

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNERS OF A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 1, BLOCK 3, REDTAIL RIDGE FILING NO. 1, FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 04071256, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 29, ASSUMED TO BEAR N00°08'36"W A DISTANCE OF 2643.92 FEET FROM A 2.5" ALUMINUM CAP STAMPED "L.S. 23529" FOUND AT THE CENTER QUARTER CORNER OF SAID SECTION 29 TO A NO. 6 REBAR FOUND AT THE NORTH QUARTER CORNER OF SAID SECTION 29;

LOT 1A
BEGINNING AT THE SOUTHERLY MOST CORNER OF LANDS DESCRIBED AT RECEPTION NO.
531604, ALSO BEING FILED IS SAID BOULDER COUNTY CLERK AND RECORDER'S OFFICE, SAID
POINT BEARS S46°15'26"E A DISTANCE OF 1616.59 FEET FROM SAID NORTH QUARTER CORNER;

THENCE N55°11'23"E A DISTANCE OF 300.00 FEET; THENCE S34°48'37"E A DISTANCE OF 86.00 FEET; THENCE S55°11'23"W A DISTANCE OF 300.00 FEET; THENCE N34°48'37"W A DISTANCE OF 86.00 FEET TO THE POINT OF BEGINNING; WHENCE SAID CENTER QUARTER CORNER BEARS S37°16'06"W A DISTANCE OF 1917.76 FEET.

SAID PARCEL CONTAINS 25,800 SQUARE FEET OR 0.592 ACRES, MORE OR LESS.

LOT 1B
BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 1, SAID POINT BEARS S59°45'36"E A
DISTANCE OF 1471.79 FEET FROM SAID NORTH QUARTER CORNER;

THENCE N89°59'47"E A DISTANCE OF 44.30 FEET; THENCE S88°00'13"E A DISTANCE OF 86.72 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 43.08 FEET, HAVING A RADIUS OF 43.50 FEET, THROUGH A CENTRAL ANGLE OF 56°44'14" AND A CHORD WHICH BEARS S59°38'06"E A DISTANCE OF 41.34 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 153.71 FEET, HAVING A RADIUS OF 111.50 FEET, THROUGH A CENTRAL ANGLE OF 78°59'15" AND A CHORD WHICH BEARS S70°45'37"E A DISTANCE OF 141.83 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 54.05 FEET, HAVING A RADIUS OF 83.50 FEET, THROUGH A CENTRAL ANGLE OF 37°05'08" AND A CHORD WHICH BEARS N88°17'19"E A DISTANCE OF 53.11 FEET; THENCE S73°10'07"E A DISTANCE OF 187.69 FEET; THENCE S70°54'55"E A DISTANCE OF 157.68 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 348.01 FEET, HAVING A RADIUS OF 1,170.00 FEET, THROUGH A CENTRAL ANGLE OF 17°02'32" AND A CHORD WHICH BEARS S81°25'08"E A DISTANCE OF 346.72 FEET; THENCE S89°56'23"E A DISTANCE OF 61.81 FEET; THENCE S87°40'03"E A DISTANCE OF 127.24 FEET; THENCE S65°27'16"E A DISTANCE OF 31.45 FEET; THENCE S00°00'40"W A DISTANCE OF 271.00 FEET; THENCE S45°09'01"W A DISTANCE OF 59.75 FEET; THENCE N89°42'38"W A DISTANCE OF 2,007.88 FEET; THENCE N40°03'21"W A DISTANCE OF 44.82 FEET; THENCE N64°53'59"W A DISTANCE OF 195.71 FEET; THENCE S29°16'01"W A DISTANCE OF 30.00 FEET; THENCE N60°43'59"W A DISTANCE OF 217.50 FEET; THENCE N44°28'48"E A DISTANCE OF 107.70 FEET; THENCE S55°15'04"E A DISTANCE OF 134.62 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 437.18 FEET, HAVING A RADIUS OF 659.50 FEET, THROUGH A CENTRAL ANGLE OF 64°02'41" AND A CHORD WHICH BEARS S77°55'24"E A DISTANCE OF 699.40 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 205.53 FEET, HAVING A RADIUS OF 590.50 FEET, THROUGH A CENTRAL ANGLE OF 19°56'31" AND A CHORD WHICH BEARS N80°01'31"E A DISTANCE OF 204.49 FEET; THENCE N89°59'47"E A DISTANCE OF 17.26 FEET; THENCE S55°11'23"W A DISTANCE OF 300.00 FEET; THENCE S34°48'37"E A DISTANCE OF 336.00 FEET; THENCE N55°11'23"E A DISTANCE OF 300.00 FEET; THENCE N34°48'37"W A DISTANCE OF 336.00 FEET TO THE POINT OF BEGINNING; WHENCE SAID CENTER QUARTER CORNER BEARS S33°36'56"W A DISTANCE OF 2284.77 FEET.

SAID PARCEL CONTAINS 983,740 SQUARE FEET OR 22.584 ACRES, MORE OR LESS.

[COMPANY NAME]

SIGNATURE

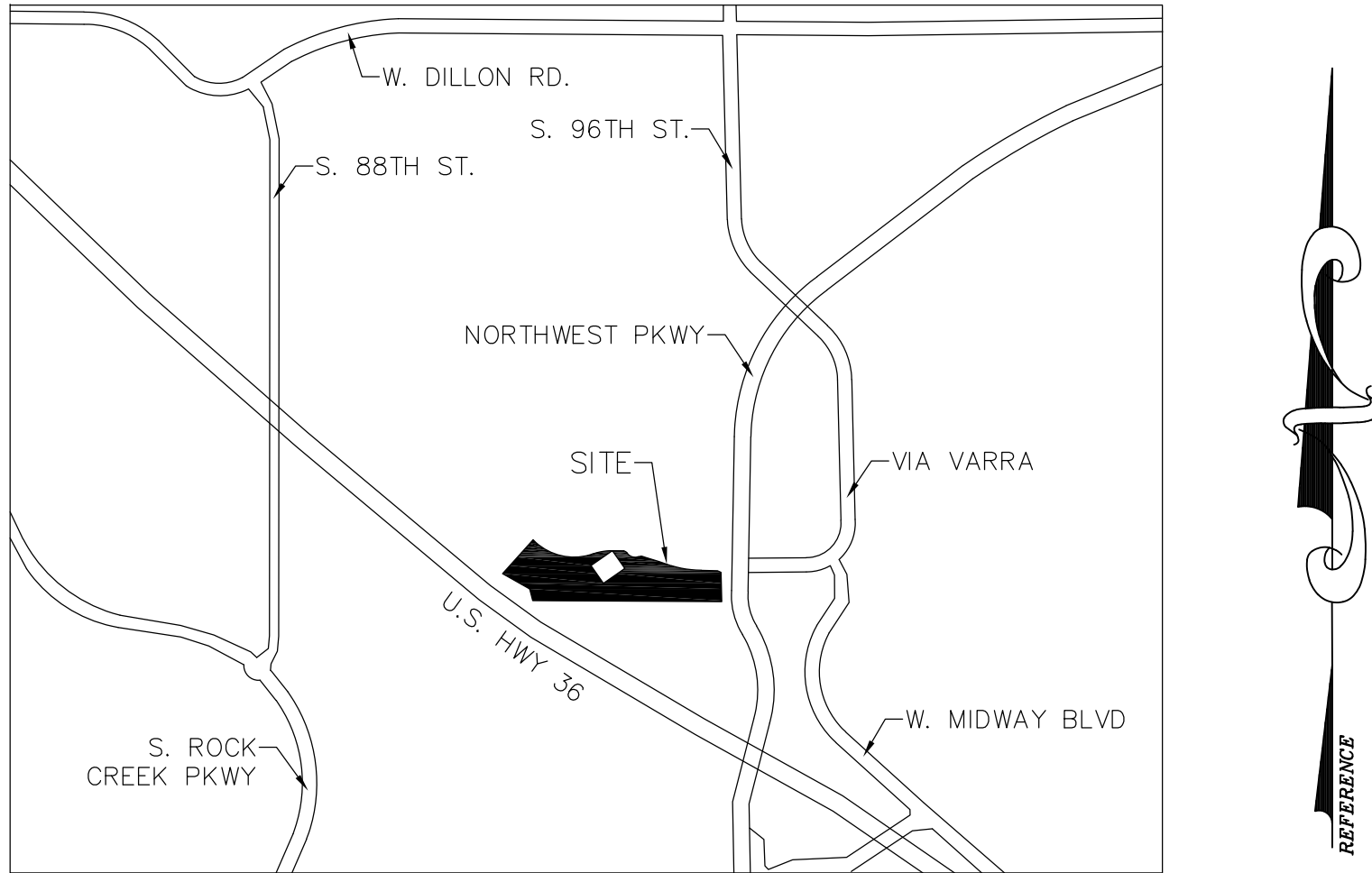
BY: _____
AS: _____ OF **[COMPANY NAME]**

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20__, BY
____ AS _____ OF **[COMPANY NAME]**

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____



VICINITY MAP

SCALE: 1" = 2000'

1.) 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.

2.) BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., ASSUMED TO BEAR N00°08'36"W A DISTANCE OF 2643.92 FEET FROM A 2.5" ALUMINUM CAP STAMPED "L.S. 23529" FOUND AT THE CENTER QUARTER CORNER OF SAID SECTION 29 TO A NO. 6 REBAR FOUND AT THE NORTH QUARTER CORNER OF SAID SECTION 29;

3.) HORIZONTAL CONTROL IS BASED ON A MODIFIED COLORADO STATE PLANE-NAD83 NORTH DATUM. VERTICAL CONTROL IS BASED ON NAVD88 DATUM.

4.) ALL DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.

5.) SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION X (OUTSIDE THE 100 AND 500 YEAR FLOOD AREA) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON FLOOD INSURANCE RATE MAP 08013C0584K, MAP REVISED DATE OF AUGUST 15, 2019.

6.) SAID LOT 1A CONTAINS A GROSS LAND AREA OF 25,800 SQ.FT.± OR 0.592 ACRES±.
SAID LOT 1B CONTAINS A GROSS LAND AREA OF 983,740 SQ.FT.± OR 22.584 ACRES±.

STATE OF _____)
)SS.
COUNTY OF _____)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ (A.M./P.M.)
THIS _____ DAY OF _____ A.D., 20__.

AT RECEPTION NO. _____

CLERK AND RECORDER

DEPUTY

APPROVED THIS _____ DAY OF _____ 20____, BY THE PLANNING
COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____

APPROVED THIS _____ DAY OF _____ 20__, BY THE CITY COUNCIL OF
THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____

MAYOR SIGNATURE

CITY CLERK SIGNATURE _____

_____, RICHARD J. MOYA, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF REDTAIL RIDGE FILING NO. 2 A SUBDIVISION OF LOT 1, BLOCK 3 TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

RICHARD J. MOYA, P.L.S.
REGISTRATION NO. 38831

FOR AND ON BEHALF OF
PRECISION SURVEY & MAPPING, INC.

THE UNDERSIGNED, _____, AS THE BENEFICIARY OF A DEED OF TRUST (OR
IDENTIFY OTHER MORTGAGE INSTRUMENT OR AGREEMENT CREATING SECURITY INTEREST) WHICH
CONSTITUTES A LIEN UPON THE DECLARANT'S PROPERTY, RECORDED ON _____
AT RECEPTION NO. _____, BOULDER COUNTY CLERK AND RECORDER, _____
CONSENTS TO THE DEDICATION OF THE STREETS, ALLEYS, ROADS, EASEMENTS, TRACTS, AND
OTHER PUBLIC USES, AS SHOWN ON THIS PLAT AND FOREVER RELEASES SAID REAL PROPERTY
INTERESTS AS AND TO THE EXTENT DEDICATED, FROM THE LIEN CREATED BY THIS SAID
INSTRUMENT AND SUBORDINATES SUCH LIEN TO THIS PLAT.

NAME OF BENEFICIARY

SIGNATURE

DATE: _____

TITLE _____ ADDRESS: _____

STATE OF _____)
)SS.
COUNTY OF _____)

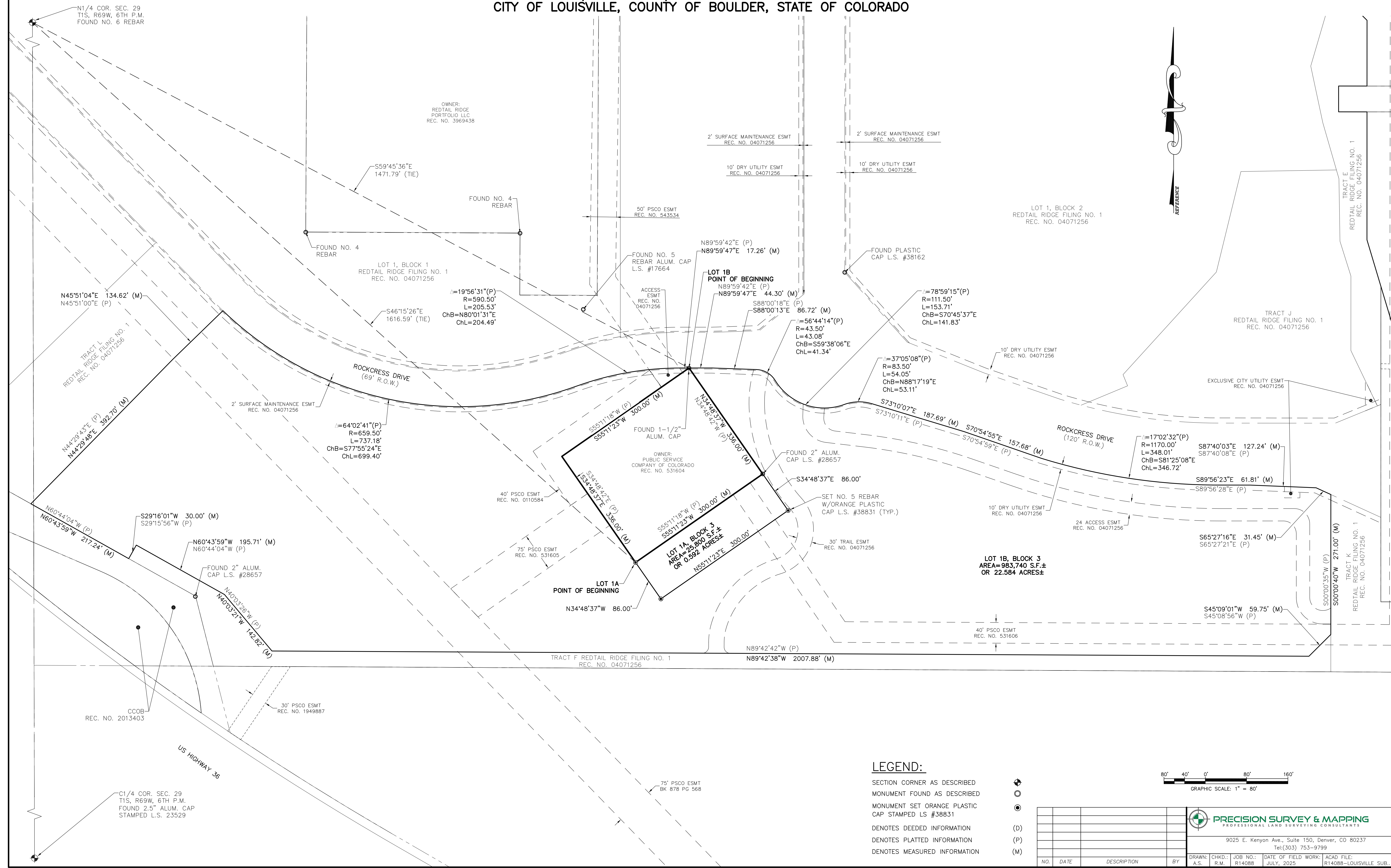
THE FOREGOING MORTGAGE'S CONSENT WAS ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____ 20__ , BY _____

MY COMMISSION EXPIRES:_____

NOTARY PUBLIC

[illegible]

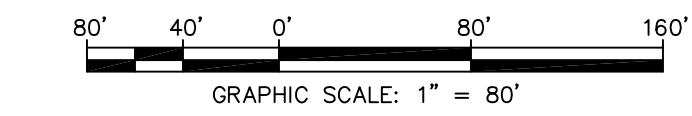
FINAL SUBDIVISION PLAT OF
REDTAIL RIDGE FILING NO. 2
BEING A REPLAT OF LOT 1, BLOCK 3, REDTAIL RIDGE FILING NO. 1
PART OF THE NE1/4 AND NW1/4 OF SECTION 29, T1S, R69W, 6TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



LEGEND:

- SECTION CORNER AS DESCRIBED
- MONUMENT FOUND AS DESCRIBED
- MONUMENT SET ORANGE PLASTIC CAP STAMPED LS #38831
- DENOTES DEEDED INFORMATION
- DENOTES PLATTED INFORMATION
- DENOTES MEASURED INFORMATION

- (D)
- (P)
- (M)



					PRECISION SURVEY & MAPPING PROFESSIONAL LAND SURVEYING CONSULTANTS			
					9025 E. Kenyon Ave., Suite 150, Denver, CO 80237 Tel: (303) 753-9799			
NO.	DATE	DESCRIPTION	BY	DRAWN: A.S.	CHKD.: R.M.	JOB NO.: R14088	DATE OF FIELD WORK: JULY, 2025	ACAD FILE: R14088-LOUISVILLE SUB.