

PRELIMINARY PLAT
NORTH END, SECOND REPLAT OF BLOCK 11 - A REPLAT OF NORTH END, BLOCK 11,
RECORDED AT RECEPTION NUMBER 03610767
A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT RIDGELINE DEVELOPMENT CORPORATION, A COLORADO CORPORATION AND THE CITY OF LOUISVILLE, COLORADO, BEING THE OWNERS OF THAT TRACT OF LAND LOCATED IN THE SW1/4 OF SECTION 4, T1S, R69W OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF OUTLOT 11, NORTH END PARCEL 1, OUTLOT H & OUTLOT K REPLAT, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 4, T1S, R69W OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED JANUARY 31, 2012 AS RECEPTION NUMBER 3286562 OF THE RECORDS OF BOULDER COUNTY, COLORADO.

AREA = 4.572 ACRES, MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF NORTH END, SECOND REPLAT OF BLOCK 11 - A REPLAT OF NORTH END, BLOCK 11, RECORDED AT RECEPTION NUMBER 03610767 A SUBDIVISION OF A PART OF THE CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF LOUISVILLE AND THE PUBLIC, ALL MUNICIALLY OWNED AND/OR FRANCHISED UTILITIES AND SERVICES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AND RIGHT-OF-WAYS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, TELEPHONE AND ELECTRIC LINES, WORKS, POLES AND UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, STREET LIGHTS, CULVERTS, HYDRANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THERETO, IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE CITY OF LOUISVILLE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF LOUISVILLE, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY OF LOUISVILLE, COLORADO, SHALL BECOME THE SOLE PROPERTY OF SAID CITY OF LOUISVILLE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIALLY FRANCHISED UTILITIES AND/OR CENTURY LINK WHICH, WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

IN WITNESS WHEREOF, _____, AS PRESIDENT OF RIDGELINE DEVELOPMENT CORPORATION HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS ____ DAY OF _____, 20____.

RIDGELINE DEVELOPMENT CORPORATION
MICHAEL MARKEL, PRESIDENT

STATE OF COLORADO)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY MICHAEL MARKEL AS PRESIDENT OF RIDGELINE DEVELOPMENT CORPORATION.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

OWNER / DEVELOPER:

RIDGELINE DEVELOPMENT CORPORATION
5723 ARAPAHOE AVE. #200
BOULDER CO. 80303

ENGINEER:

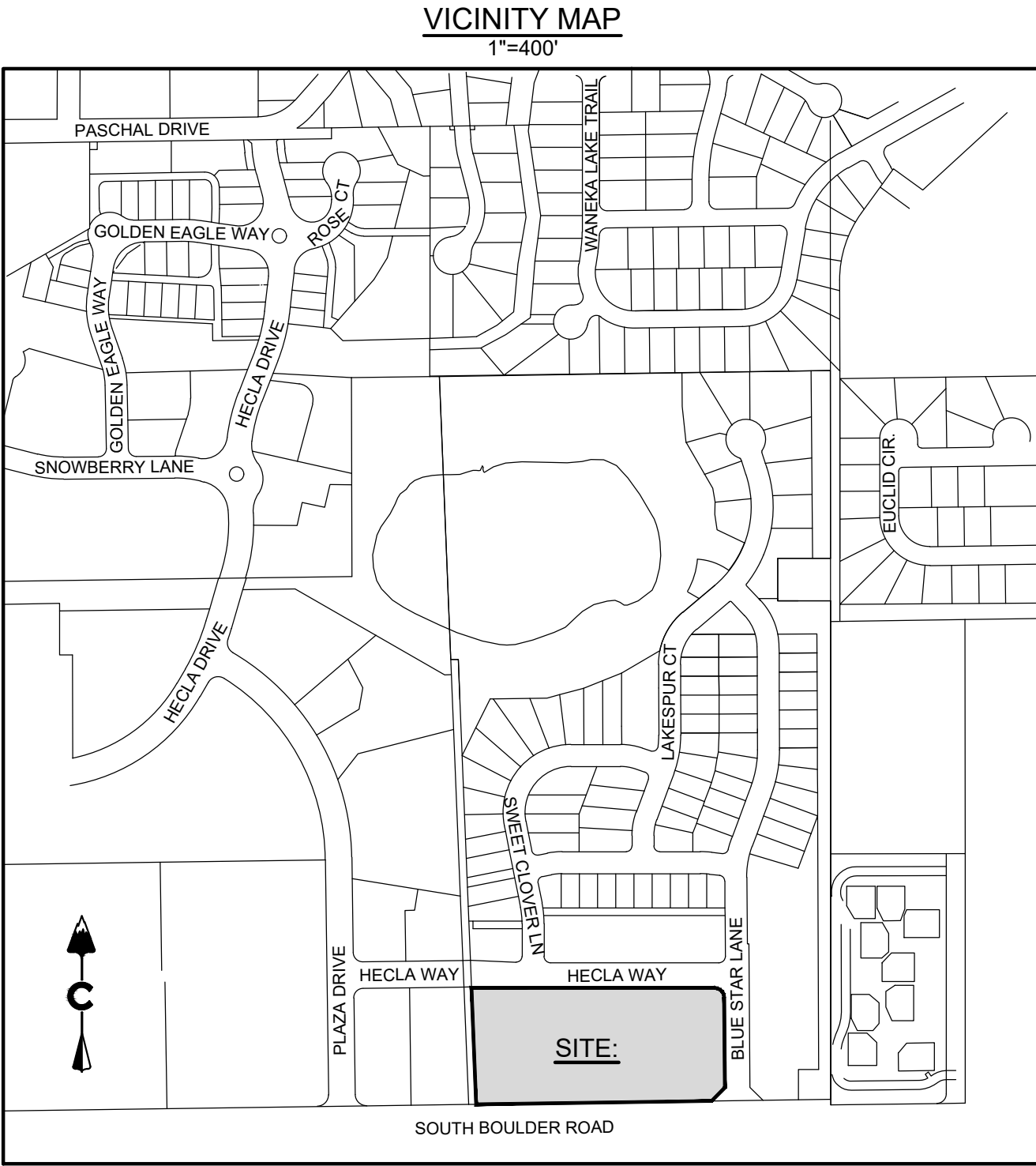
MARC DOLEZAL, P.E.
MPD ENGINEERING, LLC
1550 QUINCE AVE.
BOULDER, CO 80304

SURVEYOR:

CORE CONSULTANTS, INC.
3473 S. BROADWAY BLVD.,
ENGLEWOOD, CO 80113

DATE PREPARED

JUNE 28, 2021



NOTES

- BEARINGS SHOWN ON THE ACCOMPANYING PLAT BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE SW1/4 OF SECTION 4, T1S, R69W OF THE 6TH P.M., BEARS S89°11'46"W, AS MONUMENTED AND SHOWN HEREON.
- THE EXTERIOR BOUNDARY, RECORDED EASEMENTS AND RIGHTS-OF-WAY, IF ANY, ARE SHOWN ON THE ACCOMPANYING PLAT AS DISCLOSED IN _____, DATED _____, LANDS SHOWN HEREON MAY ALSO BE SUBJECT TO THE EXCEPTIONS IN SAID COMMITMENTS. OTHER INTERESTS OR EASEMENTS MAY EXIST. PER THE REQUEST OF THE OWNER OR OWNERS AGENT, NO ADDITIONAL RESEARCH WAS COMPLETED BY CORE CONSULTANTS, INC.
- THE PARCEL MAY BE SUBJECT TO RIGHTS, INTERESTS, AGREEMENTS, OBLIGATIONS, RIGHTS-OF-WAY OR EASEMENTS IN FAVOR OF ANY PERSON OR ENTITY BURDENING THE SUBJECT PROPERTY WHICH EXIST OR ARE CLAIMED TO EXIST WITH RESPECT TO: A) ANY IRRIGATION DITCH AND/OR LATERAL; (B) RESERVOIR AND/OR RESERVOIR RIGHTS; (C) SPRINGS AND/OR SPRING RIGHTS; (D) WELL AND/OR WELL RIGHTS; AND (E) THE WATER AND/OR WATER RIGHTS ASSOCIATED WITH THE FOREGOING WHICH MAY BE LOCATED UPON THE LAND OR ASSOCIATED WITH THE LAND.
- THE LAND DEDICATION TABLE PRESENTED HEREIN IS PROVIDED TO OUTLINE THE GENERAL USE OF EACH OUTLOT.
- LEGAL DESCRIPTION WAS PREPARED BY MICHAEL S. KERVIN, PLS.
- EXCLUSIVE UTILITY EASEMENTS ARE DEDICATED AND CONVEYED SOLELY TO THE CITY OF LOUISVILLE FOR ITS EXCLUSIVE USE THEREOF FOR WATER, SANITARY AND STORM SEWER LINES, FACILITIES AND APPURTENANCES. NO OTHER USES OR IMPROVEMENTS ARE PERMITTED WITHIN SUCH EXCLUSIVE EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF LOUISVILLE. SURFACE USES PERMITTED BY THE PUD AND COMPATIBLE WITH UTILITIES WITHIN THE EXCLUSIVE EASEMENT AND AS LISTED ON THE PLAT AS EASEMENTS ARE PERMISSIBLE.
- THE U.S. SURVEY FOOT WAS USED FOR ALL MEASUREMENTS ON THIS SURVEY. PURSUANT TO C.R.S. 38-52.103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937/1200 FEET.

LAND OWNERSHIP AND USE TABLE				
OUTLOT	AREA	OWNERSHIP	USE	MAINTAINED
A	2,287 AC.	H.O.A	PRIVATE ACCESS	H.O.A.
B	10,798 AC.	H.O.A.	PRIVATE ACCESS	H.O.A.
C	17,449 AC.	H.O.A.	PRIVATE ACCESS	H.O.A.
D	1,924 AC.	H.O.A.	OPEN	H.O.A.
NOTE:				
1) EXISTING ENCUMBRANCES AND USES ARE NOTED ON THE DRAWINGS AND ARE NOT SUPERSEDED BY THE OWNERSHIP / USE TABLE.				
2) OUTLOTS A AND B MAINTENANCE IS TO BE PROVIDED BY LOT OWNERS UNTIL CITY TRAIL IMPROVEMENTS ARE COMPLETED.				

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS ____ DAY OF _____, 20____ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NUMBER _____ SERIES _____

CITY COUNCIL CERTIFICATE

APPROVED THIS ____ DAY OF _____, 20____ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NUMBER _____ SERIES _____

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

SURVEYOR'S CERTIFICATE

I, MICHAEL SEAN KERVIN, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF NORTH END, SECOND REPLAT OF BLOCK 11 - A REPLAT OF NORTH END, BLOCK 11, RECORDED AT RECEPTION NUMBER 03610767 WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS IN COMPLIANCE WITH C.R.S. 38-50 THROUGH 38-53 CONCERNING THE SUBDIVISION OF LAND.

MICHAEL SEAN KERVIN
COLORADO PLS 34592
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC

CLERK AND RECORDER'S CERTIFICATE

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 _____ AS RECEPTION NUMBER _____

CLERK AND RECORDER _____

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE
CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

REVISIONS		DATE	BY
NO.	DESCRIPTION		

NORTH END, BLOCK 11 REPLAT
SEC. 4, T1S, R69W, 6TH P.M.
BOULDER COUNTY, COLORADO

RELEASE: 6/28/21
DESIGNED: _____
CAD: KDS
QA/QC: MSK

JOB NO. 18-117

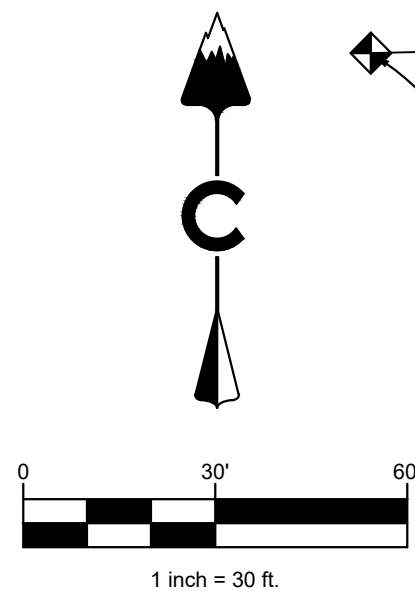
SHEET 1 of 2

PRELIMINARY PLAT
NORTH END, SECOND REPLAT OF BLOCK 11 - A REPLAT OF NORTH END, BLOCK 11,
RECORDED AT RECEPTION NUMBER 03610767
A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	6.07	N 90°00'00\"E
L2	6.07	S 90°00'00\"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	9.42	6.00	90°00'00\"	N45°00'00\"E	8.49'
C2	9.42	6.00	90°00'00\"	N45°00'00\"W	8.49'
C3	9.42	6.00	90°00'00\"	S45°00'00\"W	8.49'
C4	9.42	6.00	90°00'00\"	S45°00'00\"E	8.49'
C5	10.95	15.00	41°48'37\"	S69°05'41\"E	10.70'



SW CORNER, SECTION 4
T1S, R96W, 6TH P.M.
FOUND 1-3/4\" BRASS CAP
MARKING \"ILLEGIBLE\"
IN WATER VALVE BOX
1.0' BELOW SURFACE

(BASIS OF BEARINGS)
S. LINE, SW1/4, SEC. 4
S89°11'46\"W 2629.31

S1/4 CORNER, SECTION 4
T1S, R96W, 6TH P.M.
FOUND 2-1/2\" ALUMINUM CAP
MARKED \"PLS 24305 2002\"
IN MONUMENT BOX

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
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LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

REVISIONS		NO.	DESCRIPTION	DATE	BY

NORTH END, BLOCK 11 REPLAT
SEC. 4, T1S, R96W, 6TH P.M.
BOULDER COUNTY, COLORADO

RELEASE: 8/28/21
DESIGNED:
CAD: KDS
QA/QC: MSK

JOB NO. 18-117

SHEET 2 of 2