

THE LANTERNS FINAL PLAT

A REPLAT OF LOTS 1-14, BLOCK 11 AND TRACTS L AND M OF THE TAKODA SUBDIVISION, TRACT K OF STEEL RANCH SOUTH SUBDIVISION AND THE VACATED PORTION OF OUTLOT A OF SUMMIT VIEW SUBDIVISION AND BEING PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, CITY OF LOUISVILLE, STATE OF COLORADO

LEGAL DESCRIPTION
THE LANTERNS:
A TRACT OF LAND LOCATED IN THE SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

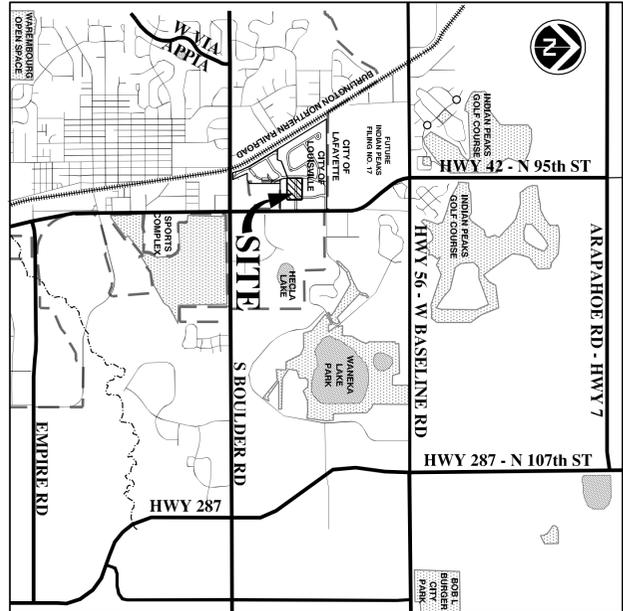
BEGINNING AT THE NORTHWEST CORNER OF TRACT L, TAKODA SUBDIVISION; THENCE S 89°55'52" E, 582.82 FEET ALONG THE NORTH LINE OF TRACT L, LOT 1 AND LOT 2, BLOCK 11, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KAYLIX AVENUE AND THE NORTHWEST CORNER OF TRACT T, TAKODA SUBDIVISION; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE S 00°04'08" W, 92.33 FEET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET AND A CHORD BEARING S 44°55'55" E, 21.21 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SUMMIT VIEW SUBDIVISION; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE S 89°55'59" E, 7.89 FEET; THENCE S 135°7'56" W, 188.73 FEET TO A POINT ON THE NORTH LINE OF OUTLOT A, SUMMIT VIEW SUBDIVISION; THENCE ALONG SAID NORTH LINE OF OUTLOT A S 87°22'27" W, 111.49 FEET TO A POINT ON THE SOUTH LINE OF SAID OUTLOT A;
THENCE ALONG SAID SOUTH LINE OF OUTLOT A N 81°04'50" W, 174.06 FEET;
THENCE ALONG SAID SOUTH LINE OF OUTLOT A S 69°25'19" W, 253.30 FEET TO THE SOUTHEAST CORNER OF TRACT M, TAKODA SUBDIVISION;
THENCE ALONG THE SOUTH LINE OF SAID TRACT M, S 69°22'23" W, 21.38 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HECLA DRIVE;
THENCE HECLA DRIVE;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N 00°04'08" E, 188.03 FEET;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET AND A CHORD BEARING N 45°04'08" E, 21.21 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SUMMIT VIEW DRIVE;
THENCE N 00°04'08" E, 50.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SUMMIT VIEW DRIVE;
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET AND A CHORD BEARING N 44°55'52" W, 21.21 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HECLA DRIVE;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N 00°04'08" E, 97.84 FEET TO THE POINT OF BEGINNING;
AREA = 3.87 ACRES
ALONG WITH TRACT K, STEEL RANCH SOUTH SUBDIVISION LOCATED IN THE SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
AREA = 0.27 ACRES
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
TOTAL AREA = 4.14 ACRES

LEGAL DESCRIPTION OF PARCELS INCORPORATED IN THE LANTERNS SUBDIVISION:
LOT 1, LOT 2, LOT 3, LOT 4, OF BLOCK 11, TRACT L AND TRACT M, TAKODA SUBDIVISION,
TRACT K, STEEL RANCH SOUTH SUBDIVISION,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

HAS LAD OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF "THE LANTERNS". A SUBDIVISION OF 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 AND THE PUBLIC, ALL PUBLIC RIGHTS-OF-WAY, THE INGRESS-EGRESS AND FUEL LINE EASEMENTS FOR VEHICULAR, PEDESTRIAN AND EMERGENCY ACCESS AND THE PUBLIC USE THEREOF-FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE CITY OF LOUISVILLE AND ALL MUNICIPALITY OWNED UTILITIES AND SERVICES FOR THE RECONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIRS AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, TELEPHONE AND ELECTRIC LINES, WORKS, POLES AND UNDERGROUND CABLES, AND ALL APPURTENANCES THERETO, IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT, EXCEPT AS EXPRESSLY PROVIDED BY WRITTEN AGREEMENT WITH THE CITY OF LOUISVILLE, ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING 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 BORNE BY THE OWNER OF SAID PARCELS. THE CITY OF LOUISVILLE HEREBY RELEASES AND WAIVES ALL CLAIMS AND DEMANDS FOR COSTS OF OUTLET A, OUTLET B, OUTLET C, OUTLET D, OUTLET E, OUTLET F, OUTLET G, OUTLET H, OUTLET I, OUTLET J, OUTLET K, OUTLET L, OUTLET M, OUTLET N, OUTLET O, OUTLET P, OUTLET Q, OUTLET R, OUTLET S, OUTLET T, OUTLET U, OUTLET V, OUTLET W, OUTLET X, OUTLET Y, OUTLET Z, OUTLET AA, OUTLET AB, OUTLET AC, OUTLET AD, OUTLET AE, OUTLET AF, OUTLET AG, OUTLET AH, OUTLET AI, OUTLET AJ, OUTLET AK, OUTLET AL, OUTLET AM, OUTLET AN, OUTLET AO, OUTLET AP, OUTLET AQ, OUTLET AR, OUTLET AS, OUTLET AT, OUTLET AU, OUTLET AV, OUTLET AW, OUTLET AX, OUTLET AY, OUTLET AZ, OUTLET BA, OUTLET BB, OUTLET BC, OUTLET BD, OUTLET BE, OUTLET BF, OUTLET BG, OUTLET BH, OUTLET BI, OUTLET BJ, OUTLET BK, OUTLET BL, OUTLET BM, OUTLET BN, OUTLET BO, OUTLET BP, OUTLET BQ, OUTLET BR, OUTLET BS, OUTLET BT, OUTLET BU, OUTLET BV, OUTLET BW, OUTLET BX, OUTLET BY, OUTLET BZ, OUTLET CA, OUTLET CB, OUTLET CC, OUTLET CD, OUTLET CE, OUTLET CF, OUTLET CG, OUTLET CH, OUTLET CI, OUTLET CJ, OUTLET CK, OUTLET CL, OUTLET CM, OUTLET CN, OUTLET CO, OUTLET CP, OUTLET CQ, OUTLET CR, OUTLET CS, OUTLET CT, OUTLET CU, OUTLET CV, OUTLET CW, OUTLET CX, OUTLET CY, OUTLET CZ, OUTLET DA, OUTLET DB, OUTLET DC, OUTLET DD, OUTLET DE, OUTLET DF, OUTLET DG, OUTLET DH, OUTLET DI, OUTLET DJ, OUTLET DK, OUTLET DL, OUTLET DM, OUTLET DN, OUTLET DO, OUTLET DP, OUTLET DQ, OUTLET DR, OUTLET DS, OUTLET DT, OUTLET DU, OUTLET DV, OUTLET DW, OUTLET DX, OUTLET DY, OUTLET DZ, OUTLET EA, OUTLET EB, OUTLET EC, OUTLET ED, OUTLET EE, OUTLET EF, OUTLET EG, OUTLET EH, OUTLET EI, OUTLET EJ, OUTLET EK, OUTLET EL, OUTLET EM, OUTLET EN, OUTLET EO, OUTLET EP, OUTLET EQ, OUTLET ER, OUTLET ES, OUTLET ET, OUTLET EU, OUTLET EV, OUTLET EW, OUTLET EX, OUTLET EY, OUTLET EZ, OUTLET FA, OUTLET FB, OUTLET FC, OUTLET FD, OUTLET FE, OUTLET FF, OUTLET FG, OUTLET FH, OUTLET FI, OUTLET FJ, OUTLET FK, OUTLET FL, OUTLET FM, OUTLET FN, OUTLET FO, OUTLET FP, OUTLET FQ, OUTLET FR, OUTLET FS, OUTLET FT, OUTLET FU, OUTLET FV, OUTLET FW, OUTLET FX, OUTLET FY, OUTLET FZ, OUTLET GA, OUTLET GB, OUTLET GC, OUTLET GD, OUTLET GE, OUTLET GF, OUTLET GG, OUTLET GH, OUTLET GI, OUTLET GJ, OUTLET GK, OUTLET GL, OUTLET GM, OUTLET GN, OUTLET GO, OUTLET GP, OUTLET GQ, OUTLET GR, OUTLET GS, OUTLET GT, OUTLET GU, OUTLET GV, OUTLET GW, OUTLET GX, OUTLET GY, OUTLET GZ, OUTLET HA, OUTLET HB, OUTLET HC, OUTLET HD, OUTLET HE, OUTLET HF, OUTLET HG, OUTLET HH, OUTLET HI, OUTLET HJ, OUTLET HK, OUTLET HL, OUTLET HM, OUTLET HN, OUTLET HO, OUTLET HP, OUTLET HQ, OUTLET HR, OUTLET HS, OUTLET HT, OUTLET HU, OUTLET HV, OUTLET HW, OUTLET HX, OUTLET HY, OUTLET HZ, OUTLET IA, OUTLET IB, OUTLET IC, OUTLET ID, OUTLET IE, OUTLET IF, OUTLET IG, OUTLET IH, OUTLET II, OUTLET IJ, OUTLET IK, OUTLET IL, OUTLET IM, OUTLET IN, OUTLET IO, OUTLET IP, OUTLET IQ, OUTLET IR, OUTLET IS, OUTLET IT, OUTLET IU, OUTLET IV, OUTLET IW, OUTLET IX, OUTLET IY, OUTLET IZ, OUTLET JA, OUTLET JB, OUTLET JC, OUTLET JD, OUTLET JE, OUTLET JF, OUTLET JG, OUTLET JH, OUTLET JI, OUTLET JJ, OUTLET JK, OUTLET JL, OUTLET JM, OUTLET JN, OUTLET JO, OUTLET JP, OUTLET JQ, OUTLET JR, OUTLET JS, OUTLET JT, OUTLET JU, OUTLET JV, OUTLET JW, OUTLET JX, OUTLET JY, OUTLET JZ, OUTLET KA, OUTLET KB, OUTLET KC, OUTLET KD, OUTLET KE, OUTLET KF, OUTLET KG, OUTLET KH, OUTLET KI, OUTLET KJ, OUTLET KL, OUTLET KM, OUTLET KN, OUTLET KO, OUTLET KP, OUTLET KQ, OUTLET KR, OUTLET KS, OUTLET KT, OUTLET KU, OUTLET KV, OUTLET KW, OUTLET KX, OUTLET KY, OUTLET KZ, OUTLET LA, OUTLET LB, OUTLET LC, OUTLET LD, OUTLET LE, OUTLET LF, OUTLET LG, OUTLET LH, OUTLET LI, OUTLET LJ, OUTLET LK, OUTLET LL, OUTLET LM, OUTLET LN, OUTLET LO, OUTLET LP, OUTLET LQ, OUTLET LR, OUTLET LS, OUTLET LT, OUTLET LU, OUTLET LV, OUTLET LW, OUTLET LX, OUTLET LY, OUTLET LZ, OUTLET MA, OUTLET MB, OUTLET MC, OUTLET MD, OUTLET ME, OUTLET MF, OUTLET MG, OUTLET MH, OUTLET MI, OUTLET MJ, OUTLET MK, OUTLET ML, OUTLET MM, OUTLET MN, OUTLET MO, OUTLET MP, OUTLET MQ, OUTLET MR, OUTLET MS, OUTLET MT, OUTLET MU, OUTLET MV, OUTLET MW, OUTLET MX, OUTLET MY, OUTLET MZ, OUTLET NA, OUTLET NB, OUTLET NC, OUTLET ND, OUTLET NE, OUTLET NF, OUTLET NG, OUTLET NH, OUTLET NI, OUTLET NJ, OUTLET NK, OUTLET NL, OUTLET NM, OUTLET NO, OUTLET NP, OUTLET NQ, OUTLET NR, OUTLET NS, OUTLET NT, OUTLET NU, OUTLET NV, OUTLET NW, OUTLET NX, OUTLET NY, OUTLET NZ, OUTLET OA, OUTLET OB, OUTLET OC, OUTLET OD, OUTLET OE, OUTLET OF, OUTLET OG, OUTLET OH, OUTLET OI, OUTLET OJ, OUTLET OK, OUTLET OL, OUTLET OM, OUTLET ON, OUTLET OO, OUTLET OP, OUTLET OQ, OUTLET OR, OUTLET OS, OUTLET OT, OUTLET OU, OUTLET OV, OUTLET OW, OUTLET OX, OUTLET OY, OUTLET OZ, OUTLET PA, OUTLET PB, OUTLET PC, OUTLET PD, OUTLET PE, OUTLET PF, OUTLET PG, OUTLET PH, OUTLET PI, OUTLET PJ, OUTLET PK, OUTLET PL, OUTLET PM, OUTLET PN, OUTLET PO, OUTLET PP, OUTLET PQ, OUTLET PR, OUTLET PS, OUTLET PT, OUTLET PU, OUTLET PV, OUTLET PW, OUTLET PX, OUTLET PY, OUTLET PZ, OUTLET QA, OUTLET QB, OUTLET QC, OUTLET QD, OUTLET QE, OUTLET QF, OUTLET QG, OUTLET QH, OUTLET QI, OUTLET QJ, OUTLET QK, OUTLET QL, OUTLET QM, OUTLET QN, OUTLET QO, OUTLET QP, OUTLET QQ, OUTLET QR, OUTLET QS, OUTLET QT, OUTLET QU, OUTLET QV, OUTLET QW, OUTLET QX, OUTLET QY, OUTLET QZ, OUTLET RA, OUTLET RB, OUTLET RC, OUTLET RD, OUTLET RE, OUTLET RF, OUTLET RG, OUTLET RH, OUTLET RI, OUTLET RJ, OUTLET RK, OUTLET RL, OUTLET RM, OUTLET RN, OUTLET RO, OUTLET RP, OUTLET RQ, OUTLET RR, OUTLET RS, OUTLET RT, OUTLET RU, OUTLET RV, OUTLET RW, OUTLET RX, OUTLET RY, OUTLET RZ, OUTLET SA, OUTLET SB, OUTLET SC, OUTLET SD, OUTLET SE, OUTLET SF, OUTLET SG, OUTLET SH, OUTLET SI, OUTLET SJ, OUTLET SK, OUTLET SL, OUTLET SM, OUTLET SN, OUTLET SO, OUTLET SP, OUTLET SQ, OUTLET SR, OUTLET SS, OUTLET ST, OUTLET SU, OUTLET SV, OUTLET SW, OUTLET SX, OUTLET SY, OUTLET SZ, OUTLET TA, OUTLET TB, OUTLET TC, OUTLET TD, OUTLET TE, OUTLET TF, OUTLET TG, OUTLET TH, OUTLET TI, OUTLET TJ, OUTLET TK, OUTLET TL, OUTLET TM, OUTLET TN, OUTLET TO, OUTLET TP, OUTLET TQ, OUTLET TR, OUTLET TS, OUTLET TU, OUTLET TV, OUTLET TW, OUTLET TX, OUTLET TY, OUTLET TZ, OUTLET UA, OUTLET UB, OUTLET UC, OUTLET UD, OUTLET UE, OUTLET UF, OUTLET UG, OUTLET UH, OUTLET UI, OUTLET UJ, OUTLET UK, OUTLET UL, OUTLET UM, OUTLET UN, OUTLET UO, OUTLET UP, OUTLET UQ, OUTLET UR, OUTLET US, OUTLET UT, OUTLET UV, OUTLET UW, OUTLET UX, OUTLET UY, OUTLET UZ, OUTLET VA, OUTLET VB, OUTLET VC, OUTLET VD, OUTLET VE, OUTLET VF, OUTLET VG, OUTLET VH, OUTLET VI, OUTLET VJ, OUTLET VK, OUTLET VL, OUTLET VM, OUTLET VN, OUTLET VO, OUTLET VP, OUTLET VQ, OUTLET VR, OUTLET VS, OUTLET VT, OUTLET VU, OUTLET VV, OUTLET VW, OUTLET VX, OUTLET VY, OUTLET VZ, OUTLET WA, OUTLET WB, OUTLET WC, OUTLET WD, OUTLET WE, OUTLET WF, OUTLET WG, OUTLET WH, OUTLET WI, OUTLET WJ, OUTLET WK, OUTLET WL, OUTLET WM, OUTLET WN, OUTLET WO, OUTLET WP, OUTLET WQ, OUTLET WR, OUTLET WS, OUTLET WT, OUTLET WU, OUTLET WV, OUTLET WW, OUTLET WX, OUTLET WY, OUTLET WZ, OUTLET XA, OUTLET XB, OUTLET XC, OUTLET XD, OUTLET XE, OUTLET XF, OUTLET XG, OUTLET XH, OUTLET XI, OUTLET XJ, OUTLET XK, OUTLET XL, OUTLET XM, OUTLET XN, OUTLET XO, OUTLET XP, OUTLET XQ, OUTLET XR, OUTLET XS, OUTLET XT, OUTLET XU, OUTLET XV, OUTLET XW, OUTLET XX, OUTLET XY, OUTLET XZ, OUTLET YA, OUTLET YB, OUTLET YC, OUTLET YD, OUTLET YE, OUTLET YF, OUTLET YG, OUTLET YH, OUTLET YI, OUTLET YJ, OUTLET YK, OUTLET YL, OUTLET YM, OUTLET YN, OUTLET YO, OUTLET YP, OUTLET YQ, OUTLET YR, OUTLET YS, OUTLET YT, OUTLET YU, OUTLET YV, OUTLET YW, OUTLET YX, OUTLET YY, OUTLET YZ, OUTLET ZA, OUTLET ZB, OUTLET ZC, OUTLET ZD, OUTLET ZE, OUTLET ZF, OUTLET ZG, OUTLET ZH, OUTLET ZI, OUTLET ZJ, OUTLET ZK, OUTLET ZL, OUTLET ZM, OUTLET ZN, OUTLET ZO, OUTLET ZP, OUTLET ZQ, OUTLET ZR, OUTLET ZS, OUTLET ZT, OUTLET ZU, OUTLET ZV, OUTLET ZW, OUTLET ZX, OUTLET ZY, OUTLET ZZ.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE ASSUMPTION THAT THE WESTERLY LINE OF THE SOUTHERLY PORTION OF OUTLOT 6, TAKODA SUBDIVISION BEARS N 01°26' 52"W, 380.11 FEET BETWEEN A FOUND 2 INCH ALUMINUM CAP MONUMENT STAMPED RMCS LS 28667 AT THE SOUTHWEST CORNER OF SAID OUTLOT 6 AND A FOUND 2 INCH ALUMINUM CAP MONUMENT STAMPED RMCS LS 28667 AT THE NORTHWEST CORNER OF THE SOUTHERLY PORTION OF SAID OUTLOT 6.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTEE A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 CERTIFICATION SHOWN HEREON. CRS 13-90-105.
4. 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 CONTRACTIBILITY, COST, RIGHT-OF-WAY AND ASSOCIATED STREET WIDTHS, ETC. THE CITY WILL WORK WITH THE SUBDIVIDER TO GENERATE PRACTICAL SOLUTIONS FOR AREAS OF UTILITY SEPARATION CONCERNS.
5. ALL UTILITY EASEMENTS 12' IN WIDTH OR LESS ARE SPECIFICALLY RESERVED FOR DRY UTILITY FACILITIES. UTILITY EASEMENTS NOT DESIGNATED AS PRIVATE AND GREATER THAN 12' IN WIDTH ARE SPECIFICALLY EXCLUSIVE FOR PRIVATE DRAINAGE AND STORM SEWERS. DRY UTILITIES COMPANIES ARE REQUIRED TO REQUEST PERMISSION/PROVAL FROM THE DEVELOPER FOR CROSSING ANY PRIVATE UTILITY EASEMENTS. RELOCATION OF THESE OTHER UTILITIES SHALL BE AT THE EXPENSE OF THE UTILITY OWNER. DRY UTILITIES THAT ARE APPROVED TO CROSS PRIVATE EASEMENTS SHALL DO SO AT SUBSTANTIALLY RIGHT ANGLES. WET UTILITIES MAY TRAVERSE DRY UTILITY EASEMENTS WITHOUT SPECIAL PERMISSION.
6. THE CITY OF LOUISVILLE IS GRANTED A 8.5 FOOT PUBLIC ACCESS EASEMENT BEYOND THE EDGE OF RIGHT OF WAY. THE PROPOSED SIDEWALKS ALONG SUMMIT VIEW DRIVE ARE THE MAINTENANCE RESPONSIBILITY OF THE LANTERNS HOA.
7. THE PRIVATE DRAINAGE EASEMENTS (P.D.E.) AS LABELED ON SHEET 3, ARE LOCATED ON THE FRONT PORTION OF LOTS 1-12, BLOCK 2, ON THE BACK PORTION OF LOTS 5-9, BLOCK 1; AND BETWEEN LOTS 4-8, BLOCK 1, SHALL BE CONVERTED TO THE LANTERNS HOA AND SHALL ALLOW FOR THE ACCESS TO AND MAINTENANCE AND/OR REPLACEMENT OF THE PRIVATE STORM PIPING CONTAINED THEREIN.
8. ALL OUTLOTS SHALL CONTAIN A BLANKET ACCESS, DRAINAGE AND EXCLUSIVE CITY UTILITY EASEMENT.
9. EASEMENTS ON SOME LOTS, AS WELL AS OTHER EASEMENTS, ARE PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE LANTERNS, TO BE RECORDED IN THE CITY OF LOUISVILLE, COUNTY OF BOULDER, COLORADO.
10. ALL FEE SIMPLE COMMON LOT LINES, NOT ENCUMBERED BY RESIDENTIAL HOMES, SHALL HAVE A 5' DRAINAGE EASEMENT CENTERED ON THE LOT LINE TO ALLOW FOR THE CONVEYANCE OF STORM WATER RUNOFF. CONSTRUCTION IMPROVEMENTS, BEYOND THOSE PROVIDED ON THE CITY APPROVED CONSTRUCTION PLANS, OR MODIFICATION OF LOT DRAINAGE CHARACTERISTICS IS STRICTLY PROHIBITED.
11. THE PROPOSED WALKS ALONG SUMMIT VIEW DRIVE SHALL BE MAINTAINED (SNOW REMOVAL, LANDSCAPING BETWEEN THE WALK AND THE CURB AND CONCRETE REPLACEMENT) BY THE LANTERNS HOA CONSISTENT WITH THE REQUIREMENTS OF THE CITY CODE WITHIN THE ROW AND THE ADJACENT TRACT (A & B).



OWNERSHIP CERTIFICATE
Owner: RMCS, LLC
A Colorado Limited Liability Company
By: David Widner, Manager

ACKNOWLEDGMENT
STATE OF COLORADO)
COUNTY OF BOULDER)
The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by _____
Witness my Hand and Seal,
My Commission expires _____

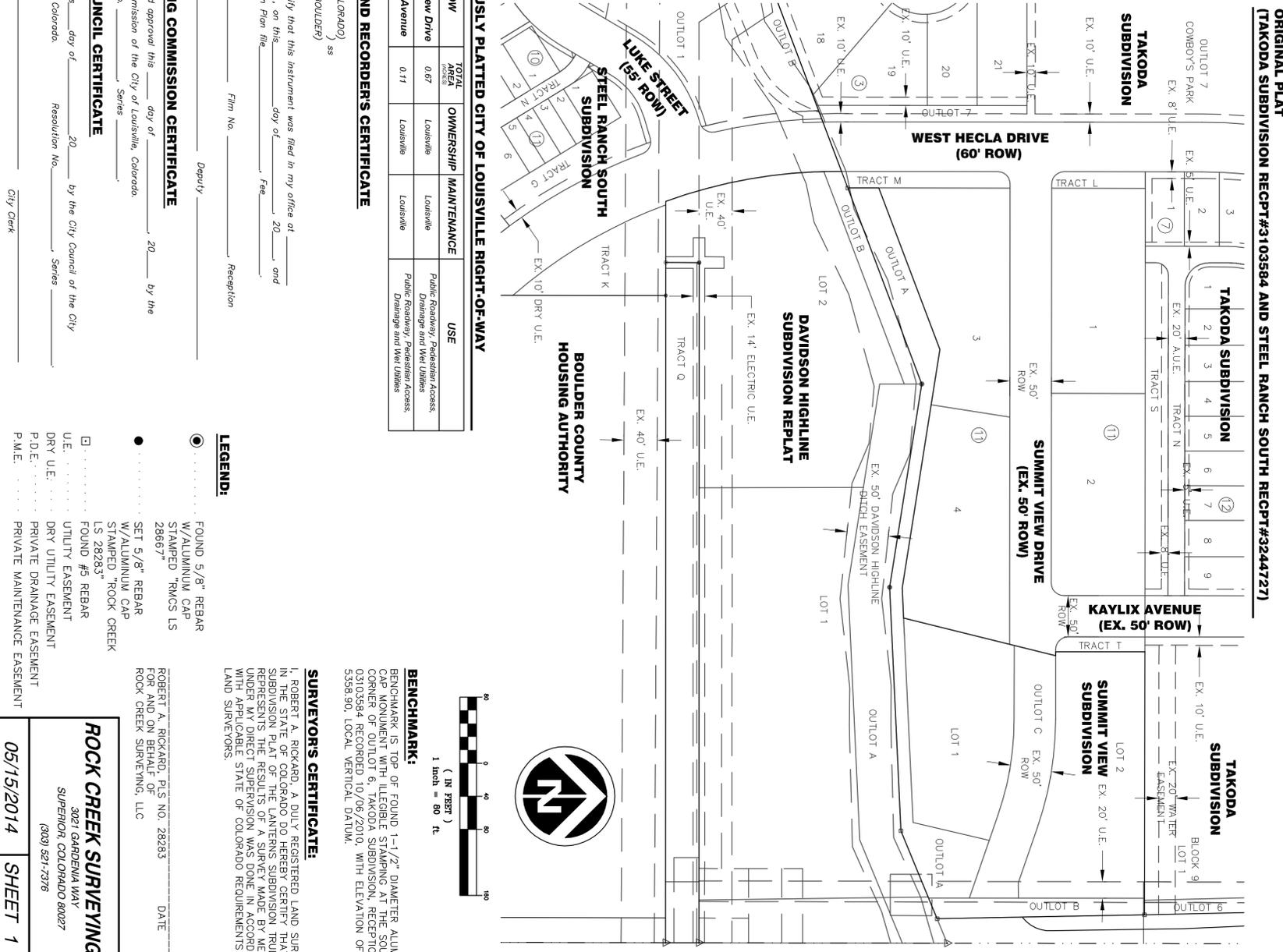
OWNERSHIP CERTIFICATE
Owner: BOULDER CREEK LANTERNS, LLC
A Colorado Limited Liability Company
By: _____

ACKNOWLEDGMENT
STATE OF COLORADO)
COUNTY OF BOULDER)
The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by _____
Witness my Hand and Seal,
My Commission expires _____

OWNERSHIP CERTIFICATE
Owner: CITY OF LOUISVILLE
By: _____

ACKNOWLEDGMENT
STATE OF COLORADO)
COUNTY OF BOULDER)
The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by _____
Witness my Hand and Seal,
My Commission expires _____

Notary Public
Notary Public
Notary Public



PREVIOUSLY PLATTED CITY OF LOUISVILLE RIGHT-OF-WAY

ROW	TOTAL AREA	OWNERSHIP	MAINTENANCE	USE
Summit View Drive	0.67	Louisville	Louisville	Public Roadway, Pedestrian Access, Drainage and Wet Utilities
Kaylix Avenue	0.11	Louisville	Louisville	Public Roadway, Pedestrian Access, Drainage and Wet Utilities

CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO)
COUNTY OF BOULDER)
I hereby certify that this instrument was filed in my office of _____ o'clock _____ M., on this _____ day of _____, 20____, and is recorded in Plan file _____ Fee _____

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 _____

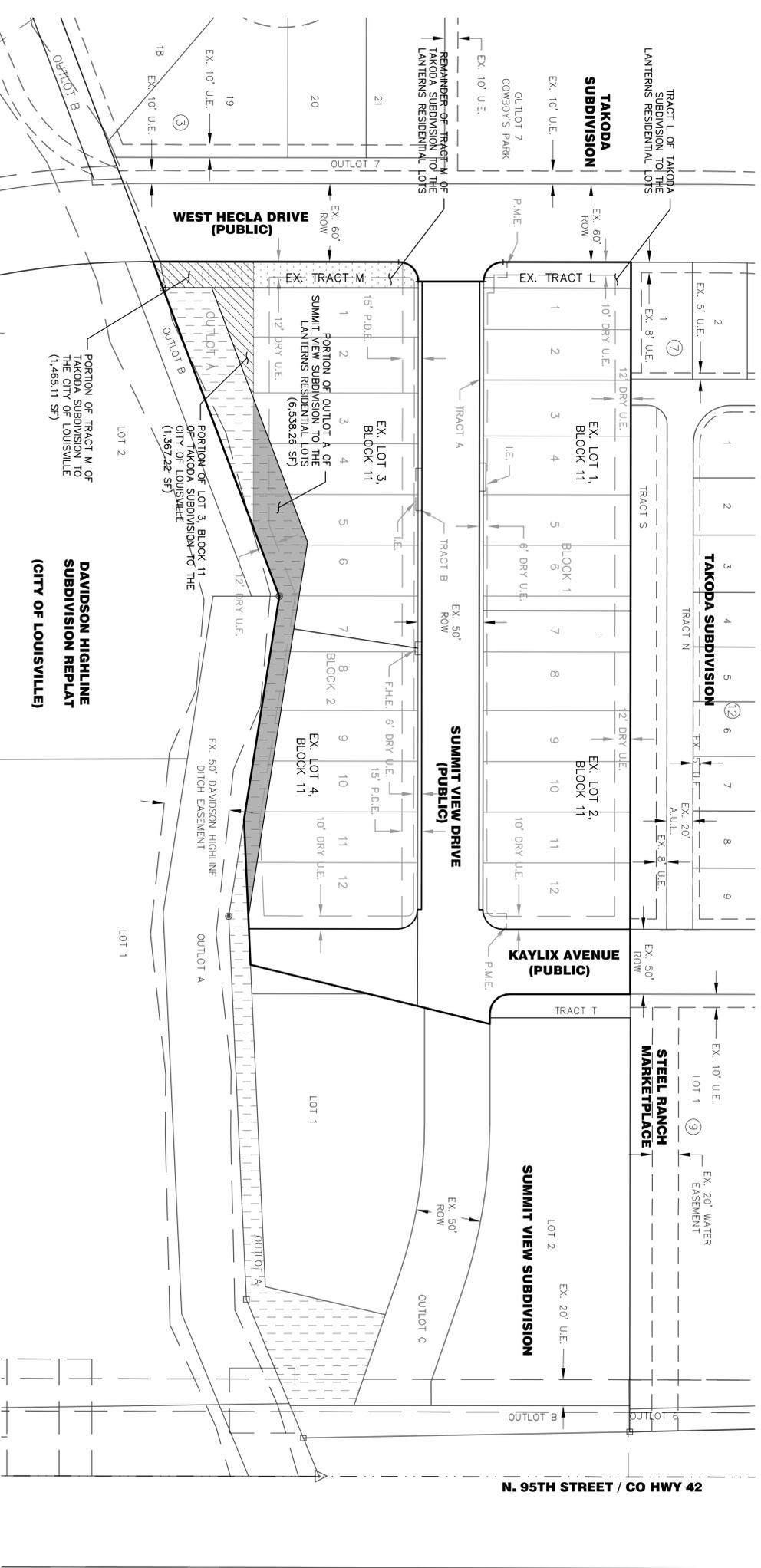
LEGEND:
 FOUND 5/8" REBAR W/ALUMINUM CAP STAMPED "RMCS LS 28667"
 SET 5/8" REBAR W/ALUMINUM CAP STAMPED "ROCK CREEK LS 28283"
 FOUND #5 REBAR
 UTILITY EASEMENT
 DRY UTILITY EASEMENT
 PRIVATE DRAINAGE EASEMENT
 PRIVATE MAINTENANCE EASEMENT

ROCK CREEK SURVEYING, LLC
3021 GARFENIA WAY
SUFERIOR, COLORADO 80027
(303) 621-3736

05/15/2014 SHEET 1 OF 3

THE LANTERNS FINAL PLAT

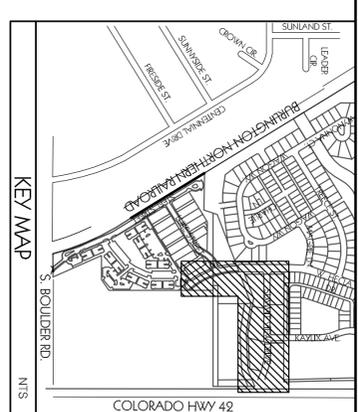
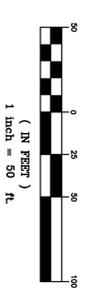
A REPLAT OF LOTS 1-4, BLOCK 11 AND TRACTS L AND M OF THE TAKODA SUBDIVISION, TRACT K OF STEEL RANCH SOUTH SUBDIVISION AND THE VACATED PORTION OF OUTLOT A OF SUMMIT VIEW SUBDIVISION AND BEING PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, CITY OF LOUISVILLE, STATE OF COLORADO



	PARCEL TO LANTERNS	PARCELS TO THE CITY OF LOUISVILLE		
ORIGINAL PARCEL	PORTION OF OUTLOT A	PORTION OF LOT 3, BLOCK 11	PORTION OF TRACT M	PORTION OF TRACT K
ORIGINAL SUBDIVISION	SUMMIT VIEW	TAKODA	TAKODA	STEEL RANCH SOUTH
ORIGINAL OWNERSHIP	CITY OF LOUISVILLE	BOULDER CREEK LANTERNS, LLC	BOULDER CREEK LANTERNS, LLC	RMCS, LLC
PROPOSED PARCEL	PART OF BLOCK 2	PART OF OUTLOT A	PART OF OUTLOT A	OUTLOT B
PROPOSED SUBDIVISION	THE LANTERNS	THE LANTERNS	THE LANTERNS	THE LANTERNS
PROPOSED OWNERSHIP	THE LANTERNS RESIDENTIAL LOTS	CITY OF LOUISVILLE	CITY OF LOUISVILLE	CITY OF LOUISVILLE
AREA	0.150 AC.	0.031 AC.	0.034 AC.	0.085 AC.
TOTAL AREA	0.150 AC.	0.150 AC.		

HATCH LEGEND

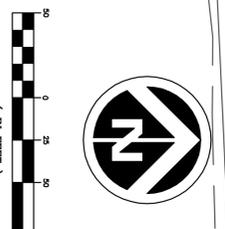
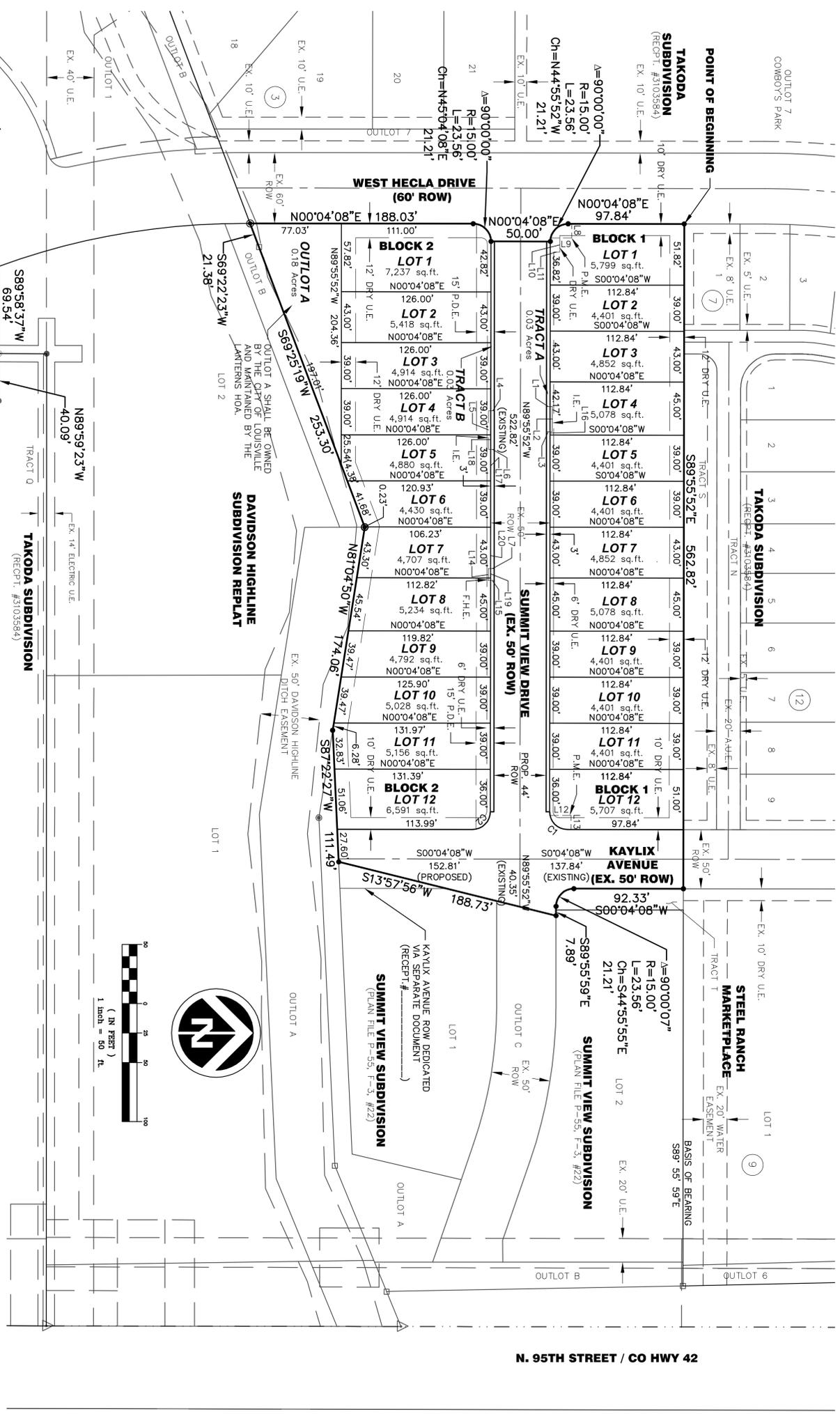
	EXISTING TRACTS TO BE SUBDIVIDED
	EXISTING OUTLOT TO BE SUBDIVIDED
	PROPOSED LAND TO THE CITY OF LOUISVILLE
	PROPOSED LAND TO THE LANTERNS RESIDENTIAL LOTS



- BENCHMARK:**
BENCHMARK IS TOP OF FOUND 1-1/2" DIAMETER ALUMINUM CAP MONUMENT WITH ILLEGIBLE STAMPING AT THE SOUTHEAST CORNER OF OUTLOT 6, TAKODA SUBDIVISION, RECEPTION NO. 03103584 RECORDED 10/06/2010. WITH ELEVATION OF 5358.90, LOCAL VERTICAL DATUM.
- LEGEND:**
- FOUND 5/8" REBAR W/ALUMINUM CAP STAMPED
 - "RMCS LS 28667"
 - SET 5/8" REBAR W/ALUMINUM CAP STAMPED
 - "ROCK CREEK LS 28283"
 - FOUND #5 REBAR
 - UTILITY EASEMENT
 - DRY U.E. DRY UTILITY EASEMENT
 - P.D.E. PRIVATE DRAINAGE EASEMENT
 - P.M.E. PRIVATE MAINTENANCE EASEMENT
 - I.E. INLET EASEMENT
 - F.H.E. FIRE HYDRANT EASEMENT

THE LANTERNS FINAL PLAT

A REPLAT OF LOTS 1-4, BLOCK 11 AND TRACTS L AND M OF THE TAKODA SUBDIVISION, TRACT K OF STEEL RANCH SOUTH SUBDIVISION AND THE VACATED PORTION OF OUTLOT A OF SUMMIT VIEW SUBDIVISION AND BEING PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, CITY OF LOUISVILLE, STATE OF COLORADO



OWNERSHIP TABLE

OUTLOT/ TRACT	AREA (ACRES)	EXISTING CONDITION		FINAL CONDITION	
		OWNERSHIP	USES	OWNERSHIP	USES
TRACT A	0.03	CITY OF LOUISVILLE	RIGHT-OF-WAY	THE LANTERNS HOA	DRY UTILITY EASEMENT, PUBLIC ACCESS EASEMENT, MAINTENANCE EASEMENT, PUBLIC WALK AND WATER EASEMENT
TRACT B	0.03	CITY OF LOUISVILLE	RIGHT-OF-WAY	THE LANTERNS HOA	DRY UTILITY EASEMENT, PUBLIC ACCESS EASEMENT, MAINTENANCE EASEMENT, PUBLIC WALK AND PRIVATE WATER EASEMENT
TRACT C	0.18	RMCS, LLC	UTILITY EASEMENTS, LANDSCAPE, PARKING, MONUMENT SIGN	RMCS, LLC	UTILITY EASEMENTS, LANDSCAPE, PARKING, MONUMENT SIGN
OUTLOT A	0.18	CITY OF LOUISVILLE (OUTLOT A)/ SUMMIT VIEW (TRACT M, LOT 3 BLOCK 11)	OTHER USES/UTILITY EASEMENTS	CITY OF LOUISVILLE	OTHER LAND, DAVIDSON HIGHLAND DITCH EASEMENT
OUTLOT B	0.09	RMCS, LLC	UTILITY EASEMENTS, LANDSCAPE, PARKING, PRIVATE IRRIGATION AND MONUMENT SIGN	CITY OF LOUISVILLE	REGIONAL TRAIL, UTILITY EASEMENT
SUMMIT VIEW ROW	0.60	CITY OF LOUISVILLE	RIGHT-OF-WAY	CITY OF LOUISVILLE	RIGHT-OF-WAY
KAYLIX AVE ROW	0.24	CITY OF LOUISVILLE	RIGHT-OF-WAY	CITY OF LOUISVILLE	RIGHT-OF-WAY

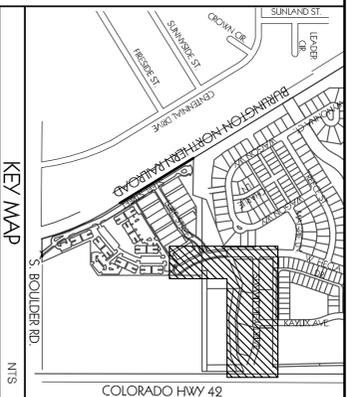
CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S45°04'08"W	21.21'
C2	23.56'	15.00'	90°00'00"	N44°55'52"W	21.21'
C3	38.97'	591.00'	3°46'43"	S22°08'55"E	38.97'
C4	176.50'	591.00'	17°06'39"	S32°35'36"E	175.84'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S0°04'08"W	4.88
L2	N89°55'52"W	21.33
L3	N0°04'08"E	4.88
L4	S0°04'08"W	4.88
L5	S89°55'52"E	32.67
L6	N0°04'08"E	4.88
L7	S0°04'08"W	5.00
L8	S89°55'52"E	12.00
L9	S0°04'08"W	17.70
L10	S89°59'58"E	13.81
L11	S0°00'02"W	5.02
L12	S0°04'08"W	17.70
L13	S89°55'52"E	12.00
L14	N89°55'52"W	10.00
L15	S0°04'08"W	5.00
L16	N90°00'00"E	2.83
L17	N89°55'52"W	28.67
L18	N89°55'52"W	12.33
L19	N89°55'52"W	7.80
L20	N90°00'00"W	35.20

- LEGEND:**
- FOUND 5/8" REBAR W/ALUMINUM CAP STAMPED
 - RMCS LS 28667
 - SET 5/8" REBAR W/ALUMINUM CAP STAMPED
 - ROCK CREEK LS 28283
 - FOUND #5 REBAR
 - UTILITY EASEMENT
 - DRY UTILITY EASEMENT
 - PRIVATE DRAINAGE EASEMENT
 - PRIVATE MAINTENANCE EASEMENT
 - INLET EASEMENT
 - FIRE HYDRANT EASEMENT
- BENCHMARK:**
- BENCHMARK IS TOP OF FOUND 1-1/2" DIAMETER ALUMINUM CAP MONUMENT WITH ILLIGIBLE STAMPING AT THE SOUTHEAST CORNER OF OUTLOT 6, TAKODA SUBDIVISION, RECEPTION NO. 03103584 RECORDED 10/06/2010, WITH ELEVATION OF 5358.90, LOCAL VERTICAL DATUM.



ROCK CREEK SURVEYING, LLC
3021 GARDENIA WAY
SUPERIOR, COLORADO 80027
(303) 521-7376

05/15/2014 SHEET 3 OF 3