

WOODROW ESTATES

A REPLAT OF CEDARWOOD PARK SUBDIVISION LOT 1, BLOCK 1
PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
TOTAL AREA = 74,276 SQ FT, OR 1.70 ACRES , MORE OR LESS
SHEET 1 OF 2

DEDICATION STATEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER OF LOT 1, BLOCK 1, CEDARWOOD PARK SUBDIVISION AS DESCRIBED IN DEEDS RECORDED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. XXXX ON XXXXX LOCATED IN THE CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1, CEDARWOOD PARK SUBDIVISION, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

HAS LAID OUT AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF WOODROW ESTATES, A PART OF THE CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF LOUISVILLE, COLORADO THESE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED EXCLUSIVELY AS UTILITY EASEMENTS AND ALSO DEDICATE TO THE CITY OF LOUISVILLE, COLORADO, AND ALL MUNICIPALLY OWNED AND/OR FRANCHISED UTILITIES AND SERVICES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS UTILITY EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, TELEPHONE AND ELECTRIC LINES, WORKS, POLES AND UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, STREET LIGHTS, CULVERTS, HYDRANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THERETO, IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING WATER AND SANITARY SEWER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE DEVELOPER OR ARRANGEMENTS MADE BY THE DEVELOPER THEREOF WHICH ARE APPROVED BY THE CITY OF LOUISVILLE, COLORADO AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF LOUISVILLE, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY OF LOUISVILLE, COLORADO, SHALL BECOME THE SOLE PROPERTY OF SAID CITY OF LOUISVILLE, COLORADO, EXCEPT ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES AND/OR CENTURY LINK AND PRIVATE ROADWAY CURBS, GUTTERS AND PAVEMENT, WHICH, WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

FOR THE APPROVAL OF "WOODROW ESTATES" AND THE DEDICATIONS AND CONDITIONS WHICH APPLY THERETO THIS _____ DAY OF _____, 20____.

BY: _____
(NAME OF INDIVIDUAL)

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF 20____, BY (JUSTIN WOOD).

WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES: _____

[SEAL]

NOTARY PUBLIC

LENDER'S CONSENT AND SUBORDINATION

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT, DEDICATION AND EASEMENTS SHOWN HEREON AND MAKES THE DEED OF TRUST SUBORDINATE HERETO. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER STATED BELOW.

(NAME OF BANK)

BY: _____
AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
BY _____ AS _____ OF (NAME OF BANK).

WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES: _____

[SEAL]

NOTARY PUBLIC

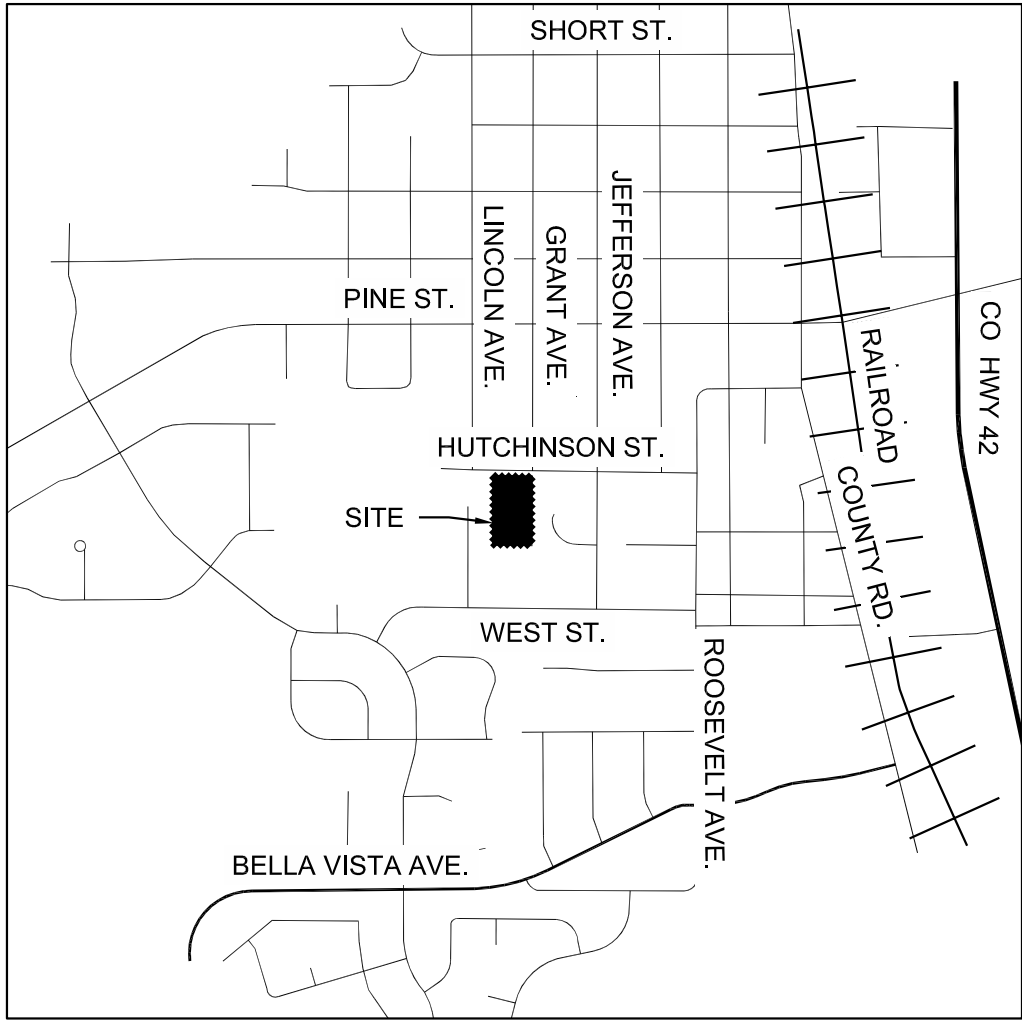
PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20____ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. _____ SERIES _____

CITY COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. _____ SERIES _____

MAYOR CITY CLERK SEAL



VICINITY MAP
1" = 1000'

PLAT NOTES

- NOTICE: 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY, ACCESSORIES, OR LEGAL LAND-BOUND MONUMENT COMMITS O CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE LINEAL UNITS USED IN THIS DRAWING ARE U.S. SURVEY FEET.
- THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARING, CONSIDERING THE SOUTH LINE OF LOT 1, BLOCK 1 TO HAVE AN ASSUMED BEARING OF NORTH 89°26'50" WEST AND MONUMENTED AS SHOWN HEREON.
- THIS SURVEY WAS PERFORMED IN THE FIELD ON APRIL 7, 2025.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ENCOMPASS SERVICES, LLC TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, ENCOMPASS SERVICES, LLC RELIED UPON TITLE COMMITMENT NO. K70841528-9, WITH AN EFFECTIVE DATE OF APRIL 17, 2025. AS PROVIDED BY LAND TITLE GUARANTEE COMPANY.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP PANEL 08013C0582K WITH AN EFFECTIVE DATE OF AUGUST 15, 2019, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE "X" 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 AND ZONE "A" NO BASE FLOOD ELEVATIONS DETERMINED.
- AS SHOWN HEREON, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL INTERIOR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 6 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, UNLESS OTHERWISE NOTED.
- DURING CONSTRUCTION ACTIVITY WITHIN THE DEVELOPMENT, THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL TAKE ALL REASONABLE CARE TO WATCH FOR HISTORIC RESOURCES, PALEONTOLOGICAL RESOURCES, AND OTHER CULTURAL HISTORY RESOURCES AND SHALL IMMEDIATELY NOTIFY DOUGLAS COUNTY IN THE EVENT OF SUCH DISCOVERY.
- UTILITY EASEMENTS AS SHOWN HEREON WILL NOT BE ALLOWED TO BE ENCROACHED UPON BY BUILDINGS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, ACCESSORY STRUCTURES, MONUMENTS, RETAINING WALLS AND THEIR COMPONENTS.
- EACH LOT IS SUBJECT TO RESTRICTIONS, COVENANTS, AND MAINTENANCE AGREEMENT BY SEPARATE DOCUMENT - RECORDED BY SEPARATE INSTRUMENT.
- TRACT A SHALL BE USED FOR UTILITY AND DRAINAGE PURPOSES, FIRE ACCESS, AND INGRESS AND EGRESS.
- TRACT A SHALL BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS AS PRIVATE TRACTS FOR THE BENEFIT OF WOODROW ESTATES LOT OWNERS.
- THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THE SUBJECT PROPERTY IS ZONED RL, RESIDENTIAL LOW DENSITY.
- THE PROPOSED USE OF LOTS 1-4 IS SINGLE FAMILY RESIDENTIAL.
- EXCLUSIVE UTILITY EASEMENTS ARE RESERVED FOR CITY OF LOUISVILLE EXCLUSIVE USE FOR CITY WATER, SANITARY SEWER AND STORM SEWER FACILITIES. DRY UTILITY COMPANIES AND/OR PRIVATE OWNERS OF STORM DRAINAGE AND IRRIGATION LINES MUST OBTAIN PRIOR WRITTEN APPROVAL FROM THE CITY FOR ANY PROPOSED CROSSING OF ANY CITY WET UTILITY EASEMENTS AND MUST EXECUTE AN AGREEMENT WHICH STIPULATES THE DRY UTILITIES, STORM DRAINAGE, AND/OR IRRIGATION LINES APPROVED TO CROSS CITY EASEMENTS ARE SUBJECT TO RELOCATION AT THE COMPANY'S OR OWNER'S EXPENSE AT THE DIRECTION OF THE CITY. DRY UTILITIES, STORM DRAINAGE, AND/OR IRRIGATION LINES THAT ARE APPROVED TO CROSS CITY EASEMENTS SHALL DO SO AT SUBSTANTIALLY RIGHT ANGLES. WET UTILITIES MAY TRAVERSE DRY UTILITY EASEMENTS WITHOUT REQUIREMENT FOR FURTHER PERMISSION. NO JOINT USE OF ANY CITY EXCLUSIVE UTILITY EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE CITY AND EXECUTION OF A JOINT USE AGREEMENT, WHICH SHALL BE AT THE CITY'S DISCRETION.
- THE CITY OF LOUISVILLE SHALL REVIEW AND APPROVE THE LOCATIONS OF UTILITY LINES, PEDESTALS AND CABINETS WITHIN PUBLIC PROPERTY AND CITY OF LOUISVILLE EXCLUSIVE UTILITY EASEMENTS.
- THE MINIMUM SEPARATION BETWEEN WATER AND SANITARY SHALL BE 10' OUTSIDE OF PIPE TO OUTSIDE OF PIPE. SEPARATION BETWEEN ALL OTHER UTILITIES SHALL NOT BE LESS THAN 7' TO THE EXTENT PRACTICAL BASED ON CONSTRUCTABILITY, RIGHT OF WAY AND ASSOCIATED STREET WIDTHS, ETC. UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

SURVEYORS CERTIFICATE:

I, ELIJAH FRANE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON APRIL 7, 2025, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE BOULDER COUNTY SUBDIVISION REGULATIONS. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESS OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2025.

ELIJAH FRANE, COLORADO PLS 38376
FOR AND ON BEHALF OF
ENCOMPASS SERVICES, LLC



6 Inverness Ct. E. Suite, 125
Englewood, CO 80112
303.925.0544 T
303.925.0547 F
www.2ncivil.com

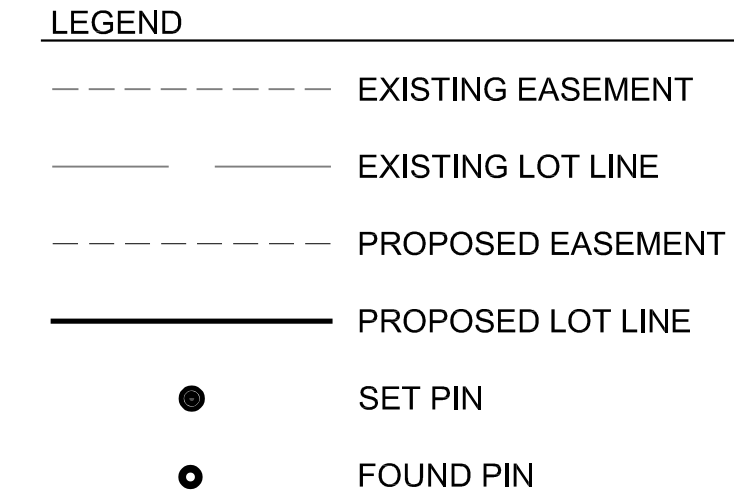
CLIENT
WOOD BROTHERS HOMES, LLC
765 E. SOUTH BOULDER RD.
SUITE 500
LOUISVILLE, CO 80027

ISSUED DATE: 10-23-25

PROJECT
NUMBER: 25002

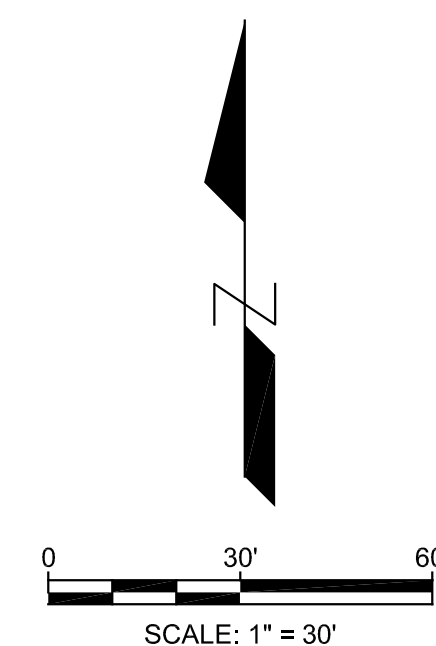
SHEET 1 OF 2

A REPLAT OF CEDARWOOD PARK SUBDIVISION LOT 1, BLOCK 1
PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
TOTAL AREA = 74,276 SQ. FT. OR 1.70 ACRES, MORE OR LESS
SHEET 2 OF 2



NOTE:

THE ENTIRETY OF TRACT A SHALL BE ENCUMBERED WITH AN ACCESS, DRAINAGE, AND UTILITY EASEMENT.



CLIENT
WOOD BROTHERS HOMES, LLC
765 E. SOUTH BOULDER RD.
SUITE 500
LOUISVILLE, CO 80027

ISSUED DATE:	10-23-25
PROJECT NUMBER:	25002
S H E E T 2 O F 2	