

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, THE DAKOTA RIDGE JOINT VENTURE, A COLORADO JOINT VENTURE IS THE OWNER OF THAT REAL PROPERTY DESCRIBED BELOW AS "PARCEL A" AND THAT THE UNDERSIGNED, THE McCABE LIMITED LIABILITY COMPANY, A WYOMING LIMITED LIABILITY COMPANY, IS THE OWNER OF "PARCEL B" DESCRIBED BELOW:

"PARCEL A" - OUTLOT D, DAKOTA RIDGE EAST SECOND FILING, A SUBDIVISION IN SECTION 12, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, THE PLAT OF WHICH IS RECORDED AT P-34, F-1, Nos. 20 & 21 OF THE BOULDER COUNTY RECORDS.

"PARCEL B" - OUTLOT E, DAKOTA RIDGE WEST SECOND FILING, A SUBDIVISION IN SECTION 12, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, THE PLAT OF WHICH IS RECORDED AT P-34, F-1, Nos. 22 & 23 OF THE BOULDER COUNTY RECORDS.

THE UNDERSIGNED DO FURTHERMORE DEDICATE TO THE CITY OF BOULDER, IN FEE, FOR ITS USE, AND THE USE OF THE PUBLIC FOREVER, THAT REAL PROPERTY DESIGNATED AS "DAKOTA BOULEVARD - 80.0' R.O.W.", "WINGATE AVENUE - 40.0' R.O.W.", "LYKINS AVENUE - 48.0' R.O.W.", "FIFTH STREET - 48.0' R.O.W.", "PIERRE CIRCLE - 40.0' R.O.W.", "FOUNTAIN STREET - 40.0' R.O.W.", "TENTH STREET - 40.0' R.O.W.", "SIXTH STREET - 40.0' R.O.W.", "CHINLE AVENUE - 48.0' RIGHT-OF-WAY", AND "ALLEY - 16.0' R.O.W." AS DEPICTED ON THE ACCOMPANYING PLAT AS RIGHT-OF-WAY.

THE UNDERSIGNED DO FURTHER DEDICATE TO THE CITY OF BOULDER, IN FEE THAT REAL PROPERTY DESIGNATED AS "1.0' OUTLOT" ADJACENT TO THE EASTERNMOST ALLEY, DAKOTA BOULEVARD, CHINLE AVENUE, FIFTH STREET, AND SIXTH STREET AS DEPICTED ON THE ACCOMPANYING PLAT.

THE UNDERSIGNED DO FURTHER GRANT TO THE CITY OF BOULDER THAT REAL PROPERTY DESIGNATED AS "UTILITY EASEMENT" ON THE ACCOMPANYING PLAT AS AN EASEMENT FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITIES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING: TELEPHONE AND ELECTRIC LINES, WORKS, POLES AND UNDERGROUND CABLES, GAS PIPELINES, AND ALL APPURTENANCES THERETO, IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, GRADING AND LANDSCAPING, CURBS, 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 INSPECTED BY THE CITY OF BOULDER, COLORADO, SHALL BECOME THE SOLE PROPERTY AND MAINTENANCE RESPONSIBILITY OF THE CITY OF BOULDER, OR THEIR ASSIGNS, EXCEPT THOSE ITEMS OWNED BY MUNICIPALLY FRANCHISED OR PERMITTED UTILITIES AND/OR U S WEST COMMUNICATIONS, WHEN CONSTRUCTED OR INSTALLED, REMAIN THE PROPERTY AND MAINTENANCE RESPONSIBILITY OF THE OWNER OR PUBLIC UTILITY, AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF BOULDER, COLORADO.

THE UNDERSIGNED DO FURTHER GRANT TO THE CITY OF BOULDER, FOR ITS USE, AND THE USE OF THE PUBLIC FOREVER, THAT REAL PROPERTY DESIGNATED ON THE ACCOMPANYING PLAT AS "9.0' SIDEWALK EASEMENT" AS AN EASEMENT FOR ACCESS BY PEDESTRIANS AND BICYCLISTS AND ACCESS FOR THE REPAIR OR MAINTENANCE OF ANY PEDESTRIAN FACILITIES. IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING THE PEDESTRIAN IMPROVEMENTS 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 SHALL BECOME THE PROPERTY AND MAINTENANCE RESPONSIBILITY OF THE CITY.

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 CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITIES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING: CULVERTS, DRAINS, PONDS, DRAINAGE DITCHES, 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 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 SHALL REMAIN THE PROPERTY AND MAINTENANCE RESPONSIBILITY OF THE OWNER AND HIS SUCCESSORS AND SHALL NOT BECOME THE PROPERTY OF THE CITY.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED.

McCABE LIMITED LIABILITY COMPANY, A WYOMING LIMITED LIABILITY COMPANY

BY: Richard L. McCabe 3.30.98 DATE MANAGER, McCABE LIMITED LIABILITY COMPANY (PARCEL A)

DAKOTA RIDGE JOINT VENTURE, A COLORADO JOINT VENTURE BY: Richard L. McCabe 3.30.98 DATE MANAGING VENTURER, DAKOTA RIDGE JOINT VENTURE (PARCEL B)

ACKNOWLEDGMENT

STATE OF COLORADO) § COUNTY OF BOULDER)

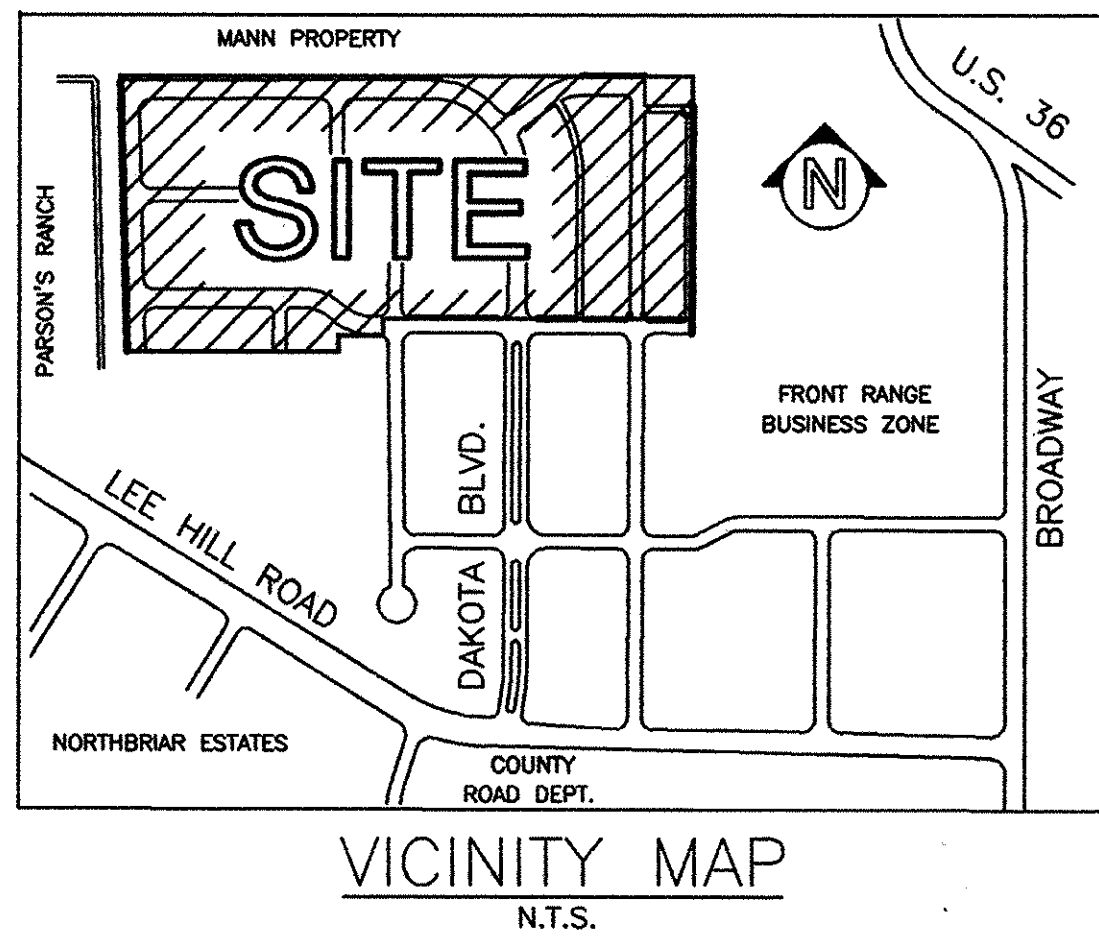
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICHARD L. McCABE, THIS 30th DAY OF March, A.D., 1998

WITNESS MY HAND AND OFFICIAL SEAL. NOTARY PUBLIC Karen A. Wenzel MY COMMISSION EXPIRES 12-15-01

DAKOTA RIDGE NORTH

A REPLAT OF OUTLOT D, DAKOTA RIDGE EAST SECOND FILING AND OUTLOT E, DAKOTA RIDGE WEST SECOND FILING

A SUBDIVISION IN SECTION 12, TOWNSHIP 1 NORTH, RANGE 71 WEST, OF THE 6th PRINCIPAL MERIDIAN CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO 11.97 ACRES



APPROVALS

Approvals from Director of Public Works and Utilities, Public Service Company of Colorado, Director of Planning, and US West Communications, Inc.

BASIS OF BEARINGS

BEARINGS ARE REFERRED TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12 AS MONUMENTED AND SHOWN HEREON.

MAYOR'S CERTIFICATE

IN WITNESS WHEREOF, THE SAID CITY OF BOULDER HAS CAUSED ITS SEAL TO BE HEREUNTO AFFIXED BY ITS MAYOR THIS 20th DAY OF APRIL, A.D., 1998

Signature of Bob Greenlee, Mayor, and Minnie D. Davis, Ex Officio City Clerk.

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO) § COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 3:47 O'CLOCK, P.M., THIS 21st DAY OF APRIL, A.D., 1998 AND IS RECORDED IN PLAN FILE P-43 F-2 # 32 FEES \$21.00 PAID. Reception # 1793855

Signature of Charlotte Houston, Clerk and Recorder, and Carol Jacobsen, Deputy.

LENDERS' APPROVALS

THE UNDERSIGNED CONSENT TO THE DEDICATION OF THE RIGHT-OF-WAY AND EASEMENTS AS SHOWN

Signature of Stephen Hancock, Senior Vice President, Colorado Community First State Bank.

STATE OF COLORADO) § COUNTY OF BOULDER)

NOTARY PUBLIC Karen A. Wenzel, My Commission Expires 12-15-01

FLOODPLAIN STATEMENT

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN THE LIMITS OF FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) ACCORDING TO F.I.R.M. NO. 08013C0385 F REVISED JUNE 2, 1995. THE FLOODPLAIN IS SUBJECT TO CHANGE.

LEGAL DESCRIPTION

OUTLOT D, DAKOTA RIDGE EAST SECOND FILING, A SUBDIVISION IN SECTION 12, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, THE PLAT OF WHICH IS FILED AT P-34, F-1, Nos. 20 & 21 IN THE BOULDER COUNTY RECORDS. AND OUTLOT E, DAKOTA RIDGE WEST SECOND FILING, A SUBDIVISION IN SECTION 12, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, THE PLAT OF WHICH IS FILED AT P-34, F-1, Nos. 23 & 24 IN THE BOULDER COUNTY RECORDS.

NOTICE

ACCORDING TO COLORADO STATE 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.

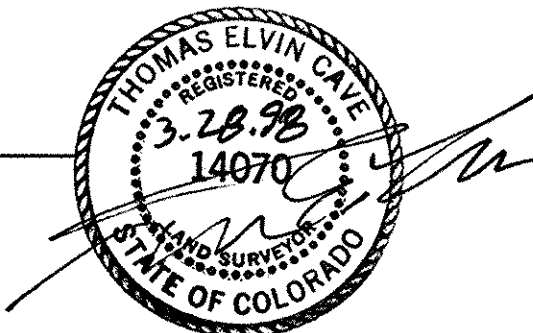
NOTES

RECORD TITLE INFORMATION IS TAKEN FROM LAND TITLE GUARANTY COMPANY COMMITMENT NUMBERED U309309-4 DATED January 29, 1998 ACCURATE CONSULTANTS, INC. HAS NOT RESEARCHED RECORD TITLE, BUT HAS RELIED SOLELY UPON SAID TITLE INSURANCE COMMITMENT FOR RECORD TITLE INFORMATION. FURTHERMORE, ACCURATE CONSULTANTS, INC. CANNOT BE RESPONSIBLE FOR THE LOCATION OF RIGHTS-OF-WAY OR EASEMENTS NOT OF RECORD AND NOT VISIBLE ON THE GROUND.

SURVEYOR'S CERTIFICATE

I, THOMAS E. CAVE, A COLORADO PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING IN ACCORDANCE WITH COLORADO STATE LAW, AND THAT IT IS ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION.

THOMAS E. CAVE COLORADO PLS NO. 14070



LENDERS' APPROVALS (CONT.)

Signatures of Hawley L. Revis and Roma Revis.

STATE OF COLORADO) § COUNTY OF BOULDER)

THE FOREGOING APPROVAL WAS ACKNOWLEDGED BEFORE ME BY HAWLEY L. REVIS AND ROMA REVIS THIS 20th DAY OF March, A.D., 1998

NOTARY PUBLIC Karen A. Wenzel, My Commission Expires 12-15-01

Signatures of Kenneth J. Revis and Iola Revis.

STATE OF COLORADO) § COUNTY OF BOULDER)

THE FOREGOING APPROVAL WAS ACKNOWLEDGED BEFORE ME BY KENNETH J. REVIS AND IOLO REVIS THIS 20th DAY OF March, A.D., 1998

NOTARY PUBLIC Karen A. Wenzel, My Commission Expires 12-15-01

EVERETT J. WIEHE

STATE OF COLORADO) § COUNTY OF BOULDER)

THE FOREGOING APPROVAL WAS ACKNOWLEDGED BEFORE ME BY EVERETT J. WIEHE THIS 25th DAY OF March, A.D., 1998

NOTARY PUBLIC Karen A. Wenzel, My Commission Expires 12-15-01

MARCEL J. C. ARSENAULT

STATE OF COLORADO) § COUNTY OF BOULDER)

THE FOREGOING APPROVAL WAS ACKNOWLEDGED BEFORE ME BY MARCEL J. C. ARSENAULT THIS 25th DAY OF March, A.D., 1998

NOTARY PUBLIC Karen A. Wenzel, My Commission Expires 12-15-01

Signature of Urie Prosser, Vice President, First Northern Savings and Loan, by Firststate Bank as heirs and assigns.

THE FOREGOING APPROVAL WAS ACKNOWLEDGED BEFORE ME BY Urie Prosser THIS 25th DAY OF March, A.D., 1998

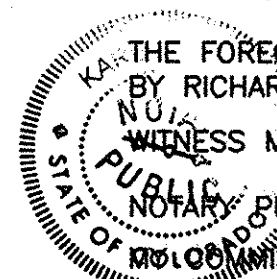
NOTARY PUBLIC Karen A. Wenzel, My Commission Expires 12-15-01

Signature of FVP, TRI-STATE BANK

STATE OF COLORADO) § COUNTY OF BOULDER)

THE FOREGOING APPROVAL WAS ACKNOWLEDGED BEFORE ME BY FVP THIS 25th DAY OF March, A.D., 1998

NOTARY PUBLIC Karen A. Wenzel, My Commission Expires 12-15-01



17989552 P-43 F-2 # 32 Boulder County Clerk, CO PLAT R-21-86 D.B. 86

P-43 F-2 # 32

CENTER 1/4 CORNER  
SECTION 12 T1N R71W  
FOUND AS PER MONUMENT  
RECORD BY LS 4403  
ACCEPTED FOR FILING 12/6/76

FOUND 5/8" REBAR PIN  
WITH ALUM. CAP  
L.S. 4846

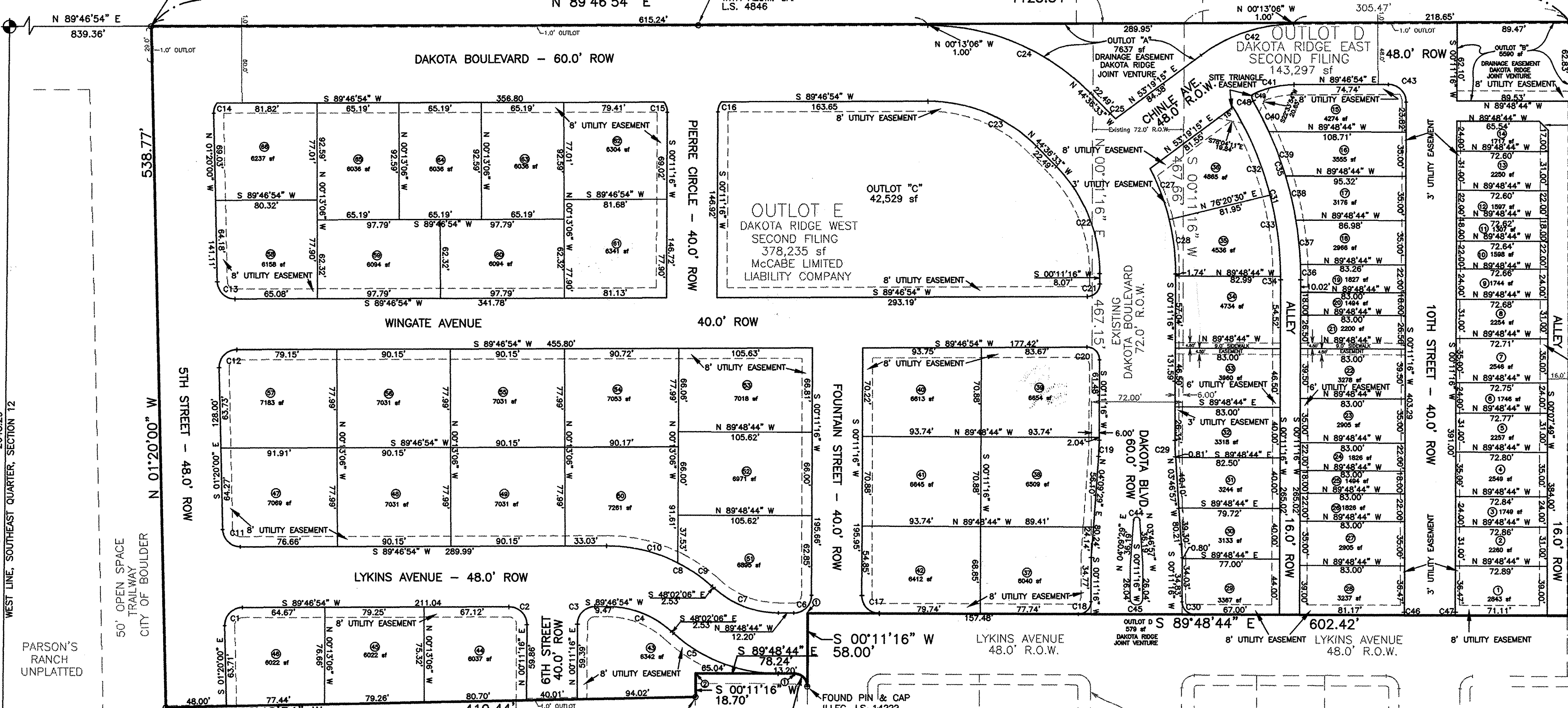
NORTH LINE, SOUTHEAST QUARTER, SECTION 12

FOUND 5/8" REBAR PIN  
WITH ALUM. CAP  
L.S. 4846

MANN  
UNPLATTED

UTILITY EASEMENT  
F. 1941, R. 1395444

EAST 1/4 CORNER  
SECTION 12, T1N R71W  
FOUND 2" ALUMINUM CAP  
STAMPED LS 2149 (0.5' BELOW  
GRADE) AS PER MONUMENT  
RECORD BY LA 4403  
ACCEPTED FOR FILING 12/6/76.



WEST LINE, SOUTHEAST QUARTER, SECTION 12

PARSON'S RANCH  
UNPLATTED

50' OPEN SPACE  
TRAILWAY  
CITY OF BOULDER

5TH STREET - 48.0' ROW

6TH STREET - 40.0' ROW

FOUNTAIN STREET - 40.0' ROW

DAKOTA BLVD - 60.0' ROW

DAKOTA RIDGE WEST SECOND FILING

DAKOTA RIDGE EAST SECOND FILING

10TH STREET - 40.0' ROW

11TH STREET - 48.0' ROW

12TH STREET - 48.0' ROW

ALLEY

FRONT RANGE BUSINESS ZONE  
BOULDER COUNTY

6' UTILITY EASEMENT

MANN UNPLATTED

FOUND 5/8" REBAR W/ CAP STAMPED  
"D B & CO. LS 2149"  
(0.6 EAST AND  
0.1 SOUTH OF CORNER)

8' UTILITY EASEMENT

1.0' OUTLOT

EXISTING 1.0' OUTLOT

8' UTILITY EASEMENT

8' UTILITY EASEMENT

8' UTILITY EASEMENT

8' UTILITY EASEMENT

8' UTILITY EASEMENT

8' UTILITY EASEMENT

8' UTILITY EASEMENT

8' UTILITY EASEMENT

8' UTILITY EASEMENT

8' UTILITY EASEMENT

8' UTILITY EASEMENT

8' UTILITY EASEMENT

8' UTILITY EASEMENT

8' UTILITY EASEMENT

**CURVE TABLE**

Curve ID #	Delta	Radius	Arc Length	Tangent	Chord	Ch. Bearing
C01	91°06'54"	14.00	22.26	14.23	19.99	N 44°13'27"
C02	90°24'22"	14.00	22.09	14.10	19.87	N 45°00'55"
C03	89°35'38"	14.00	21.89	13.90	19.73	N 44°59'05"
C04	42°11'01"	76.00	65.05	39.31	64.70	S 69°07'36"
C05	41°46'38"	124.00	90.41	47.32	88.43	S 68°52'25"
C06	90°00'00"	14.00	21.99	14.00	19.80	N 45°11'16"
C07	41°46'38"	76.00	65.42	29.04	64.20	N 68°59'55"
C08	42°11'01"	124.00	91.29	47.83	89.25	N 69°07'36"
C09	15°04'50"	124.00	32.64	16.41	32.54	N 55°34'30"
C10	27°06'11"	124.00	58.66	29.89	58.11	N 78°40'11"
C11	88°53'08"	14.00	21.72	13.73	19.61	N 45°46'33"
C12	91°06'54"	14.00	22.26	14.23	19.99	N 44°13'27"
C13	88°53'08"	14.00	21.72	13.73	19.61	N 45°46'33"
C14	37°41'37"	13.00	8.55	4.44	8.40	N 17°30'49"
C15	37°52'21"	13.00	8.59	4.46	8.44	N 18°44'56"
C16	38°05'21"	13.00	8.64	4.49	8.48	N 19°13'59"
C17	80°00'00"	14.00	21.99	14.00	19.80	N 44°48'44"
C18	80°00'00"	10.00	15.71	10.00	14.14	N 44°59'05"
C19	03°58'13"	186.00	12.89	6.40	12.89	N 85°10'23"
C20	90°24'22"	10.00	15.78	10.07	14.19	N 45°00'55"
C21	89°35'38"	10.00	15.64	10.09	14.09	N 44°59'05"
C22	47°47'49"	120.00	93.82	49.48	91.45	N 22°12'38"
C23	45°36'33"	120.00	95.52	50.45	93.02	N 22°24'49"
C24	45°36'33"	180.00	143.29	76.68	136.50	N 22°24'49"
C25	01°52'11"	180.00	5.87	2.94	5.87	S 43°40'25"
C26	27°35'44"	180.00	86.89	44.20	86.86	N 13°36'36"
C27	13°48'17"	180.00	43.39	21.82	43.39	N 03°30'04"
C28	13°46'57"	180.00	43.30	21.75	43.19	S 06°42'12"
C29	03°58'13"	186.00	12.89	6.45	12.89	N 01°47'51"
C30	89°59'33"	10.00	15.71	10.00	14.14	N 44°59'05"
C31	31°16'58"	263.00	143.59	73.63	141.82	N 15°27'12"
C32	16°54'45"	263.00	76.10	38.32	76.84	N 22°48'18"
C33	14°08'14"	263.00	64.97	32.60	64.97	S 04°40'03"
C34	00°32'58"	263.00	2.52	1.26	2.52	S 00°05'13"
C35	07°42'06"	279.00	37.50	18.78	37.47	N 15°00'45"
C36	02°27'39"	279.00	11.98	5.99	11.98	N 01°18'58"
C37	07°13'59"	279.00	35.22	17.63	35.20	N 05°53'22"
C38	07°23'57"	279.00	36.00	18.00	35.98	N 03°12'15"
C39	07°42'06"	279.00	37.50	18.78	37.47	N 15°00'45"
C40	05°36'41"	279.00	31.67	15.84	31.67	N 27°24'25"
C41	08°33'09"	279.00	36.00	18.00	35.98	N 03°12'15"
C42	36°27'39"	124.00	78.91	40.84	77.58	N 11°33'05"
C43	90°24'22"	14.00	22.09	14.10	19.87	N 45°00'55"
C44	17°03'33"	2.50	7.51	36.00	17.82	S 89°48'44"
C45	18°00'00"	5.00	15.71	10.00	14.14	S 89°48'44"
C46	09°42'33"	15.00	2.54	1.27	2.54	N 05°02'32"
C47	11°54'52"	15.00	2.54	1.27	2.54	S 04°40'03"
C48	32°46'53"	8.98	5.14	2.64	5.07	N 13°27'29"
C49	11°19'37"	76.00	15.02	7.54	15.00	N 89°03'32"

CH=14.14  
N 44°48'44" W  
Δ=90°00'00"  
R=10.00'  
L=15.71'  
T=10.00'

STEWART  
EAST PARCEL  
UNPLATTED

NOTE:  
1.0' OUTLOTS ARE IN ADDITION  
TO RIGHT-OF-WAY SHOWN.

**LEGEND**

- SET 18" LONG No. 5 REBAR WITH CAP STAMPED "LS 14070"
- SET NAIL & DISK STAMPED "LS 14070"
- EXISTING LINE
- PROPERTY LINE
- EASEMENT LINE

**DAKOTA RIDGE NORTH**  
A SUBDIVISION OF  
**OUTLOT D, DAKOTA RIDGE WEST SECOND FILING  
AND  
OUTLOT E, DAKOTA RIDGE WEST SECOND FILING  
AND  
A PORTION OF DAKOTA BOULEVARD RIGHT-OF-WAY,  
CITY OF BOULDER, COUNTY OF BOULDER, COLORADO**

**P-43 F-2 #33**

SHEET  
**2**  
OF  
**2**