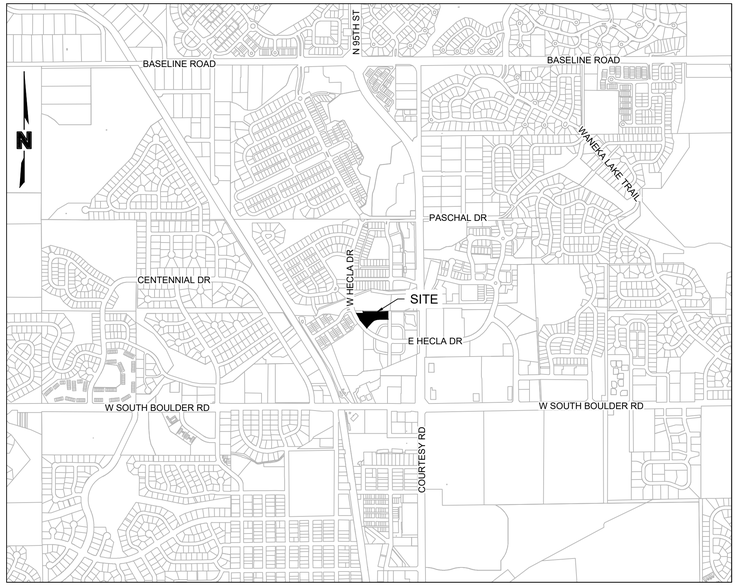
KESTREL FILING 2

A REPLAT OF LOT 12, KESTREL FINAL SUBDIVISION PLAT AND TRACT C, THE LANTERNS FINAL PLAT
LOCATED IN SOUTHEAST QUARTER SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



STATEMENT OF OWNERSHIP AND SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNERS OF THE LANDS DESCRIBED HEREIN, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 12, KESTREL FINAL SUBDIVISION PLAT, THE PLAT OF WHICH RECORDED FEBRUARY 3, 2016 UNDER RECEPTION NO. 03499059, COUNTY OF BOULDER, STATE OF COLORADO.

ALSO TOGETHER WITH TRACT C, THE LANTERNS FINAL PLAT, THE PLAT OF WHICH RECORDED APRIL 1, 2015 UNDER RECEPTION NO. 03499059, COUNTY OF BOULDER, STATE OF COLORADO.

CONTAINING 54,477 TOTAL SQUARE FEET OR 1.017 TOTAL ACRES OF LAND, MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER THE DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF KESTREL FILING 2, 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, ANY INGRESS-EGRESS AND FIRE LANE EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT FOR VEHICULAR, PEDESTRIAN AND EMERGENCY ACCESS, AS SHOWN ON THE ACCOMPANYING PLAT FOR PUBLIC USE THEREOF FOREVER AND DO FURTHER DEDICATE TO THE USE OF THE CITY OF LOUISVILLE AND ALL MUNICIPALLY OWNED AND/OR FRANCHISED UTILITIES AND SERVICES THOSE PORTIONS OF SAID/D REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AND RIGHTS-OF-WAY 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 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.

FOR BOULDER COUNTY HOUSING AUTHORITY

BY: _____

ACKNOWLEDGMENT

STATE OF COLORADO)
) SS.
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____,

BY _____.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC WITNESS MY HAND AND SEAL

NOTES

1. **LIMITED SCOPE OF RESPONSIBILITY STATEMENT:** THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY OLSSON, INC TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, OLSSON, INC. RELIED UPON COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. ABZ70911931 WITH A COMMITMENT DATE OF SEPTEMBER 9, 2020 AT 5:00 P.M.

2. **NOTICE:** PURSUANT TO COLORADO REVISED STATUTES TITLE 13, ARTICLE 80, SECTION 105 (C.R.S. 13-80-105) - 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. **NOTICE:** ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

4. **BASIS OF BEARINGS:** BEARINGS ARE BASED UPON WEST LINE OF KESTREL FINAL SUBDIVISION PLAT, SAID LINE BEING MONUMENTED AT THE NORTH END BY A NUMBER 5 REBAR WITH A COLLARED CAP IN AND AT THE SOUTH END BY A NUMBER 5 REBAR WITH A YELLOW PLASTIC CAP STAMPED "LS 38214 SURVEY SYSTEMS" IS ASSUMED TO BEAR SOUTH 00° 06' 00" EAST A DISTANCE OF 846.36 FEET, AS SHOWN ON THIS SURVEY.

5. THE SUBJECT PROPERTY IS LOCATED IN ZONE X - AREA OF MINIMAL FLOOD HAZARDS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08013C0582K, MAP REVISED SEPTEMBER 19, 2019.

7. UNITS SHOWN ARE U.S. SURVEY FEET, GROUND DISTANCES.

CITY COUNTY CERTIFICATE

APPROVED THIS _____DAY OF _____, 20_____. BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____

_____ _____
MAYOR CITY CLERK

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS _____DAY OF _____, 20_____. BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____

SURVEYOR'S CERTIFICATE

I MATT R. EISENACH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF _____ WAS MADE UNDER MY SUPERVISION AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OF WARRANTY, EITHER EXPRESSED OR IMPLIED.

_____
MATT R. EISENACH
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NUMBER: 38257

CLERK AND RECORDER

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____O'CLOCK __. M., THIS _____DAY OF_____, 20_____, AND IS RECORDED AT RECEPTION #_____.

FEES PAID: $_____.

_____ _____
CLERK AND RECORDER DEPUTY

olsson
1525 Raleigh Street
Suite 400
Denver, CO 80204
TEL 303.237.2072
FAX 303.237.2659
www.olsson.com

OLSSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

811
Know what's **below.**
Call before you dig.
CALL **811** SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

FINAL PLAT

KESTREL FILING 2
PART OF THE SE 1/4 OF SEC. 5, T1S, R69W
CITY OF LOUISVILLE, COUNTY OF BOULDER 2026

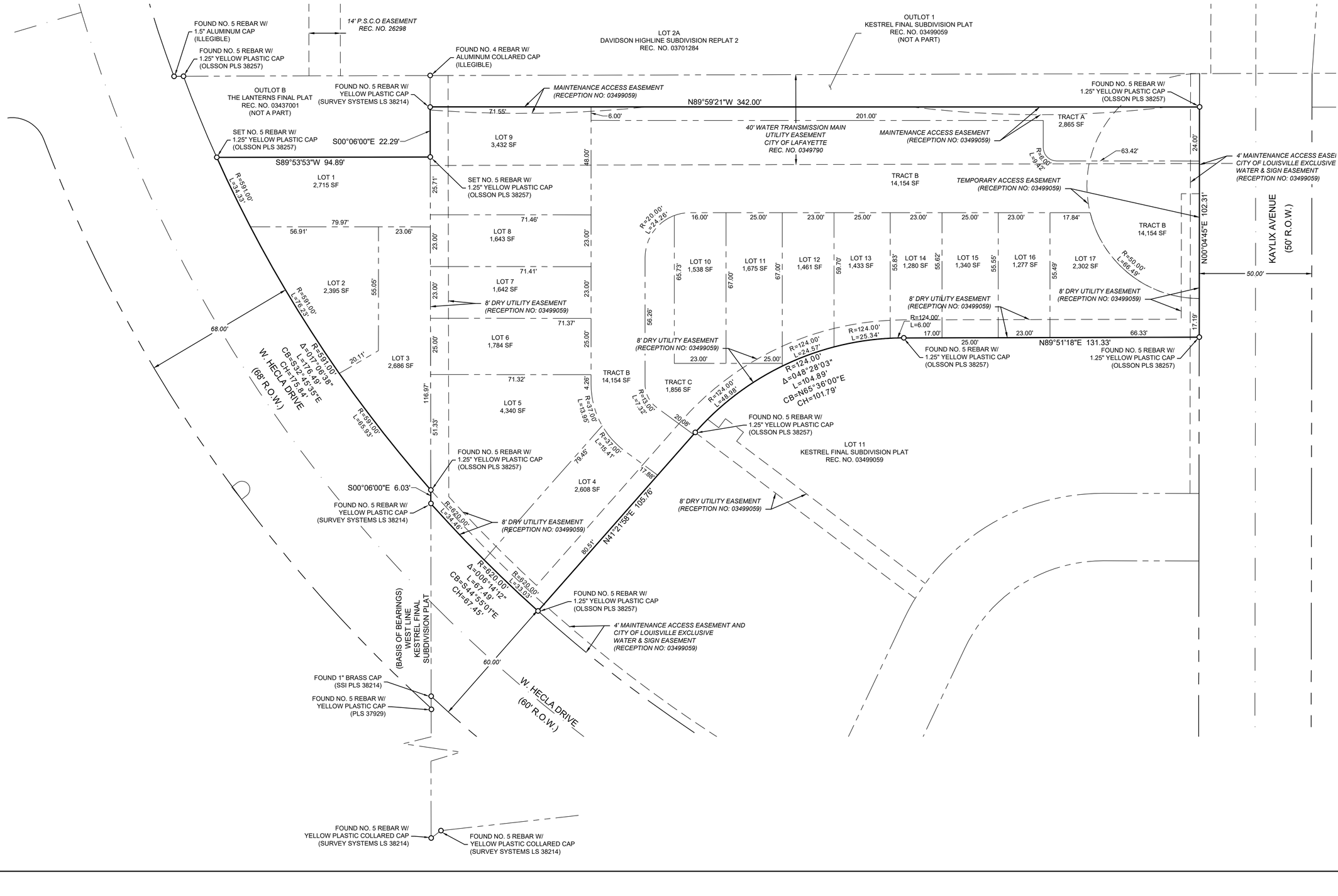
drawn by: JFT/MRE
checked by: MRE
approved by: MRE
QA/QC by: MRE
project no.: 026-02538
drawing no.: N/A
date: 10/22/2026

SHEET
1 OF 2

DWG: F:\2026\02501-03000\026-02538\40-Design\Survey\SRVY\Sheets\V_FPLAT_02602538.dwg USER: melsenach
DATE: Oct 23, 2026 9:37am XREFS: V_XTBLK_02602538 V_XBNDY_02602538 V_XWCMAP_02602538 V_XALTA_02602538_Lot 12
V_XTOPO_02602538 L0TLINES L0TLINES_V3

KESTREL FILING 2

A REPLAT OF LOT 12, KESTREL FINAL SUBDIVISION PLAT AND TRACT C, THE LANTERNS FINAL PLAT
LOCATED IN SOUTHEAST QUARTER SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



olsson
1525 Raleigh Street
Suite 400
Denver, CO 80204
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FAX 303.237.2659
www.olsson.com

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REV. NO.	DATE	REVISIONS DESCRIPTION
		REVISIONS

FINAL PLAT

KESTREL FILING 2
PART OF THE SE 1/4 OF SEC. 5, T1S, R69W
CITY OF LOUISVILLE, COUNTY OF BOULDER
2026

drawn by:	JFT/MRE
checked by:	MRE
approved by:	MRE
QA/QC by:	MRE
project no.:	026-02538
drawing no.:	N/A
date:	10/22/2026

SHEET
2 OF 2

DWG: F:\2026\02501-03000\026-02538\40-Design\Survey\SRVY\Sheets\V_PPLAT_02602538.dwg USER: meisenach
DATE: Oct 23, 2026 9:36am XREFS: V_XTBLK_02602538 V_XBNDY_02602538 V_XVICMAP_02602538 V_XALTA_02602538
V_XALTA_02602538_Lot 12 V_XTOPO_02602538 LOTLINES LOTLINES_V3