REDTAIL RIDGE FILING NO. 1

SITUATED IN THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO **COVER**



LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNERS OF A TRACT OF LAND SITUATED IN THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 20;

THENCE SOUTH 89'48'50" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 2,625.59 FEET;

THENCE SOUTH 00°02'13" EAST ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 1,326.76 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 00°02'35" EAST ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 85.45 FEET TO THE NORTH CORNER OF PARCEL TK-71-2 DESCRIBED AT RECEPTION NO. 2386686 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1) SOUTH 33°27'26" WEST, A DISTANCE OF 60.64 FEET; 2) SOUTH 01°40'28" WEST, A DISTANCE OF 45.12 FEET;

3) SOUTH 88"19'32" EAST, A DISTANCE OF 34.84 FEET TO A POINT 30 FEET WEST OF SAID EAST LINE;

THENCE SOUTH 00°02'35" EAST ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF SAID EAST LINE, A DISTANCE OF 404.28 FEET TO A POINT OF NON-TANGENT CURVATURE AT THE NORTH CORNER OF PARCEL TK-71 DESCRIBED AT RECEPTION NO. 2309730 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES: 1) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 86.28 FEET, SAID CURVE HAVING A RADIUS OF 2,441.83 FEET, A CENTRAL ANGLE OF 02'01'28", AND A

CHORD WHICH BEARS SOUTH 04'26'27" WEST A CHORD DISTANCE OF 86.27 FEET; 2) SOUTH 03°25'43" WEST, A DISTANCE OF 124.37 FEET;

3) SOUTH 00°02'35" EAST AND ALONG THE WEST LINE OF PARCEL TK-71-1 DESCRIBED AT RECEPTION NO. 2309730 IN THE RECORDS OF BOULDER COUNTY, A DISTANCE OF 529.71 FEET TO A POINT ON THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER AND A POINT ON THE NORTH LINE OF PARCEL 12 AS DESCRIBED AT RECEPTION NO. 1560711 IN THE

RECORDS OF BOULDER COUNTY; THENCE ALONG THE PERIMETER OF SAID PARCEL 12 THE FOLLOWING FOUR (4) COURSES:

1) NORTH 89°42'42" WEST, A DISTANCE OF 55.73 FEET;

2) SOUTH 00°00'35" WEST, A DISTANCE OF 30.02 FEET;

3) SOUTH 44°51'26" EAST, A DISTANCE OF 35.44 FEET; 4) SOUTH 00°00'35" WEST, A DISTANCE OF 127.21 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 520800 IN THE RECORDS OF BOULDER

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1) NORTH 89°59'25" WEST, A DISTANCE OF 55.00 FEET;

2) SOUTH 00°00'35" WEST, A DISTANCE OF 50.00 FEET;

3) SOUTH 89'59'25" EAST, A DISTANCE OF 55.00 FEET TO THE NORTHWEST CORNER OF PARCEL 10 AS DESCRIBED AT RECEPTION NO. 1560711 IN THE RECORDS OF BOULDER

THENCE ALONG THE PERIMETER OF SAID PARCEL 10 THE FOLLOWING TWO (2) COURSES:

1) SOUTH 00°00'35" WEST ALONG THE WEST LINE OF SAID PARCEL AND ALONG A LINE PARALLEL WITH AND 75 FEET WEST OF THE SAID EAST LINE, A DISTANCE OF 247.79 FEET; 2) SOUTH 16°40'03" EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, A DISTANCE OF 93.77 FEET TO THE NORTH CORNER OF PARCEL TK-75 DESCRIBED AT RECEPTION NO.

2309730 IN THE RECORDS OF BOULDER COUNTY; THENCE SOUTH 00°00'35" WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 29 AND ALONG THE WEST LINE OF SAID TK-75, A DISTANCE OF 611.12 FEET;

THENCE SOUTH 89'48'45" EAST ALONG THE SOUTH LINE OF SAID TK-75, A DISTANCE OF 48.09 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29: THENCE SOUTH 00°00'35" WEST ALONG SAID EAST LINE, A DISTANCE OF 136.13 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID

SECTION 29; THENCE NORTH 89'42'42" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2,308.62 FEET TO A POINT ON THE NORTHEAST LINE OF THE LAND CONVEYED TO THE CITY OF

BROOMFIELD BY GIFT DEED RECORDED AT RECEPTION NO. 2013403 IN THE RECORDS OF BOULDER COUNTY; THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING FIVE (5) COURSES:

1) NORTH 14"13'32" WEST, A DISTANCE OF 140.04 FEET;

2) NORTH 60'44'04" WEST, A DISTANCE OF 682.66 FEET

3) NORTH 31°43'59" WEST, A DISTANCE OF 355.27 FEET; 4) NORTH 50°04'57" WEST, A DISTANCE OF 351.37 FEET;

5) NORTH 87°28'56" WEST, A DISTANCE OF 246.66 FEET TO THE EASTERN CORNER OF PARCEL 32B AS DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 3411796 IN THE RECORDS OF BOULDER COUNTY;

THENCE NORTH 58"29'24" WEST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, A DISTANCE OF 186.70 FEET TO A POINT ON THE RIGHT-OF-WAY OF HIGHWAY 36; THENCE NORTH 50°07'12" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 356.68 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20 AND

THE SOUTH CORNER OF PARCEL 32A OF SAID SPECIAL WARRANTY DEED: THENCE CONTINUING NORTH 50°07'12" WEST ALONG THE NORTHEAST LINE OF SAID PARCEL 32A, A DISTANCE OF 1,028.45 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL

DESCRIBED AT BOOK 880, PAGE 98 IN THE RECORDS OF BOULDER COUNTY; THENCE NORTH 25'26'59" WEST ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THAT PARCEL DESCRIBED AT BOOK 878, PAGE 503, A DISTANCE OF 842.57 TO THE SOUTH

CORNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. 1989419 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

1) NORTH 00°54'00" EAST, A DISTANCE OF 95.53 FEET; 2) NORTH 08°22'46" WEST, A DISTANCE OF 184.53 FEET;

PROJECT NUMBER: 190108

3) NORTH 00°09'09" WEST ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 213.70 FEET;

4) SOUTH 89°50'51" WEST, A DISTANCE OF 34.06 FEET TO A POINT 25.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°09'09" WEST ALONG A LINE PARALLEL WITH AND 25 FEET FROM THE SAID WEST LINE. A DISTANCE OF 473.64 FEET TO A POINT ON THE SOUTH LINE OF THAT

PARCEL DESCRIBED AT RECEPTION NO. 1819920 IN THE RECORDS OF BOULDER COUNTY EXTENDED WESTERLY;

THENCE SOUTH 89'48'38" EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED, A DISTANCE OF 265.23 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 00'09'09" WEST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 256.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CAMPUS DRIVE AS DEDICATED BY LOUISVILLE CAMPUS RECORDED AT RECEPTION NO. 1669751;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING FOUR (4) COURSES:

1) SOUTH 89°48'38" EAST ALONG SAID NORTH LINE, A DISTANCE OF 50.02 FEET;

2) SOUTH 82°25'28" EAST, A DISTANCE OF 202.23 FEET TO A POINT OF NON-TANGENT CURVATURE; 3) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 139.86 FEET, SAID CURVE HAVING A RADIUS OF 1,085.00 FEET, A CENTRAL ANGLE OF 07"23". AND A

CHORD WHICH BEARS SOUTH 86°07'04" EAST A CHORD DISTANCE OF 139.77 FEET; 4) SOUTH 89'48'38" EAST, A DISTANCE OF 1,975.05 FEET TO A POINT ON THE EAST LINE SAID SOUTHWEST QUARTER;

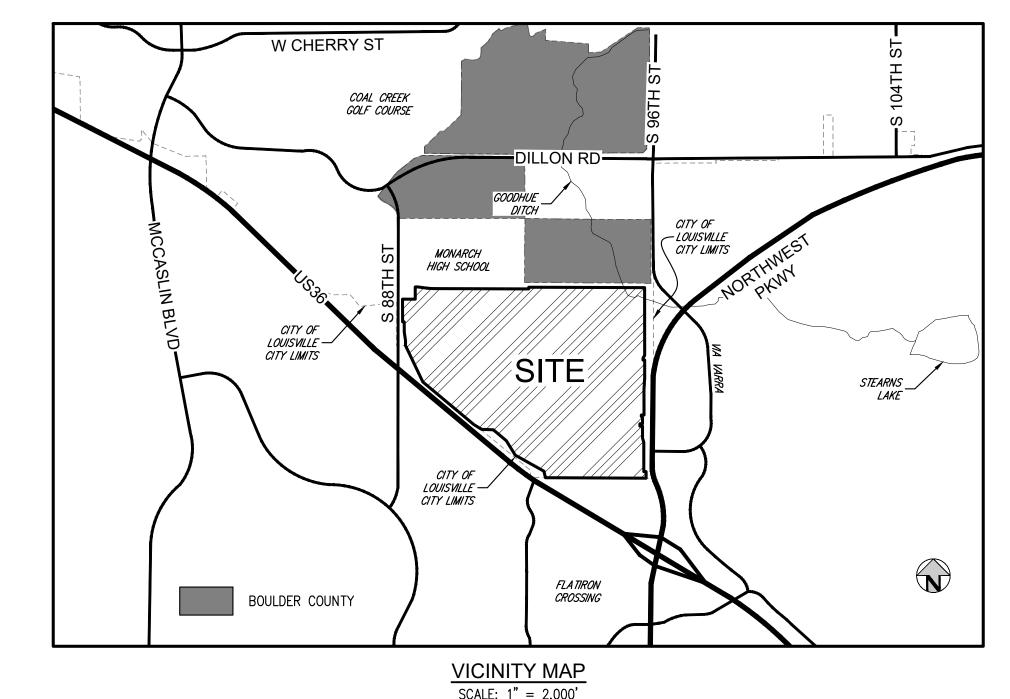
THENCE NORTH 00°02'50" EAST ALONG SAID EAST LINE, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PARCEL DESCRIBED BY DEED RECORDED AT RECEPTION NO. 531604 IN THE RECORDS OF BOULDER COUNTY;

SAID PARCEL CONTAINS 16,949,252 SQUARE FEET OR 389.10 ACRES, MORE OR LESS;

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF REDTAIL RIDGE FILING NO. 1, 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, THE INGRESS-EGRESS AND FIRE LANE EASEMENTS, AND DOES FURTHER DEDICATE TO THE CITY THE EXCLUSIVE CITY OF LOUISVILLE UTILITY EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PROVISION OF CITY UTILITY LINES AND SERVICES, AND DOES FURTHER DEDICATE TO THE CITY OF LOUISVILLE 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, PROVIDED, HOWEVER, THE SUBDIVIDER MAY BE ENTITLED TO REIMBURSEMENT OR FEE CREDITS AS SUCH ARE APPROVED 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 MUNICIPALLY FRANCHISED UTILITIES WHICH WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

SIGNATURE				
BY:				
<i>\S</i> :	of redtail	. RIDGE DEVELOPMENT, LLC		
SUBSCRIBED AND SWORN TO B OF REDTAIL RIDGE DEVELOPMEN		, 20, BY	AS	



- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS. RIGHTS-OF-WAY AND TITLE OF RECORD. HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, ORDER NO. ABD70601971.1-3 ISSUED BY LAND TITLE GUARANTEE COMPANY, AND HAVING AN EFFECTIVE DATE OF DECEMBER 20, 2021 AT 5:00 P.M.
- 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.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED AS BEARING SOUTH 00°08'41" EAST. SAID LINE BEING MONUMENTED AT THE NORTH QUARTER CORNER OF SAID SECTION BY A #6 REBAR WITH A 3.25" BRASS CAP STAMPED "1998 PLS 16401". AND BEING MONUMENTED AT THE CENTER QUARTER CORNER BY A #6 REBAR WITH A 2.5" ALUMINUM CAP 0.1' ABOVE GROUND STAMPED "DB&CO 2000 PLS 23529".
- 4. SUBJECT PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 08013C0584K, DATED AUGUST 15, 2019. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
- 5. STORAGETEK BUILDING SIX SUBDIVISION RECORDED AT RECEPTION NO. 717095 IS HEREBY VACATED AND SUPERCEDED BY THIS PLAT.
- 6. THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.

NOTES:

- THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS. PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN THE RECORDED DOCUMENTS IN THE TITLE COMMITMENT AS REFERENCED IN NOTE 1.
- EXCLUSIVE CITY UTILITY EASEMENTS ARE HEREBY GRANTED TO THE CITY OF LOUISVILLE. AS SHOWN ON THIS PLAT. SOLELY FOR THE PURPOSE OF CONSTRUCTING. MAINTAINING, REPAIRING, REPLACING, INSPECTING AND OPERATING WATER AND SANITARY SEWER MAINS AND STORM SEWER FACILITIES, TRANSMISSION, DISTRIBUTION AND SERVICE LINES AND APPURTENANCES, TOGETHER WITH A RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT. THESE EASEMENTS SHALL BE EXCLUSIVE. HOWEVER UTILITIES MAY CROSS THE EXCLUSIVE EASEMENTS AT SUBSTANTIALLY 90 DEGREES. THE CITY SHALL MAINTAIN ALL WATER AND SANITARY SEWER IMPROVEMENTS AND STORM SEWER FACILITIES INSTALLED IN THE EASEMENT IN GOOD AND WORKING CONDITION, NOTWITHSTANDING THE FOREGOING. THE UNDERLYING PROPERTY OWNER RETAINS THE RIGHT TO USE THE SURFACE OF THE AREAS WITHIN WHICH THE WATER AND SANITARY SEWER EASEMENTS ARE DEPICTED FOR PARKING LOTS, SIDEWALKS, ROADS, DRIVEWAYS AND DRIVE AISLES, CURBS, AND OTHER SIMILAR HARDSCAPE USES PROVIDED SUCH SIMILAR USES DO NOT MATERIALLY INTERFERE WITH THE CITY'S USE OF SUCH AREAS AS WATER AND SANITARY SEWER EASEMENTS. THE CITY SHALL GIVE REASONABLE PRIOR NOTICE OF ENTRY TO THE UNDERLYING PROPERTY OWNER EXCEPT IN EMERGENCIES. SHALL COORDINATE ITS WORK SO AS TO MINIMIZE INTERRUPTION OF THE ONGOING BUSINESS AND RESTORE DAMAGE CAUSED BY THE CITY OR ITS CONTRACTORS.
- ACCESS EASEMENTS ARE HEREBY GRANTED TO THE ENTITY(S) INDICATED ON THIS FINAL PLAT DOCUMENT. ACCESS EASEMENTS ARE NON-EXCLUSIVE AND ARE INTENDED SOLELY FOR THE PURPOSE OF INGRESS AND EGRESS FOR THE BENEFIT OF THE ENTITY(S) INDICTED HEREIN.
- 10. METRO DISTRICT UTILITY EASEMENTS ARE HEREBY GRANTED TO THE REDTAIL RIDGE METROPOLITAN DISTRICT, AS SHOWN ON THIS PLAT, SOLELY FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, INSPECTING AND OPERATING STORM SEWER FACILITIES, TRANSMISSION, DISTRIBUTION AND SERVICE LINES AND APPURTENANCES, TOGETHER WITH A RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT. THESE EASEMENTS SHALL BE EXCLUSIVE; HOWEVER, UTILITIES MAY CROSS THE EXCLUSIVE EASEMENTS AT SUBSTANTIALLY 90 DEGREES. THE METRO DISTRICT SHALL MAINTAIN ALL STORM SEWER FACILITIES INSTALLED IN THE EASEMENT IN GOOD AND WORKING CONDITION. NOTWITHSTANDING THE FOREGOING, THE UNDERLYING PROPERTY OWNER RETAINS THE RIGHT TO USE THE SURFACE OF THE AREAS WITHIN WHICH THE EASEMENTS ARE DEPICTED FOR PARKING LOTS, SIDEWALKS, ROADS, DRIVEWAYS AND DRIVE AISLES, CURBS, AND OTHER SIMILAR HARDSCAPE USES PROVIDED SUCH SIMILAR USES DO NOT MATERIALLY INTERFERE WITH THE METRO DISTRICT'S USE OF SUCH AREAS AS EASEMENTS. THE METRO DISTRICT SHALL GIVE REASONABLE PRIOR NOTICE OF ENTRY TO THE UNDERLYING PROPERTY OWNER EXCEPT IN EMERGENCIES, SHALL COORDINATE ITS WORK SO AS TO MINIMIZE INTERRUPTION OF THE ONGOING BUSINESS AND RESTORE DAMAGE CAUSED BY THE METRO DISTRICT OR ITS CONTRACTORS.
- DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE REDTAIL RIDGE METROPOLITAN DISTRICT AND THE CITY OF LOUISVILLE, AS SHOWN ON THIS PLAT, SOLELY FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, INSPECTING AND OPERATING STORM WATER MANAGEMENT FACILITIES AND APPURTENANCES, TOGETHER WITH A RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT. THESE EASEMENTS SHALL BE EXCLUSIVE. THE METRO DISTRICT AND/OR THE CITY OF LOUISVILLE SHALL MAINTAIN ALL STORM WATER MANAGEMENT FACILITIES INSTALLED IN THE EASEMENT IN GOOD AND WORKING CONDITION AS AGREED UPON PURSUANT TO SEPARATE MAINTENANCE AGREEMENTS. THE DRAINAGE EASEMENTS CONVEYED HEREIN GIVE BOTH THE REDTAIL RIDGE METROPOLITAN DISTRICT AND THE CITY OF LOUISVILLE THE RIGHT TO ACCESS THE EASEMENT FOR THE PURPOSE OF MAINTAINING STORMWATER MANAGEMENT FACILITIES BUT IS IN NO WAY INTENDED TO ASSIGN THE RESPONSIBILITY FOR SAID MAINTENANCE.
- LANDSCAPE EASEMENTS ARE HEREBY GRANTED TO THE REDTAIL RIDGE METROPOLITAN DISTRICT, AS SHOWN ON THIS PLAT, SOLELY FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, INSPECTING LANDSCAPING AND ASSOCIATED APPURTENANCES, TOGETHER WITH A RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT. THESE EASEMENTS SHALL BE EXCLUSIVE; HOWEVER, UTILITIES MAY CROSS THE EXCLUSIVE EASEMENTS AT SUBSTANTIALLY 90 DEGREES. THE METRO DISTRICT SHALL MAINTAIN ALL LANDSCAPING INSTALLED IN THE EASEMENTS.

SHEET INDEX

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METROPOLITAN DISTRICT: REDTAIL RIDGE METROPOLITAN DISTRICT

SIGNATURE		_		
BY:				
AS:	OF REDTAIL RID	GE METROPOLITAN DISTRICT		
SUBSCRIBED AND SWORN TO BEFORE ME THIS	DAY OF	, 20, BY	AS	OF
WITNESS MY HAND AND OFFICIAL SEAL.				

NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATE

MY COMMISSION EXPIRES .

CITY CLERK SIGNATURE

APPROVED THIS DAY OF	20	BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO, SERIES		
CITY COUNCIL CERTIFICATE:		
APPROVED THIS DAY OF	20	BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO, SERIES		
MAYOR SIGNATURE		

SURVEYOR'S CERTIFICATE:

I. AARON MURPHY, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO. DO HEREBY CERTIFY THAT THIS PLAT OF REDTAIL RIDGE FILING NO. 1 TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

AARON MURPHY, PLS NO. 38162	
FOR AND ON BEHALF OF HARRIS KOCHER SMITH	

1120 LINCOLN STREET, SUITE 1000 DENVER, CO 80203 PHONE: 303-623-6300

LEGEND

A	SET #5 REBAR W/ 1.25" BLUE PLASTIC CAP PLS 38162	X X,XXX SF XX,XXX AC	LOT NUMBER & AREA
0	FOUND MONUMENT AS DESCRIBED	R.R.M.D.U.E. =	REDTAIL RIDGE METROPOLITAN DISTRICT UTILITY EASEMENT HEREBY GRANTED
♦	FOUND BARE #5 REBAR	E.C.U.E. =	EXCLUSIVE CITY UTILITY EASEMENT HEREBY GRANTED
Δ	FOUND #5 REBAR W/ ALUM. CAP PUNCHED THROUGH TOP	G.D.R.O.W. =	GOODHUE DITCH & RESERVOIR COMPANY R.O.W.
		D.U.E. =	DRY UTILITY EASEMENT HEREBY GRANTED
0	FOUND ILLEGIBLE 1.5" ALUM. CAP ON #5 REBAR	L.E. =	LANDSCAPE EASEMENT HEREBY GRANTED
	FOUND 2.5" ALUM. CAP PLS 28657	S.M.E. =	SURFACE MAINTENANCE EASEMENT HEREBY GRANTED
	ON #5 REBAR	R.O.W. =	RIGHT-OF-WAY
A	FOUND 3.5" ALUM. CAP CDOT ROW MARKER ON #6 REBAR PLS 24961	CoL =	CITY OF LOUISVILLE
l ,	FOUND 3.5" ALUM. CAP CDOT ROW	CCOB =	CITY AND COUNTY OF BROOMFIELD
	MARKER ON #6 REBAR PLS 24942	CDOT =	COLORADO DEPARTMENT OF TRANSPORTATION
•	FOUND #5 REBAR W/ 1.25" BLUE PLASTIC CAP PLS 38162	NPPHA =	NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY
	FOUND MAG NAIL W/ 1" BRASS TAG	PSCO =	PUBLIC SERVICE COMPANY OF COLORADO
•	PLS 38162		PORTION OF EASEMENT TO BE VACATED
\oplus	SECTION CORNER		BY SEPARATE INSTRUMENT
			LOUISVILLE CITY LIMITS

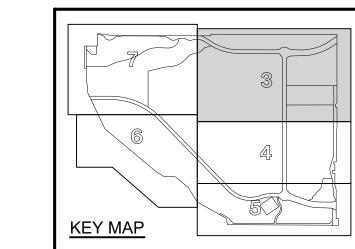
CLERK & RECORDER'S CERTIFICATE:

OF COLORADO)					
Y OF BOULDER	SS.)					
BY CERTIFY THAT	THIS INSTRUMENT	WAS FILED FO	OR RECORD	IN MY OFFICE	. AT	(A.M./P.M.)
	DAY OF		A.D.,	20		
CEPTION NO			-			
AND RECORDER						
	Y OF BOULDER BY CERTIFY THAT CEPTION NO.	ss. Y OF BOULDER) BY CERTIFY THAT THIS INSTRUMENT DAY OF CEPTION NO	ss. Y OF BOULDER) BY CERTIFY THAT THIS INSTRUMENT WAS FILED FO DAY OF CEPTION NO	ss. Y OF BOULDER) BY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD DAY OF A.D., CEPTION NO	ss. Y OF BOULDER) BY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE DAY OF A.D., 20 CEPTION NO	ss. Y OF BOULDER) BY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT DAY OF A.D., 20 CEPTION NO

PREPARED BY: FINAL SUBDIVISION PLAT OF REDTAIL RIDGE FILING NO. 1 SITUATED IN THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO Denver, Colorado 80203 P: 303-623-6300 F: 303-623-6311 HarrisKocherSmith.com KEY MAP/TRACT SUMMARY TABLE __PROPOSED / RIGHT-OF-WAY CAMPUS DR-BOULDER COUNTY POINT OF BEGINNING
CENTER SEC. 20 FOUND #6 REBAR WITH
2.5" ALUM. CAP STAMPED: DB&CO 2009 CITY OF LOUISVILLE TRACT C 743,463 SF 17.07 AC PLS 23529 CAMPUS DR (MENNESSEE NEEDSEE NEEDSEE NEEDSE NEE _16,129 SQ. FT. OR 0.37 AC.± DEDICATED TO S 96TH ST THE CITY OF LOUISVILLE NW 1/4 SE 1/4 TRACT D 718,620 SF 16.50 AC SEC 20 NE 1/4 SW 1/4 SEC 20 NW 1/4 SW 1/4 NE 1/4 SE 1/4 SEC 20 SEC 20 TRACT G 1,090,473 SQ. FT. OR 25.03 AC.± DEDICATED TO THE CITY OF LOUISVILLE LOT 1, BLOCK 2 LOT 1, BLOCK 1 6,348,908 SF 145.75 AC TRACT E 158,756 SF 3.64 AC TRACT L 784,082 SF 18,00 AC SW 1/4 SW 1/4 SEC 20 SE 1/4 SW 1/4 SE 1/4 SE 1/4 SW 1/4 SE 1/4 SEC 20 SEC 20 SEC 20 LOT 2, BLOCK 1 2,028,875 SF 46.58 AC SHEET 6 LOT 2, BLOCK 2 1,742,432 SF 40.00 AC 1/4 COR. SEC. 20/29 FOUND #6 REBAR W/ /-3.25" BRASS CAP STAMPED: 1998 PLS 16401 NE 1/4 NW 1/4 SEC 29 <u>LEGEND</u> SECTION CORNER (DESCRIBED ON FOLLOWING SHEETS) NW 1/4 NE 1/4 NE 1/4 NE 1/4 SEC 29 SEC 29 LOT NUMBER & AREA ROCKCRESS DR LOUISVILLE CITY LIMITS NOT A PART OF THIS PLAT 75,000 SQ. FT. OR 1.72 AC.±_ TRACT SUMMARY TABLE PUBLIC SERVICE COMPANY OF COLORADO REC. NO. 531604 TRACT INFORMATION TRACT USE AND MAINTENANCE RESPONSIBILITY LOT 3, BLOCK 1 435,694 SF 10.00 AC TRACT K — 32,597 SF 0.75 AC TRACT F 100,139 SF -2.30 AC TRACT | AREA (SF) | AREA (AC) | OWNERSHIP | ROADWAY | WATER | SAN. SEWER | STORM SEWER | PUBLIC SAFETY | DRAINAGE | RECREATION | LANDSCAPE | TRAIL | GH DITCH TRACT A 0.37 | CoL (AS ROW) CoL CITY OF LOUISVILLE TRACT B CoL CoL CoL TRACT C CoL CoL CoL CoL GDC CoL CoL CITY AND COUNTY OF BROOMFIELD GDC TRACT D CoL RRMD CoL/RRMD CoL CoL CoL TRACT E 158,756 CoL CoL RRMD RRMD CoL CoL CoL 3.64 CoL 100,139 CoL TRACT F CoL CoL CoL 2.30 25.03 CoL (AS ROW) CoL/RRMD RRMD GDC TRACT G 1,090,473 CoL CoL TRACT H 0.70 LFPD TRACT I 1,443,852 CoL CoL/RRMD CoL/RRMD CoL CENTER SEC. 29 TRACT J 3.64 RRMD RRMD RRMD FOUND 2.5" ALUM. CAP TRACT K CoL CoL ON #6 REBAR 0.1' ABOVE GROUND SCALE: 1" = 250' STAMPED: DB&CO 2000 PLS 23529 TRACT L 784,082 18.00 CoL CoL CoL CoL CoL ABBREVIATION LEGEND CoL CITY OF LOUISVILLE 1. TRACTS ARE ENCUMBERED BY PROPOSED AND EXISTING EASEMENTS THAT ALLOW FOR ADDITIONAL USES. 2. THIS TRACT SUMMARY TABLE IS INTENDED TO COMMUNICATE THE GENERAL USES AND MAINTENANCE RESPONSIBILITIES ASSOCIATED WITH THE TRACTS. THE FILING 1 RRMD REDTAIL RIDGE METRO DISTRICT GDC GOODHUE DITCH COMPANY SIA/DEVELOPMENT AGREEMENT SHALL BE REFERRED TO FOR ADDITIONAL DETAIL. KEY MAP/TRACT SUMMARY TABLE - SHEET 2 OF 9 LFPD LOUISVILLE FIRE PROTECTION DISTRICT PROJECT NUMBER: 190108

REDTAIL RIDGE FILING NO. 1

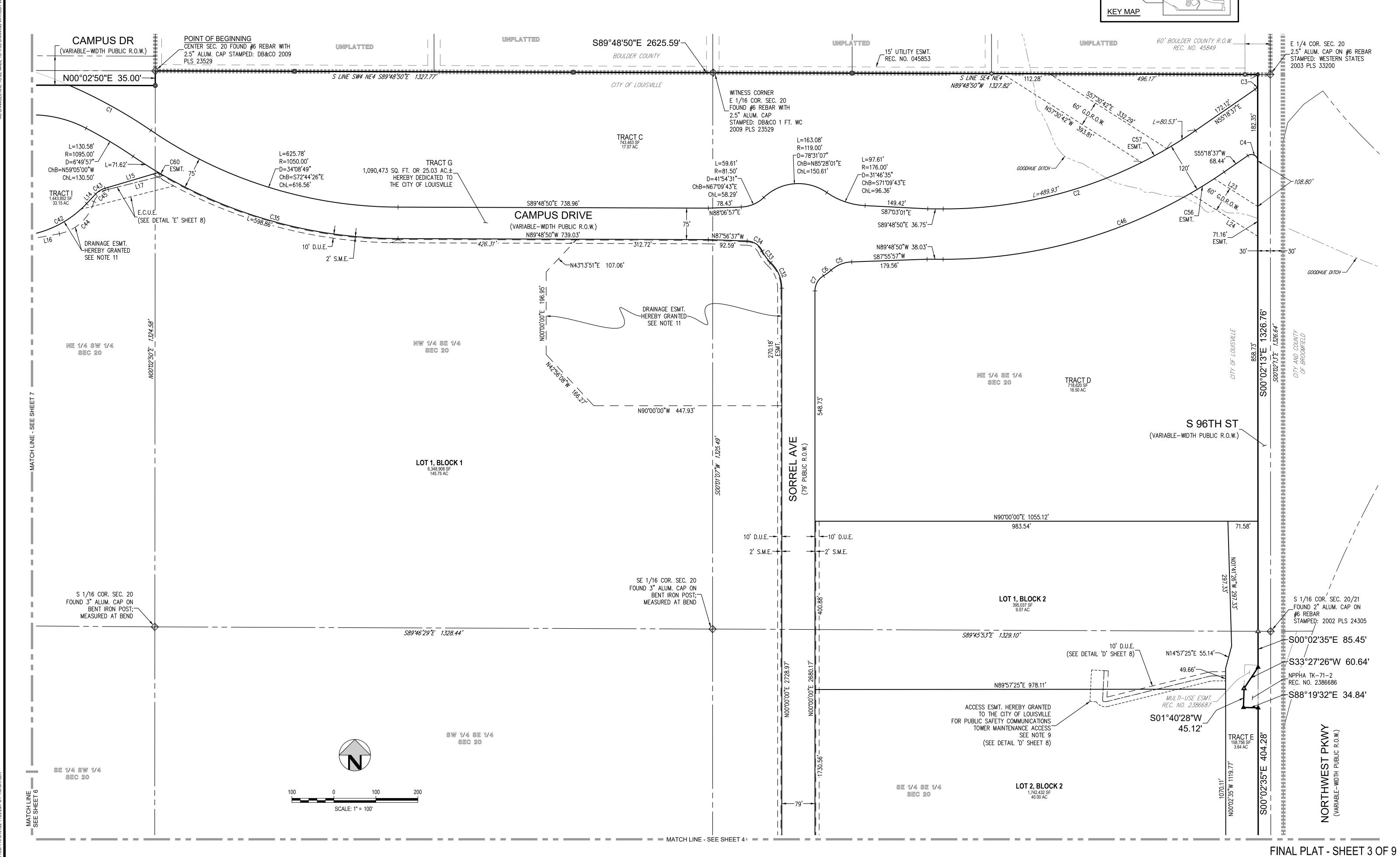
SITUATED IN THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO PLAT SHEET



PREPARED BY:

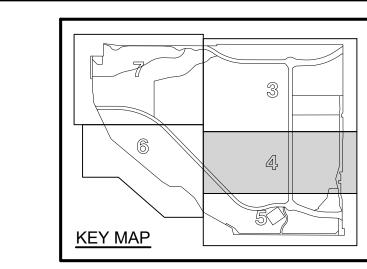
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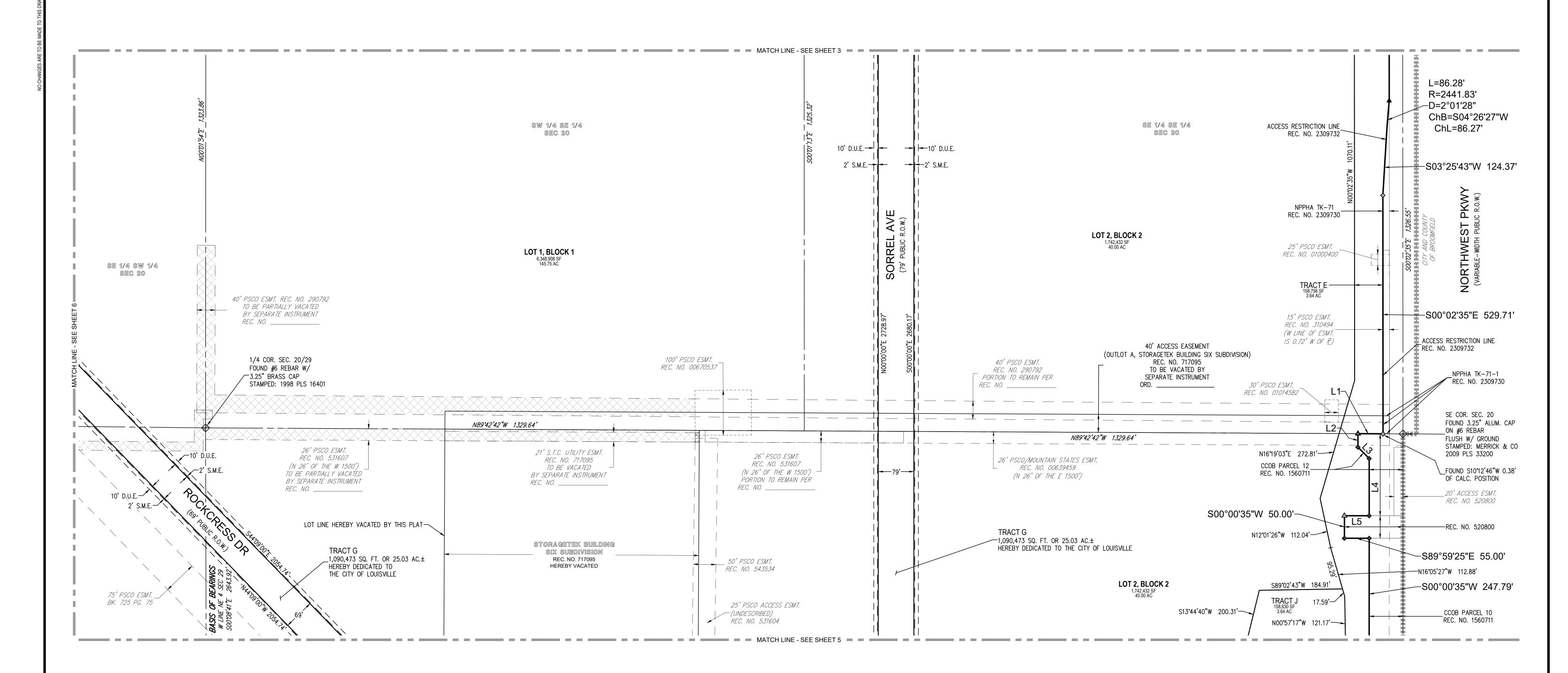


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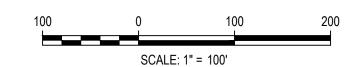
SITUATED IN THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO PLAT SHEET





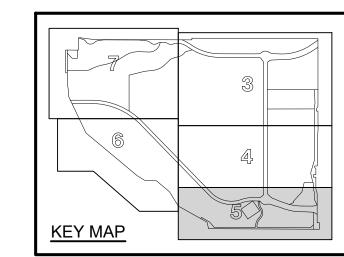




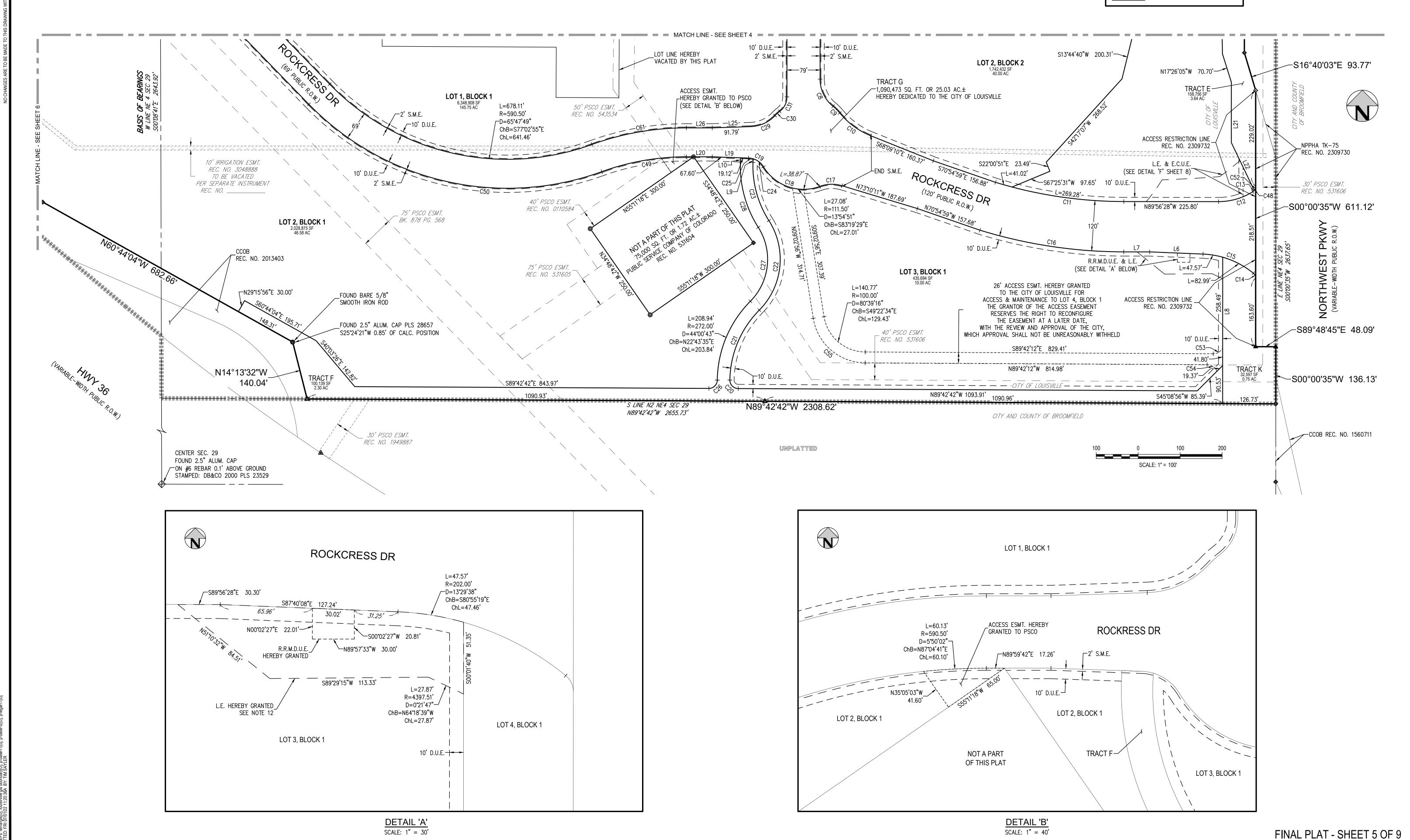


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SITUATED IN THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO PLAT SHEET/EASEMENT DETAILS 'A' & 'B'

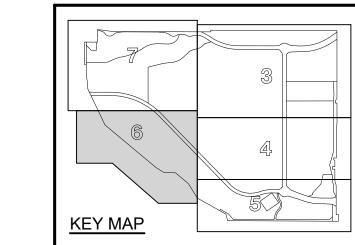




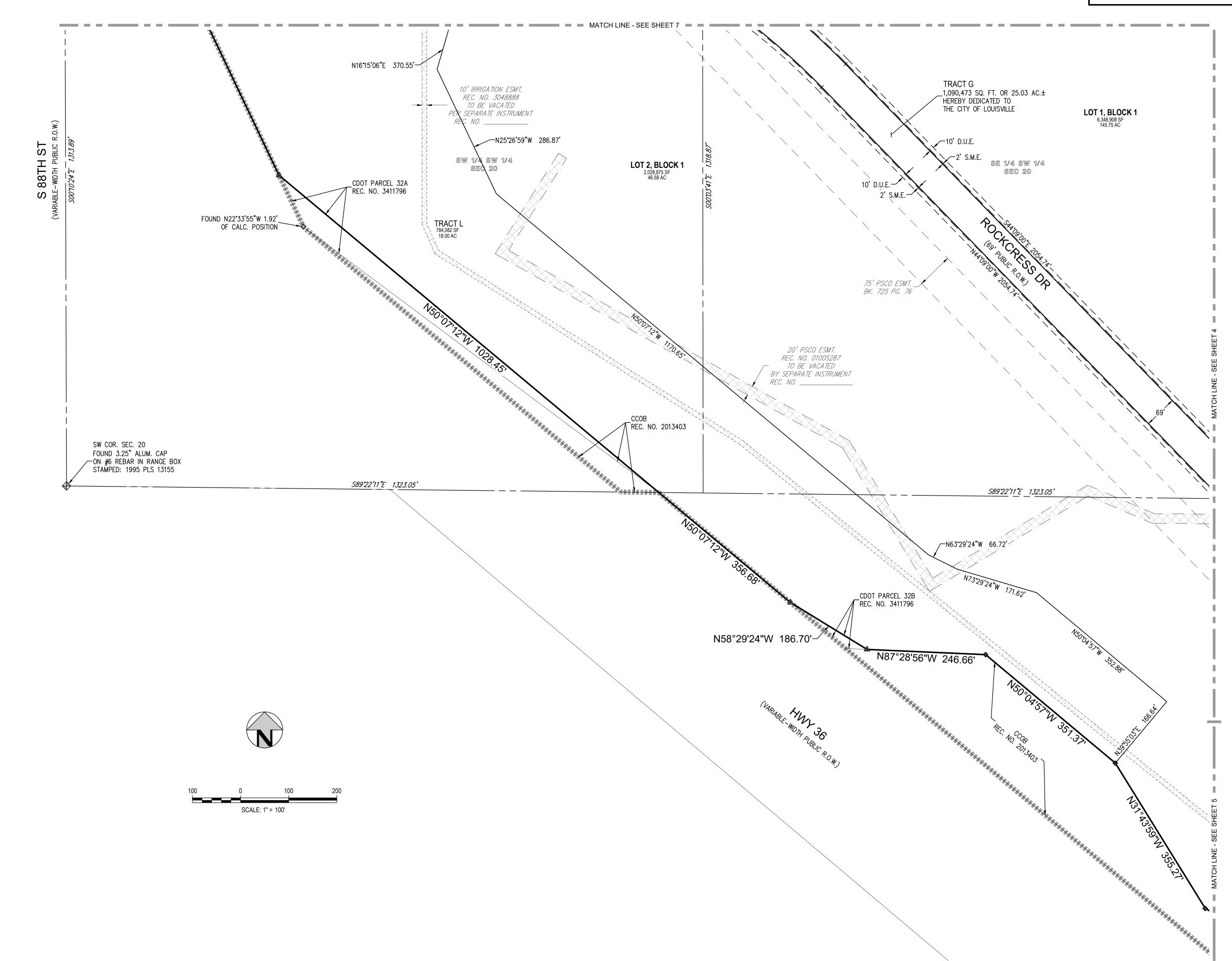


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SITUATED IN THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO PLAT SHEET

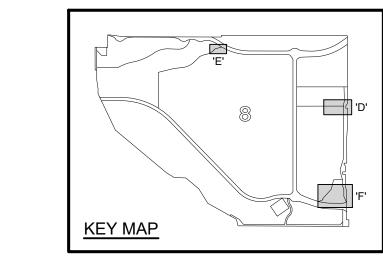






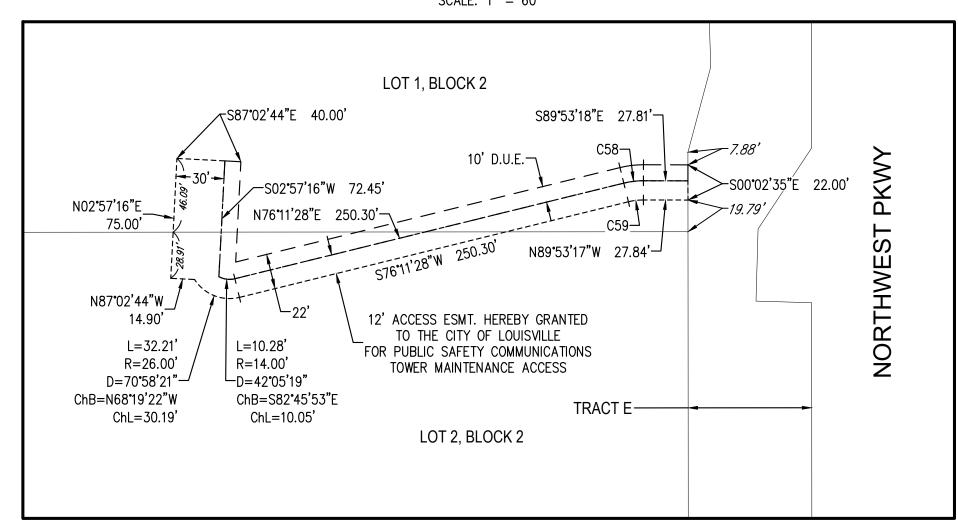
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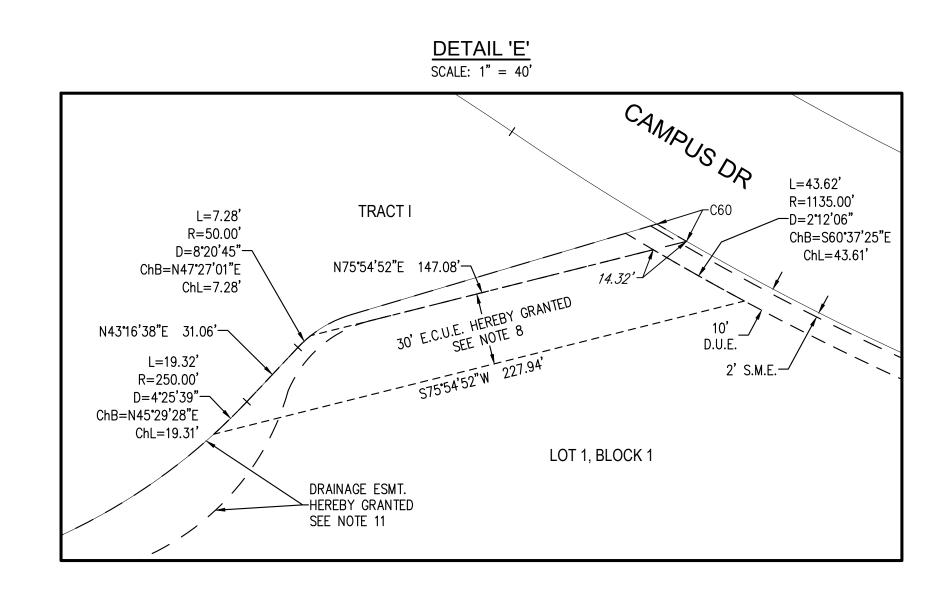
SITUATED IN THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO EASEMENT DETAILS 'D', 'E' & 'F'



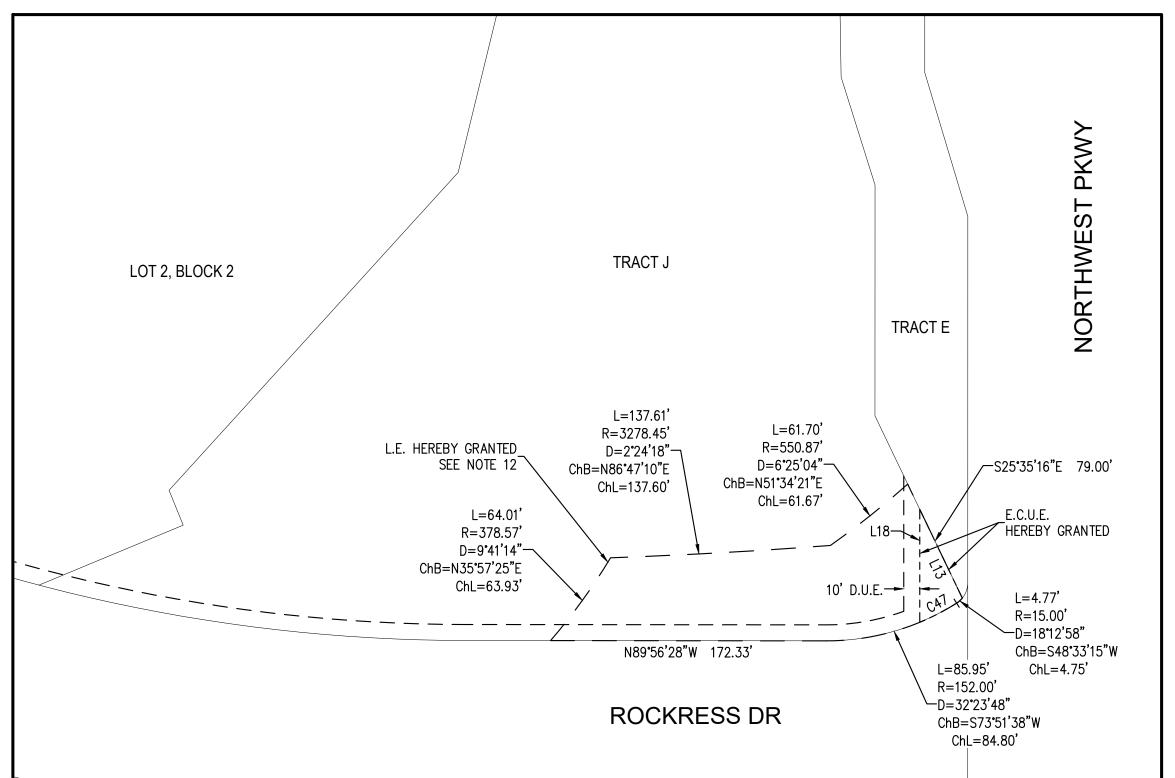


 $\frac{\text{DETAIL 'D'}}{\text{SCALE: 1"} = 60'}$

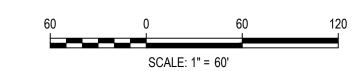












REDTAIL RIDGE FILING NO. 1

SITUATED IN THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO LINE & CURVE TABLES



		<u> </u>	RVE TABL	<u> </u>	
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHOR
C1	1170.00'	10°53'44"	222.49'	S61°06'53"E	222.15
C2	1050.00'	34°52'33"	639.13'	N72°44'53"E	629.3
C3	15.00'	55°20'51"	14.49'	N27°38'12"E	13.93
C4	15.00'	124°39'10"	32.63'	N62°21'48"W	26.57
C5	78.00'	39°42'30"	54.06'	S68°04'42"W	52.98
C6	117.00'	10°56'24"	22.34'	S53°41'39"W	22.31
C7	42.00'	59*09'51"	43.37'	S29°34'56"W	41.47
C8	83.50'	50°53'35"	74.17'	S25°26'48"E	71.75
C9	111.50'	11°36'40"	22.60'	S45°05'15"E	22.56
C10	184.50'	28 ° 52 ' 15"	92.97'	S53°43'03"E	91.99
C11	1050.00'	16°55'55"	310.29	S81°28'31"E	309.16
C12	152.00'	32°23'48"	85.95'	N73°51'38"E	84.80
C13	15.00'	18°12'58"	4.77'	N48°33'15"E	4.75
C14	15.00'	50°38'48"	13.26'	N25°18'48"W	12.83
C15	202.00'	37°01'56"	130.56	N69°09'09"W	128.30
C16	1170.00'	17°02'32"	348.01	N81°25'12"W	346.72
C17	83.50'	37°05'08"	54.05	S88°17'15"W	53.11
C18	111.50'	78 ° 59'15"	153.71	N70°45'42"W	141.83
C19	43.50'	56°44'14"	43.08'	N59°38'11"W	41.34
C20	20.00'	90°34'06"	31.61'	N44*25'39"W	28.42
C21	242.00	43°52'33"	185.32	N22°47'40"E	180.82
C22	172.00	77°16'43"	231.99	N06°05'35"E	214.80
C23	242.00	34°32'28"	145.89	N15*16'32"W	
					143.69
C24	43.50'	42°15'22"	32.08'	N52°23'45"W	31.36
C25	43.50'	14°28'51"	10.99'	N80°45'52"W	10.96
C26	20.00'	89°34'04"	31.27'	N45°30'15"E	28.18
C27	142.00'	77°16'43"	191.52'	N06°05'35"E	177.33
C28	272.00'	34°32'28"	163.98'	N15°16'32"W	161.51
C29	83.50'	44°43'21"	65.18'	N65°43'56"E	63.53
C30	93.50'	9°20'23"	15.24'	N48°02'27"E	15.22
C31	43.50'	52°42'39"	40.02'	N26°21'19"E	38.62
C32	83.50'	46°35'42"	67.91	N23°17'51"W	66.05
C33	95.50'	21°02'24"	35.07'	N36°04'30"W	34.87
C34	41.50'	62°23'18"	45.19'	N56°44'58"W	42.99
C35	1125.00'	34°08'49"	670.47	N72°44'26"W	660.60
C36	245.50'	57°13'43"	245.21'	N89°24'17"W	235.15
C37	181.50'	36°20'19"	115.11'	N66°09'50"W	113.19
C38	113.50'	101°55'25"	201.91'	N82°10'12"W	176.32
C39	81.50'	37°38'17"	53.54'	N50°01'38"W	52.58
C40	15.00'	18°48'26"	4.92'	N80°24'26"W	4.90'
C41	361.50'	2*09'26"	13.61'	N69*55'30"W	13.61
C42	250.00'	35°48'41"	156.26'	S61°10'59"W	153.73
C43	50.00'	30°12'49"	26.37'	S58°23'03"W	26.06
C44	107.49	62 ° 59'40"	118.18'	S47°05'59"W	112.32
C45	50.00'	53°05'40"	46.33'	S49°22'03"W	44.69
C46	1170.00	34°52'33"	712.18	S72°44'53"W	701.23
C47	152.00'	9°47'34"	25.98'	S62°33'31"W	25.95
C48	15.00'	57 ° 39'09"	15.09'	N28°50'10"E	14.46
C49	590.50'	19°56'31"	205.53	S80°01'26"W	204.49
C50	659.50'	65°47'49"	757.35	S77°02'55"E	716.42
C51	1484.50	45°51'18"	1188.07	N67°04'39"W	1156.6
C52	15.00'	39°26'11"	10.32	N19°43'41"E	10.12
C53	25.00'	63°06'26"	27.54	N58°44'35"E	26.16
	20.00	00 00 20	27.54	NOU TT JO É	20.10

		CU	IRVE TABL	 _E	
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C55	126.00'	80°39'16"	177.37	N49°22'34"W	163.08'
C56	1170.00'	3°15'57"	66.69'	N58°21'14"E	66.68'
C57	1050.00'	3°44'50"	68.67'	S61°34'41"W	68.66'
C58	51.00'	13 ° 55'15"	12.39'	N83°09'06"E	12.36'
C59	39.00'	13 ° 55'15"	9.48'	S83°09'06"W	9.45'
C60	1125.00'	0°43'40"	14.29'	S59°40'42"E	14.29'
C61	659.50'	19°56'31"	229.54'	S80°01'26"W	228.38'

	LINE TABL	E
LINE	BEARING	LENGTH
L1	N89°42'42"W	55.73'
L2	S00°00'35"W	30.02'
L3	S44°51'26"E	35.44'
L4	S00°00'35"W	127.21'
L5	N89°59'25"W	55.00'
L6	N87°40'08"W	127.24
L7	N89°56'28"W	61.81'
L8	N00°01'40"E	349.02'
L9	N01°59'42"E	8.65'
L10	N01°59'42"E	10.03'
L11	N68°50'46"W	102.75
L12	S89°48'38"E	34.06'
L13	S25°35'16"E	61.53'
L14	S43°16'38"W	31.06'
L15	S73°29'27"W	132.85
L16	S79°34'31"W	118.46
L17	S75°54'52"W	136.13'
L18	N00°00'35"E	70.60'
L19	N88°00'18"W	86.72'
L20	S89°59'42"W	61.55'
L21	N00°00'35"E	144.24
L22	N25°35'16"W	126.34
L23	S57°30'42"E	123.02'
L24	N57°30'42"W	190.37
L25	N88°05'36"E	91.79'
L26	N89°59'42"E	61.57'