

WILLOUGHBY CORNER FILING NO. 1

A REPLAT OF TRACT A-1, COAL PARK SUBDIVISION, LOCATED IN THE SE1/4 OF SECTION 2,
T1S, R69W OF THE 6TH P.M., CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO
AREA = 24.096 ACRES

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT HOUSING AUTHORITY OF THE COUNTY OF BOULDER, COLORADO, BEING THE FEE OWNER OF ALL THAT REAL PROPERTY SITUATED IN THE CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO, AND LYING WITHIN THE EXTERIOR BOUNDARY OF "WILLOUGHBY CORNER FILING NO. 1", A SUBDIVISION OF A PORTION THE SE1/4 OF SECTION 2, T1S, R69W OF THE 6TH P.M., CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

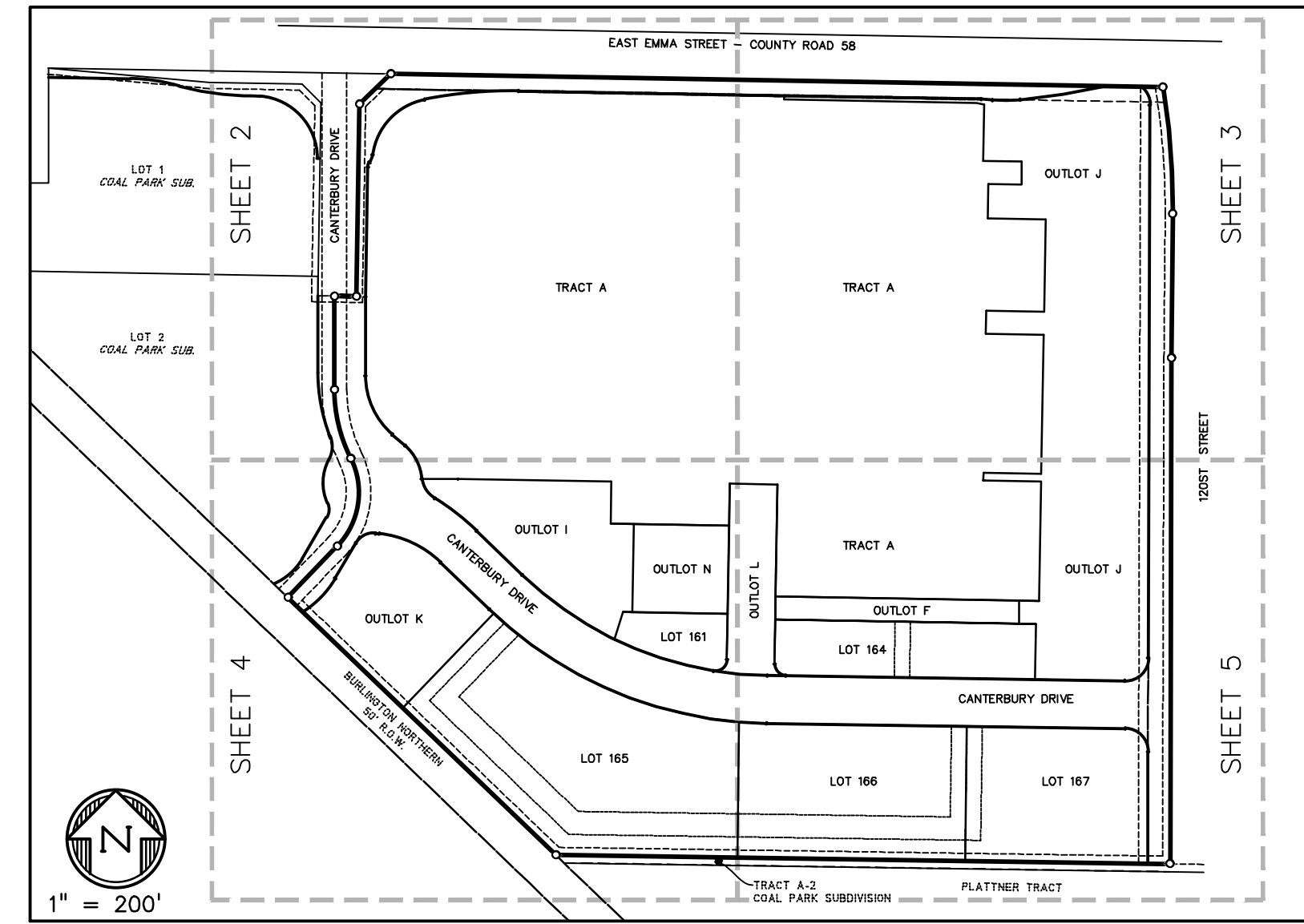
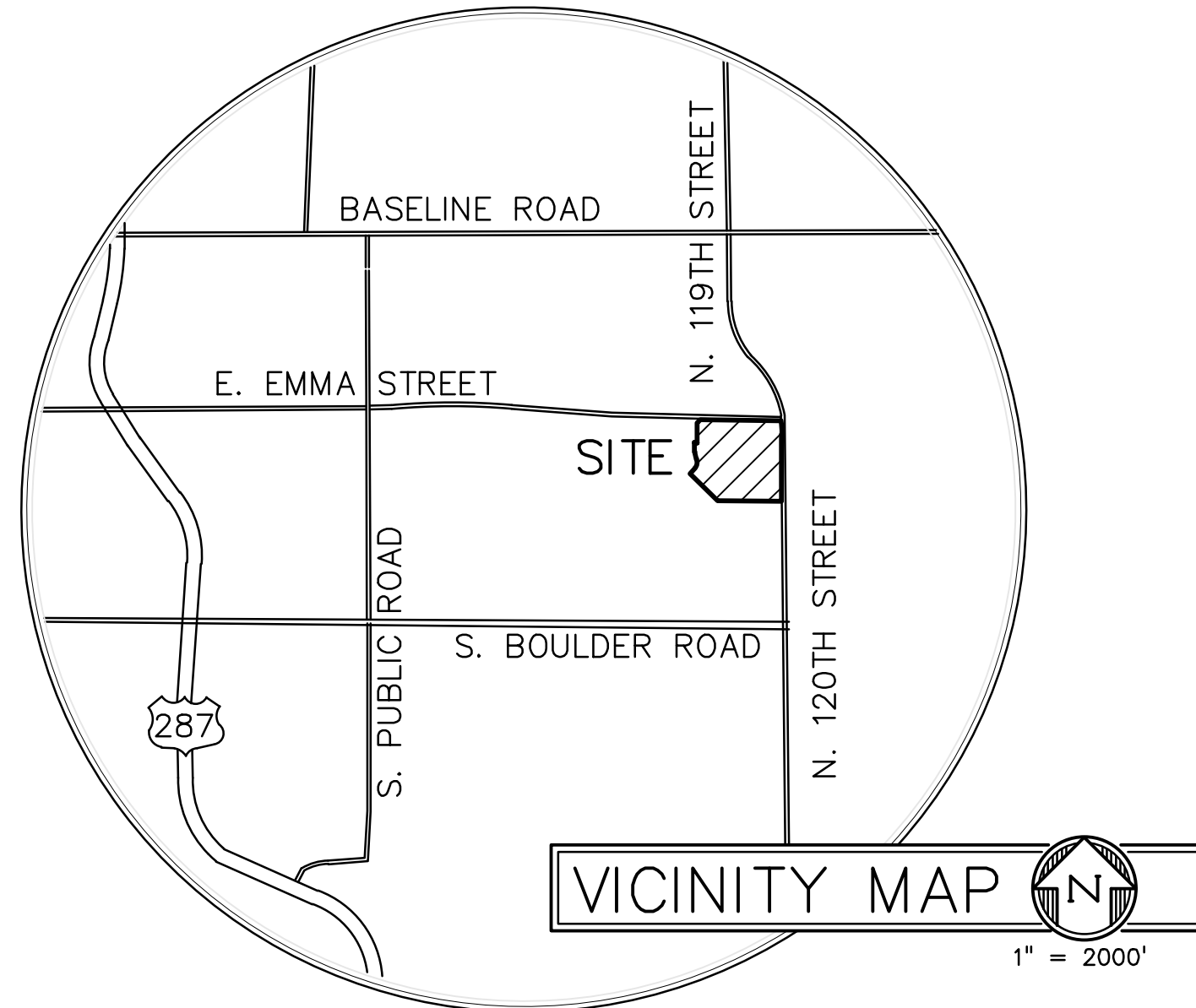
A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 2, T1S, R69W OF THE 6TH P.M., CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A-1, COAL PARK SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOTS, OUTLOTS, AND RIGHTS-OF-WAY AS SHOWN HEREON AND DESIGNATE THE SAME AS "WILLOUGHBY CORNER FILING NO. 1" IN THE CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO, AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF LAFAYETTE, COLORADO THE UTILITY EASEMENTS FOR UTILITY PURPOSES AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF LAFAYETTE, COLORADO THE RECREATIONAL EASEMENTS FOR RECREATIONAL PURPOSES AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF LAFAYETTE, COLORADO THE EMERGENCY VEHICLE ACCESS EASEMENTS FOR EMERGENCY VEHICLE ACCESS PURPOSES AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF LAFAYETTE, COLORADO THE DRAINAGE EASEMENT FOR DRAINAGE PURPOSES FOR SUCH PUBLIC PURPOSES AS INDICATED ON THE PLAT AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF LAFAYETTE, COLORADO THE RIGHTS OF WAY FOR PUBLIC RIGHT-OF-WAY PURPOSES.

EXECUTED THIS _____ DAY OF _____, 20____, A.D.

NORRIS BOYD, EXECUTIVE DIRECTOR, HOUSING AUTHORITY OF THE COUNTY OF BOULDER, COLORADO.



PLANNING COMMISSION CERTIFICATE

THE PRELIMINARY PLAT FOR WILLOUGHBY CORNER FILING NO. 1 WAS APPROVED BY THE CITY OF LAFAYETTE PLANNING COMMISSION ON JULY 13, 2023, A.D.

CHAIRPERSON _____ ATTEST: SECRETARY _____

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS APPROVED BY THE CITY COUNCIL OF THE CITY OF LAFAYETTE, COLORADO, THIS _____ DAY OF _____,

20____, A.D. FOR FILING WITH THE CLERK AND RECORDER OF BOULDER COUNTY, PROVIDED THAT APPROVAL IN NO WAY OBLIGATES THE CITY OF LAFAYETTE FOR FINANCING, CONSTRUCTION OR MAINTENANCE OF PUBLIC IMPROVEMENTS ON PROPERTY INTEREST OWNED OR DEDICATED TO THE PUBLIC.

THE FOLLOWING EASEMENTS AS SHOWN HEREON ARE HEREBY VACATED BY THIS PLAT:
 1. 20' DRAINAGE AND UTILITY EASEMENT ALONG THE NORTHERLY PROPERTY LINE
 2. 10' UTILITY EASEMENT ALONG THE EASTERLY PROPERTY LINE.

MAYOR _____

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF LAFAYETTE.

ATTEST: CITY CLERK _____

REVIEW CERTIFICATES

CITY OF LAFAYETTE ENGINEER _____

CITY ADMINISTRATOR CERTIFICATE

I, FRITZ SPRAGUE, CITY ADMINISTRATOR OF THE CITY OF LAFAYETTE, COLORADO, HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL PLAT AND IT APPEARS TO BE IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES OF THE CITY AND THAT A SUBDIVISION DEVELOPMENT AGREEMENT HAS BEEN EXECUTED BY THE DEVELOPER AND ACCEPTED BY THE CITY.

CITY ADMINISTRATOR _____

CLERK & RECORDERS CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED

IN MY OFFICE AT _____ O'CLOCK, _____ M. THIS _____

DAY OF _____, 20____, AND IS RECORDED

UNDER RECEPTION # _____

FEES PAID: \$ _____

COUNTY CLERK & RECORDER _____

DEPUTY _____

ACKNOWLEDGEMENT

STATE OF COLORADO)
) SS
 COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

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

BY NORRIS BOYD, AS EXECUTIVE DIRECTOR OF HOUSING AUTHORITY OF THE COUNTY OF BOULDER, COLORADO, OWNER OF THE PROPERTY DESCRIBED HEREON.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

GENERAL NOTES

- ALL OR PORTIONS OF THE PROPERTY DESCRIBES HEREON MAY BE SUBJECT TO THE SUBDIVISION DEVELOPMENT AGREEMENT AND/OR DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED CONTEMPORANEOUSLY WITH THIS PLAN IN THE OFFICE OF THE CLERK AND RECORDER OF BOULDER COUNTY, COLORADO.
- THE BASIS OF BEARINGS IS THE EASTERLY LINE OF THE SUBJECT PROPERTY, BEING MONUMENTED AS SHOWN HEREON, WITH THE LINE ASSUMED TO BEAR S00°09'59"W.
- SET 2" ALUMINUM CAPS STAMPED "DB & CO. LS 27275" AT ALL EXTERIOR BOUNDARY CORNERS OF THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED.
- DREXEL BARRELL & CO. RELIED UPON TITLE COMMITMENT NO. ABD70781686, ISSUED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF JULY 11, 2022 FOR ALL INFORMATION REGARDING THE LEGAL DESCRIPTION, EASEMENTS AND RIGHTS-OF-WAYS.
- 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.
- PREPARED BY: DREXEL BARRELL & CO.
 1376 MINERS DRIVE, SUITE 107
 LAFAYETTE, CO 80026
 (303) 442-4338
- THE LAST FIELD INSPECTION OF THE SITE WAS ON JUNE 16, 2017.
- OUTLOTS F, I, K, L AND N AND TRACT A ARE SUBJECT TO BLANKET UTILITY AND EMERGENCY VEHICULAR ACCESS EASEMENTS DEDICATED TO THE CITY EXCLUDING BUILDING OR ACCESSORY STRUCTURE FOOTPRINTS.
- OUTLOTS I AND K ARE SUBJECT TO A BLANKET RECREATIONAL EASEMENT. BECAUSE THE PARK IMPROVEMENTS WILL BE USED FOR RECREATIONAL PURPOSES, AS THAT TERM IS DEFINED IN BY C.R.S. 33-41-102(5), THE OUTLOT OWNER IS ENTITLED TO ANY AND ALL PROTECTIONS PROVIDED BY C.R.S. 33-41-101 ET SEQ.
- THE MAINTENANCE ACCESS EASEMENT DEDICATED TO THE CITY IN THE AREAS DEPICTED BY REFERENCE TO THIS NOTE IS FOR THE PURPOSE OF VEHICLE AND PEDESTRIAN INGRESS AND EGRESS, AT ANY TIME AND FROM TIME TO TIME, TO ACCESS PRIVATE STORMWATER RUNOFF AND DRAINAGE DETENTION POND AND RELATED DRAINAGE IMPROVEMENTS LOCATED ON OUTLOT J, TOGETHER WITH THE RIGHT TO REPAIR AND MAINTAIN SUCH PRIVATE DRAINAGE IMPROVEMENTS. THE DEDICATION AND ACCEPTANCE OF SUCH EASEMENT DOES NOT OBLIGATE THE CITY TO UNDERTAKE ANY CONSTRUCTION, REPAIR OR MAINTENANCE OF ANY PRIVATE DRAINAGE IMPROVEMENTS, NOR SHALL IT RELIEVE THE OUTLOT OWNER OF ITS OBLIGATION AND PRIMARY RESPONSIBILITY TO MAINTAIN SUCH PRIVATE DRAINAGE IMPROVEMENTS.
- OUTLOTS F, I, J, K, L, AND N ARE NOT INTENDED FOR BUILDING OR FUTURE DEVELOPMENT AND NO PORTION OF EACH SUCH OUTLOT SHALL BE DIVIDED OR CONVEYED AS DEVELOPABLE LOTS.
- UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF LAFAYETTE FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION, PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
- "WATER DEDICATION: WATER DEDICATION WAS DETERMINED BASED ON INFORMATION PROVIDED BY THE APPLICANT. THE TOTAL AMOUNT OF WATER TO BE DEDICATED TO THE CITY WAS CALCULATED BASED ON THE TOTAL ESTIMATED DOMESTIC (IN-BUILDING) DEMAND AND ON QUANTITIES OF IRRIGATED LANDSCAPING ON THE SITE. THE CITY SHALL AT ALL TIMES HAVE THE RIGHT TO REQUIRE ADDITIONAL WATER DEDICATION IF ACTUAL CONSUMPTION EXCEEDS THIS CALCULATED ESTIMATE. IF THE CITY DETERMINES THAT ADDITIONAL WATER IS TO BE DEDICATED, THE OWNER SHALL PROVIDE THE WATER WITHIN 30 DAYS WRITTEN NOTICE BY THE CITY. THE ADDITIONAL DEDICATION SHALL BE BASED ON THE CITY'S THEN-CURRENT WATER DEDICATION POLICIES.

THE CITY OF LAFAYETTE HAS DETERMINED THE REQUIRED RAW WATER DEDICATION TO BE AS FOLLOWS:

DOMESTIC DEMAND = 48.83 ACRE-FEET FOR PHASE 1 (109.63 ACRE-FEET FOR FULL 24-ACRE PUD)

IRRIGATION DEMAND = 5.5 ACRE-FEET FOR PHASE 1 (8.76 ACRE-FEET FOR FULL 24-ACRE PUD)

A TOTAL OF 54.33 ACRE-FEET (XXXX CBT SHARES) SHALL BE TRANSFERRED TO THE CITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT."

OUTLOT SUMMARY TABLE				
	OWNERSHIP	MAINTENANCE	USE	AREA
OUTLOT F	HACBC	WCPA	INGRESS, EGRESS, EMERGENCY VEHICULAR ACCESS, UTILITIES, DRAINAGE, PEDESTRIAN ACCESS, (*)	0.218 ACRES
OUTLOT I	HACBC	WCPA	OPEN AREA, COMMUNITY GATHERING, COMMUNITY GARDENS, PLAYGROUND, PEDESTRIAN ACCESS, UTILITIES	0.717 ACRES
OUTLOT J	HACBC	WCPA	OPEN AREA, STORMWATER DETENTION, UTILITIES, COMMUNITY GATHERING, PEDESTRIAN ACCESS	2.797 ACRES
OUTLOT K	HACBC	WCPA	OPEN AREA, COMMUNITY SPACE, COMMUNITY ORCHARDS/GARDENS, DOG PARK, UTILITIES, PEDESTRIAN ACCESS	0.696 ACRES
OUTLOT L	HACBC	WCPA	PEDESTRIAN ACCESS, UTILITIES, VEHICULAR ACCESS; INGRESS AND EGRESS, (*)	0.355 ACRES
OUTLOT N	HACBC	WCPA	PARKING	0.326 ACRES
CANTERBURY DRIVE	COL	COL	PUBLIC RIGHT-OF-WAY	2.110 ACRES

COL = CITY OF LAFAYETTE
 HACBC = HOUSING AUTHORITY OF THE COUNTY OF BOULDER, COLORADO.
 WCPA = WILLOUGHBY CORNER PROPERTY OWNERS ASSOCIATION INC.
 (*) VEHICULAR ACCESS TO AND FROM ALL LOTS ABUTTING OR DIRECTLY ADJACENT TO EACH SUCH OUTLOT

LAND SUMMARY CHART	
	AREA
TRACT A	11.025 ACRES
LOTS	4.769 ACRES
ROW	3.193 ACRES
OUTLOTS	5.109 ACRES
TOTAL	24.096 ACRES

UNIT DENSITY TABLE PER P.U.D			
USE	ACRES	UNITS	DENSITY
MIXED USE / COMMUNITY SPACE	0.2	--	--
MULTI-FAMILY	2.70	129	48
SENIOR LIVING	1.87	63	34
OPEN AREAS OUTLOTS	5.11	--	--
ROW	3.19	--	--

EXISTING ZONING: R4/PUD

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MATHEW E. SELDERS
 COLORADO REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 27275
 1376 MINERS DRIVE, SUITE 107
 LAFAYETTE, CO 80026
 303-442-4338

CONTACTS

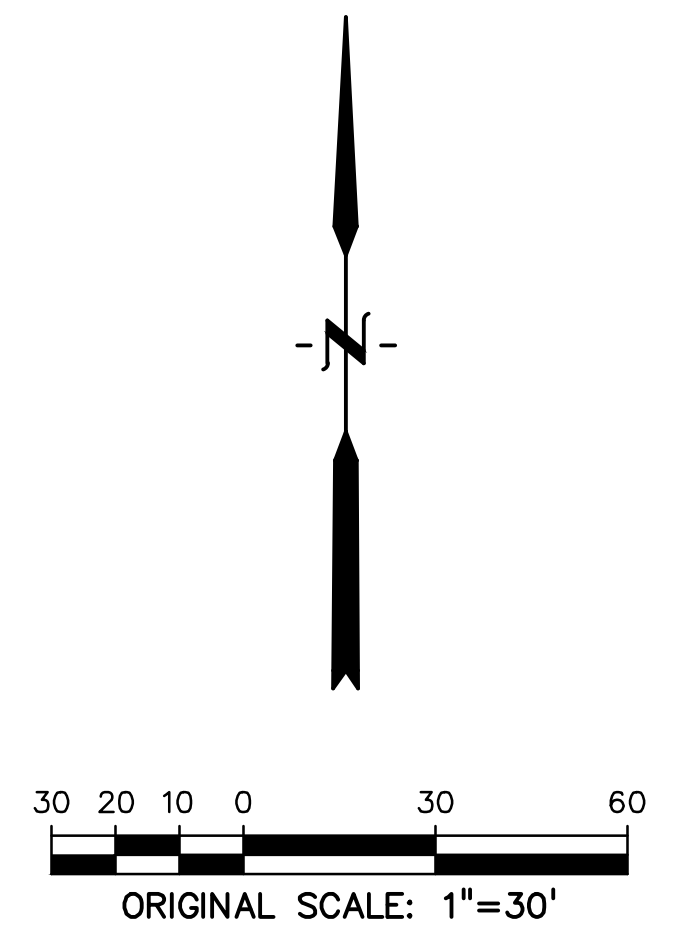
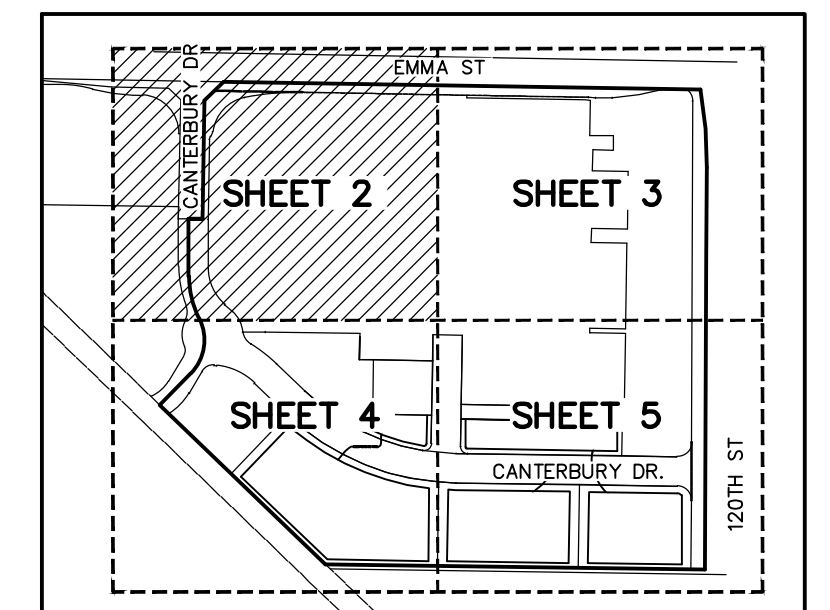
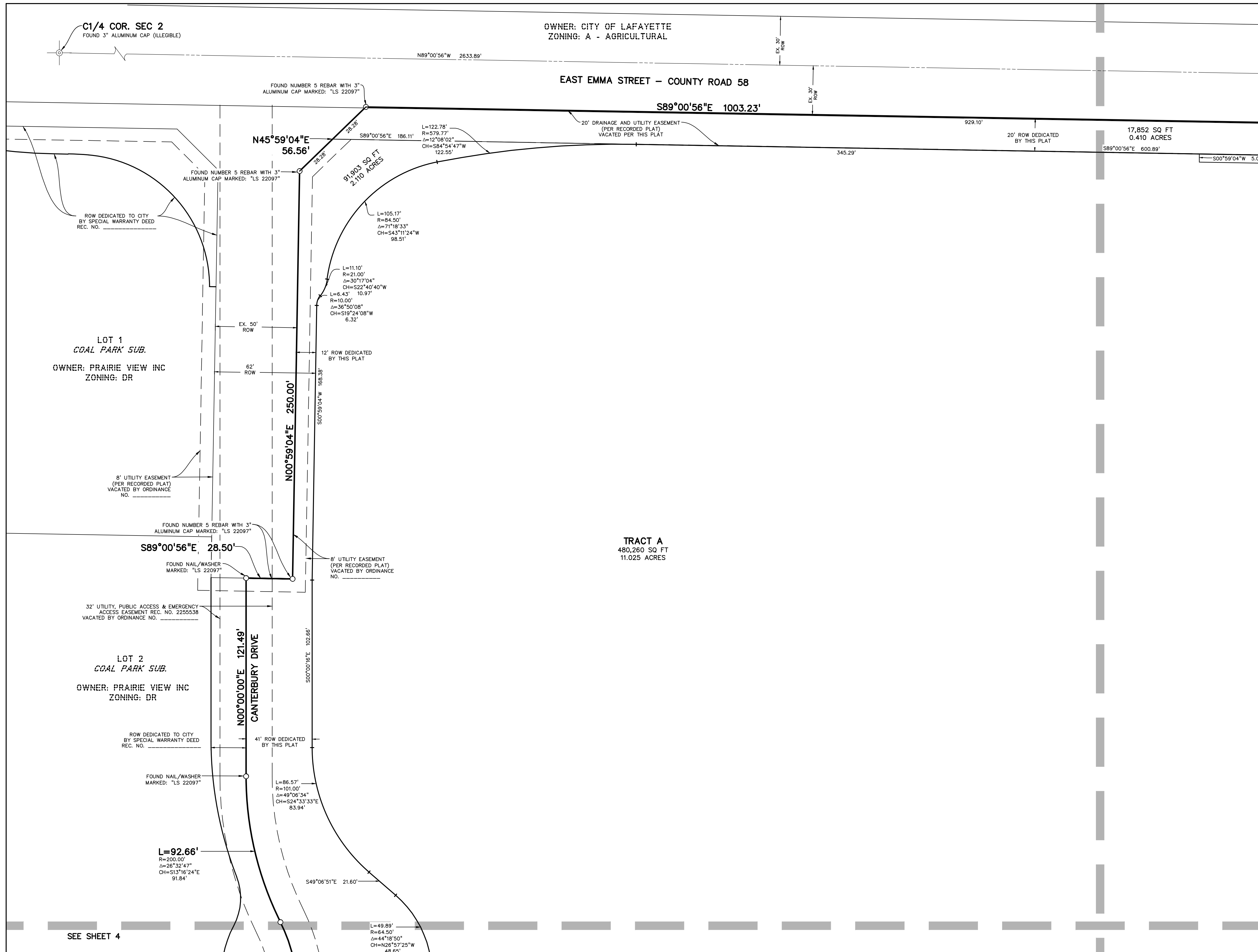
CITY OF LAFAYETTE:
 1290 S. PUBLIC RD.
 LAFAYETTE, CO 80026

OWNER:
 HOUSING AUTHORITY OF THE COUNTY OF BOULDER, COLORADO
 P.O. BOX 471
 BOULDER, CO 80306

ENGINEER:
 DREXEL BARRELL & CO.
 1376 MINERS DRIVE, SUITE 107
 LAFAYETTE, CO 80026
 (303) 442-4338

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AREA = 24.096 ACRES

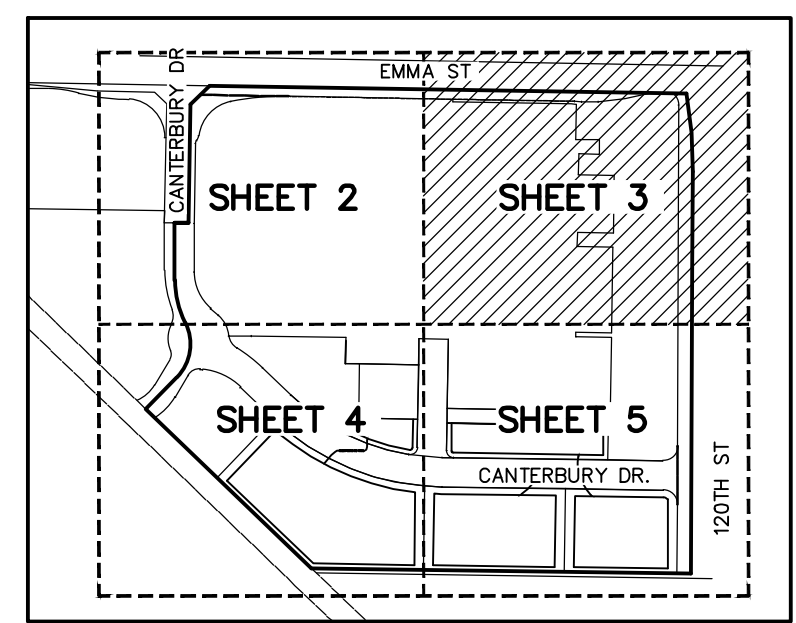
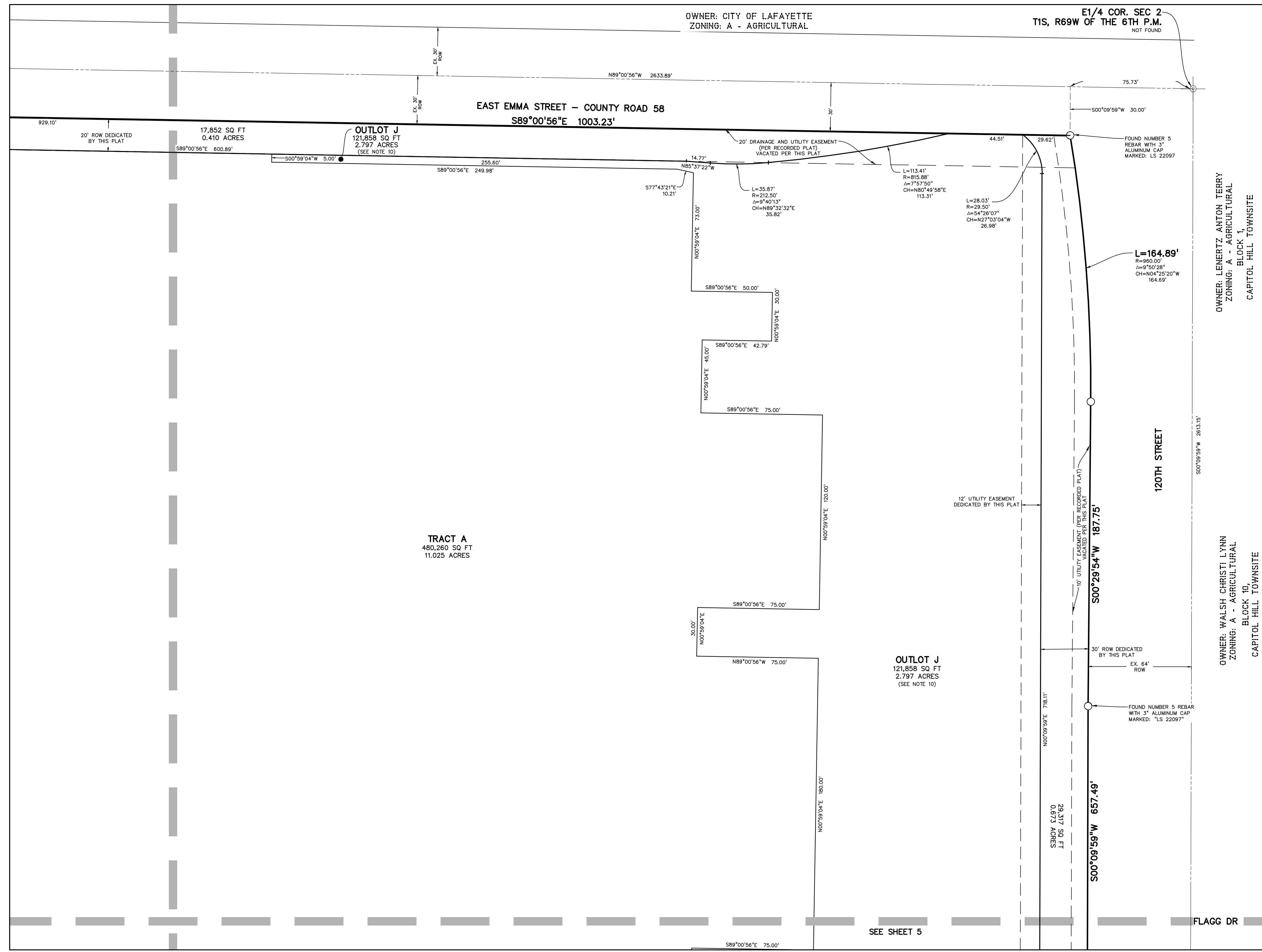


SEE SHEET 4

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AREA = 24.096 ACRES



OWNER: LENERTZ ANTON TERRY
ZONING: A - AGRICULTURAL
BLOCK 1,
CAPITOL HILL TOWNSITE

OWNER: WALSH CHRISTI LYNN
ZONING: A - AGRICULTURAL
BLOCK 10,
CAPITOL HILL TOWNSITE

OUTLOT J
121,858 SQ. FT
2.797 ACRES
(SEE NOTE 10)

TRACT A
480,260 SQ. FT
11.025 ACRES

FOUND NUMBER 5
REBAR WITH 3" ALUMINUM CAP
MARKED: "LS 22097"

FOUND NUMBER 5 REBAR
WITH 3" ALUMINUM CAP
MARKED: "LS 22097"

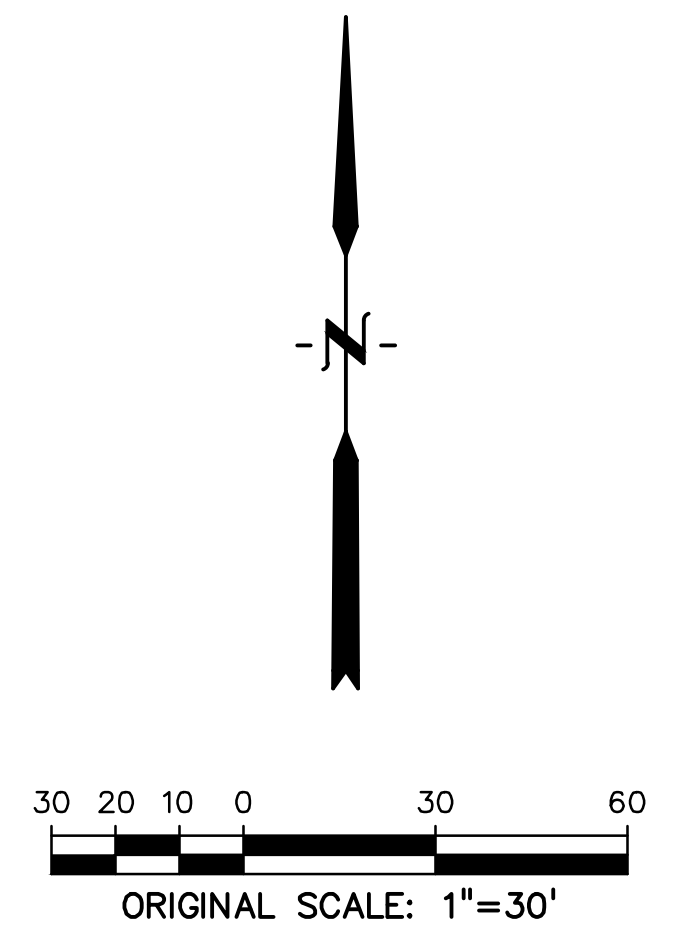
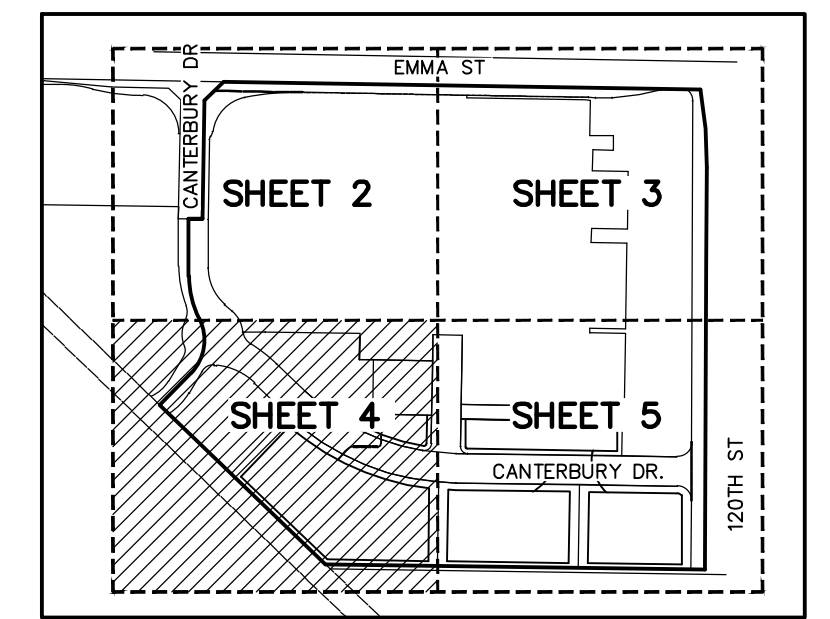
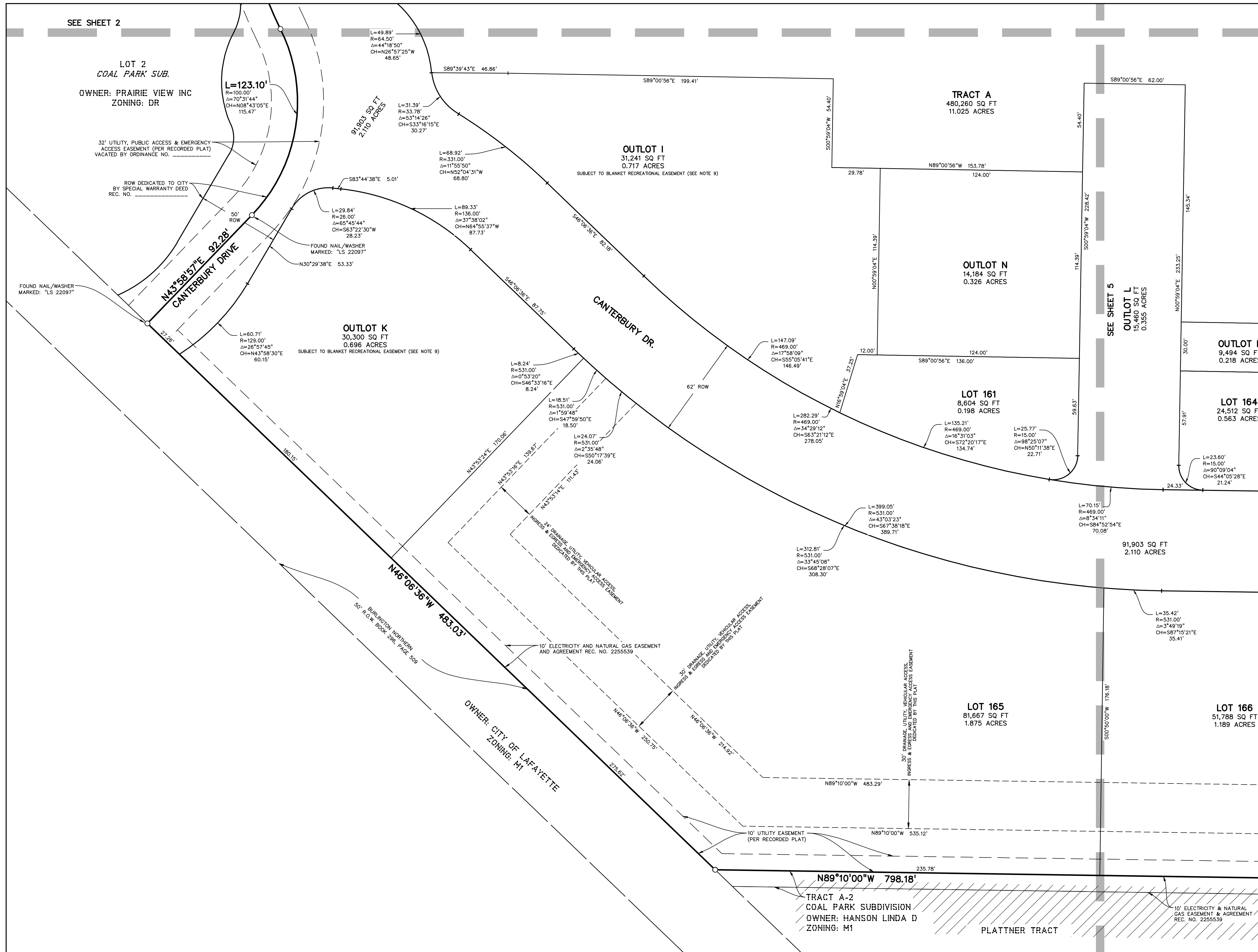
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WILLOUGHBY CORNER FILING NO. 1

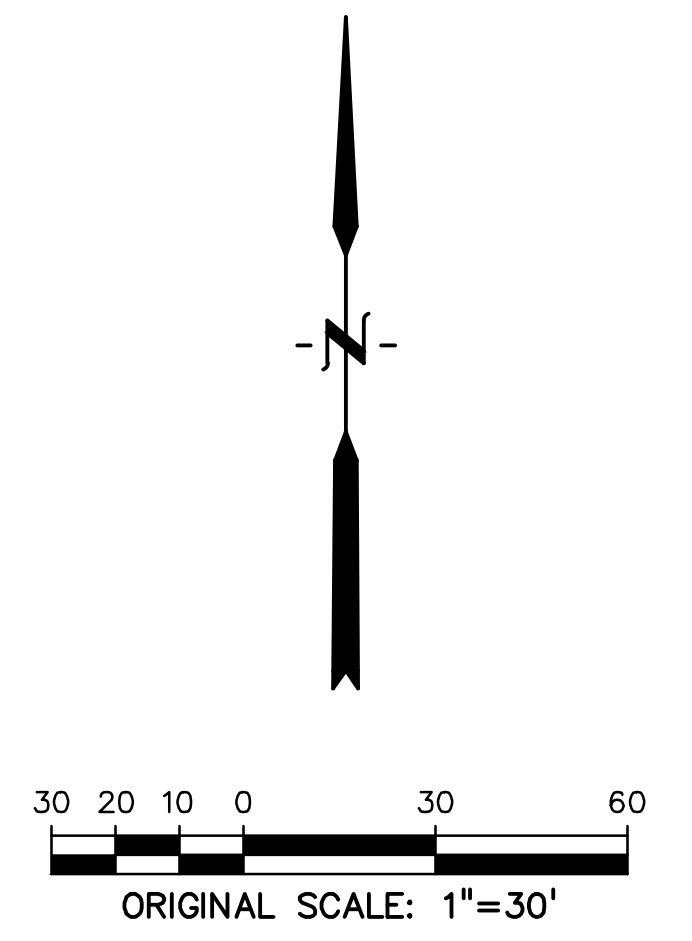
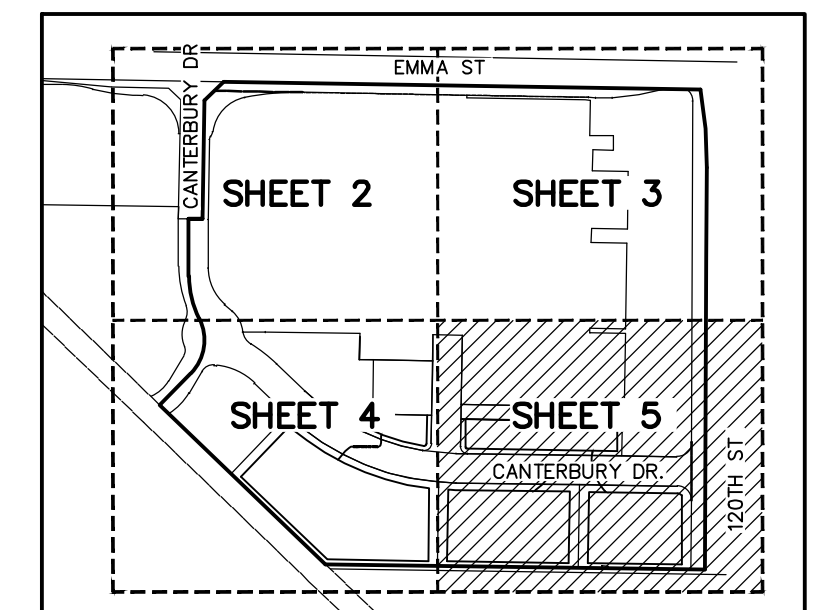
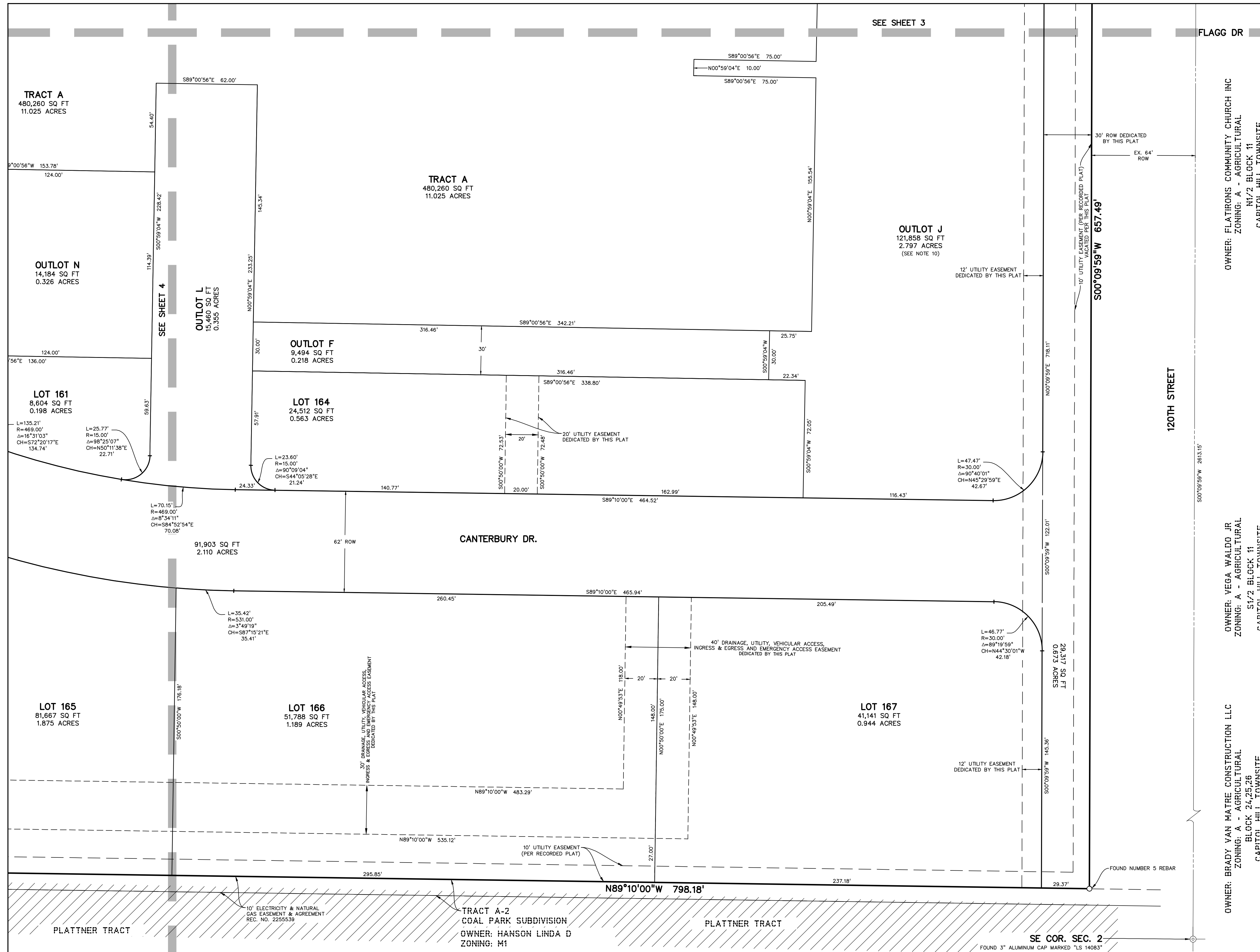
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