NICOLAS DIGIACOMO ADDITION REPLAT-B

LOTS 3, 4, 5 & 6, BLOCK 1, NICOLAS DIGIACOMO ADDITION, LOCATED IN THE NORTHEAST 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 1

Certificate of Dedication and Ownership

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNER OF THAT REAL PROPERTY SITUATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOTS 3, 4, 5 & 6, BLOCK 1, NICOLAS DIGIACOMO ADDITION, COUNTY OF BOULDER, STATE OF COLORADO.

SAID DESCRIBED PARCEL CONTAINING 14,947 SQ.FT.

HAVE CAUSED SAID PROPERTY TO BE LAID OUT, SURVEYED, SUBDIVIDED AND PLATTED UNDER THE NAME OF "NICOLAS DIGIACOMO ADDITION REPLAT-B", A SUBDIVISION IN THE CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO,

FOR THE APPROVAL OF "NICOLAS DIGIACOMO ADDITION REPLAT-B" AND THE DEDICATIONS AND CONDITIONS WHICH APPLY

THERETO THIS _____ DAY OF _____, 20__.

BY: _____
DEFEND COLORADO, LLC, VINCENT GORDON

Acknowledgment

STATE OF COLORADO)
)SS
COUNTY OF BOULDER)

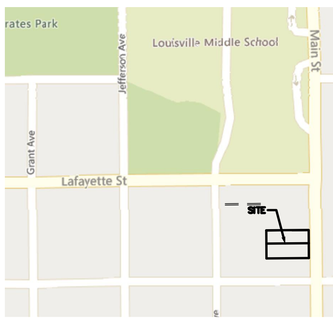
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202_, BY DEFEND COLORADO, LLC, VINCENT GORDON, OWNER OF HOUSING AUTHORITY OF THE CITY OF BOULDER, COLORADO, A BODY CORPORATE AND POLITIC, D/B/A BOULDER HOUSING PARTNERS.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

[SEAL]

_____
NOTARY PUBLIC



Vicinity Map
NOT TO SCALE

Boundary Closure Report

COURSE: S89°29'28"W	LENGTH: 150.18'
COURSE: N00°24'27"W	LENGTH: 99.51'
COURSE: N89°29'28"E	LENGTH: 150.24'
COURSE: S00°22'24"E	LENGTH: 99.51'
ERROR CLOSURE: 0.00'	COURSE: N78°57'48"E
ERROR NORTH: 0.000'	EAST: 0.001'

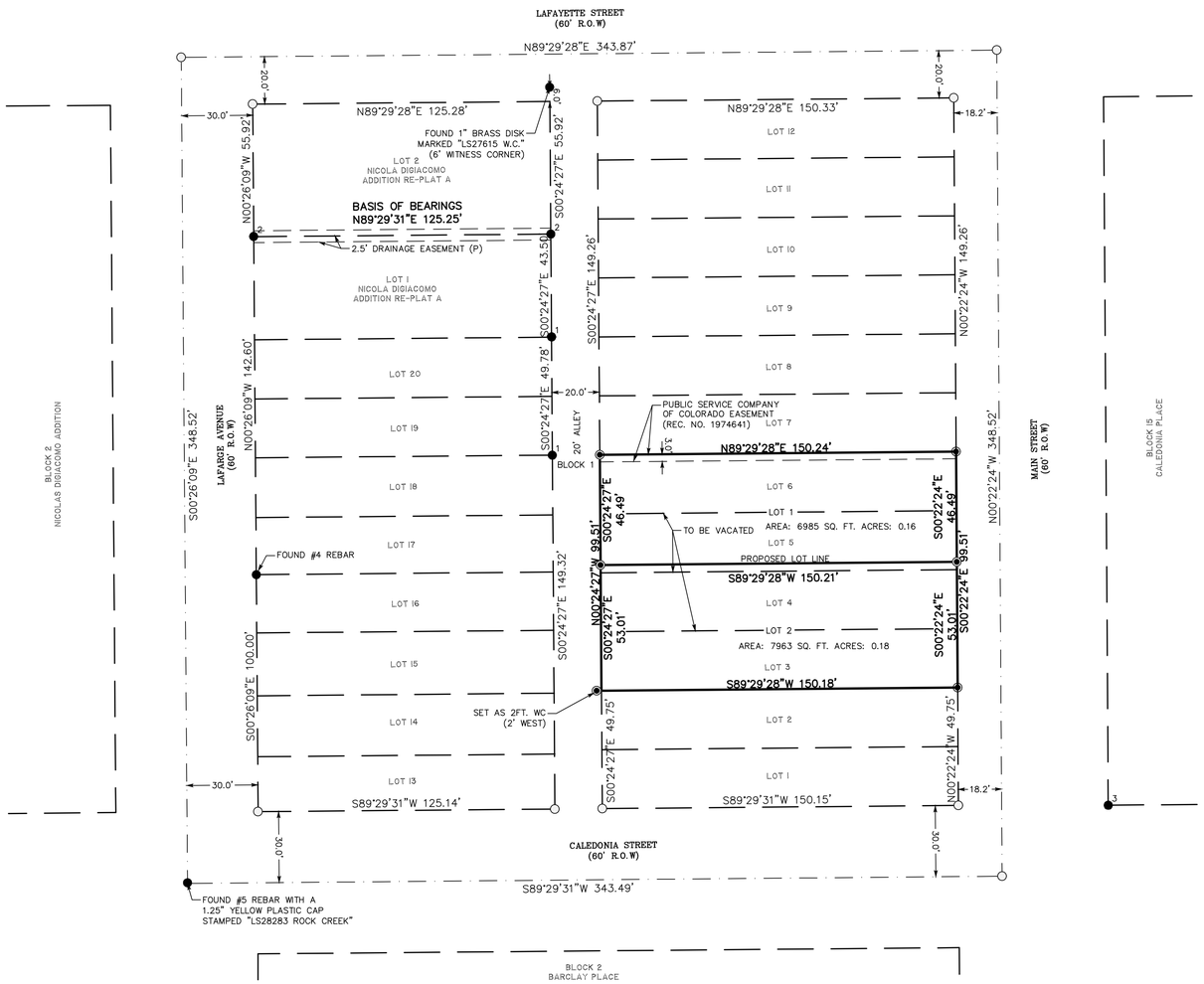
Legend

(P)	AS PER THE PLAT OF NICOLA DI DIGIACOMO ADDITION REPLAT A, REC . NO. 03471655 09/03/2015
●	FOUND MONUMENT AS DESCRIBED
●1	FOUND #5 REBAR WITH A 2" ALUMINUM CAP STAMPED "LS24305"
●2	FOUND #5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED "LS 27615"
●3	FOUND #5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED "LS16406"
◉	SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 29038"
○	CALCULATED POSITION (NOT FOUND OR SET)
WC	WITNESS CORNER

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.



Notes

1. THE PURPOSE OF THIS REPLAT IS TO ADJUST THE PROPERTY LINE BETWEEN LOTS 4 & 5 OF NICOLAS DIGIACOMO ADDITION.
2. FIRST AMERICAN TITLE ASSOCIATION COMMITMENT NUMBER 5551-3957392, DATED MAY 19, 2022, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
3. 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.
4. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
5. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N89°29'31"E ALONG THE SOUTH LINE OF LOT 1 NICOLAS DIGIACOMO ADDITION RE-PLAT A, BETWEEN A FOUND #5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED "LS 27615" AT THE SOUTHWEST CORNER OF LOT 1 NICOLAS DIGIACOMO ADDITION RE-PLAT A AND A FOUND #5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED "LS 27615" AT THE SOUTHEAST CORNER OF LOT 1 NICOLAS DIGIACOMO ADDITION RE-PLAT A AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
6. 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.
7. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
8. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 14947 SQ. FT. OR 0.34 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.
9. THE SURVEY BY FLATIRONS, INC DEPOSITED UNDER LS-20-0141 AS WELL AS THE SURVEY BY CIVIL ARTS ENGINEERING DEPOSITED UNDER LS-15-0241 WAS CONSIDERED IN THE PREPARATION OF THIS PLAT.
10. THE SUBJECT PROPERTY IS NOT LOCATED IN THE FLOOD ZONE.

OWNERS OF THE PROPERTY KNOWN AS 1209 MAIN STREET AND MORE PARTICULARLY DESCRIBED AS LOTS 3-6, BLOCK 1, NICOLAS DIGIACOMO, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO AND A PARCEL DESCRIBED IN A DEED RECORDED AT FILM NO. 1014, RECEPTION NO. 284260 ON JUNE 16, 1978.

BY: _____
STACEY L. BRANGENBERG

ACKNOWLEDGMENT

STATE OF COLORADO)
)SS
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202_, BY STACEY L. BRANGENBERG.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

[SEAL]

_____
NOTARY PUBLIC

Planning Commission Certificate

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

RESOLUTION NO. _____, SERIES _____.

Surveyor's Certificate

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 NICOLAS DIGIACOMO ADDITION REPLAT-B WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON JUNE 2020; AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

FSI JOB NO. 23-79,296

James Z. Gowan
Digitally signed by James Z. Gowan
DN: cn=James Z. Gowan, o=Flatirons, Inc., ou, email=jzgowan@flatironsinc.com, c=US
Date: 2023.03.27 12:20:46 -06'00'

City Council Certificate

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

RESOLUTION NO. _____, SERIES _____.

(CITY SEAL)

ATTEST:

_____
MAYOR SIGNATURE

_____
CITY CLERK SIGNATURE

Clerk and Recorder's Certificate (County of Boulder, State of Colorado)

STATE OF COLORADO)
)SS
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT

_____ O'CLOCK __.M., THIS _____ DAY OF _____,

20__, AND IS RECORDED RECEPTION #_____

FEES PAID: $_____

_____ _____
CLERK AND RECORDER DEPUTY

DATE	REVISION
	1
	2
	3
	4
	5
	6
	7
	8
	9

FINAL PLAT

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Flatirons, Inc.
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FAX: (303) 776-4355
3825 IRIS AVE, STE 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180

COLORADO L.S. 29038 3/27/23 PROFESSIONAL LAND SURVEYOR SEAL

JOB NUMBER:	23-79,296
DATE:	03/27/2023
DRAWN BY:	Z. PEDRICK
CHECKED BY:	SB/JZG/MV

SHEET 1 OF 1

BY:ZPEDRICK FILE:79296-SUB-PLAT.DWG DATE:3/27/2023 8:52 AM