

FINAL PLAT
KUM & GO STORE 943 SUBDIVISION
 SITUATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.
 SHEET 1 OF 2
 TOTAL AREA = 99,103 SQUARE FEET OR 2.275 ACRES

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF THAT PARCEL OF LAND SITUATED IN THE CITY OF BOULDER, AND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N1/16 CORNER OF SECTIONS 21 AND 20 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 21 BEARS S00°06'56"E, A DISTANCE OF 1324.09 FEET AS MONUMENTED AND SHOWN HEREON; THENCE S00°06'56"E, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE FOR INDEPENDENCE ROAD; THENCE N89°38'31"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 31.60 FEET TO THE EASTERLY RIGHT-OF-WAY LINE FOR 47TH STREET AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR INDEPENDENCE ROAD THE FOLLOWING TWO (2) COURSES:

- 1) N89°38'31"E, A DISTANCE OF 290.30' FEET;
- 2) S32°29'29"E, A DISTANCE OF 102.90' FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE FOR DIAGONAL HIGHWAY;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE FOR DIAGONAL HIGHWAY THE FOLLOWING EIGHT (8) COURSES:

- 1) S27°43'31"W, A DISTANCE OF 65.10' FEET;
- 2) S33°51'31"W, A DISTANCE OF 50.00' FEET;
- 3) S36°47'31"W, A DISTANCE OF 50.00' FEET;
- 4) S39°30'31"W, A DISTANCE OF 50.00' FEET;
- 5) S42°00'31"W, A DISTANCE OF 50.00' FEET;
- 6) S44°57'31"W, A DISTANCE OF 50.00' FEET;
- 7) S47°23'31"W, A DISTANCE OF 50.00' FEET;
- 8) S50°10'31"W, A DISTANCE OF 50.00' FEET TO SAID EASTERLY RIGHT-OF-WAY LINE FOR 47TH STREET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 47TH STREET THE FOLLOWING TWO (2) COURSES:

- 1) N62°30'29"W, A DISTANCE OF 91.26' FEET;
- 2) N0°06'56"W, A DISTANCE OF 359.02' FEET TO THE POINT OF BEGINNING.

CONTAINING 99,103 SQ. FT. OR 2.275 ACRES, MORE OR LESS.

HAS CAUSED SAID PROPERTY TO BE LAID OUT, SURVEYED, SUBDIVIDED AND PLATTED UNDER THE NAME OF "KUM & GO STORE 943 SUBDIVISION", A SUBDIVISION IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

FOR THE APPROVAL OF "KUM & GO STORE 943 SUBDIVISION" AND THE DEDICATIONS AND CONDITIONS WHICH APPLY THERETO THIS _____ DAY OF _____, 20____

KG STORE 943, LLC, AN IOWA LIMITED LIABILITY COMPANY

BY: _____
 NAME OF INDIVIDUAL

ACKNOWLEDGEMENT:

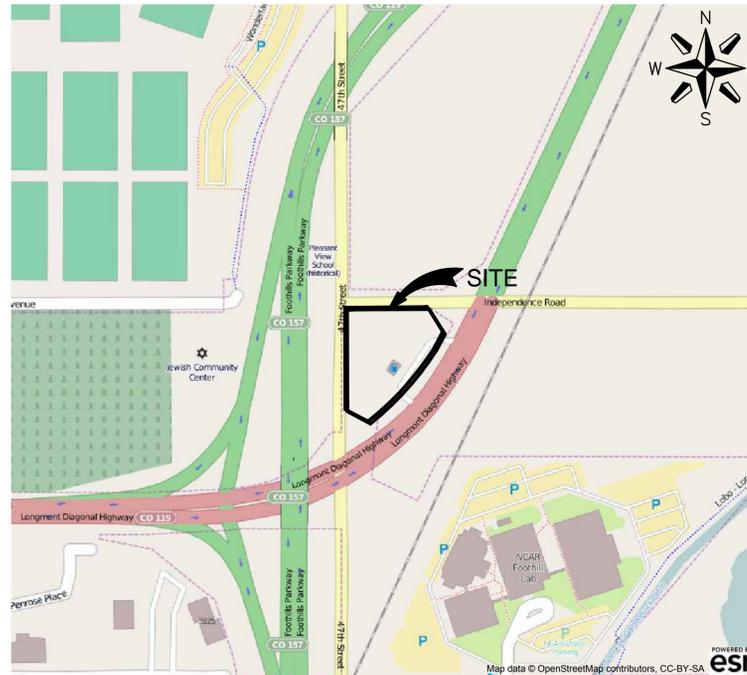
STATE OF _____)
 COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY (NAME OF INDIVIDUAL).

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP - SCALE: 1"=300'

LAND USE TABLE			
PARCEL	SIZE	PROPOSED USAGE	% OF TOTAL AREA
LOT 1	1.798 ACRES	CONVENIENCE STORE WITH FUELING CANOPY	79.02%
LOT 2	0.477 ACRES	COMMERCIAL	20.98%

GENERAL NOTES:

1. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, OLSSON ASSOCIATES RELIED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER SC70416277.1, EFFECTIVE DATE: JUNE 16, 2014 AT 5:00 P.M., OLSSON ASSOCIATES HAS EXAMINED THE ABOVE REFERENCED TITLE COMMITMENT AS WELL AS EACH INSTRUMENT LISTED THEREON.
2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION 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: BEARINGS ARE BASED ON THE WEST LINE OF THE NW1/4 OF SECTION 21 AS HAVING A BEARING OF N00°06'56"W FROM THE W1/4 CORNER BEING MONUMENTED WITH A 3" ALUMINUM CAP TO THE W-N1/16 CORNER BEING ALSO MONUMENTED WITH A 3" ALUMINUM CAP AS SHOWN HEREON.
4. PROJECT BENCHMARK: THE PUBLISHED VALUES OF BOULDER COUNTY PRIMARY MONUMENT CONTROL STATION "B 322 RESET". EL=5508.90' (NAVD88)
5. SITE BENCHMARK: 3" ALUMINUM CAP LOCATED IN THE INTERSECTION OF 47TH STREET AND INDEPENDENCE ROAD. EL=5304.38' (NAVD88)
6. DATE OF SURVEY: 07-17-2012
7. PARCEL APPEARS TO BE IN THE FLIGHT PATH OF BOULDER MUNICIPAL AIRPORT. SMALL ENGINE PLANES AND GLIDERS WERE OBSERVED OVERHEAD DURING THE SURVEY.
8. THE SUBJECT PROPERTY FALLS WITHIN ZONE "X" DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN; ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 08013C0415F WITH AN EFFECTIVE DATE OF JUNE 2, 1995.

APPROVALS:

 DIRECTOR OF PLANNING

 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 _____ DAY OF _____, 20____

ATTEST:

 CITY CLERK

 CITY MANAGER

SURVEYOR'S CERTIFICATE:

I, DANA L. SPERLING, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION ON THE _____ DAY OF _____, 20____, AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND SHALL BE KNOWN AS "KUM & GO STORE 943 SUBDIVISION".



DANA L. SPERLING
 PROFESSIONAL LAND SURVEYOR
 COLORADO LICENSE NO. 38012

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
 COUNTY OF BOULDER) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 20____, AND IS RECORDED AT RECEPTION NUMBER _____

FEE PAID: \$ _____

 CLERK AND RECORDER

 DEPUTY



REV. NO.	DATE	REVISIONS DESCRIPTION

FINAL PLAT
 KUM & GO STORE 943 SUBDIVISION
 CITY AND COUNTY OF BOULDER, STATE OF COLORADO
 BOULDER, COLORADO

drawn by: _____ LMG
 checked by: _____ DLS
 approved by: _____ DLS
 QA/QC by: _____ DLS
 project no.: 012-1417
 drawing no.: 121417_FINAL
 date: 07.01.2014

