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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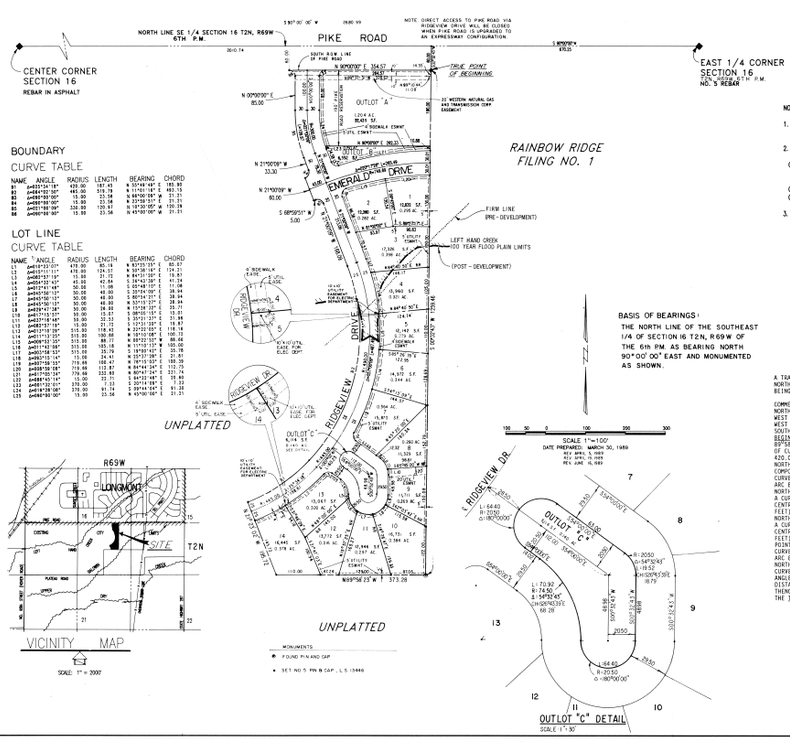
Boulder County Clerk and Recorder

Molly Fitzpatrick

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

CREEKSIDE SUBDIVISION FIRST FILING

A SUBDIVISION LOCATED IN THE SOUTHEAST ONE – QUARTER OF
SECTION 16, T2N, R69W OF THE 6TH P.M.
BOULDER COUNTY, COLORADO
AREA = 8.102 ACRES



BOUNDARY CURVE TABLE

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD
B1	0=45°13'15"	420.00	187.41	N 50°48'46" E	185.90
B2	0=45°13'15"	485.00	216.39	N 50°48'46" E	214.65
B3	0=89°59'00"	15.00	23.56	N 45°00'00" W	21.21
B4	0=89°59'00"	15.00	23.56	N 45°00'00" E	21.21
B5	0=45°13'15"	420.00	187.41	N 50°48'46" E	185.90
B6	0=45°13'15"	485.00	216.39	N 50°48'46" E	214.65
B7	0=89°59'00"	15.00	23.56	N 45°00'00" W	21.21
B8	0=89°59'00"	15.00	23.56	N 45°00'00" E	21.21

LOT LINE CURVE TABLE

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD
L1	0=45°13'15"	470.00	206.13	N 50°48'46" E	204.57
L2	0=45°13'15"	435.00	191.01	N 50°48'46" E	189.57
L3	0=45°13'15"	45.00	21.25	N 84°31'38" E	19.81
L4	0=45°13'15"	45.00	42.04	N 84°31'38" E	41.04
L5	0=27°41'49"	50.00	11.08	S 89°48'50" E	11.04
L6	0=27°41'49"	50.00	11.08	S 89°48'50" E	11.04
L7	0=45°13'15"	30.00	48.00	N 50°48'46" E	38.94
L8	0=45°13'15"	30.00	48.00	N 50°48'46" E	38.94
L9	0=45°13'15"	30.00	24.00	N 50°48'46" E	23.37
L10	0=45°13'15"	30.00	15.13	N 50°48'46" E	15.01
L11	0=45°13'15"	470.00	206.13	N 50°48'46" E	204.57
L12	0=45°13'15"	435.00	191.01	N 50°48'46" E	189.57
L13	0=45°13'15"	510.00	118.43	N 50°48'46" E	118.14
L14	0=45°13'15"	510.00	87.57	N 50°48'46" E	87.46
L15	0=45°13'15"	510.00	86.00	N 50°48'46" E	85.90
L16	0=45°13'15"	510.00	105.16	N 50°48'46" E	105.00
L17	0=45°13'15"	510.00	35.79	N 50°48'46" E	35.78
L18	0=89°59'15"	15.00	24.41	N 50°48'46" E	21.97
L19	0=89°59'15"	15.00	24.41	N 50°48'46" E	21.97
L20	0=45°13'15"	770.00	112.87	N 84°44'24" E	112.73
L21	0=45°13'15"	770.00	232.00	N 84°44'24" E	231.14
L22	0=45°13'15"	15.00	23.71	S 84°44'24" E	21.46
L23	0=45°13'15"	370.00	54.23	S 84°44'24" E	54.18
L24	0=89°59'00"	15.00	23.56	S 45°00'00" E	21.21
L25	0=89°59'00"	15.00	23.56	S 45°00'00" E	21.21

NOTES:

1. TEMPORARY TURNAROUNDS WILL BE PROVIDED AT ANY STREET TERMINUS WHICH WILL BE EXTENDED AT A FUTURE DATE.
2. MAINTENANCE AND PURPOSE OF OUTLOTS SHALL BE AS FOLLOWS:

OUTLOT	PURPOSE	MAINTENANCE
OUTLOT A	PIKE ROAD RESERVATION	CITY OF LONGMONT/OWNER AS PROVIDED FOR IN ANNEXATION AGREEMENT
OUTLOT B	LANDSCAPE ENTRY FEATURE	HOMEOWNERS ASSOCIATION
OUTLOT C	LANDSCAPING AND PARKING	HOMEOWNERS ASSOCIATION

3. CONCEPTUAL LANDSCAPE PLANS FOR OUTLOTS B AND C SHALL BE REVIEWED BY THE CITY STAFF PRIOR TO INSTALLATION OF ANY PLANTINGS.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH P.M., 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 OF SAID SECTION 16 BEARS SOUTH 90°00'00" WEST 2010.74 FEET; THENCE SOUTH 00°00'43" WEST 60.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PIKE ROAD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°00'43" WEST 1255.46 FEET; THENCE NORTH 89°58'23" WEST 373.28 FEET; THENCE NORTH 21°23'02" WEST 192.72 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE THE LEFT (RADIUS OF SAID CURVE BEING 420.00 FEET AND HAVING A CENTRAL ANGLE OF 25°34'18", CHORD OF SAID ARC BEARS NORTH 55°40'49" EAST 185.90 FEET) A DISTANCE OF 187.41 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS OF SAID CURVE BEING 485.00 FEET AND HAVING A CENTRAL ANGLE OF 64°01'56", CHORD OF SAID ARC BEARS NORTH 17°01'16" EAST 493.15 FEET)A DISTANCE OF 519.79 FEET; THENCE NORTH 21°00'09" WEST 168.09 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS OF SAID CURVE BEING 15.00 FEET AND HAVING A CENTRAL ANGLE OF 90°00'00", CHORD OF SAID ARC BEARS NORTH 66°00'09" WEST 21.21 FEET) A DISTANCE OF 23.56 FEET; THENCE SOUTH 68°59'51" WEST 5.00 FEET; THENCE NORTH 21°00'09" WEST 60.00 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS OF SAID CURVE BEING 15.00 FEET AND HAVING A CENTRAL ANGLE OF 90°00'00", CHORD OF SAID ARC BEARS NORTH 23°59'51" EAST 21.21 FEET) A DISTANCE OF 23.56 FEET; THENCE NORTH 21°00'09" WEST 33.30 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS OF SAID CURVE BEING 330.00 FEET AND HAVING A CENTRAL ANGLE OF 21°00'09", CHORD OF SAID ARC BEARS NORTH 10°30'05" WEST 120.39 FEET) A DISTANCE OF 121.00 FEET; THENCE NORTH 00°00'00" EAST 85.00 FEET TO A POINT ON CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS OF SAID CURVE BEING 15.00 FEET AND HAVING A CENTRAL ANGLE OF 90°00'00", CHORD OF SAID ARC BEARS NORTH 45°00'00" WEST 21.21 FEET) A DISTANCE OF 23.56 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PIKE ROAD; THENCE NORTH 90°00'00" EAST 334.37 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE TRUE POINT OF BEGINNING, CONTAINING 8.102 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 FIRST 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, 1994.

Wallace H. Grant

CREEKSIDE LIMITED by WALLACE H. GRANT PRESIDENT of CREEKSIDE DEVELOPMENT CO., GENERAL PARTNER.

NOTARIAL CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WALLACE H. GRANT, PRES. OF GENERAL PARTNER OF CREEKSIDE LIMITED THIS 12TH DAY OF DECEMBER, 1994. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES 3-9-95

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, INC.
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 5th DAY OF December, 1994

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 ADOPTS 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:

121473

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:45 O'CLOCK A.M. THIS 22nd DAY OF December A.D. 19 94 AND IS RECORDED IN FILM NO. 1608 RECEPTION NO. 1679969

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

DEPUTY — RECORDER

10.00
FEES

ROCKY MOUNTAIN CONSULTANTS, INC.
1980 INDUSTRIAL CIRCLE, SUITE A
LONGMONT, CO 80501
(303) 772-5282 (METRO) 665-8283

CREEKSIDE SUBDIVISION FIRST FILING
42-1199.003.00

P-24 F-2 #2