

BOW MOUNTAIN SECOND FILING REPLAT C

A SUBDIVISION EXEMPTION PLAT RE-CONFIGURING LOTS 20 AND 21 OF BOW MOUNTAIN SECOND FILING, A SUBDIVISION LOCATED IN SECTIONS 10 AND 11, T1N, R71W OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO
 TOTAL AREA: 5.085 ACRES (As Surveyed)

LOT 20-C PROPERTY DESCRIPTION

A PARCEL OF LAND BEING PORTIONS OF LOTS 20 AND 21, BOW MOUNTAIN SECOND FILING, A SUBDIVISION LOCATED IN SECTIONS 10 AND 11, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 9 AT PAGE 70 (RECEPTION NO. 745178) OF THE BOULDER COUNTY RECORDS, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

CONSIDERING THE EASTERLY LINE OF SAID LOT 20 TO BEAR SOUTH 00°07'40" WEST, (287.75 FEET), AS SURVEYED AND AS MONUMENTED BY A FOUND 1/2" REBAR AT THE NORTHEAST CORNER OF SAID LOT 20 AND A FOUND SPIKE IN METAL SUPPORT PLATE AT THE SOUTHWEST CORNER OF SAID LOT 20, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT SAID NORTHEAST CORNER OF LOT 20, SAID CORNER BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF BOW MOUNTAIN ROAD;
 THENCE SOUTH 00°07'40" WEST, 287.75 FEET ALONG THE EAST LINE OF SAID LOT 20, AS SURVEYED, TO THE SAID SOUTHWEST CORNER THEREOF;

THENCE SOUTH 50°16'22" WEST, 169.11 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 20, AS SURVEYED, TO THE SOUTHWESTERLY CORNER THEREOF AS MONUMENTED BY A FOUND SPIKE IN METAL SUPPORT PLATE;
 THENCE NORTH 14°33'44" WEST, 360.11 FEET;
 THENCE NORTH 39°50'48" WEST, 72.90 FEET;
 THENCE NORTH 57°45'15" WEST, 87.81 FEET;
 THENCE SOUTH 81°29'39" WEST, 83.13 FEET;
 THENCE SOUTH 18°34'02" WEST, 106.08 FEET;
 THENCE NORTH 72°43'58" WEST, 10.00 FEET;
 THENCE NORTH 18°34'01" EAST, 62.63 FEET;
 THENCE NORTH 79°56'01" WEST, 14.82 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PINTO DRIVE, AS SURVEYED;
 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AS SURVEYED:

- NORTH 10°44'30" EAST, 59.38 FEET;
- 130.98 FEET ALONG A CURVE TO THE RIGHT TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WAGONWHEEL GAP ROAD AS SURVEYED, SAID CURVE HAVING A RADIUS OF 92.65 FEET; A DELTA ANGLE OF 80°59'52", AND A CHORD THAT BEARS NORTH 51°14'30" EAST, 120.34 FEET;
- THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES, AS SURVEYED:
- SOUTH 88°15'30" EAST, 55.00 FEET;
- NORTH 84°55'14" EAST, 229.21 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID BOW MOUNTAIN ROAD;
- THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES, AS SURVEYED:
- SOUTH 01°36'21" WEST, 17.14 FEET;
- 168.34 FEET ALONG A CURVE TO THE LEFT TO THE POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 165.00 FEET; A DELTA ANGLE OF 58°27'17", AND A CHORD THAT BEARS SOUTH 27°37'19" EAST, 161.13 FEET;

THE ABOVE DESCRIBED PARCEL EMBRACES AN AREA OF 2.665 ACRES, MORE OR LESS.

LOT 21-C PROPERTY DESCRIPTION

A PARCEL OF LAND BEING PORTIONS OF LOTS 20 AND 21, BOW MOUNTAIN SECOND FILING, A SUBDIVISION LOCATED IN SECTIONS 10 AND 11, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 9 AT PAGE 70 (RECEPTION NO. 745178) OF THE BOULDER COUNTY RECORDS, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

CONSIDERING THE EASTERLY LINE OF SAID LOT 20 TO BEAR NORTH 00°07'40" EAST, (287.75 FEET), AS SURVEYED AND AS MONUMENTED BY A FOUND SPIKE IN METAL SUPPORT PLATE AT THE SOUTHWEST CORNER THEREOF AND AS MONUMENTED BY A FOUND 1/2" REBAR AT THE NORTHEAST CORNER THEREOF, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 20;
 THENCE SOUTH 50°16'22" WEST, 169.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21, AS SURVEYED AND AS MONUMENTED BY A FOUND SPIKE IN METAL SUPPORT PLATE, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE SOUTH 50°37'07" WEST, 148.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21, AS SURVEYED AND AS MONUMENTED BY A FOUND SPIKE IN METAL SUPPORT PLATE;
 THENCE NORTH 31°24'31" WEST ALONG THE WESTERLY LINE OF SAID LOT 21, 466.34 FEET TO THE WESTERMOST CORNER OF SAID LOT 21, AS SURVEYED AND AS MONUMENTED BY A FOUND SPIKE;
 THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PINTO DRIVE THE FOLLOWING COURSES AS SURVEYED:

- 89.98 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 592.57 FEET, A DELTA ANGLE OF 08°41'59", AND A CHORD THAT BEARS NORTH 15°05'30" EAST, 89.89 FEET;
- NORTH 10°44'30" EAST, 12.84 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 79°56'01" EAST, 14.82 FEET;
 THENCE SOUTH 18°34'01" WEST, 62.63 FEET;
 THENCE SOUTH 72°43'58" EAST, 10.00 FEET;
 THENCE NORTH 18°34'02" EAST, 106.08 FEET;
 THENCE NORTH 81°29'39" EAST, 83.13 FEET;
 THENCE SOUTH 57°45'15" EAST, 87.81 FEET;
 THENCE SOUTH 39°50'48" EAST, 72.90 FEET;
 THENCE SOUTH 14°33'44" EAST, 360.11 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL EMBRACES AN AREA OF 2.420 ACRES, MORE OR LESS.

NOTES

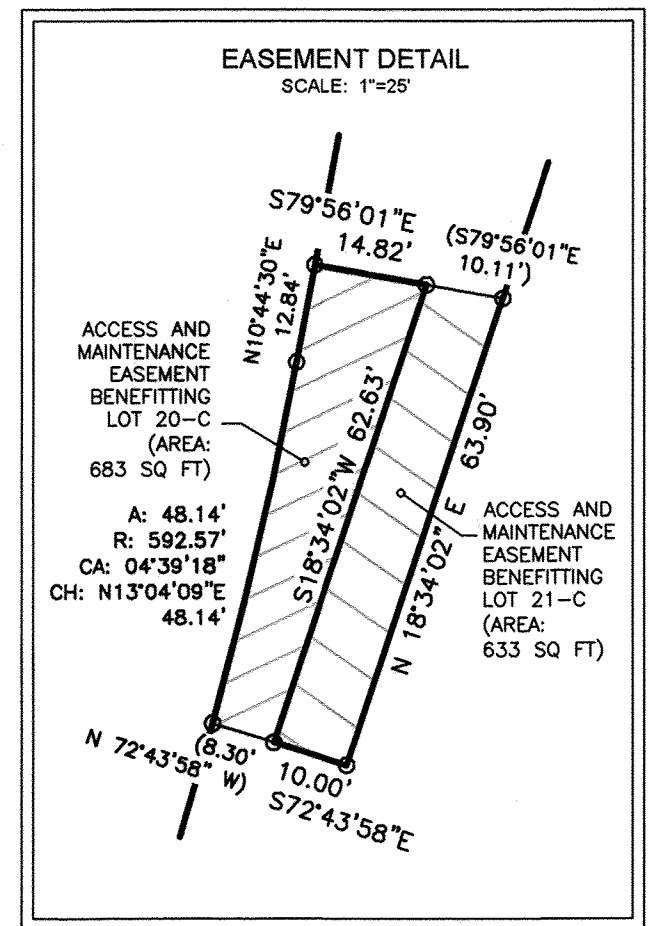
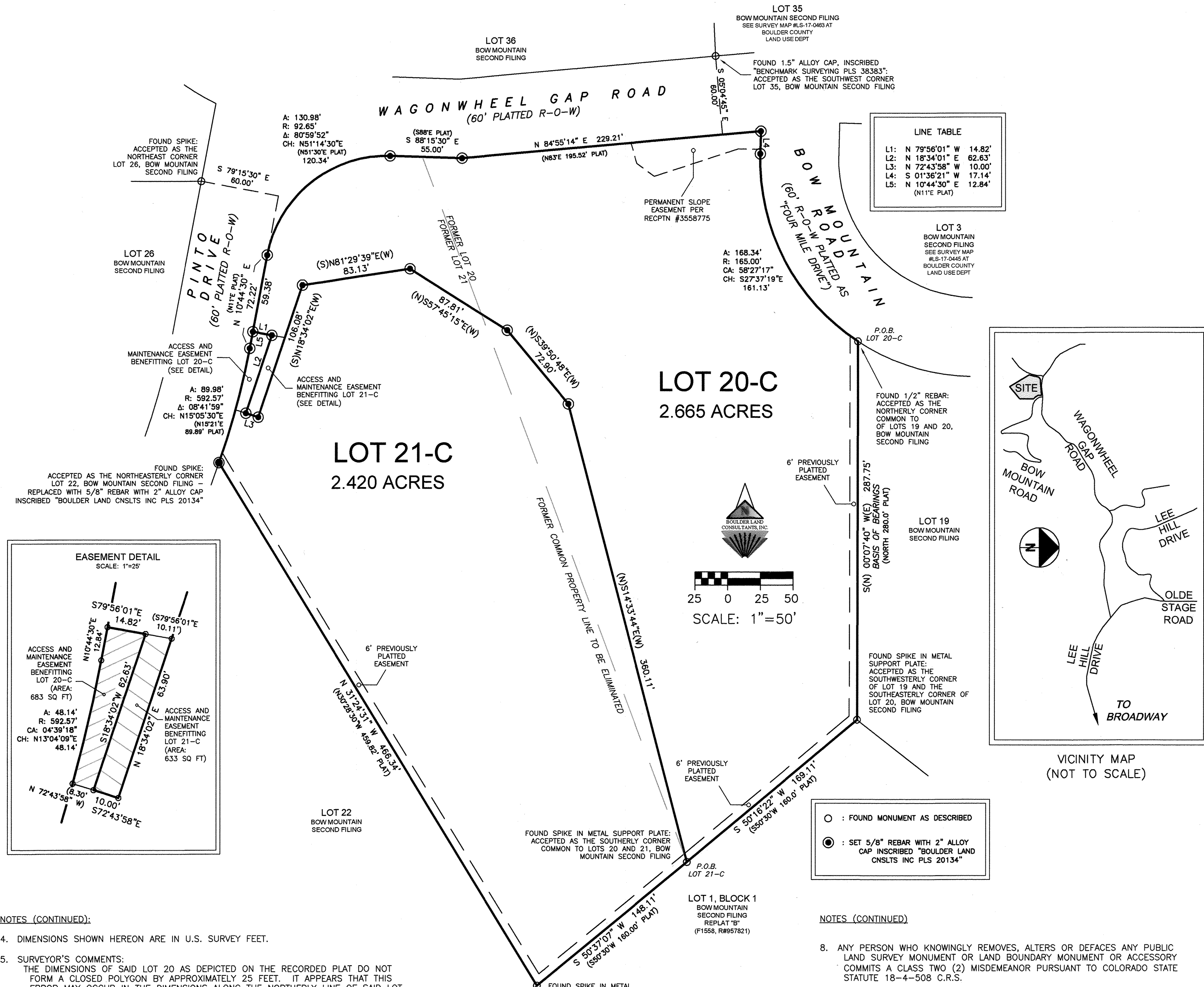
- THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THAT PROPERTY INFORMATION BINDER, POLICY NO. P1870801956.875058, PREPARED BY LAND TITLE GUARANTEE COMPANY REPRESENTING OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED OCTOBER 30, 2018. SAID BINDER WAS ENTIRELY RELIED UPON FOR THE PROPERTY DESCRIPTION AND RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND OTHER ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY. THIS MAP DOES NOT REPRESENT A TITLE SEARCH PERFORMED BY BOULDER LAND CONSULTANTS, INC. OR THE UNDERSIGNED.
- ACCORDING TO ITEM 4 OF THE ABOVE DESCRIBED PROPERTY INFORMATION BINDER THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE FOLLOWING:
 - 1. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORTFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED DECEMBER 24, 1963, UNDER RECEPTION NO. 745179, AND AS AMENDED IN INSTRUMENT RECORDED JANUARY 01, 1964, UNDER RECEPTION NO. 768386, AND AS AMENDED IN INSTRUMENT RECORDED DECEMBER 16, 1964, UNDER RECEPTION NO. 773056;
 - 2. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BOW MOUNTAIN, SECOND FILING, RECORDED DECEMBER 24, 1963 UNDER RECEPTION NO. 745178;
 - 3. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION NO. 78-64 RECORDED SEPTEMBER 15, 1978 AT RECEPTION NO. 299478;
 - 4. TERMS, CONDITIONS AND PROVISIONS OF PERMANENT SLOPE EASEMENT RECORDED NOVEMBER 22, 2016 AT RECEPTION NO. 3558775.
- BASIS OF BEARINGS FOR THE INFORMATION SHOWN HEREON IS THE WEST LINE OF LOT 19, BOW MOUNTAIN SECOND FILING, MONUMENTED AS SHOWN HEREON, AND DETERMINED TO BEAR SOUTH 00°07'40" WEST (287.75') BY GPS OBSERVATION.

(NOTES CONTINUE...)
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NOTES (CONTINUED):

- DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET.
- SURVEYOR'S COMMENTS:
 THE DIMENSIONS OF SAID LOT 20 AS DEPICTED ON THE RECORDED PLAT DO NOT FORM A CLOSED POLYGON BY APPROXIMATELY 25 FEET. IT APPEARS THAT THIS ERROR MAY OCCUR IN THE DIMENSIONS ALONG THE NORTHERLY LINE OF SAID LOT 20. THIS REQUIRED A BEST-FIT BOUNDARY SOLUTION BASED ON COVERED MONUMENTS AND INTERPRETING THE INTENT OF THE PLATTED DIMENSIONS. THE SURVEY MARKERS RECOVERED WERE ACCEPTED AS DELINEATING THE ACTUAL LOCATION OF THE ORIGINAL LOTS 20 AND 21.
 THE EASTERLY LINE OF THE PINTO DRIVE R-O-W WAS DETERMINED BY ACCEPTING THE FOUND MONUMENT AT THE WESTERMOST CORNER OF SAID LOT 21 AND HOLDING A DISTANCE OF 60' EASTERLY OF THE FOUND MONUMENT AT THE NORTHEAST CORNER OF LOT 26, USING PLATTED DIMENSIONS.
 THE SOUTHERLY LINE OF THE WAGONWHEEL GAP ROAD R-O-W WAS DETERMINED BY HOLDING A DISTANCE OF 60' SOUTHERLY OF THE FOUND MONUMENT AT THE SOUTHWEST CORNER OF LOT 35 AND USING INTERPRETED PLATTED DIMENSIONS. THE WESTERLY LINE OF THE BOW MOUNTAIN ROAD (PLATTED AS "FOUR MILE DRIVE") R-O-W WAS DETERMINED BY ACCEPTING THE FOUND MONUMENT AT THE NORTHWEST CORNER OF SAID LOT 19 AND OFFSETTING R-O-W DIMENSIONS AS SHOWN ON THAT ALTA/NSPS LAND TITLE SURVEY OF LOT 3, BOW MOUNTAIN SECOND FILING DEPOSITED AS SURVEY PLAT NO. LS-17-0445 AT THE BOULDER COUNTY LAND USE DEPT. MONUMENTS DEPICTED ON SAID SURVEY PLAT WERE RECOVERED AND ACCEPTED ALONG THE NORTHERLY LINE OF SAID BOW MOUNTAIN ROAD.
 NO OTHER CONFLICTING BOUNDARY EVIDENCE WAS DISCOVERED AT TIME OF SURVEY.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 08013C0390J, REVISED DECEMBER 18, 2012, A PORTION OF THE SUBJECT PROPERTIES LIE IN ZONE AE REGULATORY FLOODWAY, WHICH IS DESCRIBED ON SAID MAP TO BE A SPECIAL FLOOD HAZARD AREA. NOTE: LOCATION OF FLOOD HAZARD AREAS ARE SUBJECT TO CHANGE.
- UPON RECORDED OF THIS SUBDIVISION EXEMPTION THE 6' PLATTED EASEMENTS ADJACENT TO THE LINE COMMON TO THE ORIGINAL LOTS 20 AND 21 ARE HEREBY VACATED.

(NOTES CONTINUE...)



L1:	N 79°56'01" W	14.82'
L2:	N 18°34'01" E	62.63'
L3:	N 72°43'58" W	10.00'
L4:	S 01°36'21" W	17.14'
L5:	N 10°44'30" E	12.84'
(N11°E PLAT)		

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE ESTATE OF WILLIAM ARTHUR EINERT AKA WILLIAM A. EINERT IS THE OWNER AND PROPRIETOR OF THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

LOTS 20 AND 21, BOW MOUNTAIN SECOND FILING, COUNTY OF BOULDER, STATE OF COLORADO

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS "BOW MOUNTAIN SECOND FILING REPLAT C", A REPLAT IN THE COUNTY OF BOULDER, STATE OF COLORADO.

IN WITNESS WHEREOF THE UNDERSIGNED HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS 13th DAY OF January, 2019

BY: *Robert William Einert*
 ROBERT WILLIAM EINERT,
 PERSONAL REPRESENTATIVE IN THE MATTER OF
 THE ESTATE OF WILLIAM ARTHUR EINERT AKA WILLIAM A. EINERT, OWNER

ACKNOWLEDGMENT

STATE OF COLORADO)
 COUNTY OF BOULDER) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF January, 2019, BY ROBERT WILLIAM EINERT, PERSONAL REPRESENTATIVE IN THE MATTER OF THE ESTATE OF WILLIAM ARTHUR EINERT AKA WILLIAM A. EINERT, OWNER OF THAT REAL PROPERTY DESCRIBED AS "BOW MOUNTAIN SECOND FILING REPLAT C".

WITNESS MY HAND AND OFFICIAL SEAL.

Mitchell Moran
 NOTARY PUBLIC MY COMMISSION EXPIRES: 9/29/21

MICHAEL VINCENT MORAN
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 2017406731
 MY COMMISSION EXPIRES SEPT. 29, 2021

AUTHORIZATION TO RECORD

I, *Dale Case*, SECRETARY TO THE BOULDER COUNTY PLANNING COMMISSION, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE ALL CONDITIONS OF COUNTY APPROVAL OF THIS PLAT OF BOW MOUNTAIN SECOND FILING REPLAT C HAVE BEEN FULLY SATISFIED, AND THAT THE SAME IS HEREBY AUTHORIZED FOR RECORDED.

WITNESS MY HAND ON THE 1 DAY OF March, 2019

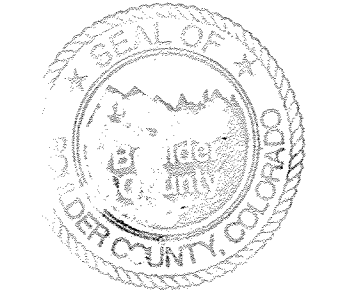
Dale Case
 SECRETARY TO THE BOULDER COUNTY PLANNING COMMISSION

BOARD OF COMMISSIONERS APPROVAL

APPROVED THIS DAY OF January, 2019, BOARD OF COMMISSIONERS, BOULDER COUNTY, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICE, PAVING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR PROPRIETOR AND NOT THE COUNTY OF BOULDER.

Wendy Garrison
 CHAIR

ATTEST: *Debra S. Lacey*
 CLERK OF BOARD



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF BOULDER) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:46 P.M. O'CLOCK, THIS 17th DAY OF MARCH, 2019, AND IS

DULY RECORDED AS RECEPTION NO. 3769957

FEES \$ 13.00 PAID.

Molly FitzPatrick
 RECORDER

Finlay A. Orr
 DEPUTY

THIS MAP WAS PREPARED BY
BOULDER LAND CONSULTANTS, INC.
 950 LARAMIE BLVD-UNIT D
 BOULDER, CO 80304 (303) 443-3616
 Email: info@BLCSurveyors.com
 Website: BLCSurveyors.com

NOTES (CONTINUED)

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO COLORADO STATUTE 18-4-508 C.R.S.
- IN ACCORDANCE WITH C.R.S. 13-80-105: 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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION

I, JASON EMERY, A DULY LICENSED SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY TO ROBERT WILLIAM EINERT, PERSONAL REPRESENTATIVE IN THE MATTER OF THE ESTATE OF WILLIAM ARTHUR EINERT AKA WILLIAM A. EINERT THAT, SUBJECT TO THE NOTES SHOWN HEREON, THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER EASEMENTS OF RECORD, OR OTHER OWNERSHIPS IN EVIDENCE, OR KNOWN TO ME TO EXIST ON OR ACROSS THE HEREON DESCRIBED LAND EXCEPT AS SHOWN ON THIS PLAT OF BOW MOUNTAIN SECOND FILING REPLAT C, THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY COMPLETED IN AUGUST 2019 BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH SUBDIVISION AND/OR SURVEYING OF LAND AND ALL PROVISIONS (WITHIN MY CONTROL) OF THE BOULDER COUNTY SUBDIVISION REGULATIONS.

JASON EMERY
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 20134
 FOR, AND ON BEHALF OF,
 BOULDER LAND CONSULTANTS, INC.
 DATE: JANUARY 3, 2020

BLC, INC. PROJECT NO. 02219
 DRAWINGS: 92219-SEP-DWG

BOW MOUNTAIN SECOND FILING REPLAT C
 BOULDER COUNTY, COLORADO