN ACCESS & EMERGENCY ACCESS EASEMENT	HOA	HOA
C	±0.171 AC	DRAINAGE, UTILITY, LANDSCAPE, PEDESTRIAN ACCESS, PARK	HOA	HOA
D	±0.154 AC	DRAINAGE, UTILITY, LANDSCAPE, PEDESTRIAN ACCESS, PARK	HOA	HOA
E	±0.609 AC	PRIVATE ROAD, DRAINAGE, UTILITY, LANDSCAPE, PEDESTRIAN ACCESS & EMERGENCY ACCESS EASEMENT	HOA	HOA
F	±0.356 AC	30' PRIVATE RIGHT-OF-WAY (STREET C)	HOA	HOA
G	±0.059 AC	DRAINAGE, UTILITY, LANDSCAPE, PEDESTRIAN ACCESS, PARK	HOA	HOA
TOTAL	±2.491 AC			

CITY COUNCIL CERTIFICATE

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

RESOLUTION No. _____, SERIES _____

MAYOR

CITY CLERK

PLANNING COMMISSION CERTIFICATE

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

RESOLUTION No. _____, SERIES _____

FLOODPLAIN STATEMENT

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% PERCENT ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON F.I.R.M. PANEL #08013 C 0582J, WITH AN EFFECTIVE DATE OF DECEMBER 18, 2012.

BASIS OF BEARINGS

NORTH 89°58'20" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS DEFINED AND MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, RICHARD BRUCE GABRIEL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREIN WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING; THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; THE PLAT ACCURATELY REPRESENTS SAID SURVEY; AND THIS SUBDIVISION PLAT WAS MADE IN ACCORDANCE WITH C.R.S. 35-51-101.

RICHARD BRUCE GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of:
Power Surveying Company, Inc.

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER) SS.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____ A.D., 20____, AND IS RECORDED IN PLAN FILE _____, RECEPTION No. _____.

DEPUTY

FEES

RECORDER



TYPE OF SUBMITTAL:	PRELIMINARY PLAT
PREPARATION DATE:	MAY 27, 2021
REVISION DATE:	NOVEMBER 15, 2021
REVISION DATE:	APRIL 8, 2022
REVISION DATE:	APRIL 20, 2022
REVISION DATE:	MAY 31, 2022
REVISION DATE:	JUNE 2, 2022
DRAWN BY: MB	REVIEWED BY: FZ
JOB NO. 16-216	501-16-216 PP 2022-05-31.dwg

SHEET 1 OF 2

PRELIMINARY PLAT
SHEET 2 OF 2

SHEET 2 OF 2

SOUTH BOULDER ROAD

"BASIS OF BEARINGS"
N89°58'20"W 2642.02'(M)
 OF THE NE 1/4 OF SEC. 8

NORTH LINE OF THE NE 1/4 OF SEC. 8, T. 1S., R. 69W.

POINT OF COMMENCEMENT
FOUND 2" DIAM. ILLEGIBLE BRASS CAP IN
RANGE BOX, MARKED AS SHOWN (ACCEPTED
AS NE COR SEC 8, T. 1S., R. 69W.)

LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND, AS NOTED
- #5 REBAR & 1-1/4" DIAM. YELLOW PLASTIC CAP, PLS 37929, TO BE SET WITH FINAL PLAT PROCESS
- (C) CALCULATED
- (M) MEASURED
- ③ BLOCK NUMBER
- AA TRACT IDENTIFIER
- (R) RECORD

--- EXISTING RECORD EASEMENT LINE
 --- NEW EASEMENT GRANTED PER THIS PLAT
 (DIMENSIONED IN [] BRACKETS)
 — NEW LOT LINE PER THIS PLAT
 — ADJOINING PARCEL OR LOT LINE
 — CENTER LINE
 — PUBLIC LANDS SURVEY SECTION LINE
 — PLAT BOUNDARY LIMITS

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 11°44'18" E	7.15'
L2	S 11°44'18" E	7.86'
L3	S 76°00'00" E	16.44'
L4	N 31°25'03" E	6.11'
L5	N 81°29'48" E	16.95'
L6	N 82°11'48" E	19.92'
L7	N 89°58'20" W	9.99'
L8	N 89°58'30" E	5.51'
L9	N 00°18'01" W	1.25'
L10	S 00°18'01" E	7.34'
L11	N 00°18'01" W	16.21'
L12	S 89°58'20" E	1.62'
L13	S 89°58'20" E	6.48'
L14	S 49°50'23" E	13.28'
L15	S 37°12'26" E	8.83'
L16	S 39°46'33" W	21.09'
L17	S 89°58'20" E	14.21'
L18	N 00°18'01" W	5.66'
L19	N 00°13'50" W	1.25'

CURVE TABLE

[illegible]

FOUND #6 REBAR & 3-1/4" DIAM.
ALUM. CAP IN RANGE BOX, MARKED
AS SHOWN (ACCEPTED AS E 1/4
COR SEC 8 T 15 R 69W)



POWER
Surveying Company, Inc.

Established 1948

PH. 303-702-1617
FAX. 303-702-1488

www.powersurveying.com

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SHEET 2 OF 2

SHEET 2 OF 2
