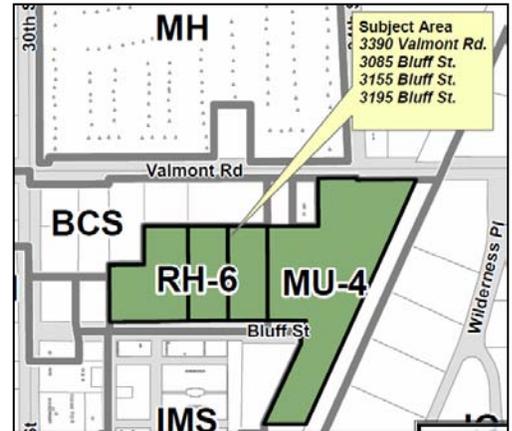


MEMORANDUM

TO: Planning Board
FROM: Elaine McLaughlin, Case Manager
DATE: June 1, 2016
SUBJECT: **Call Up Item:** SPARK Subdivision (TEC2016-00006) located at 3390 Valmont Road; 3085, 3155, and 3195 Bluff Street: Final Plat to replat the existing site into four lots and two outlots.

Attached is the disposition for the conditional approval (see [Attachment A](#)) for the Final Plat for the SPARK Subdivision (formerly portions of the Walker and KBOL subdivisions) is located within the MU-4 (Mixed Use - 4) and RH-6 (Residential - High 6) zoning districts. As indicated in [Attachment B](#), this approval will result in a replat of four lot as summarized in Table 1 below.

The subdivision is the result of the planned redevelopment of several existing vacant lots and the former Sutherlands Lumber into SPARK and SPARK_west, a mixed use development approved through Site and Use reviews by the Planning Board on Sept. 3, 2015. The approval is for a mix of uses including permanently affordable residential, market rate residential, retail, office and parks spaces along with a “woonerf” shared street.



Proposed Subdivision:

The entire subdivision totals 9.8 acres or approximately 428,456 square feet. The final plat illustrates the subdivision along with dedication of several public access and utility easements, as summarized below:

Lot 1 Block 1	Lot 1 Block 2	Lot 1 Block 3	Lot 1 Block 4	Lot 1 Block 5	Lot 2 Block 4 (Mixed use)	Lot 2 Block 5 (Retail/ Office)	Lot 3 Block 5 (Retail/ Office)	Lot 4 Block 5 (vacant-phase II)
Residential	Residential	Residential	Residential	Residential				
60,738 sq.ft.	15,664 sq.ft.	44,438 sq. ft.	14,552 sq. ft.	71,596 sq.ft.	31,976 sq.ft.	48,714 sq.ft.	38,972 sq.ft.	49,855 sq.ft.

Three outlots are proposed: Outlot A: a park of 8,344 square feet; Outlot B: a pocket park of 3,970 square feet; and Outlot C a pocket park of 962 square feet.

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 **June 1, 2016** and the decision may be called up before Planning Board on or before **June 15, 2016**. There is one Planning Board meeting within the 14-day call up period on **June 2, 2016**. 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 and Development Services**

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**
PROJECT NAME: **SPARK SUBDIVISION**
DESCRIPTION: **Final Plat to subdivision 9.836 acres into nine lots and three outlots with dedication of streets and easements.**
LOCATION: **3390 Valmont Road.; 3085, 3155, and 3195 Bluff Street**
COOR: **N04W03**
LEGAL DESCRIPTION: **Refer to Exhibit A (Attached)**
APPLICANT: **Leslie Ewy**
OWNER: **Spark Boulder Owner LLC; 3155 Element LLC; 1240 Cedar LLC**
APPLICATION: **TEC2016-00006 Subdivision/Final Plat**
ZONING: **MU-4 and RH-6**
CASE MANAGER: **Elaine McLaughlin**
THIS IS NOT A SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND NO VESTED PROPERTY RIGHT IS CREATED BY THIS APPROVAL.

Approved On: 6/1/2016
Date

By: [Signature]
David Driskell, Executive Director of Community Planning and 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: June 15, 2016

CONDITIONS OF APPROVAL

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

Address: 3390 Valmont Rd.; 3085, 3155, and 3195 Bluff St.

Exhibit A: Legal Description

A parcel of land being a portion of Lots 4, 5, 20 and 21 and all of Lots 6, 7, 8, 9 and 10, WALKER'S SUB-DIVISION and the adjoining vacated Meredith Street as vacated by resolution recorded August 9, 1950 in Book 871 at Page 390 and the adjoining vacated Bluff Street as vacated by resolution recorded April 8, 1958 in Book 1071 at Pages 320 and 335 in the office of the Boulder County Clerk & Recorder's office and Lot 1, KBOL MINOR SUBDISIVION, together with the northwesterly twenty-five (25) feet of the BNSF Railway right-of-way (formerly Colorado & Southern Railroad), and an unplatted parcel located on the East side of said Lot 5, all being located in the Northeast quarter of Section 29, Township 1 North, Range 70 West of the 6th P.M., being more particularly described as follows:

Commencing at the Northeast corner of the Northwest quarter of the Northeast quarter of Section 29, from whence the North quarter corner of Section 29 bears South 89°41'43" West;

Thence South 00°08'57" East along the East line of the Northwest quarter of the Northeast quarter of Section 29, a distance of 30.00 feet to the Northeast corner of Lot 5, WALKER'S SUB-DIVISION;

Thence continuing South 00°08'57" East along the East line of the Northwest quarter of the Northeast quarter of Section 29, and the East line of Lot 5, a distance of 10.50 feet to the **Point of Beginning**;

Thence following two (2) courses along the southerly and easterly line of a parcel of land described on Film 1196 at Reception Number 482601, Boulder County Clerk and Recorder's office:

- 1) North 89°41'43" East along a line 40.50 feet southerly and parallel with the northerly line of the Northeast quarter of the Northeast quarter of Section 29, a distance of 60.18 feet;
- 2) North 24°14'43" East, a distance of 11.54 feet;

Thence North 89°41'43" East along a line 30.00 feet southerly of and parallel with said northerly line of the Northeast quarter of the Northeast quarter of Section 29, a distance of 35.41 feet;

Thence South 23°58'23" West along a line 25 feet westerly of and parallel with the centerline of the Burlington Northern Railroad track a distance of 995.82 feet;

Thence South 89°40'43" West along the northerly deed line of vacated Hill Street, recorded in Book 1071 at Page 320 and 335, Boulder County Clerk and Recorder's Office, a distance of 152.49 feet;

Thence North 23°46'10" East, a distance of 328.54 feet to the northerly line of Lot 21, WALKER'S SUB-DIVISION;

Thence North 01°45'54" East, a distance of 40.03 feet to the centerline of Bluff Street;

Thence North 89°41'03" East along the centerline of said Bluff Street, a distance of 20.03 feet;

Thence North 00°18'57" West along a line perpendicular to said Bluff Street, a distance of 40.00 feet to the Southeast corner of Lot 8, WALKER'S SUB-DIVISION;

Thence South 89°41'03" West along the south lines of Lots 8, 9, 10, WALKER'S SUBDIVISION and the south line of Lot 1, KBOL MINOR SUBDIVISION, a distance of 730.57 feet to the southwest corner of Lot 1, KBOL MINOR SUBDIVISION;

Thence the following three (3) courses along the perimeter of Lot 1, KBOL MINOR SUBDIVISION:

- 1) North 00°14'32" West, a distance of 201.98 feet;
- 2) North 89°41'28" East, a distance of 131.51 feet;
- 3) North 00°14'32" West, a distance of 138.00 feet to the north line of Lot 1, KBOL MINOR SUBDIVISION, and the centerline of vacated Meredith Street;

Thence North 89°41'28" East along the centerline of vacated Meredith Street, a distance of 645.18 feet;

Thence North 00°18'32" West along a line perpendicular to the centerline of vacated Meredith Street, a distance of 40.00 feet to the southwest corner of the East one-third of Lot 4, WALKER'S SUBDIVISION;

Address: 3390 Valmont Rd.; 3085, 3155, and 3195 Bluff St.

Thence North 00°10'02" West along the west line of the East one-third of Lot 4, WALKER'S SUBDIVISION, a distance of 137.43 feet to the southwest corner of that parcel of land described on Film 1185 at Reception Number 470382, Boulder County Clerk and Recorder's office;

Thence North 89° 41'43" East along the south line of those parcels of land described on Film 1185 at Reception Number 470382 and Film 1196 at Reception Number 482601, Boulder County Clerk and Recorder's office and along a line 40.5 feet southerly of and parallel with the northerly line of the Northwest quarter of the Northeast quarter of Section 29, a distance of 259.24 feet to the **Point of Beginning**.
County of Boulder, State of Colorado.

Said parcel contains 428,472 square feet (9.836 acres), more or less.

Address: 3390 Valmont Rd.; 3085, 3155, and 3195 Bluff St.

SPARK SUBDIVISION - FINAL PLAT

a subdivision of a portion of Lots 4, 5, 20 and 21 and all of Lots 6, 7, 8, 9 and 10, WALKER'S SUBDIVISION and the adjoining vacated Meredith Street and Bluff Street, and Lot 1, KBOL MINOR SUBDIVISION, together with the northwesterly twenty-five feet of the BNSF Railway right-of-way and an unplatted parcel of land, all located in the Northeast Quarter of Section 29, Township 1 North, Range 70 West of the 6th P.M., City of Boulder, County of Boulder, State of Colorado

Sheet 1 of 4
TOTAL AREA = 9.836 ACRES

Dedication:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOTS 4, 5, 20 AND 21 AND ALL OF LOTS 6, 7, 8, 9 AND 10, WALKER'S SUB-DIVISION AND THE ADJOINING VACATED MEREDITH STREET AS VACATED BY RESOLUTION RECORDED AUGUST 9, 1950 IN BOOK 871 AT PAGE 390 AND THE ADJOINING VACATED BLUFF STREET AS VACATED BY RESOLUTION RECORDED APRIL 8, 1958 IN BOOK 1071 AT PAGES 320 AND 335 IN THE OFFICE OF THE BOULDER COUNTY CLERK & RECORDER'S OFFICE AND LOT 1, KBOL MINOR SUBDIVISION, TOGETHER WITH THE NORTHWESTERLY TWENTY-FIVE (25) FEET OF THE BNSF RAILWAY RIGHT-OF-WAY (FORMERLY COLORADO & SOUTHERN RAILROAD), AND AN UNPLATTED PARCEL LOCATED ON THE EAST SIDE OF SAID LOT 5, ALL BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, FROM WHENCE THE NORTH QUARTER CORNER OF SECTION 29 BEARS SOUTH 89°41'43" WEST,

THENCE SOUTH 00°08'57" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF LOT 5, WALKER'S SUB-DIVISION,

THENCE CONTINUING SOUTH 00°08'57" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, AND THE EAST LINE OF LOT 5, A DISTANCE OF 10.50 FEET TO THE POINT OF BEGINNING;

THENCE FOLLOWING TWO (2) COURSES ALONG THE SOUTHERLY AND EASTERLY LINE OF A PARCEL OF LAND DESCRIBED ON FILM 1196 AT RECEPTION NUMBER 482601, BOULDER COUNTY CLERK AND RECORDER'S OFFICE:

1) NORTH 89°41'43" EAST ALONG A LINE 40.50 FEET SOUTHERLY AND PARALLEL WITH THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, A DISTANCE OF 60.18 FEET;

2) NORTH 24°14'42" EAST, A DISTANCE OF 11.54 FEET;

THENCE NORTH 89°41'43" EAST ALONG A LINE 30.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, A DISTANCE OF 35.41 FEET;

THENCE SOUTH 23°58'23" WEST ALONG A LINE 25 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF THE BURLINGTON NORTHERN RAILROAD TRACK A DISTANCE OF 955.82 FEET;

THENCE SOUTH 89°40'43" WEST ALONG THE NORTHERLY DEED LINE OF VACATED HILL STREET, RECORDED IN BOOK 1071 AT PAGE 320 AND 335, BOULDER COUNTY CLERK AND RECORDER'S OFFICE, A DISTANCE OF 152.49 FEET;

THENCE NORTH 23°46'10" EAST, A DISTANCE OF 328.54 FEET TO THE NORTHERLY LINE OF LOT 21, WALKER'S SUB-DIVISION;

THENCE NORTH 01°45'54" EAST, A DISTANCE OF 40.03 FEET TO THE CENTERLINE OF BLUFF STREET;

THENCE NORTH 89°41'03" EAST ALONG THE CENTERLINE OF SAID BLUFF STREET, A DISTANCE OF 20.03 FEET;

THENCE NORTH 00°18'57" WEST ALONG A LINE PERPENDICULAR TO SAID BLUFF STREET, A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF LOT 6, WALKER'S SUB-DIVISION;

THENCE SOUTH 89°41'03" WEST ALONG THE SOUTH LINES OF LOTS 8, 9, 10, WALKER'S SUBDIVISION AND THE SOUTH LINE OF LOT 1, KBOL MINOR SUBDIVISION, A DISTANCE OF 730.57 FEET TO THE SOUTHWEST CORNER OF LOT 1, KBOL MINOR SUBDIVISION;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE PERIMETER OF LOT 1, KBOL MINOR SUBDIVISION:

1) NORTH 00°14'32" WEST, A DISTANCE OF 201.98 FEET;

2) NORTH 89°41'25" EAST, A DISTANCE OF 131.51 FEET;

3) NORTH 00°14'32" WEST, A DISTANCE OF 136.00 FEET TO THE NORTH LINE OF LOT 1, KBOL MINOR SUBDIVISION, AND THE CENTERLINE OF VACATED MEREDITH STREET;

THENCE NORTH 89°41'28" EAST ALONG THE CENTERLINE OF VACATED MEREDITH STREET, A DISTANCE OF 645.18 FEET;

THENCE NORTH 00°18'33" WEST ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF VACATED MEREDITH STREET, A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-THIRD OF LOT 4, WALKER'S SUBDIVISION;

THENCE NORTH 00°10'02" WEST ALONG THE WEST LINE OF THE EAST ONE-THIRD OF LOT 4, WALKER'S SUBDIVISION, A DISTANCE OF 137.43 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED ON FILM 1185 AT RECEPTION NUMBER 470382, BOULDER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE NORTH 89°41'43" EAST ALONG THE SOUTH LINE OF THOSE PARCELS OF LAND DESCRIBED ON FILM 1185 AT RECEPTION NUMBER 470382 AND FILM 1196 AT RECEPTION NUMBER 482601, BOULDER COUNTY CLERK AND RECORDER'S OFFICE AND ALONG A LINE 40.5 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, A DISTANCE OF 258.24 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED SAID REAL PROPERTY TO BE Laid OUT, SURVEYED, SUBDIVIDED AND PLATTED UNDER THE NAME OF "SPARK SUBDIVISION", A SUBDIVISION IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY GRANT, IN FEE, TO THE CITY OF BOULDER, FOR ITS USE AND THE USE OF THE PUBLIC FOREVER, THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED ON THE ACCOMPANYING PLAT AS "3RD STREET", "32ND STREET", "34TH STREET", "JUNCTION PLACE", "MEREDITH STREET" RIGHT-OF-WAY.

THE UNDERSIGNED DO FURTHER GRANT TO THE CITY OF BOULDER THOSE PORTIONS OF SAID 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, AND RANGE DITCHES AND DRAINS AND ALL APPURTENANCES THERE TO. 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 THEREOF 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, EXCEPT ITEMS OWNED BY MUNICIPALITY 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.

THE UNDERSIGNED DO FURTHER GRANT TO THE CITY OF BOULDER THOSE PORTIONS OF REAL PROPERTY DESIGNATED AS "PUBLIC ACCESS EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR PUBLIC INGRESS AND EGRESS, AND FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF TRANSPORTATION IMPROVEMENTS AND LANDSCAPING AND UTILITIES AND APPURTENANCES THERE TO. 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 THEREOF 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.

THE UNDERSIGNED DO FURTHER GRANT TO THE CITY OF BOULDER THAT PORTION OF REAL PROPERTY DESIGNATED AS "TEMPORARY PUBLIC ACCESS EASEMENT" ON THE ACCOMPANYING PLAT AS AN EASEMENT FOR PEDESTRIAN AND BICYCLE PATH ACCESS AND FOR THE CONSTRUCTION, INSTALLATION, REPAIR AND REPLACEMENT OF PEDESTRIAN AND BICYCLE FACILITIES. SAID EASEMENT SHALL REMAIN UNTIL SUCH TIME AS THE CITY APPROVES AND ACCEPTS THE RELOCATION OF THE PEDESTRIAN AND BICYCLE PATH AND DEDICATION OF A PERMANENT PUBLIC ACCESS EASEMENT FOR THE RELOCATED PATH. THE RELOCATED PATH AND EASEMENT ARE TO BE LOCATED GENERALLY ALONG THE EAST PROPERTY LINES OF LOT 2 AND LOT 4 OF BLOCK 5, SPARK SUBDIVISION, AND THEIR FINAL FORM AND LOCATION ARE SUBJECT TO APPROVAL BY THE CITY MANAGER.

THE UNDERSIGNED DO FURTHER GRANT TO THE CITY OF BOULDER THAT REAL PROPERTY DESIGNATED AS "DRAINAGE EASEMENT" ON THE ACCOMPANYING PLAT AS AN EASEMENT FOR STRUCTURES TO CONTAIN STORM RUN-OFF FROM THE SUBDIVISION, AND FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITIES, 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 COSTS INVOLVED IN CONSTRUCTING AND INSTALLING THE DRAINAGE IMPROVEMENTS AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF 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 REMAIN THE PROPERTY AND MAINTENANCE RESPONSIBILITY OF THE SUBDIVIDER OR THEN, WHEN CONVEYED TO THE UNIT OWNERS ASSOCIATED CREATED FOR THE SUBDIVISION, IT SHALL BECOME THE MAINTENANCE RESPONSIBILITY OF SAID UNIT OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS AND SHALL NOT BECOME THE PROPERTY OF THE CITY.

FOR APPROVAL OF "SPARK SUBDIVISION" AND THE DECLARATIONS AND CONDITIONS WHICH APPLY THERETO THIS DAY OF May 24, 2016.

SPARK BOULDER OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY (OWNER OF 3300 VALMONT ROAD AND 3155 BLUFF STREET)

BY: SCOTT A. HOLTON, AUTHORIZED SIGNATORY

Acknowledgement

STATE OF COLORADO } SS
COUNTY OF BOULDER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF May 2016, BY SCOTT A. HOLTON, AUTHORIZED SIGNATORY OF SPARK BOULDER OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: 9/16/17 DATE

MEAGAN ANN SMITH, NOTARY PUBLIC, STATE OF COLORADO, MY COMMISSION EXPIRES SEPTEMBER 16, 2017

3155 ELEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY (OWNER OF 3155 BLUFF STREET)

BY: CHRIS JACOBS, MANAGER

Acknowledgement

STATE OF COLORADO } SS
COUNTY OF BOULDER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF May 2016, BY CHRIS JACOBS, MANAGER OF 3155 ELEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: 9/16/17 DATE

MEAGAN ANN SMITH, NOTARY PUBLIC, STATE OF COLORADO, MY COMMISSION EXPIRES SEPTEMBER 16, 2017

1240 CEDAR LLC, A COLORADO LIMITED LIABILITY COMPANY (OWNER OF 3085 BLUFF STREET)

BY: CHRIS JACOBS, MANAGER

Acknowledgement

STATE OF COLORADO } SS
COUNTY OF BOULDER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF May 2016, BY CHRIS JACOBS, MANAGER OF 1240 CEDAR LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: 9/16/17 DATE

MEAGAN ANN SMITH, NOTARY PUBLIC, STATE OF COLORADO, MY COMMISSION EXPIRES SEPTEMBER 16, 2017

Surveyor's Statement

I, STEVEN J. SELLARS, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLAGSTAFF SURVEYING, INC. THAT THE SURVEY OF THE SUBJECT PARCELS WAS PERFORMED BY ME AND UNDER MY DIRECT SUPERVISION, RESPONSIBILITY, AND CHECKING, AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



Vicinity Map
SCALE: 1" = 1000'

Notes:

- 1) LAND TITLE GUARANTEE COMPANY ORDER NUMBER AB270437697-5 DATED JANUARY 8, 2016 AT 17:00:00 WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SUBDIVISION PLAT FOR 3300 VALMONT ROAD.
LAND TITLE GUARANTEE COMPANY ORDER NUMBER AB270437698-5 DATED JANUARY 8, 2016 AT 17:00:00 WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SUBDIVISION PLAT FOR 3155 BLUFF STREET.
LAND TITLE GUARANTEE COMPANY ORDER NUMBER AB270437693-6 DATED JANUARY 8, 2016 AT 17:00:00 WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SUBDIVISION PLAT FOR 3155 BLUFF STREET.
LAND TITLE GUARANTEE COMPANY ORDER NUMBER AB270437692-6 DATED JANUARY 8, 2016 AT 17:00:00 WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SUBDIVISION PLAT FOR 3085 BLUFF STREET.
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: CALCULATED A BEARING OF NORTH 82°25'26" WEST BETWEEN PROJECT CONTROL POINTS CP-548 AND CP-567. PROJECT COORDINATES AND ELEVATIONS WERE PROVIDED BY BOULDER LAND CONSULTANTS.
4) THE SUBJECT PROPERTY CONTAINS 428,494 SQUARE FEET (9.836 ACRES).
5) THE SUBJECT PROPERTY IS LOCATED IN ZONE X (UNSHADED), THE AREA DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN, ACCORDING TO THE CURRENT FEMA FLOOD INSURANCE RATE MAP, MAP NUMBERS 080303394F AND 081300413A, EFFECTIVE DATE DECEMBER 18, 2012. FLOOD INFORMATION IS SUBJECT TO CHANGE.
6) BENCHMARK: SEE PROJECT COORDINATE TABLE FOR BOULDER JUNCTION. ALL ELEVATIONS ARE BASED UPON THE NAVD 88 DATUM.

Outlot Table

Table with 3 columns: OUTLOT, PURPOSE, OWNER / MAINTENANCE. Row A: PRIVATE PARK FOR SPARK RESIDENTS, TO BE OWNED AND MAINTAINED BY THE SPARK COMMERCIAL PROPERTY OWNERS ASSOCIATION. Row B: PRIVATE PARK FOR SPARK RESIDENTS, TO BE OWNED AND MAINTAINED BY SPARK WEST HOME OWNERS ASSOCIATION. Row C: PRIVATE PARK FOR SPARK RESIDENTS, TO BE OWNED AND MAINTAINED BY SPARK WEST HOME OWNERS ASSOCIATION.

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.

CITY OF BOULDER, A COLORADO HOME RULE CITY (LENDER FOR 3155 BLUFF STREET)

BY: Jane S. Brautigam, City Manager

ATTEST: [Signature] CITY CLERK

APPROVED AS TO FORM: [Signature] CITY ATTORNEY'S OFFICE 5-26-2016

Acknowledgement

STATE OF COLORADO } SS
COUNTY OF BOULDER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF May 2016, BY JANE S. BRAUTIGAM AS CITY MANAGER OF THE CITY OF BOULDER.

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: June 30, 2019 DATE

[Signature] NOTARY PUBLIC

Approvals

[Signatures of Director of Planning and Director of Public Works and Utilities]

City Manager's Certificate

IN WITNESS WHEREOF, THE SAID CITY OF BOULDER HAS CAUSED ITS SEAL TO BE HEREUNTO AFFIXED BY ITS CITY MANAGER THIS 26th DAY OF May 2016.

ATTEST: [Signature] CITY CLERK, [Signature] CITY MANAGER

Clerk and Recorder's Certificate

STATE OF COLORADO } SS
COUNTY OF BOULDER }
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT O'CLOCK M., THIS DAY OF 2016, AND IS RECORDED AT RECEPTION # FEES PAID: \$
CLERK AND RECORDER DEPUTY

FILED - 2016 MAY 24, 2016

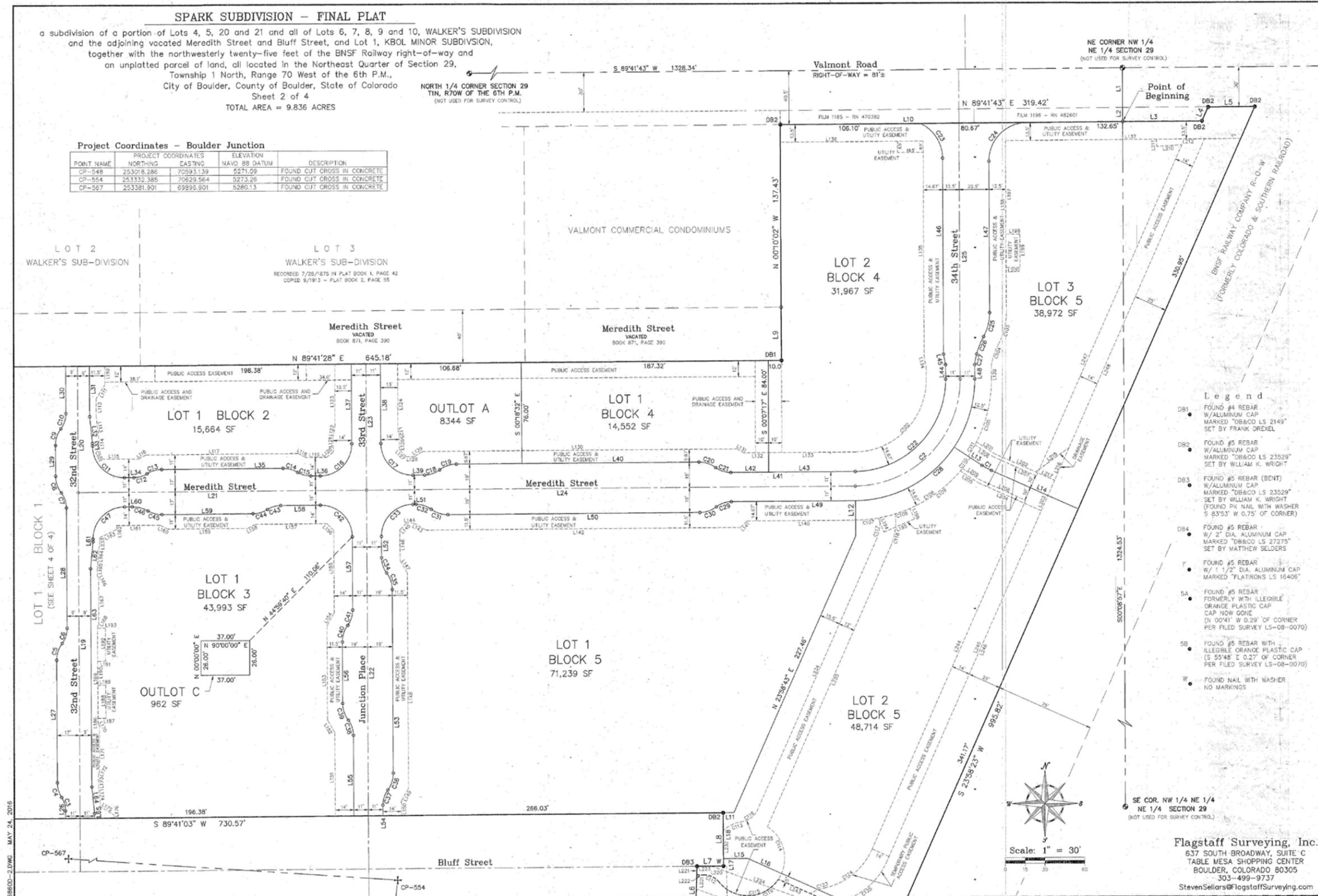
Flagstaff Surveying, Inc.
637 SOUTH BROADWAY, SUITE C
TABLE MESA SHOPPING CENTER
BOULDER, COLORADO 80305
303-499-9737
StevenSellars@FlagstaffSurveying.com

SPARK SUBDIVISION - FINAL PLAT

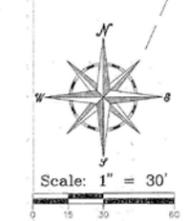
a subdivision of a portion of Lots 4, 5, 20 and 21 and all of Lots 6, 7, 8, 9 and 10, WALKER'S SUBDIVISION and the adjoining vacated Meredith Street and Bluff Street, and Lot 1, KBOL MINOR SUBDIVISION, together with the northwesterly twenty-five feet of the BNSF Railway right-of-way and an unplatted parcel of land, all located in the Northeast Quarter 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 4
 TOTAL AREA = 9.836 ACRES

Project Coordinates - Boulder Junction

POINT NAME	PROJECT COORDINATES NORTHING EASTING	ELEVATION NAVD 88 DATUM	DESCRIPTION
CP-548	253078.286 70593.139	5271.09	FOUND CUT CROSS IN CONCRETE
CP-554	253332.385 70829.564	5273.26	FOUND CUT CROSS IN CONCRETE
CP-567	253381.901 69898.901	5280.13	FOUND CUT CROSS IN CONCRETE



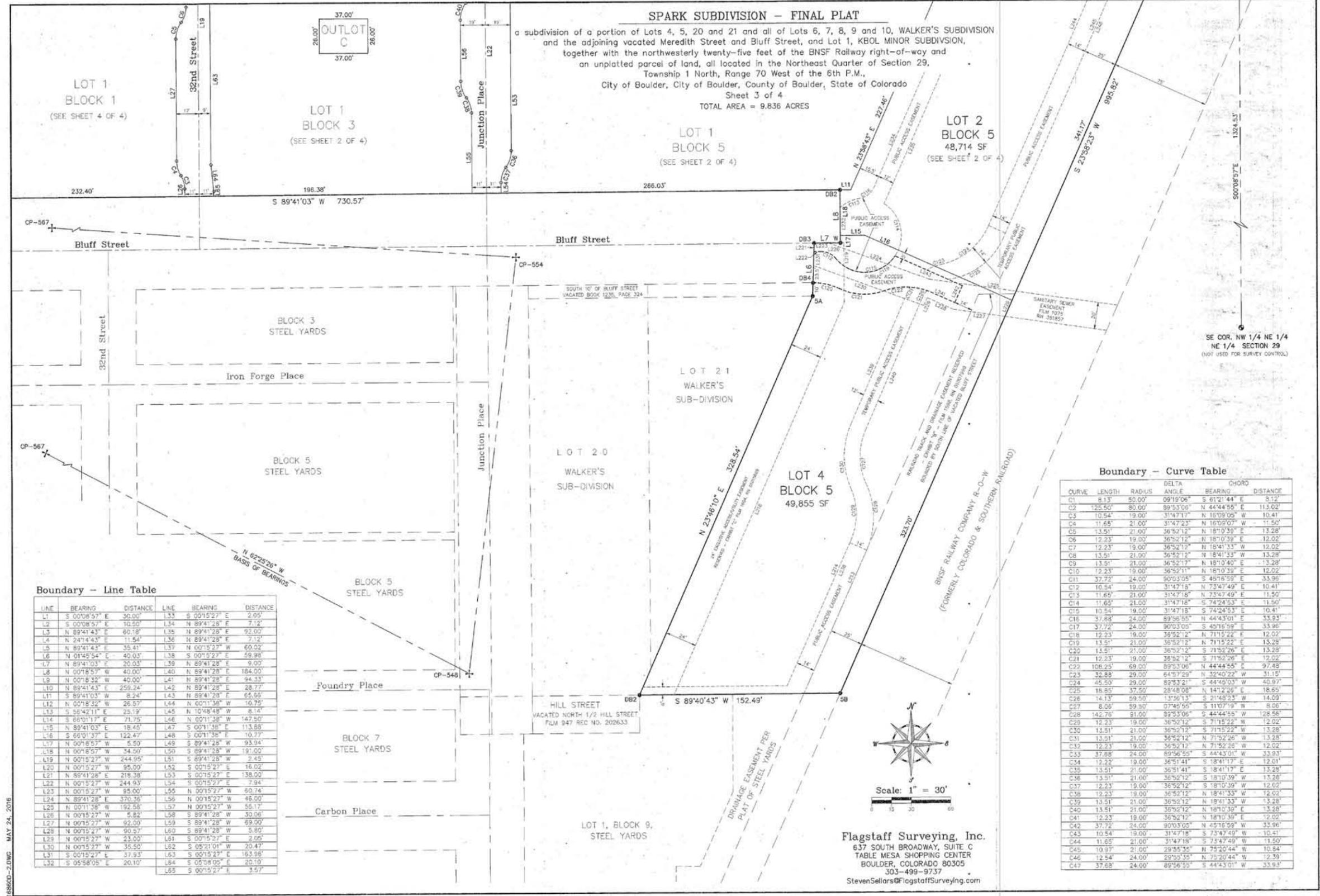
- Legend**
- DB1 FOUND #4 REBAR W/ALUMINUM CAP MARKED "DB&CO LS 2149" SET BY FRANK OREXEL
 - DB2 FOUND #5 REBAR W/ALUMINUM CAP MARKED "DB&CO LS 23529" SET BY WILLIAM K. WRIGHT
 - DB3 FOUND #5 REBAR (BENT) W/ALUMINUM CAP MARKED "DB&CO LS 23529" SET BY WILLIAM K. WRIGHT (FOUND PK NAIL WITH WASHER S 83°53' W 0.75' OF CORNER)
 - DB4 FOUND #5 REBAR W/ 2" DIA. ALUMINUM CAP MARKED "DB&CO LS 27275" SET BY MATTHEW SELDERS
 - F FOUND #5 REBAR W/ 1 1/2" DIA. ALUMINUM CAP MARKED "FLATIRON LS 16406"
 - 5A FOUND #5 REBAR FORMERLY WITH ILLEGIBLE ORANGE PLASTIC CAP NOW GONE (N 00°41' W 0.29' OF CORNER PER FILED SURVEY LS-08-0070)
 - 5B FOUND #5 REBAR WITH ILLEGIBLE ORANGE PLASTIC CAP (S 55°48' E 0.27' OF CORNER PER FILED SURVEY LS-08-0070)
 - W FOUND NAIL WITH WASHER NO MARKINGS



SE COR. NW 1/4 NE 1/4
 NE 1/4 SECTION 29
 (NOT USED FOR SURVEY CONTROL)

Flagstaff Surveying, Inc.
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 BOULDER, COLORADO 80305
 303-499-9737
 StevenSellers@FlagstaffSurveying.com

186600-2.DWG MAY 24, 2016



SPARK SUBDIVISION - FINAL PLAT
 a subdivision of a portion of Lots 4, 5, 20 and 21 and all of Lots 6, 7, 8, 9 and 10, WALKER'S SUBDIVISION and the adjoining vacated Meredith Street and Bluff Street, and Lot 1, KBOL MINOR SUBDIVISION, together with the northwesterly twenty-five feet of the BNSF Railway right-of-way and an unplatted parcel of land, all located in the Northeast Quarter of Section 29, Township 1 North, Range 70 West of the 6th P.M.,
 City of Boulder, City of Boulder, County of Boulder, State of Colorado
 Sheet 3 of 4
 TOTAL AREA = 9.836 ACRES

Boundary - Line Table

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 00°08'57" E	30.00'	L33	S 00°15'27" E	2.05'
L2	S 00°08'57" E	10.50'	L34	N 89°41'28" E	7.12'
L3	N 89°41'43" E	60.18'	L35	N 89°41'28" E	92.00'
L4	N 24°14'43" E	11.54'	L36	N 89°41'28" E	7.12'
L5	N 89°41'43" E	35.41'	L37	N 00°15'27" W	60.02'
L6	N 01°45'54" E	40.03'	L38	S 00°15'27" E	59.98'
L7	N 89°41'03" E	20.03'	L39	N 89°41'28" E	9.00'
L8	N 00°18'57" W	40.00'	L40	N 89°41'28" E	184.00'
L9	N 00°18'32" W	40.00'	L41	N 89°41'28" E	94.33'
L10	N 89°41'43" E	259.24'	L42	N 89°41'28" E	28.77'
L11	S 89°41'03" W	8.24'	L43	N 89°41'28" E	65.50'
L12	N 00°18'32" W	26.57'	L44	N 00°11'38" W	10.75'
L13	S 58°42'11" E	25.19'	L45	N 10°48'48" W	8.14'
L14	S 68°01'12" E	71.75'	L46	N 00°11'38" W	147.50'
L15	N 89°41'03" E	18.45'	L47	S 00°11'38" E	113.88'
L16	S 66°01'37" E	122.47'	L48	S 00°11'38" E	10.77'
L17	N 00°18'57" W	5.50'	L49	S 89°41'28" W	93.94'
L18	N 00°18'57" W	34.50'	L50	S 89°41'28" W	191.00'
L19	N 00°15'27" W	244.95'	L51	S 89°41'28" W	2.45'
L20	N 00°15'27" W	35.00'	L52	S 00°15'27" E	18.02'
L21	N 89°41'28" E	218.38'	L53	S 00°15'27" E	138.02'
L22	N 00°15'27" W	244.93'	L54	S 00°15'27" E	7.94'
L23	N 00°15'27" W	85.00'	L55	N 00°15'27" W	60.74'
L24	N 89°41'28" E	370.36'	L56	N 00°15'27" W	46.00'
L25	N 00°11'38" W	192.58'	L57	N 00°15'27" W	55.17'
L26	N 00°15'27" W	5.82'	L58	S 89°41'28" W	30.06'
L27	N 00°15'27" W	92.00'	L59	S 89°41'28" W	69.00'
L28	N 00°15'27" W	90.57'	L60	S 89°41'28" W	5.80'
L29	N 00°15'27" W	23.02'	L61	S 00°15'27" E	2.06'
L30	N 00°15'27" W	35.50'	L62	S 05°21'01" W	20.47'
L31	S 00°15'27" E	37.93'	L63	S 00°15'27" E	163.98'
L32	S 05°58'05" E	20.10'	L64	S 05°58'05" E	20.10'
			L65	S 00°15'27" E	3.57'

Boundary - Curve Table

CURVE	LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD DISTANCE
C1	8.13'	50.00'	09°19'06"	S 61°21'44" E	5.12'
C2	125.40'	80.00'	89°53'05"	N 44°44'55" E	113.02'
C3	10.54'	19.00'	31°47'11"	N 15°09'05" W	10.41'
C4	11.65'	21.00'	31°47'23"	N 16°05'07" W	11.50'
C5	13.51'	21.00'	36°52'12"	N 18°10'39" E	13.28'
C6	12.23'	19.00'	36°52'12"	N 18°10'39" E	12.02'
C7	12.23'	19.00'	36°52'12"	N 18°41'33" W	12.02'
C8	13.51'	21.00'	36°52'12"	N 18°41'33" W	13.28'
C9	13.51'	21.00'	36°52'17"	N 18°10'40" E	13.28'
C10	12.23'	19.00'	36°52'11"	N 18°10'39" E	12.02'
C11	37.72'	24.00'	90°03'05"	S 44°44'55" E	33.93'
C12	10.54'	19.00'	31°47'18"	N 15°09'05" E	10.41'
C13	11.65'	21.00'	31°47'18"	N 15°09'05" E	11.50'
C14	11.65'	21.00'	31°47'18"	S 74°24'53" E	11.50'
C15	10.54'	19.00'	31°47'18"	S 74°24'53" E	10.41'
C16	37.88'	24.00'	89°56'55"	N 44°43'01" E	33.93'
C17	37.72'	24.00'	90°03'05"	S 45°16'59" E	33.96'
C18	12.23'	19.00'	36°52'12"	N 71°15'22" E	12.02'
C19	13.51'	21.00'	36°52'12"	N 71°15'22" E	13.28'
C20	13.51'	21.00'	36°52'12"	S 71°52'26" E	13.28'
C21	12.23'	19.00'	36°52'12"	S 71°52'26" E	12.02'
C22	108.25'	69.00'	89°53'06"	N 44°44'55" E	97.48'
C23	32.88'	29.00'	64°57'29"	N 32°40'22" W	31.15'
C24	45.50'	29.00'	89°53'21"	S 44°45'03" W	40.97'
C25	18.85'	37.50'	28°48'08"	N 14°12'26" E	18.65'
C26	14.13'	59.50'	13°56'13"	S 21°48'23" W	14.09'
C27	8.06'	59.50'	07°45'55"	S 11°07'19" W	8.06'
C28	142.76'	81.00'	89°53'06"	S 44°44'55" W	128.58'
C29	12.23'	19.00'	36°52'12"	S 71°15'22" W	12.02'
C30	13.51'	21.00'	36°52'12"	S 71°15'22" W	13.28'
C31	13.51'	21.00'	36°52'12"	N 71°52'26" W	13.28'
C32	12.23'	19.00'	36°52'12"	N 71°52'26" W	12.02'
C33	37.88'	24.00'	89°56'55"	S 44°43'01" W	33.93'
C34	12.22'	19.00'	36°51'41"	S 18°41'17" E	12.01'
C35	13.51'	21.00'	36°51'41"	S 18°41'17" E	13.28'
C36	13.51'	21.00'	36°52'12"	S 18°10'39" W	13.28'
C37	12.23'	19.00'	36°52'12"	S 18°10'39" W	12.02'
C38	13.51'	19.00'	36°52'12"	N 18°41'33" W	12.02'
C39	13.51'	21.00'	36°52'12"	N 18°41'33" W	13.28'
C40	13.51'	21.00'	36°52'12"	N 18°10'39" E	13.28'
C41	12.23'	19.00'	36°52'12"	N 18°10'39" E	12.02'
C42	37.72'	24.00'	90°03'05"	N 45°16'59" W	33.96'
C43	10.54'	19.00'	31°47'18"	S 73°47'49" W	10.41'
C44	11.65'	21.00'	31°47'18"	S 73°47'49" W	11.50'
C45	10.37'	21.00'	29°55'35"	N 75°20'44" W	10.34'
C46	12.54'	24.00'	89°53'35"	N 75°20'44" W	12.39'
C47	37.88'	24.00'	89°56'55"	S 44°43'01" W	33.93'


 Scale: 1" = 30'
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168600-2.DWG MAY 24, 2016

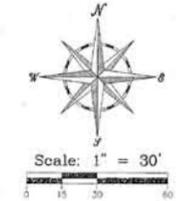
Easement Line Table

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L101	N00°15'27"W	2.83	L175	N58°42'32"W	11.78
L102	N30°15'27"W	5.95	L176	N00°15'27"W	2.44
L103	N00°15'27"W	136.89	L177	S00°11'34"E	256.75
L104	N44°44'33"E	11.31	L178	N89°41'28"E	41.39
L105	N00°15'27"W	21.44	L179	S00°11'34"E	156.82
L106	N45°12'53"E	11.37	L180	N00°15'27"W	77.26
L107	N00°15'27"W	134.42	L181	N00°15'27"W	10.00
L108	N44°44'33"E	11.31	L182	N90°00'00"E	77.27
L109	N00°15'27"W	15.41	L183	S00°11'34"E	100.18
L110	S00°15'27"E	14.32	L184	S00°15'27"E	3.59
L111	S32°43'48"W	11.94	L185	S00°11'34"E	61.17
L112	S00°15'27"E	13.35	L186	N00°15'27"W	3.78
L113	S02°58'05"E	20.10	L187	S89°44'33"W	6.00
L114	S00°15'27"E	2.30	L188	S89°44'33"W	25.00
L115	N89°41'28"E	27.22	L189	N89°44'33"E	6.00
L116	N59°34'52"E	5.98	L190	N00°15'27"W	17.74
L117	N89°41'28"E	115.84	L191	S89°44'33"W	6.00
L118	S00°15'27"E	5.95	L192	S00°15'27"E	25.00
L119	N89°41'28"E	15.28	L193	N89°44'33"E	6.00
L120	N32°43'48"W	6.43	L194	N89°44'33"E	13.52
L121	N02°15'27"W	11.92	L195	S89°44'33"W	25.00
L122	N10°42'10"E	7.89	L196	S23°58'43"E	8.66
L123	N00°15'27"W	46.55	L197	N00°15'27"W	76.69
L124	S00°15'27"E	48.81	L198	S89°44'33"W	10.00
L125	S1°15'42"E	5.11	L199	N00°15'27"W	25.00
L126	S00°15'27"E	10.00	L200	S89°44'33"W	10.50
L127	S45°00'56"E	7.45	L201	S58°42'11"E	16.18
L128	N89°41'28"E	6.10	L202	S68°01'17"E	49.77
L129	N89°44'33"E	7.35	L203	S23°58'43"E	25.00
L130	N89°41'28"E	236.06	L204	N89°44'33"E	118.13
L131	S60°15'12"E	5.99	L205	N58°42'11"E	16.50
L132	N89°41'28"E	18.87	L206	S58°42'11"E	16.14
L133	N89°41'28"E	65.81	L207	S68°01'17"E	36.98
L134	N10°48'48"W	8.14	L208	N89°41'28"E	32.61
L135	N00°15'27"W	182.50	L209	N89°41'28"E	18.00
L136	S89°41'43"W	108.17	L210	S89°49'58"W	19.12
L137	N89°41'43"E	178.33	L211	N0°15'00"E	8.37
L138	N00°15'27"W	125.35	L212	S89°41'43"W	36.71
L139	N00°15'27"W	8.90	L213	S45°00'56"E	118.13
L140	S89°41'28"W	82.31	L214	S23°58'43"E	119.57
L141	S44°41'28"W	6.83	L215	N54°28'10"E	31.16
L142	S89°41'28"W	238.35	L216	S23°58'43"E	28.86
L143	S60°15'12"E	11.08	L217	N89°41'43"W	14.79
L144	S89°44'33"W	5.16	L218	S23°58'43"E	33.30
L145	S44°37'11"W	7.31	L219	S00°23'43"E	44.77
L146	S00°15'27"E	22.94	L220	N89°41'03"E	22.58
L147	S30°15'27"E	11.00	L221	S01°45'54"W	6.50
L148	S00°15'27"E	181.31	L222	N89°41'03"E	5.25
L149	S23°58'43"E	11.00	L223	S89°41'03"W	19.84
L150	S00°15'27"E	10.00	L224	N70°03'27"W	81.67
L151	S00°15'27"E	62.72	L225	N81°53'27"W	66.44
L152	S30°15'27"E	11.00	L226	S23°58'43"E	20.79
L153	S00°15'27"E	70.86	L227	S81°53'27"E	39.54
L154	S23°58'43"E	11.00	L228	S89°41'03"W	21.74
L155	S00°15'27"E	81.92	L229	N23°51'33"E	6.35
L156	S45°00'56"E	7.23	L230	S70°03'27"E	89.26
L157	N89°41'28"E	54.34	L231	N01°45'54"E	17.08
L158	N82°27'39"E	6.46	L232	N00°15'27"W	21.07
L159	N89°41'28"E	60.34	L233	N00°15'27"W	3.27
L160	S81°53'27"E	6.69	L234	N23°58'43"E	22.48
L161	N89°41'28"E	32.94	L235	S23°58'43"E	230.10
L162	N00°15'27"W	3.00	L236	N00°15'27"W	61.21
L163	N84°40'18"E	14.20	L237	S80°00'00"W	1.41
L164	N00°15'27"W	20.47	L238	N01°15'43"E	117.83
L165	N00°15'27"W	4.70	L239	N23°58'43"E	106.32
L166	N26°48'16"W	2.24	L240	S23°58'43"E	108.39
L167	N00°15'27"W	34.60	L241	S68°01'17"E	18.89
L168	N29°21'32"E	2.23	L242	N23°58'43"E	14.00
L169	N00°15'27"W	72.81	L243	N48°01'37"W	55.89
L170	N26°48'16"W	2.24	L244	N23°58'43"E	286.25
L171	N00°15'27"W	34.52	L245	S23°58'43"E	299.70
L172	N26°21'32"E	2.23	L246	S23°58'43"E	300.77
L173	N00°15'27"W	8.98	L247	N23°58'43"E	272.19
L174	N02°58'05"E	19.29	L248	S23°58'43"E	293.34

Easement Curve Table

CURVE	LENGTH	RADIUS	DELTA ANGLE	BEARING	DISTANCE
C101	10.50	19.00	31°48'30"	S18°09'42"E	10.41
C102	85.24	54.33	89°51'06"	N44°44'56"E	76.79
C103	45.24	30.17	28°48'06"	N14°12'28"E	24.89
C104	16.60	48.83	20°25'20"	S18°25'50"W	16.60
C105	61.82	103.67	34°59'54"	N18°53'28"E	60.50
C106	102.78	105.67	59°43'49"	N61°49'33"E	98.78
C107	17.19	192.67	09°10'08"	N84°01'58"E	17.17
C108	26.22	105.67	17°40'36"	N23°32'04"E	26.16
C109	47.83	105.67	28°56'10"	N54°42'02"E	47.42
C110	12.54	105.67	09°42'56"	N37°21'37"E	12.53
C111	12.52	103.87	06°50'16"	N30°30'47"E	12.51
C112	13.38	15.00	31°08'51"	N64°45'00"W	12.84
C113	16.21	28.00	33°00'50"	N80°03'30"E	16.28
C114	39.37	28.00	81°48'50"	N16°55'03"W	36.66
C115	57.08	28.00	118°48'50"	N82°22'50"E	47.70
C116	18.10	15.00	57°32'50"	N32°48'38"E	14.47
C117	17.50	35.00	28°38'45"	N09°32'21"E	17.32
C118	26.38	47.00	30°36'42"	S09°30'22"W	26.06
C119	52.06	28.00	106°41'43"	N87°13'25"E	44.88
C120	21.12	48.00	20°21'17"	S72°26'02"E	20.95
C121	34.40	44.50	44°17'49"	S86°28'48"E	33.93
C122	37.61	50.00	43°36'01"	S87°44'38"E	36.73
C123	11.97	38.00	18°23'00"	N88°58'17"E	11.97
C124	48.25	51.00	54°12'00"	N51°04'55"E	46.47
C125	54.53	53.00	58°57'02"	N53°37'14"E	52.18
C126	7.13	25.00	17°00'46"	S32°05'51"W	7.10
C127	41.31	49.00	48°17'51"	S09°33'22"E	40.92
C128	11.81	61.00	48°41'06"	S09°21'50"E	11.81
C129	40.44	49.00	47°16'58"	N00°26'14"E	39.30
C130	49.83	61.00	46°52'43"	N00°06'37"E	48.55
C131	4.30	36.00	08°50'53"	N27°00'55"E	4.30

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 StevenSellers@FlagstaffSurveying.com



SPARK SUBDIVISION - FINAL PLAT

a subdivision of a portion of Lots 4, 5, 20 and 21 and all of Lots 6, 7, 8, 9 and 10, WALKER'S SUBDIVISION and the adjoining vacated Meredith Street and Bluff Street, and Lot 1, KBOL MINOR SUBDIVISION, together with the northwesterly twenty-five feet of the BNSF Railway right-of-way and an unplatted parcel of land, all located in the Northeast Quarter of Section 29, Township 1 North, Range 70 West of the 6th P.M., City of Boulder, County of Boulder, State of Colorado

LOT 2
 WALKER'S SUB-DIVISION
 RECORDED 7/28/1975 IN PLAT BOOK 1, PAGE 42
 COPIED 9/1913 - PLAT BOOK 2, PAGE 55

LOT 3
 WALKER'S SUB-DIVISION
 RECORDED 7/28/1975 IN PLAT BOOK 1, PAGE 42
 COPIED 9/1913 - PLAT BOOK 2, PAGE 55

VALMONT COMMERCIAL CONDOMINIUMS

