

Certificate of Dedication and Ownership

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNERS OF LOTS 13, 14, 15, 16, AND 17, OF A REPLAT OF THE ENCLAVE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY, RECORDED ON JANUARY 14, 1988 UNDER REC. NO. 00898171. LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTHERLY LINE OF LOT 15, A REPLAT OF THE ENCLAVE, TO BEAR SOUTH 88°17'29" WEST, A DISTANCE OF 258.87 FEET BETWEEN A FOUND #5 REBAR WITH A 1 1/4" YELLOW PLASTIC CAP (ILLEGIBLE) AT THE SOUTHEAST CORNER OF LOT 15 AND A FOUND #5 REBAR AT THE SOUTHWEST CORNER OF LOT 15 AS SHOWN HEREON, WITH ALL BEARINGS SHOWN HEREON ARE RELATIVE TO.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 15, THENCE ALONG THE OUTER LINES OF LOTS 13, 14, 15, 16, & 17 OF SAID ORIGINAL SUBDIVISION, NORTH 75°37'18" WEST, A DISTANCE OF 78.69 FEET; THENCE NORTH 31°09'15" WEST, A DISTANCE OF 92.05 FEET TO A POINT OF CURVATURE; THENCE 52.67 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 62.71 FEET, AN INCLUDED ANGLE OF 48°07'07" AND SUBTENDED BY A CHORD BEARING NORTH 48°49'13" EAST, A DISTANCE OF 51.13 FEET; THENCE NORTH 72°17'21" EAST, A DISTANCE OF 45.24 FEET TO A POINT OF CURVATURE; THENCE 34.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 187.41 FEET, AN INCLUDED ANGLE OF 10°25'22" AND SUBTENDED BY A CHORD BEARING NORTH 67°11'01" EAST, A DISTANCE OF 34.04 FEET; THENCE NORTH 58°17'40" EAST, A DISTANCE OF 89.35 FEET TO A POINT OF CURVATURE; THENCE 64.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 252.15 FEET, AN INCLUDED ANGLE OF 14°43'40" AND SUBTENDED BY A CHORD BEARING NORTH 51°00'09" EAST, A DISTANCE OF 64.64 FEET; THENCE 49.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 189.93 FEET, AN INCLUDED ANGLE OF 15°01'45" AND SUBTENDED BY A CHORD BEARING NORTH 59°33'47" EAST, A DISTANCE OF 49.68 FEET; THENCE NORTH 62°11'55" EAST, A DISTANCE OF 53.75 FEET TO THE NORTHEAST LINE OF LOT 17; THENCE ALONG SAID NORTHEAST LINE, SOUTH 44°36'40" EAST, A DISTANCE OF 119.53 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WEST PINE COURT, ALSO BEING A POINT OF NON-TANGENCY; THENCE 154.61 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN INCLUDED ANGLE OF 177°10'22" AND SUBTENDED BY A CHORD BEARING SOUTH 43°04'15" EAST, A DISTANCE OF 99.97 FEET; THENCE 13.62 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, AN INCLUDED ANGLE OF 52°00'45" AND SUBTENDED BY A CHORD BEARING NORTH 73°39'18" EAST, A DISTANCE OF 13.15 FEET; THENCE SOUTH 79°46'00" EAST, A DISTANCE OF 74.78 FEET TO A POINT OF CURVATURE; THENCE 29.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, AN INCLUDED ANGLE OF 08°25'42" AND SUBTENDED BY A CHORD BEARING SOUTH 83°58'51" EAST, A DISTANCE OF 29.39 FEET; THENCE SOUTH 01°48'19" WEST, A DISTANCE OF 144.61 FEET; THENCE NORTH 79°57'32" WEST, A DISTANCE OF 104.98 FEET THENCE NORTH 85°45'09" WEST, A DISTANCE OF 107.00 FEET; THENCE SOUTH 88°17'29" WEST, A DISTANCE OF 258.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 105,949 SQ. FT. OR 2.43 ACRES, MORE OR LESS.

HAS LAID OUT AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF SECOND REPLAT OF THE ENCLAVE, A REPLAT OF LOTS 13, 14, 15, 16, AND 17, 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 PROPERTY OWNERS OR ARRANGEMENTS MADE BY THE BY THE PROPERTY OWNERS 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.

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

LOT 13A

RICHARD E NESLUND

CAROL GILES NESLUND

LOT 14A

THOMAS L YARNELL

VIVIAN G YARNELL

LOT 17A

JOHN P BOWEN

PATRICIA J BOWEN

NOTARY NAME (PRINT)

_____(NOTARY SEAL)
NOTARY SIGNATURE

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.

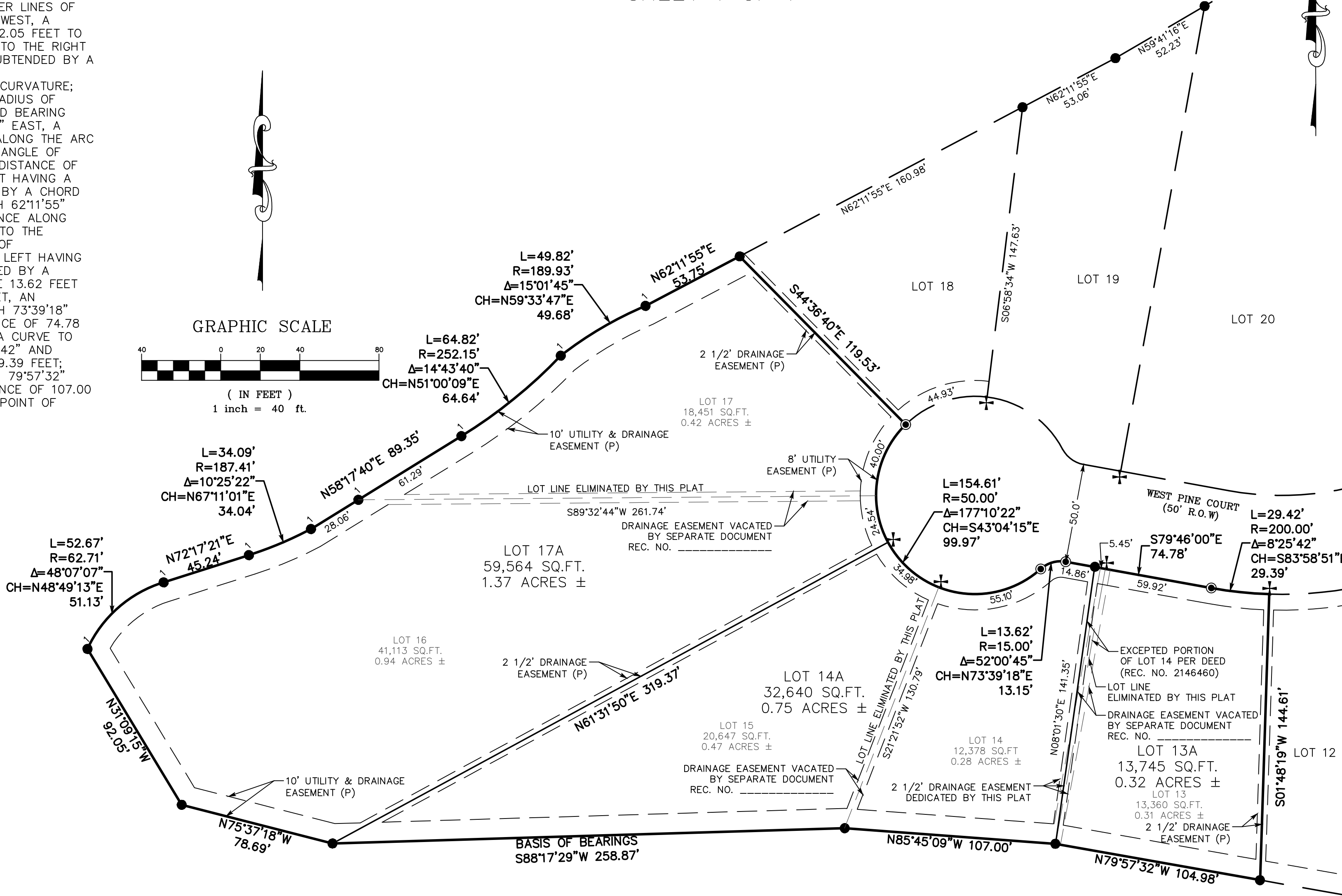
CLERK AND RECORDER

DEPUTY

SECOND REPLAT OF THE ENCLAVE
A REPLAT OF LOTS 13, 14, 15, 16, 17

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

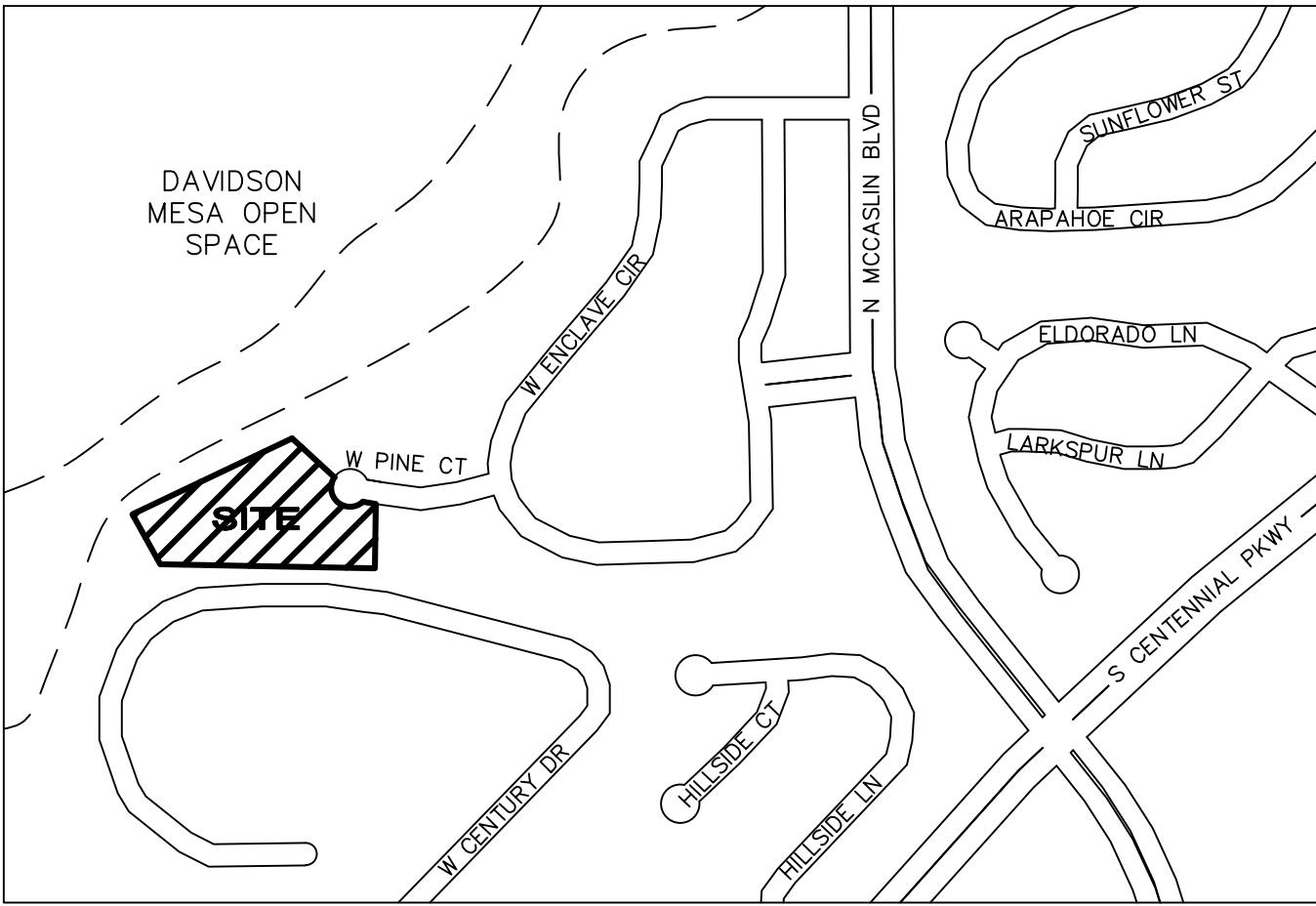


Boundary Closure Report

COURSE: N75°37'18"W LENGTH: 78.69'
COURSE: N31°09'15"W LENGTH: 92.05'
LENGTH: 52.67' RADIUS: 62.71'
DELTA: 048°07'07"
CHORD: 51.13'
COURSE: N72°17'21"E COURSE: N48°49'13"E
LENGTH: 34.09' LENGTH: 45.24'
DELTA: 010°25'22" RADIUS: 187.41'
CHORD: 34.04'
COURSE: N58°17'40"E COURSE: N67°11'01"E
LENGTH: 64.82' LENGTH: 89.35'
DELTA: 014°43'40" RADIUS: 252.15'
CHORD: 64.64'
COURSE: N51°00'09"E COURSE: N62°11'55"E
LENGTH: 49.82' LENGTH: 53.75'
DELTA: 015°01'45" RADIUS: 189.93'
CHORD: 49.68'
COURSE: N59°33'47"E
COURSE: N62°11'55"E LENGTH: 53.75'
COURSE: S44°36'40"E LENGTH: 119.53'
DELTA: 177°10'22" RADIUS: 50.00'
CHORD: 99.97'
COURSE: S43°04'15"E
LENGTH: 13.62' RADIUS: 15.00'
DELTA: 052°00'45" COURSE: N73°39'18"E
CHORD: 13.15' LENGTH: 74.78'
COURSE: S79°46'00"E LENGTH: 200.00'
DELTA: 008°25'42" RADIUS: 200.00'
CHORD: 29.39'
COURSE: S01°48'19"W COURSE: S83°58'51"E
COURSE: N79°57'32"W LENGTH: 144.61'
COURSE: N85°45'09"W LENGTH: 104.98'
COURSE: S88°17'29"W LENGTH: 107.00'
COURSE: S88°17'29"W LENGTH: 258.87'

AREA: 105949 SQ. FT. OR 2.43 ACRES ±
ERROR CLOSURE: 0.01' COURSE: S86°15'30"E
ERROR NORTH: -0.001' EAST: 0.010'

PRECISION 1: 156790



Vicinity Map
NOT TO SCALE

Notes

- LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER 70760312, DATED 01/25/2022 AT 5:00 P.M. (LOT 13); FIRST INTEGRITY TITLE COMPANY AS AN AGENT FOR WESTCOR LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER 102-2112411-R, DATED 02/23/2021 (LOT 14); FIRST INTEGRITY TITLE COMPANY AS AN AGENT FOR WESTCOR LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER 107-2150955-S, DATED 10/21/2021 (LOT 15); WESTCOR LAND TITLE GUARANTEE COMPANY POLICY NUMBER OP-6-C01046-13241821, DATED 11/22/2021 AT 3:46 P.M. (LOT 16); AND LAND TITLE GUARANTEE COMPANY POLICY NUMBER LTB170365898, DATED 06/14/2022 AT 5:00 P.M. (LOT 17); WERE 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 PROPERTIES DESCRIBED IN SAID TITLE COMMITMENTS. THERE MAY BE EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD THAT WERE RATIFIED AFTER THE EFFECTIVE DATE OF THE TITLE COMMITMENTS/POLICIES. CURRENT TITLE COMMITMENTS/POLICIES ARE RECOMMENDED TO REVEAL ANY NEWER EASEMENTS OR RIGHTS-OF-WAY.
- 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 SOUTH 88°17'29" WEST BETWEEN A FOUND #5 REBAR WITH A 1 1/4" YELLOW PLASTIC CAP (ILLEGIBLE) AT A SOUTHEAST CORNER OF LOT 15 AND A FOUND #5 REBAR AT THE SOUTHWEST CORNER OF LOT 15 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 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.
- LOTS 13 THROUGH 17 WERE SURVEYED CONCURRENTLY. FOR THE PURPOSES OF CLARITY, NEWLY SET MONUMENTS ARE SHOWN AS "SET" ON ALL SAID SURVEYS.
- FOR LOTS 14A AND 17A, THE GROSS SQUARE FOOTAGE OF STRUCTURES ON THE LOT SHALL NOT EXCEED 10,000 SQUARE FEET.

Legend

- FOUND 3" OFFSET CHISELED CROSS
- FOUND MONUMENT AS DESCRIBED
- FOUND #5 REBAR WITH 1 1/2" YELLOW PLASTIC CAP "RMC 9329" (PARTIALLY MELTED)
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 38614"
- AS PER THE PLAT OF "A REPLAT OF THE ENCLAVE" DATED JANUARY 14, 1988 UNDER REC. NO. 00898171

Surveyor's Certificate

I, ANTHONY L. FENDICK, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT A SURVEY OF LOTS 13, 14, 15, 16, AND 17, A REPLAT OF THE ENCLAVE, 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.

ANTHONY L. FENDICK COLORADO P.L.S. #38614
FLATIRONS, INC.

REVISION	DATE
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SECOND REPLAT OF THE ENCLAVE
A REPLAT OF LOTS 13, 14, 15, 16 & 17

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

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DRAFT
WORKING COPY ONLY
WILL HAVE REVISION
AND SIGNATURE

JOB NUMBER:

22-78,211

DATE:

11-30-2022

DRAWN BY:

T. HENDERSON

CHECKED BY:

JK/JZG/ALF

SHEET 1 OF 1