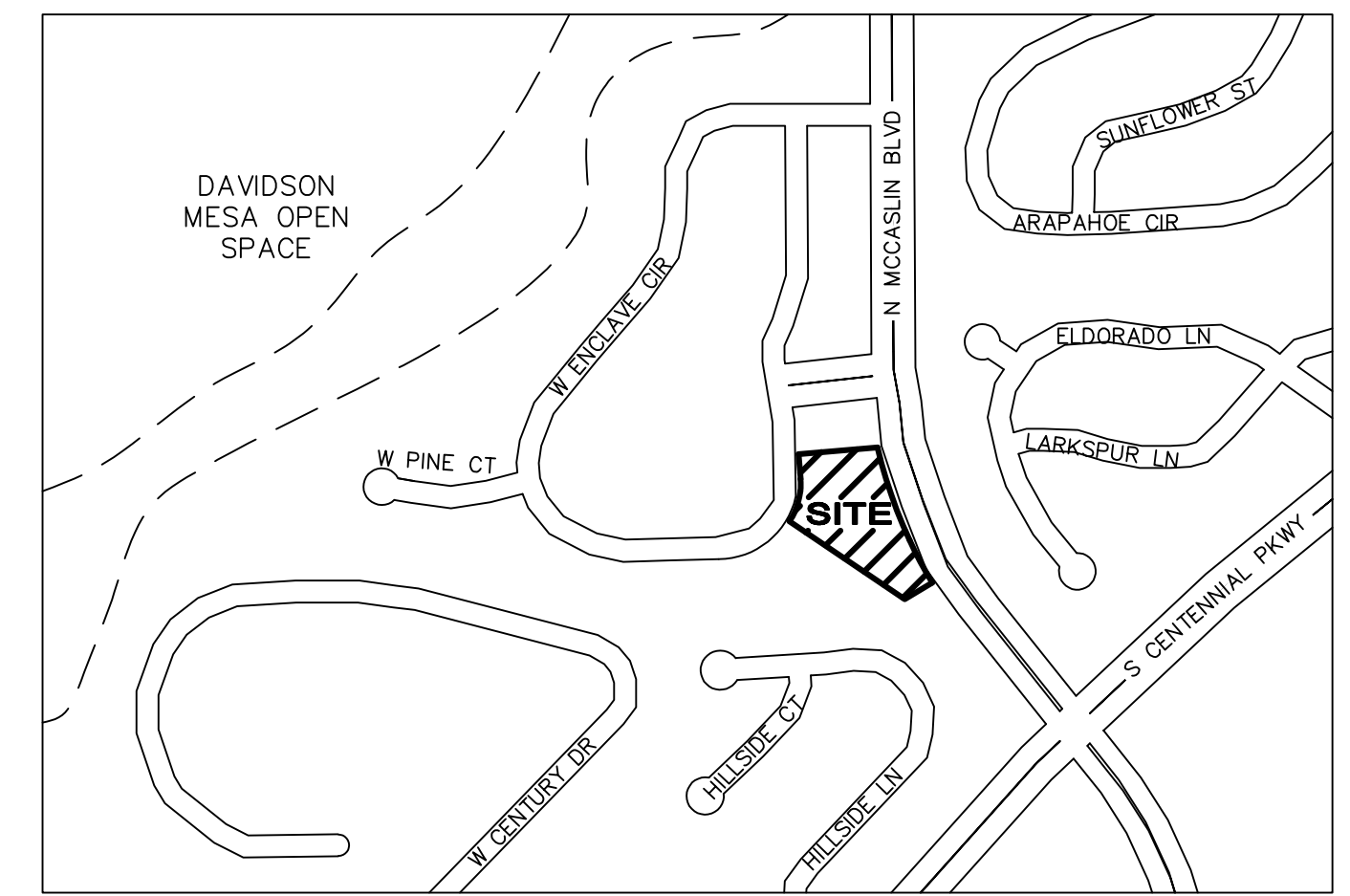


# THIRD REPLAT OF THE ENCLAVE A REPLAT OF LOTS 2 AND 3, BLOCK 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12,  
TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,  
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1



Vicinity Map  
NOT TO SCALE

### Notes

- CAPITAL TITLE COMMITMENT NUMBER 665295-AMENDMENT NO. C2, DATED NOVEMBER 10, 2022 AT 8:00 A.M. (LOT 3); STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER 84939ECS, DATED MAY 18, 2021 AT 7:30 A.M. (LOT 2); WERE ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTIES SHOWN AND DESCRIBED HEREON ARE ALL OF THE PROPERTIES DESCRIBED IN SAID TITLE COMMITMENTS.
- 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.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF NORTH 55°58'52" WEST TO THE SOUTHERN MOST CORNER OF LOT 3, BLOCK 1, A REPLAT OF THE ENCLAVE AND A FOUND 3 FOOT OFFSET CHISELED CROSS IN CONCRETE SIDEWALK AT THE WESTERN MOST CORNER OF SAID LOT 3 AS SHOWN HEREON COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501), NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- DATES OF FIELDWORK: OCTOBER 16, 2023
- THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- EXCLUSIVE CITY UTILITY EASEMENTS ARE RESERVED FOR CITY OF LOUISVILLE EXCLUSIVE USE FOR CITY WATER, SANITARY SEWER AND STORM SEWER FACILITIES. DRY UTILITIES COMPANIES AND/OR PRIVATE OWNERS OF STORM DRAINAGE AND IRRIGATION LINES MUST OBTAIN PRIOR WRITTEN APPROVAL FROM THE CITY FOR ANY PROPOSED CROSSINGS OF ANY CITY WET UTILITY EASEMENTS AND MUST EXECUTE AN AGREEMENT WHICH STIPULATES THE DRY UTILITIES, STORM DRAINAGE, AND/OR IRRIGATION LINE APPROVED TO CROSS CITY EASEMENTS ARE SUBJECT TO RELOCATION AT THE COMPANY'S OR OWNERS' EXPENSE AT THE DIRECTION OF THE CITY. DRY UTILITIES, STORM DRAINAGE, AND/OR IRRIGATION LINES THAT ARE APPROVED TO CROSS CITY EASEMENTS SHALL DO SO AT SUBSTANTIALLY RIGHT ANGLES. WET UTILITIES SHALL TRAVERSE DRY UTILITY EASEMENTS WITHOUT REQUIREMENT FOR FURTHER PERMISSION. NO JOINT USE OF ANY CITY EXCLUSIVE UTILITY EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE CITY AND EXECUTION OF A JOINT USE AGREEMENT, WHICH SHALL BE AT THE CITY'S DISCRETION.
- THE ORIGINAL DRAINAGE EASEMENTS ASSOCIATED WITH ELIMINATED LOT LINES ARE VACATED BY SEPARATE DOCUMENT RECEPTION NUMBER \_\_\_\_\_
- BOUNDARY INFORMATION SHOWN HEREON PER LAND SURVEY PLATS PREPARED BY FLATIRONS INC., JOB NO. 22-78,405 DATED MARCH 22, 2022 DEPOSITED WITH BOULDER COUNTY LAND USE DEPARTMENT AS LS-22-0856 AND JOB NO. 22-78,289 DATED JULY 13, 2022 DEPOSITED WITH BOULDER COUNTY LAND USE DEPARTMENT AS LS-22-0720.
- MODIFICATION APPROVED BY CITY COUNCIL RESOLUTION \_\_\_\_\_ SERIES \_\_\_\_\_; A MODIFICATION TO ALLOW A LOT DEPTH GREATER THAN 2.5 TIMES THE LOT WIDTH WHERE A MAXIMUM 2.5 LOT DEPTH IS REQUIRED BY LOUISVILLE MUNICIPAL CODE SECTION 16.16.050 C.

### Legend

- ⊕ FOUND 3' OFFSET CHISELED CROSS
- FOUND MONUMENT AS DESCRIBED
- ⊙ SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 29038"
- ⊙ SET 1" BRASS TAG "FLATIRONS SURV LS29038"
- (P) AS PER THE PLAT OF "A REPLAT OF THE ENCLAVE" DATED JANUARY 14, 1988 UNDER REC. NO. 00898171

### Surveyor's Certificate

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY FOR AND ON BEHALF OF FLATIRONS, INC., THAT A SURVEY OF LOTS 2 AND 3, BLOCK 1, A REPLAT OF THE ENCLAVE, WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON APRIL 4, 2024; THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

JAMES Z. GOWAN COLORADO P.L.S. #29038  
VICE PRESIDENT, FLATIRONS, INC.

### Certificate of Dedication and Ownership

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNERS OF LOTS 2 AND 3, BLOCK 1, A REPLAT OF THE ENCLAVE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY, RECORDED ON JANUARY 14, 1988 UNDER REC. NO. 00898171, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTHWESTERLY LINE OF LOT 3, BLOCK 1, A REPLAT OF THE ENCLAVE, TO BEAR NORTH 55°58'52" WEST, A DISTANCE OF 315.41 FEET BETWEEN A FOUND #5 REBAR AT THE SOUTHERN MOST CORNER OF SAID LOT 3 AND A FOUND CHISELED CROSS IN CONCRETE SIDEWALK AT A 3 FOOT OFFSET TO THE WESTERN MOST CORNER OF SAID LOT 3 AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

BEGINNING AT THE SOUTHERN MOST CORNER OF SAID LOT 3, THENCE NORTH 55°58'52" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, A DISTANCE OF 315.41 FEET TO THE WESTERN MOST CORNER OF SAID LOT 3 AND TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE WEST LINE OF SAID LOT 3 AND THE WEST LINE OF LOT 2, BLOCK 1, A REPLAT OF THE ENCLAVE, THE FOLLOWING TWO (2) COURSES:

- 101.63 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, AN INCLUDED ANGLE OF 38°49'11" AND SUBTENDED BY A CHORD BEARING NORTH 14°29'33" EAST, A DISTANCE OF 99.70 FEET;
- THENCE NORTH 04°55'02" WEST, A DISTANCE OF 56.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 2;
- THENCE NORTH 85°11'15" EAST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 180.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 AND A POINT OF NON-TANGENT CURVATURE; THENCE 332.80 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC BEING ALONG THE EAST LINES OF SAID LOT 2 AND SAID LOT 3, HAVING A RADIUS OF 1060.00 FEET, AN INCLUDED ANGLE OF 17°59'20" AND SUBTENDED BY A CHORD BEARING SOUTH 22°00'44" EAST, A DISTANCE OF 331.44 FEET TO THE EASTERN MOST CORNER OF SAID LOT 3; THENCE SOUTH 59°06'51" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3, A DISTANCE OF 72.18 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 60,469 SQ. FT. OR 1.39 ACRES, MORE OR LESS.

HAS LAID OUT AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF THIRD REPLAT OF THE ENCLAVE, A REPLAT OF LOTS 2 AND 3, BLOCK 1, 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, 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 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 PROPERTY OWNERS OR ARRANGEMENTS MADE BY THE 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 CENTURY LINK 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 MY/OUR HAND(S) AND SEAL(S) THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

LOT 2 & LOT 3

THOMAS J. GREANY KATHRYN J. GREANY

### Boundary Closure Report

Course: S55°58'52"E Length: 315.41'  
 Course: N59°06'51"E Length: 72.18'  
 Curve: Length: 109.43' Radius: 1060.00'  
 Delta: 005°54'54" Tangent: 54.77"  
 Chord: 109.38' Course: N28°02'57"W  
 Curve: Length: 223.37' Radius: 1060.00'  
 Delta: 012°04'26" Tangent: 112.10'  
 Chord: 222.96' Course: N19°03'17"W  
 Course: S85°11'15"W Length: 179.67'  
 Course: S04°55'02"E Length: 56.48'  
 Curve: Length: 28.14' Radius: 150.00'  
 Delta: 010°44'55" Tangent: 14.11'  
 Chord: 28.10' Course: S00°27'25"W  
 Curve: Length: 73.49' Radius: 150.00'  
 Delta: 028°04'16" Tangent: 37.50'  
 Chord: 72.76' Course: S19°52'01"W

Perimeter: 1058.17' Area: 60469.05 Sq. Ft.  
 Error Closure: 0.00 Course: S60°51'20"E  
 Error North: -0.002 East: 0.003

### Planning Commission Certificate

RECOMMENDED APPROVAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. \_\_\_\_\_ SERIES \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ SECRETARY \_\_\_\_\_

### City Council Certificate

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE \_\_\_\_\_

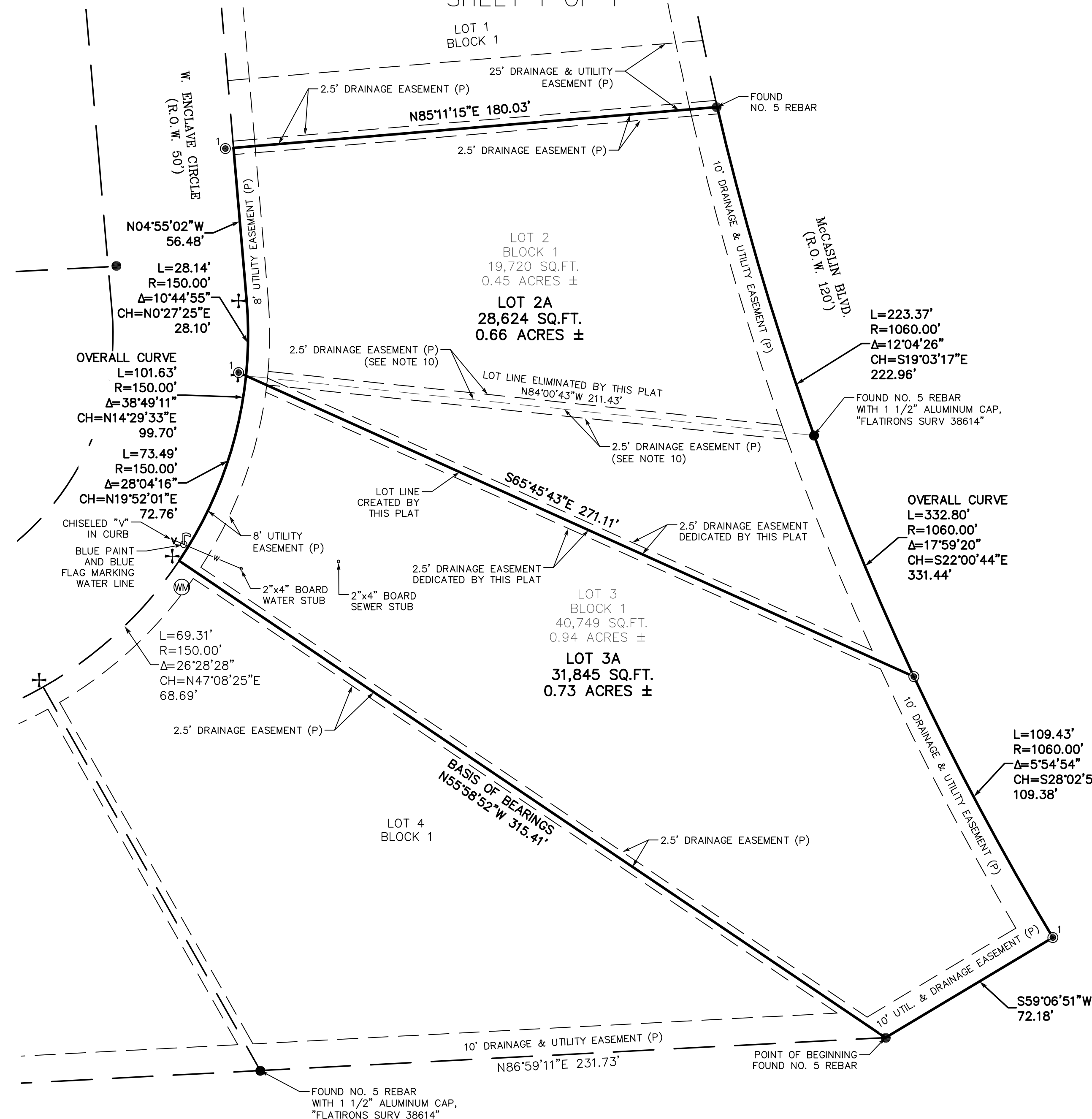
CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. \_\_\_\_\_ SERIES \_\_\_\_\_

(CITY SEAL)

MAYOR SIGNATURE \_\_\_\_\_

CITY CLERK SIGNATURE \_\_\_\_\_



BYSBENNINK FILE:80548 LLA C21.DWG DATE:4/4/2024 9:18 AM

DATE	4-04-2024
REVISION	
1-CITY REQUIRES	
2	
3	
4	
5	
6	
7	
8	
9	
10	

THIRD REPLAT OF THE ENCLAVE  
A REPLAT OF LOTS 2 AND 3, BLOCK 1  
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**Flatirons, Inc.**  
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DENVER, CO 80221  
(303) 936-6997

3825 IRIS AVE.,  
SUITE 395  
LONGMONT, CO 80501  
(303) 776-1733  
(303) 443-7001

JOB NUMBER:  
23-80,548  
DATE:  
12-01-2023  
DRAWN BY:  
R. SLAGLE  
CHECKED BY:  
JZG, JJK, SB, TDH

SHEET 1 OF 1