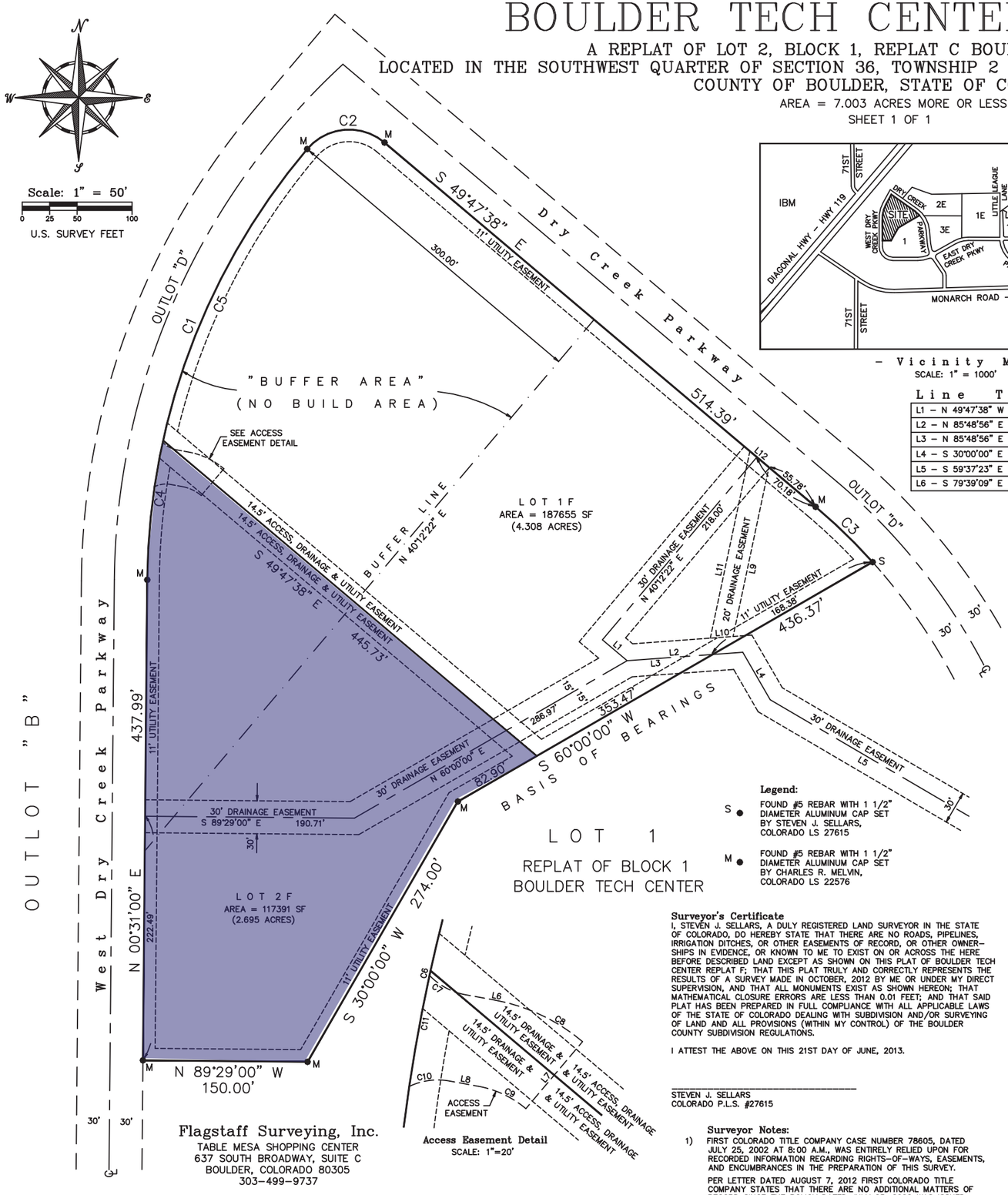
BOULDER TECH CENTER REPLAT F

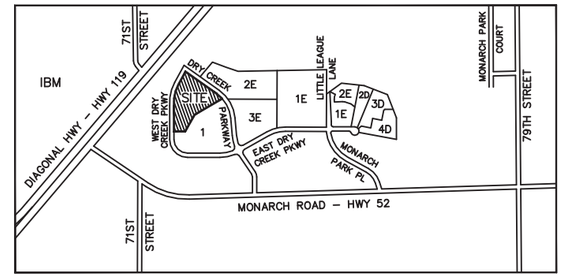
A REPLAT OF LOT 2, BLOCK 1, REPLAT C BOULDER TECH. CENTER,
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO

AREA = 7.003 ACRES MORE OR LESS

SHEET 1 OF 1



Access Easement Detail
SCALE: 1"=20'



– Vicinity Map –
SCALE: 1" = 1000'

Line Table

L1 – N 49°47'38" W 29.53'	L7 – S 40°12'18" W 32.00'
L2 – N 85°48'56" E 105.63'	L8 – N 79°39'09" W 10.76'
L3 – N 85°48'56" E 78.08'	L9 – S 11°57'15" W 157.57'
L4 – S 30°00'00" E 50.00'	L10 – S 85°48'56" W 20.82'
L5 – S 59°37'23" E 219.90'	L11 – N 11°57'15" E 174.11'
L6 – S 79°39'09" E 10.76'	L12 – S 49°47'38" E 22.70'

Curve Table

C1 – L = 427.34' R = 616.91' Δ= 39°41'21" CH: N 20°21'41" E 418.84'
C2 – L = 78.54' R = 50.00' Δ= 90°00'00" CH: N 85°12'23" E 70.71'
C3 – L = 72.39' R = 526.73' Δ= 07°52'26" CH: S 45°51'25" E 72.33'
C4 – L = 128.20' R = 616.91' Δ= 11°54'24" CH: N 06°28'12" E 127.97'
C5 – L = 299.13' R = 616.91' Δ= 27°46'56" CH: N 26°18'52" E 296.21'
C6 – L = 1.78' R = 616.91' Δ= 00°09'54" CH: S 12°20'28" W 1.78'
C7 – L = 15.06' R = 24.00' Δ= 35°57'36" CH: S 61°40'22" E 14.82'
C8 – L = 35.96' R = 69.00' Δ= 29°51'31" CH: S 64°43'24" E 35.55'
C9 – L = 19.28' R = 37.00' Δ= 29°51'32" CH: N 64°43'23" W 19.06'
C10 – L = 15.06' R = 24.00' Δ= 35°57'36" CH: S 82°22'03" W 14.82'
C11 – L = 41.16' R = 616.91' Δ= 03°49'20" CH: N 10°20'51" E 41.15'

Legend:

S ● FOUND #5 REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP SET BY STEVEN J. SELLARS, COLORADO LS 27615

M ● FOUND #5 REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP SET BY CHARLES R. MELVIN, COLORADO LS 22576

Surveyor's Certificate

I, STEVEN J. SELLARS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS OF RECORD, OR OTHER OWNER–SHIPS IN EVIDENCE, OR KNOWN TO ME TO EXIST ON OR ACROSS THE HERE BEFORE DESCRIBED LAND EXCEPT AS SHOWN ON THIS PLAT OF BOULDER TECH CENTER REPLAT F; THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN OCTOBER, 2012 BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 0.01 FEET; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH SUBDIVISION AND/OR SURVEYING OF LAND AND ALL PROVISIONS (WITHIN MY CONTROL) OF THE BOULDER COUNTY SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 21ST DAY OF JUNE, 2013.

_____
STEVEN J. SELLARS
COLORADO P.L.S. #27615

Surveyor Notes:

1) FIRST COLORADO TITLE COMPANY CASE NUMBER 78605, DATED JULY 25, 2002 AT 8:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS–OF–WAYS, EASEMENTS, AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.

PER LETTER DATED AUGUST 7, 2012 FIRST COLORADO TITLE COMPANY STATES THAT THERE ARE NO ADDITIONAL MATTERS OF RECORD SINCE THE POLICY DATED JULY 25, 2002 WAS ISSUED.

Notice

PUBLIC NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION AND OF THE DEDICATIONS TO THE PUBLIC MADE HEREON BY THE COUNTY OF BOULDER DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND OTHER IMPROVEMENTS REFLECTED HEREON FOR MAINTENANCE BY SAID COUNTY.

THE PROPERTY IN THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF THE SUBDIVISION/DEVELOPMENT AGREEMENT RECORDED IMMEDIATELY FOLLOWING THIS PLAT.

Utility Easement Note:

MINIMUM ELEVEN (11) FOOT WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ALONG THE PERIMETER OF LOTS 1F AND 2F AS SHOWN ON THIS PLAT TO BOULDER COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). A UTILITY EASEMENT IS ALSO DEDICATED AS PART OF THE 14.5 FOOT WIDE ACCESS, DRAINAGE & UTILITY EASEMENT ALONG THE COMMON BOUNDARY LINE BETWEEN LOTS 1F AND 2F AS SHOWN ON THIS PLAT TO BOULDER COUNTY. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AFTER REASONABLE NOTICE TO THE APPLICABLE LOT OWNER, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST INCLUDING, WITHOUT LIMITATION, VEGETATION EXCEPT THAT LATERAL CROSSING OF THE UTILITY EASEMENTS FOR PROVIDING WATER, SEWER, STORM SEWER AND DRAINAGE SERVICES TO LOTS 1F AND 2F SHALL BE PERMITTED.

Notes:

1) REQUIRED BUFFER: TO PROTECT THE VISUAL INTEGRITY OF THE DIAGONAL HIGHWAY (HWY. 119) CORRIDOR, A BUFFER (NO–BUILD) AREA, MEASURED 300 FEET FROM THAT PORTION OF THE NORTHWEST BOUNDARY LINES OF LOT 1F AND LOT 2F (FORMERLY LOT 2) CLOSEST TO THE DIAGONAL HIGHWAY, SHALL BE SHOWN ON THE FINAL PLAT. NO BUILDINGS SHALL BE PLACED IN THIS BUFFER UNLESS THE APPROPRIATE REVIEW PROCESS FOR DEVELOPMENT ON LOT 1F AND LOT 2F (SPECIAL USE REVIEW OR SITE PLAN REVIEW, AS APPLICABLE) DETERMINES THAT A LIMITED AMOUNT OF BUILDING CAN OCCUR IN THE BUFFER WITHOUT IMPAIRING THE VISUAL QUALITY OF THE CORRIDOR. ANY FUTURE DECISION TO ALLOW BUILDING IN THE BUFFER MUST BE BASED ON SUBSTANTIAL EVIDENCE OVERCOMING THE PRESUMPTION ESTABLISHED IN THIS APPROVAL THAT ANY BUILDING IN THE BUFFER WILL HAVE A DETRIMENTAL IMPACT ON THE CORRIDOR AND IS INAPPROPRIATE.

2) TRANSFER OF SQUARE FOOTAGE FROM BLOCK 1 TO OTHER BLOCKS IN THE BOULDER TECH CENTER: ANY REMAINING SQUARE FOOTAGE ASSIGNED TO BLOCK 1 IN REPLAT A OF THE BOULDER TECH CENTER, WHICH IS NOT USED WITHIN BLOCK 1, IN REPLAT A MAY NOT BE TRANSFERRED FOR USE WITHIN OTHER PLATTED BLOCKS OF THE BOULDER TECH CENTER UNLESS THE BOARD APPROVES THE TRANSFER THROUGH THE APPLICABLE REVIEW PROCESS (SPECIAL USE REVIEW OR SITE PLAN REVIEW), IN THE CONTEXT OF A SPECIFIC PROPOSAL FOR DEVELOPMENT OF SQUARE FOOTAGE FROM BLOCK 1 IN REPLAT A IN ANOTHER PLATTED BLOCK.

Surveyor Notes Continued:

2) FLOOD INFORMATION: BOULDER TECH CENTER REPLAT F IS LOCATED IN UNSHADED ZONE X, THE AREA DETERMINED TO BE OUTSIDE THE 500–YEAR FLOODPLAIN, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 08013C0410J, DATED DECEMBER 18, 2012. FLOOD INFORMATION IS SUBJECT TO CHANGE.

3) BASIS OF BEARINGS: ASSUMED SOUTH 60°00'00" WEST ALONG A SOUTHEASTERLY LINE OF BOULDER TECH CENTER REPLAT F, BETWEEN THE SURVEY MARKERS SHOWN HEREON.

4) 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.

Dedication

KNOW ALL PERSONS BY THESE PRESENTS: THAT FLYWHEEL INDUSTRIES, LLC, A COLORADO LIMITED LIABILITY COMPANY (AS OWNER AND DEVELOPER), AND DONALD W. UNKEFER JR. AND DONALD ANDREW UNKEFER (AS OWNERS) ARE THE OWNERS AND PROPRIETORS OF THE LAND SITUATED IN BOULDER COUNTY, AND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 70 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 1, REPLAT C BOULDER TECH CENTER,
COUNTY OF BOULDER, STATE OF COLORADO

AND HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS BOULDER TECH CENTER REPLAT F, A SUBDIVISION IN THE COUNTY OF BOULDER, STATE OF COLORADO, AND DO HEREBY ACCEPT THE RESPONSIBILITY FOR THE MAINTENANCE OF REQUIRED IMPROVEMENTS AND DO HEREBY DEDICATE AND SET APART ALL OF THE ROADS AND OTHER EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER, AND UNLESS OTHERWISE SPECIFICALLY NOTED BY REFERENCE ON THIS PLAT, DO HEREBY DEDICATE THESE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED ON THE ACCOMPANYING PLAT AS EASEMENTS TO BOULDER COUNTY FOR THE PURPOSES SHOWN HEREON, AND DO HEREBY GRANT TO BOULDER COUNTY THE RIGHT TO REGULATE THE INSTALLATION AND MAINTENANCE OF NECESSARY STRUCTURES, FACILITIES AND/OR IMPROVEMENTS BY THE ENTITY RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED. DEVELOPER DOES HEREBY ACCEPT THE RESPONSIBILITY FOR THE COMPLETION OF REQUIRED IMPROVEMENTS.

IN WITNESS WHEREOF WE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2013.

_____ _____
DONALD W. UNKEFER, JR. DONALD ANDREW UNKEFER

FLYWHEEL INDUSTRIES, LLC,
A COLORADO LIMITED LIABILITY COMPANY

_____
NATHAN SEIDLE, MANAGING MEMBER

Acknowledgement

STATE OF COLORADO)
)SS
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2013, BY DONALD W. UNKEFER, JR. AND DONALD ANDREW UNKEFER, WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

Acknowledgement

STATE OF COLORADO)
)SS
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2013, BY NATHAN SEIDLE, MANAGING MEMBER OF FLYWHEEL INDUSTRIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

Board of County Commissioners' Approval and Acceptance

PLAT APPROVED AND PUBLIC DEDICATIONS ACCEPTED THIS _____ DAY OF _____ 2013. THIS APPROVAL AND ACCEPTANCE DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR PROPRIETOR AND NOT THE COUNTY OF BOULDER. BOULDER COUNTY ACCEPTS THE ROAD AND EASEMENT DEDICATION TO THE PUBLIC MADE ON THIS PLAT ABOVE.

CHAIR _____

ATTEST _____
CLERK OF BOARD

Authorization to Record

I, _____, SECRETARY TO THE BOULDER COUNTY PLANNING COMMISSION, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE ALL CONDITIONS OF COUNTY APPROVAL OF THIS PLAT OF BOULDER TECH CENTER REPLAT F HAVE BEEN FULLY SATISFIED, AND THAT THE SAME IS HEREBY AUTHORIZED FOR RECORDATION.

WITNESS MY HAND ON THE _____ DAY OF _____ 2013.

_____
SECRETARY TO THE BOULDER COUNTY
PLANNING COMMISSION

Clerk and Recorder's Certificate

THIS SUBDIVISION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK ___M., THIS _____ DAY OF _____, 2013 AND IS DULY RECORDED AS RECEPTION NUMBER _____.

FEES: _____

_____ BY: _____
CLERK AND RECORDER DEPUTY
COUNTY OF BOULDER
STATE OF COLORADO

Flagstaff Surveying, Inc.
TABLE MESA SHOPPING CENTER
637 SOUTH BROADWAY, SUITE C
BOULDER, COLORADO 80305
303–499–9737