

EAST STREET VILLAGE PRELIMINARY PLAT

A SUBDIVISION OF TRACT 704 (533 EAST STREET) AND TRACT 704-A (421 AND 565 EAST STREET)
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 5

TOTAL AREA = 160,870 SQ. FT., OR 3.69 ACRES, MORE OR LESS

Parcel Description

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8 TO BEAR NORTH 89°54'36" WEST, A DISTANCE OF 2647.60 FEET, BETWEEN A FOUND 2" ALUMINUM CAP IN RANGE BOX, STAMPED "S1/16 S8-S9 4846 1983" AT THE SOUTH 1/16 CORNER OF SECTION 8-9 AND A FOUND 2-1/2" ALUMINUM CAP ON 2" ALUMINUM PIPE, STAMPED "1/16 COR" AT THE CENTER-SOUTH 1/16 CORNER OF SAID SECTION 8, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTH 1/16 CORNER OF SECTIONS 8 AND 9, THENCE ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, NORTH 89°54'36" WEST, A DISTANCE OF 35.03 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°05'24" WEST, A DISTANCE OF 17.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EAST STREET AND THE POINT OF BEGINNING;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°11'52" WEST, A DISTANCE OF 401.40 FEET;

THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTH 89°51'10" WEST, A DISTANCE OF 374.30 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES,

1) NORTH 10°45'32" WEST, A DISTANCE OF 12.87 FEET;

2) THENCE NORTH 08°30'42" WEST, A DISTANCE OF 347.20 FEET;

3) THENCE NORTH 15°37'40" EAST, A DISTANCE OF 32.70 FEET;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 89°54'36" EAST, A DISTANCE OF 13.53 FEET;

THENCE NORTH 69°28'46" EAST, A DISTANCE OF 25.93 FEET;

THENCE NORTH 89°36'19" EAST, A DISTANCE OF 99.18 FEET;

THENCE NORTH 89°23'03" EAST, A DISTANCE OF 95.92 FEET;

THENCE NORTH 86°40'43" EAST, A DISTANCE OF 7.36 FEET;

THENCE SOUTH 01°29'02" EAST, A DISTANCE OF 1.33 FEET;

THENCE NORTH 89°02'06" EAST, A DISTANCE OF 180.41 FEET, MORE OR LESS, TO THE POINT OF BEGINNING,

COUNTY OF BOULDER, STATE OF COLORADO.

Notes

1. CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER CS0602047 AMENDMENT 5, DATED AUGUST 2, 2023 AT 8:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTIES SHOWN AND DESCRIBED HEREON ARE ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

2. 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. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.

4. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF NORTH 89°54'36" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, BETWEEN A FOUND 2" ALUMINUM CAP IN RANGE BOX, STAMPED "S1/16 S8-S9 4846 1983" AT THE SOUTH 1/16 CORNER OF SECTION 8-9 AND A FOUND 2-1/2" ALUMINUM CAP ON 2" ALUMINUM PIPE, STAMPED "1/16 COR" AT THE CENTER-SOUTH 1/16 CORNER OF SAID SECTION AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

5. 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. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.

6. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.

7. FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 08013C-0582 K, DATED AUGUST 15, 2019. FLOOD INFORMATION IS SUBJECT TO CHANGE.

8. DATES OF FIELDWORK: APRIL 05, 2017, FEBRUARY 25 & MARCH 18, 2021.

9. 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.

10. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 160,870 SQ. FT. OR 3.69 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.

11. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND ARE SHOWN GRAPHICALLY HEREON. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#09 MAY. 20, 1924	BOOK 511, PAGE 131	INGRESS-EGRESS EASEMENT
#10 MAY. 20, 1924	BOOK 511, PAGE 133	INGRESS-EGRESS EASEMENT
#11 OCT. 10, 1986	REC. NO. 796395	EASEMENT AND RIGHT OF WAY
#16 MAR. 20, 1935	BOOK 622, PAGE 247	RIGHT OF WAY FOR A FOOT PATH
APR. 23, 1935	BOOK 622, PAGE 290	RIGHT OF WAY FOR A FOOT PATH
#25 MAY 20, 1924	BOOK 511, PAGE 133	INGRESS-EGRESS EASEMENT
#27 FEB. 05, 1952	BOOK 900, PAGE 595	EASEMENT FOR LOUISVILLE SANITATION DISTRICT

12. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#08 AUG. 31, 1905	BOOK 296, PAGE 53	RESERVATION OF MINERAL RIGHTS
#12 FEB. 12, 1997	REC. NO. 1676938	INCLUSION IN NORTHERN COLORADO WATER CONSERVANCY DISTRICT
#13 FEB. 12, 1997	REC. NO. 1676840	INCLUSION IN MUNICIPAL SUBDISTRICT OF NORTHERN COLORADO WATER CONSERVANCY DISTRICT
#14 MAY 17, 2002	REC. NO. 2288491	REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT
#15 MAR 20, 2013	REC. NO. 03297035	PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR TELECOMMUNICATIONS (NO SPECIFIC DESCRIPTION PROVIDED)

#17 INTENTIONALLY DELETED
#18 INTENTIONALLY DELETED
#19 INTENTIONALLY DELETED
#20 INTENTIONALLY DELETED
#21 INTENTIONALLY DELETED
#22 INTENTIONALLY DELETED
#23 INTENTIONALLY DELETED
#24 INTENTIONALLY DELETED

#26 NOV. 07, 2013	REC. NO. 03351869	UNOPPOSED MOTION FOR DEFAULT JUDGEMENT
NOV. 07, 2013	REC. NO. 03351870	ORDER FOR DEFAULT JUDGEMENT
NOV. 07, 2013	REC. NO. 03351871	JUDGEMENT AND DECREE

13. ALTA/NSPS LAND TITLE SURVEYS PREPARED BY FLATIRONS, INC. AT JOB NO. 17-69,495, DATED OCTOBER 17, 2017; AND JOB NO. 21-76,231, DATED MARCH 19, 2021 WERE CONSIDERED IN THE PREPARATION OF THIS FINAL PLAT.

14. EXCLUSIVE UTILITY EASEMENTS ARE RESERVED FOR CITY OF LOUISVILLE EXCLUSIVE USE FOR CITY WATER, SANITARY SEWER AND STORM SEWER FACILITIES. DRY UTILITY 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 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.

15. THE CITY OF LOUISVILLE SHALL REVIEW AND APPROVE THE LOCATIONS OF UTILITY LINES, PEDESTALS AND CABINETS WITHIN PUBLIC PROPERTY AND CITY OF LOUISVILLE EXCLUSIVE UTILITY EASEMENTS.

16. 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.

17. THE CITY OF LOUISVILLE IS GRANTED A 10' MAINTENANCE ACCESS EASEMENT WHERE ACCESS IS REASONABLY AVAILABLE 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 EXCLUSIVE UTILITY EASEMENT, OR 5' ON EACH SIDE OF THE EXCLUSIVE UTILITY EASEMENT, IN EITHER CASE THIS EASEMENT IS NOT MEANT TO RESTRICT BUILDING OR IMPROVEMENTS ALLOWED WITHIN THE PUD, BUT INSTEAD ALLOW ACCESS WHERE REASONABLY AVAILABLE ON SITE. MINIMUM SURFACE DISTURBANCE IS ALLOWED BY THE CITY'S USE WITHIN THIS EASEMENT.

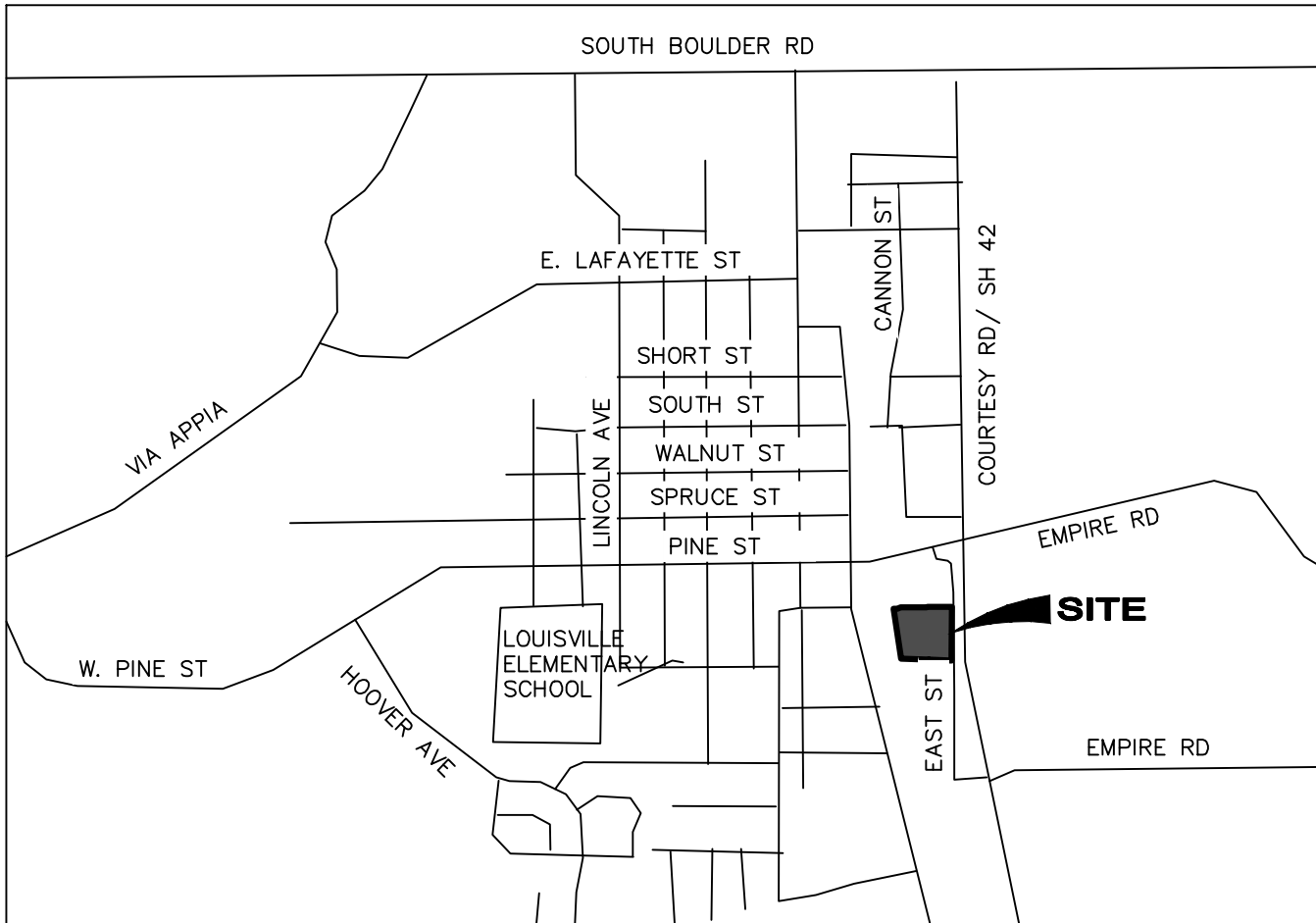
18. THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTOCAD CIVIL 3D (DIGITAL TERRAIN MODELING) SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS. DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION AND LOCAL VARIATIONS IN TOPOGRAPHY, THE CONTOUR SHOWN MAY NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. TOPOGRAPHY SHOWN HEREON COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

19. BENCHMARK INFORMATION: A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK BETWEEN THE NORTHEAST AND NORTHWEST CORNERS OF SUBJECT PROPERTY, BEING A SET NO. 4 REBAR WITH PINK PLASTIC CAP, STAMPED "FS CONTROL" WITH AN ELEVATION OF 5327.41 FEET. A CHECK SHOT, 0.1'±, WAS TAKEN ON NGS POINT Q 413, BEING A STAINLESS ROD WITH NGS LOGO CAP, STAMPED "Q 413 1984" LOCATED 2.1 MILES FROM SITE, WITH A PUBLISHED ELEVATION OF 5296.06 FEET (NAVD88). NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THIS ELEVATION.

20. THERE ARE 2.5' WIDE SIDE YARD DRAINAGE EASEMENTS FOR LOTS 1-15.

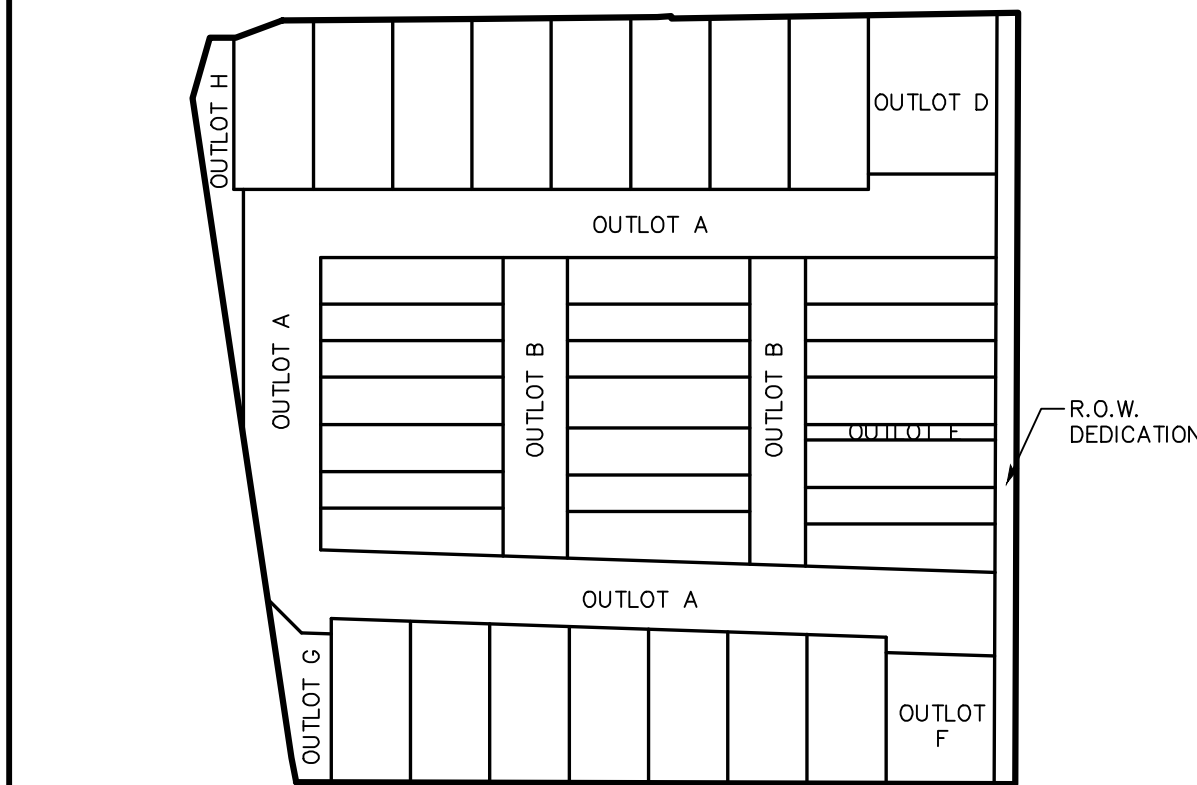
21. THERE ARE 3.5 UTILITY AND MAINTENANCE EASEMENTS ACROSS OUTLOT A, NORTH OF LOTS 16, 23, 30 AND OUTLOTS B AND C AND SOUTH OF LOTS 22, 29, 36 AND OUTLOTS AND C.

22. A PRESCRIPTIVE MAINTENANCE EASEMENT EXISTS, ADJACENT WESTERLY TO THE WEST LINE OF THE RIGHT OF WAY DEDICATION, BEING 4' IN WIDTH AS MEASURED FROM THE BACK OF THE EXISTING WALK.



Vicinity Map
NOT TO SCALE

Outlot Table			
	OWNER	MAINTENANCE	USE
OUTLOT A	EAST ST, LLC	HOA	ACCESS, PUBLIC UTILITIES, PRIVATE UTILITIES, AND DRAINAGE
OUTLOT B	EAST ST, LLC	HOA	PRIVATE GREEN SPACE, PEDESTRIAN ACCESS, UTILITY SERVICES, AND DRAINAGE
OUTLOT C	EAST ST, LLC	HOA	ACCESS, PUBLIC UTILITIES, PRIVATE UTILITIES, AND DRAINAGE
OUTLOT D	EAST ST, LLC	HOA	PRIVATE GREEN SPACE, PARKING, PUBLIC UTILITIES, PRIVATE UTILITIES, DRAINAGE, AND STORMWATER DETENTION
OUTLOT E	EAST ST, LLC	HOA	ACCESS, PUBLIC UTILITIES, PRIVATE UTILITIES, AND DRAINAGE
OUTLOT F	EAST ST, LLC	HOA	PRIVATE GREEN SPACE, PARKING, PUBLIC UTILITIES, PRIVATE UTILITIES, DRAINAGE, AND STORMWATER DETENTION
OUTLOT G	EAST ST, LLC	HOA	PRIVATE GREEN SPACE, AND PARKING
OUTLOT H	EAST ST, LLC	HOA	PRIVATE GREEN SPACE, AND PARKING



Sheet Index

SHEET 1	COVER SHEET
SHEET 2	EXISTING CONDITIONS
SHEET 3	BOUNDARY AND LOT INFORMATION
SHEET 4-5	EASEMENT DETAILS

Surveyor's Statement

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT A SURVEY OF EAST STREET VILLAGE, PRELIMINARY PLAT WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON MARCH 18, 2021; THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

JAMES Z. GOWAN
COLORADO #129038
VICE PRESIDENT, FLATIRONS, INC.

REVISION		DATE
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EAST STREET VILLAGE
PRELIMINARY PLAT

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Land Surveying Services
www.FlatironsInc.com

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DATE:

10-20-2023

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M. VOYLES

CHECKED BY:

JZG/JJK

SHEET 1 OF 5

EAST STREET VILLAGE PRELIMINARY PLAT

A SUBDIVISION OF TRACT 704 (533 EAST STREET) AND TRACT 704-A (421 AND 565 EAST STREET)
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 2 OF 5

Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND BRASS TAG AS DESCRIBED
- SET TEMPORARY BENCHMARK AS DESCRIBED
- SET 18" NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP, STAMPED "FLATIRONS SURV 29038"
- CALCULATED POSITION (NOT FOUND OR SET)
- AS MEASURED AT TIME OF SURVEY
- CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- AS PER THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY FLATIRONS, INC. AT LS-18-0112
- AS PER DESCRIPTION IN TITLE DOCUMENT (SEE NOTE 1)
- FENCE
- ELECTRIC METER
- GAS METER
- INDICATION OF ACCESS
- LOCATION OF BUILDING HEIGHT/FINISHED FLOOR
- CENTERLINE
- BUILDING HEIGHT MEASURED FROM NEAREST GROUND ELEVATION
- R.O.W RIGHT OF WAY
- CONCRETE
- EDGE OF ASPHALT
- GRAVEL/DIRT
- FLAGSTONE
- FENCE
- SIGN
- DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- WATER LINE
- WATER VALVE
- WATER METER
- WATER SHUT OFF
- FIRE HYDRANT
- IRRIGATION VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEANOUT
- STORM SEWER LINE
- ELECTRIC METER
- LIGHT POLE
- OVERHEAD UTILITY LINE
- UTILITY POLE
- FIBEROPTIC LINE SCALED FROM MAPS
- GAS LINE
- GAS LINE SCALED FROM MAPS
- GAS METER
- INDICATION OF ACCESS
- MAILBOX
- PARCEL OWNERSHIP INFORMATION
- CONC. CONCRETE
- ELEV ELEVATION
- INV INVERT

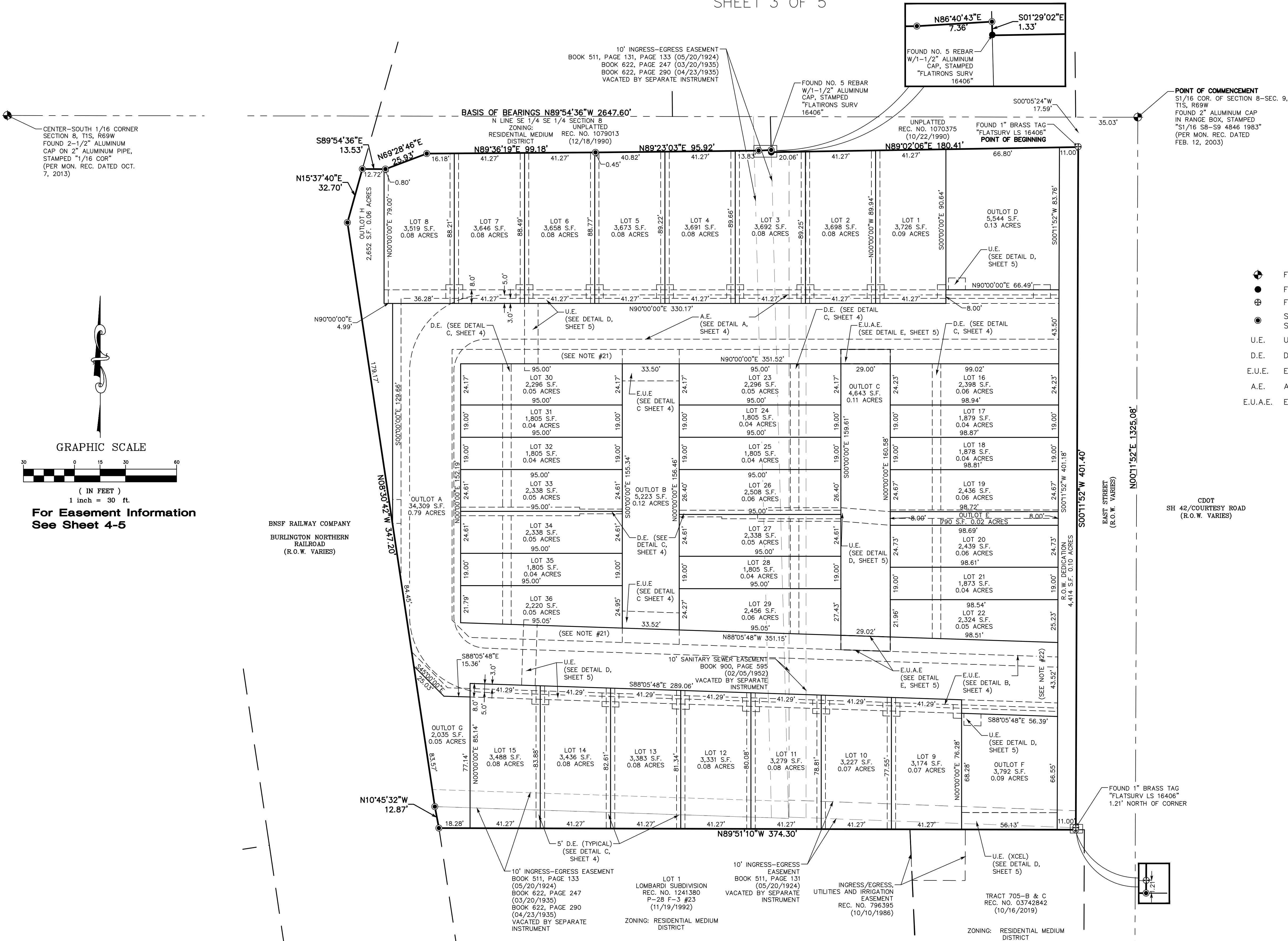
Boundary and Topographic Information

DATE	11/20/2023
REVISION	1 2 3 4 5 6 7 8 9 10
EAST STREET VILLAGE PRELIMINARY PLAT COPYRIGHT 2023 FLATIRONS, INC.	
Flatirons, Inc. Land Surveying Services www.FlatironsInc.com 4501 LOGAN ST. DENVER, CO 80216 PH: (303) 936-6997 FAX: (303) 923-3180 3825 IRLS AVE. STE. 395 BOULDER, CO 80301 PH: (303) 443-7001 FAX: (303) 443-9830 655 FOURTH AVE. LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355	
	
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SHEET 2 OF 5	

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EAST STREET VILLAGE PRELIMINARY PLAT

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SHEET 3 OF 5



Boundary Information

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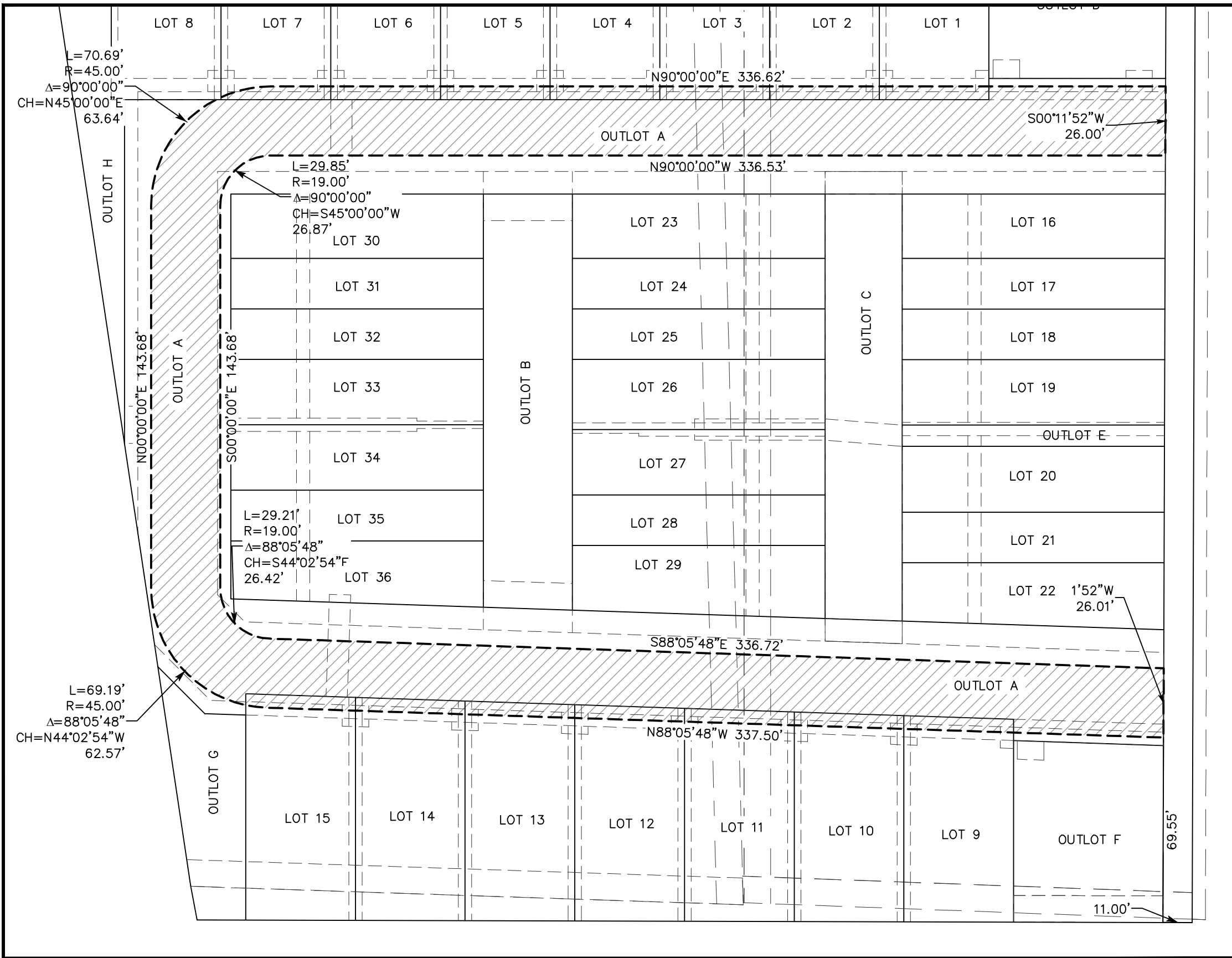
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SHEET 3 OF 5

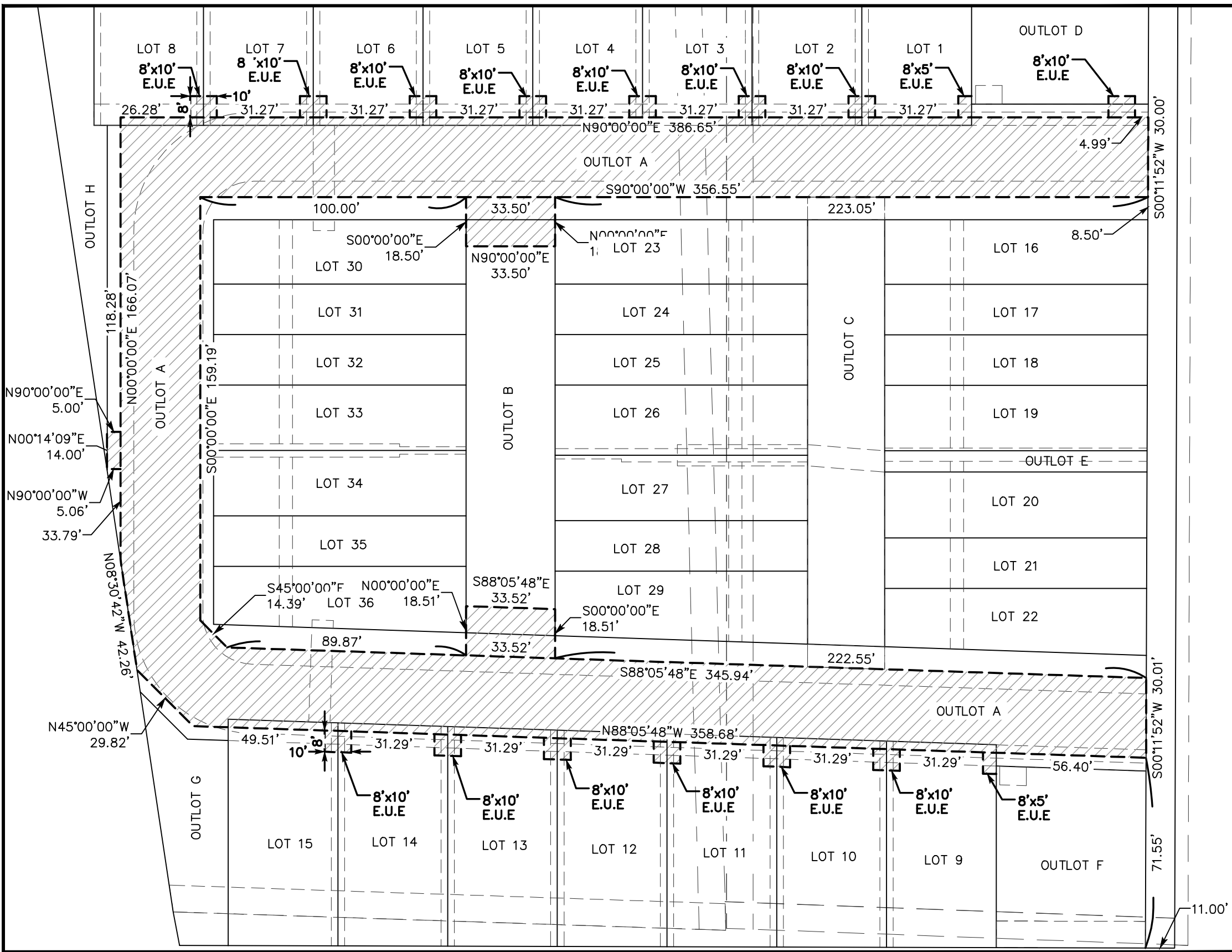
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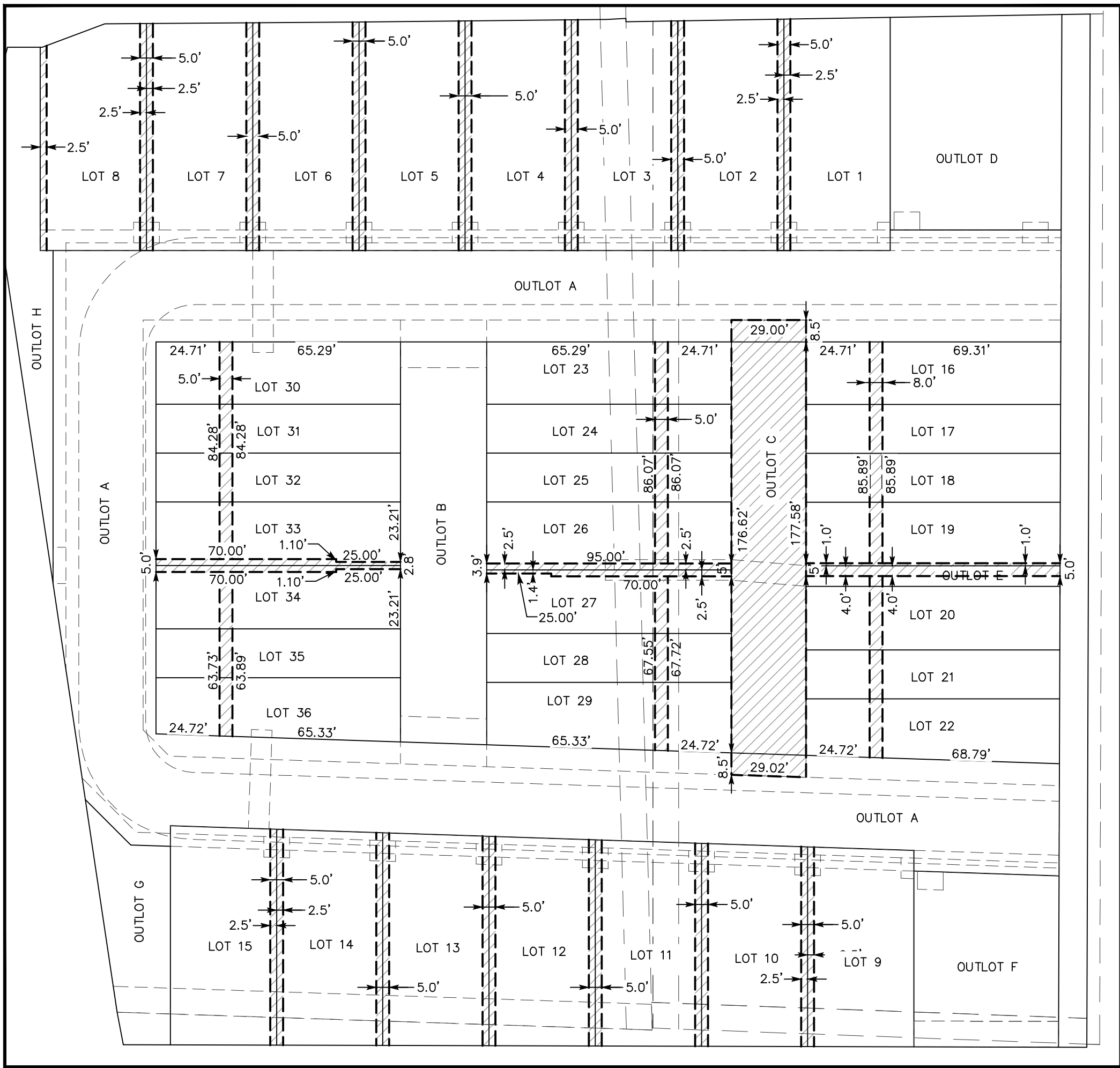
Detail A - Access Easement



Detail B - Exclusive Utility Easements

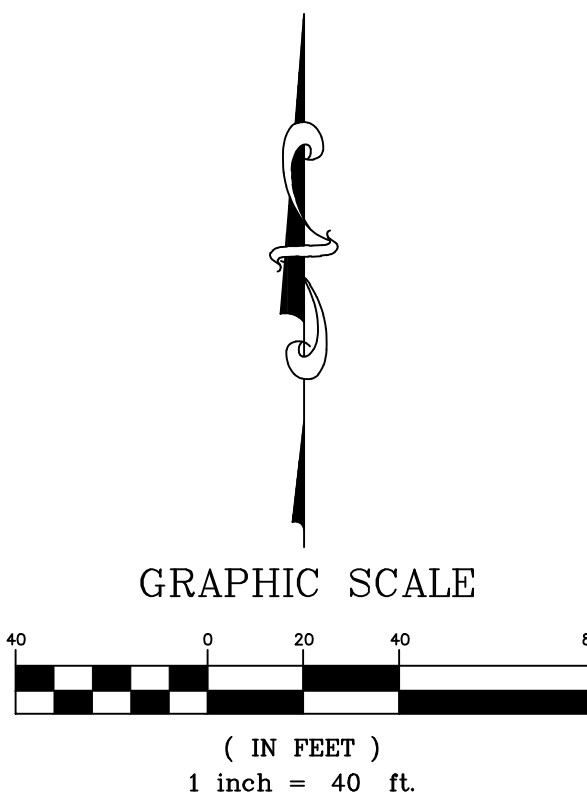


Detail C - Drainage Easements



Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND BRASS TAG AS DESCRIBED
- SET 18" NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP, STAMPED "FLATIRON'S SURV 29038"
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- E.U.E. EXCLUSIVE UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- E.U.A.E. EXCLUSIVE UTILITY AND ACCESS EASEMENT

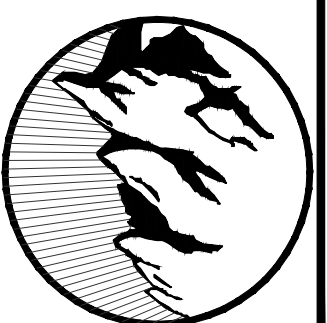


Easement Details

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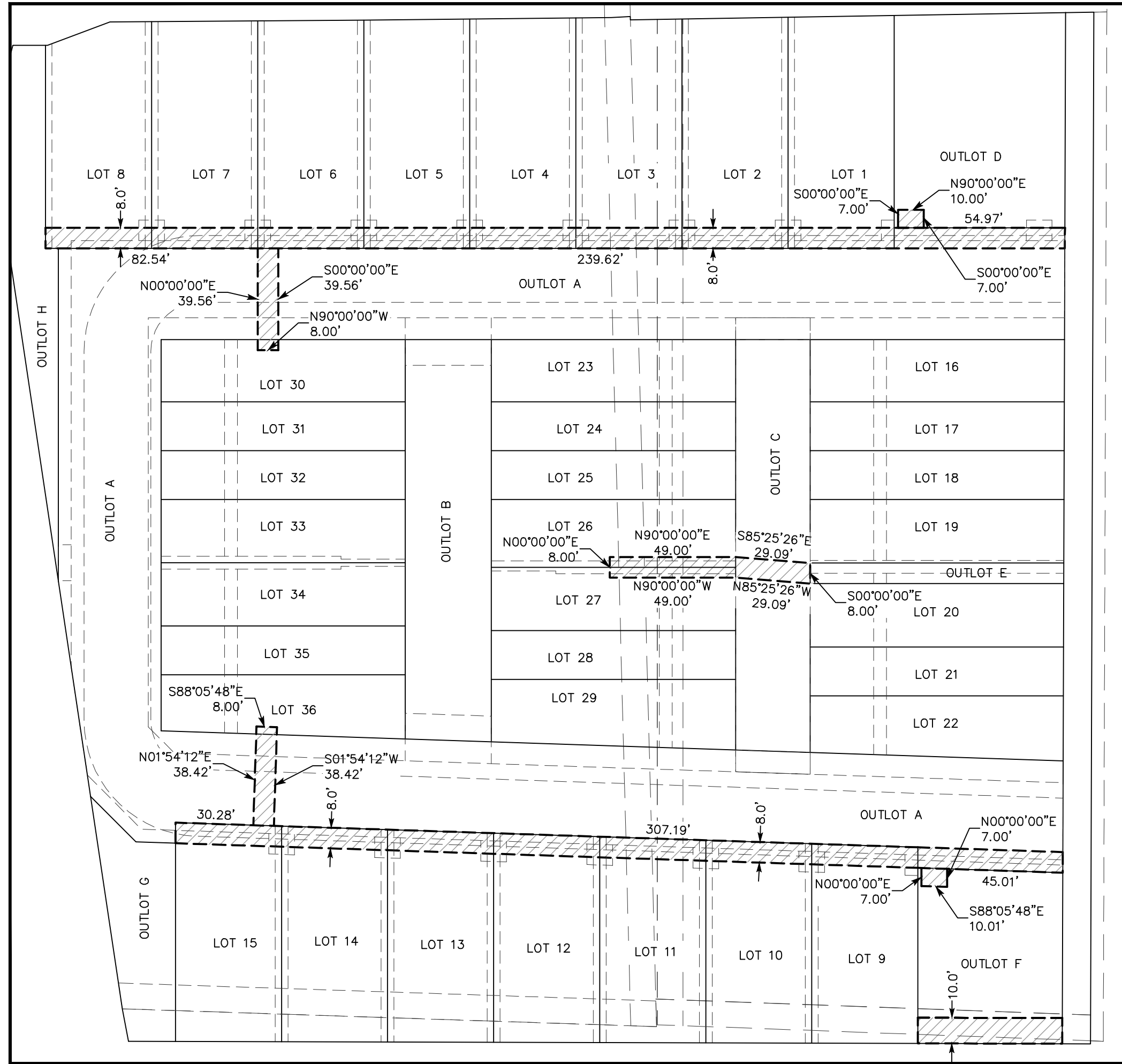
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SHEET 4 OF 5

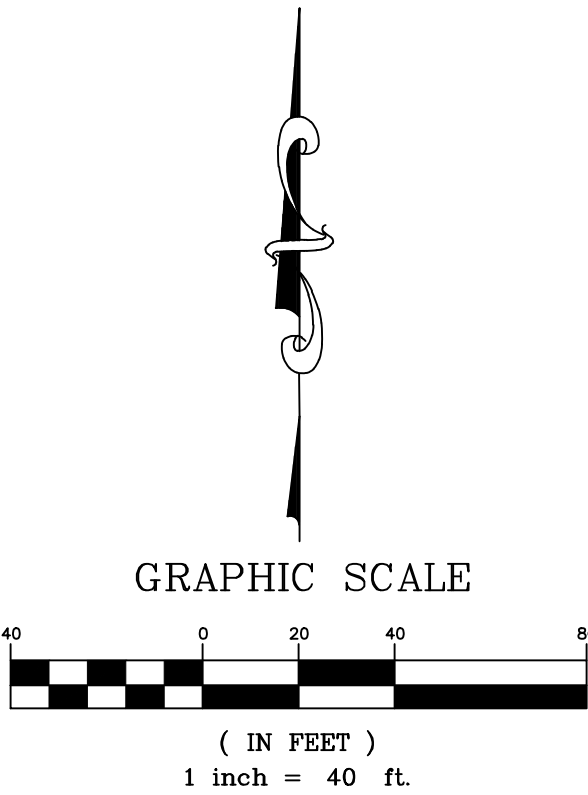
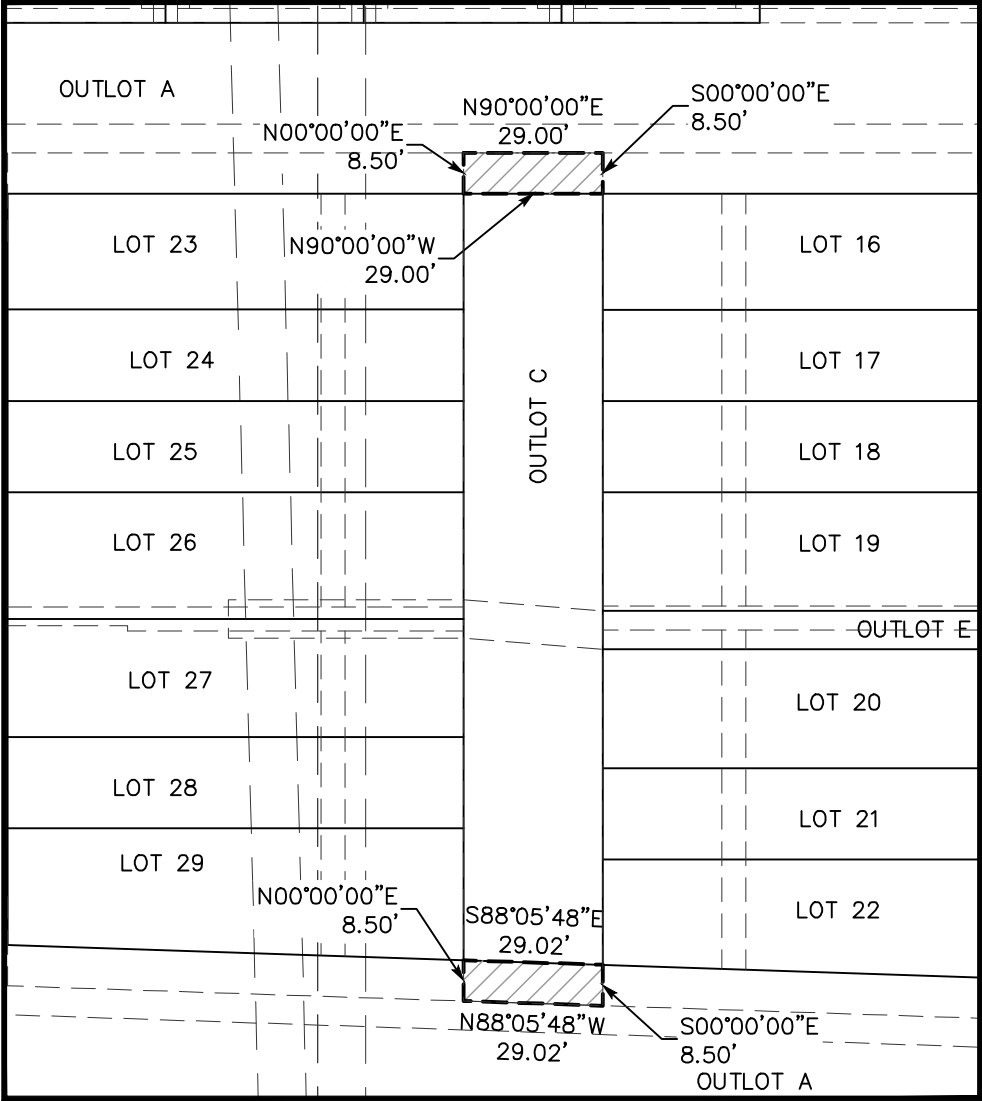
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RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 5 OF 5

Detail D - Utility Easements



Detail E - Exclusive Utility and Access Easements



Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND BRASS TAG AS DESCRIBED
- SET 18" NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP, STAMPED "FLATIRONS SURV 29038"
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- E.U.E. EXCLUSIVE UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- E.U.A.E. EXCLUSIVE UTILITY AND ACCESS EASEMENT

REVISION	DATE
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EAST STREET VILLAGE
PRELIMINARY PLAT

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Flatirons, Inc.

Land Surveying Services

www.flatironsllc.com

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DRAFT
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ONLY FINAL VERSION
WILL HAVE STAMP
AND SIGNATURE

JOB NUMBER:
22-78,982
DATE:
10-20-2023
DRAWN BY:
M. VOYLES
CHECKED BY:
JZG/JJK

SHEET 5 OF 5

Easement Details