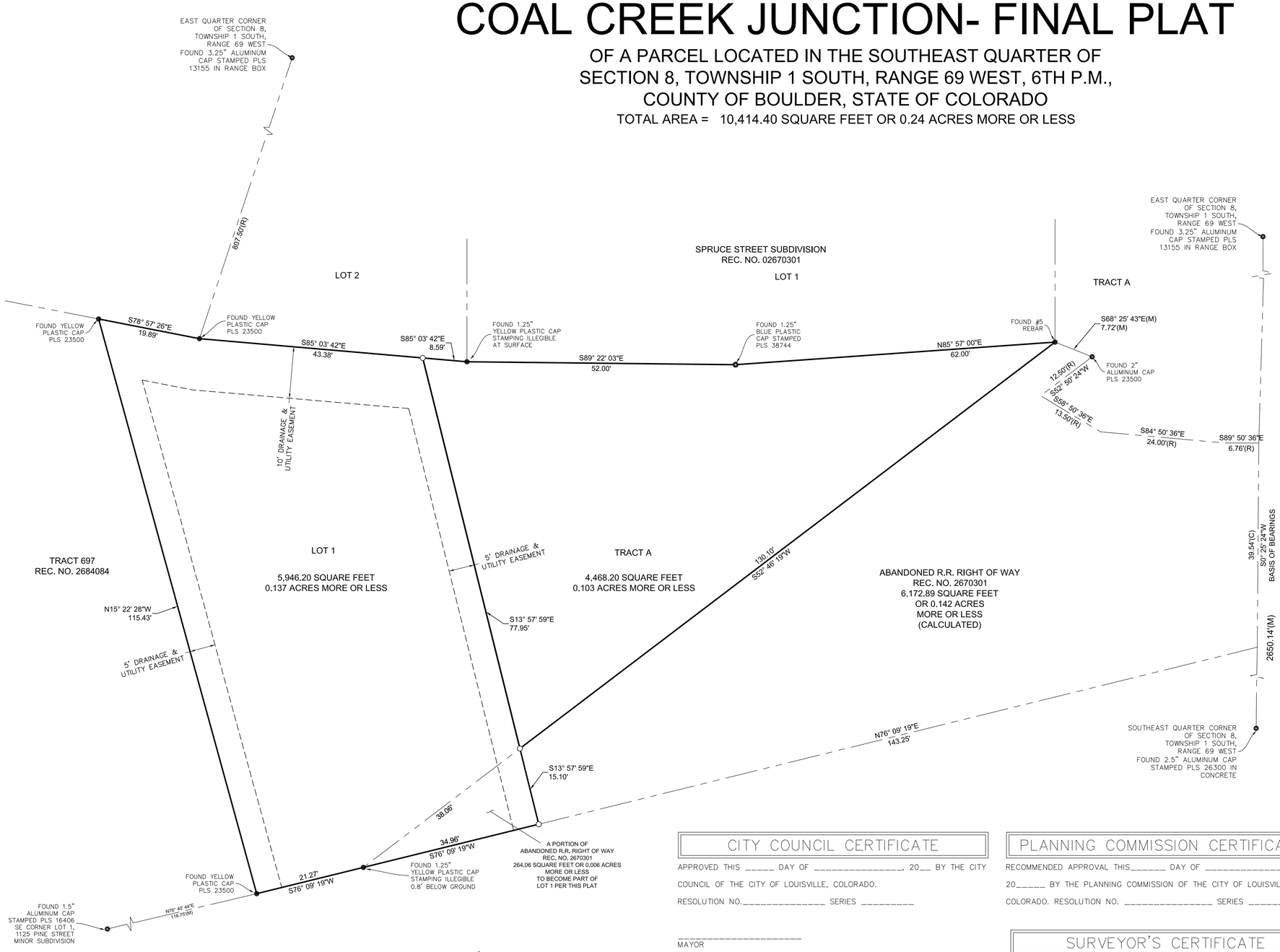
COAL CREEK JUNCTION- FINAL PLAT

OF A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

TOTAL AREA = 10,414.40 SQUARE FEET OR 0.24 ACRES MORE OR LESS



LEGEND

- ● = FOUND MONUMENT AS NOTED
- ○ = SET 18" LONG #5 REBAR WITH BLUE PLASTIC CAP, STAMPED PLS 38744
- (C) = CALCULATED INFORMATION
- (R) = RECORD INFORMATION
- (M) = MEASURED INFORMATION
- ——— = PROPERTY LINE
- — — — — = LOT LINE

BOUNDARY CLOSURE REPORT

LOT 1:

1	S 76-09-19 W	Dist: 34.96
2	S 76-09-19 W	Dist: 21.27
3	N 15-22-28 W	Dist: 115.43
4	S 78-57-26 E	Dist: 19.89
5	S 85-03-42 E	Dist: 43.38
6	S 13-57-59 E	Dist: 77.95
7	S 13-57-59 E	Dist: 15.10

Perimeter : 327.98
Precision : 1 in 226204.3860
Number of sides : 7
Area : 5946.20 sq. ft. , 0.137 Acres

TRACT A:

1	N 13-57-59 W	Dist: 77.95
2	S 85-03-42 E	Dist: 8.59
3	S 89-22-03 E	Dist: 52.00
4	N 85-57-00 E	Dist: 62.00
5	S 52-46-19 W	Dist: 130.10

Perimeter : 330.64
Precision : 1 in 86009.8163
Number of sides : 5
Area : 4468.20 sq. ft. , 0.103 Acres

CITY COUNCIL CERTIFICATE

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

RESOLUTION NO._____ SERIES _____

_____
MAYOR

_____
CITY CLERK

SEAL

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, ADAM CRAIG SAMPSON, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, RESPONSIBILITY, AND THE SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____
ADAM CRAIG SAMPSON, P.L.S. 38744
COLORADO PROFESSIONAL LAND SURVEYOR

STATEMENT OF OWNERSHIP & SUBDIVISION

KNOWN BY ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED BEING THE OWNER OF A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 696 AT RECEPTION NO. 1724938 TOGETHER WITH A PORTION OF ABANDONED RIGHT OF WAY AT RECEPTION NO. 2670301

CONTAINING 10,414.40 SQUARE FEET OR 0.24 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 COAL CREEK JUNCTION FINAL PLAT, 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, 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 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.

_____
Lot 1 owner: Travis Ryan Ramos

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS _____ DAY OF _____, 20__ BY _____

MY HAND AND OFFICIAL SEALED

MY COMMISSION EXPIRES: _____ _____
DATE NOTARY PUBLIC

_____
Lot 1 owner: Laura Leigh Ramos

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS _____ DAY OF _____, 20__ BY _____

MY HAND AND OFFICIAL SEALED

MY COMMISSION EXPIRES: _____ _____
DATE NOTARY PUBLIC

_____ _____
CHRISTOPHER M. LEH, MAYOR GENNY KLINE, CITY CLERK
CITY OF LOUISVILLE

GENERAL NOTES

1. 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.

2. 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.

3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY COLORADO ILC TO DETERMINE OWNERSHIP, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD. INFORMATION CONTAINED HEREON IS BASED ON THE OBSERVATIONS ON SITE AT TIME OF FIELD VISIT, THE RECORDED SUBDIVISION PLAT OF RECORD, AND/OR OTHER RECORDED SURVEY OR DOCUMENTS FURNISHED BY THE PERSON, CORPORATION, BUSINESS, TITLE COMPANY OR OTHER ENTITY NAMED HEREON, UNLESS OTHERWISE NOTED. LAND TITLE INSURANCE CORPORATION TITLE COMMITMENT NUMBER K70821608-2 DATED 10/19/2023 WAS PROVIDED BY CLIENT.

4. ALL DISTANCES ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET AND DECIMALS THEREOF, DEFINED AS EXACTLY 1200/3937 METERS.

5. NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED ON THE ATTACHED MAP IS EITHER STATED OR IMPLIED UNLESS THIS COPY BEARS AN ORIGINAL SIGNATURE OF THE REGISTERED LAND SURVEYOR NAMED HEREON.

6. BASIS OF BEARINGS: BEARINGS ARE BASED ON GRID BEARINGS, THE EAST SECTION LINE OF THE SOUTHEAST QUARTER OF SECTION 8, BETWEEN MONUMENTS AS SHOWN HEREON, BEARING S00°25'54"W WITH ALL BEARINGS BEING RELATIVE THERETO.

		Colorado ilc LAND SURVEYING	JOB NUMBER 26-2-162 PAGE 1 OF 1
0	8/12/26	3000 LAWRENCE ST. STE.111 DENVER, CO 80205 303-668-7540	DRAWN BY: ACS / CHECKED BY: DS
NO.	DATE		
REVISION			