Boulder County

Certified to be a full, true, and correct copy of the recorded document in my custody, Molly Fitzpatrick, Boulder County Clerk and Recorder.

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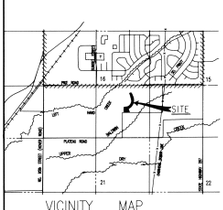
Boulder County Clerk and Recorder

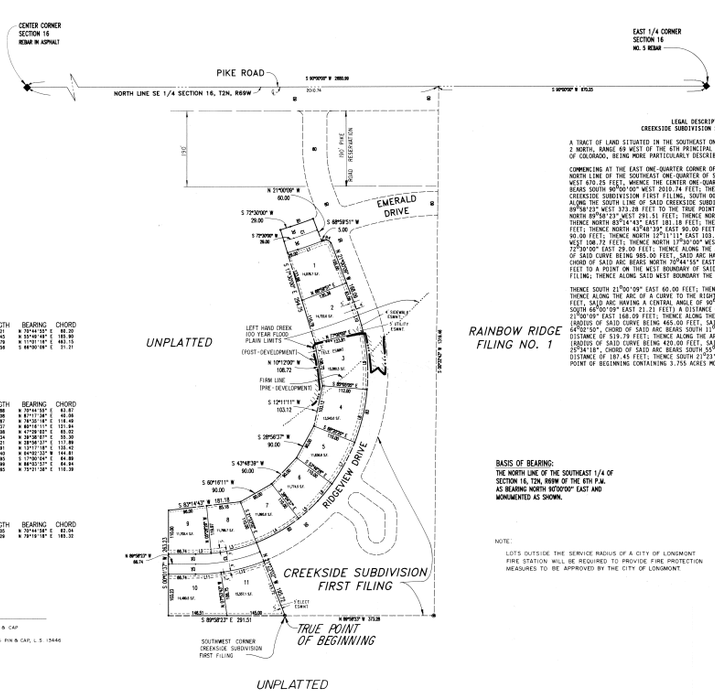
Molly Fitzpatrick

Digitally signed by: Molly Fitzpatrick
Date: Sep 25, 2025 06:03 PM -06:00

CREEKSIDE SUBDIVISION SECOND FILING

A SUBDIVISION LOCATED IN THE SOUTHEAST ONE – QUARTER OF
SECTION 16, T2N, R69W OF THE 6TH P.M.
BOULDER COUNTY, COLORADO
AREA = 3.755 ACRES





BOUNDARY
CURVE TABLE

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD
B1	0-00°38'09"	985.00	60.21	N 70°44'55" E	60.20
B2	0-03°14'18"	435.00	187.45	N 55°48'40" E	185.95
B3	0-084°03'30"	485.00	518.79	N 11°01'18" E	493.15
B4	0-00°08'30"	15.00	33.38	S 00°00'09" E	31.21

LOT LINE
CURVE TABLE

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD
L1	0-00°38'09"	1985.00	63.08	N 70°44'55" E	63.07
L2	0-005°28'03"	420.00	40.08	S 67°17'38" E	40.06
L3	0-015°36'38"	420.00	114.87	N 76°10'16" E	114.48
L4	0-016°41'38"	420.00	122.37	N 60°18'11" E	121.94
L5	0-016°41'38"	420.00	122.37	N 43°36'33" E	121.94
L6	0-006°44'07"	485.00	56.24	N 39°38'07" E	56.20
L7	0-014°33'56"	485.00	118.21	N 30°06'37" E	117.89
L8	0-014°44'40"	485.00	125.00	N 15°39'33" E	124.67
L9	0-013°34'30"	485.00	143.40	N 1°46'32" E	142.91
L10	0-005°32'30"	470.00	45.40	S 77°03'35" E	64.88
L11	0-005°32'30"	470.00	64.88	S 80°03'33" E	64.84
L12	0-013°39'18"	470.00	110.65	N 75°21'38" E	110.38

CENTERLINE
CURVE TABLE

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	0-003°30'08"	1015.00	62.05	N 70°44'58" E	62.04
C2	0-021°34'30"	445.00	166.39	N 70°10'18" E	165.33

SCALE 1"=100'
DATE PREPARED: JULY 06, 1999

MONUMENTS
FOUND PIN & CAP
SET NO. 5 PIN & CAP, L.S. 13446

BASIS OF BEARING:
THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16, T2N, R69W OF THE 6TH P.M. AS BEARING NORTH 90°00'00" EAST AND MONUMENTED AS SHOWN.

NOTE:
LOTS OUTSIDE THE SERVICE RADIUS OF A CITY OF LONGMONT FIRE STATION WILL BE REQUIRED TO PROVIDE FIRE PROTECTION MEASURES TO BE APPROVED BY THE CITY OF LONGMONT.

LEGAL DESCRIPTION
CREEKSIDE SUBDIVISION SECOND FILING

A TRACT OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 16; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 16 SOUTH 90°00'00" WEST 670.25 FEET, WHENCE THE CENTER ONE-QUARTER CORNER OF SAID SECTION 16 BEARS SOUTH 90°00'00" WEST 2010.74 FEET; THENCE ALONG THE EAST LINE OF CREEKSIDE SUBDIVISION FIRST FILING, SOUTH 00°32'43" WEST 1319.46 FEET; THENCE ALONG THE SOUTH LINE OF SAID CREEKSIDE SUBDIVISION FIRST FILING, NORTH 89°58'25" WEST 373.28 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°58'23" WEST 291.51 FEET; THENCE NORTH 00°01'37" EAST 263.23 FEET; THENCE NORTH 83°14'47" EAST 181.18 FEET; THENCE NORTH 13°45'13" WEST 60.00 FEET; THENCE NORTH 43°46'47" EAST 15.00 FEET; THENCE NORTH 13°45'13" WEST 60.00 FEET; THENCE NORTH 12°11'11" EAST 103.12 FEET; THENCE NORTH 10°32'00" WEST 108.72 FEET; THENCE NORTH 17°30'00" WEST 294.75 FEET; THENCE NORTH 72°30'00" EAST 29.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS OF SAID CURVE BEING 985.00 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 03°30'09", CHORD OF SAID ARC BEARS NORTH 70°44'55" EAST 60.20 FEET) A DISTANCE OF 60.21 FEET TO A POINT ON THE WEST BOUNDARY OF SAID CREEKSIDE SUBDIVISION FIRST FILING; THENCE ALONG SAID WEST BOUNDARY THE FOLLOWING COURSES:

THENCE SOUTH 21°00'09" EAST 60.00 FEET; THENCE NORTH 68°59'51" EAST 5.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS OF SAID CURVE BEING 15.00 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 90°00'00", CHORD OF SAID ARC BEARS SOUTH 66°00'09" EAST 21.21 FEET) A DISTANCE OF 23.56 FEET; THENCE SOUTH 21°00'09" EAST 168.09 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS OF SAID CURVE BEING 465.00 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 64°02'50", CHORD OF SAID ARC BEARS SOUTH 11°01'16" WEST 493.15 FEET) A DISTANCE OF 519.79 FEET; THENCE ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT (RADIUS OF SAID CURVE BEING 420.00 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 25°34'18", CHORD OF SAID ARC BEARS SOUTH 35°49'49" WEST 185.90 FEET) A DISTANCE OF 187.45 FEET; THENCE SOUTH 21°23'02" EAST 195.72 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 3.755 ACRES MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, CREEKSIDE LIMITED, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE LAID OUT AND PLATTED UNDER THE NAME OF CREEKSIDE SUBDIVISION SECOND FILING, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL RIGHTS-OF-WAY AND EASEMENTS AS INDICATED HEREON. I AGREE TO DEVELOP THE LAND AS HEREIN DEPICTED ALL CONDITIONS, TERMS, AND SPECIFICATIONS OF APPROVAL ARE HEREBY AGREED TO AND SHALL BE BINDING ON THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 12th DAY OF December, 1999.

Wallace H. Grant
CREEKSIDE LIMITED by WALLACE H. GRANT, President of Creekside Development Co., General partner

NOTARIAL CERTIFICATE:

STATE OF COLORADO }
COUNTY OF BOULDER } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WALLACE H. GRANT, PRESIDENT OF CREEKSIDE LIMITED THIS 12th DAY OF December, 1999. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES 1-7-03

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I CERTIFY THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND DONE IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

ROCKY MOUNTAIN CONSULTANTS
BY RONALD W. ADAMS, COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 13446

EASEMENT APPROVAL:

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED:

U.S. WEST — PUBLIC SERVICE COMPANY OF COLORADO

UTILITIES APPROVAL:

THE REQUIRED WATER RIGHTS AND/OR NECESSARY CASH PAYMENTS HAVE BEEN TRANSFERRED TO THE CITY OF LONGMONT AND THE FINAL UTILITY PLANS HAVE BEEN APPROVED. UTILITY EASEMENTS ARE ADEQUATE AS SHOWN.

WATER/SEWER UTILITIES — ELECTRIC UTILITIES

ENGINEERING APPROVAL:

PUBLIC IMPROVEMENT OBLIGATIONS ARE SUBSTANTIATED BY AN EXECUTED MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS.

CITY ENGINEER

PLANNING DIRECTOR:

APPROVED THIS 6th DAY OF December, 19 99.

PLANNING DIRECTOR

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT A PLAT OF THE ABOVE DESCRIBED PROPERTY WAS APPROVED BY THE CITY OF LONGMONT AND THAT THE MAYOR OF THE CITY OF LONGMONT, ON BEHALF OF THE CITY, HEREBY ACKNOWLEDGES AND ACCEPTS THE SAID PLAT AND ACCEPTS ALL PUBLIC STREETS AND RIGHTS-OF-WAY DEPICTED UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR — ATTEST

CLERK AND RECORDER'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 12:48 P.M. THIS 22nd DAY OF DECEMBER, A.D. 1999, AND IS RECORDED IN FILM NO. 1648 RECEPTION NO. 01999818

PLAN FILE NO. P-24 F-2 #3

Barbara Sivalls DEPUTY — CHARLOTTE HOUSTON RECORDER

$10.00
FEES

ROCKY MOUNTAIN CONSULTANTS, INC.
1480 INDUSTRIAL CIRCLE, SUITE 1
LONGMONT, COLORADO 80501
(303) 772-5282 (METRO) 465-4083

CREEKSIDE SUBDIVISION SECOND FILING
42-1199.005.01

P-24 F-2 #3 SHEET 1 OF 1