

THE FARM IN BOULDER VALLEY N.U.P.U.D., REPLAT E
A REPLAT OF OUTLOTS G, H, P, AND W OF THE FARM IN BOULDER VALLEY
N.U.P.U.D., REPLAT B AND A REPLAT OF OUTLOT I OF THE FARM IN BOULDER
VALLEY N.U.P.U.D., REPLAT C
LOCATED IN PORTIONS OF SW 1/4 OF SECTION 16, AND NW 1/4 OF SECTION 21
T1N, R69W OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER OF
OUTLOTS G, H, P AND W OF THE FARM IN BOULDER VALLEY N.U.P.U.D., REPLAT B A
PLAT RECORDED APRIL 9, 1993 AT RECEPTION NO. 1281454 AND OUTLOT I OF THE
FARM IN BOULDER VALLEY N.U.P.U.D., REPLAT C, A PLAT RECORDED MARCH 31, 1994
AT RECEPTION NO. 1411043 OF THE BOULDER COUNTY RECORDS, BEING A PORTION OF
THE SOUTHWEST ONE-QUARTER OF SECTION 16, AND THE NORTHWEST ONE-QUARTER OF
SECTION 21 TOWNSHIP 1 NORTH, RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF
BOULDER, STATE OF COLORADO.

SAID DESCRIBED OUTLOTS CONTAIN 108.049 ACRES MORE OR LESS AND IS SUBJECT TO
ANY EASEMENTS OR RIGHT-OF-WAY OF RECORD OR AS NOW EXIST ON THE GROUND.

AND THAT I HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS
THE FARM IN BOULDER VALLEY N.U.P.U.D., REPLAT E, A SUBDIVISION IN THE COUNTY OF
BOULDER, STATE OF COLORADO, AND DO HEREBY ACCEPT THE RESPONSIBILITY FOR THE
COMPLETION OF REQUIRED IMPROVEMENTS.

OWNERSHIP

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO OUTLOTS UNDER THE NAME OF
THE FARM IN BOULDER VALLEY N.U.P.U.D., REPLAT E AND ALSO DEDICATE EASEMENTS AS
SHOWN ON THIS PLAT.

BOULDER VALLEY FARM, INC., A MARYLAND CORPORATION

BY: Edwin A. Fenwick

ACKNOWLEDGEMENT

STATE OF COLORADO

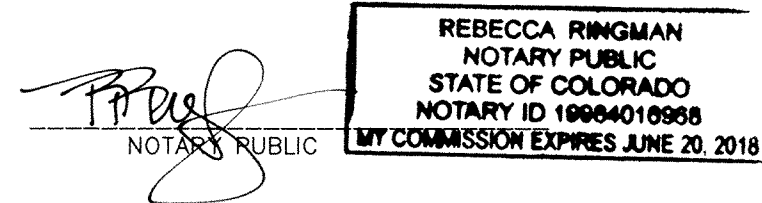
SS.

COUNTY OF BOULDER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF September
2018 BY Edwin A. Fenwick as Vice President.

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 6.20.22

[SEAL]



THE FARM POND, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Joseph M. Brooker

ACKNOWLEDGEMENT

STATE OF COLORADO

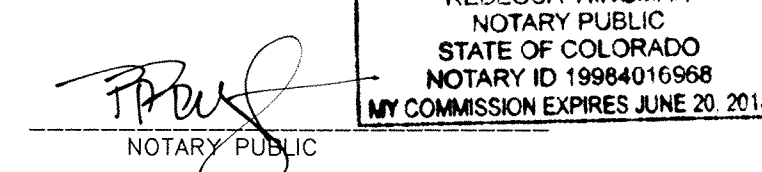
SS.

COUNTY OF BOULDER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF September
2018 BY Joseph M. Brooker as President.

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 6.20.22

[SEAL]



THE FARM IN BOULDER VALLEY HOMEOWNERS ASSOCIATION, INC., A COLORADO NONPROFIT
CORPORATION

BY: Joseph M. Brooker

ACKNOWLEDGEMENT

STATE OF COLORADO

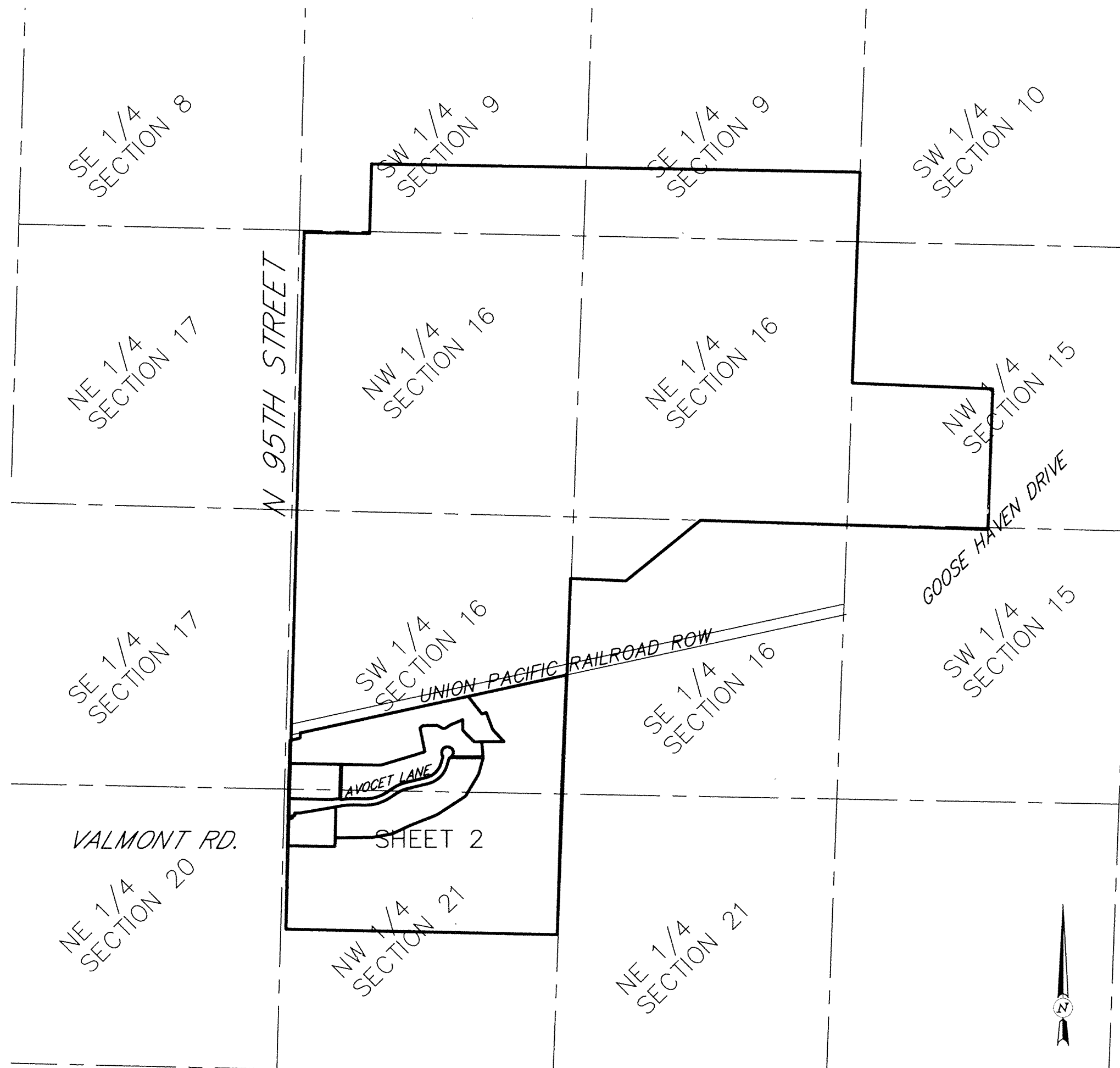
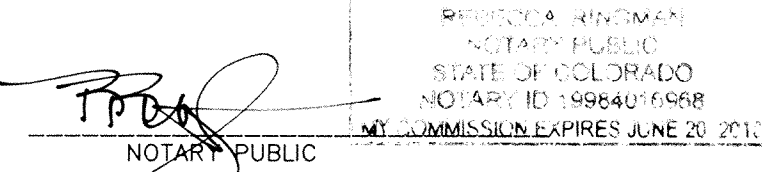
SS.

COUNTY OF BOULDER

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2018 BY Joseph M. Brooker as President.

WITNESS MY HAND AND SEAL
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[SEAL]



LOCATION MAP
SCALE: 1" = 2000'

SURVEY NOTES

- THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE N 1/2, NW 1/4 SECTION 21 BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND BEARS N88°52'35"W PER THE FARM IN BOULDER VALLEY NUPUD.
- THE SIZE AND TYPE OF MONUMENTS FOUND ARE SHOWN HEREON.
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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. CRS-13-80-105 (3)(a)
- THE PROPERTY LIES WITHIN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. APPROXIMATE SFHAS SHOWN ARE SHOWN PER REFERENCE FIRM MAP NUMBERS 08013C0417J AND 08013C0436J, MAPS REVISED DECEMBER 18, 2012.
- LAND SURVEY PLATS DEPOSITED AT BOULDER LAND USE DEPARTMENT, REFERENCED OR USED FOR THIS SURVEY: ALTA SURVEY OF THIS PROPERTY COMPLETED 4/22/15 AND DEPOSITED AS LS-16-1075; RECORDED PLATS WERE USED.

LEGEND

- PUBLIC LAND CORNER FOUND
- SET #5 REBAR WITH 1" RED PLASTIC CAP STAMPED SCOTT COX ASS PLS 24302 (P&C) (UNLESS NOTED)
- SET NAIL AND 3/4" BRASS TAG STAMPED PLS 24302
- FOUND MONUMENT AS NOTED
- CONTROL POINT

CERTIFICATION

I, A. JOHN BURI, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FARM IN BOULDER VALLEY N.U.P.U.D., REPLAT E, WAS PREPARED UNDER MY SUPERVISION AND IS BASED ON A BOUNDARY SURVEY MADE BY SCOTT, COX & ASSOCIATES, INC., AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE OUTLOTS, IN COMPLIANCE WITH C.R.S. 38-50 THROUGH 38-53 GOVERNING THE SUBDIVISION OF LAND.

A. JOHN BURI, PLS 24302
FOR AND ON BEHALF OF
SCOTT, COX & ASSOCIATES, INC.

AUTHORIZATION TO RECORD:

I, Dale Case, 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 E, HAVE BEEN FULLY SATISFIED AND THAT THE SAME IS HEREBY AUTHORIZED FOR RECORDATION.

WITNESS MY HAND ON THE 20 DAY OF Sept., 2018

SECRETARY TO THE BOULDER COUNTY PLANNING COMMISSION

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED THIS 25th DAY OF September, 2018 BOARD OF COMMISSIONERS, BOULDER COUNTY, COLORADO.

CHAIR: Carol Sommers

ATTEST: Wike Rydes
CLERK OF BOARD

CLERK AND RECORDER CERTIFICATE

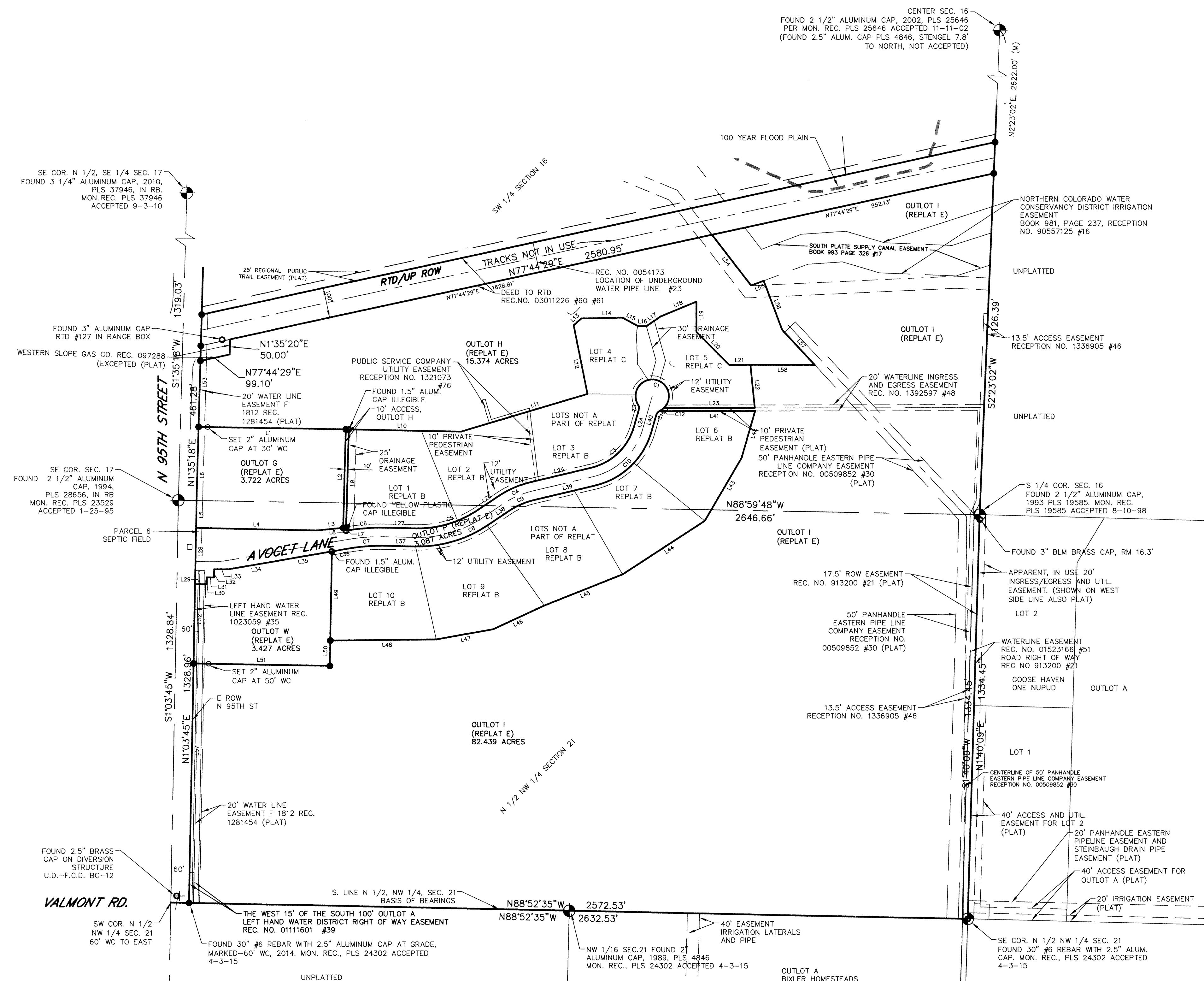
STATE OF COLORADO
COUNTY OF BOULDER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:06 O'CLOCK A.M., THIS 26th DAY OF September, 2018, AND IS RECORDED IN PLAN FILE 23.00 RECEPTION NO. 3678149
RECORDED: Hillary Hall DEPUTY: Richard Samuels

SCOTT, COX & ASSOCIATES, INC.
consulting engineers • surveyors
1530 55th Street • Boulder, Colorado 80303
(303) 444 - 3051

Designed by	AJB	Date	Scale	Drawing no.	Sheet
Drawn by	JAS	09/06/18	AS SHOWN	14188B-1	1
Checked by	AJB	Revision	Description	Date	Project no.
					14188C

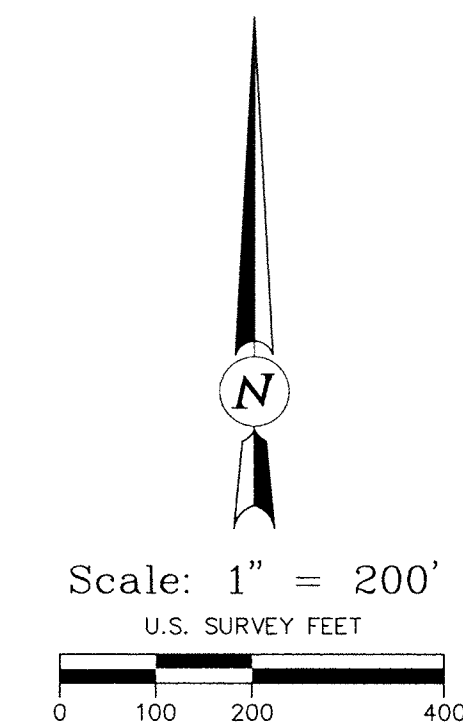
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LINE TABLE		
Line #	Length	Direction
L1	486.34'	S88°56'15"E
L2	34.91'	S01°35'01"W
L3	89.41'	S84°21'22"W
L4	396.82'	N88°41'00"W
L5	90.22'	N01°03'45"E
L6	243.38'	N01°35'18"E
L7	10.00'	S01°34'52"W
L8	10.08'	N84°21'02"E
L9	333.73'	N01°00'27"E
L10	370.61'	S88°56'15"E
L11	435.95'	N73°23'12"E
L12	231.33'	N11°22'43"W
L13	34.22'	N48°11'20"E
L14	135.60'	N85°51'57"E
L15	59.45'	S61°42'24"E
L16	26.85'	N90°00'00"E
L17	56.96'	N55°34'10"E
L18	127.90'	N67°20'49"E
L19	100.00'	S00°00'00"E
L20	153.78'	S44°49'30"E
L21	70.21'	N89°53'52"E
L22	142.92'	S05°46'56"E
L23	300.41'	S89°54'05"W
L24	59.10'	S16°03'45"W
L25	211.00'	S76°33'45"W
L26	87.00'	S56°03'45"W
L27	106.00'	N88°51'15"W
L28	159.51'	S01°03'45"E
L29	38.98'	S88°56'15"E

LINE TABLE		
Line #	Length	Direction
L30	23.49'	N00°23'43"E
L31	23.79'	S88°56'15"E
L32	27.08'	N00°23'43"E
L33	48.28'	N89°46'48"E
L34	194.93'	N80°21'30"E
L35	150.81'	N80°08'45"E
L36	57.95'	N80°08'45"E
L37	106.00'	S88°51'15"E
L38	87.00'	N56°03'45"E
L39	211.00'	N76°33'45"E
L40	59.10'	N16°03'46"E
L41	315.88'	N89°53'52"E
L42	160.85'	S16°03'45"W
L43	241.14'	S30°23'15"W
L44	323.95'	S56°51'45"W
L45	278.15'	S68°12'41"W
L46	186.69'	S65°07'01"W
L47	190.92'	S79°49'34"W
L48	350.16'	S89°20'48"W
L49	294.33'	N01°03'45"E
L50	83.65'	S01°03'53"W
L51	450.06'	N88°56'15"W
L52	288.44'	N01°03'45"E
L53	217.90'	N01°35'18"E
L54	211.31'	S37°40'29"E
L55	44.43'	N69°22'45"E
L56	173.02'	S20°32'50"E
L57	158.34'	S45°7'32"E
L58	212.48'	N90°00'00"W

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	247.66'	55.00'	258.00'	N83°07'28"W	85.48'
C2	16.82'	20.00'	48.19'	S08°01'49"E	16.33'
C3	203.71'	192.92'	60.50'	S46°18'44"W	194.38'
C4	109.66'	306.50'	20.50'	S66°18'44"W	109.08'
C5	214.08'	349.63'	35.08'	S73°36'17"W	210.75'
C6	125.39'	653.12'	11.00'	S85°38'45"W	125.20'
C7	113.87'	593.12'	11.00'	N85°38'45"E	113.70'
C8	250.82'	403.63'	35.08'	N73°36'15"E	246.92'
C9	88.20'	246.50'	20.50'	N66°18'45"E	87.73'
C10	267.06'	252.92'	60.50'	N46°18'47"E	254.83'
C11	16.75'	20.00'	47.97'	N40°03'02"E	16.26'
C12	17.57'	54.97'	18.31'	N55°02'49"E	17.49'



	SCOTT, COX & ASSOCIATES, INC. consulting engineers • surveyors 1530 55th Street • Boulder, Colorado 80303 (303) 444 - 3051					
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