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

COVER

PREPARED BY:

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

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 COUNTY;
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 COUNTY;
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;
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°23'09", 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 THE STREETS, AVENUES, TRACTS A THROUGH I, INCLUSIVE, AND TRACT K AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE CITY OF LOUISVILLE AND ALL SERVING PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN. IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, 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, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY OF LOUISVILLE SHALL BECOME THE SOLE PROPERTY OF SAID CITY OF LOUISVILLE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURYLINK, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURYLINK AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

OWNER:

REDTAIL RIDGE PORTFOLIO, LLC

____
SIGNATURE

BY: ______________________

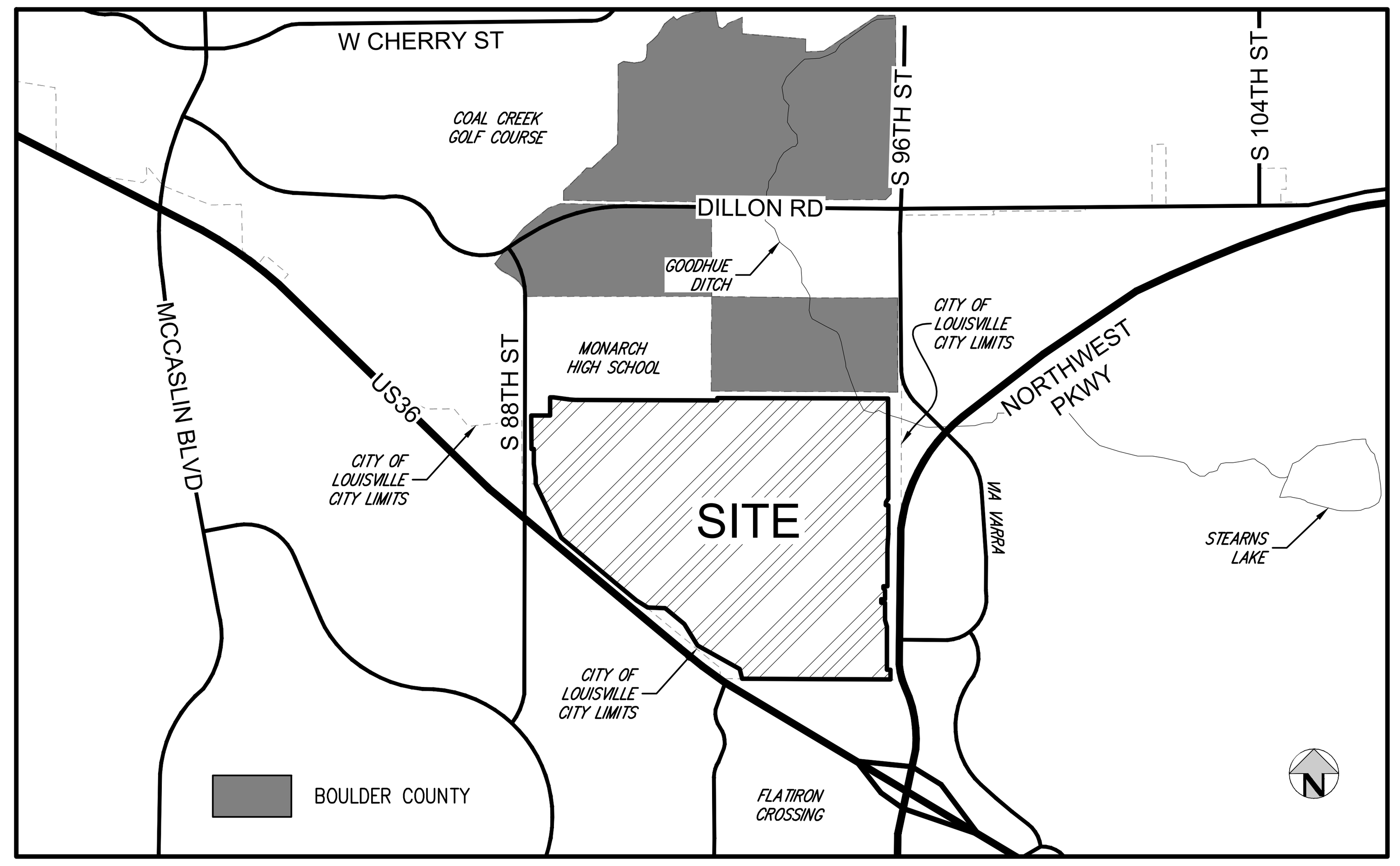
AS: ______________________ OF **REDTAIL RIDGE PORTFOLIO, LLC**

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF ______________, 20___, BY ________________ AS ________________ OF **REDTAIL RIDGE PORTFOLIO, LLC**

WITNESS MY HAND AND OFFICIAL SEAL.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES ______________________



VICINITY MAP
SCALE: 1" = 2,000'

NOTES:

1. 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, COMMITMENT NO. 22000030789B ISSUED BY STEWART TITLE GUARANTY COMPANY, AND HAVING AN EFFECTIVE DATE OF MAY 15, 2023 AT 5:30 P.M.
2. 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.
3. 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. UPON AND AFTER RECORDATION OF THIS PLAT, THIS PLAT SHALL SUPERSEDE AND REPLACE ALL SUBDIVISION PLATS PREVIOUSLY FILED OF RECORD WITH RESPECT TO THE PROPERTY DESCRIBED IN THIS PLAT, INCLUDING BUT NOT LIMITED TO STORAGETEK BUILDING SIX SUBDIVISION RECORDED WITH THE BOULDER COUNTY CLERK AND RECORDER AT RECEPTION NO. 717095, WITH THE LEGAL EFFECT THAT ALL SUCH PREVIOUSLY RECORDED PLATS SHALL BE CONSIDERED VOID AND OF NO FURTHER LEGAL AFFECT AS APPLIED TO THE PROPERTY DESCRIBED IN THIS PLAT, AND THAT THE PROPERTY DESCRIBED IN THIS PLAT SHALL BE CONCLUSIVELY RELEASED FROM THE ENCUMBRANCE OF ALL SUCH RECORDED PLATS UPON AND AFTER RECORDATION OF THIS PLAT.
6. THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
7. 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.
8. A 2' WIDE SURFACE MAINTENANCE EASEMENT RUNNING PARALLEL TO ALL PUBLIC RIGHT-OF-WAY LINES FOR SORRELL DRIVE, CAMPUS DRIVE AND ROCKCRESS DRIVE AND EXTENDING INTO ANY ADJACENT PARCEL NOT BEING CONVEYED TO THE CITY OF LOUISVILLE ARE HEREBY GRANTED TO THE CITY OF LOUISVILLE. SAID 2' SURFACE MAINTENANCE EASEMENTS ARE INTENDED TO ALLOW THE CITY OF LOUISVILLE ADEQUATE SPACE BEHIND ANY IMPROVEMENTS LOCATED WITHIN THE RIGHT-OF-WAY FOR ROUTINE MAINTENANCE AND REPAIRS BY THE CITY OF LOUISVILLE OR THEIR AUTHORIZED DESIGNEE.
9. THE CITY OF LOUISVILLE IS GRANTED A 10' SURFACE MAINTENANCE EASEMENT WHERE ACCESS IS REASONABLY AVAILABLE BEYOND THE EXCLUSIVE UTILITY EASEMENTS GRANTED TO THE CITY BY THIS PLAT. THE 10' MAINTENANCE ACCESS EASEMENT SHALL BE ALLOWED ON EITHER SIDE OF THE EXCLUSIVE UTILITY EASEMENT, OR 5' ON EACH SIDE OF THE EXCLUSIVE UTILITY EASEMENT, IN EITHER CASE THIS EASEMENT IS NOT MEANT TO RESTRICT BUILDING OR IMPROVEMENTS ALLOWED WITHIN THE PUD, BUT INSTEAD ALLOW ACCESS WHERE REASONABLY AVAILABLE ON SITE. MINIMUM SURFACE DISTURBANCE IS ALLOWED BY THE CITY'S USE WITHIN THIS EASEMENT.
10. 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 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.
11. THE FIELD WORK FOR THIS SURVEY WAS CONDUCTED ON FEBRUARY 28, 2019.

SHEET INDEX

SHEET 1	COVER
SHEET 2	KEY MAP/TRACT SUMMARY TABLE
SHEET 3	PLAT SHEET
SHEET 4	PLAT SHEET
SHEET 5	PLAT SHEET/EASEMENT DETAILS 'A' & 'B'
SHEET 6	PLAT SHEET
SHEET 7	PLAT SHEET/EASEMENT DETAIL 'C'
SHEET 8	LINE & CURVE TABLES/EASEMENT DETAILS 'D' & 'E'

PLANNING COMMISSION CERTIFICATE:

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

____
CITY CLERK SIGNATURE

METROPOLITAN DISTRICT:

REDTAIL RIDGE METROPOLITAN DISTRICT

____
JAY HARDY, PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF ______________, 20___, BY JAY HARDY AS PRESIDENT OF **REDTAIL RIDGE METROPOLITAN DISTRICT**

WITNESS MY HAND AND OFFICIAL SEAL.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES ______________________

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

Symbol	Description	Abbreviation	Description
▲ (outlined)	SET #5 REBAR W/ 1.25" BLUE PLASTIC CAP PLS 38162	LOT X, BLOCK X X,XXX SF XX.XX AC	LOT NUMBER, BLOCK & AREA
● (grey)	FOUND MONUMENT AS DESCRIBED	D.E. =	DRAINAGE EASEMENT HEREBY GRANTED
◇	FOUND BARE #5 REBAR	E.C.U.E. =	EXCLUSIVE CITY UTILITY EASEMENT HEREBY GRANTED
△	FOUND #5 REBAR W/ ALUM. CAP PUNCHED THROUGH TOP	G.D.E. =	GOODHUE DITCH & RESERVOIR COMPANY EASEMENT
◎	FOUND ILLEGIBLE 1.5" ALUM. CAP ON #5 REBAR	D.U.E. =	DRY UTILITY EASEMENT HEREBY GRANTED
◈	FOUND 2.5" ALUM. CAP PLS 28657 ON #5 REBAR	S.M.E. =	SURFACE MAINTENANCE EASEMENT HEREBY GRANTED
▲ (double)	FOUND 3.5" ALUM. CAP CDOT ROW MARKER ON #6 REBAR PLS 24961	R.O.W. =	RIGHT-OF-WAY
▲	FOUND 3.5" ALUM. CAP CDOT ROW MARKER ON #6 REBAR PLS 24942	CoL =	CITY OF LOUISVILLE
●	FOUND #5 REBAR W/ 1.25" BLUE PLASTIC CAP PLS 38162	CCOB =	CITY AND COUNTY OF BROOMFIELD
◆	FOUND MAG NAIL W/ 1" BRASS TAG PLS 38162	CDOT =	COLORADO DEPARTMENT OF TRANSPORTATION
⊕	SECTION CORNER	NPPHA =	NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY
		PSCO =	PUBLIC SERVICE COMPANY OF COLORADO
		(crosshatched box)	PORTION OF EASEMENT TO BE VACATED BY SEPARATE INSTRUMENT
		(dashed bar)	LOUISVILLE CITY LIMITS

CLERK & RECORDER'S CERTIFICATE:

STATE OF COLORADO)
ss.
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT__________ (A.M./P.M.)

THIS______________ DAY OF________________ A.D., 20____

AT RECEPTION NO.__________________________

____
CLERK AND RECORDER

____
DEPUTY

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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PLOTTED: WED 03/06/24 7:17:55A BY: TOM GRUBESIC

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FINAL SUBDIVISION PLAT OF

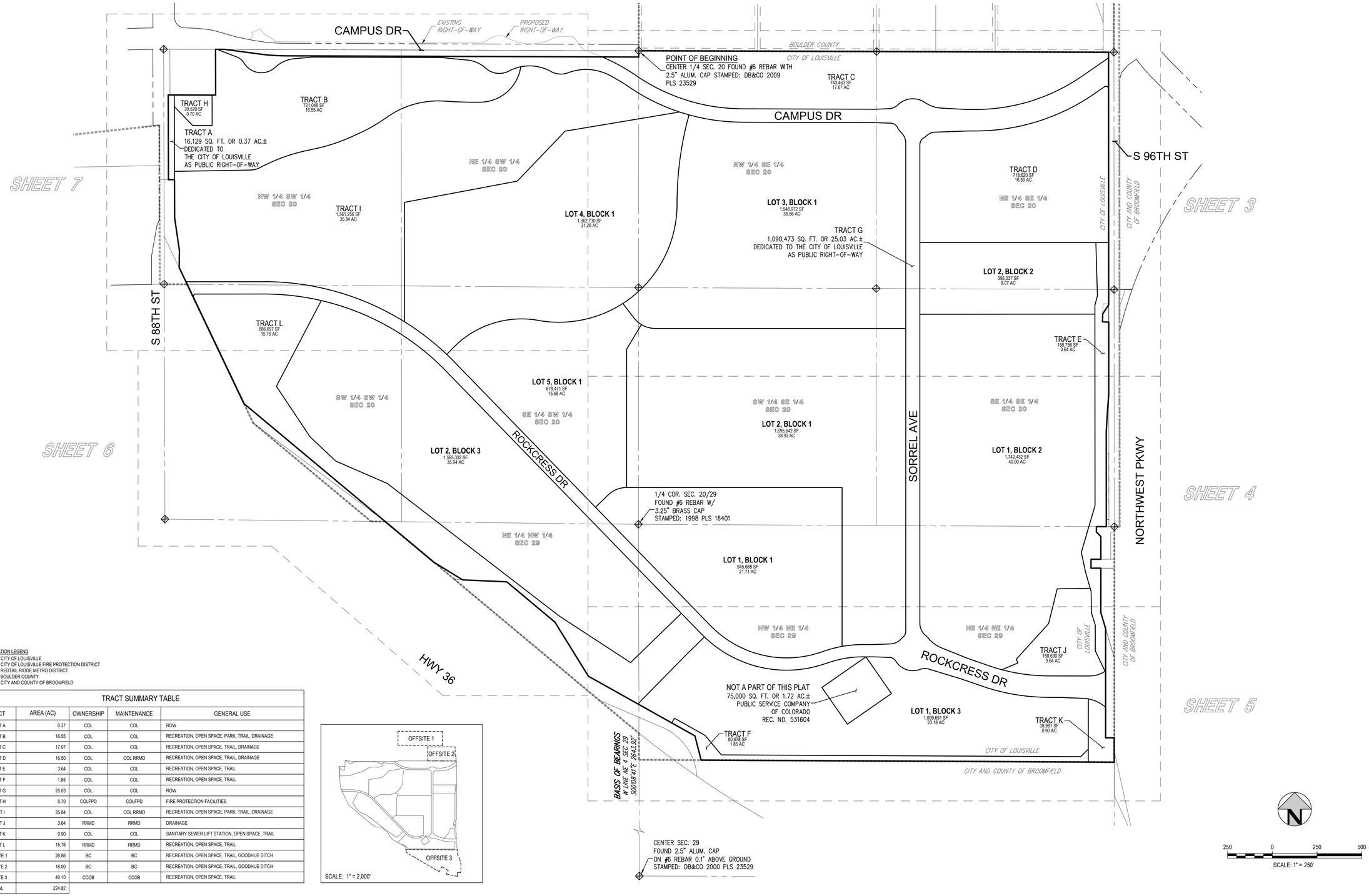
REDTAIL RIDGE FILING NO. 1

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
KEY MAP/TRACT SUMMARY TABLE

PREPARED BY:
HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

LEGEND

- SECTION CORNER (DESCRIBED ON FOLLOWING SHEETS)
- LOT X, BLOCK X — X,XXX SF — XX.XX AC — LOT NUMBER & AREA
- LOUISVILLE CITY LIMITS



ABBREVIATION LEGEND

COL	CITY OF LOUISVILLE
COLFPD	CITY OF LOUISVILLE FIRE PROTECTION DISTRICT
RRMD	REDTAIL RIDGE METRO DISTRICT
BC	BOULDER COUNTY
CCOB	CITY AND COUNTY OF BROOMFIELD

TRACT SUMMARY TABLE

TRACT	AREA (AC)	OWNERSHIP	MAINTENANCE	GENERAL USE
TRACT A	0.37	COL	COL	ROW
TRACT B	16.55	COL	COL	RECREATION, OPEN SPACE, PARK, TRAIL, DRAINAGE
TRACT C	17.07	COL	COL	RECREATION, OPEN SPACE, TRAIL, DRAINAGE
TRACT D	16.50	COL	COL RRMD	RECREATION, OPEN SPACE, TRAIL, DRAINAGE
TRACT E	3.64	COL	COL	RECREATION, OPEN SPACE, TRAIL
TRACT F	1.85	COL	COL	RECREATION, OPEN SPACE, TRAIL
TRACT G	25.03	COL	COL	ROW
TRACT H	0.70	COLFPD	COLFPD	FIRE PROTECTION FACILITIES
TRACT I	35.84	COL	COL RRMD	RECREATION, OPEN SPACE, PARK, TRAIL, DRAINAGE
TRACT J	3.64	RRMD	RRMD	DRAINAGE
TRACT K	0.90	COL	COL	SANITARY SEWER LIFT STATION, OPEN SPACE, TRAIL
TRACT L	15.76	RRMD	RRMD	RECREATION, OPEN SPACE, TRAIL
OFFSITE 1	28.86	BC	BC	RECREATION, OPEN SPACE, TRAIL, GOODHUE DITCH
OFFSITE 2	18.00	BC	BC	RECREATION, OPEN SPACE, TRAIL, GOODHUE DITCH
OFFSITE 3	40.10	CCOB	CCOB	RECREATION, OPEN SPACE, TRAIL
TOTAL	224.82			

NOTE: ALL OFFSITE OPEN SPACES TO BE DEEDED WITH CONSERVATION EASEMENTS DEDICATED TO COL. SEE DETAIL TO RIGHT FOR OFFSITE LOCATIONS.

PROJECT NUMBER: 190108

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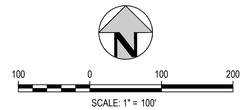
FINAL SUBDIVISION PLAT OF

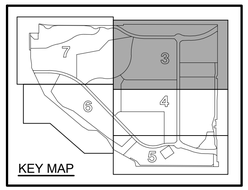
REDTAIL RIDGE FILING NO. 1

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

PLAT SHEET

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.





PREPARED BY:
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1120 Lincoln Street, Suite 1000
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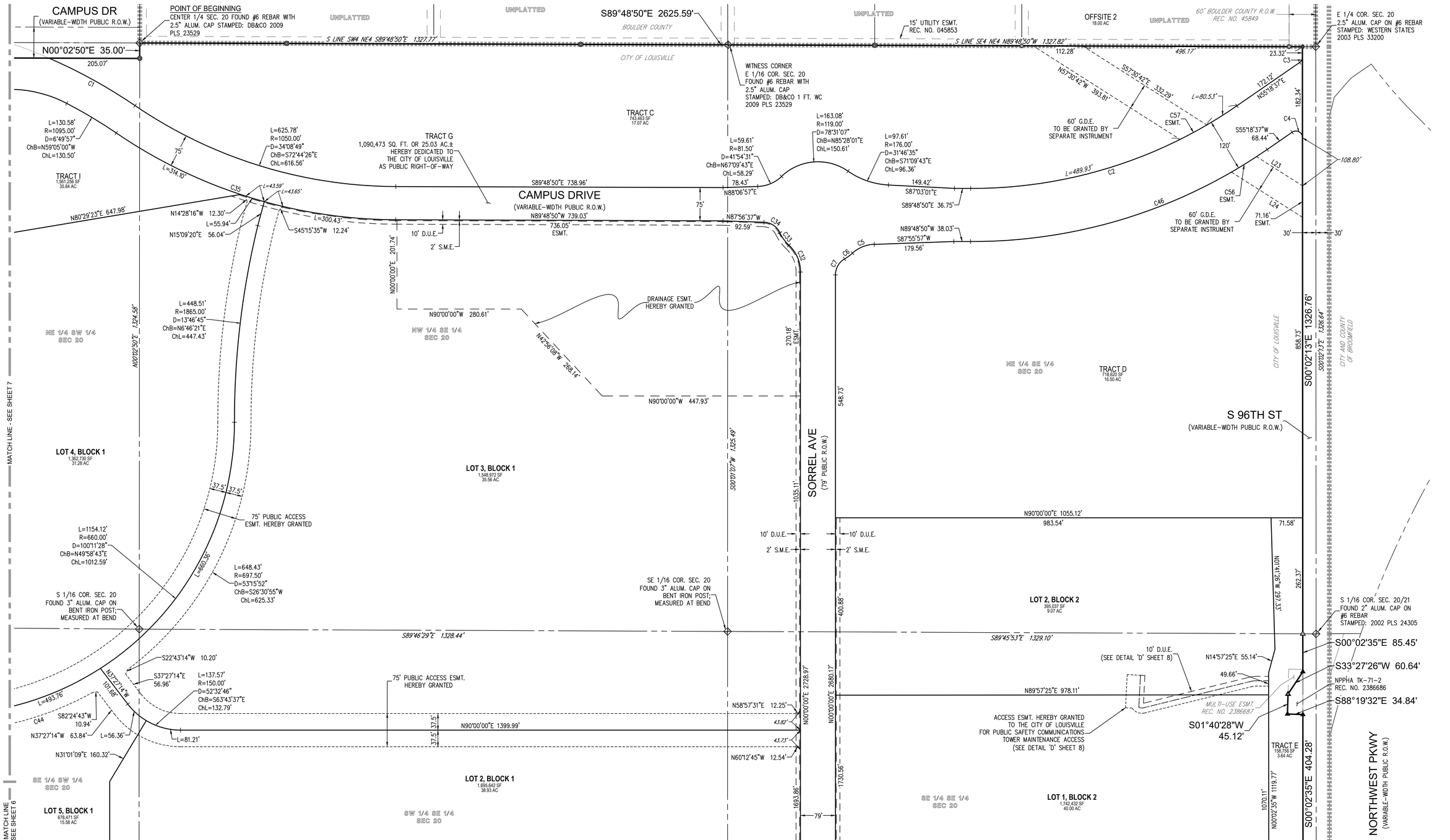
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com



PROJECT NUMBER: 190108

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PLOTTED: WED\03\24\2021 7:18:01A BY: TOM GELBESSO

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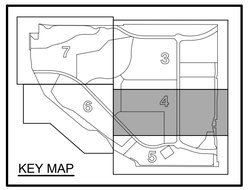
FINAL SUBDIVISION PLAT OF

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
PLAT SHEET



PREPARED BY:
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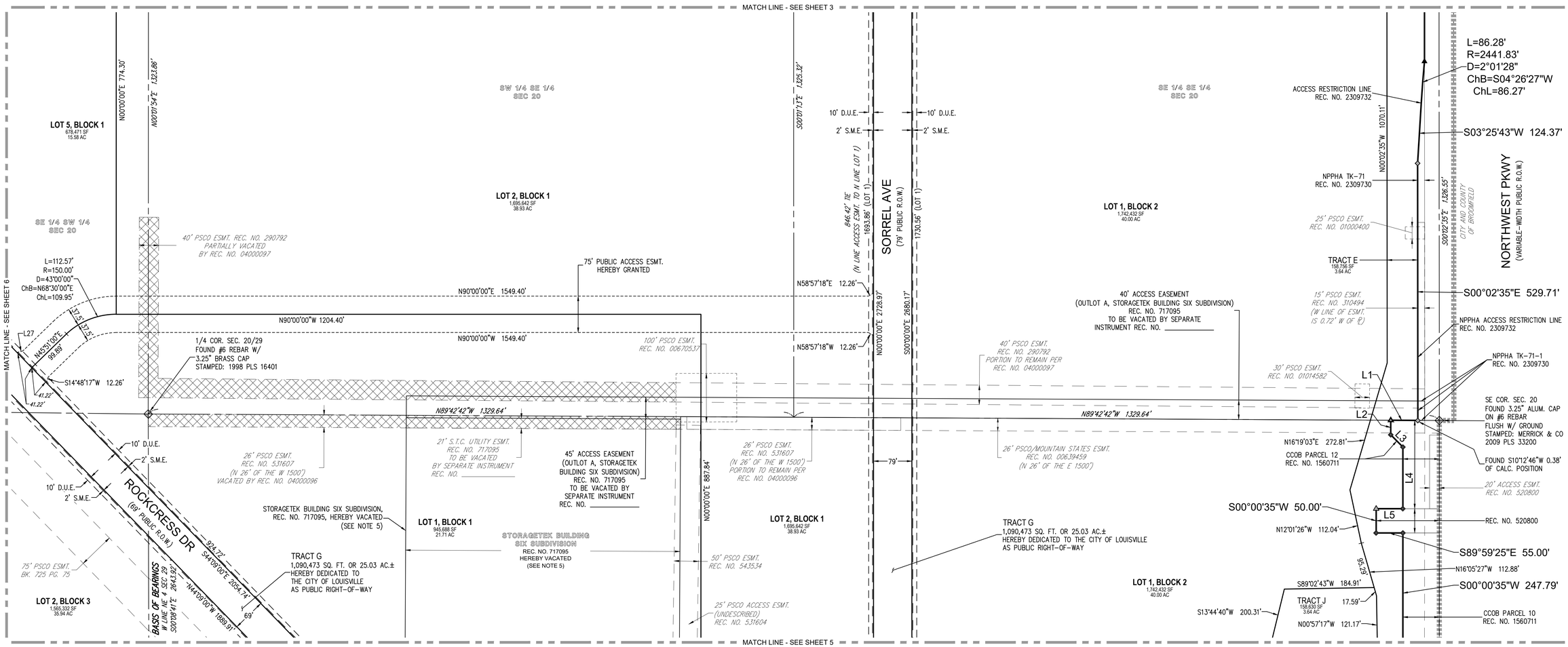

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SCALE: 1" = 100'

FINAL PLAT - SHEET 4 OF 8

PROJECT NUMBER: 190108

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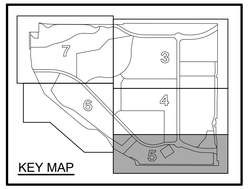
FINAL SUBDIVISION PLAT OF

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

PLAT SHEET/EASEMENT DETAILS 'A' & 'B'



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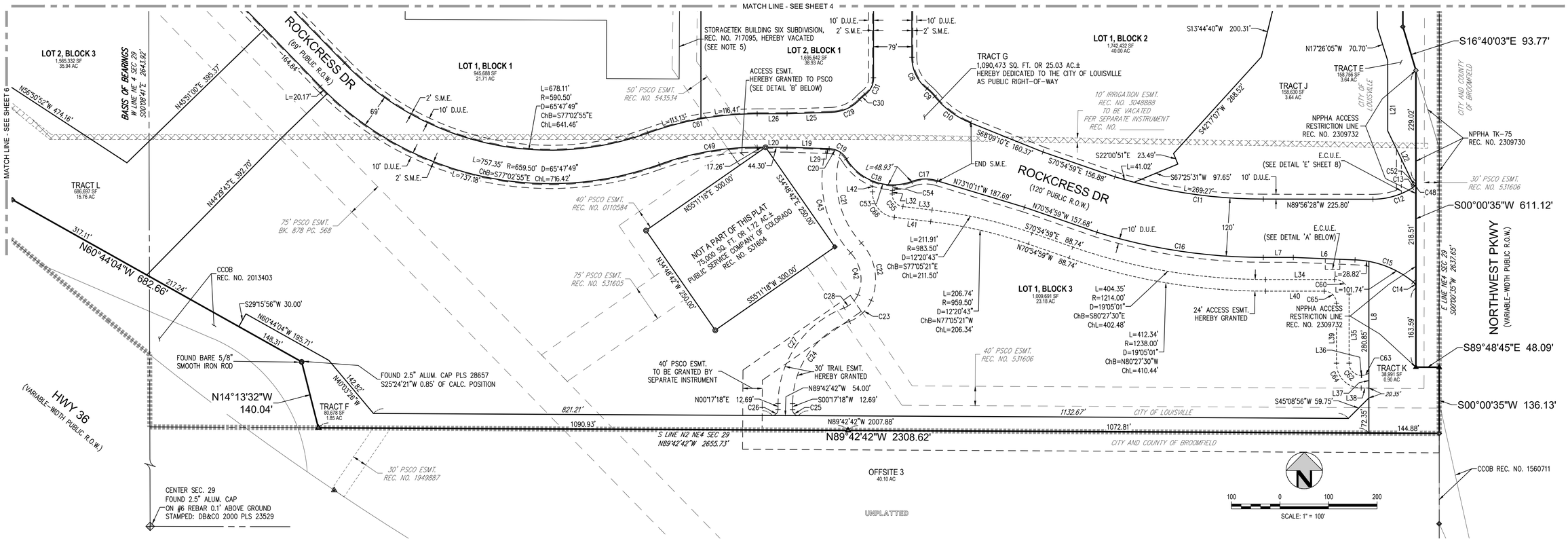
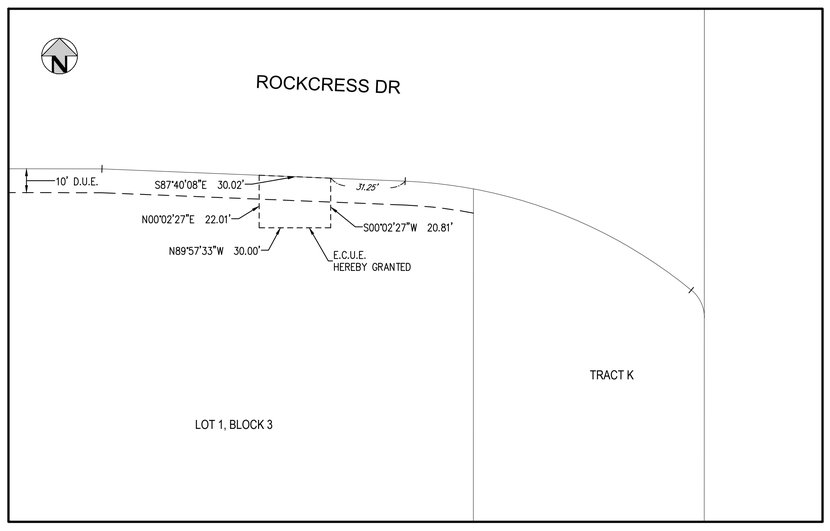
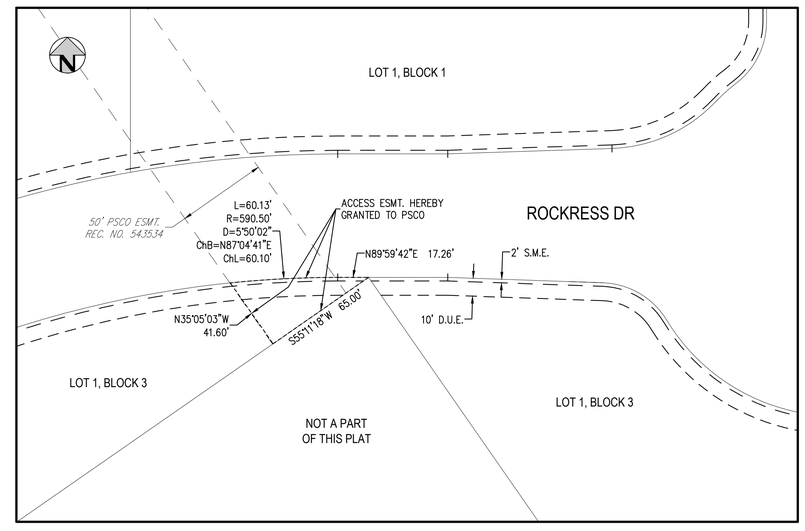




DETAIL 'A'
SCALE: 1" = 30'



DETAIL 'B'
SCALE: 1" = 40'

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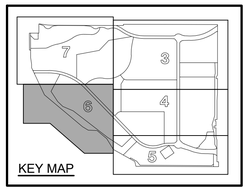
PROJECT NUMBER: 190108

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

PLAT SHEET



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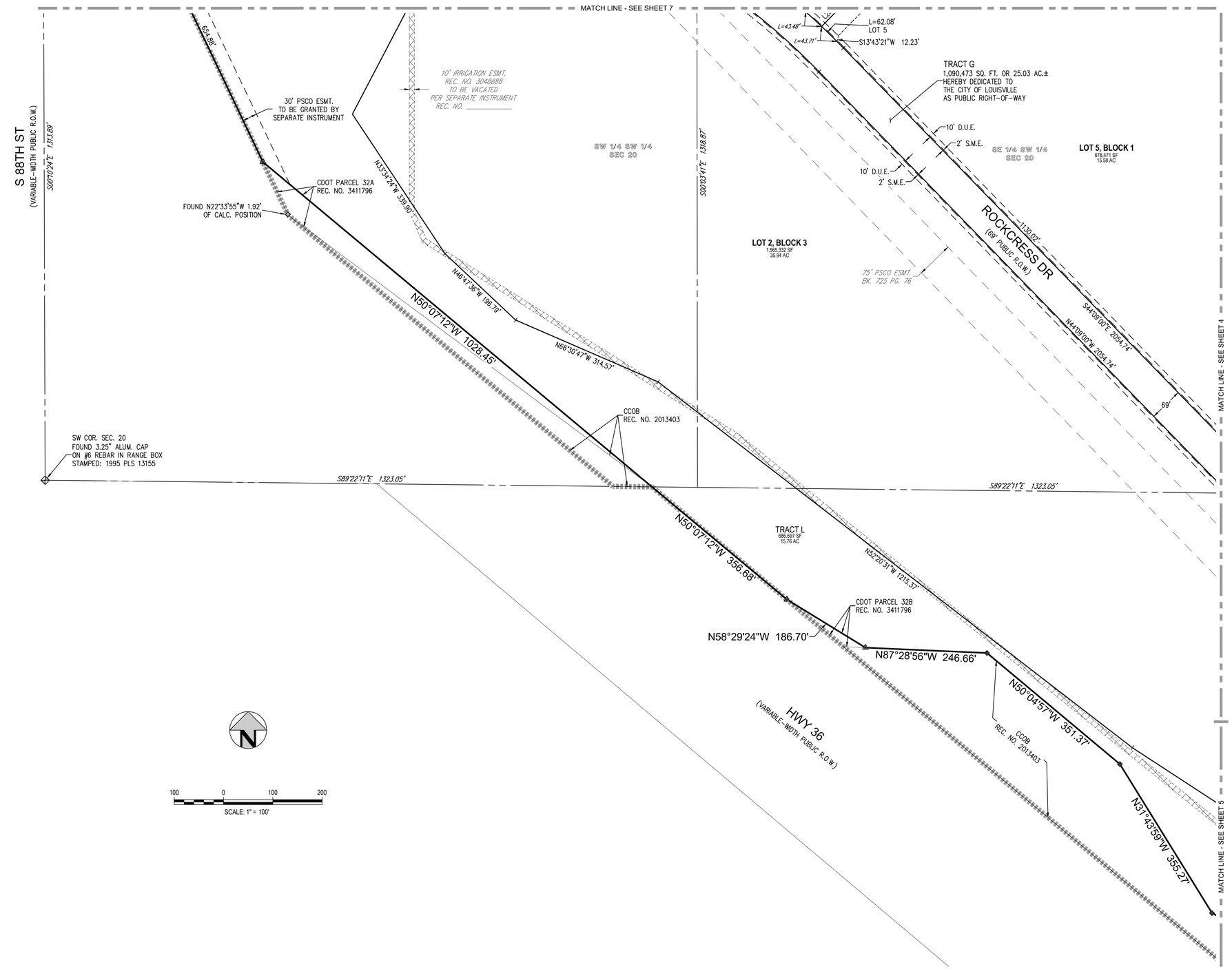

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PROJECT NUMBER: 190108

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

PLAT SHEET

PREPARED BY:

HARRIS KOCHER SMITH

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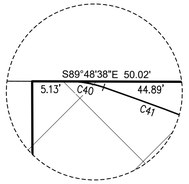
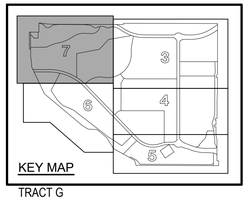
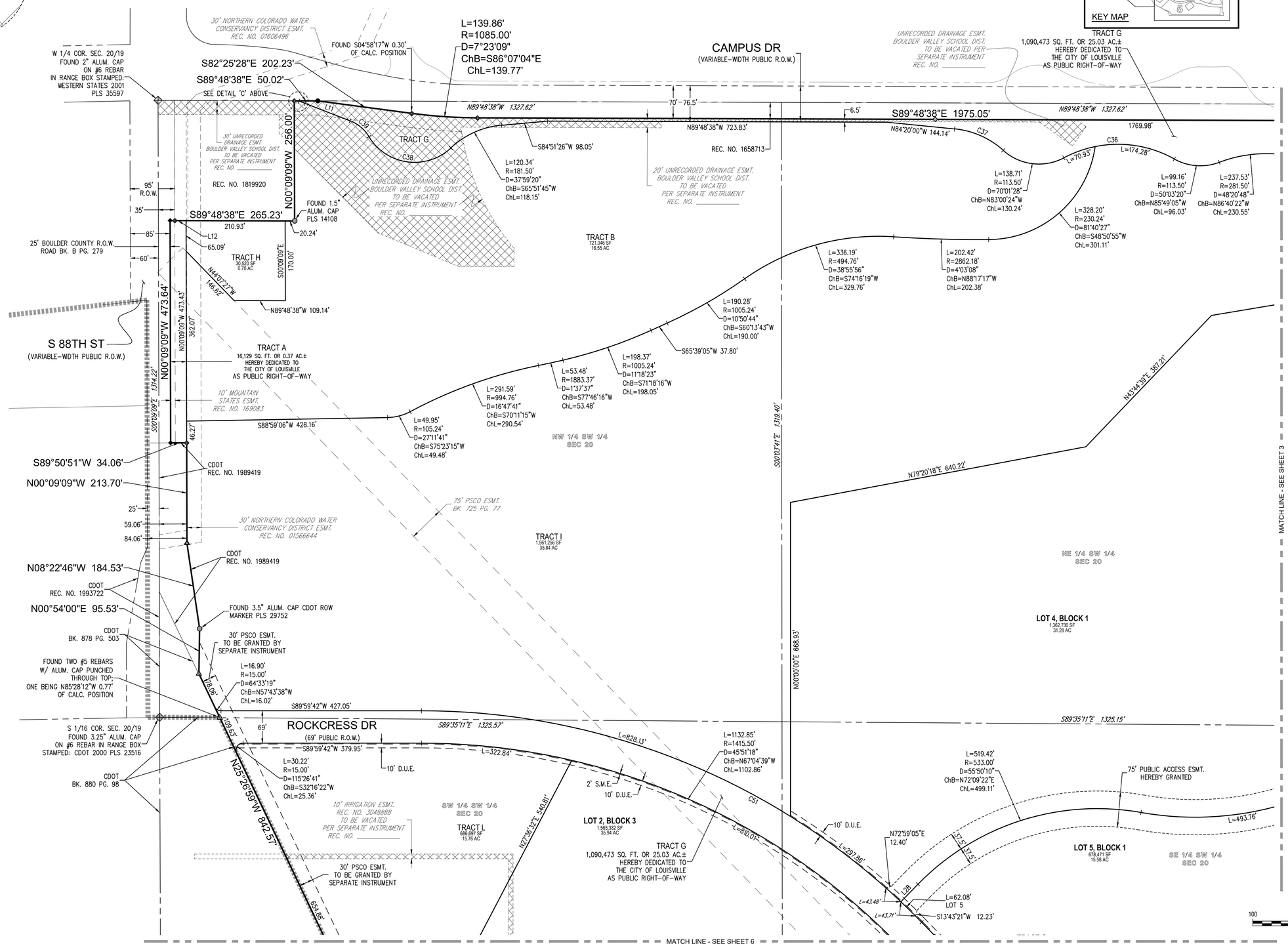


DETAIL 'C'
1" = 10'



KEY MAP



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PROJECT NUMBER: 190108

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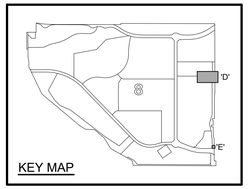
FINAL SUBDIVISION PLAT OF

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
LINE & CURVE TABLES/EASEMENT DETAILS 'D' & 'E'



PREPARED BY:
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HarrisKocherSmith.com

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
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	629.31'
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	43.50'	32°58'45"	25.04'	S71°30'56"E	24.69'
C21	192.00'	59°44'08"	200.18'	S12°58'34"E	191.23'
C22	110.00'	66°05'52"	126.90'	S09°47'42"E	119.98'
C23	80.00'	45°50'08"	64.00'	S46°10'18"W	62.31'
C24	182.00'	68°48'04"	218.55'	S34°41'20"W	205.65'
C25	12.00'	90°00'00"	18.85'	S44°42'34"E	16.97'
C26	12.00'	90°00'00"	18.85'	N45°17'18"E	16.97'
C27	212.00'	68°48'04"	254.57'	N34°41'20"E	239.55'
C28	50.00'	45°50'08"	40.00'	N46°10'18"E	38.94'
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	80.00'	66°05'52"	92.29'	N09°47'42"W	87.26'
C43	222.00'	59°32'52"	230.73'	N13°04'12"W	220.48'
C44	697.50'	39°13'50"	477.58'	S80°27'32"W	468.31'
C46	1170.00'	34°52'33"	712.18'	S72°44'53"W	701.23'
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'
C51	1484.50'	45°51'18"	1188.07'	N67°04'39"W	1156.62'
C52	15.00'	39°26'11"	10.32'	N19°43'41"E	10.12'
C53	111.50'	21°56'42"	42.71'	S79°26'13"E	42.45'
C54	65.00'	10°10'50"	11.55'	S07°36'32"W	11.53'
C55	25.00'	85°46'50"	37.43'	S40°22'18"E	34.03'
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	30.00'	90°00'00"	47.12'	S45°00'00"E	42.43'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C61	659.50'	19°56'31"	229.54'	S80°01'26"W	228.38'
C62	25.00'	90°00'00"	39.27'	S45°00'00"E	35.36'
C63	25.00'	36°22'20"	15.87'	N71°48'50"E	15.61'
C64	51.00'	90°00'00"	80.11'	N45°00'00"W	72.12'
C65	25.00'	90°00'00"	39.27'	N45°00'00"W	35.36'
C66	51.00'	85°14'12"	75.87'	N40°38'37"W	69.07'

LINE TABLE		
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°00'35"E	353.20'
L11	N68°50'46"W	102.75'
L12	S89°48'38"E	34.06'
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'
L27	N76°54'28"E	12.25'
L28	N44°14'17"E	51.99'
L29	S88°00'18"E	5.50'
L32	S02°31'07"W	7.24'
L33	S83°15'43"E	60.35'
L34	N90°00'00"E	142.06'
L35	S00°00'00"E	142.43'
L36	N90°00'00"E	0.97'
L37	S00°00'35"W	30.88'
L38	N90°00'00"W	15.79'
L39	N00°00'00"E	123.44'
L40	N90°00'00"W	121.06'
L41	N83°15'43"W	75.33'
L42	N01°58'29"E	22.05'

DETAIL 'D'
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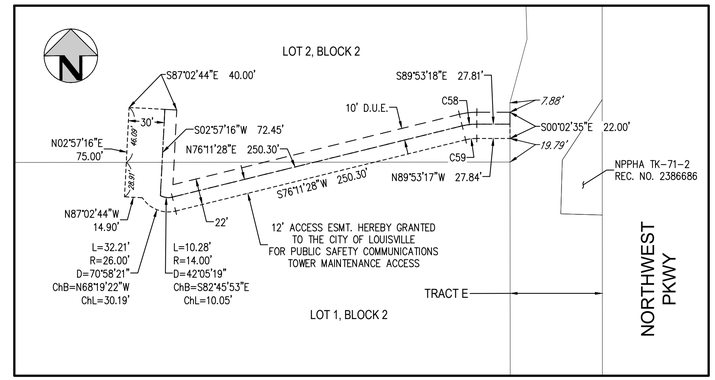

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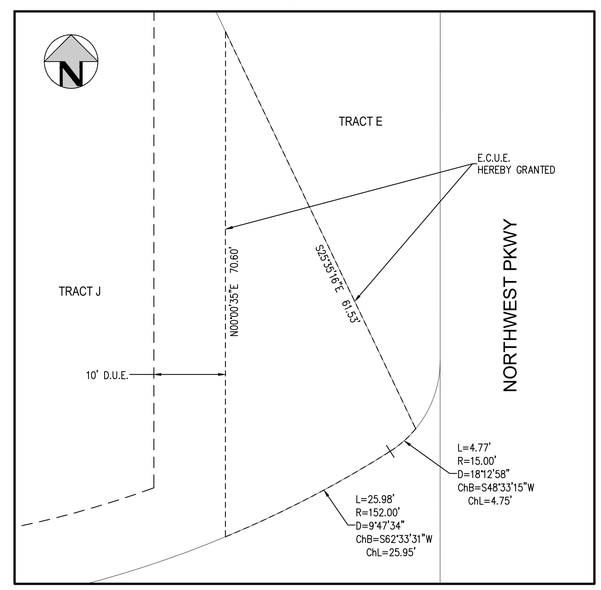
DETAIL 'E'
SCALE: 1" = 10'



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PROJECT NUMBER: 190108
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