

LOT LINE ADJUSTMENT OF AMENDED PLAT OF PARKWOOD FILING NO. 2

A REPLAT OF LOTS 8 & 9, BLOCK 6, AMENDED PLAT OF PARKWOOD FILING NO. 2, LOCATED IN THE NORTHWEST 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

TOTAL AREA = 13,949 SQ. FT., OR 0.32 ACRES, MORE OR LESS

First Replat of the Amended Plat of Parkwood Filing No. 2

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER OF A TRACT OF LAND DESCRIBED IN DEEDS RECORDED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 2947265 ON 07/31/2008 AND RECEPTION NO. 2927682 ON 04/28/2008, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, BOULDER COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 8, AND LOT 9, BLOCK 6, AMENDED PLAT OF PARKWOOD FILING NO. 2, COUNTY OF BOULDER, STATE OF COLORADO.

CONTAINING 13,949 SQ.FT., OR 0.32 ACRES, MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF LOT LINE ADJUSTMENT OF AMENDED PLAT OF PARKWOOD FILING NO. 2:

OWNERSHIP SIGNATURE BLOCK

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS UNDER THE NAME OF LOT LINE ADJUSTMENT OF AMENDED PLAT OF PARKWOOD FILING NO. 2

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

JOEL R. HAYES JR. SIGNATURE

NOTARY NAME (PRINT)

NOTARY SIGNATURE (NOTARY SEAL)

SUSANL. JOHNSON SIGNATURE

NOTARY NAME (PRINT)

NOTARY SIGNATURE (NOTARY SEAL)

OWNERSHIP SIGNATURE BLOCK

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS UNDER THE NAME OF LOT LINE ADJUSTMENT OF AMENDED PLAT OF PARKWOOD FILING NO. 2

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

THOMAS J. LANGER SIGNATURE

NOTARY NAME (PRINT)

NOTARY SIGNATURE (NOTARY SEAL)

DEBORA A. LANGER SIGNATURE

NOTARY NAME (PRINT)

NOTARY SIGNATURE (NOTARY SEAL)

Boundary Closure Report

COURSE: S89°55'42"E LENGTH: 163.96'
COURSE: S00°04'41"W LENGTH: 85.08'
COURSE: N89°55'42"W LENGTH: 163.96'
COURSE: N00°04'41"E LENGTH: 85.08'
ERROR CLOSURE: 0.00 COURSE: N00°00'00"E
ERROR NORTH: 0.000 EAST: 0.000
PRECISION 1: 498080000

Notes

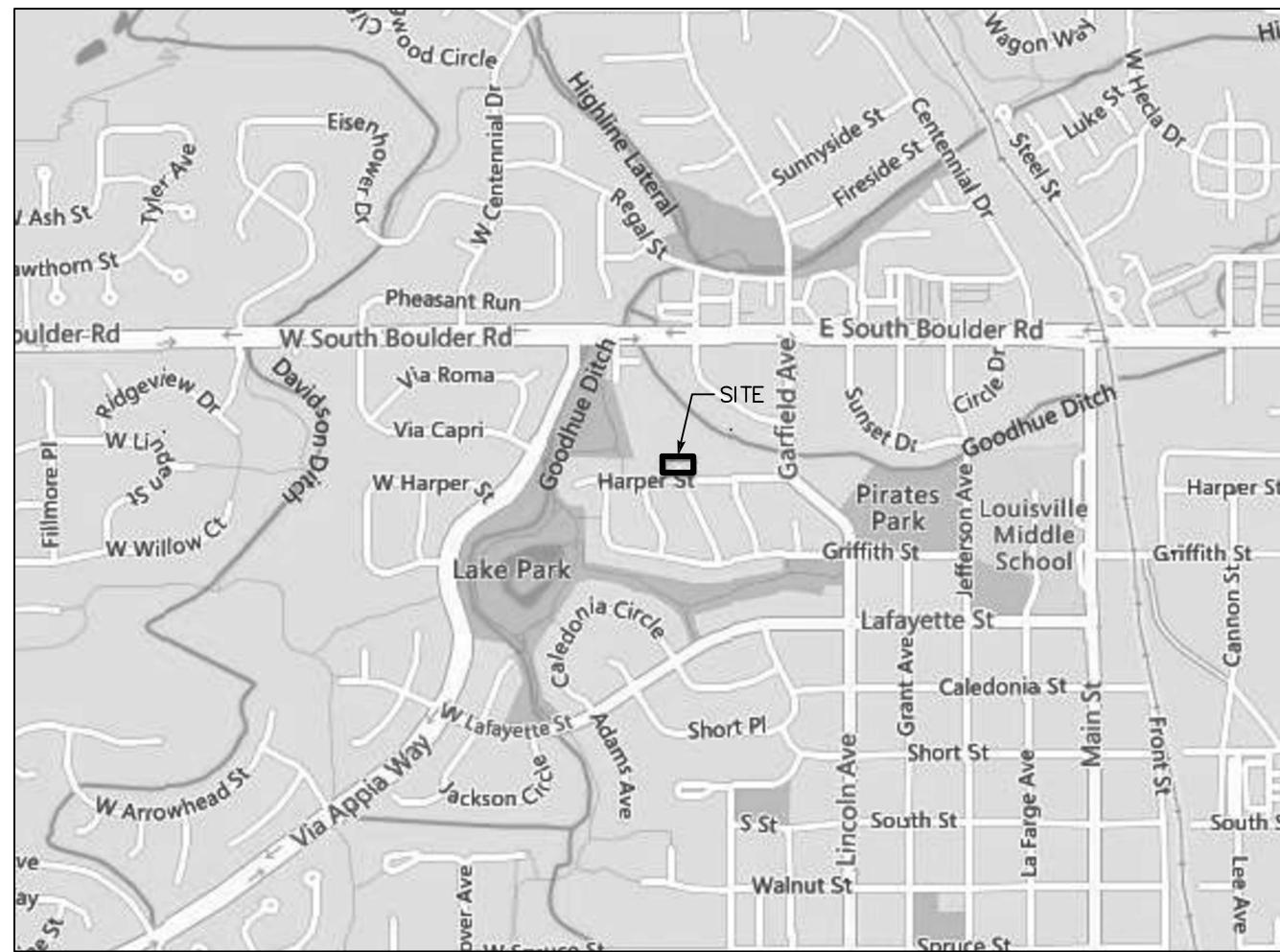
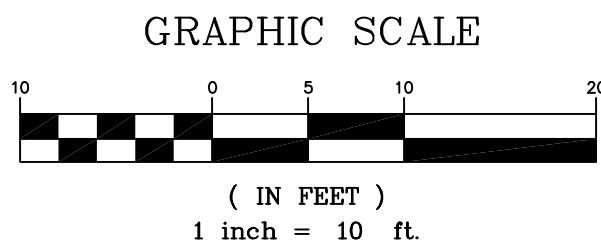
- POSTED ADDRESS: 187 HARPER STREET. LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER W80025973-3, DATED JULY 14, 2008 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON INCLUDES ALL OF THE PROPERTY DESCRIBED IN SAID TITLE BINDER.
- POSTED ADDRESS: 171 HARPER STREET. UNITED TITLE COMPANY POLICY NUMBER U0038257-2-E, DATED MAY 5, 2008 AT 5:00 P.M., 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 INCLUDES ALL OF THE PROPERTY DESCRIBED IN SAID TITLE BINDER.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF S00°04'41"W ALONG THE EAST LINE OF LOT 8, BLOCK 6, AMENDED PLAT OF PARKWOOD FILING NO. 2 EXTENDED SOUTH TO THE 5.0' OFFSET CHISELED CROSS, BETWEEN A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP MARKED "FLATIRONS SURV 29038" AT THE NORTHEAST CORNER OF LOT 8 AND A FOUND CHISELED CROSS AT THE 5.0' OFFSET TO THE SOUTHEAST CORNER OF LOT 8 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, 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.
- ALL GENERAL NOTES, DEDICATIONS AND PLAT RESTRICTIONS, AS SHOWN ON THE PLAT OF AMENDED PLAT OF PARKWOOD FILING NO. 2 RECORDED AT REC. NO. 00206886 AS RECORDED IN THE RECORDS OF BOULDER COUNTY APPLY TO THE PROPERTY SHOWN AND DESCRIBED HEREON..
- DATES OF FIELDWORK: NOVEMBER 16, 2021 (CREW CHIEF S. KLINGMAN).

Legend

- ✚ FOUND CHISELED CROSS 5' OFFSET UNLESS OTHERWISE DESCRIBED
● FOUND MONUMENT AS DESCRIBED
① FOUND 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 29038"
WC WITNESS CORNER

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N26°08'36"W	36.10
L2	S89°55'42"E	5.57
L3	S26°08'36"E	23.49
L4	S00°04'41"W	11.32



Vicinity Map
NOT TO SCALE

CITY COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. ____ SERIES ____ (CITY SEAL)

MAYOR SIGNATURE

CITY CLERK SIGNATURE

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. ____ SERIES ____

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.

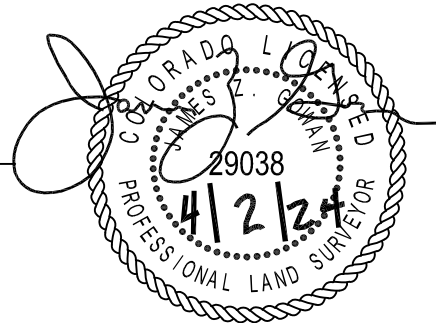
CLERK AND RECORDER

DEPUTY

Surveyor's Statement

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 THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON NOVEMBER 16, 2021; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-102 (12) "LAND SURVEY PLAT".

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.
FSI JOB NO. 21-77,532



Lot Line Adjustment SHEET 1 OF 1

DRAWN BY: D. SPRINGETT	3825 IRIS AVE, STE 100 BOULDER, CO 80501 PH: (303) 443-7001 FAX: (303) 443-9830	655 FOURTH AVENUE LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355	WRB 4-1-24
DATE: NOVEMBER 7, 2022	21-77,532	www.FlatironsInc.com	INT: DATE: REVISIONS: CHECKED BY: EP/JJK/JZG

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