

FINAL PLAT
DELO PLAZA SUBDIVISION
A REPLAT OF A PORTION OF BLOCK 18, CALEDONIA PLACE
LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

SHEET 1 OF 2

LEGAL DESCRIPTION OF PARCELS INCORPORATED IN DELO PLAZA SUBDIVISION

(FROM TITLE COMMITMENT)

PARCEL A:

THAT PORTION OF BLOCK 18, CALEDONIA PLACE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 18, CALEDONIA PLACE; THENCE ALONG THE SOUTH LINE OF SAID BLOCK 18, NORTH 89 DEGREES 43 MINUTES WEST, 243.75 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 42 MINUTES WEST 243.75 FEET; THENCE NORTH 347.48 FEET; THENCE EAST 243.75 FEET; THENCE SOUTH 348.76 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL B:

THAT PORTION OF BLOCK 18, CALEDONIA PLACE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 18; THENCE ALONG THE SOUTH LINE OF BLOCK 18, NORTH 89 DEGREES 42 MINUTES WEST, 243.75 FEET; THENCE NORTH 348.76 FEET; THENCE EAST 243.75 FEET; THENCE SOUTH 350.04 FEET TO THE POINT OF BEGINNING, EXCEPT THOSE PORTIONS DEEDED TO THE CITY OF LOUISVILLE BY DEED RECORDED JULY 16, 1978 AT RECEPTION NO. 290850 AND CORRECTED AUGUST 5, 1982 AT RECEPTION NO. 505807 AND DEED RECORDED JULY 26, 1978 AT RECEPTION NO. 290851, COUNTY OF BOULDER, STATE OF COLORADO.

CERTIFICATE OF DEDICATION AND OWNERSHIP

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF DELO PLAZA SUBDIVISION, 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 USE OF THE CITY OF LOUISVILLE AND THE PUBLIC, THE INGRESS--EGRESS AND PEDESTRIAN EASEMENTS, IF ANY, AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER; DO FURTHER DEDICATE TO THE USE OF THE CITY OF LOUISVILLE AND ALL EMERGENCY SERVICE PROVIDERS THE FIRE LANE AND EMERGENCY ACCESS EASEMENTS, IF ANY, AS SHOWN ON THE ACCOMPANYING PLAT, FOR PROVISION OF SUCH SERVICES; DO DEDICATE TO THE CITY OF LOUISVILLE THE EXCLUSIVE CITY UTILITY EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PROVISION OF CITY SERVICES; AND DO FURTHER DEDICATE TO THE USE OF THE CITY OF LOUISVILLE AND ALL MUNICIPALLY OWNED AND/OR FRANCHISED UTILITIES AND SERVICES THOSE OTHER EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL UTILITY 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, AS SHOWN ON THE ACCOMPANYING PLAT, IF ANY.

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 ON SAID REAL PROPERTY SHALL BE PROVIDED FOR AS SET FORTH IN THE SUBDIVISION AGREEMENT FOR THE SUBDIVISION AS MAY BE AMENDED FROM TIME TO TIME, 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 AND ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN THE PROPERTY OF THE OWNER OR MUNICIPALLY FRANCHISED UTILITIES, AS APPLICABLE AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

NOTES

1.) LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT NO. ABC70407147 WITH EFFECTIVE DATE OF 03-24-2016 AT 17:00:00 WAS ENTIRELY RELIED UPON FOR EASEMENTS, RIGHTS--OF--WAY AND ENCUMBRANCES AFFECTING THE SUBJECT PARCEL.

2. BEARINGS SHOWN HEREON ARE BASED ON THE ASSUMPTION THAT THE EASTERLY RIGHT--OF--WAY LINE OF THE BURLINGTON NORTHERN SANTA FE (BNSF) RAILROAD BEARS NORTH 08 DEGREES, 10 MINUTES AND 11 SECONDS WEST BETWEEN A FOUND NO. 4 REBAR AT THE SOUTHWEST CORNER OF PARCEL B AND A FOUND NO. 5 REBAR, WITH YELLOW PLASTIC CAP LS 14815 AT THE NORTHWEST CORNER OF PARCEL A, AS SHOWN ON LAND SURVEY PLAT BY EPP & ASSOCIATES, DATED OCTOBER 18, 2000 AND DEPOSITED IN BOULDER COUNTY RECORDS AS LS-08-0057.

3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

4. DIMENSIONS SHOWN WITHOUT PARENTHESIS, ARE AS MEASURED BY ROCK CREEK SURVEYING, LLC AND PER THE RECORD DESCRIPTION. DIMENSIONS SHOWN IN PARENTHESIS ARE PER THE RECORDED DESCRIPTION.

5. THIS DRAWING IS BASED ON A FIELD SURVEY PERFORMED AND COMPLETED BY ROCK CREEK SURVEYING, LLC, ON OR ABOUT JULY 14-16, 2016.

6. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN SIX YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON. CRS 13-80-104(3)(A).

7. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY ROCK CREEK SURVEYING, LLC IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. ROCK CREEK SURVEYING, LLC RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.

8. THE LAND USE CHART PRESENTED HEREON IS PROVIDED TO OUTLINE THE GENERAL USE OF EACH OUTLOT, BOTH PRIVATE AND PUBLIC.

9. 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. ALL UTILITY EASEMENTS NOT SPECIFICALLY DESIGNATED FOR OTHERS (E.G. DRY UTILITY EASEMENTS) ARE EXCLUSIVELY FOR THE CITY OF LOUISVILLE WET UTILITIES.

10. THE MINIMUM SEPARATION BETWEEN WATER AND SEWER SHALL BE 10' OUTSIDE OF PIPE TO OUTSIDE OF PIPE. SEPARATION BETWEEN ALL OTHER UTILITIES SHALL NOT BE LESS THAN 7" FOR ALL PARTIES. THE CITY WILL WORK WITH THE SUBDIVIDER TO GENERATE PRACTICAL SOLUTIONS FOR ALL PARTIES FOR AREAS OF UTILITY SEPARATION CONCERNS.

11. EXCLUSIVE CITY 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.

12. EMERGENCY AND CITY OF LOUISVILLE MAINTENANCE ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE, EMERGENCY AND CITY MAINTENANCE VEHICLES.

13. DIMENSIONS ARE SHOWN HEREON ARE IN U.S. SURVEY FEET.

LEGAL DESCRIPTION OF DELO PLAZA SUBDIVISION

A TRACT OF LAND LOCATED IN THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST ¼ CORNER OF SAID SECTION 8; THENCE NORTH 58°49'56" WEST A DISTANCE OF 58.71 FEET TO A POINT ON THE NORTH RIGHT--OF--WAY LINE OF SOUTH STREET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 44°36'09" EAST A DISTANCE OF 28.35 FEET TO A POINT ON THE WEST RIGHT--OF--WAY LINE OF COURTESY ROAD (COLORADO STATE HIGHWAY 42);

THENCE NORTH 00°01'11" EAST ALONG THE WEST RIGHT--OF--WAY LINE OF COURTESY ROAD (COLORADO STATE HIGHWAY 42) A DISTANCE OF 310.04 FEET;

THENCE NORTH 44°58'49" WEST A DISTANCE OF 27.86 FEET TO A POINT ON THE SOUTH RIGHT--OF--WAY LINE OF SHORT STREET;

THENCE NORTH 89°58'10" WEST ALONG THE SOUTH RIGHT--OF--WAY LINE OF SHORT STREET A DISTANCE OF 467.50 FEET;

THENCE SOUTH 00°01'35" WEST A DISTANCE OF 347.61 FEET TO A POINT ON THE NORTH RIGHT--OF--WAY LINE OF SOUTH STREET;

THENCE SOUTH 89°41'04" EAST ALONG SAID NORTH RIGHT--OF--WAY LINE OF SOUTH STREET A DISTANCE OF 467.34 FEET TO THE TRUE POINT OF BEGINNING;

CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

AREA = 3.89 ACRES

FLOODPLAIN STATEMENT

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, FIRM PANEL NO. 08013C0582J WITH REVISION DATE OF DEC. 12, 2012, A PORTION OF THE SUBJECT PARCEL IS IN FLOOD ZONE A WITH BASE FLOOD ELEVATIONS DETERMINED. THE APPROXIMATE LIMITS OF THIS FLOOD ZONE WERE TRACED FROM THIS FIRM PANEL AND ARE SHOWN HEREON. THESE LIMITS ARE SUBJECT TO FURTHER EVALUATION, SUCH AS A FLOOD ELEVATION CERTIFICATE, TO DETERMINE THE SPECIFIC FLOOD ZONE LIMITS. A FLOOD ELEVATION CERTIFICATE WAS NOT REQUESTED AT THE TIME OF THIS SURVEY.

LAND USE SUMMARY

LOT	AREA (ACRES)	OWNERSHIP	MAINTENANCE
1	0.64	STEPHEN D. TEBO	STEPHEN D. TEBO
2	0.65	STEPHEN D. TEBO	STEPHEN D. TEBO
3	1.48	STEPHEN D. TEBO	STEPHEN D. TEBO
4	0.64	CITY OF LOUISVILLE	CITY OF LOUISVILLE
ROW	0.48	CITY OF LOUISVILLE	CITY OF LOUISVILLE

TOTAL 3.89 AC

CITY COUNCIL CERTIFICATE

APPROVED THIS 14 DAY OF JULY
2016 BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. 36, SERIES 2015

Robert P. Mueller
MAYOR SIGNATURE

Nancy Varra
CITY CLERK SIGNATURE

PLANNING COMMISSION CERTIFICATE N/A

APPROVED THIS 14 DAY OF JULY, 2016
BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO

RESOLUTION NO. 36, SERIES 2015

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 _____, 2016, AND IS

RECORDED IN PLAN FILE _____

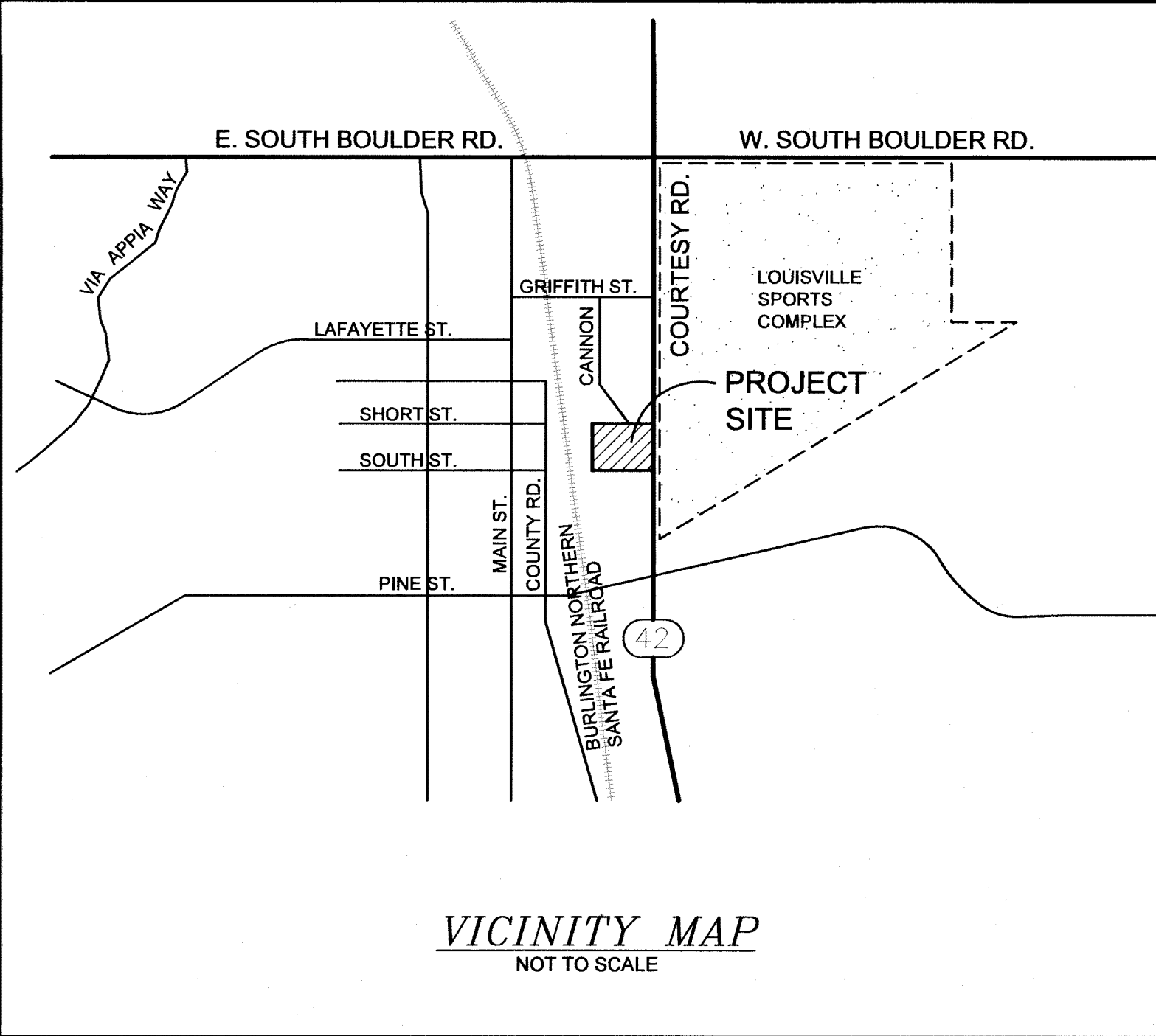
FEE _____ PAID.

____ FILM NO.

____ RECEPTION.

CLERK & RECORDER

DEPUTY



OWNERSHIP CERTIFICATE
OWNER: CITY OF LOUISVILLE

BY: Robert P. Mueller

DATE: 2/22/16

ACKNOWLEDGEMENT

STATE OF COLORADO)

COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE

ME THIS 22 DAY OF February

2016 BY Robert P. Mueller

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES May 6, 2018

NOTARY PUBLIC

NANCY VARRA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984012636
MY COMMISSION EXPIRES MAY 6, 2018

OWNERSHIP CERTIFICATE
OWNER: STEPHEN D. TEBO

BY: Stephen D. Tebo

DATE: 2-22-2016

ACKNOWLEDGEMENT

STATE OF COLORADO)

COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE

ME THIS 22 DAY OF February

2016 BY Stephen D. Tebo

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES 10/23/17

NOTARY PUBLIC

SUZAN H. DEWING
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19874919416
MY COMMISSION EXPIRES 10/23/2017

SURVEYOR'S CERTIFICATE

I, ROBERT A. RICKARD, DO HEREBY CERTIFY THAT I AM A DULY LICENSED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF "DELO PLAZA SUBDIVISION" AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY DIRECT RESPONSIBILITY. SUPERVISION AND CHECKING AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, LAID OUT IN COMPLIANCE WITH ARTICLES 50-53 OF TITLE 38, COLORADO REVISED STATUTES GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 24th DAY OF

February

Robert A. Rickard
SURVEYOR SIGNATURE

ROBERT A. RICKARD
COLORADO P.L.S. #2828

ROCK CREEK SURVEYING, LLC
3021 GARDENIA WAY
SUPERIOR, CO 80027
PHONE: 303-521-7376

FINAL PLAT DELO PLAZA SUBDIVISION

COVER SHEET

JOB NO	DATE	CAD NO	SHEET NO
317-13	1-19-16	31713FP01	1 OF 2

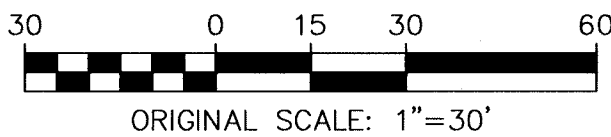
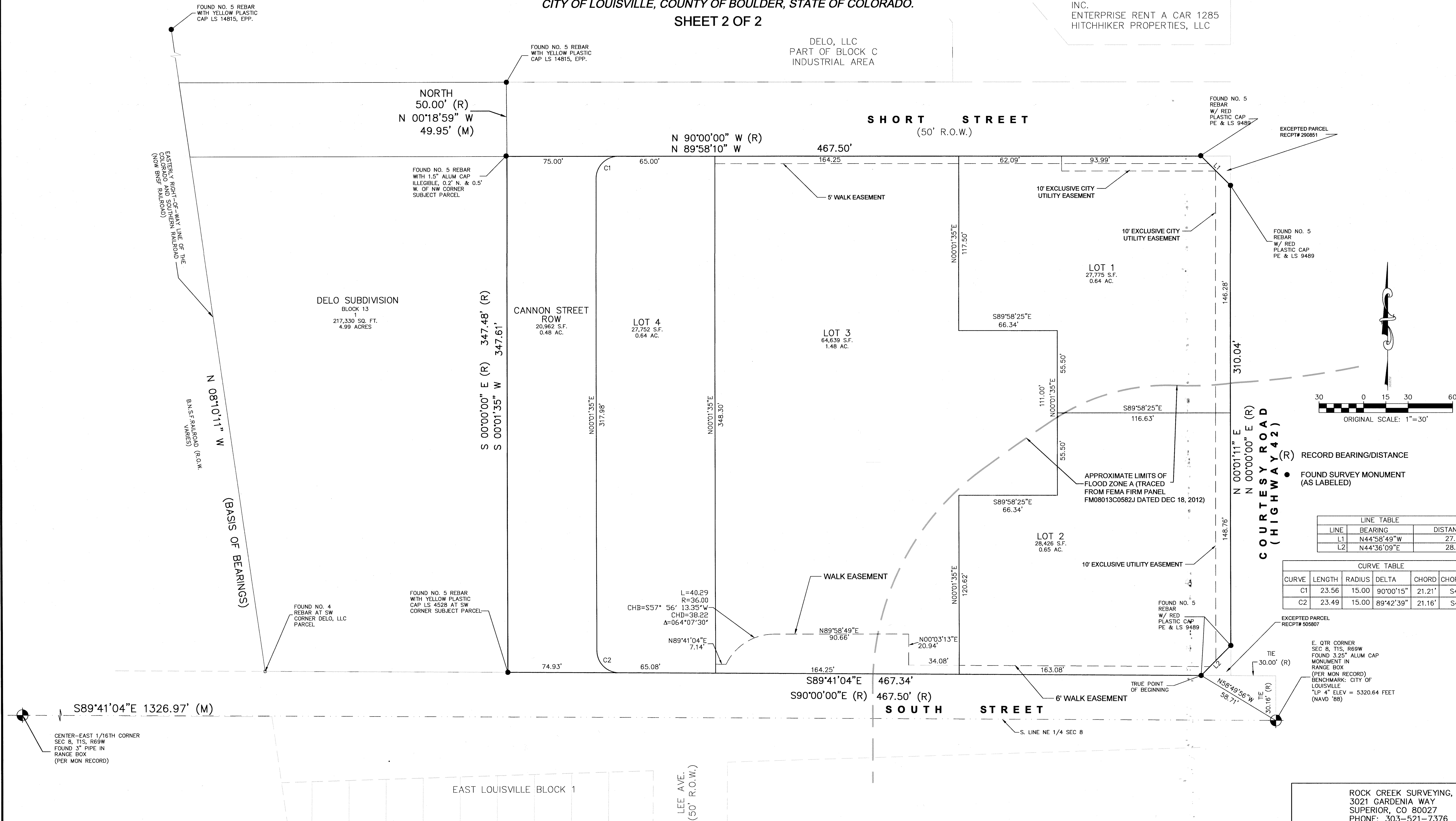
FINAL PLAT DELO PLAZA SUBDIVISION

A REPLAT OF A PORTION OF BLOCK 18, CALEDONIA PLACE
LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

SHEET 2 OF 2

LOT 7, BLK A INDUSTRIAL AREA
COAL CREEK COLLISION CENTER,
INC.
ENTERPRISE RENT A CAR 1285
HITCHHIKER PROPERTIES, LLC

DELO, LLC
PART OF BLOCK C
INDUSTRIAL AREA



- RECORD BEARING/DISTANCE
● FOUND SURVEY MONUMENT (AS LABELED)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N44°58'49"W	27.86'
L2	N44°36'09"E	28.35'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	23.56	15.00	90°00'15"	21.21'	S45°01'43"W
C2	23.49	15.00	89°42'39"	21.16'	S44°49'44"E

EXCEPTED PARCEL
RECEIPT# 505807
E. QTR CORNER
SEC 8, T1S, R69W
FOUND 3.25" ALUM CAP
MONUMENT IN
RANGE BOX
(PER MON RECORD)
BENCHMARK: CITY OF
LOUISVILLE
"LP 4" ELEV = 5320.64 FEET
(NAVD '88)

ROCK CREEK SURVEYING, LLC
3021 GARDENIA WAY
SUPERIOR, CO 80027
PHONE: 303-521-7376

FINAL PLAT DELO PLAZA SUBDIVISION

FINAL PLAT

JOB NO	DATE	CAD NO	SHEET NO
317-13	1-18-16	31713FP01	2 OF 2