

# ROTHMAN SUBDIVISION

MINOR SUBDIVISION - FINAL PLAT

A SUBDIVISION OF A TRACT OF LAND LOCATED IN THE S1/2 OF THE NW/4 OF SECTION 26, T1S, R70W OF THE 6TH P.M.,

COUNTY OF BOULDER, STATE OF COLORADO

AREA = 47.52 ACRES MORE OR LESS

N1/4 COR. SEC. 26  
(NOT FOUND THIS SURVEY)

NE COR. S1/2 NW/4  
SEC. 26, T1S, R70W, 6TH P.M.  
FOUND #5 REBAR W/2" ALUM.  
CAP PROPERLY STAMPED & MARKED:

NOTICE:  
1. PUBLIC NOTICE IS HEREBY GIVEN THAT UPON THE SALE OF LOT 2 TO THE CITY OF BOULDER FOR OPEN SPACE A CONSERVATION EASEMENT WILL BE GRANTED BY THE MARY ANN ROTHMAN LIVING TRUST TO THE CITY OF BOULDER THAT WILL RESTRICT THE REMAINING SUBDIVISION OF LOT 1.  
2. LOTS 1 AND 2 SHALL HAVE ACCESS TO THE STATE HIGHWAY SYSTEM THROUGH ADJUTING LAND TO THE SOUTH HELD OR TO BE HELD IN COMMON OWNERSHIP WITH LOTS 1 AND 2. IN THE EVENT THAT LOTS 1 AND 2 ARE NOT ACQUIRED BY THE CITY OF BOULDER, OWNER AGREES THAT IT SHALL NEVER SELL EITHER LOT 1 OR LOT 2 TO ANY THIRD PARTY UNLESS AND UNTIL ACCESS TO THE STATE HIGHWAY SYSTEM IS PROVIDED TO BOTH OF SAID LOTS.

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NOTICE:  
PUBLIC NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE TOWN OF SUPERIOR DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS-OF-WAY REFLECTED HEREON FOR MAINTENANCE BY SAID TOWN.

UNTIL SUCH ROADS AND RIGHTS-OF-WAY MEET TOWN ROAD SPECIFICATIONS AND ARE SPECIFICALLY ACCEPTED BY THIS TOWN BY RECORDING WITH THE CLERK OF THIS TOWN AN OFFICIAL "ACCEPTANCE", THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBRACED WITHIN THIS SUBDIVISION. TOWN "ACCEPTANCE" OF THE ROADS AND RIGHTS-OF-WAY OF THIS PLATTED SUBDIVISION SHALL NOT BE GIVEN UNLESS ALL UTILITIES PROPOSED TO BE INSTALLED IN SUCH ROADS HAVE BEEN CONSTRUCTED AND THE ROADS AND RIGHTS-OF-WAY COMPLETED THEREAFTER TO TOWN STANDARDS.

NOTICE IS FURTHER GIVEN THAT NO MORE THAN TEN PERCENT (10%) OF THE BUILDING OCCUPANCY CERTIFICATE WILL BE ISSUED BY OFFICIALS OF THIS TOWN FOR IMPROVEMENTS OF ANY NATURE ON ANY PROPERTY REFLECTED ON THIS PLATTED SUBDIVISION UNTIL SUCH TIME AS THE "ACCEPTANCE" AS HEREAFORE DESCRIBED HAS BEEN FILED FOR RECORD WITH THE CLERK OF THIS TOWN.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:  
THAT MARY ANN ROTHMAN LIVING TRUST IS THE OWNER OF THAT REAL PROPERTY SITUATED IN SUPERIOR, COLORADO AND LYING WITHIN THE EXTERIOR BOUNDARY OF ROTHMAN SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE S1/2 OF THE NW/4 AND IN THE SW1/4 OF THE S1/2 OF SECTION 26, T1S, R70W OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE N1/4 CORNER OF SAID SECTION 26, THENCE S00°03'08"W, 1338.13 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 26 TO THE NORTHEAST CORNER OF THE S1/2 OF THE NW/4 OF SAID SECTION 26; THENCE S88°59'43"W, 325.00 FEET ALONG THE NORTH LINE OF THE S1/2 OF THE NW/2 OF SAID SECTION 26 TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S88°59'43"W, 154.14 FEET ALONG THE NORTH LINE OF THE S1/2 OF THE NW/4 OF SAID SECTION 26 TO THE APPROXIMATE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BOULDER COUNTY ROAD NO. 25;

THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE APPROXIMATE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID BOULDER COUNTY ROAD NO. 25:

- THENCE S64°20'00"W, 265.94 FEET;
- THENCE S57°52'00"W, 315.18 FEET;
- THENCE S57°15'00", 316.64 FEET;
- THENCE S61°33'00"W, 493.99 FEET;
- THENCE S53°45'00"W, 164.55 FEET;
- THENCE S15°5'00"W, 106.16 FEET;
- THENCE S05°4'00"E, 460.73 FEET TO THE EAST-WEST CENTERLINE OF SAID SECTION 26;

THENCE LEAVING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID BOULDER COUNTY ROAD NO. 25, N89°27'41"E, 2299.77 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 26 TO THE MOST EASTERLY CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 435 AT PAGE 142 OF THE RECORDS OF BOULDER COUNTY, COLORADO;

THENCE N20°18'08"W, 785.59 FEET ALONG THE NORTHEASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 435 AT PAGE 142 TO THE NORTHEASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 1253 AT PAGE 409 OF THE RECORDS OF BOULDER COUNTY, COLORADO;

THENCE S88°59'43"W, 315.41 FEET ALONG THE NORTHEASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 1253 AT PAGE 409;

THENCE N20°08'42"W, 640.51 FEET ALONG THE NORTHEASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 1253 AT PAGE 409 TO THE TRUE POINT OF BEGINNING.

AREA = 47.52 ACRES (2,069,904 SQ. FT.), MORE OR LESS.

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS ROTHMAN SUBDIVISION, AND DOES HEREBY DEDICATE AND SET APART ALL OF THE STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND PLACES AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER, AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS.

IN WITNESS WHEREOF MARY ANN ROTHMAN LIVING TRUST, HAS CAUSED THIS NAME TO BE HERETO SUBSCRIBED BY MARY ANN ROTHMAN, TRUSTEE THIS 3 DAY OF April, 2000.

*Mary Ann Rothman, Trustee*  
MARY ANN ROTHMAN, TRUSTEE

STATE OF COLORADO }  
COUNTY OF BOULDER } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF April, 2000, BY MARY ANN ROTHMAN, TRUSTEE.

MY COMMISSION EXPIRES 2-5-2001  
*Phyllis L. Hardin*  
NOTARY PUBLIC

IN ACCORDANCE WITH C.R.S. 13-80-105:  
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.

COUNTY CLERK AND RECORDER'S CERTIFICATE  
STATE OF COLORADO }  
COUNTY OF BOULDER } ss.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 1:56 P.M. ON 2-5-2001, 2000, AND IS DULY RECORDED IN PLAT BOOK P-50 F-3 #31 Fee \$10.00

RECEPTION NO. 2034802  
*Charlotte Houston*  
RECORDER  
*Sally Muth*  
DEPUTY

IN ACCORDANCE WITH C.R.S. 13-80-105:  
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.

Drexel, Barrell & Co. Engineers/Surveyors  
4640 PEAK EAST CIRCLE, SUITE 114 BOULDER, COLORADO 80501 (303) 448-4338  
6366 CORPORATE DRIVE COLORADO SPRINGS, COLORADO 80919 (719) 280-0897  
910 54TH AVENUE, SUITE 210 GREELEY, COLORADO 80634 (970) 361-0645

Revisions - Date Date Drawn By Job No.  
1-12-2000 djr 3148-12

Scale Checked By Drawing No.  
1" = 100' djr B56-56

Unofficial Copy

NW COR. SEC. 26  
(NOT FOUND)



SCALE: 1" = 100'



ZONING = A (AGRICULTURAL)

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LOTS 1 & 2 - ZONING = OSR (OPEN SPACE AND RECREATIONAL DISTRICT)

LOT 3  
875,383 SQ. FT. (20.10 Ac. ±)

LOT 1  
860,334 SQ. FT. (19.75 Ac. ±)

LOT 2  
334,187 SQ. FT. (7.67 Ac. ±)

### NOTES

- BEARINGS ARE BASED ON THE EAST LINE S1/2 NW/4 OF SECTION 26 T1S, R70W, AS BEARING S 00°03'18" W - ASSUMED, MONUMENTED AS SHOWN HEREON.
- EASEMENT INFORMATION WAS TAKEN FROM FIRST COLORADO TITLE CORPORATION COMMITMENT NO. 54206, EFFECTIVE DATE: APRIL 10, 1998, AND DOES NOT INDICATE A TITLE SEARCH BY DREXEL-BARRELL.
- THE RIGHT-OF-WAY WIDTH FOR BOULDER COUNTY ROAD NO. 25 WAS TAKEN FROM THE BOULDER COUNTY ROAD ROLLS. IT IS NOT A DEDICATED RIGHT-OF-WAY.
- "O" SET #5 REBAR WITH ALUMINUM CAP MARKED "DB & CO. PLS 25646"  
"●" FOUND #4 REBAR WITH ALUMINUM CAP MARKED "DB & CO LS 17664"
- IN THE LEGAL DESCRIPTION IN TITLE COMMITMENT NO. 54206 FROM FIRST COLORADO TITLE CORPORATION THE CALL OF "BEGINNING AT A POINT FROM WHENCE THE NORTH QUARTER CORNER OF SECTION 26 BEARS N00°35'E, 1333.80 FEET" IS ASSUMED TO MEAN "BEGINNING AT THE NORTHEAST CORNER OF THE S1/2 OF THE NW/4 OF SECTION 26", AND THE CALLS OF "N90°00'W, 325.00 FEET TO THE TRUE POINT OF BEGINNING" AND "N90°00'W, 222.06 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF A COUNTY ROAD" ARE ASSUMED TO MEAN ALONG THE NORTH LINE OF THE S1/2 OF THE NW/4 OF SECTION 26, THE WESTERLY LINE OF THE TRACT WAS SET ALONG THE SOUTHEASTERLY LINE OF COUNTY ROAD NO. 25 AS LOCATED IN THE FIELD.
- THE PARCEL SHOWN HEREON IS SUBJECT TO ANY RIGHTS IN AND TO COAL CREEK AS SHOWN TRAVERSING SUBJECT PROPERTY ON THE MAPS IN THE BOULDER COUNTY ASSESSOR'S OFFICE AND AS LOCATED HEREON.

PLANNING COMMISSION CERTIFICATE  
APPROVED THIS 1st DAY OF February, 2000, BY THE TOWN PLANNING COMMISSION, SUPERIOR, COLORADO.

*Deborah C. Horgan*  
CHAIRMAN

CLERK'S CERTIFICATE  
STATE OF COLORADO }  
TOWN OF SUPERIOR } ss.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 3:02 P.M. ON 2-5-2001, 2000, AND IS DULY RECORDED.

*Phyllis L. Hardin*  
TOWN CLERK

ZONING = A (AGRICULTURAL)

### TOWN BOARD OF TRUSTEES' CERTIFICATE

APPROVED THIS 28th DAY OF February, 2000, BY THE BOARD OF TRUSTEES, SUPERIOR, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE OR SOIL OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT MAY BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS, AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN OF SUPERIOR.

ATTEST: *Phyllis L. Hardin* TOWN CLERK  
*Frank Spruce* MAYOR

P-50 F-3 #31

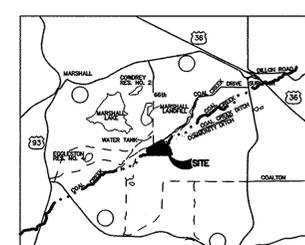


### SURVEYOR'S CERTIFICATE

I, DAN J. WILKINS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF ROTHMAN SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

*Dan J. Wilkins*  
LAND SURVEYOR NO. 10086

2004002  
Drexel, Barrell & Co.  
Boulder County Clerk, CO 80501  
R. 18 99 D 0 68



VICINITY MAP  
NTS