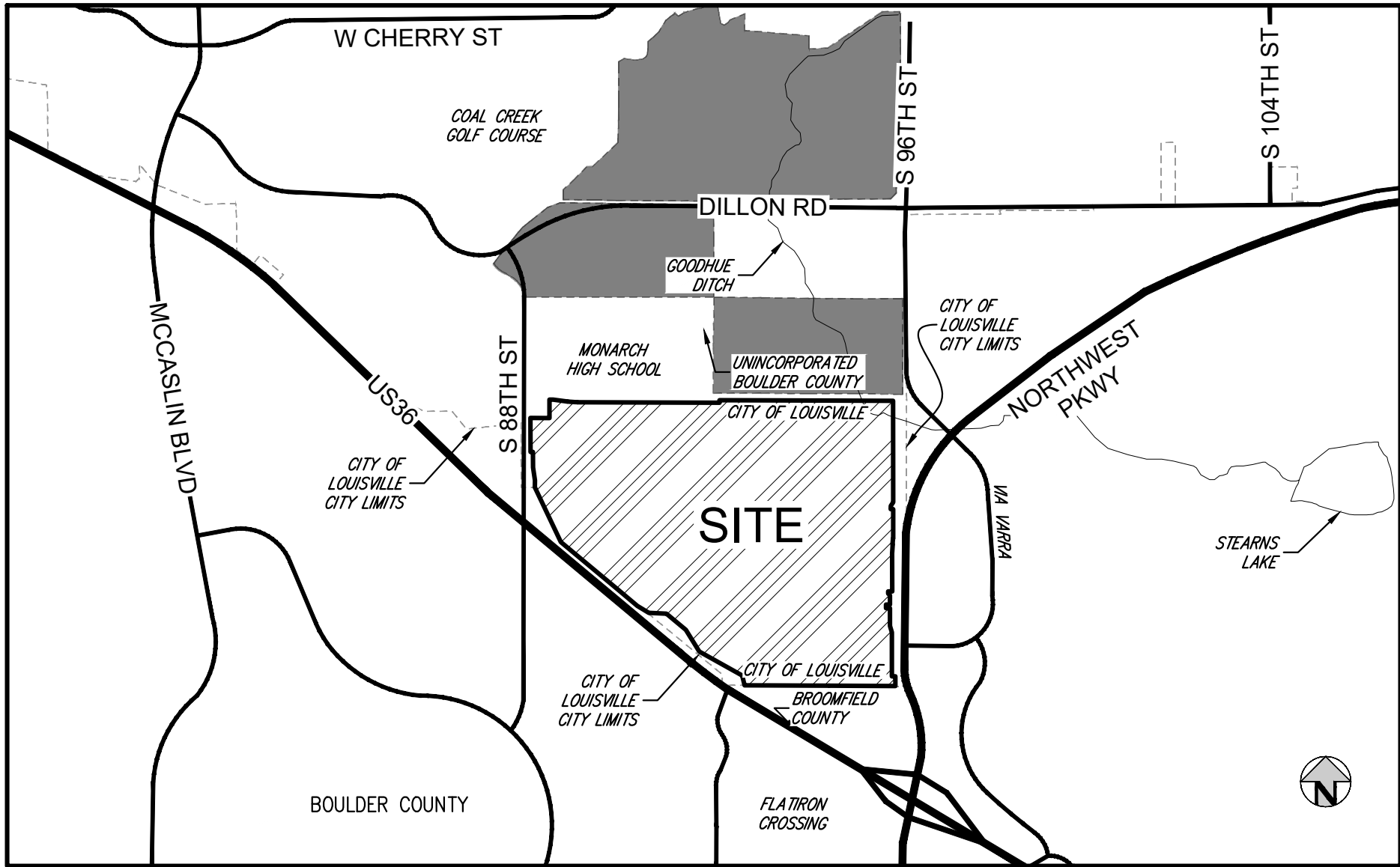


KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNERS OF A TRACT OF LAND SITUATED IN THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXCEPTING THEREFROM THAT PARCEL DESCRIBED BY DEED RECORDED AT RECEPTION NO. 531604 IN THE RECORDS OF BOULDER COUNTY;

SAID PARCEL CONTAINS 16,949,252 SQUARE FEET OR 389.10 ACRES, MORE OR LESS;

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF **REDTALR Ridge FILING NO. 1**, 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 CITY OF LOUISVILLE THE STREETS, AVENUES, TRACTS A THROUGH I, INCLUSIVE, AND TRACT K AS SHOWN ON THE ACCOMPANYING FLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE CITY OF LOUISVILLE ALL RIGHTS AND INTERESTS IN ANY EASEMENTS OR EXEMPTIONS FROM TAXES OR OTHER BURDENS WHICH MAY BE CLAIMED OR ASSERTED BY ANY PERSON OR ENTITY EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE CITY OF LOUISVILLE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF LOUISVILLE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY OF LOUISVILLE SHALL REMAIN THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO, AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO, IF THE CITY OF LOUISVILLE, COLORADO, SHOULD EVER ACQUIRE ANY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURYLINK, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURYLINK AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.



SCALE: 1" = 2,000'

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, ORDER NO. AB070601917-1-3 ISSUED BY LAND TITLE GUARANTEE COMPANY, AND HAVING AN EFFECTIVE DATE OF DECEMBER 20, 2021 AT 5:00 P.M.
2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COME UNCE 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 COMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED AS BEARING SOUTH 0208°41' EAST. SAID LINE BEING MONUMENTED AT THE NORTH QUARTER CORNER OF SAID SECTION BY A #6 REBAR WITH A 3/2" BRASS CAP STAMPED "1998 PLS 16401", AND BEING MONUMENTED AT THE CENTER QUARTER CORNER BY A #6 REBAR WITH A 2.5" ALUMINUM CAP 0.1" ABOVE GROUND STAMPED "DB&CO 2000 PLS 23529".
4. SUBJECT PROPERTY FALLS WITHIN X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 08013C0584K, DATED AUGUST 15, 2019. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
5. UPON AND AFTER RECORDATION OF THIS PLAT, THIS PLAT SHALL SUPERSEDE AND REPLACE ALL SUBDIVISION PLATS PREVIOUSLY FILED OF RECORD WITH RESPECT TO THE PROPERTY DESCRIBED IN THIS PLAT, INCLUDING BUT NOT LIMITED TO STORAGEETX BUILDING 36 SUBDIVISION RECORDED WITH THE BOULDER COUNTY CLERK AND RECORDED AT RECEPTION NO. 717095, WITH THE LEGAL EFFECT THAT ALL SUCH PREVIOUSLY RECORDED PLATS SHALL BE CONSIDERED VOID AND OF NO FURTHER LEGAL EFFECT AS APPLIED TO THE PROPERTY DESCRIBED IN THIS PLAT, AND THAT THE PROPERTY DESCRIBED IN THIS PLAT SHALL BE CONCLUSIVELY RELEASED FROM THE ENCUMBRANCE OF ALL SUCH RECORDED PLATS UPON AND AFTER RECORDATION OF THIS PLAT.
6. THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
7. THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN THE RECORDED DOCUMENTS IN THE TITLE COMMITMENT AS REFERENCED IN NOTE 1.
8. A 2' WIDE SURFACE MAINTENANCE EASEMENT RUNNING PARALLEL TO ALL PUBLIC RIGHT-OF-WAY LINES FOR SORRELL DRIVE, CAMPUS DRIVE AND ROCKCRESS DRIVE, AND EXTENDING INTO ANY ADJACENT PARCEL NOT BEING CONVEYED TO THE CITY OF LOUISVILLE ARE HEREBY GRANTED TO THE CITY OF LOUISVILLE. SAID 2' SURFACE MAINTENANCE EASEMENTS ARE INTENDED TO ALLOW THE CITY OF LOUISVILLE ADEQUATE SPACE BEHIND ANY IMPROVEMENTS LOCATED WITHIN THE RIGHT-OF-WAY FOR ROUTINE MAINTENANCE AND REPAIRS BY THE CITY OF LOUISVILLE OR THEIR AUTHORIZED DESIGNEE.
9. THE CITY OF LOUISVILLE IS GRANTED A 10' SURFACE MAINTENANCE EASEMENT WHERE ACCESS IS REASONABLY AVAILABLE BEYOND THE EXCLUSIVE UTILITY EASEMENTS GRANTED TO THE CITY BY THIS PLAT. THE 10' SURFACE 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.
10. THE FIELD WORK FOR THIS SURVEY WAS CONDUCTED ON FEBRUARY 28, 2019.

	LOT X, BLOCK X X.XXXX SF X.XXXX AC	LOT NUMBER, BLOCK & AREA
▲ SET #5 REBAR W/ 1.25" BLUE PLASTIC CAP PLS 38162		
● FOUND MONUMENT AS DESCRIBED	D.E. =	DRAINAGE EASEMENT HEREBY GRANTED
◆ FOUND BARE #5 REBAR	U.E. =	UTILITY EASEMENT
▲ FOUND #5 REBAR W/ ALUM. CAP PUNCHED THROUGH TOP	G.D.R.O.W. =	GOODHUE DITCH & RESERVOIR COMPANY R.O.W.
● FOUND ILLEGIBLE 1.5" ALUM. CAP ON #5 REBAR	D.U.E. =	DRY UTILITY EASEMENT HEREBY GRANTED
◆ FOUND 2.5" ALUM. CAP PLS 28657 ON #5 REBAR	S.M.E. =	SURFACE MAINTENANCE EASEMENT HEREBY GRANTED
▲ FOUND 3.5" ALUM. CAP CDOT ROW MARKER ON #6 REBAR PLS 24961	R.O.W. =	RIGHT-OF-WAY
● FOUND 3.5" ALUM. CAP CDOT ROW MARKER ON #6 REBAR PLS 24942	CoL =	CITY OF LOUISVILLE
● FOUND #5 REBAR W/ 1.25" BLUE PLASTIC CAP PLS 38162	CCOB =	CITY AND COUNTY OF BROOMFIELD
◆ FOUND MAG NAIL W/ 1" BRASS TAG PLS 38162	CDOT =	COLORADO DEPARTMENT OF TRANSPORTATION
◆ SECTION CORNER	NPPHA =	NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY
	PSCO =	PUBLIC SERVICE COMPANY OF COLORADO
		PORTION OF EASEMENT TO BE VACATED BY SEPARATE INSTRUMENT
	■■■■■■■■■■	LOUISVILLE CITY LIMITS

SHEET 1	COVER
SHEET 2	KEY MAP/TRACT SUMMARY TABLE
SHEET 3	PLAT SHEET
SHEET 4	PLAT SHEET
SHEET 5	PLAT SHEET/EASEMENT DETAILS 'A' & 'B'
SHEET 6	PLAT SHEET
SHEET 7	PLAT SHEET/EASEMENT DETAIL 'C'
SHEET 8	EASEMENT DETAILS 'D' & 'E', LINE & CURVE TABLES

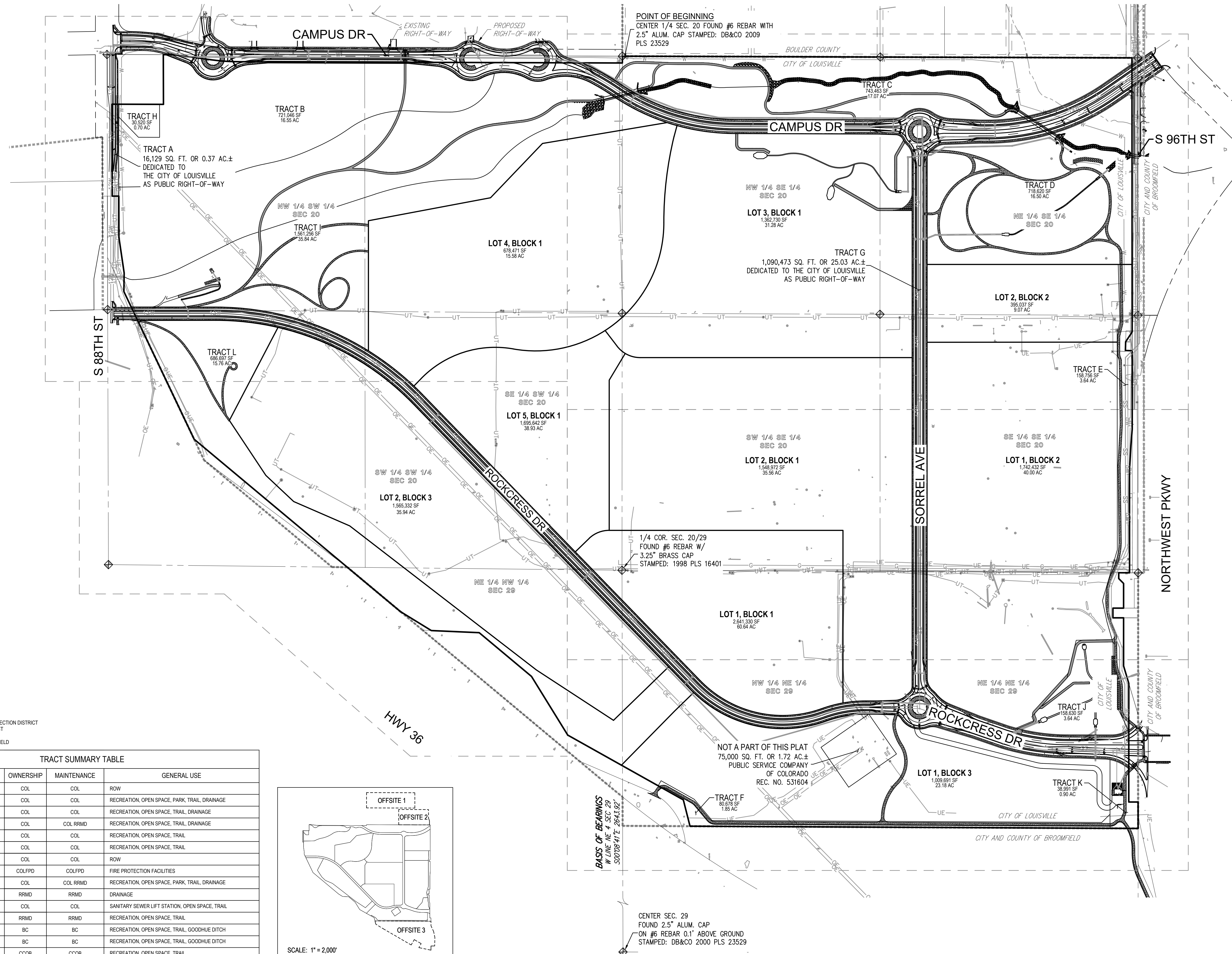
SITUATED IN THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
KEY MAP/TRACT SUMMARY TABLE

SECTION CORNER
(DESCRIBED ON FOLLOWING SHEETS)

LOT X, BLOCK X
X.XXX SF
XX.XX AC

LOT NUMBER
& AREA

LOUISVILLE CITY LIMITS



ABBREVIATION LEGEND

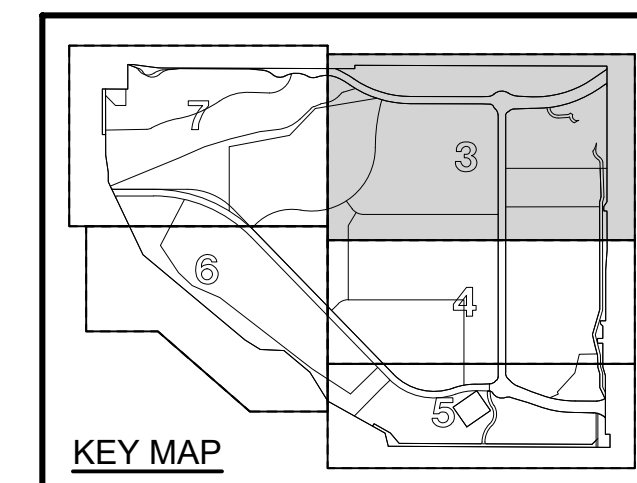
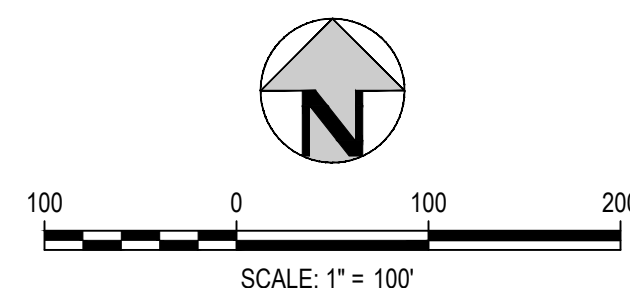
COL	CITY OF LOUISVILLE
COLFPD	CITY OF LOUISVILLE FIRE PROTECTION DISTRICT
RRMD	REDTAIL RIDGE METRO DISTRICT
BC	BOULDER COUNTY
CCOB	CITY AND COUNTY OF BROOMFIELD

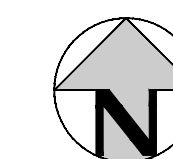
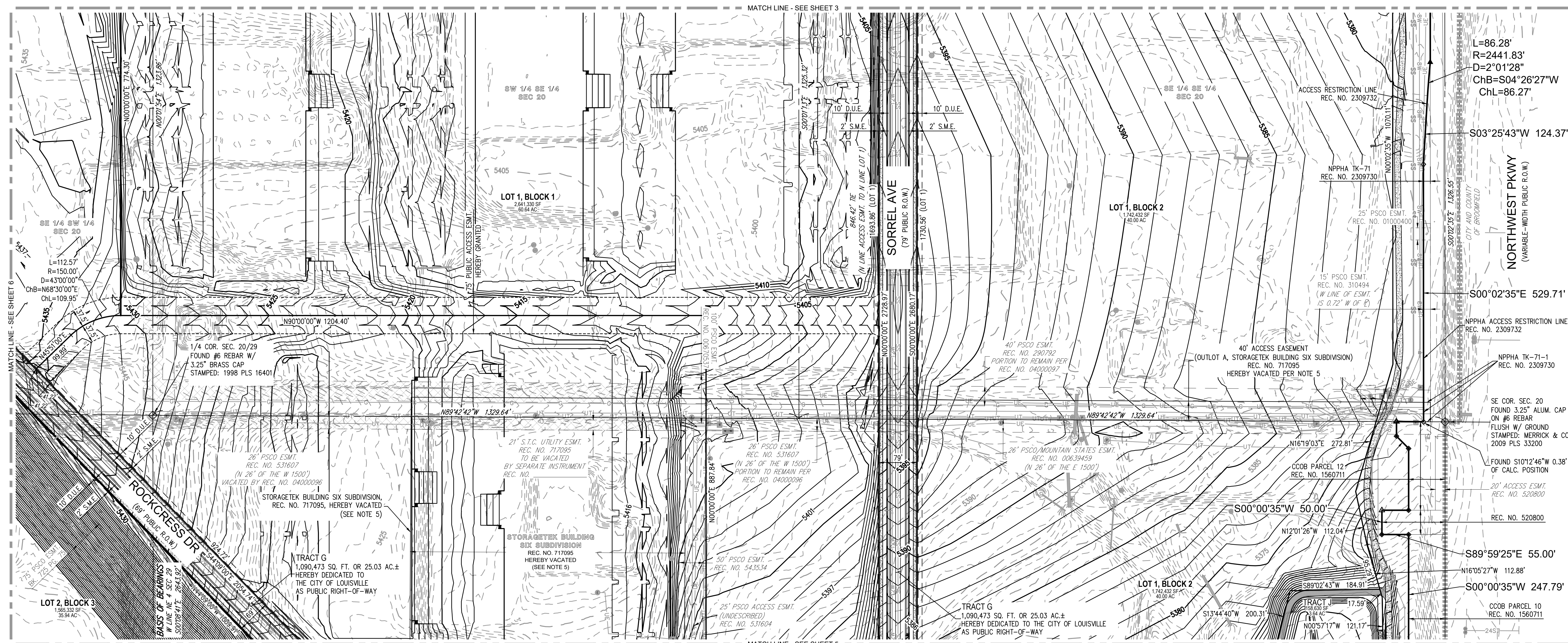
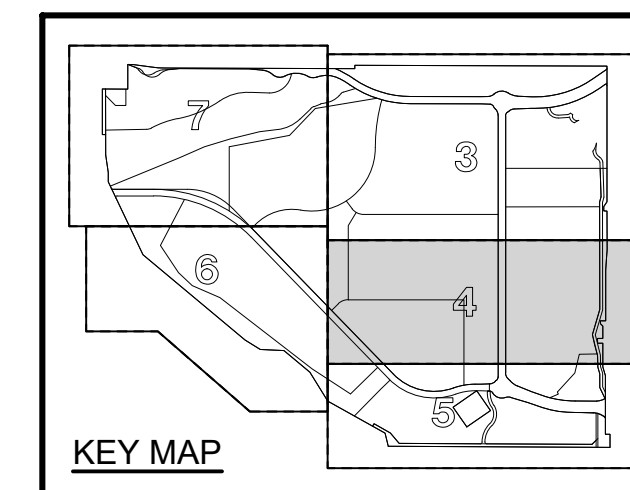
TRACT SUMMARY TABLE

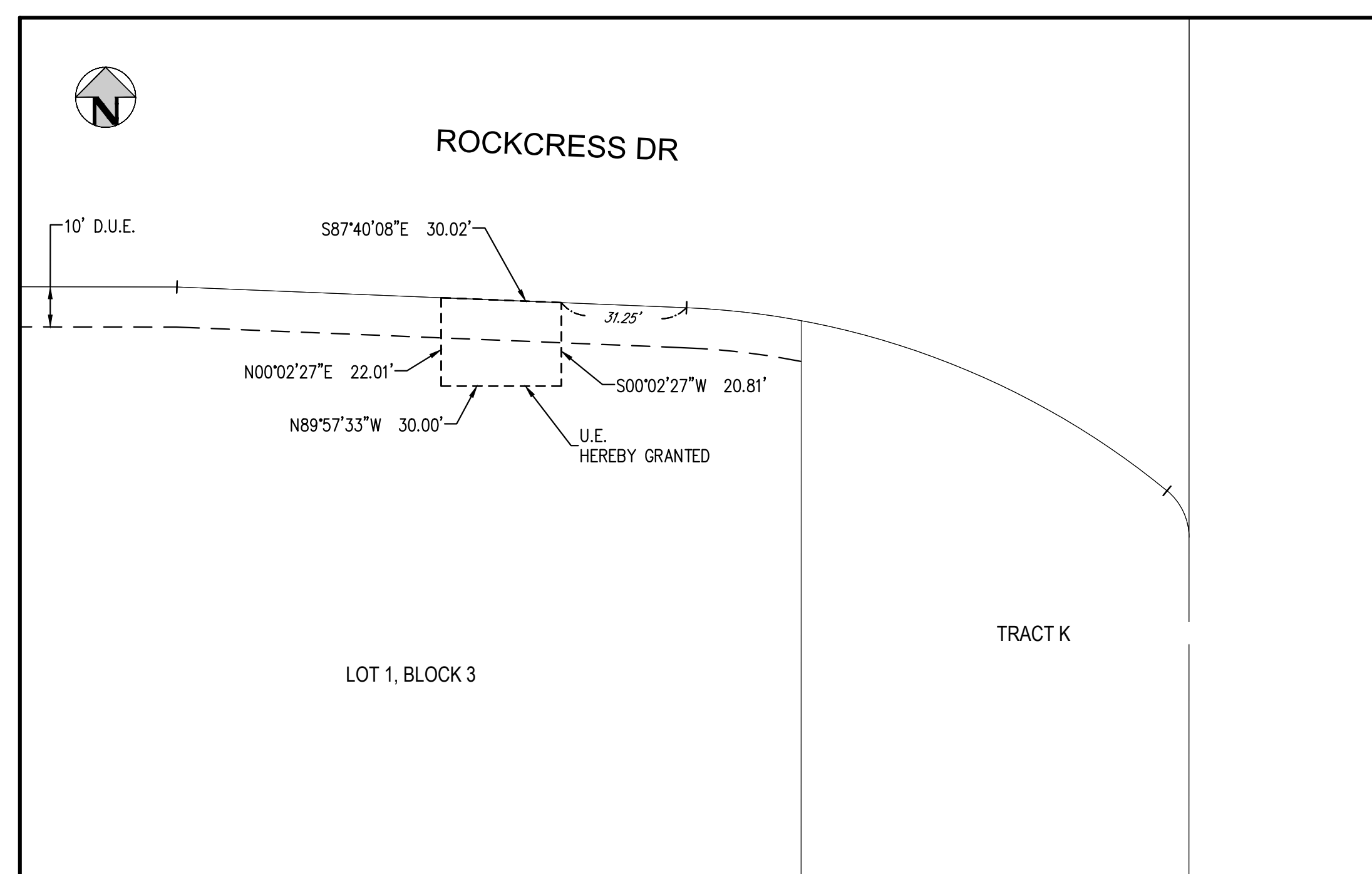
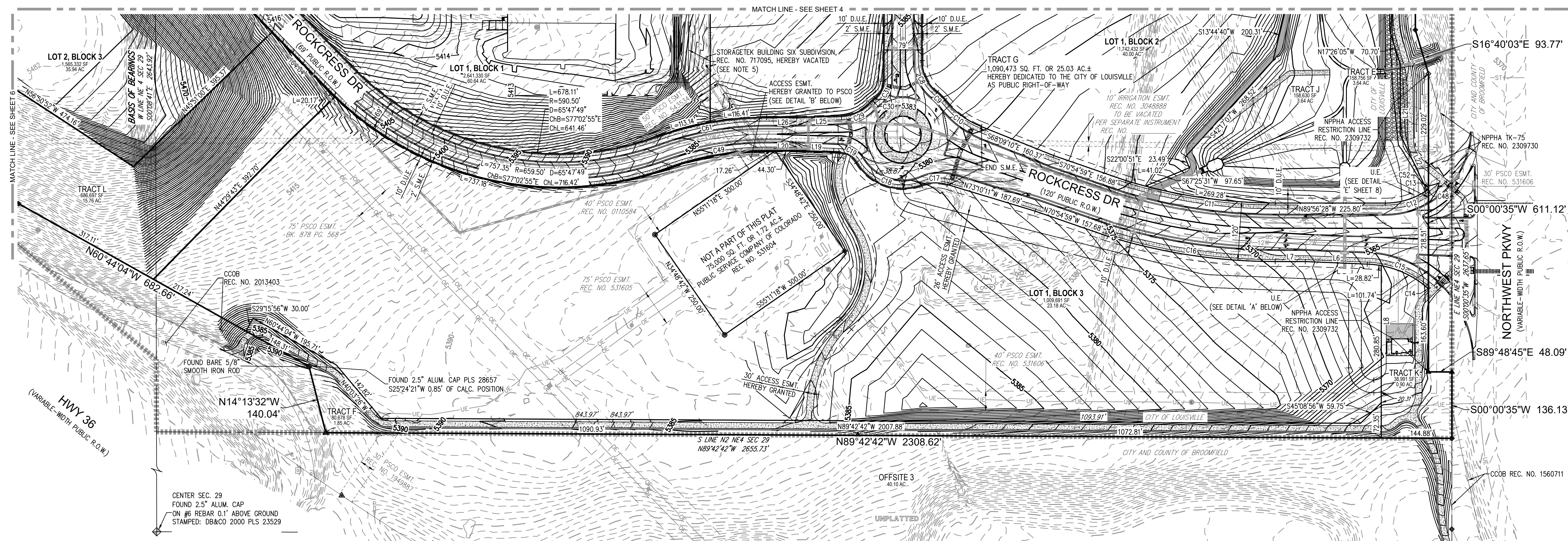
TRACT	AREA (AC)	OWNERSHIP	MAINTENANCE	GENERAL USE
TRACT A	0.37	COL	COL	ROW
TRACT B	16.55	COL	COL	RECREATION, OPEN SPACE, PARK, TRAIL, DRAINAGE
TRACT C	17.07	COL	COL	RECREATION, OPEN SPACE, TRAIL, DRAINAGE
TRACT D	16.50	COL	COL, RMD	RECREATION, OPEN SPACE, TRAIL, DRAINAGE
TRACT E	3.64	COL	COL	RECREATION, OPEN SPACE, TRAIL
TRACT F	1.85	COL	COL	RECREATION, OPEN SPACE, TRAIL
TRACT G	25.03	COL	COL	ROW
TRACT H	0.70	COL,FPD	COL,FPD	FIRE PROTECTION FACILITIES
TRACT I	35.84	COL	COL, RMD	RECREATION, OPEN SPACE, PARK, TRAIL, DRAINAGE
TRACT J	3.64	RMD	RMD	DRAINAGE
TRACT K	0.90	COL	COL	SANITARY SEWER LIFT STATION, OPEN SPACE, TRAIL
TRACT L	15.76	RMD	RMD	RECREATION, OPEN SPACE, TRAIL
OFFSITE 1	26.86	BC	BC	RECREATION, OPEN SPACE, TRAIL, GOODHUE DITCH
OFFSITE 2	18.00	BC	BC	RECREATION, OPEN SPACE, TRAIL, GOODHUE DITCH
OFFSITE 3	40.10	CCOB	CCOB	RECREATION, OPEN SPACE, TRAIL
TOTAL	224.82			

NOTE: ALL OFFSITE OPEN SPACES TO BE DEEDED WITH CONSERVATION EASEMENTS DEDICATED TO COL. SEE DETAIL TO RIGHT FOR OFFSITE LOCATIONS.

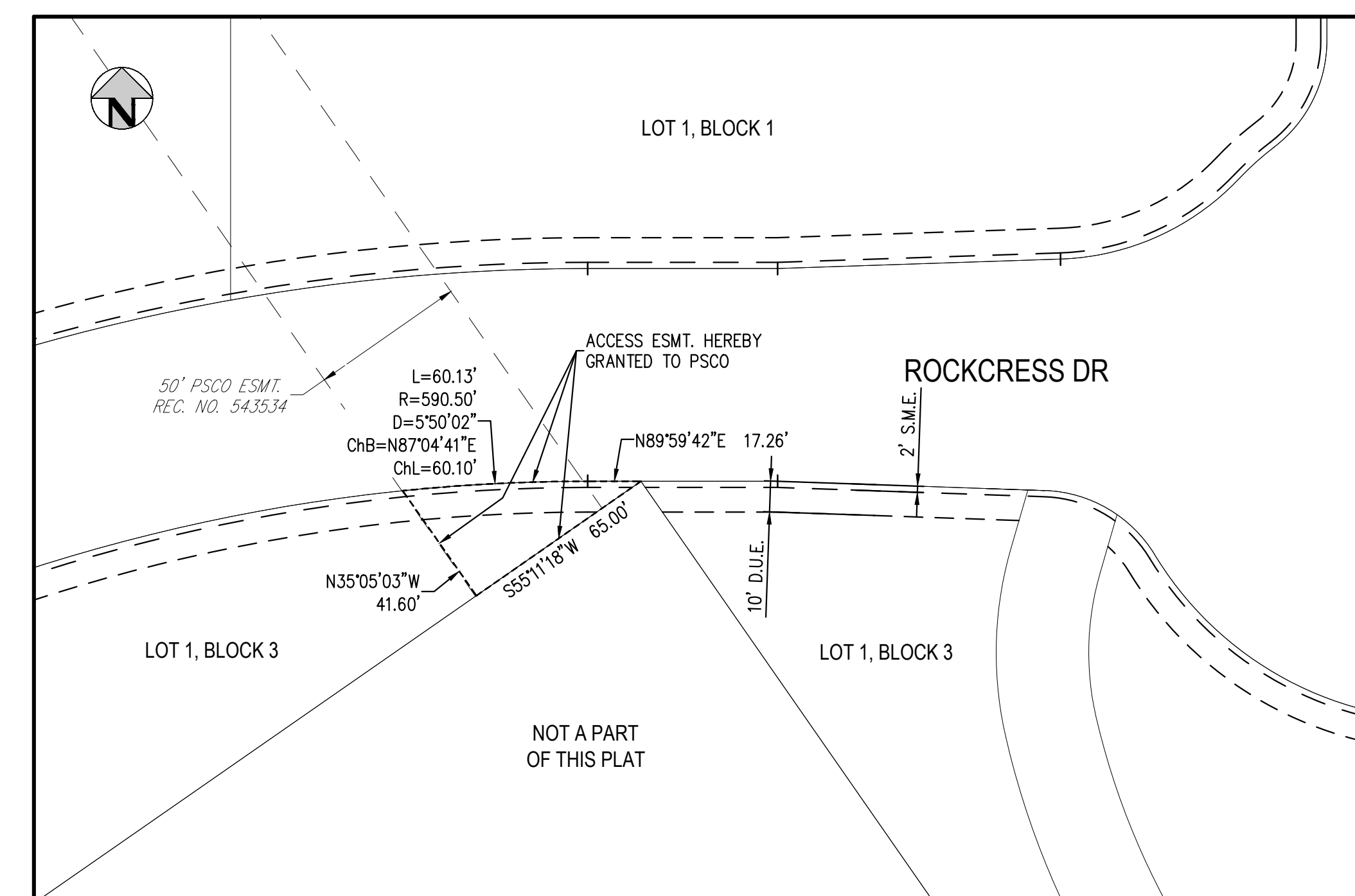
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PLOTTER: WED 08/09/23 4:24:11D BY: KHALID AL-SUMAIT



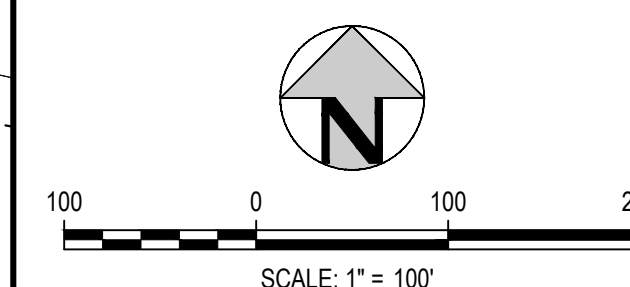




DETAIL 'A'
SCALE: 1" = 30'



DETAIL 'B'
SCALE: 1" = 40'





A key map of the Iberian Peninsula showing the location of the study area in the north-eastern part. A small rectangle labeled 'D' indicates the study area, and a dot labeled 'E' indicates the location of the study area.

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CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C60	25.00'	37°17'15"	16.27'	N72°15'34"E	15.98'
C61	659.50'	19°56'31"	229.54'	S80°01'26"W	228.38'
C62	51.00'	17°13'05"	15.33'	S81°42'36"W	15.27'
C63	25.00'	87°40'43"	38.26'	N43°49'46"W	34.63'
C64	51.00'	66°42'12"	59.37'	N42°24'02"W	56.08'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°42'42"W	55.73'
L2	S00°00'35"W	30.02'
L3	S44°51'26"E	35.44'
L4	S00°00'35"W	127.2'
L5	N89°59'25"W	55.00'
L6	N87°40'08"W	127.24'
L7	N89°56'28"W	61.81'
L8	N00°00'35"E	353.20'
L9	N68°50'46"E	102.75'
L12	S89°48'38"E	34.06'
L19	N88°00'18"W	86.72'
L20	S89°59'42"W	61.55'
L21	N00°00'35"E	144.24'
L22	N25°35'16"E	126.34'
L23	S57°30'42"W	123.02'
L24	N57°30'42"W	190.37'
L25	N88°05'36"E	91.79'
L26	N89°59'42"E	61.57'
L27	N44°54'28"E	12.25'
L28	N76°14'17"E	51.99'
L29	N16°10'45"E	19.54'
L30	S88°00'18"E	5.51'
L31	S16°10'45"W	19.90'
L32	S09°02'56"E	3.68'
L33	S00°00'35"W	129.20'
L34	S00°00'35"W	28.67'
L35	N00°00'35"E	129.20'
L36	N09°02'56"W	11.00'

