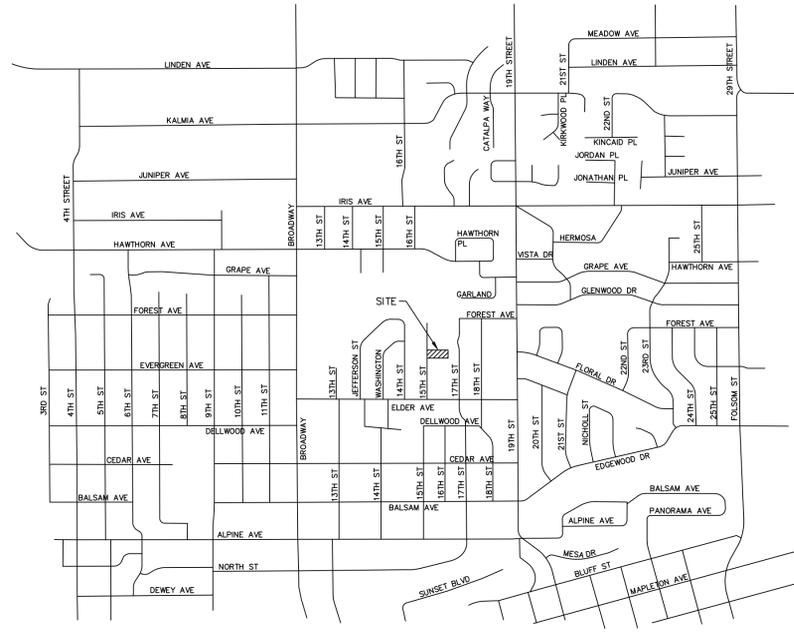


KNAPP SUBDIVISION

A REPLAT OF THE NORTH 1/2 OF LOT 8 GARDEN HOME SUBDIVISION,
 LOCATED IN THE SW 1/4 OF SECTION 19, T1N, R70W OF THE 6TH P.M.
 CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO
 TOTAL AREA = 0.500 ACRES
 SHEET 1 OF 2



VICINITY MAP
 1" = 1000'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT ELLEN C. SMITH-KNAPP AND CHARLES L. KNAPP ARE THE OWNERS OF THAT PARCEL OF LAND SITUATED IN THE CITY OF BOULDER, AND LYING WITHIN THE SW 1/4 OF SECTION 19, T1N, R70W OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

THE NORTH HALF OF LOT 8, GARDEN HOME SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO.

THAT THE UNDERSIGNED HAS CAUSED SAID PROPERTY TO BE LAID OUT, SURVEYED, SUBDIVIDED AND PLATTED UNDER THE NAME OF "KNAPP SUBDIVISION," A SUBDIVISION IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, AS SHOWN ON THE ACCOMPANYING PLAT.

THE UNDERSIGNED DOES 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 INGRESS AND EGRESS, AND FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT 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 SUBDIVISION OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREFORE, 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 DOES FURTHER GRANT TO THE CITY OF BOULDER THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED AS "PUBLIC 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. 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 THEREFORE 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 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.

FOR THE APPROVAL OF "KNAPP SUBDIVISION" AND THE DEDICATIONS AND CONDITIONS WHICH APPLY THERETO THIS _____ DAY OF _____ 20____

BY: _____ BY: _____
 ELLEN C. SMITH-KNAPP CHARLES L. KNAPP

STATE OF COLORADO)
) SS.
 COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2013, BY ELLEN C. SMITH-KNAPP AND CHARLES L. KNAPP.

WITNESS MY HAND AND SEAL.
 MY COMMISSION EXPIRES: _____

[SEAL]

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 ABOVE-STATED LENDER.

RESOURCE MORTGAGE CORPORATION

BY: _____

STATE OF COLORADO)
) SS.
 COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2013, BY _____ AS MANAGER OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. A SEPARATE CORPORATION THAT IS ACTING SOLELY AS A NOMINEE FOR LENDER AND LENDER'S SUCCESSORS AND ASSIGNS FOR RESOURCE MORTGAGE CORPORATION.

WITNESS MY HAND AND SEAL.
 MY COMMISSION EXPIRES: _____

[SEAL]

NOTARY PUBLIC

BOULDER MUNICIPAL EMPLOYEES FEDERAL CREDIT UNION

BY: _____

STATE OF COLORADO)
) SS.
 COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2013, BY _____ AS MANAGER OF BOULDER MUNICIPAL EMPLOYEES FEDERAL CREDIT UNION.

WITNESS MY HAND AND SEAL.
 MY COMMISSION EXPIRES: _____

[SEAL]

NOTARY PUBLIC

SURVEY NOTES

- THE BASIS OF BEARINGS IS THE CENTER LINE OF ELDER AVE. AND BEARS S89°54'W PER GARDEN HOME SUBDIVISION PLAT.
- THE SIZE AND TYPE OF MONUMENTS FOUND ARE SHOWN HEREON.
- THE SURVEY FIELD WORK ON THIS SITE WAS COMPLETED ON 7/08/13.
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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. CRS-13-80-105 (3)(o)
- FIRST COLORADO TITLE COMPANY, LLC, POLICY NO. 113-00-880032, DATED SEPTEMBER 3, 2013 WAS SOLELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
- LAND SURVEY PLATS REFERENCED OR USED FOR THIS SURVEY: FLAGSTAFF SURVEYING INC., LAND SURVEY PLAT, LS-12-0300; FLATIRONS, INC., IMPROVEMENT SURVEY PLAT, LS-13-0068; BONSALL SUBDIVISION, REC. NO. 549483; GARDEN HOME SUBDIVISION, REC. NO. 441958; IMPROVEMENT SURVEY PLAT BY SCOTT COX AND ASSOC., 7-03-12.
- LOTS ARE TO BE USED FOR SINGLE FAMILY RESIDENCES.
- THE NORTHEAST PORTION OF THIS PROPERTY LIES WITHIN ZONE X, SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND THE REST LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP, CITY OF BOULDER COLORADO, BOULDER COUNTY FIRM MAP NUMBER 08013C0392 J EFFECTIVE DATE: DECEMBER 18, 2012.
- THE PROPERTY IS ZONED RL-1.

SURVEYOR'S CERTIFICATE

I, A. JOHN BURI, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND IS BASED ON A BOUNDARY SURVEY MADE BY SCOTT, COX & ASSOCIATES, INC., AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, IN SUBSTANTIAL COMPLIANCE WITH C.R.S. 38-51-106.

A. JOHN BURI, PLS 24302
 FOR AND ON BEHALF OF
 SCOTT, COX & ASSOCIATES, INC.

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND #5 REBAR WITH RED PLASTIC CAP, P.L.S. 24302.
- (R) RECORD COURSE PER PLAT
- (M) MEASURED COURSE PER THIS SURVEY

APPROVALS

DIRECTOR OF PLANNING _____

DIRECTOR OF PUBLIC WORKS AND UTILITIES _____

CITY MANAGER'S CERTIFICATE

IN WITNESS WHEREOF, THE 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)
) SS.
 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 _____

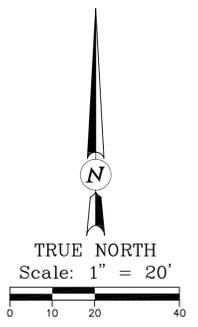
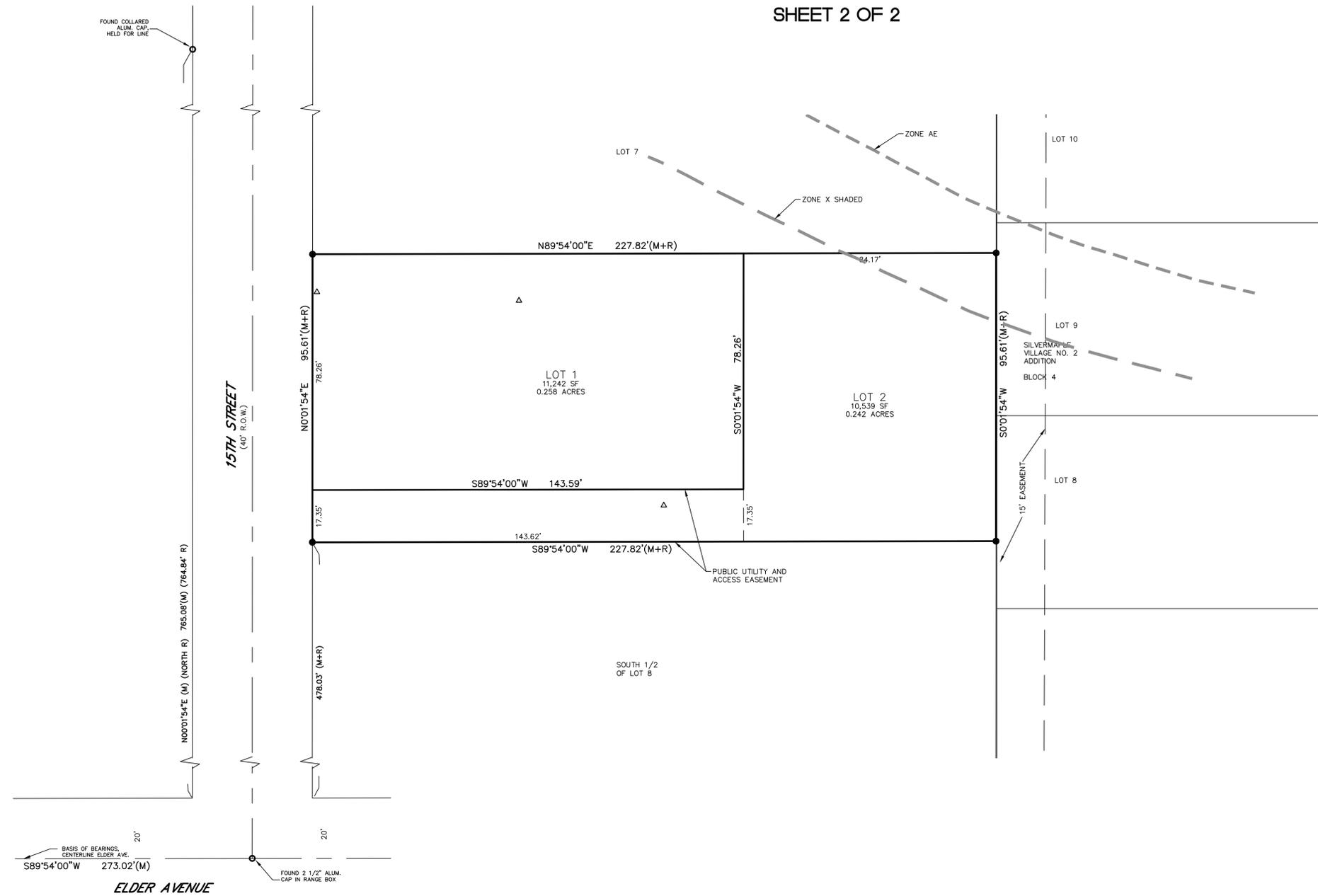


Designed by	AJB	Date	10/02/13	Scale	AS SHOWN	Drawing no.	13330-1	Sheet	1
Drawn by	JAS	Revision		Description		Date		Project no.	13330B
Checked by	AJB								

FINAL PLAT

KNAPP SUBDIVISION

A REPLAT OF THE NORTH 1/2 OF LOT 8 GARDEN HOME SUBDIVISION,
 LOCATED IN THE SW 1/4 OF SECTION 19, T1N, R70W OF THE 6TH P.M.
 CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO
 TOTAL AREA = 0.500 ACRES
 SHEET 2 OF 2



SCOTT, COX & ASSOCIATES, INC.
 consulting engineers • surveyors
 1530 55th Street • Boulder, Colorado 80303
 (303) 444 - 3051

Designed by	AJB	Date	10/02/13	Scale	1"=20'	Drawing no.	13330-1	Sheet	2
Drawn by	JAS	Revision		Description		Date		Project no.	13330B
Checked by	AJB								

FINAL PLAT