

THE FARM IN BOULDER VALLEY N.U.P.U.D., REPLAT C

A REPLAT OF LOTS 4, 5 & OUTLOT "I", THE FARM IN BOULDER VALLEY N.U.P.U.D., REPLAT B, WHICH WAS
RECORDED APRIL 9, 1993 ON FILM 1812 AS RECEPTION NO. 1281454 IN PLAN FILE P-29, F-2, #25 AND 26 AS CORRECTED
BY INSTRUMENT RECORDED JUNE 24, 1993 ON FILM 1837 AS RECEPTION NO. 01307272, BOULDER COUNTY RECORDS,
A SUBDIVISION OF A PART OF THE SW1/4 OF SECTION 16 AND THE NW1/4 OF SECTION 21,

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BOULDER VALLEY FARM, INC., A MARYLAND CORPORATION, THE OWNER OF LOT 5, AND OUTLOT "I", THE FARM IN BOULDER VALLEY N.U.P.U.D., AND ROBERT GREENLEE AND DIANE M. GREENLEE ARE THE OWNERS OF LOT 4, THE FARM IN BOULDER VALLEY N.U.P.U.D., REPLAT B, A PORTION OF A SUBDIVISION LYING IN THE SW1/4 OF SECTION 16 AND THE NW1/4 OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO.

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS "THE FARM IN BOULDER VALLEY N.U.P.U.D., REPLAT C", LOCATED IN THE COUNTY OF BOULDER, STATE OF COLORADO, AND DO HEREBY ACCEPT THE RESPONSIBILITY FOR THE COMPLETION OF REQUIRED IMPROVEMENTS AND DO HEREBY DEDICATE AND SET APART ALL OF THE ROADS AND OTHER PUBLIC IMPROVEMENTS AND PLACES AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER, AND, UNLESS OTHERWISE SPECIFICALLY NOTED BY REFERENCE ON THIS PLAT, AND DO HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS TO BOULDER COUNTY FOR THE PURPOSE(S) SHOWN HEREON, AND DO HEREBY GRANT TO BOULDER COUNTY THE RIGHT TO REGULATE THE INSTALLATION AND MAINTENANCE OF NECESSARY STRUCTURES, FACILITIES AND/OR IMPROVEMENTS BY THE ENTITY RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED.

IN WITNESS WHEREOF BOULDER VALLEY FARM, INC. HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED, ATTESTED BY ITS SECRETARY THIS 23rd DAY OF March, 1994.

BOULDER VALLEY FARM, INC.,
A MARYLAND CORPORATION

BY: Donald M. Culver
DONALD M. CULVER, PRESIDENT

ATTEST: John J. Moritz
JOHN J. MORITZ, SECRETARY

ROBERT GREENLEE

DIANE M. GREENLEE

TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER,

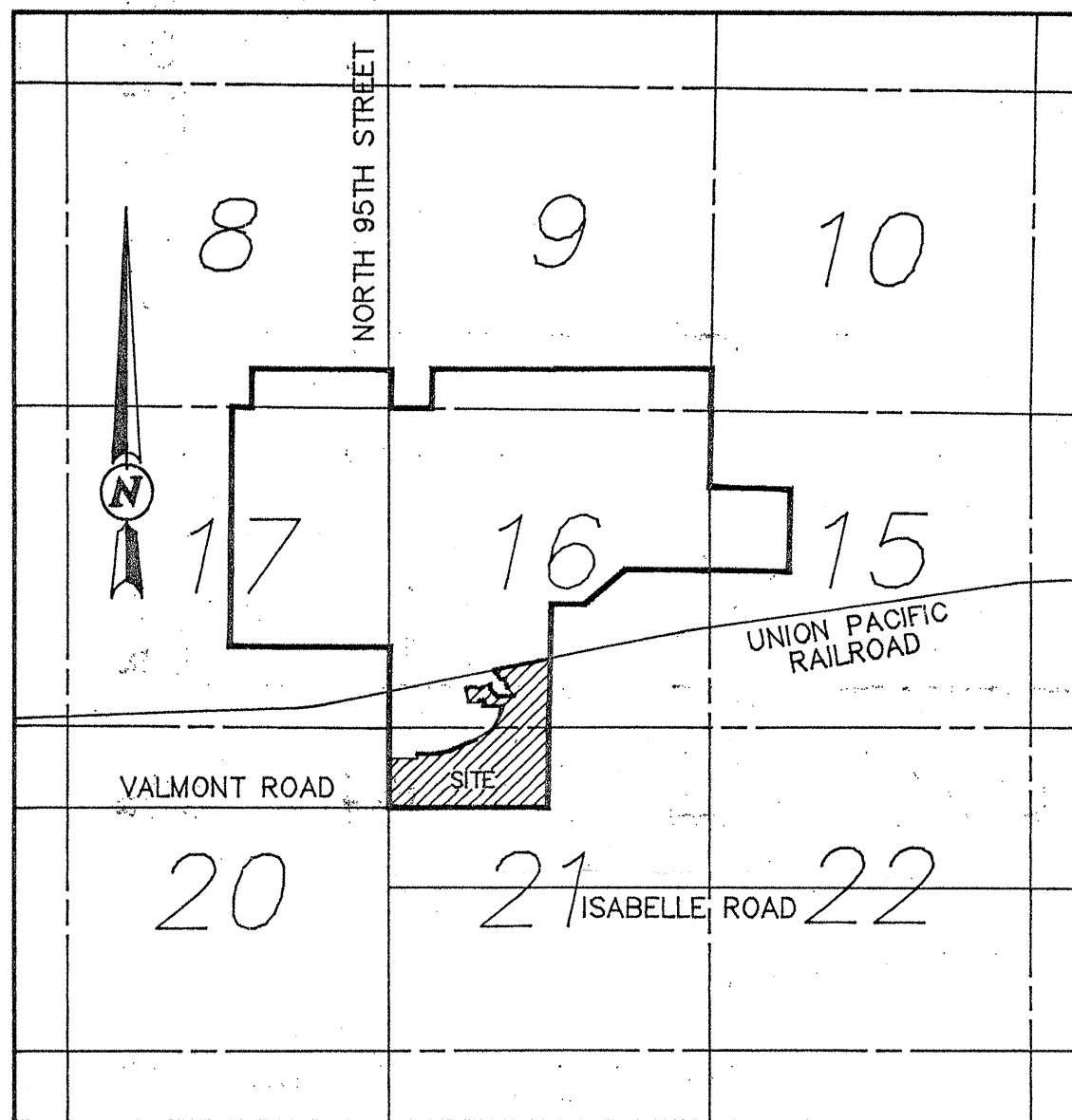
STATE OF COLORADO

AREA = 85.46 ACRES, MORE OR LESS

SHEET 1 OF 2

Notes:

- BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NW1/4 OF SECTION 16 AS BEARING N 01°42'53" E AS SHOWN ON PLAT ENTITLED "THE FARM IN BOULDER VALLEY", RECORDED IN PLAN FILE P-12, F-4, #43-46.
- ROAD OUTLOTS ARE DESIGNATED AS ACCESS FOR ROADWAYS AND UNINHIBITED ACCESS TO LEFT HAND WATER DISTRICT FOR THE OPERATION AND MAINTENANCE OF PUBLIC WATER LINES.
- EASEMENTS 12 FEET IN WIDTH FOR UTILITY PURPOSES EXIST ALONG ALL ROAD OUTLOTS.
- BUILDING SETBACK LINES ARE SHOWN AS FINE DASHED LINES ON LOT 5, BLOCK 1 AND CAN BE LOCATED IN THE FIELD BY SCALE METHODS.
- = SET #5 REBAR W/ ALUM. CAP LS #16406
- OUTLOT USE AND MANAGEMENT RESPONSIBILITY:
OUTLOT I (85.46 AC): AGRICULTURE, BOULDER VALLEY FARM
- ANY DEVELOPMENT OF RECREATIONAL AMENITIES MUST CONFORM WITH BOULDER COUNTY LAND USE REGULATIONS.
- THE PURPOSE OF THIS PLAT IS TO ADJUST INTERIOR PROPERTY LINES AND IS NOT THE RESULT OF A RESURVEY OF THE EXTERIOR BOUNDARY OF "THE FARM IN BOULDER VALLEY N.U.P.U.D., SURVEYED BY FLATRONS SURVEYING, INC. IN 1990.



LOCATION MAP - SCALE: 1" = 3000'

AUTHORIZATION TO RECORD

I, Gordon S. Billings, SECRETARY TO THE BOULDER COUNTY PLANNING COMMISSION, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE ALL CONDITIONS OF COUNTY APPROVAL OF THIS PLAT OF "THE FARM IN BOULDER VALLEY N.U.P.U.D., REPLAT C" HAVE BEEN FULLY SATISFIED AND THAT THE SAME IS HEREBY AUTHORIZED FOR RECORDATION.

WITNESS MY HAND ON THE 31st DAY OF March, 1994.

SECRETARY TO THE BOULDER COUNTY
PLANNING COMMISSION

ACKNOWLEDGEMENT

STATE OF COLORADO }
COUNTY OF BOULDER }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF March, 1994, BY DONALD M. CULVER AS PRESIDENT AND JOHN J. MORITZ AS SECRETARY OF BOULDER VALLEY FARM, INC., A MARYLAND CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL.

May 14, 1997
MY COMMISSION EXPIRES

Robert R. Smith
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF COLORADO }
COUNTY OF BOULDER }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF March, 1994, BY ROBERT GREENLEE AND DIANE M. GREENLEE, WITNESS MY HAND AND OFFICIAL SEAL.

4-13-95
MY COMMISSION EXPIRES

Jacqueline B. Wood
NOTARY PUBLIC

BOARD OF COMMISSIONERS' APPROVAL

APPROVED THIS 1st DAY OF FEBRUARY, 1994, BOARD OF COMMISSIONERS, BOULDER COUNTY, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR PROPRIETOR AND NOT THE COUNTY OF BOULDER. BY SIGNING AND RECORDING OF THIS PLAT THE COUNTY OF BOULDER HEREBY VACATES ALL PREVIOUSLY DEDICATED EASEMENTS NOT SHOWN HEREON.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:44 PM O'CLOCK, THIS 31st DAY OF March, 1994, AND IS DULY RECORDED IN PLAN FILE P-31 F-1 #49450.
FEES \$ 2000 PAID.

RECEPTION # 1411043

Charlotte Houston
RECORDER

FILM # 1957

Danney D. Cooper
DEPUTY

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE COUNTY OF BOULDER DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND OTHER IMPROVEMENTS REFLECTED HEREON FOR MAINTENANCE BY SAID COUNTY.

UNTIL SUCH ROADS AND OTHER IMPROVEMENTS ARE SATISFACTORILY CONSTRUCTED TO COUNTY REQUIREMENTS AND MEET THE CONDITIONS OF THE CONSTRUCTION PERMIT AND ARE SPECIFICALLY ACCEPTED BY THIS COUNTY BY RECORDING WITH THE CLERK AND RECORDER OF THIS COUNTY AN OFFICIAL ACCEPTANCE RESOLUTION THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND OTHER IMPROVEMENTS AND RIGHT-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND WITHIN THIS SUBDIVISION.

NOTICE IS FURTHER GIVEN THAT NO BUILDING PERMITS WILL BE ISSUED BY OFFICIALS OF THIS COUNTY FOR IMPROVEMENTS OF ANY NATURE ON ANY PROPERTY REFLECTED ON THIS PLATTED SUBDIVISION UNTIL SUCH TIME AS THE ACCEPTANCE AS HEREIN ABOVE DESCRIBED HAS BEEN FILED FOR RECORD WITH THE CLERK AND RECORDER OF THIS COUNTY, OR UNTIL OTHER SUITABLE PROVISION IS MADE FOR COMPLETION AND/OR MAINTENANCE OF THE ROADS AND OTHER IMPROVEMENTS.

THE PROPERTY IN THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF THE SUBDIVISION AGREEMENT RECORDED IMMEDIATELY FOLLOWING THIS PLAT.

SURVEYOR'S STATEMENT

I, JOHN B. GUYTON, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS OF RECORD, OR OTHER OWNERSHIPS IN EVIDENCE, OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREBEFORE DESCRIBED LAND EXCEPT AS SHOWN ON THIS PLAT OF "THE FARM IN BOULDER VALLEY N.U.P.U.D., REPLAT C"; THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE ON JULY 23, 1993, BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 0.01 FEET; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH SUBDIVISION AND/OR SURVEYING OF LAND AND ALL PROVISIONS (WITHIN MY CONTROL) OF THE BOULDER COUNTY SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 31st DAY OF March, 1994

John B. Guyton
JOHN B. GUYTON
COLORADO P.L.S. #16406

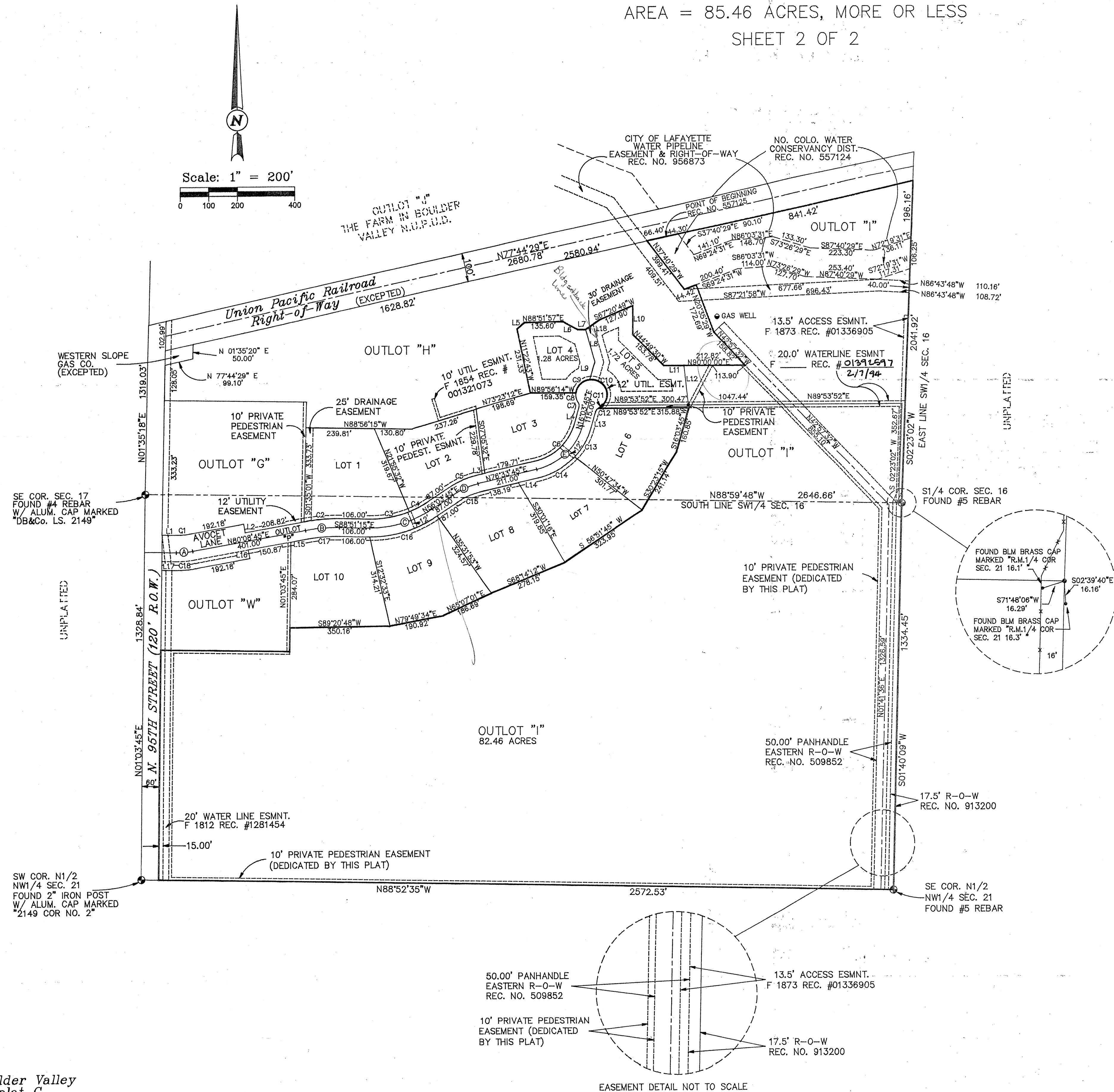
REVISED: FEBRUARY 17, 1994

Flatirons Surveying, Inc.
5717 ARAPAHOE RD., BOULDER, CO 80303
(303) 443-7001

THE FARM IN BOULDER VALLEY N.U.P.U.D., REPLAT C

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TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER,

STATE OF COLORADO
AREA = 85.46 ACRES, MORE OR LESS
SHEET 2 OF 2



LOT LINE DATA		
LINE	DIRECTION	DISTANCE
L1	N 88°56'15" W	50.00'
L2	N 09°51'15" W	30.00'
L3	N 76°33'45" E	31.29'
L4	N 16°03'45" E	59.10'
L5	N 48°11'20" E	34.22'
L6	S 61°42'24" E	59.45'
L7	N 90°00'00" E	26.85'
L8	S 15°42'15" E	117.90'
L9	S 16°03'45" W	65.00'
L10	S 00°00'00" E	100.00'
L11	N 89°53'52" E	70.21'
L12	S 05°46'56" E	142.95'
L13	S 16°03'45" W	59.10'
L14	S 76°33'45" W	72.81'
L15	N 80°08'45" E	57.95'
L16	S 09°51'15" E	30.00'
L17	N 88°56'15" W	50.00'
L18	N 55°34'10" E	56.96'

CURVE DATA				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	243.49'	46.39'	46.32'	N 85°36'15" E
C2	653.12'	125.39'	125.20'	S 85°36'45" W
C3	349.63'	140.78'	139.83'	N 79°36'37" E
C4	349.63'	73.30'	73.17'	N 62°04'07" E
C5	306.50'	109.66'	109.08'	S 66°18'45" W
C6	192.92'	203.71'	194.38'	N 46°18'45" E
C7	20.00'	16.82'	16.33'	N 08°01'56" W
C8	55.00'	37.28'	36.57'	S 12°42'42" E
C9	55.00'	74.53'	68.96'	S 45°31'35" W
C10	55.00'	135.95'	103.89'	N 24°50'22" W
C11	55.00'	17.62'	17.54'	N 55°08'59" E
C12	20.00'	16.75'	16.26'	S 40°03'13" W
C13	252.92'	118.25'	117.17'	N 29°27'23" E
C14	252.92'	148.82'	146.68'	N 59°42'23" E
C15	246.50'	88.20'	87.73'	S 66°18'45" W
C16	409.63'	250.82'	246.92'	N 73°36'15" E
C17	593.12'	113.87'	113.70'	S 85°36'45" W
C18	363.49'	69.26'	69.15'	N 85°36'15" E

CENTERLINE AVOCET LANE CURVE DATA				
CURVE	RADIUS	LENGTH	CHORD	BEARING
A	303.49'	57.82'	57.74'	N 85°36'15" E
B	623.12'	119.63'	119.45'	S 85°36'45" W
C	379.63'	232.45'	228.84'	N 73°36'15" E
D	276.50'	98.93'	98.40'	S 66°18'45" W
E	222.92'	235.39'	224.60'	N 46°18'45" E

SURVEYOR'S STATEMENT

SEE SHEET 1 OF 2 FOR NOTES AND STATEMENTS

JOHN B. GUYTON
COLORADO P.L.S. #16406
DATE 3-3-94

REVISED: FEBRUARY 17, 1994

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