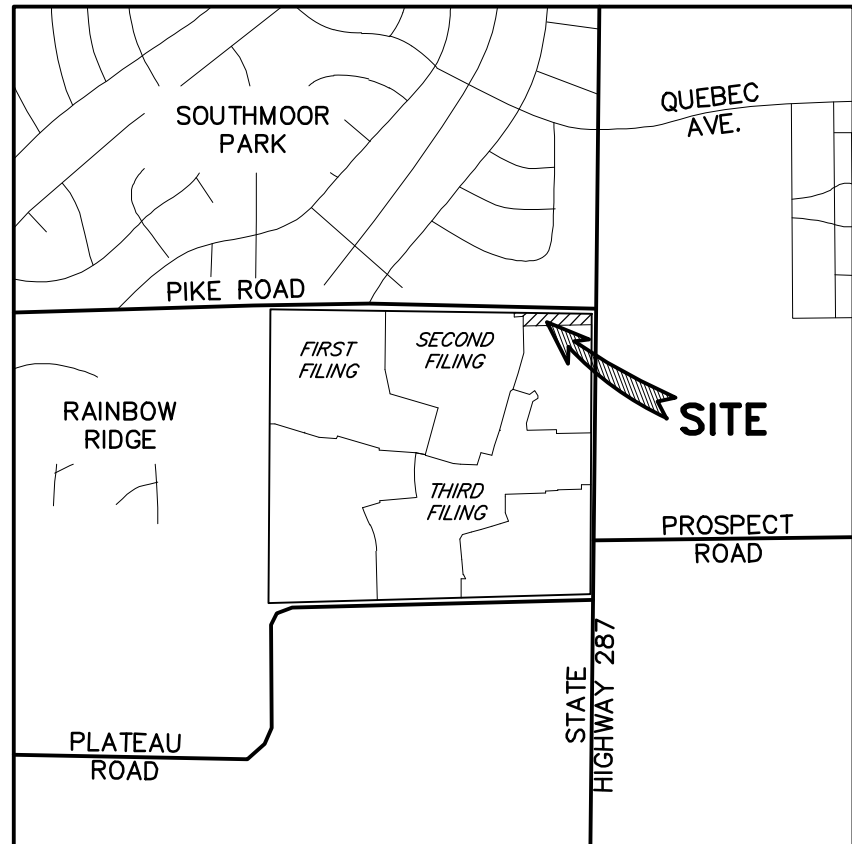


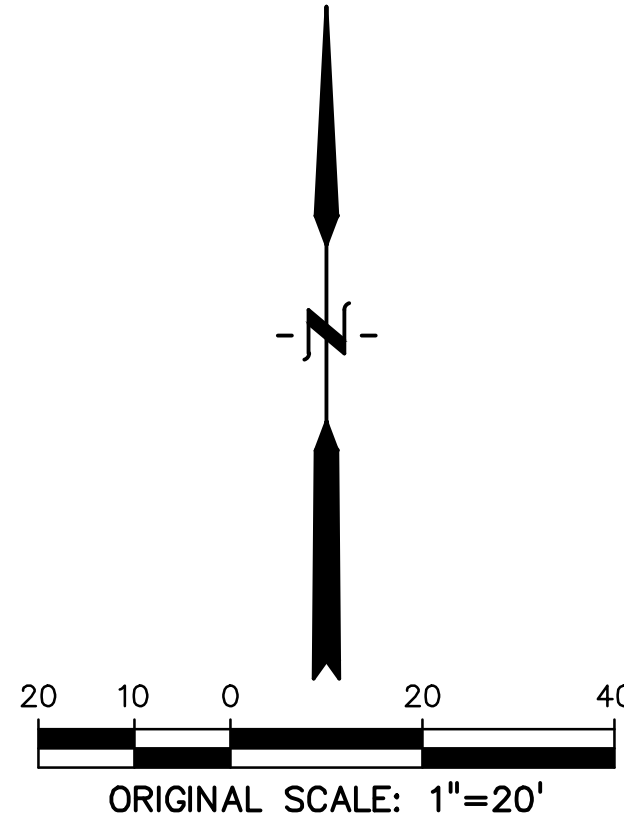
FINAL PLAT

WALLACE ADDITION FIFTH FILING, REPLAT "A"

A REPLAT OF LOT 1 OF WALLACE ADDITION FIFTH FILING
LOCATED IN THE SW1/4 OF SECTION 15, T2N, R69W OF THE 6TH P.M.,
CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO
AREA = 1.123 ACRES, ±



VICINITY MAP
N.T.S.



LEGAL DESCRIPTION

A PORTION OF THE SW1/4 OF SECTION 15, T2N, R69W OF THE 6TH P.M.,
CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
LOT 1, WALLACE ADDITION, FIFTH FILING AS RECORDED AT RECEPTION NO. X, COUNTY OF
BOULDER, STATE OF COLORADO.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS,

THAT _____, BEING THE SOLE OWNERS OF THE LAND DESCRIBED
HEREIN HAVE CAUSED SAID LAND TO BE PLATTED UNDER THE NAME OF "WALLACE
ADDITION, FIFTH FILING REPLAT A", AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER
ALL PUBLIC STREETS, RIGHTS-OF-WAY, EASEMENTS, PUBLIC WALKWAYS AND OTHER
PLACES DESIGNATED OR DESCRIBED AS FOR PUBLIC USES. ALL CONDITIONS, TERMS AND
SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNERS,
THEIR HEIRS, SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS
THIS _____ DAY OF _____, 2022.

BY: _____

OWNER

STATE OF COLORADO)
COUNTY OF BOULDER)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2022, BY _____
AS _____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

GENERAL NOTES

1. THE BASIS OF BEARINGS IS THE EASTERLY LINE OF THE
SUBJECT PROPERTY, BEING MONUMENTED AS SHOWN HEREON,
WITH THE LINE ASSUMED TO BEAR S02°32'02"W.
2. FOUND 2" ALUMINUM CAPS STAMPED "DB & CO. LS 27275" AT
ALL EXTERIOR BOUNDARY CORNERS OF THE SUBJECT PROPERTY
UNLESS OTHERWISE NOTED.
3. DREXEL BARRELL & CO. RELIED UPON TITLE COMMITMENT NO.
592-H0597307-043-DF2, AMENDMENT NO. 2, ISSUED BY
HERITAGE TITLE COMPANY, WITH AN EFFECTIVE DATE OF MAY
26, 2020 FOR ALL INFORMATION REGARDING THE LEGAL
DESCRIPTION, EASEMENTS AND RIGHTS-OF-WAYS.
4. PREPARED BY: DREXEL, BARRELL & CO.
1800 38TH STREET
BOULDER, CO 80301
5. 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.
6. ALL REFERENCES TO BOOKS, PAGES, MAPS AND RECEPTION
NUMBERS ARE PUBLIC DOCUMENTS ON FILE WITH THE CLERK
AND RECORDER OF BOULDER COUNTY, STATE OF COLORADO.
7. THE LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.
8. THE LAST FIELD INSPECTION OF THE SITE WAS ON APRIL 26,
2022.

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/WASTEWATER UTILITIES

LONGMONT POWER AND
COMMUNICATION DEPARTMENT

PUBLIC WORKS APPROVAL

THE FINAL CONSTRUCTION PLANS, INCLUDING STREET PLANS AND
PROFILES AND DRAINAGE PLANS HAVE BEEN APPROVED AND ARE
SUBSTANTIATED BY AN EXECUTED MEMORANDUM OF AGREEMENT FOR
PUBLIC IMPROVEMENT.

PUBLIC WORKS

PLANNING DIRECTOR'S APPROVAL

APPROVED THIS _____ DAY OF _____, 2022.

PLANNING DIRECTOR

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 HEREON.

MAYOR

ATTEST: _____
(SEAL)

SURVEYOR'S CERTIFICATE

I CERTIFY THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A
SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND WAS
DONE IN ACCORD WITH APPLICABLE STATE OF COLORADO
REQUIREMENTS.

MATHEW E. SELTERS
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 27275

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER)SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE

AT _____ O'CLOCK ____M. THIS _____ DAY OF
_____, 2022, AND IS RECORDED AT

RECEPTION NO. _____

BY: _____

DEPUTY

RECORDER

FEES: _____

