MINOR SUBDIVISION PLAT

WAREMBOURG SUBDIVISION, REPLAT A

A RE-SUBDIVISION OF LOT 1, WAREMBOURG SUBDIVISION,
LOCATED IN THE NW1/4 SECTION 17, T1S, R69W OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.
AREA = 5.000 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE SOLE OWNERS IN FEE OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOT 1, WAREMBOURG SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO;

CONTAINING 103,597 SQ. FT. (5.000 ACRES ±)

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF WAREMBOURG SUBDIVISION, REPLAT A; AND BY THESE PRESENTS DEDICATE ALL EASEMENTS DESCRIBED AND/OR DEPICTED HEREIN FOR THE BENEFIT OF BOULDER COUNTY AND THE FEE OWNERS OF ANY LOT OR PARCEL CREATED BY THIS PLAT.

_____
CITY OF LOUISVILLE (OWNER)

ACKNOWLEDGEMENT

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____

DAY OF _____, A.D. 20_____, BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

LIENHOLDER CERTIFICATE:

I (WE), THE UNDERSIGNED, BEING THE LIENHOLDER OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY AGREE TO THE SUBDIVISION OF LANDS, THE SAME AS SHOWN ON THIS PLAT, AND AGREE THAT THE LIENHOLDER'S INTERESTS TO THE PROPERTY ARE SUBORDINATED TO THE DEDICATION OF ROADS OR RIGHTS-OF-WAY TO BOULDER COUNTY.

_____ ON BEHALF OF: _____
(LIENHOLDER OF RECORD)

ACKNOWLEDGEMENT

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)

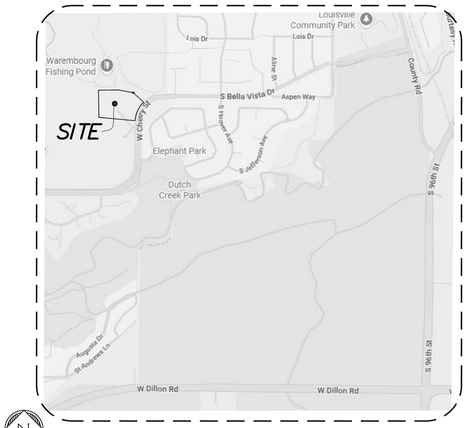
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____

DAY OF _____, A.D. 20_____, BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC



VICINITY MAP

VICINITY MAP
SCALE: 1"=1,000'

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ON THIS MAP ARE BASED ON THE ASSUMPTION THAT THE SOUTHERLY LINE OF LOT 1 BEARS N84°49'27"W, AS MONUMENTED AND SHOWN HEREON.
2. MONUMENTS FOUND AS NOTED. SET #5 REBAR 18 INCHES LONG WITH 2" ALUMINUM CAP MARKED "CIVILARTS PLS 25379" FLUSH WITH GRADE WHERE NOTED "SET". NO MONUMENT FOUND OR SET WHERE NOTED "NFS".
3. RECORDED EASEMENTS AND RIGHTS-OF-WAY, IF ANY, ARE SHOWN ON THIS PLAT AS DISCLOSED IN LAND TITLE GUARANTEE COMPANY COMMITMENT NO. K70898783, EFFECTIVE DATE APRIL 14, 2026. AT THE REQUEST OF THE CLIENT NO ADDITIONAL RESEARCH WAS COMPLETED.
4. PLAT (P) = PLAT OF WAREMBOURG SUBDIVISION, RECORDED OCTOBER 27, 1994, AT RECEPTION NO. 1474015 OF THE BOULDER COUNTY RECORDS.
5. LINEAR DIMENSIONS SHOWN ON THIS MAP ARE U.S. SURVEY FEET.

CITY OF LOUISVILLE APPROVALS:

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY OF LOUISVILLE, STATE OF COLORADO ON THIS _____ DAY OF _____, 20___, A.D.

_____ _____
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

_____ _____
CITY MANAGER DATE

CERTIFICATION DEFINED

THE USE OF THE WORDS "CERTIFY" AND/OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS AND FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION; WAS PERFORMED BY OR UNDER THE REGISTERED PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE CHARGE; IS BASED ON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION, AND BELIEF; IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE; AND DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. (RULE 1.6 B.2 OF THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS)

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

SURVEYOR'S CERTIFICATE

I, PETER D. STEGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLIES WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND BROOMFIELD COUNTY.

_____
PETER D. STEGER
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 25379

DATE: SEPTEMBER 29, 2026

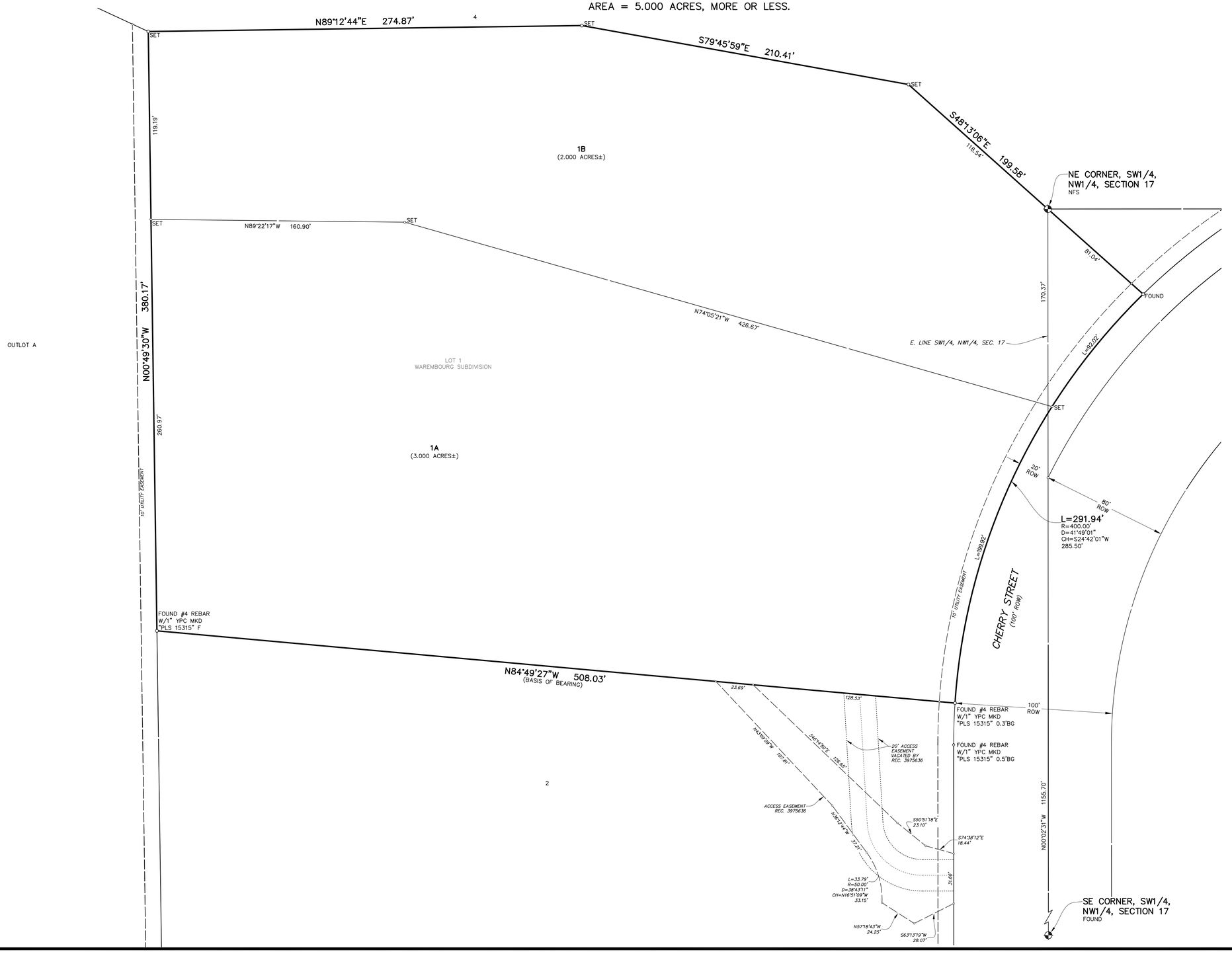
CIVILARTS
ENGINEERING
PLANNING
SURVEYING
1500 Kansas Avenue, Suite 2-E
Longmont, CO 80501
P 303.682.1131
F 303.682.1149

PLOTTED TUE 09/29/26 04:12PM BY EILEEN HEINS
MODIFIED 07/09/12 BY EHEINS
DRAWING Z:\2087-01_CSD 2087-01\DWG\20870-PV_20870-PA.DWG

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WAREMBOURG SUBDIVISION, REPLAT A

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CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.
AREA = 5.000 ACRES, MORE OR LESS.



SCALE: 1"=30'

30 0 30 60

PETER D. STEGER
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 25379

DATE: SEPTEMBER 29, 2026

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