

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 RECREATIONAL EASEMENTS FOR RECREATIONAL PURPOSES AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF LAFAYETTE, COLORADO THE EMERGENCY VEHICLE ACCESS EASEMENTS FOR EMERGENCY VEHICLE ACCESS 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) SS
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. SELDERS, 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. SELDERS
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 27275
1800 38TH ST.
BOULDER, CO 80302
303-442-4338

CONTACTS

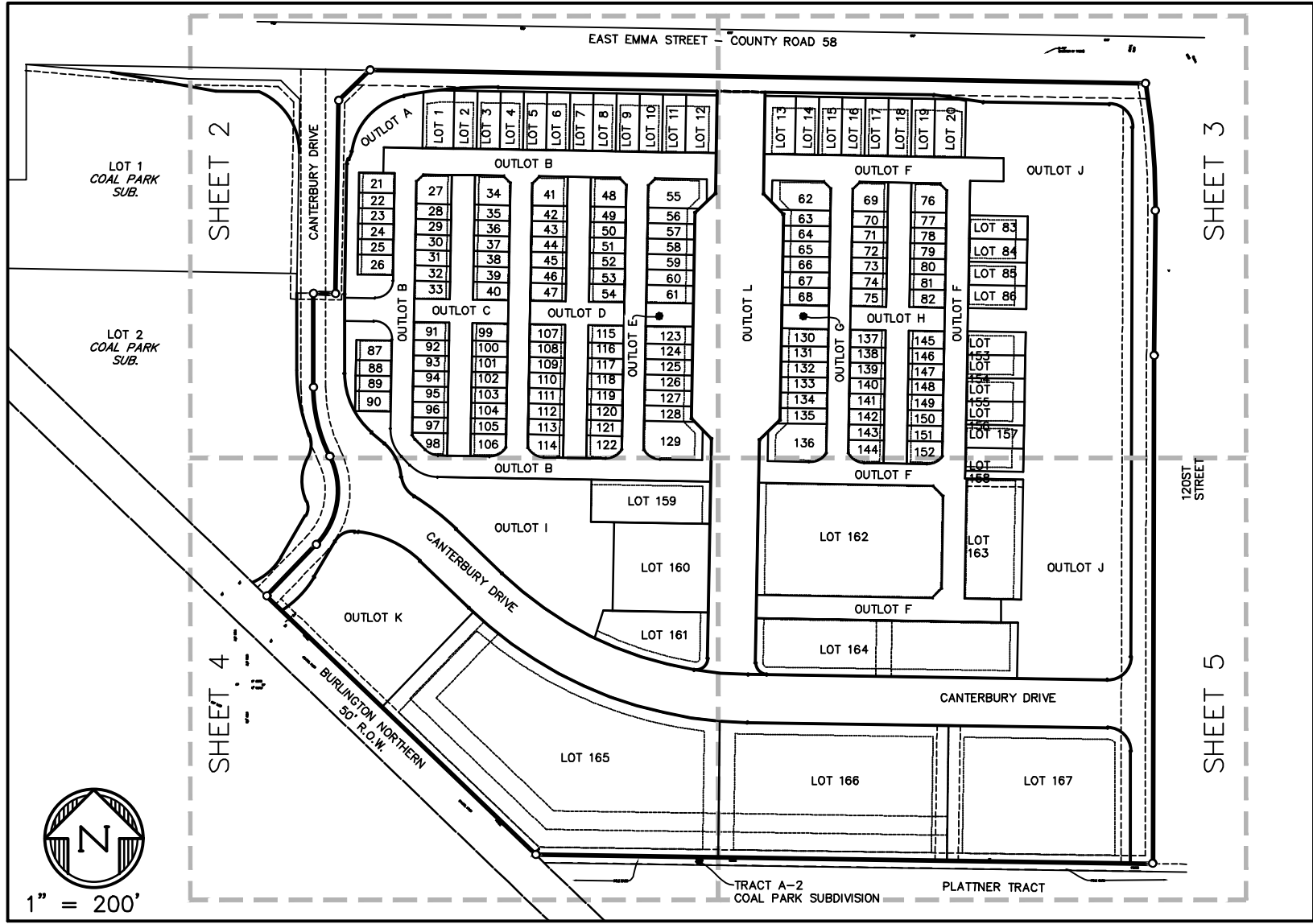
CITY OF LAFAYETTE:
1290 S. PUBLIC RD.
LAFAYETTE, CO 80026

OWNER:
HOUSING AUTHORITY OF THE COUNTY OF BOULDER, COLORADO
P.O. BOX 471
BOULDER, CO 80306

ENGINEER:
DREXEL, BARRELL & CO.
1800 38TH STREET
BOULDER, CO 80301
(303)442-4338

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.
- ALL OUTLOTS ARE SUBJECT TO BLANKET UTILITY, EMERGENCY VEHICULAR ACCESS EASEMENTS DEDICATED TO THE CITY.
- THE PUBLIC RECREATION EASEMENT DEDICATED TO THE CITY IN THE AREA DEPICTED ON THE PLAT BY REFERENCE TO THIS NOTE IS FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, OPERATING, USING, MAINTAINING, REPAIRING AND REPLACING, AT ANY TIME AND FROM TIME TO TIME, A PEDESTRIAN TRAIL AND OTHER RELATED TRAIL IMPROVEMENTS ("TRAIL") FOR USE BY THE PUBLIC FOR BIKING, PEDESTRIAN AND OTHER RECREATIONAL USES. BECAUSE THE TRAIL WILL BE USED FOR RECREATIONAL PURPOSES, AS THAT TERM IS DEFINED BY C.R.S. 33-41-102(5), THE OUTLOT OWNER IS ENTITLED TO ANY AND ALL PROTECTIONS PROVIDED BY C.R.S. 33-41-101, ET SEQ.
- OUTLOTS I AND K ARE SUBJECT TO A BLANKET PUBLIC RECREATIONAL EASEMENT. THE PUBLIC RECREATIONAL EASEMENT DEDICATED TO THE CITY IS FOR THE BENEFIT OF THE PUBLIC AND FOR THE PURPOSE OF PEDESTRIAN INGRESS AND EGRESS, AT ANY TIME AND FROM TIME TO TIME, TO ACCESS THE PARK, PARK EQUIPMENT, PARK FACILITIES AND ASSOCIATED PARK ELEMENTS UPON, ACROSS, OVER, THROUGH AND WITHIN THE OUTLOT FOR USE BY THE PUBLIC SOLELY AND EXCLUSIVELY FOR ACTIVE AND PASSIVE RECREATIONAL USES. BECAUSE THE PARK IMPROVEMENTS WILL BE USED FOR RECREATIONAL PURPOSES, AS THAT TERM IS DEFINED BY C.R.S. 33-41-102(5), THE OUTLOT OWNER IS ENTITLED TO ANY AND ALL PROTECTIONS PROVIDED BY C.R.S. 33-41-101, ET SEQ.
- THE MAINTENANCE ACCESS EASEMENT DEDICATED TO THE CITY IN THE AREAS DEPICTED ON THE PLAT IS FOR THE PURPOSE OF VEHICLE AND PEDESTRIAN INGRESS AND EGRESS, AT ANY TIME AND FROM TIME TO TIME, TO ACCESS PRIVATE STORMWATER RUNOFF AND DRAINAGE DETENTION POND AND RELATED DRAINAGE IMPROVEMENTS LOCATED ON OUTLOT J, TOGETHER WITH THE RIGHT TO REPAIR AND MAINTAIN SUCH PRIVATE DRAINAGE IMPROVEMENTS. THE DEDICATION AND ACCEPTANCE OF SUCH EASEMENT DOES NOT OBLIGATE THE CITY TO UNDERTAKE ANY CONSTRUCTION, REPAIR, OR MAINTENANCE OF ANY PRIVATE DRAINAGE IMPROVEMENTS, NOR SHALL IT RELIEVE THE OUTLOT OWNER OF ITS OBLIGATION AND PRIMARY RESPONSIBILITY TO MAINTAIN SUCH PRIVATE DRAINAGE IMPROVEMENTS.
- OUTLOTS A THROUGH M ARE NOT INTENDED FOR BUILDING OR FUTURE DEVELOPMENT AND NO PORTION OF EACH SUCH OUTLOT SHALL BE DIVIDED OR CONVEYED AS DEVELOPABLE LOTS.
- UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF LAFAYETTE FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.



	OWNERSHIP	MAINTENANCE	USE	AREA
OUTLOT A	HACBC	HACBC	OPEN AREA, PARKING, SNOW REMOVAL STORAGE, UTILITIES	0.234 ACRES
OUTLOT B	HACBC	HACBC	INGRESS, EGRESS, EMERGENCY VEHICULAR ACCESS, UTILITIES, DRAINAGE, PEDESTRIAN ACCESS, (*)	1.362 ACRES
OUTLOT C	HACBC	HACBC	OPEN AREA, DRAINAGE, UTILITIES, PEDESTRIAN ACCESS	0.314 ACRES
OUTLOT D	HACBC	HACBC	OPEN AREA, DRAINAGE, UTILITIES, PEDESTRIAN ACCESS	0.314 ACRES
OUTLOT E	HACBC	HACBC	OPEN AREA, DRAINAGE, UTILITIES, PEDESTRIAN ACCESS	0.042 ACRES
OUTLOT F	HACBC	HACBC	INGRESS, EGRESS, EMERGENCY VEHICULAR ACCESS, UTILITIES, DRAINAGE, PEDESTRIAN ACCESS, (*)	1.238 ACRES
OUTLOT G	HACBC	HACBC	OPEN AREA, DRAINAGE, UTILITIES, PEDESTRIAN ACCESS	0.042 ACRES
OUTLOT H	HACBC	HACBC	OPEN AREA, DRAINAGE, UTILITIES, PEDESTRIAN ACCESS	0.314 ACRES
OUTLOT I	HACBC	HACBC	OPEN AREA, COMMUNITY GATHERING, COMMUNITY GARDENS, PLAYGROUND, PEDESTRIAN ACCESS, UTILITIES	0.818 ACRES
OUTLOT J	HACBC	HACBC	OPEN AREA, STORMWATER DETENTION, UTILITIES, COMMUNITY GATHERING, PEDESTRIAN ACCESS	2.707 ACRES
OUTLOT K	HACBC	HACBC	OPEN AREA, COMMUNITY SPACE, COMMUNITY ORCHARDS/GARDENS, DOG PARK, UTILITIES, PEDESTRIAN ACCESS	0.696 ACRES
OUTLOT L	HACBC	HACBC	OPEN AREA, COMMUNITY GATHERING SPACE, PEDESTRIAN ACCESS, UTILITIES, VEHICULAR ACCESS: INGRESS AND EGRESS, (*)	1.425 ACRES
OUTLOT M	HACBC	HACBC	OPEN AREA, DRAINAGE, UTILITIES, PEDESTRIAN ACCESS	0.038 ACRES

HACBC = HOUSING AUTHORITY OF THE COUNTY OF BOULDER, COLORADO.
(*) VEHICULAR ACCESS TO AND FROM ALL LOTS ABUTTING OR DIRECTLY ADJACENT TO EACH SUCH OUTLOT

	AREA
LOTS	11.263 ACRES
ROW	3.288 ACRES
OUTLOTS	9.545 ACRES
TOTAL	24.096 ACRES

USE	ACRES	UNITS	DENSITY
RESIDENTIAL	8.3	158	19
MIXED USE / COMMUNITY SPACE	0.8	14	17.5
MULTI-FAMILY	3.9	165	42
SENIOR LIVING	1.9	63	33
OPEN AREAS OUTLOTS	4.6	-	-
ROW	4.6	-	-

EXISTING ZONING: M1
PROPOSED ZONING: R4/PUD

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: _____

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 # _____

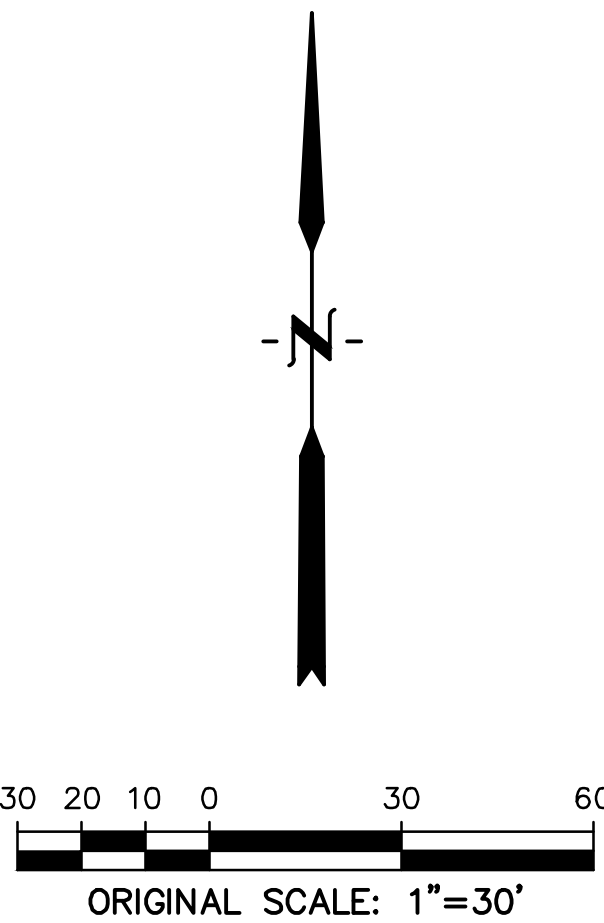
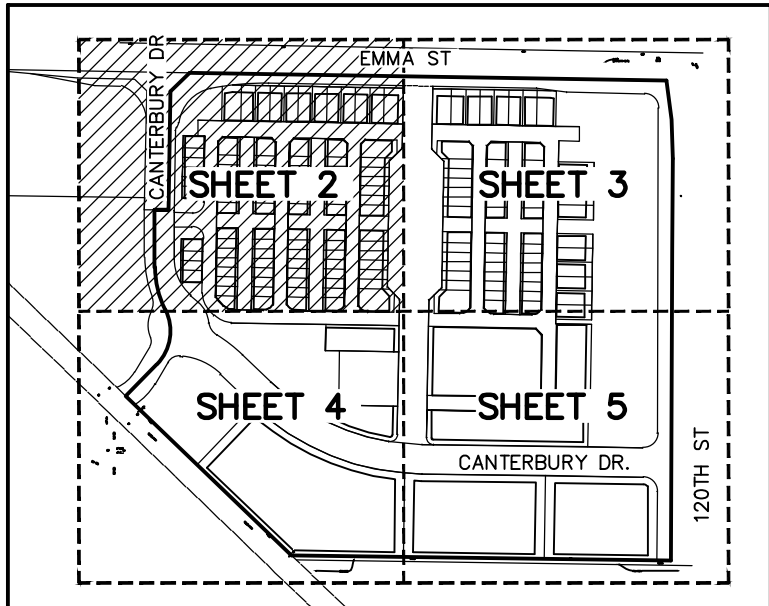
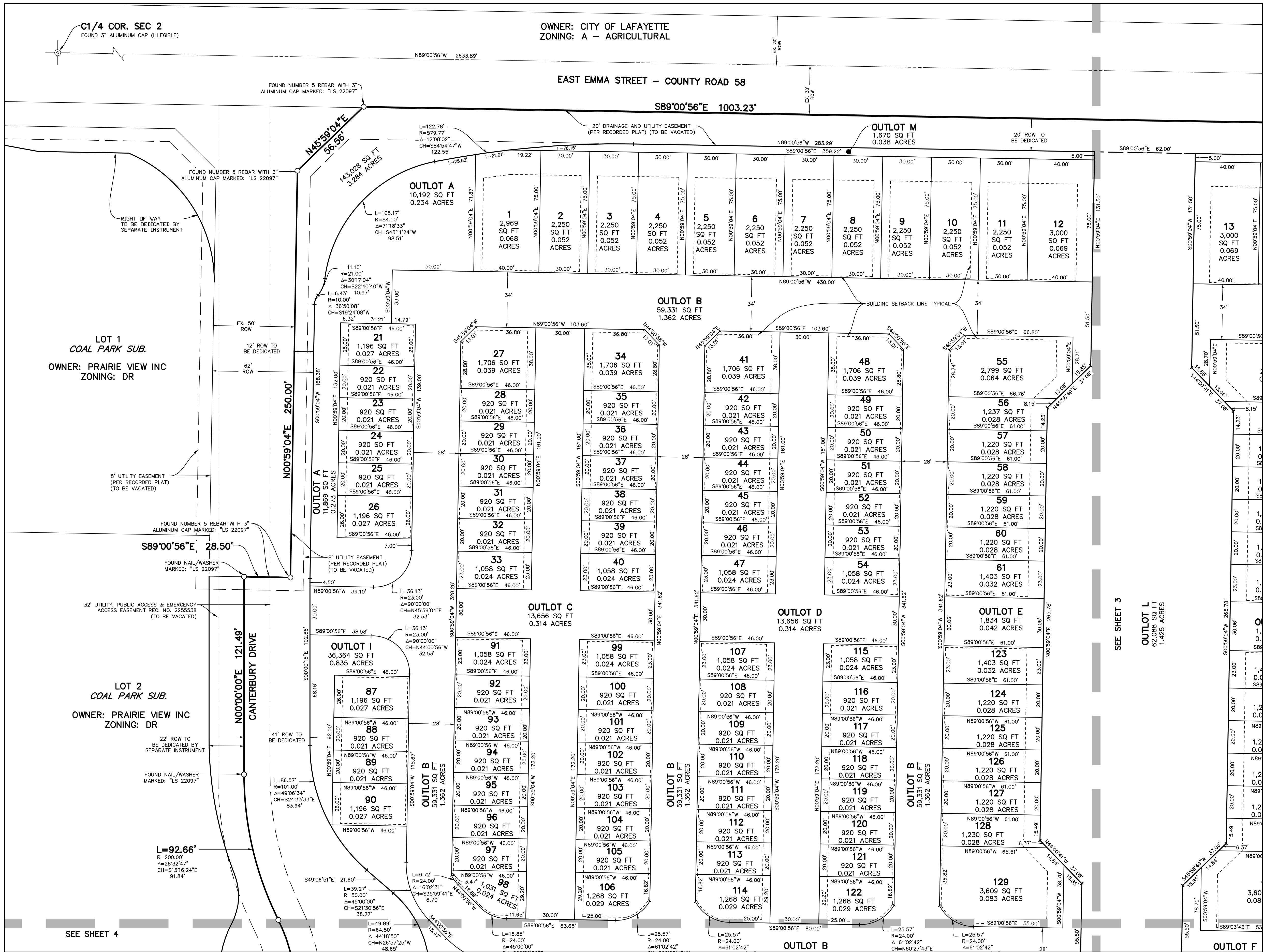
FEES PAID: \$ _____

COUNTY CLERK & RECORDER _____

DEPUTY _____

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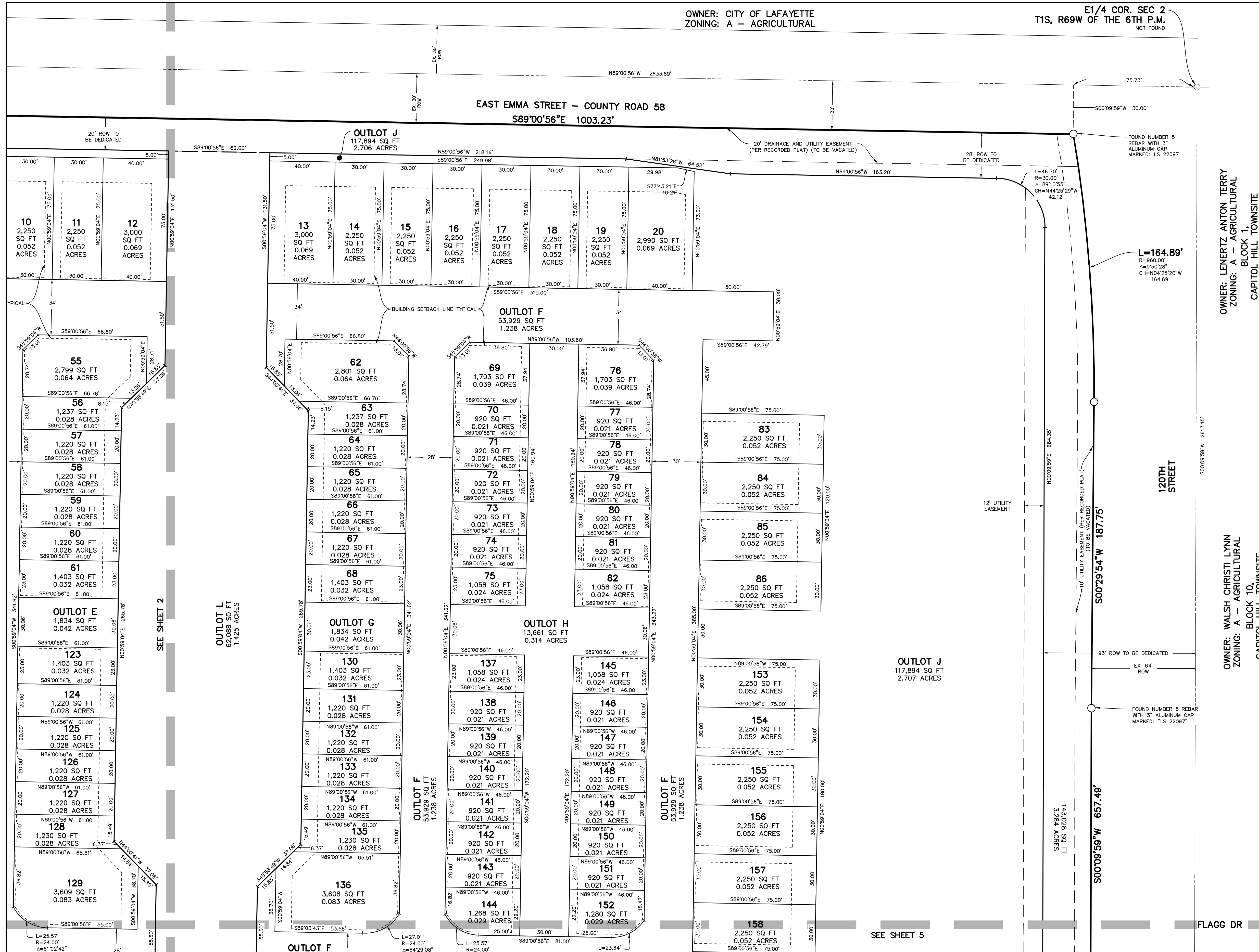
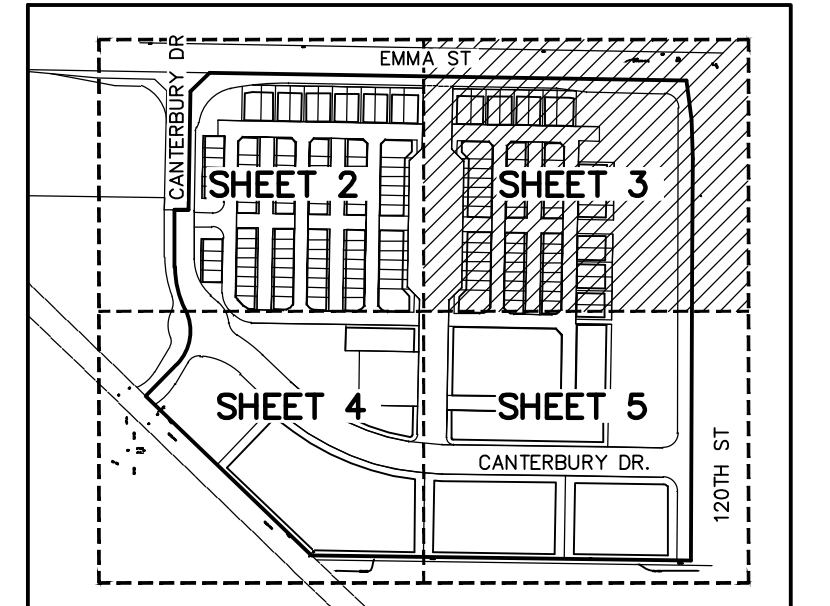


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OWNER: CITY OF LAFAYETTE
ZONING: A - AGRICULTURAL

E1/4 COR. SEC 2
T1S, R69W OF THE 6TH P.M.
NOT FOUND



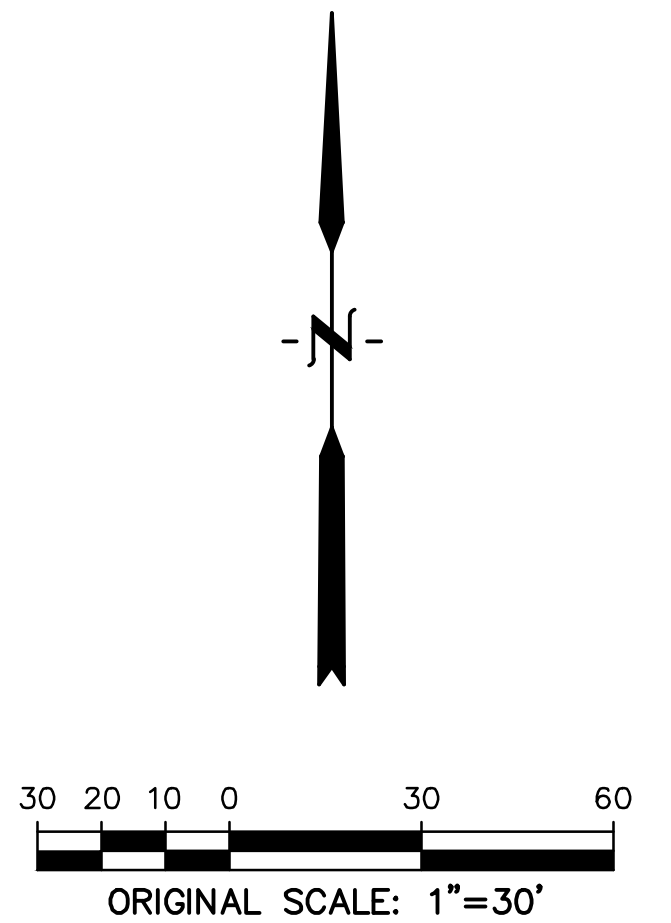
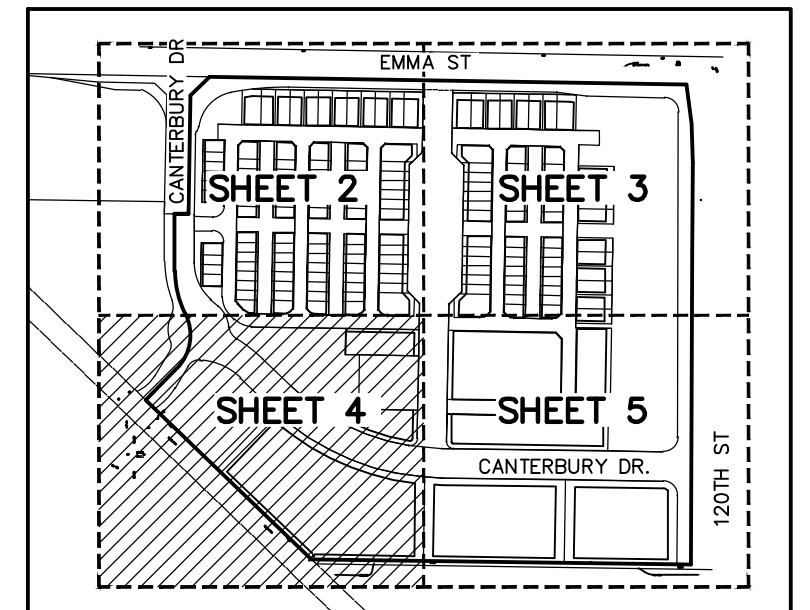
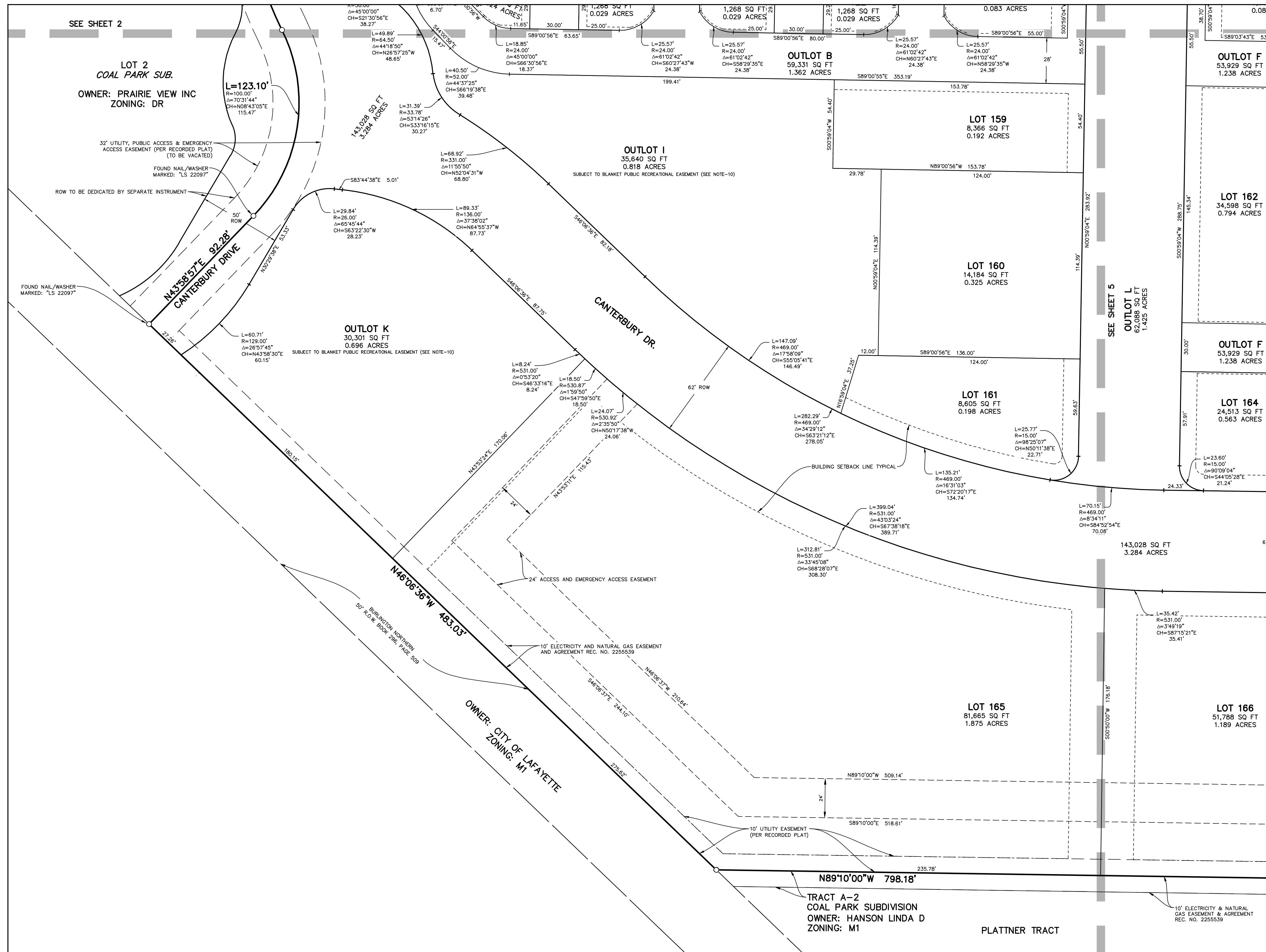
OWNER: LENERTZ ANTON TERRY
ZONING: A - AGRICULTURAL
BLOCK 1,
CAPITOL HILL TOWNSITE

OWNER: WALSH CHRISTI LYNN
ZONING: A - AGRICULTURAL
BLOCK 10,
CAPITOL HILL TOWNSITE

SEE SHEET 5

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