

CABRINI GARDENS REPLAT D MINOR SUBDIVISION

A MINOR SUBDIVISION OF
LOT 2B CABRINI GARDENS REPLAT B
RECEPTION NUMBER 2951373

A PORTION OF THE NW 1/4 SE 1/4 OF SECTION 34,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6th P.M.
CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS, THAT SALVATION ARMY, BEING THE OWNER OF ALL THAT REAL PROPERTY SITUATED IN BOULDER COUNTY, COLORADO, AND LYING WITHIN THE EXTERIOR BOUNDARY OF A MINOR SUBDIVISION OF LOT 2B CABRINI GARDENS REPLAT B, CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOT 2B CABRINI GARDENS REPLAT B, MINOR SUBDIVISION FILED FOR RECORD AUGUST 26, 2008 IN THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER AT PLAN FILE P-70 F-2 NO. 48 RECEPTION NUMBER 2951373.

CONTAINING 2.434 ACRES, MORE OR LESS.

HAVE BY THESE PRESENT LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND DUE HEREBY DEDICATE TO THE COUNTY OF BOULDER THE UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATE THE SAME AS CABRINI GARDENS REPLAT D IN THE CITY OF LAFAYETTE, BOULDER COUNTY, COLORADO.

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

DAVID BENTLEY, SALVATION ARMY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ A.D. BY DAVID BENTLEY, OF SALVATION ARMY, AS OWNER OF THE PROPERTY DESCRIBED HEREON.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PLANNING AND BUILDING DIRECTOR CERTIFICATE:

PURSUANT TO SECTION 26-16 OF THE LAFAYETTE CODE OF ORDINANCES, THIS MINOR SUBDIVISION PLAT FOR CABRINI GARDENS REPLAT C WAS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF LAFAYETTE, COLORADO THIS

_____ DAY OF _____, 20____ A.D.

PLANNING AND BUILDING DIRECTOR

ATTEST: CITY CLERK

CITY ADMINISTRATOR'S CERTIFICATE:

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

CITY ADMINISTRATOR

ATTEST: CITY CLERK

CITY COUNCIL CERTIFICATE:

THE FINAL PLAT FOR CABRINI GARDENS REPLAT D IS APPROVED BY THE CITY COUNCIL OF THE CITY OF LAFAYETTE, COLORADO

THIS _____ DAY OF _____, 20____ A.D. AND MAY BE FILED WITH THE CLERK AND RECORDER OF BOULDER COUNTY. ALL DEDICATIONS TO THE CITY OF LAFAYETTE, COLORADO AS SHOWN HEREON ARE ACCEPTED BY THE CITY, PROVIDED THAT NEITHER APPROVAL NOR ACCEPTANCE OBLIGATES THE CITY OF LAFAYETTE FOR THE FINANCING, CONSTRUCTION OR MAINTENANCE OF PUBLIC IMPROVEMENTS ON PROPERTY INTERESTS DEDICATED TO THE CITY.

MAYOR

WITNESS BY HAD AND OFFICIAL SEAL OF THE CITY OF LAFAYETTE.

ATTEST: CITY CLERK

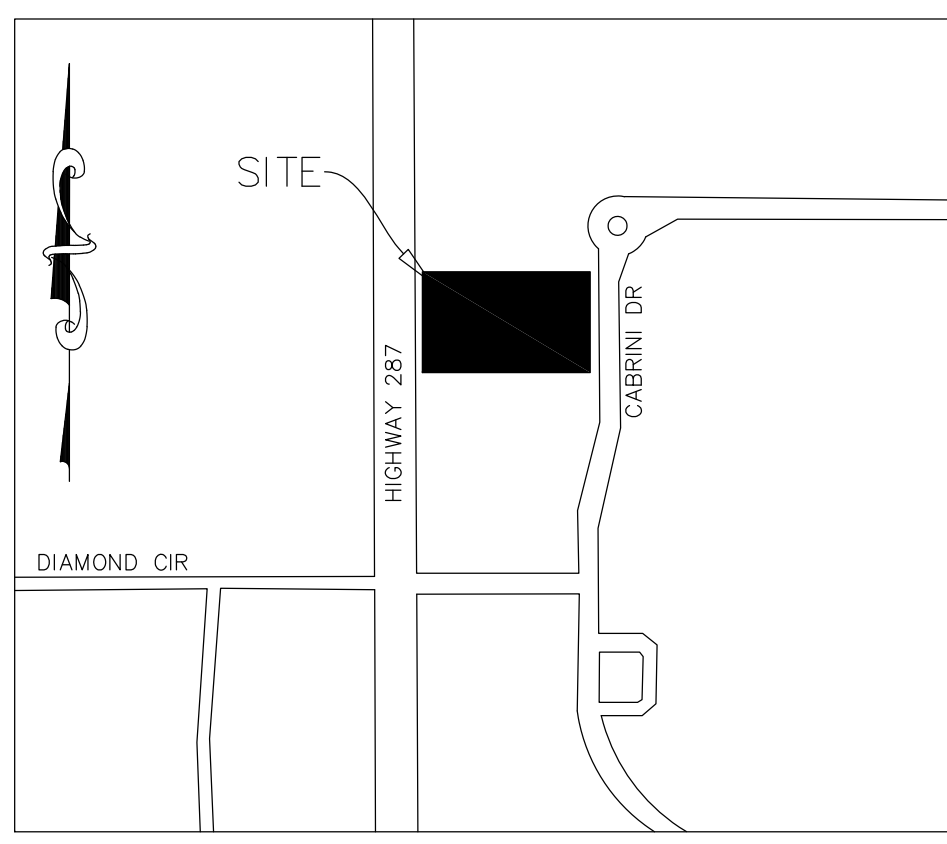
PLANNING COMMISSION CERTIFICATE:

THE PRELIMINARY PLAT FOR CABRINI GARDENS REPLAT D, WAS APPROVED BY THE CITY OF LAFAYETTE PLANNING COMMISSION

_____ DAY OF _____, 20____ A.D.

CHAIRPERSON

ATTEST: SECRETARY



VICINITY MAP
N.T.S.

NOTES:

- BEARINGS ARE BASED ON THE NORTHERLY LINE OF SAID LOT 2B, ASSUMED TO BEAR N90°00'00"E A DISTANCE OF 385.11 FEET FROM A NO. 4 REBAR AT THE NORTHWEST CORNER OF SAID LOT 2B TO A NO. 5 REBAR AT THE NORTHEAST CORNER OF SAID LOT 2B.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. ABZ70757424 DATED DECEMBER 22ND 2021 WAS RELIED UPON ENTIRELY FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO ALL RESTRICTIONS SET FORTH IN SAID COMMITMENT.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEAMEANOR PURSUANT TO STATE STATUTE 18-4-50B, C.R.S.
- ALL DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK WAS FOUND AT THE TIME OF SURVEY AND NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE FOUND.
- SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION X (OUTSIDE THE 100 AND 500 YEAR FLOOD AREA) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON FLOOD INSURANCE RATE MAP 08013C0438J, MAP REVISED DATE OF DECEMBER 18, 2012.
- NO BUILDINGS SHALL ENCROACH WITHIN 350 FEET OF THE EXISTING GAS WELL (RECEPTION NUMBER 2786087).
- PROPERTY IS SUBJECT TO THE CABRINI GARDENS DEVELOPMENT AGREEMENT FILED JUNE 23, 2006 AS RECEPTION NUMBER 2786089.
- THE DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS, RECORDED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE ON APRIL 22, 2008 AT RECEPTION NO. 2924762, GRANTS RECIPROCAL CROSS ACCESS EASEMENTS FOR THE BENEFIT OF AND APPURTENANT TO LOTS 1A, 2A, AND TRACT AA, CABRINI GARDENS REPLAT A, CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO. THE TERMS AND CONDITIONS APPLICABLE TO SUCH EASEMENTS ARE FURTHER DESCRIBED IN THE DECLARATION. THE DECLARATION ALSO GRANTS CERTAIN RIGHTS TO THE LOT OWNERS WITH RESPECT TO THE USE OF SUCH EASEMENTS.
- LOTS 3D AND 4D MAY BE SUBJECT TO CERTAIN RESTRICTIONS/MAINTENANCE OBLIGATIONS AS SET FORTH IN THE DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS, RECORDED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE ON APRIL 22, 2008 AT RECEPTION NO. 2924762.

TITLE COMPANY CERTIFICATE:

I, KIM ZIMMERMAN, REPRESENTING LAND TITLE GUARANTEE COMPANY, CERTIFY THAT WE HAVE EXAMINED TITLE TO THE ABOVE DESCRIBED PROPERTY INTERESTS BEING DEDICATED TO THE CITY OF LAFAYETTE, COLORADO, AND THAT THE PARTY EXECUTING THE DEDICATION IS THE OWNER THEREOF IN FEE SIMPLE AND SUCH PROPERTY INTERESTS ARE FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

KIM ZIMMERMAN

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

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER P. JULIANA, DO HEREBY CERTIFY THAT I AM A DULY REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS TRUE, CORRECT AND COMPLETE PLAT OF CABRINI GARDENS REPLAT D AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE TRACTS STAKED UPON THE GROUND IN COMPLIANCE WITH ARTICLES 50-53 OF THE TITLE 38, COLORADO REVISED STATUTES GOVERNING THE SUBDIVISION OF LAND.

CHRISTOPHER P. JULIANA, P.L.S.
REGISTRATION NO. 31158

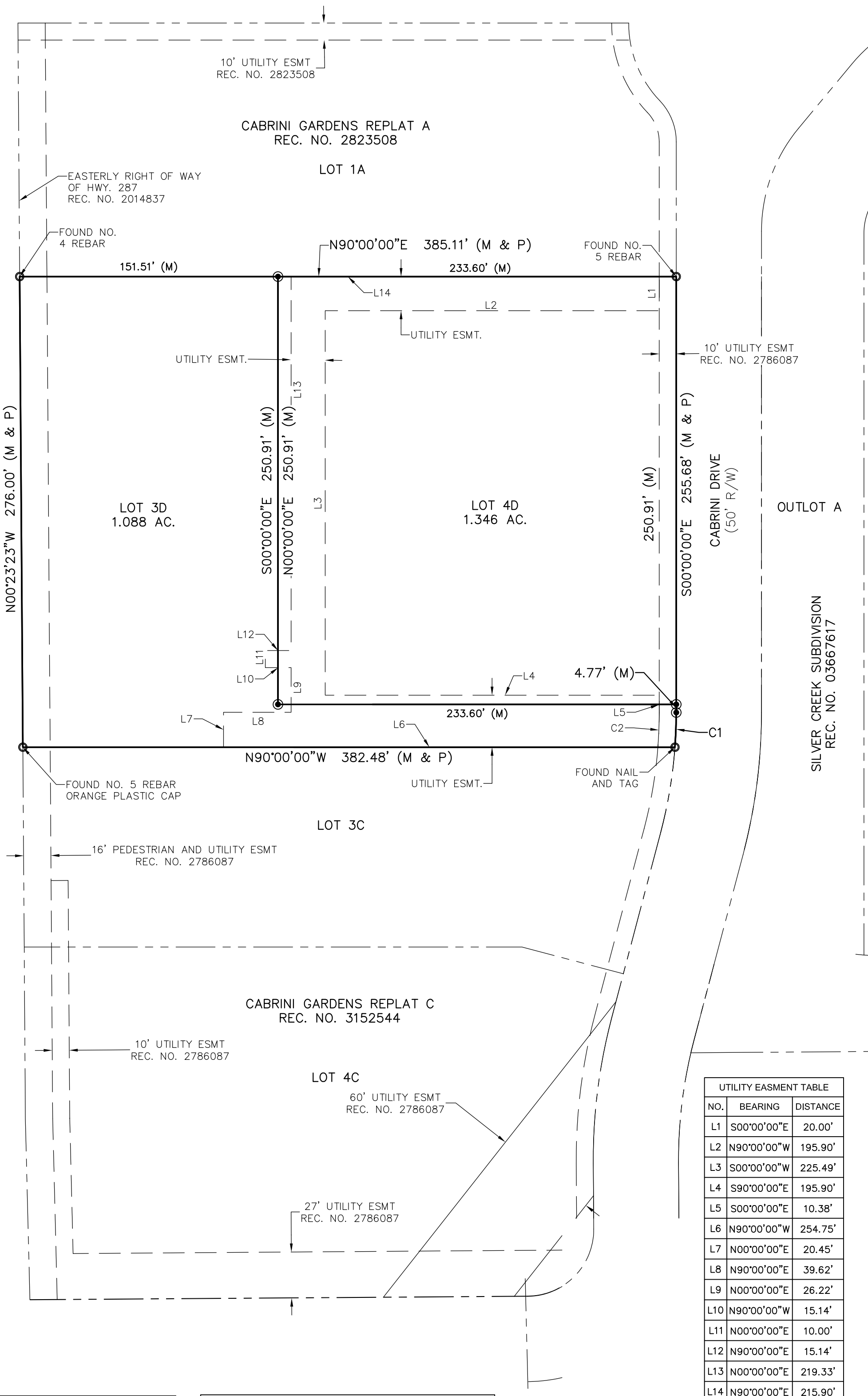
08/30/22
DATE

CLERK AND RECORDER'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK ____M. THIS _____ DAY OF _____, 20____ A.D. AND RECORDED IN PLAN FILE _____

RECEPTION NO. _____ FEES _____

DEPUTY _____ CLERK AND RECORDER



NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	20.14'	265.00'	4°21'16"	S02°10'39"W	20.14'

NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.33'	275.00'	4°14'10"	S02°07'05"W	20.33'

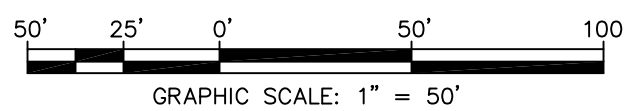
NO.	BEARING	DISTANCE
L1	S00°00'00"E	20.00'
L2	N90°00'00"W	195.90'
L3	S00°00'00"W	225.49'
L4	S90°00'00"E	195.90'
L5	S00°00'00"E	10.38'
L6	N90°00'00"W	254.75'
L7	N00°00'00"E	20.45'
L8	N90°00'00"E	39.62'
L9	N00°00'00"E	26.22'
L10	N90°00'00"W	15.14'
L11	N00°00'00"E	10.00'
L12	N90°00'00"E	15.14'
L13	N00°00'00"E	219.33'
L14	N90°00'00"E	215.90'

LEGEND:

- SECTION CORNER AS DESCRIBED
- RANGE POINT AS DESCRIBED
- MONUMENT FOUND AS DESCRIBED
- MONUMENT SET AS DESCRIBED
- STAMPED LS #31158
- DENOTES PLATTED INFORMATION (P)
- DENOTES MEASURED INFORMATION (M)

REVIEW CERTIFICATES:

CITY OF LAFAYETTE ENGINEER



PRECISION SURVEY & MAPPING PROFESSIONAL LAND SURVEYING CONSULTANTS			
9025 E. Kenyon Ave., Suite 150, Denver, CO 80237 Tel:(303) 753-9799			
NO.	DATE	DESCRIPTION	BY
2	08/22	NOTES/ACCESS ESMT.	R.U.
2	06/22	BOUNDARY/UTIL./ACCESS ESMT.	R.U.
1	04/22	ADDED UTILITY/ACCESS ESMT.	R.U.
NO.	DATE	DESCRIPTION	BY
NO.	DATE	DESCRIPTION	BY