HERITAGE MEADOWS

A SUBDIVISION OF THE CITY OF BOULDER, COLORADO LOCATED IN THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6th P.M., CITY OF BOULDER, STATE OF COLORADO.

NORTH

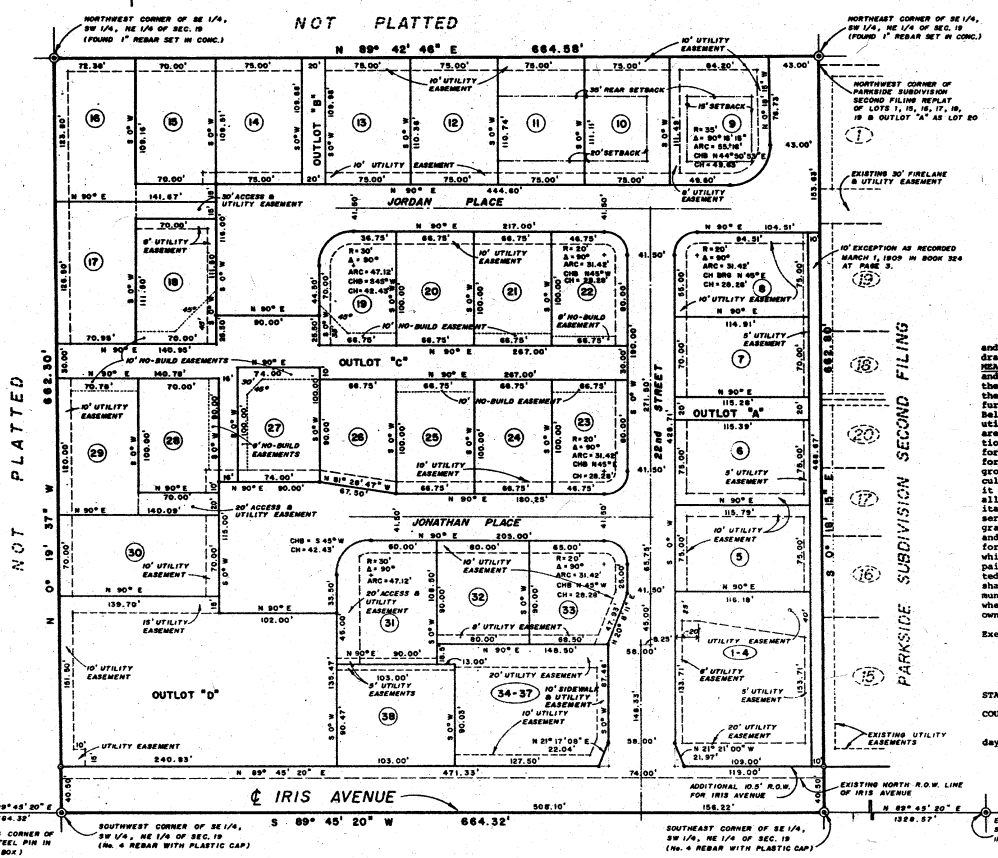
0 20 50 100 150

SCALE: 1" = 50'

JULY 6, 1978

BEARINGS ARE DEFLECTED FROM TRUE MERIDIAN.

MONUMENTS ARE No. 4 STL. REBAR PIN WITH PLASTIC CAP STAMPED No. 4403 UNLESS OTHERWISE NOTED.



SETBACK REQUIREMENTS:

FRONT - 20' TO GARAGE, EXCEPT WHERE DRIVE IS PARALLEL TO STREET & 2 OFF-STREET SPACES ARE PROVIDED, THEN GARAGE SETBACK MAY BE 6'.
REAR - 10 FEET EXCEPT AS NOTED AT LOTS 9, 10 & 11.
SIDE - ZERO LOT LINE IS PERMITTED - UNITS MAY BE ATTACHED.

DESCRIPTION OF OUTLOTS:

OUTLOT "A" - OWNED & MAINTAINED BY HOMEOWNERS ASSOCIATION. BLANKET UTILITY EASEMENT.

OUTLOT "B" - OWNED & MAINTAINED BY HOMEOWNERS ASSOCIATION. BLANKET UTILITY EASEMENT. FUTURE EMERGENCY ACCESS EASEMENT FOR DEVELOPMENT TO THE NORTH.

OUTLOT "C" - OWNED & MAINTAINED BY HOMEOWNERS ASSOCIATION. BLANKET UTILITY EASEMENT. EMERGENCY ACCESS EASEMENT BETWEEN CUL-DE-SAC HEADS.

OUTLOT "D" - OWNED & MAINTAINED BY RECREATION ASSOCIATION.

DEDICATION

Ralph R. Hofele, being the owner of the real property of 10.106 acres, more or less, described as follows:

The SE 1/4 of the SW 1/4 of the NE 1/4 of Section 19, Township 1 North, Range 70 West of the 6th P.M., City of Boulder, State of Colorado, more particularly described as follows:

Beginning at the center quarter corner of said Section 19; thence North 89°45'20" East, 664.32 feet along the South line of the SW 1/4, SW 1/4, NE 1/4 of said Section 19, to the true point of beginning, said point being the Southwest corner of the SE 1/4, SW 1/4, NE 1/4 of said Section 19;

Thence North 0°19'37" West, 662.30 feet along the West line of the SE 1/4, SW 1/4, NE 1/4 of said Section 19, to the Northwest corner of the SE 1/4, SW 1/4, NE 1/4 of said Section 19;

Thence North 89°42'46" East, 664.58 feet along the North line of the SE 1/4, SW 1/4, NE 1/4 of said Section 19;

Thence South 0°18'15" East, 662.80 feet along the East line of the SE 1/4, SW 1/4, NE 1/4 of said Section 19, to the Southeast corner of the SE 1/4, SW 1/4, NE 1/4 of said Section 19;

Thence South 89°45'20" West, 664.32 feet along the South line of the SE 1/4, SW 1/4, NE 1/4 of said Section 19, to the true point of beginning, EXCEPT:

A strip of land on the East side of subject property as conveyed to the public by Carl G. Johnson by deed recorded March 1, 1909 in Book 324 at Page 3, Boulder County Records.

and has laid out, subdivided and platted said land as per the drawing hereon contained under the name and style of HERITAGE MEADOWS, a subdivision of a part of the City of Boulder, Colorado, and by these presents does dedicate to the City of Boulder and the public the streets, roads, and avenues and drives as shown on the accompanying plat for the public use thereof forever and does further dedicate to the use of the City of Boulder and Mountain Bell and all municipally owned and/or municipally franchised utilities and services those portions of said real property which are so designated as easements and rights-of-way for the construction, installation, operation, maintenance, repair and replacement for all services, including without limiting the generality of the foregoing, telephone and electric lines, works, poles and underground cables, gas pipelines, sanitary sewer lines, street lights, culverts, hydrants, drainage ditches and all appurtenances thereto, it being expressly understood and agreed by the undersigned that 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 guaranteed and paid for by the subdivider or arrangements made by the subdivider therefor which are approved by the City of Boulder, and such sums shall not be paid by the City of Boulder, Colorado, and that any item so constructed or installed when accepted by the City of Boulder, Colorado, shall become the sole property of said City except items owned by municipally franchised utilities and/or Mountain Bell which items, when constructed or installed, shall remain the property of the owner and shall not become the property of the City.

Executed this 6th day of July, 19 78.

Ralph R. Hofele

STATE OF COLORADO)
) SS.
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 6th day of July, A.D. 19 78, by RALPH R. HOFELE.

Witness my hand and official seal.

My commission expires September 19, 1978.

William P. Kelly
Notary Public

WILLIAM P. KELLY NOTARY PUBLIC STATE OF COLORADO

SURVEYOR'S CERTIFICATE

I, James T. Haselwood, do hereby certify that the survey of the boundary of HERITAGE MEADOWS was made under my supervision and the accompanying plat accurately represents said survey.

I certify that I have complied in all respects with Colorado Revised Statutes, Chapter 51, Article 2, (1963, as amended in 1967).

LAND SURVEYOR SEAL

JAMES T. HASELWOOD 4403 STATE OF COLORADO

James T. Haselwood
R.L.S. 4403

APPROVED:

Wayne E. Ross
Public Service Co. Of Colorado

City of Boulder - Director of Public Facilities

Gary A. Daniels
Mountain Bell

City of Boulder - Director of Parks and Recreation

PLANNING BOARD CERTIFICATE

This is to certify the within plat has been approved by the Planning Board of the City of Boulder, Colorado.

William A. Butler
Chairman

MAYOR'S CERTIFICATE

This is to certify that the City of Boulder, Colorado, by motion of its City Council did on the 1st day of August 19 78, adopt and approve the within plat and accept the dedications hereon made.

Ruth K. Correll
Mayor

Attest:

Cappie I. Fine
Director of Finance and Record
Ex-officio City Clerk

CITY SEAL

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS.
COUNTY OF BOULDER)

I hereby certify that this plat was filed in my office at 11:48 o'clock A m. on the 21 day of September, 19 78, and is duly recorded in Plat File P-7 F-2 #43. Fees Paid $10.00.

Film 1029 #360616

Charlotte Houston
Recorder

By: Patricia Baca
Deputy

Planfile P-7 F-2 #43