

WILLOUGHBY CORNER SUBDIVISION
PRELIMINARY PLAT
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 SUBDIVISION", 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 SUBDIVISION" 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 DRAINAGE EASEMENT FOR DRAINAGE PURPOSES. FOR SUCH PUBLIC PURPOSES AS INDICATED ON THE PLAT.

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

OWNER

ACKNOWLEDGEMENT

STATE OF COLORADO)
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D.,

BY _____ OF _____
OWNER OF THE PROPERTY DESCRIBED HEREON.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, MATHEW E. SELTERS, 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 A TRUE, CORRECT AND COMPLETE PLAT OF "WILLOUGHBY CORNER SUBDIVISION" AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON; THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE TRACTS, LOTS AND OUTLOTS AS SHOWN HEREON; AND IS OTHERWISE IN COMPLIANCE WITH ARTICLES 50-53 OF TITLE 38, COLORADO REVISED STATUTES PERTAINING TO THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL

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

MATHEW E. SELTERS
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 27275
1800 38TH ST
BOULDER, CO 80302
303-442-4338

CLERK & RECORDERS CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED

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

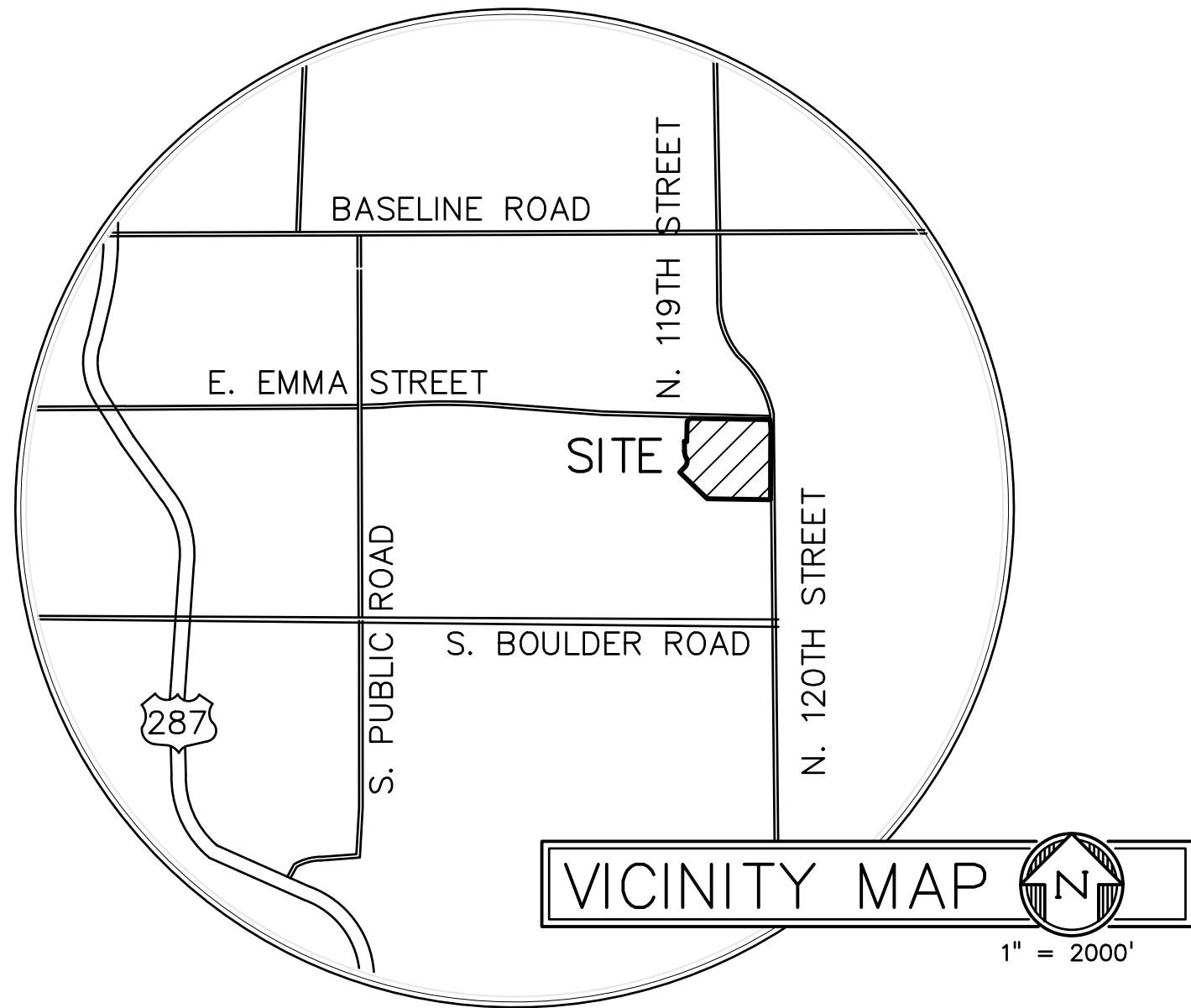
DAY OF _____, 20____, AND IS RECORDED

UNDER RECEPTION # _____

FEES PAID: \$ _____

COUNTY CLERK & RECORDER

DEPUTY



GENERAL NOTES

- ALL OR PORTIONS OF THE PROPERTY DESCRIBES HEREON MAY BE SUBJECT TO THE 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. NCS-852230-CO, ISSUED BY FIRST AMERICAN TITLE INSURANCE, WITH AN EFFECTIVE DATE OF MAY 17, 2017 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.
1800 38TH STREET
BOULDER, CO 80301
(303)442-4338
- THE LAST FIELD INSPECTION OF THE SITE WAS ON JUNE 16, 2017.

ATTORNEYS CERTIFICATE

I, _____, BEING AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO THE ABOVE DESCRIBED PROPERTY INTERESTS BEING DEDICATED TO THE CITY OF LAFAYETTE, COLORADO; THAT THE PARTY EXECUTING THE DEDICATION IS THE OWNER THEREOF IN FEE SIMPLE; AND SUCH PROPERTY INTERESTS ARE DEDICATED FREE AND CLEAR OF LIENS AND ENCUMBRANCES.

ATTORNEY AT LAW _____ REG. NO. _____ DATE _____

HACBC = HOUSING AUTHORITY OF THE COUNTY OF BOULDER, COLORADO.

	OWNERSHIP	MAINTENANCE	USE	AREA
OUTLOT A	HACBC	HACBC	OPEN SPACE, PARKING, SNOW REMOVAL STORAGE	0.280 ACRES
OUTLOT B	HACBC	HACBC	INGRESS, EGRESS, EMERGENCY VEHICULAR ACCESS, UTILITIES, DRAINAGE, PEDESTRIAN ACCESS	1.419 ACRES
OUTLOT C	HACBC	HACBC	OPEN SPACE, DRAINAGE, UTILITIES, PEDESTRIAN ACCESS	0.313 ACRES
OUTLOT D	HACBC	HACBC	OPEN SPACE, DRAINAGE, UTILITIES, PEDESTRIAN ACCESS	0.313 ACRES
OUTLOT E	HACBC	HACBC	OPEN SPACE, DRAINAGE, UTILITIES, PEDESTRIAN ACCESS	0.041 ACRES
OUTLOT F	HACBC	HACBC	INGRESS, EGRESS, EMERGENCY VEHICULAR ACCESS, UTILITIES, DRAINAGE, PEDESTRIAN ACCESS	1.260 ACRES
OUTLOT G	HACBC	HACBC	OPEN SPACE, DRAINAGE, UTILITIES, PEDESTRIAN ACCESS	0.041 ACRES
OUTLOT H	HACBC	HACBC	OPEN SPACE, DRAINAGE, UTILITIES, PEDESTRIAN ACCESS	0.313 ACRES
OUTLOT I	HACBC	HACBC	OPEN SPACE, COMMUNITY GATHERING, COMMUNITY GARDENS, PLAYGROUND	0.827 ACRES
OUTLOT J	HACBC	HACBC	OPEN SPACE, STORMWATER DETENTION, COMMUNITY GATHERING	2.727 ACRES
OUTLOT K	HACBC	HACBC	OPEN SPACE, COMMUNITY SPACE, COMMUNITY ORCHARDS/GARDENS, DOG PARK	0.696 ACRES
OUTLOT L	HACBC	HACBC	OPEN SPACE, COMMUNITY GATHERING SPACE, PEDESTRIAN ACCESS	0.252 ACRES

	AREA
LOTS	11.166 ACRES
RIGHT-OF-WAY	4.448 ACRES
OUTLOTS	8.482 ACRES
TOTAL	24.096 ACRES

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.
OF BOULDER, COLORADO
1800 38TH STREET
BOULDER, CO 80301
(303)442-4338

PLANNING COMMISSION CERTIFICATE

THE PRELIMINARY PLAT FOR WILLOUGHBY CORNER SUBDIVISION WAS APPROVED BY THE CITY OF LAFAYETTE PLANNING COMMISSION ON

_____, 20____, 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.

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 DEVELOPMENT AGREEMENT HAS BEEN EXECUTED BY THE DEVELOPER AND ACCEPTED BY THE CITY.

CITY ADMINISTRATOR _____

LENDER'S APPROVAL AND SUBORDINATION

THE UNDERSIGNED HEREBY CONSENTS TO THE SUBDIVISION OR THE PROPERTY HEREIN DESCRIBED; TO THE DEDICATION OF THE PROPERTY INTERESTS AS INDICATED ON THE SUBDIVISION PLAT; AND HEREBY SUBORDINATES ANY INTEREST IT HAVE IN THE PROPERTY TO SUCH DEDICATIONS.
(MORTGAGE COMPANY)

BY: _____

CAPACITY _____

STATE OF COLORADO)SS
COUNTY OF BOULDER)

THE FORGOING LENDER'S APPROVAL AND SUBORDINATION WAS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____, 20____, A.D.

BY _____

AS _____

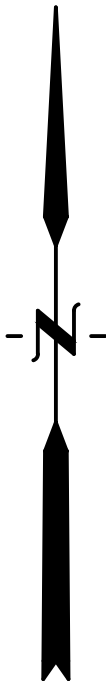
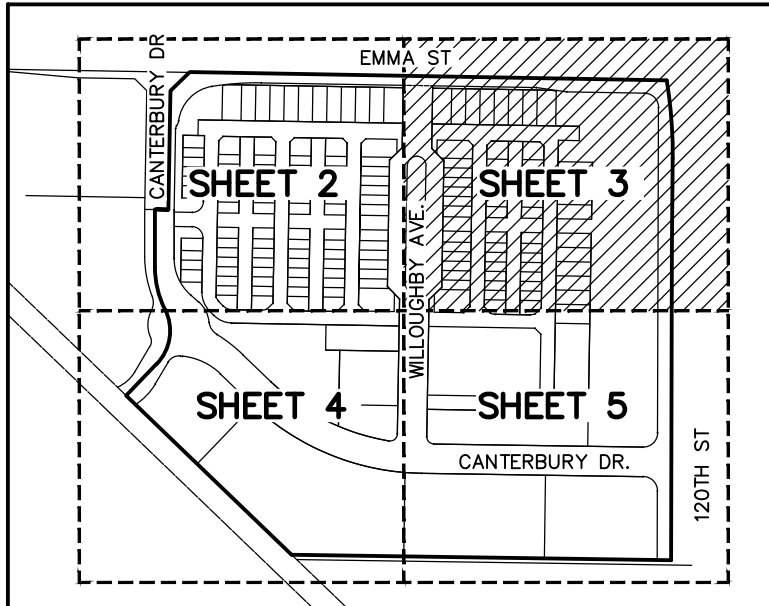
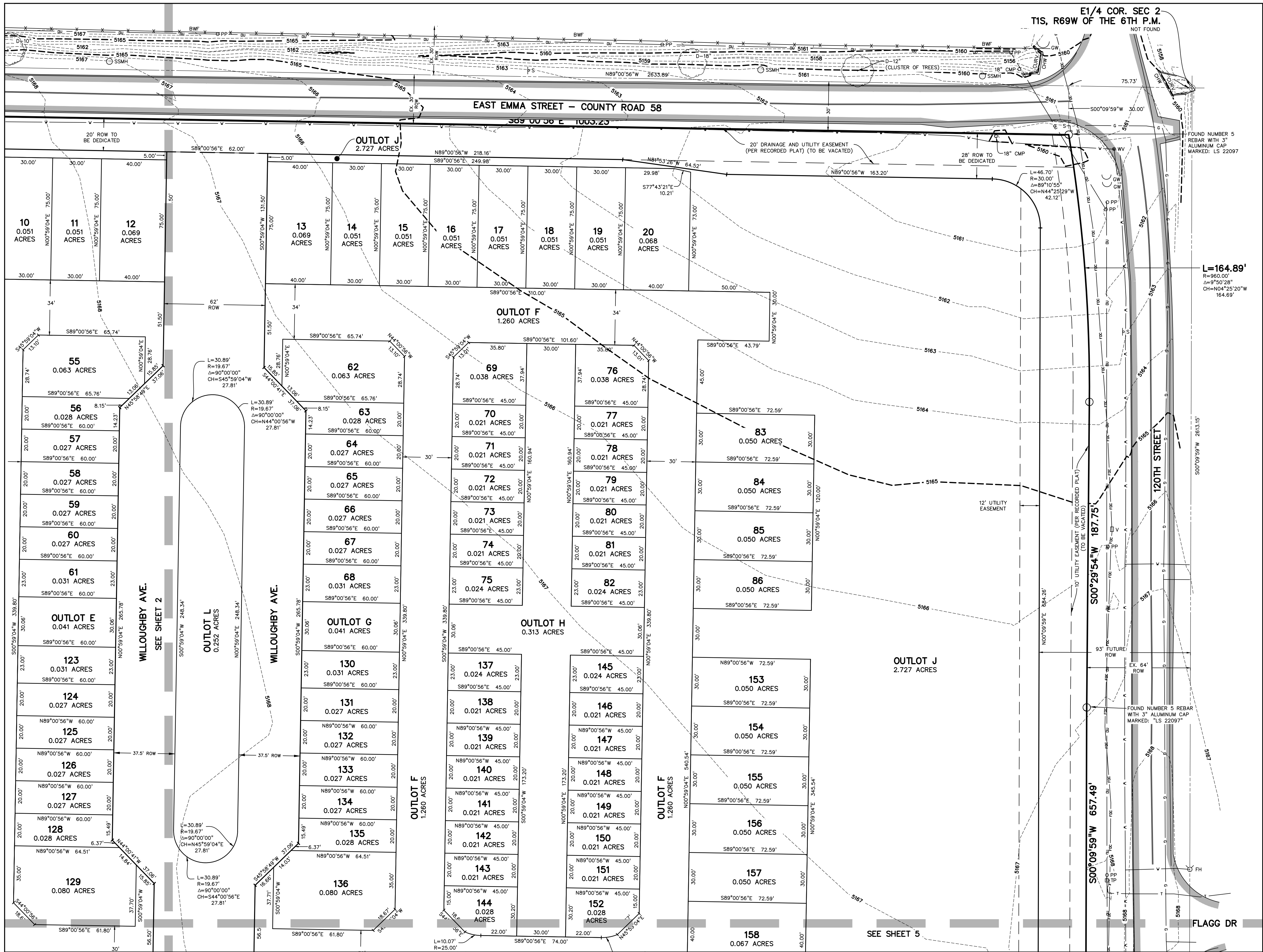
OF (MORTGAGE COMPANY)

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

WILLOUGHBY CORNER SUBDIVISION PRELIMINARY PLAT

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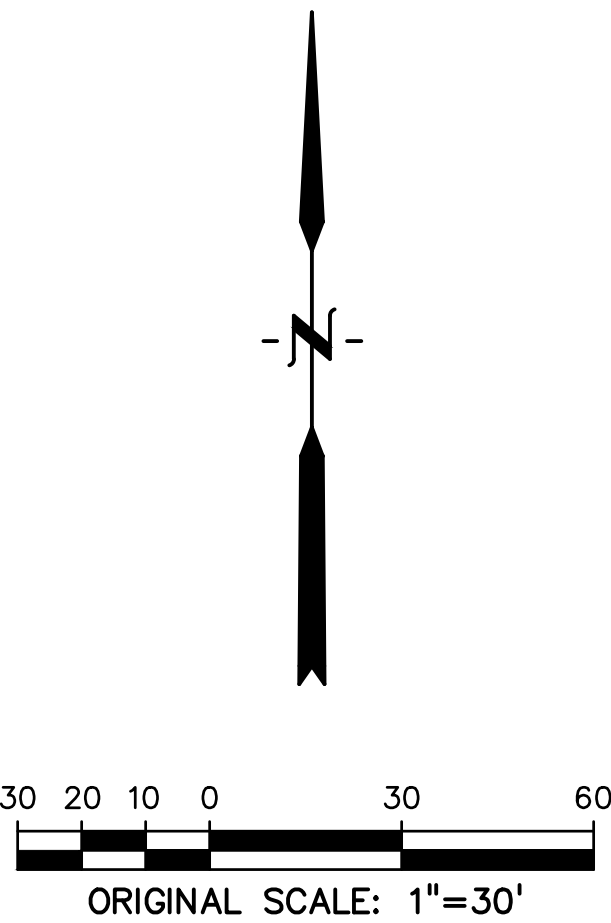
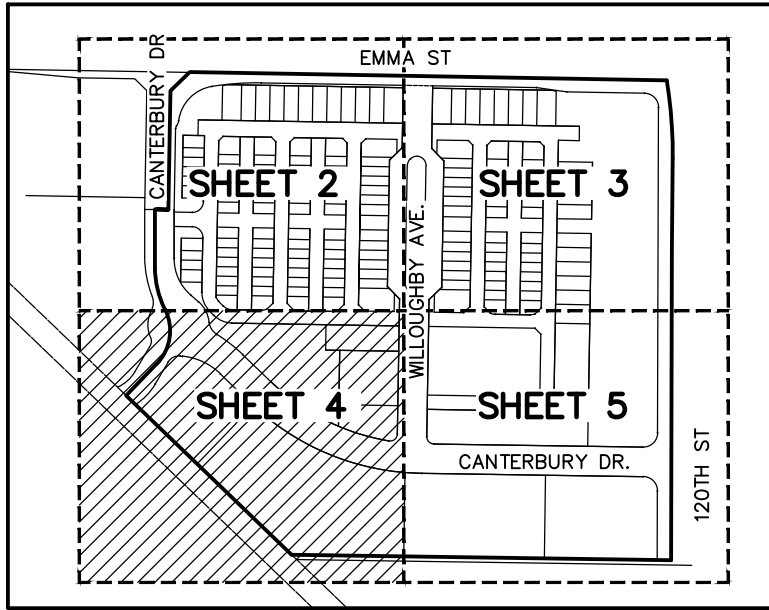
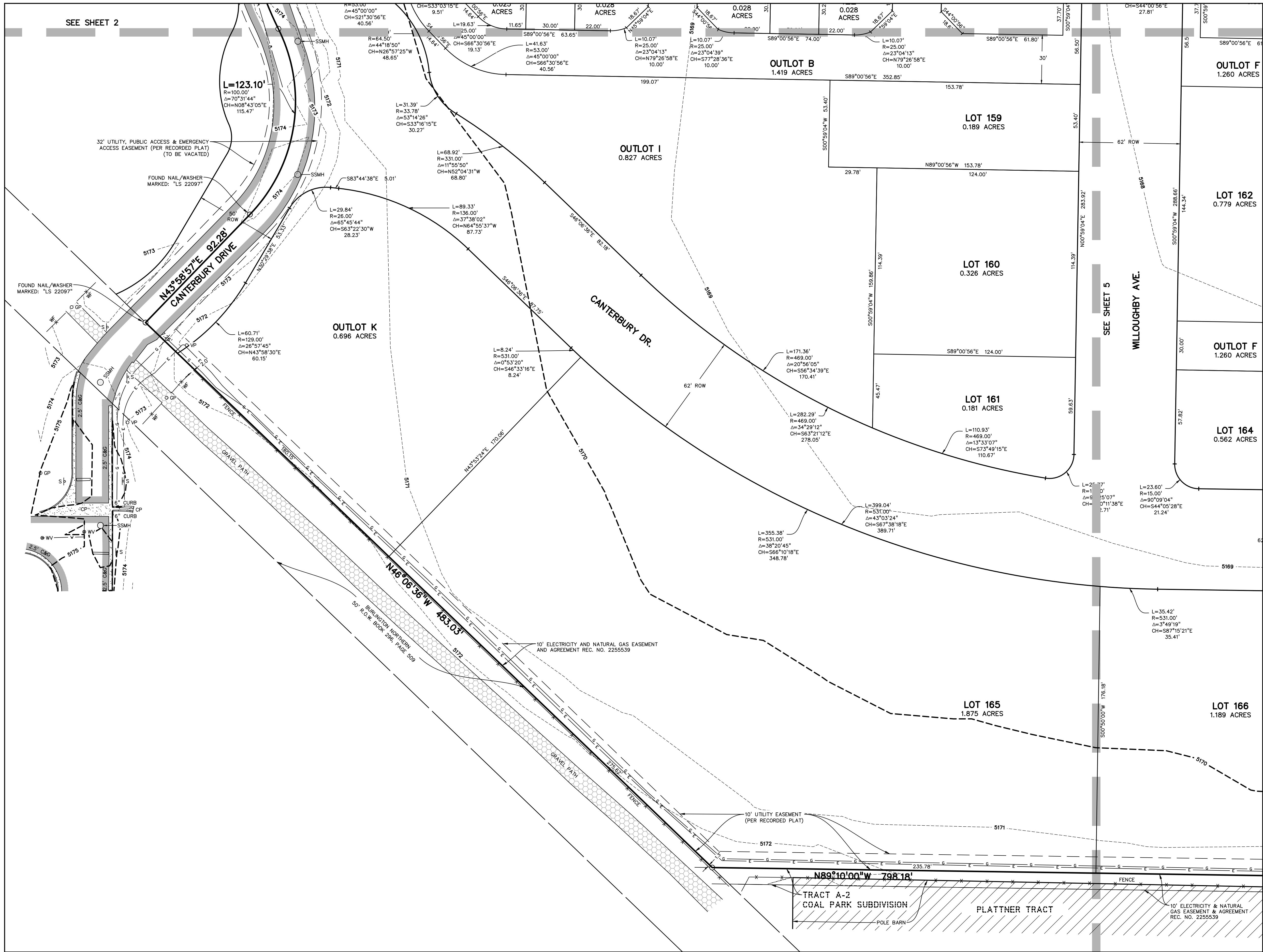
30 20 10 0 30 60
ORIGINAL SCALE: 1"=30'

LEGEND

- | | |
|------|------------------------------|
| BWF | BARBED WIRE FENCE |
| C&G | CURB AND GUTTER |
| CHW | CONCRETE HEADWALL |
| CMP | CORRUGATED METAL PIPE |
| CP | CONCRETE PAV |
| DT | DOUBLE TRUNK |
| ET | ELECTRIC TRANSFORMER |
| GP | GUARD POST |
| GW | GUY WIRE |
| INV. | INVERT |
| PP | POWER POLE |
| PVC | POLYVINYL CHLORIDE PIPE |
| S | SIGN |
| SSMH | SANITARY SEWER MANHOLE |
| TP | TELEPHONE PEDESTAL |
| TT | TRIPLE TRUNK |
| V | VAULT |
| VP | VENT PIPE |
| W | WITH |
| WV | 3-RAIL WOOD FENCE |
| WV | WATER VALVE |
| WV | UNDERGROUND ELECTRIC LINE |
| WV | UNDERGROUND FIBER OPTIC LINE |
| WV | FENCE |
| WV | UNDERGROUND GAS LINE |
| WV | OVERHEAD UTILITIES |
| WV | UNDERGROUND WATER LINE |
| WV | UNDERGROUND TELEPHONE LINE |
| WV | EDGE OF ASPHALT |
-
- | | |
|-----------|----------------|
| [Pattern] | CONCRETE |
| [Pattern] | GRAVEL |
| [Symbol] | DECIDUOUS TREE |

WILLOUGHBY CORNER SUBDIVISION PRELIMINARY PLAT

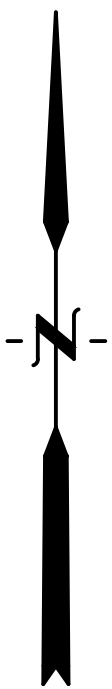
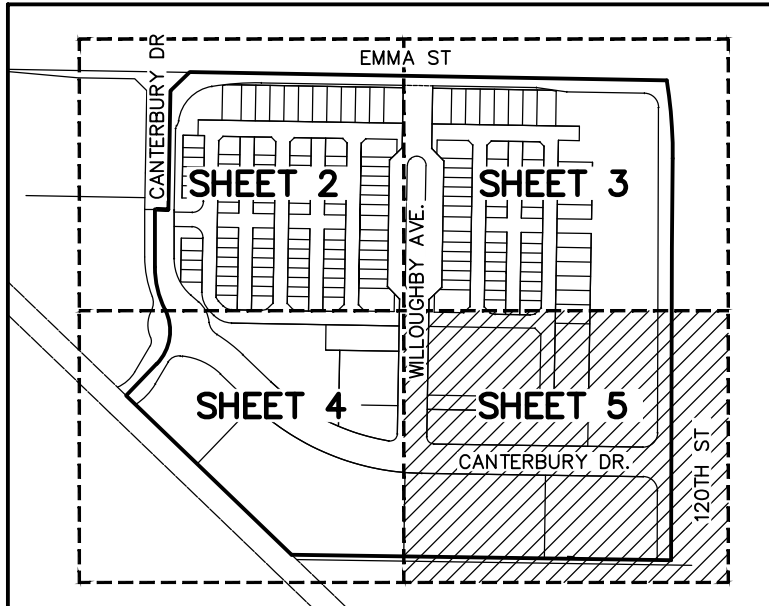
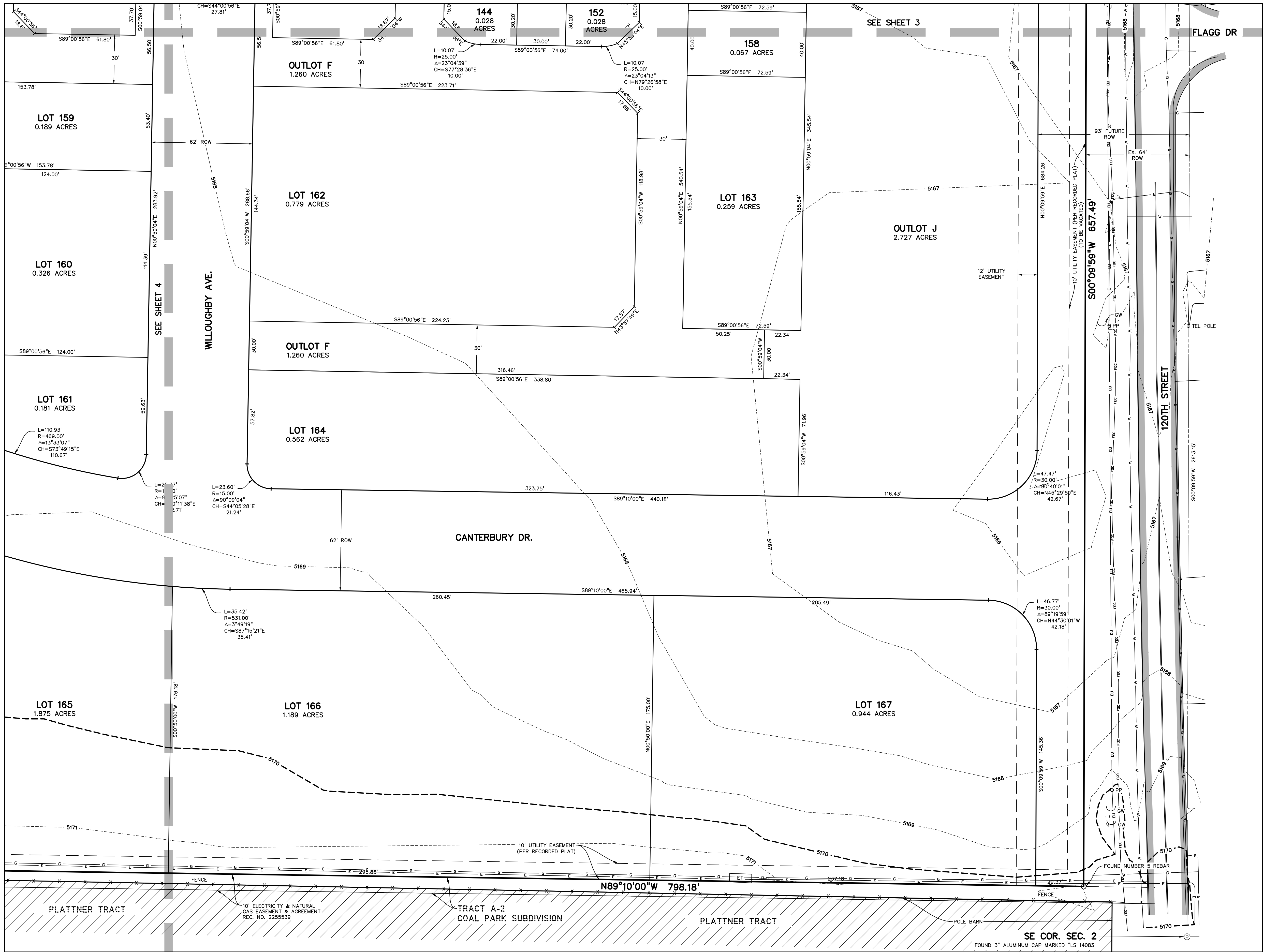
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SSMH	SANITARY SEWER MANHOLE
TP	TELEPHONE PEDESTAL
TT	TRIPLE TRUNK
V	VAULT
VP	VENT PIPE
W	WITH
WV	3-RAIL WOOD FENCE
E	UNDERGROUND ELECTRIC LINE
FOC	UNDERGROUND FIBER OPTIC LINE
X	FENCE
G	UNDERGROUND GAS LINE
OU	OVERHEAD UTILITIES
T	UNDERGROUND WATER LINE
W	UNDERGROUND TELEPHONE LINE
	EDGE OF ASPHALT
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LEGEND

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