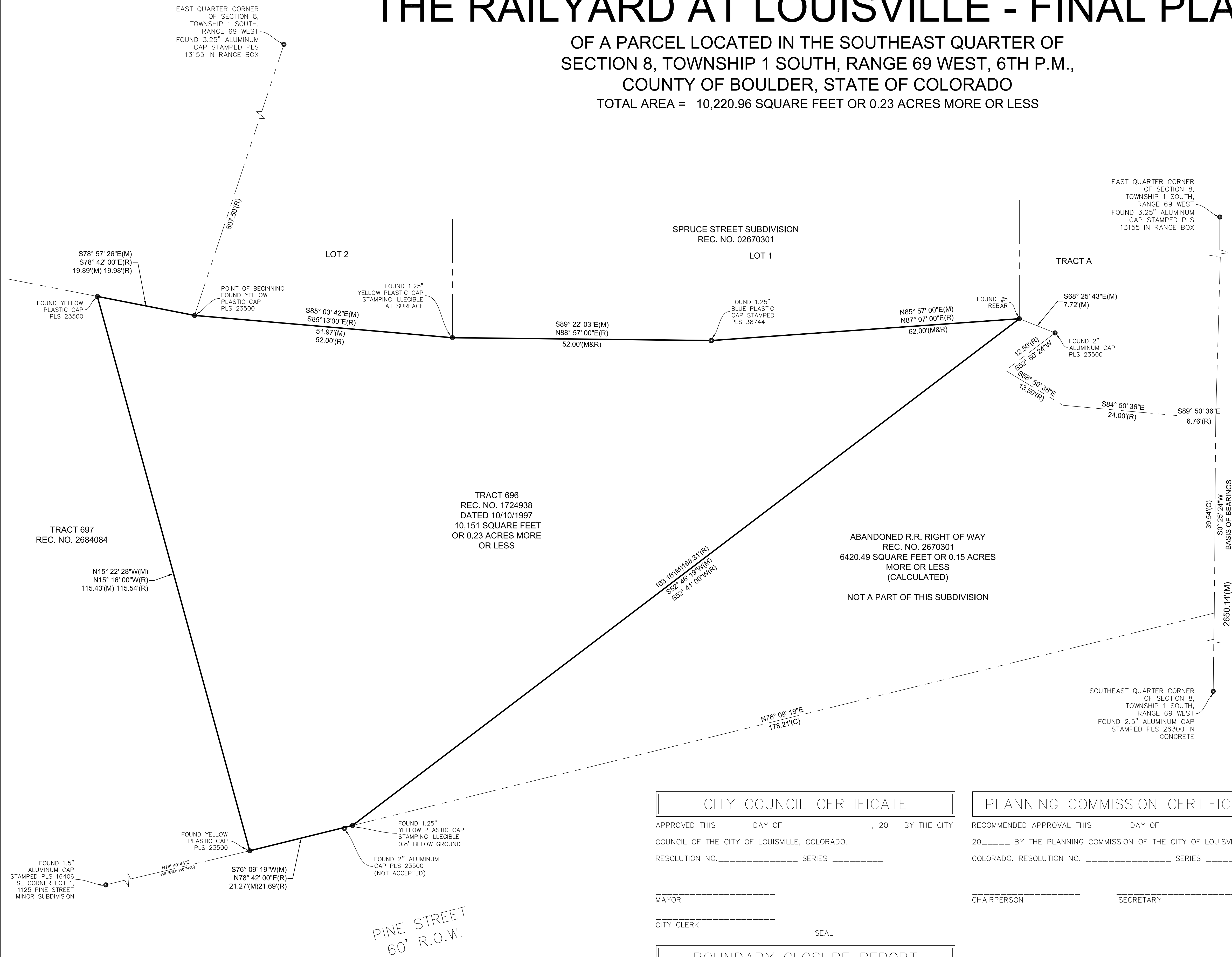


THE RAILYARD AT LOUISVILLE - FINAL PLAT

OF A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
TOTAL AREA = 10,220.96 SQUARE FEET OR 0.23 ACRES MORE OR LESS



DEDICATION AND OWNERSHIP

KNOWN BY ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED BEING THE OWNER OF A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, RECORDED AT REC. NO. 03547040, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM WHENCE THE SOUTHEAST CORNER OF SAID SECTION 8 BEARS SOUTH 00°07'00" WEST, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 14°50'13" WEST, 807.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 85°13'00" EAST, 52.00 FEET; THENCE NORTH 88°57'00" EAST, 52.00 FEET; THENCE NORTH 87°07'00" EAST, 62.00 FEET; THENCE SOUTH 52°41'00" WEST, 168.31 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PINE STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 76°00'00" WEST, 21.69 FEET; THENCE NORTH 15°16'00" WEST, 115.54 FEET; THENCE SOUTH 78°42'00" EAST, 19.98 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 10,151 SQUARE FEET OR 0.23 ACRES, MORE OR LESS

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS SHOWN HEREON CONTAINED UNDER THE NAME AND STYLE OF "THE RAILYARD AT LOUISVILLE", A SUBDIVISION OF A PART OF THE CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

WITNESS MY/OUR HANDS AND SEAL(S) THIS _____ DAY OF _____, 20____.

TRAVIS RYAN RAMOS _____ LAURA LEIGH RAMOS _____

GENERAL NOTES

1. 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 CERTIFICATION SHOWN HEREON.

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

3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY COLORADO ILC TO DETERMINE OWNERSHIP, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD. INFORMATION CONTAINED HEREON IS BASED ON THE OBSERVATIONS ON SITE AT TIME OF FIELD VISIT, THE RECORDED SUBDIVISION PLAT OF RECORD, AND/OR OTHER RECORDED SURVEY OR DOCUMENTS FURNISHED BY THE PERSON, CORPORATION, BUSINESS, TITLE COMPANY OR OTHER ENTITY NAMED HEREON, UNLESS OTHERWISE NOTED. LAND TITLE INSURANCE CORPORATION TITLE COMMITMENT NUMBER K70821608-2 DATED 10/19/2023 WAS PROVIDED BY CLIENT.

4. ALL DISTANCES ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET AND DECIMALS THEREOF, DEFINED AS EXACTLY 1200/3937 METERS.

5. NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED ON THE ATTACHED MAP IS EITHER STATED OR IMPLIED UNLESS THIS COPY BEARS AN ORIGINAL SIGNATURE OF THE REGISTERED LAND SURVEYOR NAMED HEREON.

6. BASIS OF BEARINGS: BEARINGS ARE BASED ON GRID BEARINGS, THE EAST SECTION LINE OF THE SOUTHEAST QUARTER OF SECTION 8, BETWEEN MONUMENTS AS SHOWN HEREON, BEARING S00°25'54"W WITH ALL BEARINGS BEING RELATIVE THERETO.

CITY COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____ BY THE CITY

COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____

MAYOR _____

CITY CLERK _____

SEAL

BOUNDARY CLOSURE REPORT

FROM THE POINT OF BEGINNING:

COURSE: S85° 03' 42"E LENGTH: 51.97'
COURSE: S89° 22' 03"E LENGTH: 52.00'
COURSE: N85° 57' 00"E LENGTH: 62.00'
COURSE: S52° 46' 19"W LENGTH: 168.16'
COURSE: S76° 09' 19"W LENGTH: 21.27'
COURSE: N15° 22' 28"W LENGTH: 115.43'
COURSE: S78° 58' 27"E LENGTH: 19.90'

PERIMETER: 490.72' AREA: 10,150.93 SQ. FT.
ERROR CLOSURE: 0.001' COURSE: S66°04'58"W
PRECISION: 1:47,620.69'

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS _____ DAY OF _____,

20____ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE,

COLORADO, RESOLUTION NO. _____ SERIES _____

CHAIRPERSON _____

SECRETARY _____

SURVEYOR'S CERTIFICATE

I, ADAM CRAIG SAMPSON, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, RESPONSIBILITY, AND THE SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRELIMINARY RESULTS

ADAM CRAIG SAMPSON, P.L.S. 38744
COLORADO PROFESSIONAL LAND SURVEYOR

		JOB NUMBER	
		24-11-1022	
		PAGE 1 OF 1	
0	11/18/24	3000 LAWRENCE ST. STE.111 DENVER, CO 80205 303-668-7540	DRAWN BY: ACS CHECKED BY: DS
NO.	DATE		
	REVISION		