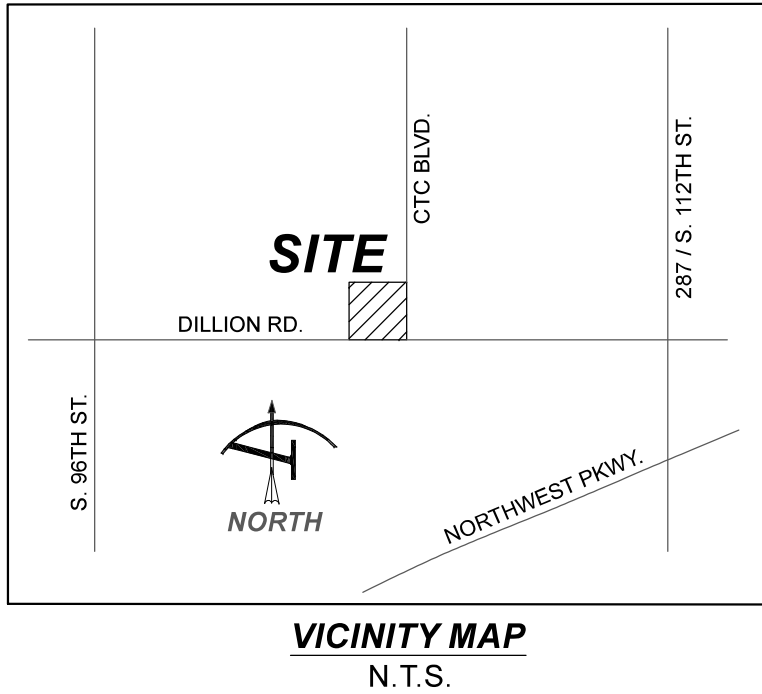


COLORADO TECHNOLOGICAL CENTER FILING NO. 2, REPLAT NO. 1

MINOR SUBDIVISION
THE COMBINATION OF LOT 1 AND LOT 2, COLORADO TECHNOLOGICAL CENTER FILING NO. 2,
LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT ROSCOE DEVELOPMENT CORP., A COLORADO CORPORATION BEING THE OWNER OF CERTAIN LANDS IN BOULDER COUNTY, COLORADO, PER SPECIAL WARRANTY DEED, RECORDED AT RECEPTION NUMBER 03372668, DESCRIBED AS FOLLOWS: LOTS 1 AND 2, COLORADO TECHNOLOGICAL CENTER FILING NO. 2, CITY OF LOUISVILLE, BOULDER COUNTY, COLORADO.

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF "COLORADO TECHNOLOGICAL CENTER FILING NO. 2, REPLAT NO. 1" A SUBDIVISION OF A PART OF THE CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO. SAID SUBDIVISION CONTAINING 7.28 ACRES / 317,116.80 SQUARE FEET, MORE OR LESS

CERTIFICATE OF OWNERSHIP:

I CERTIFY THAT I, _____ AM AN OWNER REPRESENTATIVE
OF THE PROPERTY AND CONSENT TO THIS PLAT.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20__

ROSCOE DEVELOPMENT CORP., A COLORADO CORPORATION

BY: _____

NAME: _____

TITLE: _____

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____) §

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

[S E A L]

NOTARY PUBLIC _____

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20__
BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____, SERIES _____

CHAIRMAN _____

SECRETARY _____

GENERAL NOTES

- 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 PER STATE STATUTE 13-80-105(3)(a) C.R.S.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- ALL DISTANCES WERE MEASURED IN U.S. SURVEY FEET.

- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ARROW POINT SURVEYING, LTD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, ARROW POINT SURVEYING, LTD. RELIED UPON TITLE POLICY FILE NO: 450-H0626496-025-LF3, AMENDMENT NO. 3, AMENDMENT DATE: JANUARY 12, 2021, PREPARED BY HERITAGE TITLE COMPANY, INC.

SURVEYOR NOTE: WATER RIGHTS / MINERAL RIGHTS / PATENTS / CLAIM TO TITLE THEREOF, WERE NOT EXAMINED OR ADDRESSED WHILE PREPARING THIS SURVEY. IT APPEARS THE SUBJECT PROPERTY IS PART OF THE COLORADO TECHNOLOGICAL CENTER, FILING NO. 2, PLANNED UNIT DEVELOPMENT, RECORDED AT RECEPTION NUMBER 2527195 AND PART OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED AT RECEPTION NUMBER 367003, LAST REVISION RECORDED AT RECEPTION NUMBER 1845824. PLEASE REFER TO THE NOTED DOCUMENTS REGARDING NOTES AND REQUIREMENTS THAT MAY BE RELATED TO THE SUBJECT PROPERTY.

BASIS OF BEARING

BEARINGS ARE BASED ON THE WEST LINE OF LOT 1, LOT 2, LOT 3, LOT 4 AND A PORTION OF LOT 16, COLORADO TECHNOLOGICAL CENTER FILING NO. 2 FINAL PLAT (RECEPTION NUMBER 2527192) MONUMENTED ON THE SOUTH END OF THE LINE BY A RECOVERED REBAR WITH A 1 1/4" ORANGE PLASTIC CAP SET FLUSH WITH THE EXISTING GRADE (PLASTIC CAP STAMPED: PLS 38390) AND MONUMENTED ON THE NORTH END OF THE LINE BY A RECOVERED REBAR WITH A 2" ALUMINUM CAP SET 0.3' +/- BELOW THE EXISTING GRADE (ALUMINUM CAP STAMPED: SCOTT COX ASSOC. 14083).

SAID LINE BEARS N 00° 40' 00" E PER THE ABOVE NOTED FINAL PLAT.

SURVEYOR'S CERTIFICATE

I, JOHN W. DOTY, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE TO: ROSCOE DEVELOPMENT CORP., A COLORADO CORPORATION, THAT A SURVEY OF THE HEREON DESCRIBED PROPERTY WAS MADE BY ME OR UNDER MY RESPONSIBLE CHARGE, IN ACCORDANCE WITH THE APPLICABLE STANDARD OF PRACTICE AS SET FORTH DURING THE TIME OF THIS BOUNDARY SURVEY, BEING THE MONTH OF FEBRUARY, 2021 AND THAT THE MONUMENTS SHOWN HEREON DO EXIST AND THAT THIS SURVEY REPRESENTS THE RESULT OF SAID BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JOHN W. DOTY, COLORADO PLS NO. 37993
FOR & ON BEHALF OF ARROW POINT SURVEYING, LTD.

(DRAFT)

2 27 2021

SHEET INDEX

SHEET 1 - COVER / DEDICATION SHEET

SHEET 2 - GRAPHIC SHEET

CITY COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20__
BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____, SERIES _____

CHAIRMAN _____

SECRETARY _____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO

COUNTY OF BOULDER

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 _____

FEES: _____

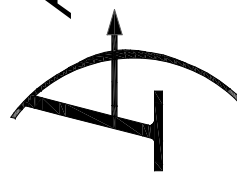
RECEPTION NUMBER: _____

RECORDER _____

DEPUTY _____

6078 Blue Terrace Pl.
Castle Pines, CO 80108
720.384.5330
arrowpointsurveying@gmail.com

Arrow Point
Surveying, Ltd.



REVISIONS

DESCRIPTION

DATE

NO

DESIGNED BY

N/A

DRAWN BY

JWD

CHECKED BY

WRL

FIELD SURVEY

SCALE

N/A

CREW 009

COLORADO TECHNOLOGICAL CENTER FILING
NO. 2, REPLAT NO. 1

BOULDER COUNTY

COLORADO

SHEET NO.

1 OF 2

