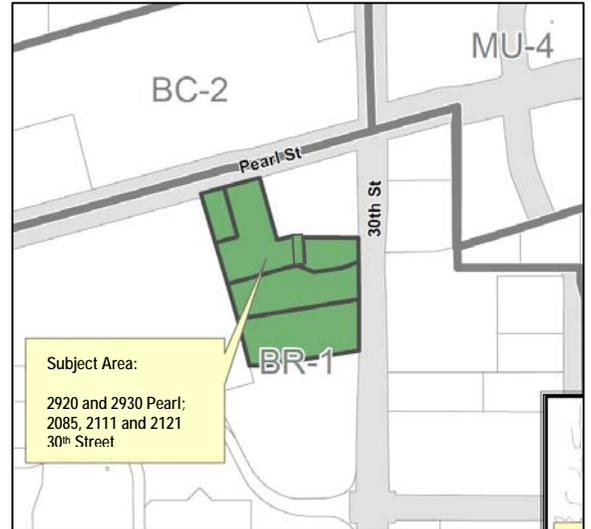


MEMORANDUM

TO: Planning Board
FROM: Elaine McLaughlin, Case Manager
DATE: October 9, 2015
SUBJECT: **Call Up Item:** Pearl Place Subdivision (TEC2015-00004) located at 2920 and 2930 Pearl Street; 2085, 2111 and 2121 30th Street. Final Plat to replat the existing site into two lots: one on the south side of the site (2.92 acres) and the other on the north side of the site (1.40 acres). The call up period expires on Oct. 23, 2015.

Provided herein is the disposition for the Final Plat approval for the Pearl Place Subdivision (see [Attachment A](#)) located within the BR-1 (Business Regional - 1) zoning district. This approval will result in the replat of the existing property to construct two buildings: Phase 1 and Phase II of Pearl Place. The subdivision was found to be consistent with the Subdivision Standards for Final Plat found in the Land Use section 9-12-8, B.R.C. 1981 found [here](#).

The subdivision is the result of the planned redevelopment of the existing site, as approved by the Planning Board on Dec. 4, 2014, with call-up to City Council concluding on Jan. 5, 2015. The site review includes plans for two, four story office buildings, extension of a multi-use path along with significant landscape and streetscape improvements for both 30th and Pearl streets.



Proposed Subdivision:

The entire subdivision totals 4.32 acres (188,380 square feet) with dedication of several public access and utility easements including for the provision of a 12-foot, multi-use path, as summarized below:

Lot 1 Commercial Use	Lot 2 Commercial Use
2.92 Acres	1.40 Acres

Analysis Conclusion:

Staff finds that this application meets the Final Plat for Subdivision criteria set forth in Subsection 9-12-8(b), B.R.C. 1981 and the lot standard criteria set forth in Subsection 9-12-12(a)(1), B.R.C. 1981 "Standards for Lots and Public Improvements." Therefore, the final plat was approved by Planning and Development Services staff on **Oct. 9, 2015** and the decision may be called up before Planning Board on or before **Oct. 23, 2015**. There are two Planning Board meeting within the 14-day call up period on **Oct. 15 and Oct 22, 2015 (note: tentative hearing date)**. Questions about the project or decision should be directed to Elaine McLaughlin at (303) 441-4130 or mclaughline@bouldercolorado.gov.

Public Comment and Process:

The required public notice was given in the form of written notification mailed to all property owners within 600 feet of the subject property and a sign posted on the property for at least 10 days. All notice requirements of Section 9-4-2, B.R.C. 1981 have been met. There were no public comments received.

Attachments:

- A: [City of Boulder Planning Department Notice of Disposition](#)
- B: [Final Plat](#)



CITY OF BOULDER
Planning, Housing and Sustainability

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
 phone 303-441-1880 • fax 303-441-3241 • email plandevelop@bouldercolorado.gov
www.boulderplandevelop.net

CITY OF BOULDER PLANNING DEPARTMENT
NOTICE OF DISPOSITION

You are hereby advised that the following action was taken by the Planning Department based on the standards and criteria of the Land Use Regulations as set forth in Chapter 9-12, B.R.C. 1981, as applied to the proposed development.

DECISION: **APPROVED WITH CONDITION**

PROJECT NAME: **PEARL PLACE SUBDIVISION**

DESCRIPTION: **FINAL PLAT for the Pearl Place Subdivision.**

LOCATION: **2920 and 2930 Pearl Street; and 2085, 2111 and 2121 30th Street**

COOR: **N04W04**

LEGAL DESCRIPTION: **Refer to Exhibit A attached**

APPLICANT: **COLLIN KEMBERLIN**

OWNER: **PEARL PLACE PHASE 1 VERTICAL LLC, SUCCESSOR BY MERGER TO PEARL PLACE ASSOCIATES LLC**

APPLICATION: **TEC2015-00004**

ZONING: **BR-1**

CASE MANAGER: **Elaine McLaughlin**

Approved on: 10/9/15
 Date

By: David Driskell / by Susan Rickstone
 David Driskell, Executive Director of Planning, Housing + Sustainability

This decision may be appealed to the Planning Board by filing an appeal letter with the Planning Department within two weeks of the decision date. If no such appeal is filed, the decision shall be deemed final fourteen days after the date above mentioned.

Appeal to Planning Board expires: 10/23/15

CONDITIONS OF APPROVAL

1. The subdivision is approved subject to the terms of the Subdivision Agreement.

Address: 2920 and 2930 Pearl; 2085, 2111 and 2121 30th Street

EXHIBIT "A"

LOCATED IN THE WEST HALF OF SECTION 29,
TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 1 OF 2

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING LOT 3, DAYTON-HUDSON SUBDIVISION AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 249564, DATED NOVEMBER 1, 1977, LOT 2, HEFFRON SUBDIVISION AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 00166001, DATED FEBRUARY 5, 1976, A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 2747400, DATED DECEMBER 15, 2005, A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 03113634, DATED NOVEMBER 17, 2010, A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 3324974, DATED JUNE 28, 2013, AND A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 3419774, DATED DECEMBER 24, 2014, LOCATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29 TO BEAR SOUTH 00°03'40" EAST, A DISTANCE OF 2650.32 FEET BETWEEN A FOUND 2 1/2" ALUMINUM CAP IN RANGE BOX, "CITY OF BOULDER CONT POINT", AT THE NORTH QUARTER CORNER OF SAID SECTION 29 AND A FOUND 3/4" REBAR WITH 2 1/2" ALLOY CAP, "BOULDER LAND CONSULTANTS PLS 20134", AT THE CENTER QUARTER CORNER OF SAID SECTION 29, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 29, THENCE ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, SOUTH 00°03'40" EAST, A DISTANCE OF 2464.25 FEET;
THENCE DEPARTING SAID EASTERLY LINE, SOUTH 89°56'58" WEST, A DISTANCE OF 42.54 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 30TH STREET AND THE SOUTHEAST CORNER OF LOT 1, SAID HEFFRON SUBDIVISION, THE POINT OF BEGINNING.

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
SOUTH 02°01'07" EAST, A DISTANCE OF 61.34 FEET;
THENCE SOUTH 00°03'40" EAST, A DISTANCE OF 300.71 FEET TO THE NORTHEAST CORNER OF LOT 4, TWENTY NINTH STREET SUBDIVISION AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 2673341, DATED MARCH 21, 2005;

JOB NUMBER: 14-63192
DRAWN BY: E. PRESCOTT
DATE: APRIL 17, 2015

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Surveying, Engineering & Geomatics
655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355
www.FlatironsInc.com



BY:EPRESCOTT FILE:63192-FINAL-PLAT-C15_1_1_9748_RECOVER.DWG DATE:4/17/2015 11:48 AM

EXHIBIT "A"

LOCATED IN THE WEST HALF OF SECTION 29,
TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 4, THE FOLLOWING TWO (2) COURSES:
SOUTH 81°14'25" WEST, A DISTANCE OF 290.11 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 58.07 FEET TO A POINT ON THE EASTERLY
LINE OF LOT 1, SAID DAYTON-HUDSON SUBDIVISION;
THENCE ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES:
NORTH 15°03'17" WEST, A DISTANCE OF 157.36 FEET;
THENCE NORTH 15°00'00" WEST, A DISTANCE OF 255.04 FEET;
THENCE NORTH 15°06'25" WEST, A DISTANCE OF 150.00 FEET TO A POINT ON THE
SOUTHERLY RIGHT-OF-WAY LINE OF PEARL STREET;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 75°00'00" EAST, A DISTANCE
OF 193.22 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN
THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 90668731, DATED FEBRUARY 14,
1961;
THENCE ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID PARCEL OF LAND AS
DESCRIBED AT RECEPTION NO. 90668731, AND ALONG THE SOUTHERLY LINE OF A PARCEL
OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO.
90686605, DATED NOVEMBER 2, 1961, THE FOLLOWING TWO (2) COURSES:
THENCE SOUTH 15°00'00" EAST, A DISTANCE OF 199.89 FEET;
THENCE NORTH 75°00'00" EAST, A DISTANCE OF 78.38 FEET TO A POINT ON THE WESTERLY
LINE OF LOT 1, SAID HEFFRON SUBDIVISION;
THENCE ALONG SAID WESTERLY LINE, SOUTH 04°04'00" EAST, A DISTANCE OF 14.69 FEET TO
THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1, NORTH 89°49'51" EAST, A DISTANCE OF
173.16 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 188,380 SQ.FT. OR 4.32 ACRES, MORE OR LESS.

BY:PRESCOTT FILE:63192-FINAL+PLAT-C15_1_1_9748_RECOVER.DWG DATE:4/17/2015 11:48 AM

JOB NUMBER: 14-63192
DRAWN BY: E. PRESCOTT
DATE: APRIL 17, 2015

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www.FlatironsInc.com

Dedication

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNER OF THOSE PARCELS OF LAND SITUATED IN THE CITY OF BOULDER, AND BEING LOCATED AS FOLLOWS:

A PARCEL OF LAND BEING LOT 3, DAYTON-HUDSON SUBDIVISION AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 249564, DATED NOVEMBER 1, 1977, LOT 2, HEFFRON SUBDIVISION AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 0016600, DATED FEBRUARY 5, 1976, A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 2747400, DATED DECEMBER 15, 2005, A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 03113634, DATED NOVEMBER 17, 2010, A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 3324974, DATED JUNE 28, 2013, AND A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 3419774, DATED DECEMBER 24, 2014, LOCATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29 TO BEAR SOUTH 00°03'40" EAST, A DISTANCE OF 2650.32 FEET BETWEEN A FOUND 2 1/2" ALUMINUM CAP IN RANGE BOX, "CITY OF BOULDER CONT POINT", AT THE NORTH QUARTER CORNER OF SAID SECTION 29 AND A FOUND 3/4" REBAR WITH 2 1/2" ALLOY CAP, "BOULDER LAND CONSULTANTS PLS 20134" AT THE CENTER QUARTER CORNER OF SAID SECTION 29, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 29, THENCE ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, SOUTH 00°03'40" EAST, A DISTANCE OF 2464.25 FEET; THENCE DEPARTING SAID EASTERLY LINE, SOUTH 89°56'58" WEST, A DISTANCE OF 42.54 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 30TH STREET AND THE SOUTHEAST CORNER OF LOT 1, SAID HEFFRON SUBDIVISION, THE POINT OF BEGINNING.

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: SOUTH 02°01'07" EAST, A DISTANCE OF 61.34 FEET; THENCE SOUTH 00°03'40" EAST, A DISTANCE OF 300.71 FEET TO THE NORTHEAST CORNER OF LOT 4, TWENTY NINTH STREET SUBDIVISION AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 2673341, DATED MARCH 21, 2005;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 4, THE FOLLOWING TWO (2) COURSES: SOUTH 81°4'25" WEST, A DISTANCE OF 290.11 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 58.07 FEET TO A POINT ON THE EASTERLY LINE OF LOT 1, SAID DAYTON-HUDSON SUBDIVISION;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES: NORTH 15°03'17" WEST, A DISTANCE OF 157.36 FEET; THENCE NORTH 15°00'00" WEST, A DISTANCE OF 255.04 FEET; THENCE NORTH 15°06'25" WEST, A DISTANCE OF 150.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PEARL STREET;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 75°00'00" EAST, A DISTANCE OF 193.22 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 90668731, DATED FEBRUARY 14, 1981;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID PARCEL OF LAND AS DESCRIBED AT RECEPTION NO. 90668731, AND ALONG THE SOUTHERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 90686605, DATED NOVEMBER 2, 1961, THE FOLLOWING TWO (2) COURSES: THENCE SOUTH 15°00'00" EAST, A DISTANCE OF 199.89 FEET; THENCE NORTH 75°00'00" EAST, A DISTANCE OF 78.38 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1, SAID HEFFRON SUBDIVISION;

THENCE ALONG SAID WESTERLY LINE, SOUTH 04°04'00" EAST, A DISTANCE OF 14.69 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1, NORTH 89°49'51" EAST, A DISTANCE OF 173.16 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 188,380 SQ.FT. OR 4.32 ACRES, MORE OR LESS. HAS CAUSED SAID PROPERTY TO BE LAID OUT, SURVEYED, SUBDIVIDED AND PLATTED UNDER THE NAME OF "PEARL PLACE SUBDIVISION", A SUBDIVISION IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DOES HEREBY GRANT TO THE CITY OF BOULDER THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED AS "PUBLIC ACCESS EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR PUBLIC ACCESS PURPOSES, FOR PURPOSES OF INGRESS AND EGRESS, AND FOR THE INSTALLATION, CONSTRUCTION, REPAIR, MAINTENANCE AND RECONSTRUCTION OF TRANSPORTATION IMPROVEMENTS, LANDSCAPING, AND UTILITIES AND APPURTENANCES THERETO. IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SAID IMPROVEMENTS 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 AND ACCEPTED BY THE CITY OF BOULDER, COLORADO, SHALL BECOME THE SOLE PROPERTY OF THE CITY OF BOULDER, NOTWITHSTANDING THE FOREGOING, THE GRANTEE HEREBY SPECIFICALLY RESERVES THE RIGHT TO USE THE EASEMENT PROPERTY FOR NOT UNREASONABLY INTERFERING WITH THE CITY'S USE OF THE EASEMENT PROPERTY, INCLUDING THE RIGHT TO INSTALL AN UNDERGROUND TELECOMMUNICATIONS CONDUIT WITHIN THE EASEMENT PROPERTY IN A LOCATION APPROVED BY THE CITY MANAGER, MEETING THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS, AND SERVING THE NEEDS OF A SINGLE USER.

THE UNDERSIGNED DOES FURTHER GRANT TO THE CITY THOSE PORTIONS OF REAL PROPERTY DESIGNATED AS "UTILITY EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS 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, UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, STREET LIGHTS, CULVERTS, HYDRANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THERETO. GRANTEE, FOR ITSELF AND FOR ITS SUCCESSORS AND ASSIGNS, DOES HEREBY COVENANT AND AGREE THAT NO PERMANENT STRUCTURE OR IMPROVEMENT SHALL BE PLACED ON SAID UTILITY EASEMENTS BY ITSELF OR ITS SUCCESSORS OR ASSIGNS, AND THAT SAID USE OF SUCH UTILITY EASEMENTS SHALL NOT OTHERWISE BE OBSTRUCTED OR INTERFERED WITH; PROVIDED, HOWEVER, THAT GRANTEE RESERVES THE RIGHT TO ALLOW THE INSTALLATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPAIR, REPLACEMENT, CONTROL, SURVEY, AND USE OF UNDERGROUND ELECTRIC AND GAS UTILITY INFRASTRUCTURE AND RELATED APPURTENANCES (THE "PSCO FACILITIES") IN THE PSCO CROSSING AREA, AS SHOWN ON THE ACCOMPANYING PLAT, ABOVE CITY UTILITIES WITHOUT THE CONSENT OF THE CITY. THE PSCO FACILITIES HAVE BEEN APPROVED BY THE CITY IN A LETTER RECORDED SUBSTANTIALLY CONCURRENTLY HERewith (THE "APPROVED PSCO FACILITIES"). THE CITY AGREES THAT IN NO EVENT WILL IT ERRECT OR CAUSE TO BE ERRECTED ANY BUILDINGS OR ABOVE GROUND STRUCTURES, EXCEPT TRAFFIC SIGNAGE, IN THE PSCO CROSSING AREA. THE CITY ACKNOWLEDGES THAT GRANTEE INTENDS TO CONVEY A SIMILAR EASEMENT TO THE PUBLIC SERVICE COMPANY OF COLORADO ("PSCO"). THE CITY AGREES THAT PSCO SHALL NOT BE REQUIRED TO RELOCATE THE APPROVED PSCO FACILITIES. IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING WATER PIPELINES AND APPURTENANCES, SANITARY SEWER 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 AND ACCEPTED BY THE CITY OF BOULDER, COLORADO, SHALL BECOME THE SOLE PROPERTY AND MAINTENANCE RESPONSIBILITY OF THE CITY OF BOULDER, EXCEPT ITEMS OWNED BY MUNICIPALLY FRANCHISED OR PERMITTED UTILITIES, WHICH ITEMS, WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER OR THE PUBLIC UTILITY, AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF BOULDER.

Pearl Place Subdivision Final Plat LOCATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO TOTAL AREA = 188,380 SF SHEET 1 OF 5



Vicinity Map NOT TO SCALE

THE UNDERSIGNED DOES FURTHER GRANT TO THE CITY OF BOULDER, THAT REAL PROPERTY DESIGNATED AS "FLOOD, DRAINAGE AND IRRIGATION EASEMENT" ON THE ACCOMPANYING PLAT AS AN EASEMENT FOR IRRIGATION PURPOSES AND DRAINAGE AND FLOOD CONVEYANCE PURPOSES, AND FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITIES AND DRAINAGE DITCH FACILITIES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING: CULVERTS, DRAINAGE DITCHES AND DRAINS, FLOOD CONTROL IMPROVEMENTS AND ALL APPURTENANCES THERETO, IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COST INVOLVED IN CONSTRUCTING AND INSTALLING THE DRAINAGE IMPROVEMENTS 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, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY SHALL BECOME THE SOLE PROPERTY OF THE CITY OF BOULDER, NOTWITHSTANDING THE FOREGOING, THE GRANTEE HEREBY SPECIFICALLY RESERVES THE RIGHT TO USE THE EASEMENT PROPERTY FOR USES THAT DO NOT UNREASONABLY INTERFERE WITH THE CITY'S USE OF THE EASEMENT PROPERTY, INCLUDING THE RIGHT TO INSTALL AN UNDERGROUND TELECOMMUNICATIONS CONDUIT WITHIN THE EASEMENT PROPERTY IN A LOCATION APPROVED BY THE CITY MANAGER, MEETING THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS, AND SERVING THE NEEDS OF A SINGLE USER.

FOR THE APPROVAL OF "PEARL PLACE SUBDIVISION" AND THE DEDICATIONS AND CONDITIONS WHICH APPLY THERETO THIS _____ DAY OF _____, 20____.

PEARL PLACE PHASE I VERTICAL, LLC, A COLORADO CORPORATION, IS SOLE MANAGER, SUCCESSOR BY MERGER TO PEARL PLACE ASSOCIATES, LLC

BY: FORUM MANAGEMENT, INC., A COLORADO CORPORATION, IS SOLE MANAGER

BY: DARREN M. FISK, PRESIDENT

ACKNOWLEDGMENT STATE OF Colorado } COUNTY OF Denver } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF October 2015, BY DARREN M. FISK, PRESIDENT OF FORUM MANAGEMENT, INC., SOLE MANAGER OF PEARL PLACE PHASE I VERTICAL, LLC.

WITNESS MY HAND AND SEAL, DANIELLE CHRISTENSEN, Notary Public, State of Colorado

NOTARY PUBLIC

Lender's Consent and Subordination THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT, DEDICATION AND EASEMENTS SHOWN HEREON AND MAKES THE DEED OF TRUST SUBORDINATE HERETO. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER STATED BELOW.

BOKF, N.A. D/B/A COLORADO STATE BANK AND TRUST BY: DARIN VISSCHER, VICE-PRESIDENT OF COMMERCIAL REAL ESTATE LENDING

ACKNOWLEDGMENT STATE OF Colorado } COUNTY OF Denver } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF October 2015, BY DARIN VISSCHER, VICE-PRESIDENT OF COMMERCIAL REAL ESTATE LENDING, BOKF, N.A. D/B/A COLORADO STATE BANK AND TRUST.

WITNESS MY HAND AND SEAL, MY COMMISSION EXPIRES: JAMES HARMANN, Notary Public

Lender's Consent and Subordination THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT, DEDICATION AND EASEMENTS SHOWN HEREON AND MAKES THE DEED OF TRUST SUBORDINATE HERETO. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER STATED BELOW.

PNC BANK, NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT BY: JAMES HARMANN, SUP

ACKNOWLEDGMENT STATE OF Colorado } COUNTY OF Denver } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF October 2015, BY JIM HARMANN, SENIOR VICE PRESIDENT OF PNC BANK, N.A.

WITNESS MY HAND AND SEAL, DANIELLE CHRISTENSEN, Notary Public, State of Colorado

NOTARY PUBLIC

- Notes 1. STEWART TITLE GUARANTY COMPANY FOR STEWART TITLE COMMITMENT NUMBER 01130-45583A, DATED MARCH 23, 2015 AT 5:30 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT. 2. 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 BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. 3. BASIS OF BEARINGS: AN ASSUMED BEARING OF SOUTH 00°03'40" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 29, BETWEEN A FOUND 2 1/2" ALUMINUM CAP IN RANGE BOX, "CITY OF BOULDER CONT POINT" AT THE NORTH QUARTER CORNER OF SECTION 29 AND A FOUND 3/4" REBAR WITH 2 1/2" ALLOY CAP IN MONUMENT BOX, "BOULDER LAND CONSULTANTS, PLS 20134" AT THE CENTER QUARTER CORNER OF SECTION 29 AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO. 4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-6-508. WHOEVER WILLFULLY DESTROYS, DEFACTS, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACTS, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH, 18 U.S.C. § 1858. 5. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT. 6. DATES OF FIELD WORK: JANUARY 27, 2015; JULY 16 & 17, 2014, MARCH 3-7 AND 15, 2014 (FLATRONS, INC., JOB# 14-63192); MARCH 26-27, 2013 AND APRIL 2, 2013 (FLATRONS, INC., JOB# 13-61728; NOVEMBER 1-7, 2012 (FLATRONS, INC., JOB# 12-60510); APRIL 8, 1998 (FLATRONS SURVEYING, INC. JOB# 97-30.691). 7. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE COMMITMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE COMMITMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE. #15 NOV 1, 1977 FILM 983, REC# 249565 SUBDIVISION AGREEMENT WITH THE CITY OF BOULDER #25 APRIL 12, 1976 FILM 920, REC# 172910 SUBDIVISION AGREEMENT WITH THE CITY OF BOULDER #31 DEC 24, 2014 REC# 03419774 RESTRICTIONS CONTAINED IN QUIT CLAIM DEED 8. FLOOD INFORMATION CITY OF BOULDER: THE SUBJECT PROPERTY IS LOCATED IN THE BOULDER SLOUGH 500 YEAR AND 100 YEAR FLOOD PLAIN ACCORDING TO THE CITY OF BOULDER FLOOD MAPS RESEARCHED ON APRIL 14, 2015. FLOOD INFORMATION IS SUBJECT TO CHANGE. FLOOD LINES ARE APPROXIMATE AND ARE SCALED FROM MAPS. 9. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 188,380 SQ. FT. OR 4.32 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES. 10. THE SUBJECT PROPERTY IS ZONED BUSINESS-REGIONAL 1 (BR-1). 11. THE PROPOSED USE OF LOTS 1 & 2 ARE COMMERCIAL.

Surveyor's Certificate I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATRONS, INC. THAT A SURVEY OF PEARL PLACE SUBDIVISION WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON JANUARY 27, 2015; AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

JOHN B. GUYTON COLORADO P.L.S. #16406 FSI JOB NO. 11-58,672 CHAIRMAN & CEO, FLATRONS, INC.

Approvals David D. Dinkell, Director of Planning; Maura R. ... Director of Public Works and Utilities

City Manager's Certificate THIS IS TO CERTIFY THAT THE CITY OF BOULDER VACATES THE FOLLOWING EASEMENTS SHOWN ON THIS PLAT: 1) THE TEMPORARY EASEMENT TO THE CITY OF BOULDER AS RECORDED AT RECEPTION NO. 03113773, 2) THE DITCH IMPROVEMENT & BIKEWAY EASEMENT AS RECORDED ON THE PLAT OF HEFFRON SUBDIVISION AS RECORDED AT RECEPTION NO. 00166001, 3) THE PERMANENT EASEMENT TO THE CITY OF BOULDER AS RECORDED AT RECEPTION NO. 03113773, 4) THE EASEMENT AND RIGHT-OF-WAY FOR DRAINAGE DITCH & CHANNEL IMPROVEMENTS AS RECORDED AT RECEPTION NO. 100295 AND RECEPTION NO. 102650, 5) A UTILITY EASEMENT TO THE CITY OF BOULDER AS RECORDED AT RECEPTION NO. 2631490, 6) A UTILITY EASEMENT TO THE CITY OF BOULDER AS RECORDED AT RECEPTION NO. 2631492. THESE VACATIONS AND RELEASES OF SAID EASEMENTS EXTEND ONLY TO THOSE PORTIONS AND TYPES OF EASEMENTS SPECIFICALLY DESCRIBED. ANY CROSS EASEMENTS OVER THE ABOVE-DESCRIBED EASEMENTS ARE RESERVED AND ANY OTHER EXISTING EASEMENTS NOT SPECIFICALLY INCLUDED IN THE DESCRIPTION OF THE VACATED EASEMENTS VACATED ABOVE ARE RESERVED.

IN WITNESS WHEREOF, THE SAID CITY OF BOULDER HAS CAUSED ITS SEAL TO BE HEREUNTO AFFIXED BY ITS CITY MANAGER THIS ____ DAY OF _____, 20____.

ATTEST: CITY CLERK _____ CITY MANAGER _____

Clerk and Recorder's Certificate STATE OF COLORADO } COUNTY OF BOULDER } I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ M., THIS ____ DAY OF _____ 20____, AND IS RECORDED AT RECEPTION # _____ FEES PAID: \$ _____ CLERK AND RECORDER _____ DEPUTY _____

Dedication & Certificates SHEET 1 OF 5

Table with columns: REVISION, DATE. Rows 1-9 detailing revisions to the plat.

FINAL PLAT PEARL PLACE SUBDIVISION COPYRIGHT 2015 FLATRONS, INC.

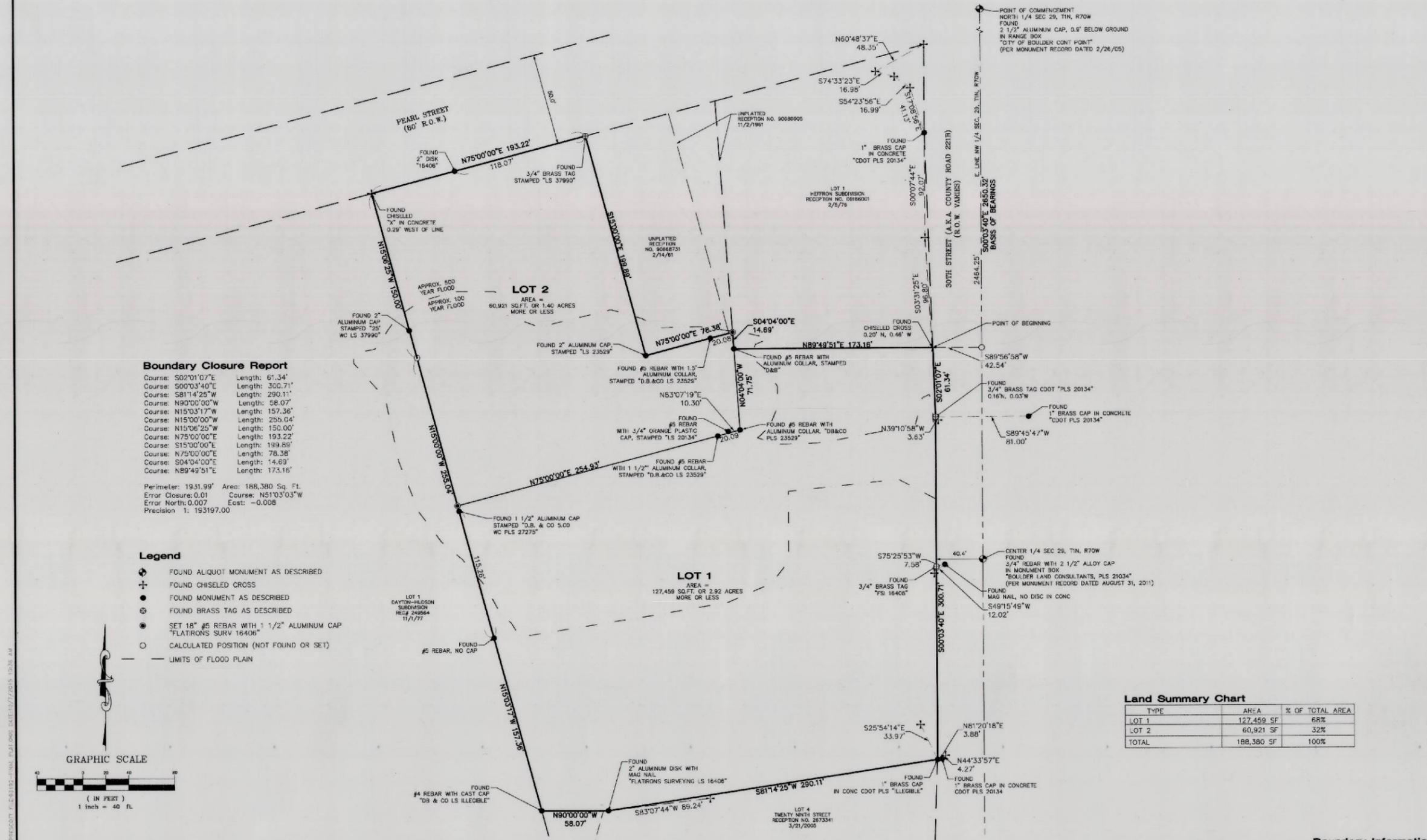
Flatrions, Inc. Surveying, Engineering & Geomatics www.flatrions.com 3825 IRE AVE, STE 200 DENVER, CO 80205 PH: (303) 443-7001 FAX: (303) 443-8250



JOB NUMBER: 14-63192 DATE: 04-17-2015 DRAWN BY: E. PRESCOTT CHECKED BY: WW/KC/JZC

SHEET 1 OF 5

**Pearl Place Subdivision
Final Plat**
LOCATED IN THE WEST HALF OF SECTION 29,
TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 2 OF 5

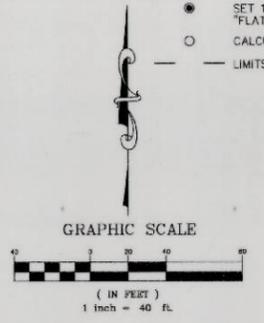


Boundary Closure Report

Course: S02°01'07"E	Length: 61.34'
Course: S00°03'40"E	Length: 300.71'
Course: S81°14'25"W	Length: 290.11'
Course: N90°00'00"W	Length: 58.07'
Course: N15°03'17"W	Length: 157.36'
Course: N15°00'00"W	Length: 295.04'
Course: N15°06'25"W	Length: 150.00'
Course: N75°00'00"E	Length: 193.22'
Course: S15°00'00"E	Length: 199.89'
Course: N75°00'00"E	Length: 78.38'
Course: S04°04'00"E	Length: 14.69'
Course: N89°49'51"E	Length: 173.16'

Perimeter: 1931.99' Area: 188,380 Sq. Ft.
Error Closure: 0.01' Course: N51°03'03"W
Error North: 0.007' East: -0.008'
Precision 1: 193197.00

- Legend**
- ⊕ FOUND ALIQUOT MONUMENT AS DESCRIBED
 - ⊕ FOUND CHISELED CROSS
 - FOUND MONUMENT AS DESCRIBED
 - ⊗ FOUND BRASS TAG AS DESCRIBED
 - ⊙ SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATRONS SURV 16406"
 - CALCULATED POSITION (NOT FOUND OR SET)
 - LIMITS OF FLOOD PLAIN



Land Summary Chart

TYPE	AREA	% OF TOTAL AREA
LOT 1	127,459 SF	68%
LOT 2	60,921 SF	32%
TOTAL	188,380 SF	100%

REVISION

REVISION	DATE
1 - Comments from CIV	2015-06-10 EP
2 - Comments from CIV	2015-07-13 EP
3 - Revise Ditch Easement	2015-07-27 EP
4 - Add Note on Ditch Easement	2015-07-27 EP
5 - Add Note on Ditch Easement	2015-08-18 EP
6 - Remove unneeded Zone Easements	2015-10-02 EP
7 - Revisions per CIV	2015-10-02 EP
8 - Revisions per CIV	2015-10-02 EP

FINAL PLAT
PEARL PLACE SUBDIVISION

Flatrons, Inc.
Surveying, Engineering & Geomatics
www.flatrons.com
3660 DOWNING ST
DENVER, CO 80205
303.778.4355
303.778.4355

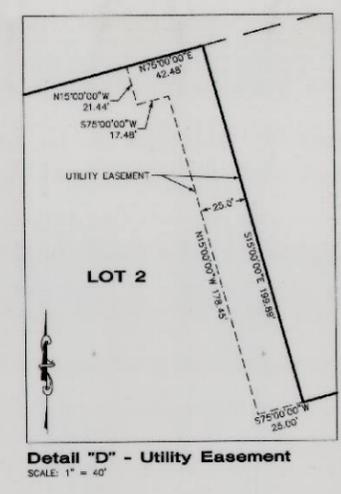
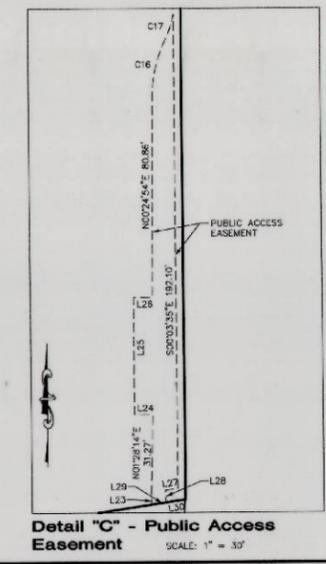
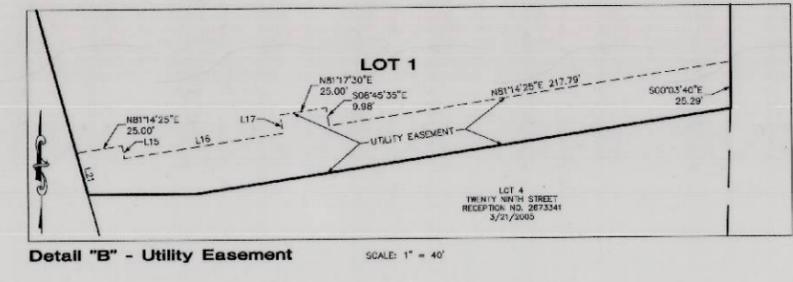
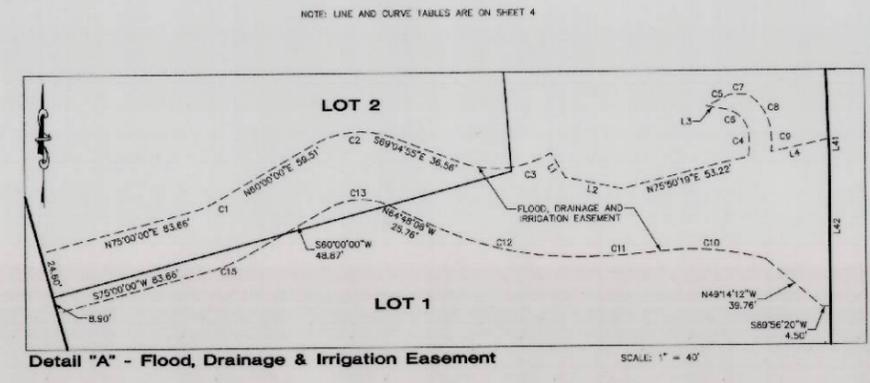
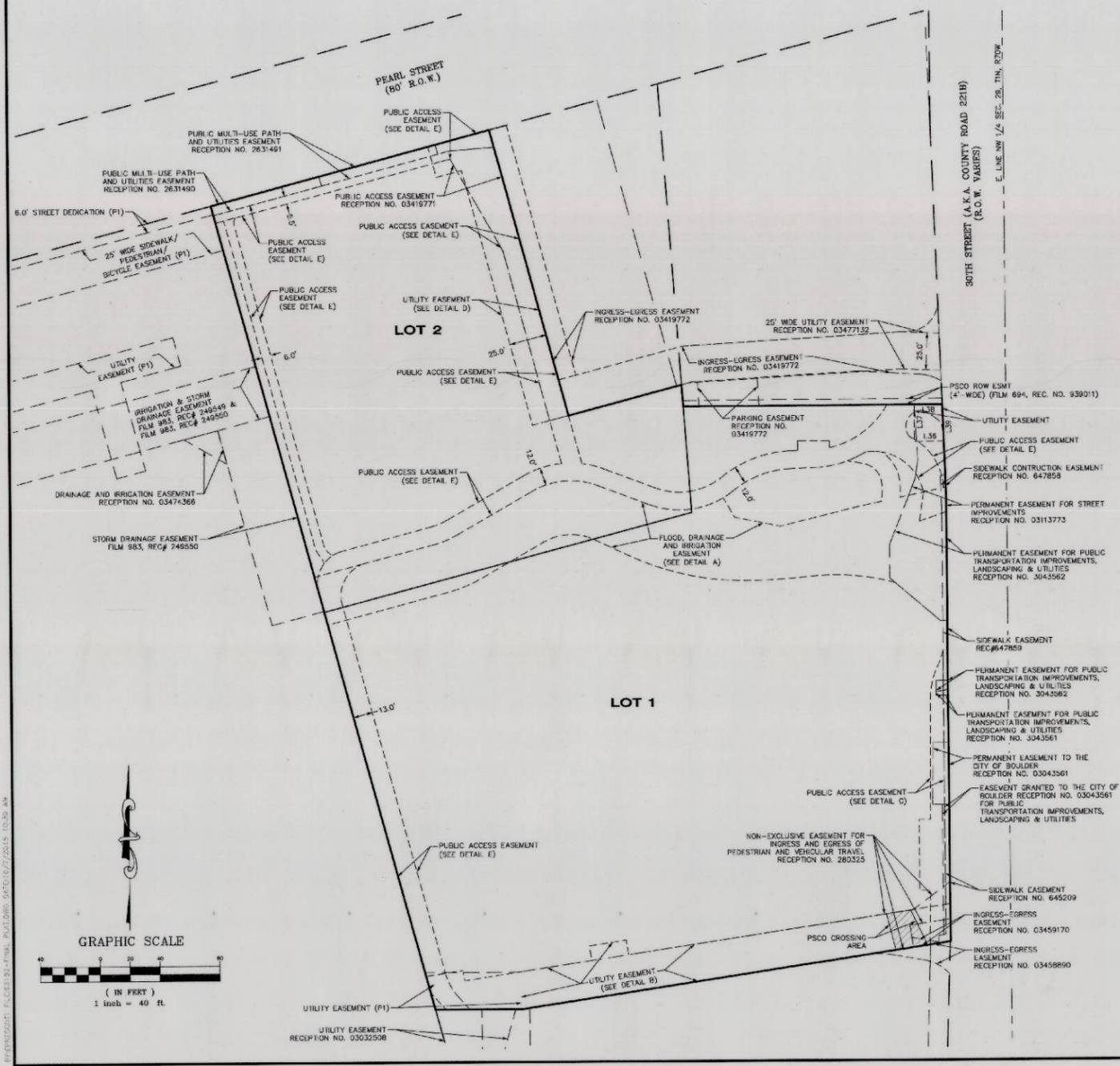


JOB NUMBER:
14-63192
DATE:
04-17-2015
DRAWN BY:
E. PRESCOTT
CHECKED BY:
WW/JK/JZG

Pearl Place Subdivision Final Plat

LOCATED IN THE WEST HALF OF SECTION 29,
TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 3 OF 5

- Legend**
- (P) AS PER THE PLAT OF HEFFRON SUBDIVISION
RECORDED AT RECEPTION NO. 00166001
 - (P1) AS PER THE PLAT OF DAYTON-HUDSON SUBDIVISION
RECORDED AT RECEPTION NO. 249564



REVISION	DATE
1	2015-07-15 EP
2	2015-07-15 EP
3	2015-07-15 EP
4	2015-07-15 EP
5	2015-07-15 EP
6	2015-07-15 EP
7	2015-07-15 EP
8	2015-07-15 EP

FINAL PLAT
PEARL PLACE SUBDIVISION
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Surveying, Engineering & Geomatics
www.flatironsinc.com
3925 RIS AVE, STE 805 3660 DOWNING ST
BOULDER, CO 80301 BOULDER, CO 80301
PH: (303) 443-7007 PH: (303) 443-7007
FAX: (303) 443-9833 FAX: (303) 938-8997



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**Pearl Place Subdivision
Final Plat**
 LOCATED IN THE WEST HALF OF SECTION 29,
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 CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO
 SHEET 4 OF 5



Detail "E" - Public Access Easement SCALE: 1" = 40'

LINE #	LENGTH	DIRECTION
L1	15.22	S29°50'24"E
L2	31.23	S78°25'10"E
L3	10.72	N75°28'56"W
L4	24.93	N77°50'41"E
L6	8.40	N75°28'59"E
L7	5.72	N75°28'59"E
L8	5.25	N15°06'25"W
L9	16.00	N90°00'00"W
L10	11.40	N41°25'09"W
L11	15.23	S41°25'09"E
L12	11.63	N15°03'17"W
L15	7.00	S08°45'39"E
L16	86.09	N81°14'25"E
L17	10.00	N08°44'53"W
L21	24.29	S15°03'17"E
L23	5.35	N00°25'59"W
L24	7.32	N90°00'00"W
L25	47.50	N00°02'51"E
L26	7.60	N90°00'00"E
L27	5.00	S80°53'01"W

LINE #	LENGTH	DIRECTION
L28	5.00	S00°03'40"E
L29	5.82	S81°14'25"W
L30	8.00	S81°14'25"W
L31	5.60	S15°06'25"E
L32	30.01	N85°23'04"E
L33	0.54	S87°58'53"W
L34	9.72	S56°24'26"E
L35	12.01	N15°00'00"W
L36	19.55	N85°49'51"E
L37	25.00	S00°10'09"E
L38	18.75	S89°49'51"W
L39	25.01	S02°01'07"E
L40	5.32	N02°01'07"W
L41	5.22	N02°01'07"W
L42	84.89	S00°03'40"E
L44	6.54	N00°00'00"E
L45	21.33	N90°00'00"E
L46	4.67	S00°00'00"E
L48	36.89	S89°49'51"W
L49	17.22	S02°01'07"E

LINE #	LENGTH	DIRECTION
L50	1.71	S77°50'41"W
L51	11.33	N00°03'40"W
L53	16.77	S87°23'50"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	15.18	56.00	10°00'00"	N67°30'00"E	15.14
C2	45.32	81.00	50°55'05"	N85°27'32"E	43.85
C3	51.52	57.00	51°47'14"	N85°01'28"E	49.78
C4	12.88	43.30	16°47'00"	N01°43'04"E	12.84
C5	13.31	71.00	10°44'32"	N84°07'00"E	13.29
C6	19.06	15.00	72°48'31"	N43°04'41"W	17.80
C7	11.01	34.13	16°28'43"	S89°17'03"E	10.95
C8	23.22	27.00	49°18'23"	S31°16'37"E	22.51
C9	11.37	55.30	11°46'35"	N00°47'08"W	11.35
C10	58.59	148.00	22°31'51"	N85°37'04"W	58.22
C11	42.17	350.96	6°53'02"	S86°33'31"W	42.14
C12	80.26	182.00	25°15'58"	N77°26'07"W	79.61
C13	34.68	36.00	55°11'52"	S87°35'56"W	33.36
C15	23.95	91.50	15°00'00"	S67°30'00"W	23.89
C16	24.16	54.00	25°37'52"	N13°03'41"E	23.96
C17	11.05	40.00	15°49'39"	N17°57'48"E	11.01
C22	15.31	63.00	13°55'18"	S76°02'34"E	15.27
C23	22.83	45.00	28°48'54"	N65°09'02"E	22.39
C24	49.26	77.00	38°39'14"	N69°04'12"E	48.42
C25	24.63	45.00	31°21'36"	S84°45'43"E	24.32
C26	49.57	59.00	48°08'27"	N53°18'50"E	48.13
C27	9.35	8.86	60°29'30"	S29°04'30"E	8.92
C28	25.37	11.13	130°36'33"	N28°51'42"E	20.22
C29	43.48	36.38	63°15'13"	S32°54'10"E	41.30
C30	52.22	34.13	87°39'13"	N54°41'48"W	47.27

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C31	35.50	71.00	28°39'06"	S73°04'17"W	35.14
C32	41.58	65.00	36°39'14"	S69°04'12"W	40.88
C33	59.86	57.00	60°10'29"	S80°49'50"W	57.15
C34	45.32	51.00	50°55'08"	S85°27'32"W	43.85
C35	15.18	56.00	10°00'00"	S67°30'00"W	15.14
C36	30.21	23.50	73°39'37"	N23°58'24"E	28.18
C37	35.79	22.74	90°11'07"	S28°05'55"W	32.21
C38	9.35	22.74	23°32'59"	S47°30'46"W	9.26
C39	5.52	22.74	13°54'13"	S66°14'22"W	5.50
C40	3.36	4.50	42°49'55"	N15°39'55"W	3.29
C41	18.43	40.02	28°22'56"	N28°13'29"W	18.26
C42	6.92	18.00	22°00'54"	N26°04'28"W	6.87
C43	4.88	4.50	62°11'46"	N18°01'54"E	4.85
C44	27.03	63.00	24°35'03"	S77°17'32"W	26.82
C45	12.04	46.00	15°00'00"	S67°30'00"W	12.01
C46	4.46	4.50	56°50'19"	N65°30'02"W	4.28

REVISION	DATE
1 - Comm. from City	2015-09-10
2 - Add. Xcel Consol. water utility jurisdiction	2015-07-21
3 - Add. Xcel Consol. water utility jurisdiction	2015-07-21
4 - Add. Xcel Consol. water utility jurisdiction	2015-07-21
5 - Add. Xcel Consol. water utility jurisdiction	2015-07-21
6 - Add. Xcel Consol. water utility jurisdiction	2015-07-21
7 - Add. Xcel Consol. water utility jurisdiction	2015-07-21
8 - Add. Xcel Consol. water utility jurisdiction	2015-07-21

**FINAL PLAT
PEARL PLACE SUBDIVISION**

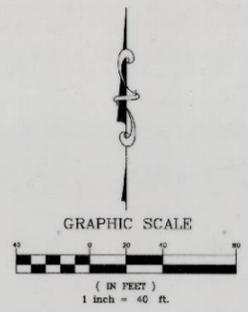
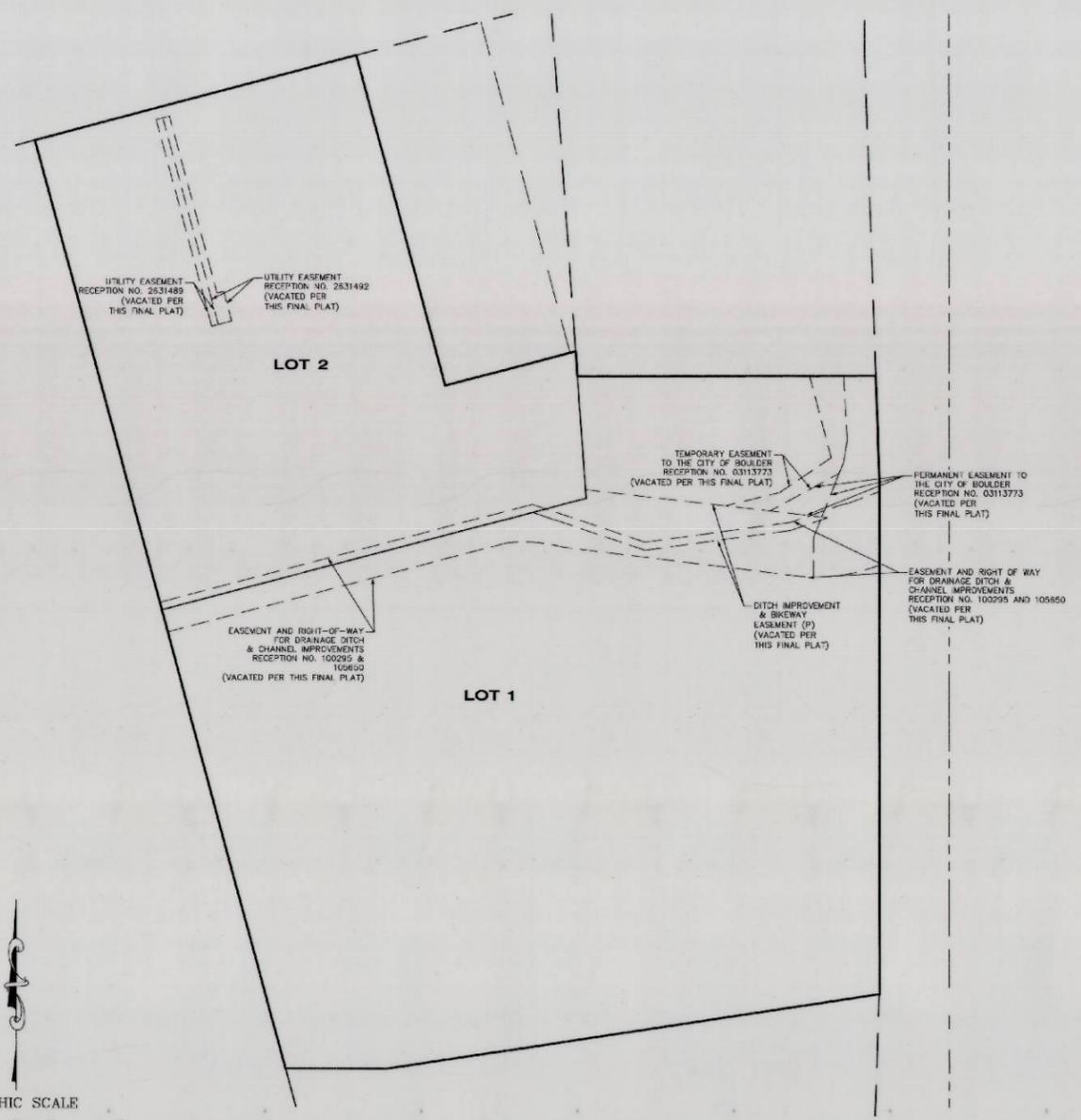
Flatiron, Inc.
 Surveying, Engineering & Geomatics
 www.flatironinc.com
 3825 IRE AVE, STE 350
 BOULDER, CO 80301
 PHONE: (303) 443-7800
 FAX: (303) 443-4555
 PH: (303) 936-6987



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Detail & Tables

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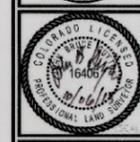


REVISION	DATE
1 - Comments from City	2015-06-10 EP
2 - Comments from City	2015-07-13 EP
3 - Comments from City	2015-08-11 EP
4 - Revisions per City Comments	2015-09-11 EP
5 - Add Xcel Contract, water utility, dedication	2015-09-18 EP
6 - Remove vacated Xcel Easements	2015-10-02 EP
7 - Add Xcel Contract, water utility, dedication	2015-10-02 EP
8 - Revisions per City	2015-10-08 EP
9 -	

**FINAL PLAT
PEARL PLACE SUBDIVISION**
 CONTRIBUTOR: 2015 FLATIRON, INC.

Flatirons, Inc.
 Surveying, Engineering & Geomatics
 www.FlatironsInc.com
 855 FOURTH AVE
 LONGMONT, CO 80501
 PH: (303) 778-1733
 FAX: (303) 778-4356

3660 DOWNING ST
 DENVER, CO 80202
 PH: (303) 443-7001
 PR: (303) 936-9977
 FAX: (303) 443-9830



JOB NUMBER:
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Easements To Be Vacated

SHEET 5 OF 5