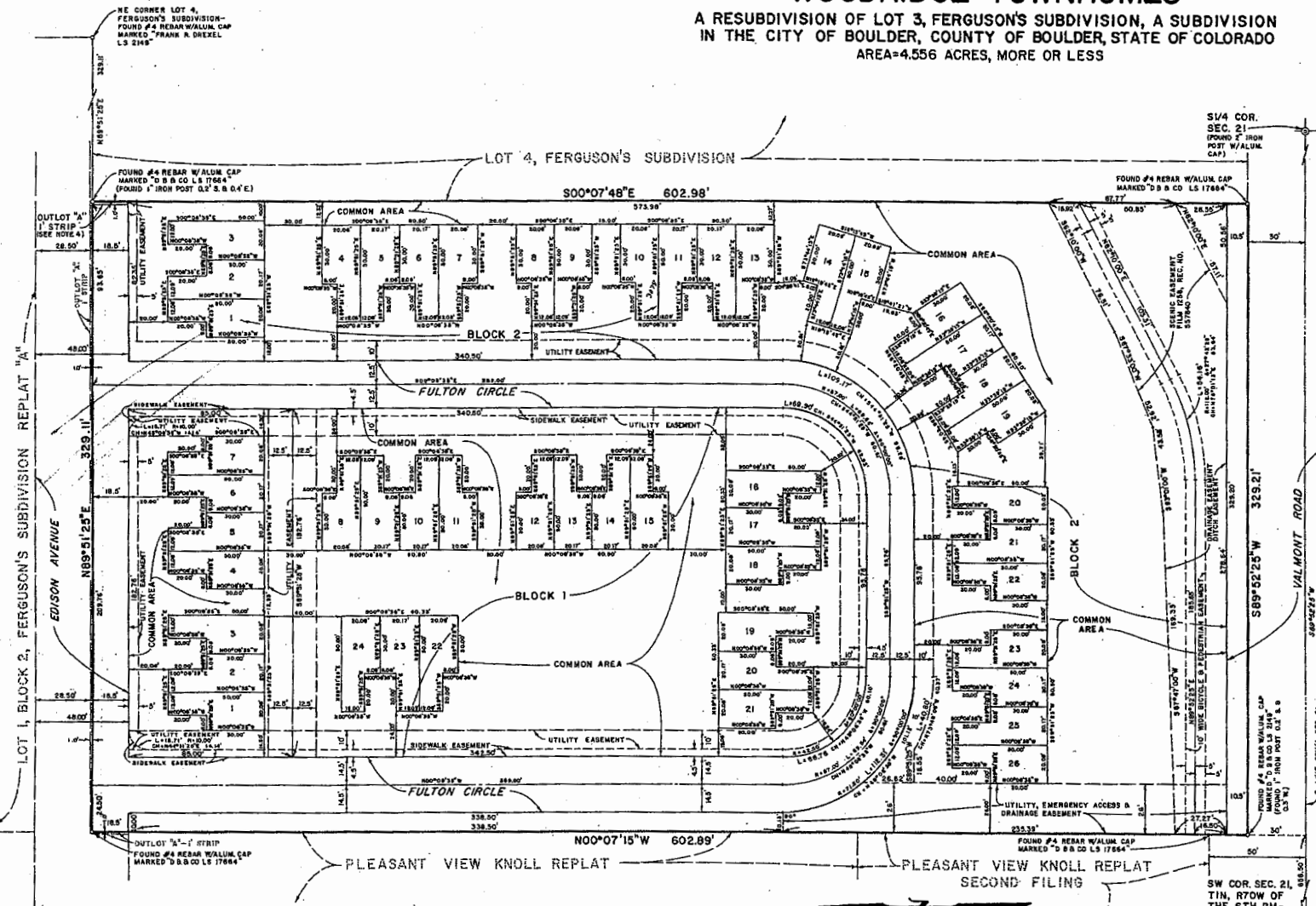


# WOODRIDGE TOWNHOMES

A RESUBDIVISION OF LOT 3, FERGUSON'S SUBDIVISION, A SUBDIVISION  
IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO  
AREA=4.556 ACRES, MORE OR LESS



LOT AREA SCHEDULE  
(ALL AREAS ARE IN SQUARE FEET)

BLOCK 2		BLOCK 1	
Lot No.	Lot Area	Lot No.	Lot Area
1	844	1	844
2	847	2	847
3	842	3	842
4	844	4	844
5	847	5	847
6	847	6	847
7	844	7	844
8	844	8	844
9	844	9	847
10	844	10	847
11	847	11	844
12	847	12	844
13	844	13	847
14	844	14	847
15	844	15	844
16	844	16	842
17	847	17	847
18	847	18	844
19	844	19	842
20	842	20	847
21	847	21	844
22	844	22	844
23	844	23	847
24	847	24	842
25	847		
26	844		

- NOTES
- BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 21, T1N, R7W OF THE 6TH P.M. AS BEARINGS S89°52'25"W. TO CONVERT TO TRUE MERIDIAN ROTATE BEARINGS 00°02'21" CLOCKWISE.
  - ALL TIES TO PROPERTY LINES ARE AT RIGHT ANGLES OR RADIAL TO PROPERTY LINES.
  - THIS SUBDIVISION LIES IN ZONE B ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP OF BOULDER COUNTY, COLORADO, COMMUNITY PANEL NUMBER 080023 0125 EFFECTIVE FEBRUARY 1, 1979.
  - OUTLOT "A" IS RESERVED FOR CONVEYANCE TO THE CITY OF BOULDER.
  - THE OWNERS OF LOTS 1 THROUGH 24, BLOCK 1 AND LOTS 1 THROUGH 26, BLOCK 2 ARE ALLOWED INGRESS AND EGRESS OVER, ACROSS AND THROUGH ALL OF THE "COMMON AREA" IN BLOCKS 1 AND 2.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, JAMES CONSTRUCTION CO., INC., A COLORADO REAL PROPERTY SITUATED IN BOULDER COUNTY, COLORADO, AND LYNN WOODRIDGE TOWNHOMES, A RESUBDIVISION OF LOT 3, FERGUSON'S SUBDIVISION, IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SUBDIVISION IN THE COUNTY OF BOULDER, STATE OF COLORADO AND THE STREETS AS SHOWN ON THE ACCOMPANYING PLAT TO THE PUBLIC BOULDER AND LEFT HAND IRRIGATION COMPANY THESE PORTIONS OF "DITCH EASEMENT" ON THE ACCOMPANYING PLAT AS AN EASEMENT FOR BOULDER AND LEFT HAND DITCH, AND DOES HEREBY GRANT TO THE PORTIONS OF SAID REAL PROPERTY DESIGNATED ON THE ACCOMPANYING PLAT.

"UTILITY EASEMENT" AS EASEMENTS FOR THE INSTALLMENT OF ALL MUNICIPALLY OWNED, MUNICIPALLY PERMITTED UTILITIES AND SERVICES.

"SIDEWALK EASEMENT" AS AN EASEMENT FOR THE INSTALLMENT OF A SIDEWALK.

"EMERGENCY ACCESS EASEMENT" AS AN EASEMENT FOR OTHER CITY EMERGENCY VEHICLES.

"DRAINAGE EASEMENT" AS AN EASEMENT FOR THE MAIN FACILITIES.

"BICYCLE/PEDESTRIAN EASEMENT" AS AN EASEMENT FOR AND REPLACEMENT OF A BICYCLE AND PEDESTRIAN WAY.

"COMMON AREA" AS EASEMENTS FOR VEHICULAR ACCESS; CITY VEHICLES AND FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF ALL MUNICIPALLY OWNED, MUNICIPALLY PERMITTED AND MAINTAINED UTILITIES AND SERVICES.

IN WITNESS WHEREOF, JAMES CONSTRUCTION CO., INC., A COLORADO CORPORATION, HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND SEALED BY ITS SECRETARY, VIRGINIA Z. POSTLE, THIS 15TH DAY OF August, 1983.

JAMES CONSTRUCTION CO., INC.  
A COLORADO CORPORATION  
BY: Virginia Z. Postle  
VIRGINIA Z. POSTLE, SECRETARY

ACKNOWLEDGEMENT

STATE OF COLORADO) SS  
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY POSTLE AS SECRETARY OF JAMES CONSTRUCTION CO., INC., A COLORADO CORPORATION, THIS 15TH DAY OF August, 1983.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES 8/21/84

APPROVALS

Denise Winkler for  
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

Ernest Stahl  
PUBLIC SERVICE COMPANY OF COLORADO

MAYOR'S CERTIFICATE

APPROVED THIS 15TH DAY OF August, 1983.

Carrie J. Moore  
DIRECTOR OF FINANCE AND EX OFFICIO CITY CLERK

SURVEYOR'S CERTIFICATE

I, RICHARD G. SETTEGREN, A DULY REGISTERED PROFESSIONAL SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT OF WOODRIDGE TOWNHOMES IS A SURVEY MADE UNDER MY SUPERVISION, AND HAS BEEN PREPARED IN ACCORDANCE WITH THE COLORADO SURVEYING ACT.

RICHARD G. SETTEGREN  
SURVEYOR

CLERK AND RECORDER

STATE OF COLORADO) SS  
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN THE PUBLIC RECORDS OF BOULDER COUNTY, COLORADO, THIS 15TH DAY OF August, 1983, AND IS RECEIVED IN FULL PAYMENT OF RECORDING FEES.

Reception #549749  
Film 1266

