

- Certificate of Dedication and Ownership -

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNERS OF LOTS 12, 13, 14, 15 AND 16, IN BLOCK 5, LOUISVILLE HEIGHTS, ACCORDING TO THE RECORDED PLAT THEREOF, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY, RECORDED ON DECEMBER 28, 2022 AT RECEPTION NO. 3993277, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO;

CONTAINING 15,673 SQUARE FEET OR 0.36 ACRES,

HAS LAID OUT AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF "LOUISVILLE HEIGHTS REPLAT B", A PART OF THE CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE CITY OF LOUISVILLE, COLORADO THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS EXCLUSIVE UTILITY EASEMENTS AND ALSO DEDICATE TO THE CITY OF LOUISVILLE, COLORADO, AND ALL MUNICIPALLY OWNED AND/OR FRANCHISED UTILITIES AND SERVICES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS UTILITY EASEMENTS 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 WATER AND SANITARY SEWER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICES 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 PROPERTY OWNERS OR ARRANGEMENTS MADE BY THE PROPERTY OWNERS 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 ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES AND/OR LUMEN TECHNOLOGIES, INC. AND PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT, WHICH, WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

- Ownership Signature Block -

WITNESS OUR HANDS AND SEALS THIS _____ DAY
OF _____, 2023.

SUSANNAH H. PELS
DENNIS C. TENNEY

- Acknowledgement -

STATE OF COLORADO }
COUNTY OF BOULDER } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
_____ DAY OF _____, 2023
SUSANNAH H. PELS AND DENNIS C. TENNEY
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____
DATE NOTARY PUBLIC

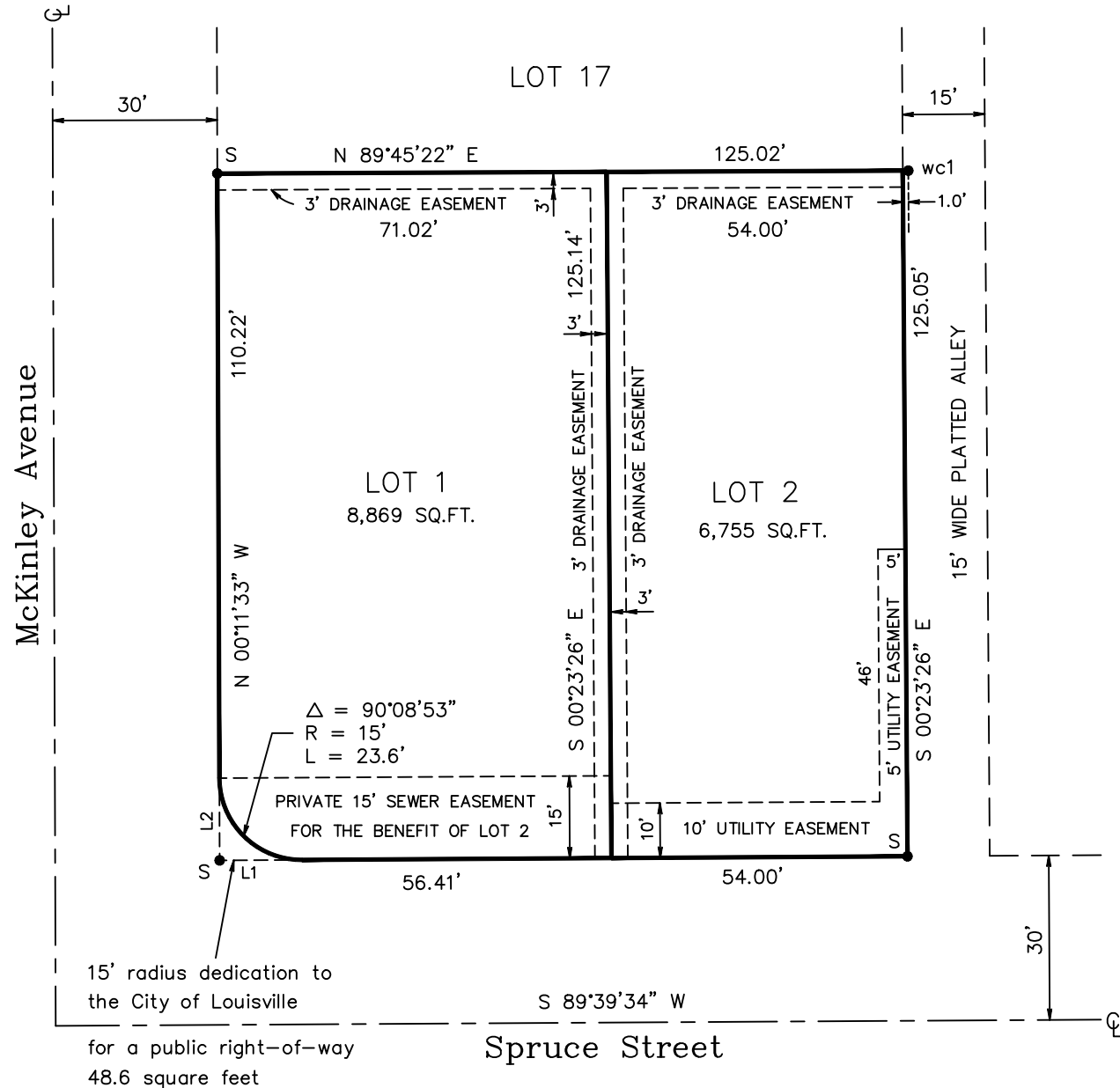
[Seal]

- Louisville Heights Replat B -

in Block 5 . LOUISVILLE HEIGHTS
located in the southwest 1/4 of Section 8
Township 1 South . Range 69 West of the 6th P.M.
in the City of Louisville . Boulder County . Colorado

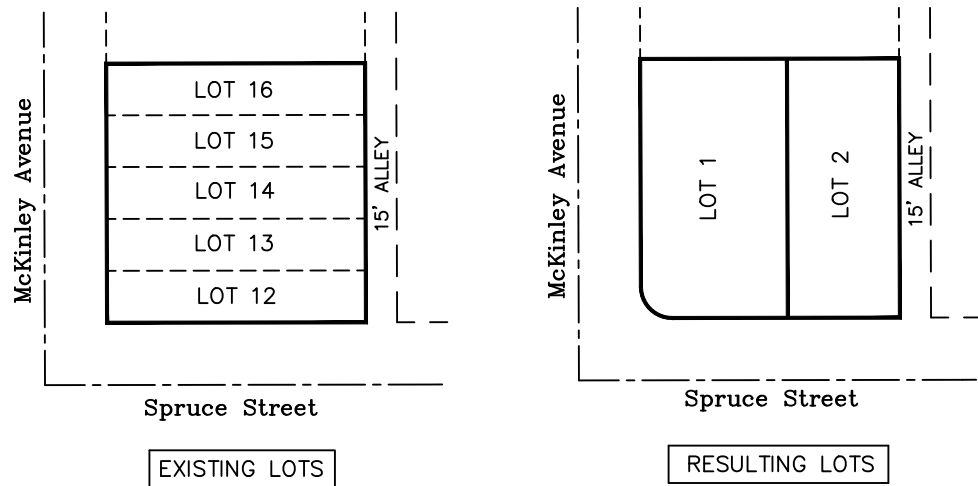
GROSS AREA = 15,673 SQUARE FEET - 0.36 ACRES . MORE OR LESS

SHEET 1 OF 1



- Flagstaff Surveying Inc. -
Table Mesa Shopping Center
637 South Broadway . Suite C
Boulder . Colorado . 80305
303.499.9737
17553b-2.dwg . 19 June 2023

- Survey Overview -



- Legend -

FOUND #5 REBAR WITH
1 1/2 INCH DIAMETER
ALUMINUM CAP MARKED
"SELLARS / LS 27615" • S

FOUND #5 REBAR WITH
1 1/2 INCH DIAMETER
ALUMINUM CAP SET AS
1.0 FOOT WITNESS CORNER
MARKED "SELLARS / 1WC /
LS 27615" • 1wc

- Line Table -

L1 - SOUTH 89-39-34 WEST / 15.04 FEET
L2 - NORTH 00-11-33 WEST / 15.04 FEET
degrees-minutes-seconds / decimal feet

- Notes -

- 1) LAND TITLE GUARANTEE CO. ORDER NUMBER K70803983 WAS ENTIRELY RELIED UPON FOR EASEMENTS OF RECORD.
- 2) 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.
- 3) BASIS OF BEARINGS : PER IMPROVEMENT SURVEY PLAT PREPARED ON THIS SITE. ASSUMED THE WEST LINE OF LOT 1 TO BEAR NORTH 00°11'33" WEST BETWEEN THE "SELLARS" SURVEY MONUMENTS AS SHOWN HEREON.
- 4) ALL UNDERGROUND UTILITIES SHOULD BE FIELD LOCATED BY THE APPROPRIATE AGENCY PRIOR TO ANY CONSTRUCTION OR DIGGING ON OR ADJACENT TO THE SUBJECT PROPERTY.
- 5) THE SUBJECT PARCEL CONTAINS A GROSS AREA OF 15,673 SQUARE FEET OR 0.36 ACRES, MORE OR LESS. STREET DEDICATION = 48.6 SQUARE FEET.
- 6) RESOLUTION _____, SERIES _____
 - 1) A MODIFICATION TO ALLOW A LOT SIZE OF 6,755 SQUARE FEET FOR LOT 2 WHERE 7,000 SQUARE FEET IS REQUIRED BY THE R-L ZONE DISTRICT.
 - 2) A MODIFICATION TO ALLOW A WIDTH OF 54 FEET ON LOT 2 WHERE 70 FEET IS REQUIRED BY THE R-L ZONE DISTRICT.
 - 3) A MODIFICATION TO ALLOW A MINIMUM LOT AREA PER DWELLING UNIT OF 6,755 SQUARE FEET FOR LOT 2 WHERE 7,000 SQUARE FEET IS REQUIRED BY THE R-L ZONE DISTRICT.
- 7) THE SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE X, THE AREA DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; MAP NUMBER 08013C 0582 K, DATED 15 AUGUST 2019. FLOOD INFORMATION IS SUBJECT TO CHANGE.
- 8) SEE THE DEPOSITED IMPROVEMENT SURVEY PLAT "LS-21-0148" PREPARED BY THIS OFFICE FOR ADDITIONAL SURVEY INFORMATION IN THIS AREA.
- 9) THE ZONING IS RESIDENTIAL LOW DENSITY (R-L).
- 10) THE FIFTEEN (15) FOOT WIDE PRIVATE SEWER EASEMENT IS FOR THE BENEFIT/USE OF THE OWNER OF LOT 2 AND THE OWNER OF LOT 1 MUST ALLOW FOR THE OPERATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF THE LOT 2 PRIVATE SANITARY SEWER SERVICE LINE.

- Planning Commission Certificate -

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 2023
BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. _____ SERIES _____

- City Council Certificate -

APPROVED THIS _____ DAY OF _____, 2023
BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. _____ SERIES _____

MAYOR CITY CLERK

- Surveyor's Statement -

I, LEE STADELE, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLAGSTAFF SURVEYING, INC., THAT THE SURVEY OF "LOUISVILLE HEIGHTS REPLAT B" WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING, AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

LEE STADELE
COLORADO PLS 26300
DATE
JOB NO. 17553