

# ST. VRAIN INDUSTRIAL PARK, SECOND FILING, REPLAT C

A REPLAT OF LOT 1, ST. VRAIN INDUSTRIAL PARK, SECOND FILING, REPLAT A, LOCATED IN THE NORTHEAST QUARTER OF SECTION 9,  
AND THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP 2 NORTH, RANGE 69 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO

## DEDICATION

A PLAT OF A PARCEL OF LAND IN THE CITY OF LONGMONT, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, ST. VRAIN INDUSTRIAL PARK, SECOND FILING, REPLAT "A", COUNTY OF BOULDER, STATE OF COLORADO.

THE CITY OF LONGMONT, BEING THE OWNER OF THE LAND DESCRIBED HEREIN HAVE CAUSED SAID PROPERTY TO BE PLATTED UNDER THE NAME OF **ST. VRAIN INDUSTRIAL PARK, SECOND FILING, REPLAT C**, A SUBDIVISION IN THE COUNTY OF BOULDER, STATE OF COLORADO, 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, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF WE HERETO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
CITY OF LONGMONT, COLORADO, A MUNICIPAL CORPORATION

## NOTARIAL CERTIFICATE

STATE OF COLORADO }  
COUNTY OF BOULDER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BY \_\_\_\_\_ AS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC  
ADDRESS OF NOTARY: \_\_\_\_\_

## LEGAL DESCRIPTION - ENTIRE PARCEL

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, BEING ALL OF LOT 1, ST. VRAIN INDUSTRIAL PARK, SECOND FILING, REPLAT A, RECORDED AT RECEPTION NUMBER 1297141, IN THE RECORDS OF THE CLERK AND RECORDER OF SAID BOULDER COUNTY, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE N 37°47'39" E, ON THE NORTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 403.73 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1;

THENCE S 52°12'21" E, ON THE NORTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 154.95 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF BOSTON AVENUE;

THENCE ON SAID RIGHT-OF-WAY LINE, BEING A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 206°28'57", FOR AN ARC DISTANCE OF 180.18 FEET (THE CHORD OF WHICH BEARS S 31°29'31" E, 97.34 FEET) TO THE MOST EASTERLY CORNER OF SAID LOT 1;

THENCE S 45°16'14" W, ON THE SOUTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 200.79 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE N 89°57'06" W, ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 278.05 FEET TO THE POINT OF BEGINNING.

CONTAINING: 46,779 SQUARE FEET, OR 1.074 ACRES OF LAND.

## LEGAL DESCRIPTION - LOT 1

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, BEING A PORTION OF LOT 1, ST. VRAIN INDUSTRIAL PARK, SECOND FILING, REPLAT A, RECORDED AT RECEPTION NUMBER 1297141 IN THE RECORDS OF THE CLERK AND RECORDER OF SAID BOULDER COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 37°47'39" EAST A DISTANCE OF 115.06 FEET ON THE WESTERLY LINE OF SAID LOT 1 TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 37°47'39" EAST A DISTANCE OF 288.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 52°12'21" EAST A DISTANCE OF 154.95 FEET ON THE NORTHERLY LINE OF SAID LOT 1, TO A POINT ON THE RIGHT-OF-WAY OF BOSTON AVENUE, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET;

THENCE ON THE ARC OF SAID CURVE, A DISTANCE OF 180.18 FEET THROUGH A CENTRAL ANGLE OF 206°28'57", THE CHORD OF SAID CURVE BEARS SOUTH 31°29'31" EAST FOR A DISTANCE OF 97.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 45°16'14" WEST A DISTANCE OF 76.33 FEET ON THE EASTERLY LINE OF SAID LOT 1, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 342.00 FEET;

THENCE ON THE ARC OF SAID CURVE, A DISTANCE OF 146.27 FEET THROUGH A CENTRAL ANGLE OF 24°30'18", THE CHORD OF SAID CURVE BEARS NORTH 78°15'16" EAST FOR A DISTANCE OF 145.16 FEET;

THENCE NORTH 00°00'43" EAST A DISTANCE OF 3.46 FEET;

THENCE NORTH 86°06'24" WEST A DISTANCE OF 33.66 FEET;

THENCE NORTH 82°43'21" WEST A DISTANCE OF 23.74 FEET;

THENCE NORTH 77°39'11" WEST A DISTANCE OF 27.01 FEET;

THENCE NORTH 75°11'33" WEST A DISTANCE OF 72.75 FEET TO THE POINT OF BEGINNING.

CONTAINING: 46,779 SQUARE FEET, OR 1.074 ACRES OF LAND.

## LEGAL DESCRIPTION - OUTLOT A

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, BEING A PORTION OF LOT 1, ST. VRAIN INDUSTRIAL PARK, SECOND FILING, REPLAT A, RECORDED AT RECEPTION NUMBER 1297141 IN THE RECORDS OF THE CLERK AND RECORDER OF SAID BOULDER COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 37°47'39" EAST A DISTANCE OF 115.06 FEET ON THE WESTERLY LINE OF SAID LOT 1;

THENCE SOUTH 75°11'33" EAST A DISTANCE OF 72.75 FEET;

THENCE SOUTH 77°39'11" EAST A DISTANCE OF 27.01 FEET;

THENCE SOUTH 82°43'21" EAST A DISTANCE OF 23.74 FEET;

THENCE SOUTH 86°06'24" EAST A DISTANCE OF 33.66 FEET;

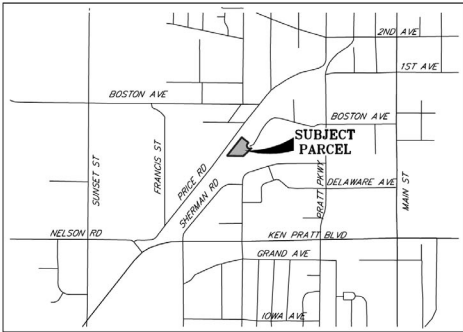
THENCE SOUTH 00°00'43" WEST A DISTANCE OF 3.46 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 342.00 FEET;

THENCE ON THE ARC OF SAID CURVE, A DISTANCE OF 146.27 FEET THROUGH A CENTRAL ANGLE OF 24°30'18", THE CHORD OF SAID CURVE BEARS NORTH 78°15'16" EAST FOR A DISTANCE OF 145.16 FEET, TO THE EASTERLY LINE OF AFOREMENTIONED LOT 1;

THENCE SOUTH 45°16'14" WEST A DISTANCE OF 124.46 FEET ON SAID EASTERLY LINE, TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 89°57'06" WEST A DISTANCE OF 278.05 FEET ON THE SOUTHERLY LINE OF SAID LOT 1, TO THE POINT OF BEGINNING.

CONTAINING: 20,145 SQUARE FEET, OR 0.462 ACRE OF LAND.



## VICINITY MAP

SCALE: 1"=1,000'

## SHEET INDEX

SHEET 1 COVER SHEET

SHEET 2 MAP SHEET

## BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF LOT 1, ST. VRAIN INDUSTRIAL PARK, SECOND FILING, REPLAT A, ON FILE IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE AS RECEPTION NUMBER 1297141, AS MONUMENTED AS SHOWN HEREON. SAID LINE BEARS SOUTH 52°12'21" EAST.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

## FLOOD ZONE DESIGNATIONS

FLOOD NOTE: THE SUBJECT PARCEL LIES WITHIN: ZONE "X", ZONE "AE" AND ZONE "X OTHER" PER FEDERAL FLOOD INSURANCE RATE MAP FOR BOULDER COUNTY, COLORADO MAP NO. 08013C0286J, EFFECTIVE DATE: DECEMBER 18, 2012.

ZONE "X" - AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "AE" - BASE FLOOD ELEVATIONS DETERMINED (±4956' AT SUBJECT PARCEL).

ZONE "X OTHER" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

THIS SUBJECT PROPERTY IS WITHIN THE ST. VRAIN CREEK EXISTING CONDITIONS 2017 FLOODPLAIN STUDY ("2017 STUDY") WHICH SUPPLEMENTS THE SPECIAL FLOOD HAZARD AREA IDENTIFIED AS DESCRIBED IN SECTION 20.12.020 OF THE LONGMONT MUNICIPAL CODE, ORDINANCE 0-2017-80. FLOOD ZONE BOUNDARIES ARE NOT SHOWN ON THIS PLAT.

OUTLOT TABLE			
OUTLOT	AREA	PERMITTED USE	OWNERSHIP AT TIME OF PLAT
A	20,145 SQ.FT.	FLOOD CONTROL, STORM DRAINAGE, GREENWAY AND CREEK CORRIDOR	CITY OF LONGMONT

## TITLE COMMITMENT NOTES

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R&R ENGINEERS-SURVEYORS, INC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENT, RIGHT-OF-WAY AND TITLE OF RECORD, R&R ENGINEERS-SURVEYORS, INC. RELIED UPON TITLE COMMITMENT NO. 459-HH56570-043-072, AMENDMENT NO. 1 DATED OCTOBER 31, 2016 AT 7:00 A.M. PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY.

## COUNTY CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO }  
COUNTY OF BOULDER }

I CERTIFY THAT THIS INSTRUMENT WAS FILED AT MY OFFICE AT \_\_\_\_\_ M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_, AND IS RECORDED IN PLAN FILE \_\_\_\_\_, RECEPTION NO. \_\_\_\_\_

BY: \_\_\_\_\_  
DEPUTY

BY: \_\_\_\_\_  
RECORDER

FEES:

## SURVEY CERTIFICATION

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.

STACY LYNN BALZER P.L.S.  
COLORADO REG. NO. 38495  
FOR AND ON BEHALF OF  
R&R ENGINEERS-SURVEYORS, INC.

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 CERTIFICATE SHOWN HEREON.  
(13-60-HOB C.R.S. 2017)

## RAW WATER POLICY, UTILITY PLAN AND EASEMENT APPROVAL

THIS PLAT IS IN COMPLIANCE WITH THE CITY OF LONGMONT RAW WATER POLICY AND THE FINAL UTILITY PLANS HAVE BEEN APPROVED. UTILITY EASEMENTS FOR WATER, SANITARY SEWER AND ELECTRIC FACILITIES ARE ADEQUATE AS SHOWN.

WATER / UTILITIES

LONGMONT POWER AND COMMUNICATIONS

## PLANNING DIRECTOR APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PLANNING DIRECTOR

## PUBLIC WORKS APPROVAL

THIS PLAT HAS BEEN APPROVED.

PUBLIC WORKS

## FIRE APPROVAL

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.

FIRE

## LONGMONT POWER & COMMUNICATIONS APPROVAL

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.

LONGMONT POWER & COMMUNICATIONS

## MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A PLAT OF THE ABOVE DESCRIBED PROPERTY WAS APPROVED BY THE CITY OF LONGMONT AND THAT THE MAYOR OF THE CITY OF LONGMONT, COLORADO, 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. A SITE SPECIFIC DEVELOPMENT PLAN FOR THE ABOVE DESCRIBED PROPERTY WAS APPROVED BY THE CITY OF LONGMONT, COLORADO ON \_\_\_\_\_. ESTABLISHING A VESTED PROPERTY RIGHT IN THIS PLAT, SUBJECT TO THE TERMS AND CONDITIONS OF LONGMONT MUNICIPAL CODE AND THE COLORADO REVISED STATUTES, AND SUCH VESTED RIGHT SHALL CEASE AND TERMINATE THREE YEARS FROM THE ABOVE APPROVAL DATE.

MAYOR

ATTEST: \_\_\_\_\_



R&R ENGINEERS-SURVEYORS, INC.  
70 WEST OLMARK AVENUE  
DENVER, COLORADO 80204  
(303) 733-4700 (303) 733-6568  
WWW.RRENDSURV.COM

REVISIONS  
7/26/18 ADDRESS CITY COMMENTS  
File No. SA18014-PLA Date Drawn 07/23/18  
Drawn By: SLS  
Checked By: SLS  
Job No. SA18014

## ST. VRAIN INDUSTRIAL PARK, SECOND FILING, REPLAT C

A REPLAT OF LOT 1, ST. VRAIN INDUSTRIAL PARK, SECOND FILING, REPLAT A LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 9 AND THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO  
SHEET 1 OF 2

# ST. VRAIN INDUSTRIAL PARK, SECOND FILING, REPLAT C

A REPLAT OF LOT 1, ST. VRAIN INDUSTRIAL PARK, SECOND FILING, REPLAT A,  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 9,  
AND THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP 2 NORTH, RANGE  
69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF BOULDER, STATE OF COLORADO

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L1	S75°11'33"E	72.75'
L2	S77°39'11"E	27.01'
L3	S82°43'21"E	23.74'
L4	S86°06'24"E	33.66'
L5	S00°00'43"W	3.46'

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD
C1	50.00'	180.18'	206°28'57"	97.34'
C2	342.00'	146.27'	24°30'18"	145.16'
C3	50.00'	109.49'	129°28'16"	88.89'
C4	50.00'	70.69'	81°00'41"	64.95'

