

EAST LOUISVILLE SUBDIVISION REPLAT B
A REPLAT OF LOTS 1-3, BLOCK 3, EAST LOUISVILLE
LOCATED IN THE SOUTHEAST 1/4 SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

CERTIFICATE OF DEDICATION, OWNERSHIP, AND MAINTENANCE:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNER OF A TRACT OF LAND DESCRIBED IN DEED RECORDED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 03649022 ON APRIL 5, 2018, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2 AND 3, BLOCK 3, EAST LOUISVILLE, AND THE WEST HALF OF VACATED SHORT STREET ADJACENT THERETO, VACATED BY ORDINANCE NO. 461, RECORDED AT RECEPTION NO. 00147747, COUNTY OF BOULDER, STATE OF COLORADO.

CONTAINING 12,063 SQUARE FEET OR 0.277 ACRE, MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF EAST LOUISVILLE SUBDIVISION REPLAT B.

OWNERSHIP SIGNATURE BLOCK:

HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS UNDER THE NAME OF EAST LOUISVILLE SUBDIVISION REPLAT B AND ALSO DEDICATE EASEMENTS AS SHOWN ON SAID EAST LOUISVILLE SUBDIVISION REPLAT B AS LAID OUT AND DESIGNATED ON THIS PLAT.

EXECUTED THIS _____ DAY OF _____ A.D., 20____

MICHAEL REIS _____ DOUGLAS EVANS _____

KRISTEN KOWALCZYK _____ MARY EVANS _____

ACKNOWLEDGEMENT:

STATE OF COLORADO }
COUNTY OF _____ }ss

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____ 20____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____ WITNESS MY HAND AND SEAL _____

BOUNDARY CLOSURE REPORT:

NORTH: 1,235,212.07' EAST: 3,103,905.99'

SEGMENT# 1: LINE COURSE: N89°10'07"E LENGTH: 175.07'
NORTH: 1,235,214.61' EAST: 3,104,081.04'

SEGMENT# 2: LINE COURSE: S01°14'22"E LENGTH: 70.13'
NORTH: 1,235,144.50' EAST: 3,104,082.56'

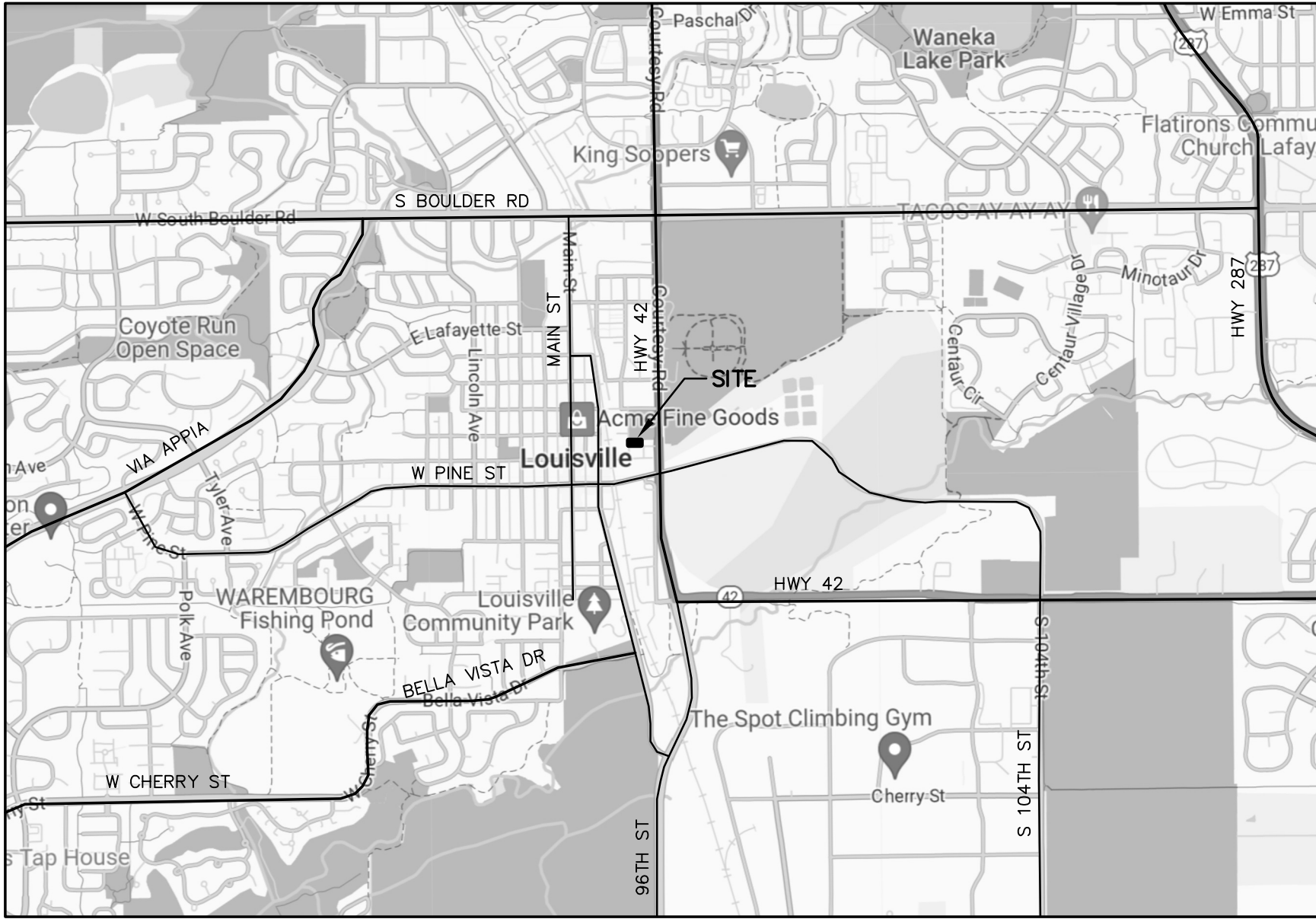
SEGMENT# 3: LINE COURSE: S89°57'26"W LENGTH: 175.02'
NORTH: 1,235,144.37' EAST: 3,103,907.54'

SEGMENT# 4: LINE COURSE: N01°18'38"W LENGTH: 67.72'
NORTH: 1,235,212.07' EAST: 3,103,905.99'

PERIMETER: 487.94' AREA: 0.277ACRE
ERROR CLOSURE: 0.00' COURSE: S06°12'06"W
ERROR NORTH : -0.002' EAST: 0.000'
PRECISION 1:487,940,000.00

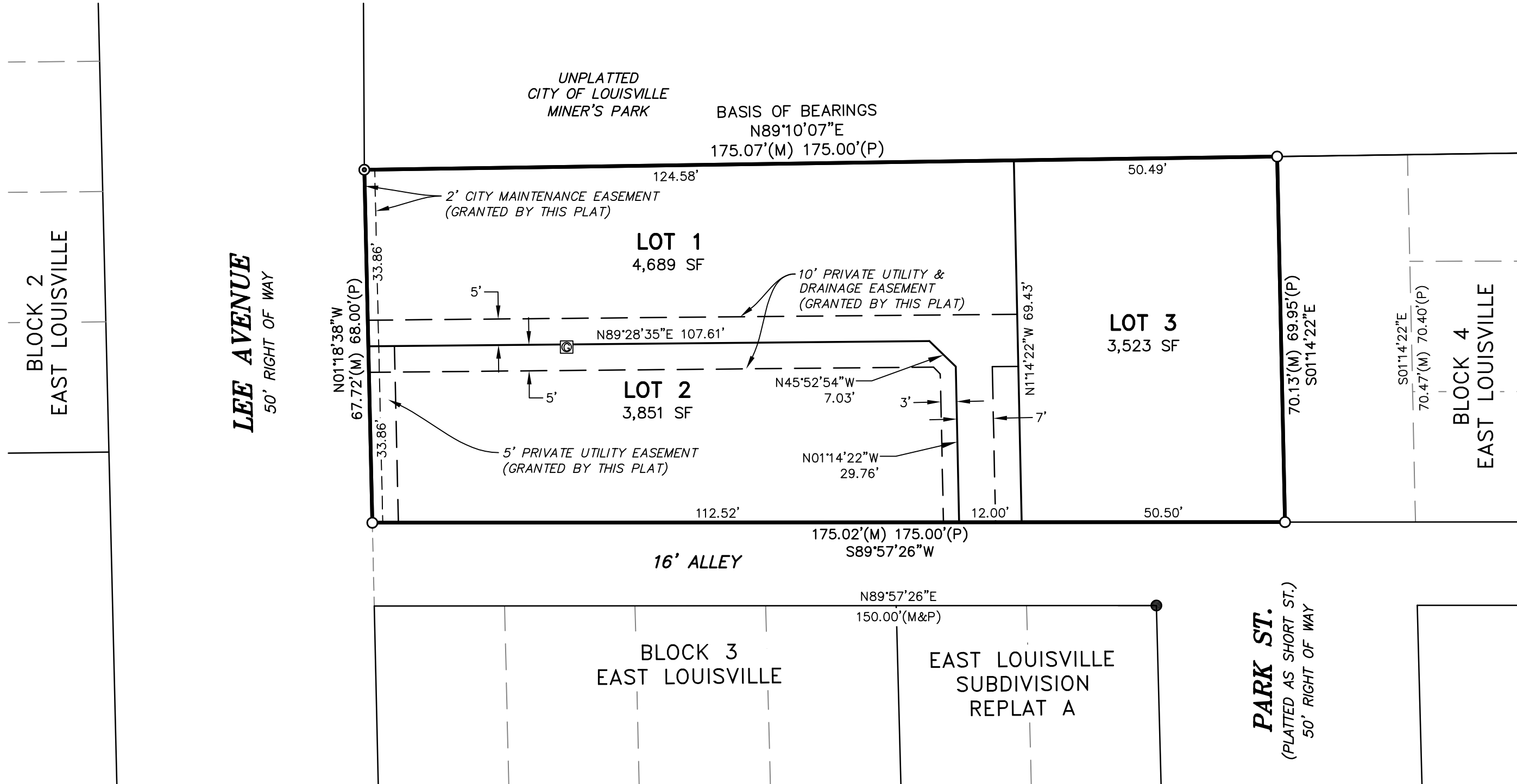
LEGEND

- FOUND #5 REBAR WITH 1.25" YELLOW PLASTIC CAP, EHRHART PLS 29414
- FOUND #5 REBAR WITH 1.25" YELLOW PLASTIC CAP, LS 10945
- ⊙ FOUND 1.5" ALUMINUM CAP, LS 16406 - UNLESS NOTED OTHERWISE
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE



VICINITY MAP

SCALE 1" = 2000'



SURVEYOR'S NOTES:

- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EHRHART LAND SURVEYING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT OR VERIFY EASEMENTS OF RECORD. REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 5509-4062558, WITH A COMMITMENT DATE OF MAY 1, 2023 FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.
- LINEAL UNITS USED ARE U.S. SURVEY FEET.
- BASIS OF BEARINGS: THE NORTH LINE OF THE SUBJECT PROPERTY, BEARING N89°10'07"E (ASSUMED), A DISTANCE OF 175.07 FEET, MONUMENTED AS SHOWN HEREON.
- RIGHT-OF-WAY AND LOT AND BLOCK INFORMATION WAS TAKEN FROM THE PLAT OF EAST LOUISVILLE, RECORDED JUNE 18, 1906 AT RECEPTION NO. 90048967.
- FLOOD ZONE CLASSIFICATION: SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS OF LESS THAN 0.2% ANNUAL CHANCE FLOOD) PER FLOOD INSURANCE RATE MAP FOR BOULDER COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08013C0582K, REVISED AUGUST 15, 2019.
- 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 SURVEYOR'S STATEMENT SHOWN HEREON.
- PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2, THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

MODIFICATIONS:

- A MODIFICATION TO ALLOW THAT THE MAXIMUM DEPTH OF ALL RESIDENTIAL LOTS SHALL NOT EXCEED 3.7 TIMES THE WIDTH THEREOF, WHERE 2.5 TIMES THE WIDTH IS REQUIRED BY TITLE 16.
- A MODIFICATION TO ALLOW THAT THE MINIMUM LOT WIDTH SHALL BE 33'-6" WHERE 50'-0" IS REQUIRED BY TITLE 16.
- A MODIFICATION TO ALLOW THAT THE MINIMUM LOT WIDTH SHALL BE 33'-6" IN LIEU OF 60'-0" IS REQUIRED BY THE R-M ZONE DISTRICT.
- A MODIFICATION TO ALLOW THAT THE MINIMUM LOT SIZE SHALL BE 3,500SF WHERE 7,000SF IS REQUIRED BY THE R-M ZONE DISTRICT.
- A MODIFICATION TO ALLOW A LOT WITH VEHICULAR ACCESS TO AN ALLEY WHERE VEHICULAR ACCESS TO A STREET IS REQUIRED BY TITLE 16.

PLANNING COMMISSION CERTIFICATE:

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20____ BY THE
PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO, RESOLUTION NO.____, SERIES_____

CITY COUNCIL CERTIFICATE:

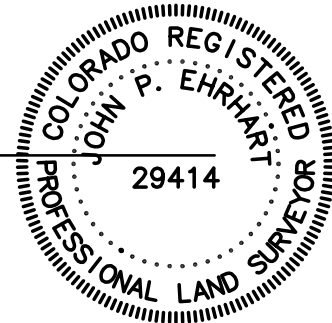
APPROVED THIS _____ DAY OF _____, 20____ BY THE CITY COUNCIL
OF THE CITY OF LOUISVILLE, COLORADO, RESOLUTION NO.____, SERIES_____

MAYOR _____ CITY CLERK _____

SURVEYOR'S STATEMENT:

I, JOHN P. EHRHART, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLIES WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, AND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

JOHN P. EHRHART
COLORADO P.L.S. #29414
EHRHART LAND SURVEYING, LLC
PO BOX 930, ERIE, CO 80516
PHONE: 303-828-3340



EHRHART
LAND SURVEYING

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SHEET:
1 OF 1
DATE: 8/7/24
DRAWN BY: JPE
PROJECT: S235148