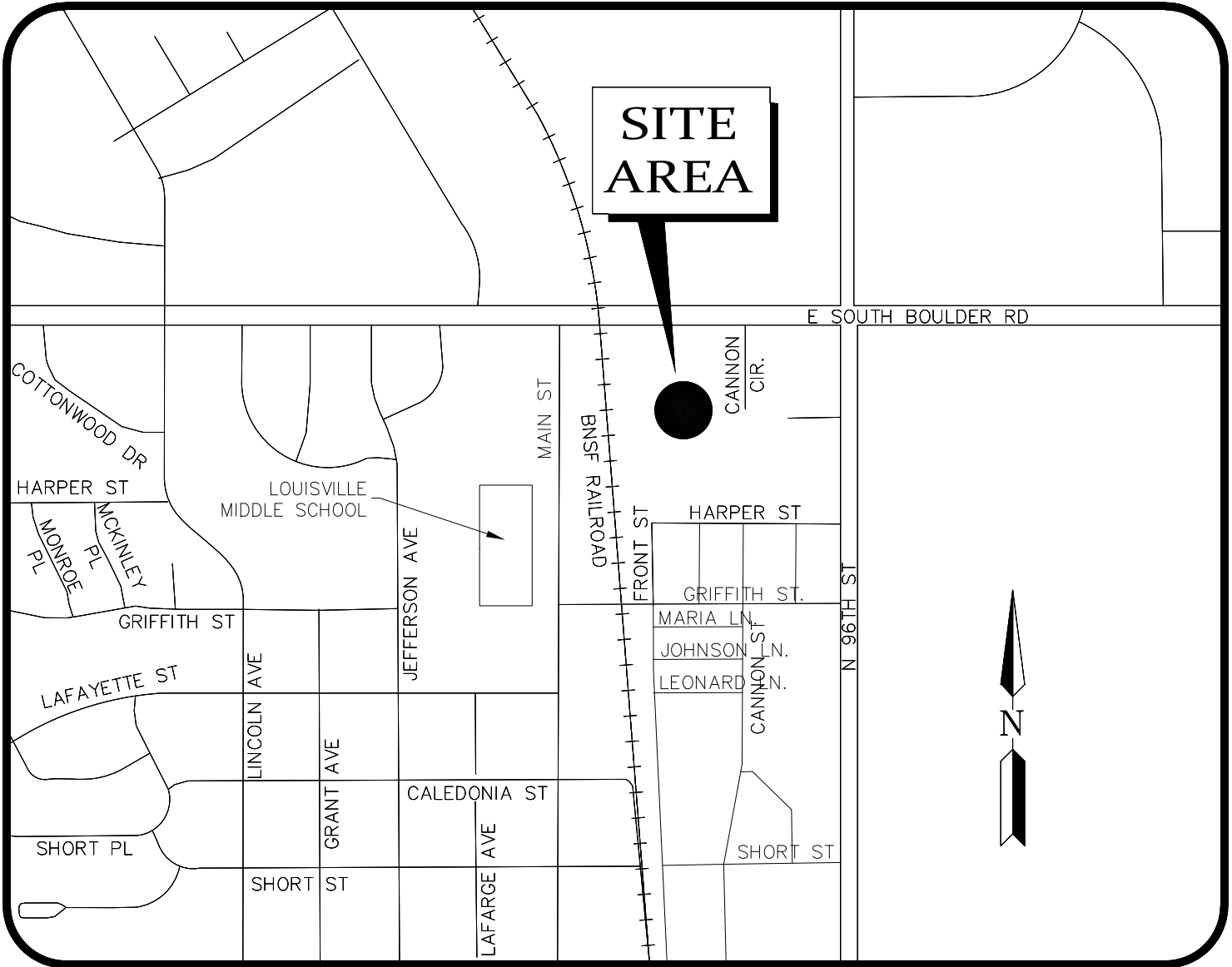


COAL CREEK STATION - FILING No. 4

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



VICINITY MAP
Not to scale

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:

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS NORTH 89°58'20" WEST A DISTANCE OF 2642.02 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 00°18'01" EAST, 30.00 FEET TO THE SOUTH LINE OF SOUTH BOULDER ROAD;
THENCE LEAVING SAID EAST LINE, ALONG SAID SOUTH LINE OF SOUTH BOULDER ROAD, NORTH 89°58'20" WEST, 455.00 FEET TO THE WEST LINE OF CANNON CIRCLE, AND BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE OF CANNON CIRCLE, SOUTH 00°17'50" EAST, 390.01 TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF CANNON CIRCLE;
THENCE ALONG SAID SOUTH LINE, SOUTH 89°58'20" EAST, 425.02 FEET TO THE WEST LINE OF NORTH 96TH STREET;
THENCE ALONG SAID WEST LINE, SOUTH 00°18'01" EAST, 199.99 FEET TO THE NORTHEAST CORNER OF THE ROBERT DI GIACOMO SUBDIVISION, SAID POINT ALSO BEING ON THE NORTH LINE OF A 20 FOOT WIDE PUBLIC ALLEY;
THENCE ALONG SAID NORTH LINE, NORTH 89°58'20" WEST, 754.89 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN QUITCLAIM DEED RECORDED DECEMBER 14, 2014 AT RECEPTION No. 03275254;
THENCE ALONG THE WEST LINE OF SAID PARCEL, SOUTH 00°01'40" WEST, 184.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE NORTH LINE OF HARPER STREET;
THENCE ALONG SAID NORTH LINE, NORTH 89°58'20" WEST, 39.06 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF FRONT STREET;
THENCE ALONG SAID WEST LINE, SOUTH 00°18'07" EAST, 16.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 1 OF HUNT-PUKSAS SUBDIVISION;
THENCE ALONG SAID NORTH LINE, NORTH 89°58'20" WEST, 114.35 FEET TO A POINT ON THE EAST LINE OF THE B.N.S.F. RAILROAD RIGHT-OF-WAY;
THENCE ALONG SAID EAST LINE THE FOLLOWING SEVEN (7) COURSES:

1. NORTH 08°30'12" WEST, 471.84 FEET TO A POINT;
2. NORTH 08°28'40" WEST, 81.59 FEET TO A POINT;
3. NORTH 08°52'07" WEST, 79.23 FEET TO A POINT;
4. NORTH 09°23'12" WEST, 43.90 FEET TO A POINT;
5. NORTH 09°49'41" WEST, 43.90 FEET TO A POINT;
6. NORTH 10°34'58" WEST, 43.90 FEET TO A POINT;
7. NORTH 11°44'18" WEST, 15.01 FEET TO A POINT ON THE SOUTH LINE OF SOUTH BOULDER ROAD;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 89°58'20" EAST, 285.10 FEET TO A POINT;
2. NORTH 00°17'50" WEST, 20.00 FEET TO A POINT;
3. SOUTH 89°58'20" EAST, 315.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 440,608 SQUARE FEET OR 10.115 ACRES OF LAND, MORE OR LESS.

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, DEFINED AS EXACTLY 1200/3937 METER.
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	±0.577 AC	PRIVATE ROAD, DRAINAGE, PUBLIC UTILITY & MAINTENANCE, LANDSCAPE, ACCESS EASEMENT	HOA	HOA
B	±1.250 AC	PRIVATE ROAD, DRAINAGE, PUBLIC UTILITY & MAINTENANCE, LANDSCAPE, ACCESS EASEMENT	HOA	HOA
C	±0.483 AC	DRAINAGE, UTILITY, LANDSCAPE, PEDESTRIAN ACCESS, PARK	HOA	HOA
D	±0.603 AC	PRIVATE ROAD, DRAINAGE, UTILITY, LANDSCAPE, PEDESTRIAN ACCESS & EMERGENCY ACCESS EASEMENT	HOA	HOA
TOTAL	±2.913 AC			

OWNER / SUBDIVIDER

RIDGELINE DEVELOPMENT CORPORATION
5723 ARAPAHOE AVE., SUITE 2B
BOULDER, CO 80301
(303) 449-8689

CONTACT: MICHAEL MARKEL, PRESIDENT

CIVIL ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
420 21ST AVENUE, SUITE 101
LONGMONT, CO 80501
(303) 651-6626

MAINTENANCE NOTE

TWO FOOT WIDTH (2') WILL BE ASSUMED OUTSIDE EDGE OF WALK TO BE USED FOR MAINTENANCE OF THE WALKS BY THE CITY OF LOUISVILLE.

FLOODPLAIN STATEMENT

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD; AREAS DETERMINED TO BE OUTSIDE THE 0.2% PERCENT ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON F.I.R.M. PANEL #08013 C 0582K, WITH AN EFFECTIVE DATE OF AUGUST 15, 2019.

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 A FOUND 2" DIAMETER ILLEGIBLE BRASS CAP IN RANGE BOX AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) AND A FOUND 2-1/2" DIAMETER ILLEGIBLE ALUMINUM CAP IN RANGE BOX AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4).

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.

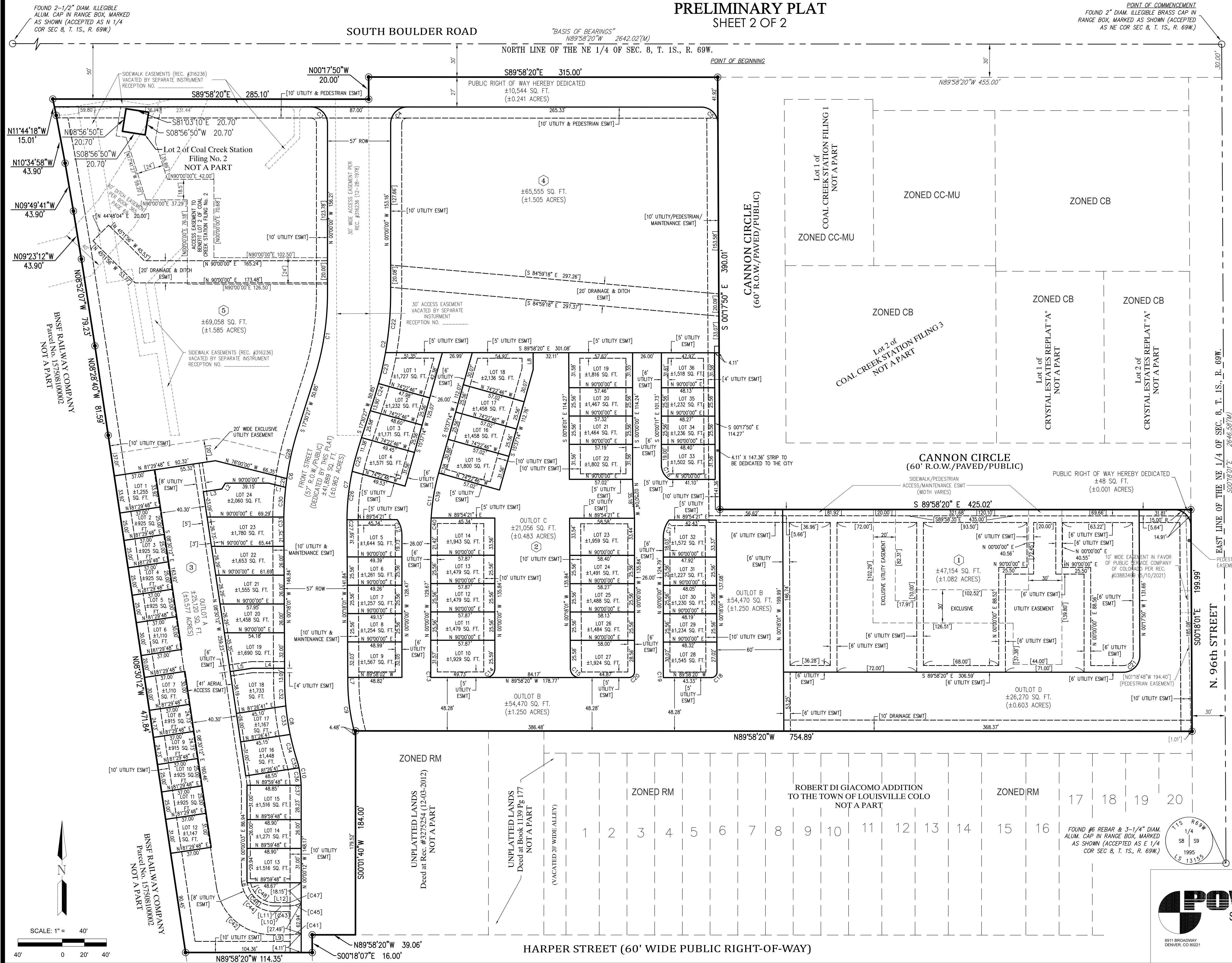


TYPE OF SUBMITTAL:	PRELIMINARY PLAT
PREPARATION DATE:	DECEMBER 22, 2022
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
DRAWN BY: MB	REVIEWED BY: FZ
JOB NO. 16-216	501-16-216 PP 2022-12-22.dwg

COAL CREEK STATION - FILING No. 4

PRELIMINARY PLAT

SHEET 2 OF 2



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 76°00'00" E	15.13
L2	S 31°25'03" W	6.11
L3	S 81°29'48" W	16.95
L4	N 90°00'00" W	28.43
L5	S 81°29'48" W	19.91
L6	S 12°26'33" E	1.08
L7	S 00°18'01" E	4.54
L8	S 00°01'40" W	16.33
L9	N 89°58'33" W	14.60
L10	N 89°58'33" W	12.46
L11	N 89°58'33" W	12.45
L12	N 89°58'33" W	12.46

CURVE TABLE

CURVE	RADIUS	ARC	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE
C1	250.78	76.63	76.33	76.33	S 08°45'14" W	17°30'27"
C2	307.78	194.05	93.68	93.68	S 08°45'14" W	17°30'27"
C3	15.00	23.55	21.21	21.21	S 44°59'10" E	89°58'20"
C4	15.00	23.57	21.22	21.22	S 45°00'50" W	90°01'40"
C5	15.00	23.48	21.15	21.15	S 45°08'05" E	89°40'30"
C6	269.82	63.90	63.52	63.52	S 08°36'13" W	17°48'28"
C7	212.82	66.15	65.88	65.88	S 08°36'13" W	17°48'28"
C8	233.77	70.42	70.15	70.15	S 08°55'48" E	17°15'34"
C9	176.77	48.87	48.72	48.72	S 08°13'18" E	15°50'30"
C10	86.00	26.35	26.25	26.25	S 08°46'54" E	17°33'24"
C11	198.50	54.12	53.95	53.95	S 07°48'37" E	15°37'14"
C12	25.00	14.75	14.53	14.53	S 16°53'50" W	33°47'40"
C13	15.00	2.00	2.00	2.00	S 03°49'05" E	7°38'11"
C14	8.00	12.57	11.32	11.32	S 45°00'50" E	90°01'40"
C15	8.00	12.52	11.28	11.28	S 45°08'11" W	89°40'19"
C16	15.00	15.26	14.61	14.61	S 30°41'11" E	58°16'42"
C17	25.00	16.60	16.30	16.30	S 19°01'36" E	38°03'16"
C18	5.00	7.88	7.09	7.09	S 44°51'48" W	90°19'41"
C19	15.00	1.96	1.96	1.96	S 03°53'30" E	7°29'22"
C20	5.00	7.86	7.07	7.07	S 45°00'50" W	90°01'40"
C21	15.00	23.65	21.27	21.27	S 44°51'55" E	90°19'30"
C22	307.78	53.74	53.67	53.67	S 05°00'08" W	10°00'16"
C23	307.78	28.63	28.62	28.62	S 12°40'09" W	5°19'46"
C24	307.78	11.68	11.68	11.68	S 16°29'15" W	2°10'25"
C25	212.82	20.20	20.20	20.20	S 14°47'17" W	5°26'21"
C26	212.82	43.97	43.89	43.89	S 06°08'59" W	11°50'15"
C27	212.82	1.97	1.97	1.97	S 00°02'05" E	0°31'59"
C28	269.82	44.30	44.25	44.25	S 12°48'16" W	9°24'22"
C29	269.82	8.06	8.06	8.06	S 07°14'46" W	1°42'39"
C30	269.82	26.82	26.81	26.81	S 03°32'35" W	5°41'42"
C31	269.82	4.69	4.69	4.69	S 00°11'52" W	0°59'46"
C32	233.77	20.96	20.96	20.96	S 02°52'09" E	5°08'16"
C33	233.77	26.01	26.00	26.00	S 08°37'34" E	6°22'33"
C34	233.77	23.44	23.43	23.43	S 14°41'13" E	5°44'45"
C35	86.00	7.75	7.75	7.75	S 14°58'40" E	5°09'50"
C36	86.00	15.83	15.81	15.81	S 07°07'24" E	10°32'43"
C37	86.00	2.77	2.77	2.77	S 00°55'37" E	1°50'50"
C38	198.50	10.68	10.68	10.68	S 15°31'18" W	0°11'59"
C39	198.50	41.19	41.11	41.11	S 09°28'44" W	1°15'31"
C40	198.50	12.25	12.24	12.24	S 01°46'02" W	3°32'06"
C41	51.00	11.62	11.59	11.59	S 83°29'56" W	1°30'02"
C42	51.00	72.52	66.56	66.56	N 49°14'23" W	81°28'21"
C43	30.00	1.51	1.51	1.51	S 88°35'04" W	2°52'45"
C44	30.12	44.59	40.63	40.63	N 47°28'02" W	84°49'05"
C45	25.00	11.95	11.84	11.84	S 76°19'35" W	27°23'44"
C46	25.12	36.98	33.73	33.73	N 47°42'28" W	84°20'14"
C47	22.00	1.50	1.50	1.50	S 88°03'55" W	3°55'04"
C48	22.12	30.49	28.13	28.13	N 50°23'23" W	78°58'23"

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JOB NO. 16-216	501-16-216 PP 2022-12-22.dwg
SHEET 2 OF 2	

