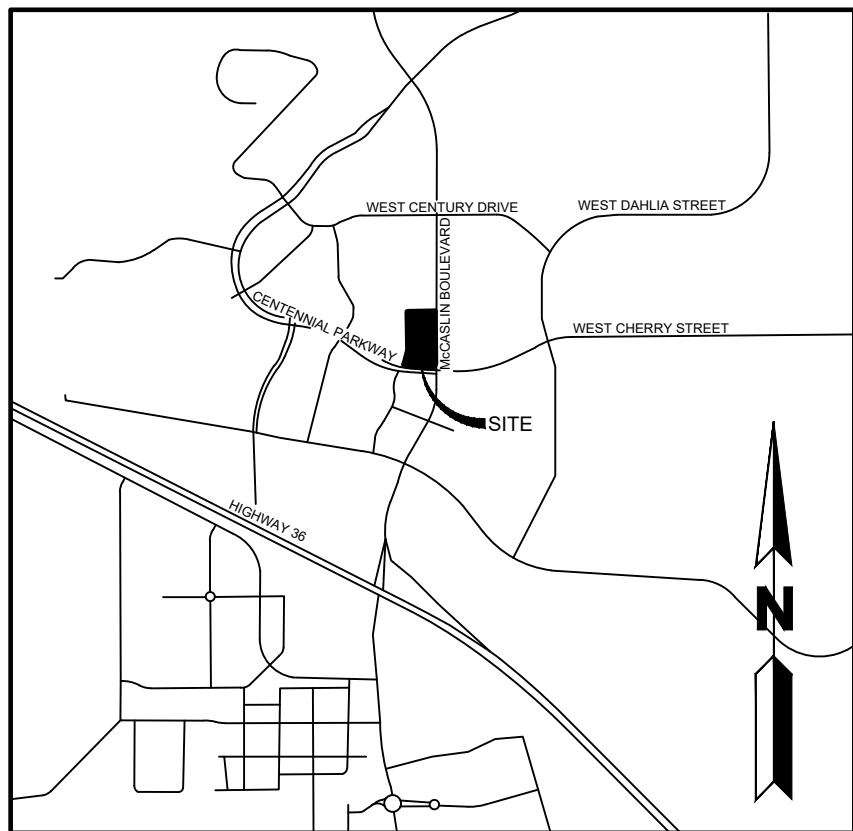


# McCASLIN SUBDIVISION

A REPLAT OF LOT 1, BLOCK 1, CENTENNIAL VALLEY BUSINESS PARK FILING NO. ONE, LOCATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



VICINITY MAP

SCALE 1"=2000'

## LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNER OF A TRACT OF LAND IN SECTION 18, TOWNSHIP 1, SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, BOULDER COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1, CENTENNIAL VALLEY BUSINESS PARK, FILING NO. ONE, COUNTY OF BOULDER, STATE OF COLORADO.

SAID PARCEL CONTAINS AN AREA OF 166,431 SQUARE FEET, OR 3.821 ACRES, MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF "McCASLIN SUBDIVISION",

## OWNERSHIP SIGNATURE BLOCK:

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS UNDER THE NAME OF "McCASLIN SUBDIVISION" AND ALSO DEDICATED EASEMENTS AS SHOWN ON SAID "McCASLIN SUBDIVISION" AS LAID OUT AND DESIGNATED ON THIS PLAT.

WITNESS MY/OUR HAND(S) SEAL(S) THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
CENTENNIAL VALLEY PROPERTIES, VII,  
A COLORADO LIMITED LIABILITY COMPANY  
BY KOELBEL AND COMPANY, MANAGER.

(NOTARY SEAL)

## NOTARIAL:

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020 AD BY \_\_\_\_\_ AS \_\_\_\_\_ OF KOELBEL AND COMPANY MANAGER FOR CENTENNIAL VALLEY PROPERTIES VII, WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

## NOTES:

- BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE EAST PROPERTY LINE OF LOT 1 CENTENNIAL VALLEY BUSINESS PARK FILING NO. ONE AND IS ASSUMED TO BEAR NORTH 00°31'13" WEST AND IS MONUMENTED AS SHOWN HEREON.
- THE SIZE AND TYPE OF MONUMENTS FOUND ARE SHOWN HEREON.
- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAYS, AND TITLE OF RECORD, WARE MALCOMB RELIED UPON LAND TITLE GUARANTEE COMPANY, FILE NUMBER ABZ70663908-2, EFFECTIVE DATE APRIL 24, 2020 AT 5:00 P.M.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS.
- BASED ON A REVIEW OF FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08013C0583K DATED AUGUST 15, 2019. THE SUBJECT PROPERTY FALLS ENTIRELY WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
- A MAPCHECK WAS APPLIED TO THE BOUNDARY WITH THE FOLLOWING RESULTS:  
ERROR CLOSURE: 0.0000  
COURSE: SOUTH 63°43'28" EAST  
ERROR NORTH -0.00002  
ERROR EAST 0.00004  
PRECISION 1: 654465800

## AREA TABLE:

|       |                     |
|-------|---------------------|
| LOT 1 | 18,580 SQUARE FEET  |
| LOT 2 | 147,852 SQUARE FEET |

## SURVEYOR'S CERTIFICATE:

THEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT, THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON \_\_\_\_\_, 2020.

\_\_\_\_\_  
JUSTIN C. SCHEITLER, PLS 38430  
FOR & ON BEHALF OF WARE MALCOMB  
990 SOUTH BROADWAY SUITE 230, DENVER, COLORADO 80209

## PLANNING COMMISSION CERTIFICATE:

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY THE PLANNING

COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. \_\_\_\_\_ SERIES \_\_\_\_\_

## CITY MANAGER'S 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

## CLERK AND RECORDER'S 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

## OWNER:

CENTENNIAL VALLEY PROPERTIES, VII,  
A COLORADO LIMITED LIABILITY COMPANY  
1500 COALTON ROAD  
LOUISVILLE, COLORADO 80027  
(303) 554-3000

## SURVEYOR/ENGINEER:

WARE MALCOMB  
990 S. BROADWAY, SUITE 230  
DENVER, COLORADO 80209  
(720) 709-5151

## SUBDIVISION PLAT

| NO. | DATE | REMARKS | NO. | DATE | REMARKS |
|-----|------|---------|-----|------|---------|
|     |      |         |     |      |         |
|     |      |         |     |      |         |
|     |      |         |     |      |         |
|     |      |         |     |      |         |

|         |            |
|---------|------------|
| JOB NO. | DCS20-4029 |
| PA/PM:  | JCS        |
| DRAWN:  | KMF        |
| DATE:   | 06/11/2020 |
| SCALE:  | N/A        |

## McCASLIN SUBDIVISION

A REPLAT OF LOT 1, BLOCK 1, CENTENNIAL VALLEY BUSINESS PARK FILING NO. ONE  
WEST HALF OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 69 WEST

SHEET

1

Sheet 1 of 2



A REPLAT OF LOT 1, BLOCK 1, CENTENNIAL VALLEY BUSINESS PARK FILING NO. ONE, LOCATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

[illegible]

|         |            |
|---------|------------|
| JOB NO. | DCS20-4029 |
| PA/PM:  | JCS        |
| DRAWN:  | KMF        |
| DATE:   | 06/11/2020 |
| SCALE:  | 1"=50'     |

McCASLIN SUBDIVISION  
A REPLAT OF LOT 1, BLOCK 1, CENTENNIAL VALLEY BUSINESS PARK FILING NO. ONE  
WEST HALF OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 69 WEST