

121 MAIN STREET MINOR SUBDIVISION
A REPLAT OF A PART OF LOTS 2 THROUGH 4 AND LOTS 6 THROUGH 9, BLOCK 87, TOWN OF LONGMONT
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 1 OF 2

ANNEXATION NUMBER = 3000

LEGAL DESCRIPTION:

A SUBDIVISION IN THE CITY OF LONGMONT OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 65 FEET OF LOT 4,
THE NORTH 65 FEET OF LOT 9,
ALL OF LOTS 3 AND 8,
AND THAT PORTION OF LOTS 2, 6 AND 7 LYING SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 2, DISTANT 70.0 FEET NORTHERLY OF THE SOUTHWEST CORNER THEREOF;
THENCE EASTERLY, PARALLEL WITH AND DISTANT 70 FEET NORTHERLY, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 2, TO THE POINT OF INTERSECTION OF THE EAST LINE OF SAID LOT 2;
THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 2, TO A POINT DISTANT 20 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES TO BURLINGTON NORTHERN RAILROAD COMPANY'S MAIN TRACK CENTERLINE AS ORIGINALLY LOCATED AND CONSTRUCTED, AS IT CROSSES SAID LOTS IN A NORTHEASTERLY AND SOUTHWESTERLY DIRECTION;
THENCE NORTHEASTERLY, PARALLEL WITH SAID MAIN TRACK CENTERLINE, TO THE POINT OF INTERSECTION OF THE EAST LINE OF SAID LOT 6 AND THE POINT OF TERMINATION,
BLOCK 87, LONGMONT,
COUNTY OF BOULDER, STATE OF COLORADO

CONTAINING (68,755 SQUARE FEET) 1.5784 ACRES, MORE OR LESS.

PROPERTY OWNER DEDICATION AND ACKNOWLEDGMENT:

OLIVE GROVE CAPITAL PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED HEREIN HAS CAUSED SAID LAND TO BE PLATTED UNDER THE NAME OF **121 MAIN STREET MINOR SUBDIVISION** AND DEDICATE TO THE PUBLIC FOREVER ALL PUBLIC STREETS AND RIGHTS-OF-WAY, EASEMENTS, AND OTHER PLACES DESIGNATED OR DESCRIBED AS FOR PUBLIC USES ON THIS PLAT. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED ON THIS DOCUMENT SHALL BE BINDING ON THE OWNERS, AND THEIR HEIRS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS
THIS _____ DAY OF _____, 20_____.

OLIVE GROVE CAPITAL PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY,
BY: BBY INTERNATIONAL INC., IT'S MANAGER

BY: ROBERT P. YOUNG, IT'S PRESIDENT

NOTARY CERTIFICATE FOR PROPERTY OWNER ACKNOWLEDGMENT:

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,
20_____ BY ROBERT P. YOUNG.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES

MORTGAGEE'S CONSENT:

THE UNDERSIGNED SHADOW MOUNTAIN CAPITAL, LLC, AS A BENEFICIARY OF A DEED OF TRUST WHICH CONSTITUTES A LIEN UPON THE DECLARANT'S PROPERTY, RECORDED UNDER RECEPTION NUMBER 03918284 WITH THE BOULDER COUNTY CLERK AND RECORDER, CONSENTS TO THE DEDICATION OF LAND TO STREETS, ALLEYS, ROADS, AND OTHER PUBLIC AREAS AS DESIGNATED ON THIS PLAT, AND FOREVER RELEASES SAID DEDICATED LANDS FROM THE LIEN CREATED BY SAID INSTRUMENT.

SIGNATURE PRINT NAME AND TITLE

NOTARY CERTIFICATE OF MORTGAGEE'S CONSENT:

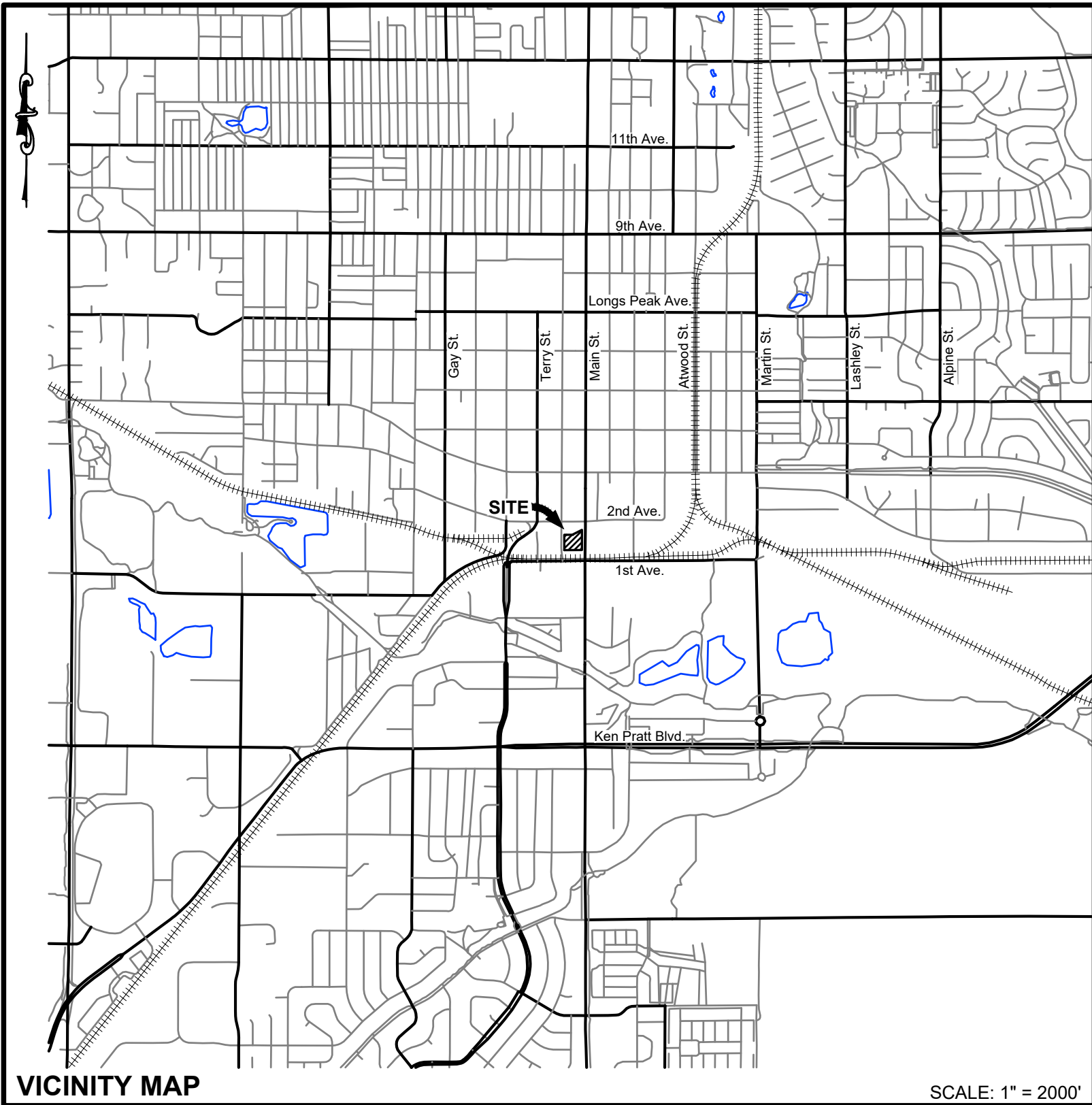
STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,
20_____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES



SURVEYOR'S CERTIFICATE:

I CERTIFY THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLETED ACCORDING TO APPLICABLE STATE OF COLORADO REQUIREMENTS.

I FURTHER CERTIFY THAT I, CHARLES N. BECKSTROM, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF ENGINEERING SERVICE COMPANY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE, THAT IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 22, 2022.

CHARLES N. BECKSTROM
PROFESSIONAL L.S. NO. 33202
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY



GENERAL NOTES:

- DATE OF PREPARATION: NOVEMBER 24, 2020.
- THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER ABZ70647663.1 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MAY 16, 2022 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- BEARINGS ARE GRID BEARINGS COLORADO COORDINATE SYSTEM NAD 83 NORTH ZONE (0501) FROM GPS OBSERVATIONS AND ARE BASED UPON THE CENTER LINE OF MAIN STREET AS BEARING N00°10'57"W MONUMENTED BY A 3" ALUMINUM CAP ON A #6 REBAR, STAMPED "JF SATO & ASSOC, 2017, PLS 37056" FOUND AT THE SOUTH 1/4 CORNER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN AND A 2" ALUMINUM CAP, STAMPED "LS 13446" IN A RANGE BOX AT THE CENTERLINE INTERSECTION OF MAIN STREET AND 3RD AVENUE, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- THE SUBJECT PROPERTY LIES OUTSIDE ZONE A. AREA OF THE 1% ANNUAL CHANCE FLOODPLAIN (100-YEAR FLOODPLAIN), AS SHOWN ON FIRM PANEL 08013C0286J, WITH AN EFFECTIVE DATE OF DECEMBER 18, 2012. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
- DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.
- THIS DEVELOPMENT WILL SATISFY THE INCLUSIONARY HOUSING REQUIREMENTS SET FORTH IN SECTION 15.05.220 OF THE LONGMONT MUNICIPAL CODE BY PROVIDING 100% OF THE PLANNED 198 UNITS AS MIXED-INCOME AFFORDABLE AND ATTAINABLE UNITS.

MAYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT OF THE ABOVE DESCRIBED PROPERTY IS APPROVED BY THE CITY OF LONGMONT, COLORADO, AND THAT THE MAYOR HEREBY ACCEPTS ALL PUBLIC STREETS, EASEMENTS, RIGHTS-OF-WAY, AND OTHER PLACES DESIGNATED OR DESCRIBED AS FOR PUBLIC USE FOR ALL PURPOSES INDICATED ON THIS PLAT.

MAYOR, CITY OF LONGMONT

ATTEST

CLERK & RECORDER'S CERTIFICATE:

STATE OF COLORADO

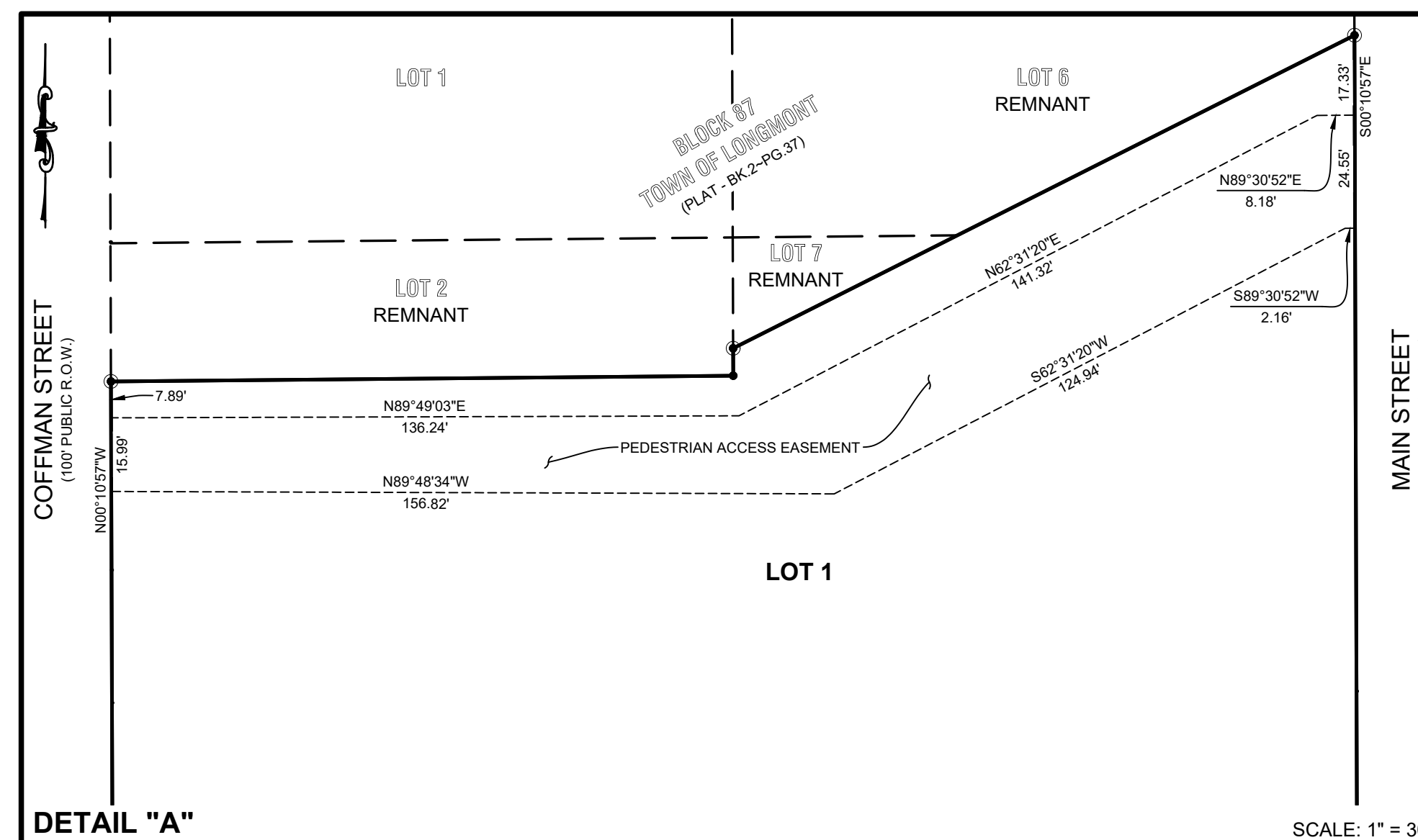
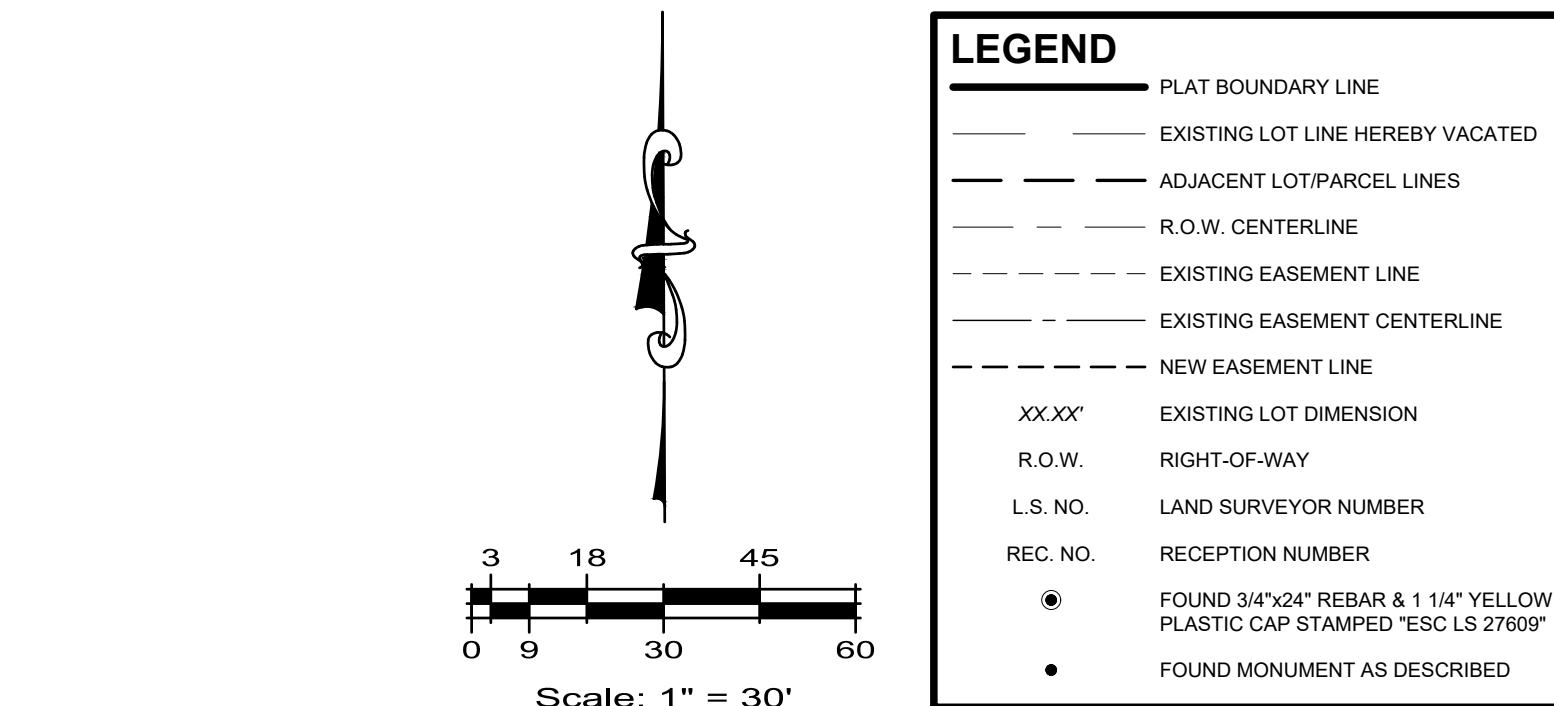
COUNTY OF BOULDER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN CLERK & RECORDER'S OFFICE AT _____ O'CLOCK, ____M. THIS _____ DAY OF _____, 20_____, AND DULY RECORDED UNDER RECEPTION NUMBER _____.

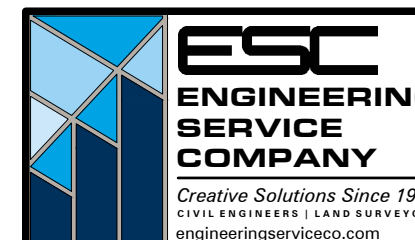
RECORDER FEES

DEPUTY

A REPLAT OF A PART OF LOTS 2 THROUGH 4 AND LOTS 6 THROUGH 9, BLOCK 87, TOWN OF LONGMONT
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 2 OF 2



A 1" PINK PLASTIC CAP ON A REBAR, STAMPED "PATTERSON, LS 26971" WAS FOUND 1.0' SOUTH OF CALCULATED PROPERTY CORNER - NOT HELD AS IT IS NOT AN ORIGINAL MONUMENT AND THERE IS NO MONUMENT OF RECORD SURVEY SHOWING HOW THE MONUMENT WAS SET. OUR CALCULATED POSITION IS BASED RECORD DIMENSIONS, ADDITIONAL FIELD CONTROL AND PER AN ALTA / ACSM LAND TITLE SURVEY PREPARED BY RICHARD B. GABRIEL, PLS 37929 WITH POWER SURVEYING COMPANY, INC. DATED APRIL 2, 2014, RECORDED IN BOULDER COUNTY UNDER SURVEY NO. LS-15-0063.



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Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T/E 1.877.273.0659

Survey No.:
20-177-P
Project No.:
1354.06
Date:
11/24/2020
Field Book No.:
923
Revised:
10/27/2023

