

**TOWN OF NEDERLAND  
Boulder County, Colorado**

**RESOLUTION 2013 – 05**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF NEDERLAND  
APPROVING THE DISSOLUTION OF INTERIOR LOT LINES BETWEEN LOTS 1  
AND 2, BLOCK 17, NEDERLAND SUBDIVISION, TO ESTABLISH ONE NEW LOT TO  
BE KNOWN AS NEDERLAND REPLAT “C” SUBDIVISION**

**WHEREAS**, the Town of Nederland, Colorado (“Town”) is a statutory municipality, duly organized and existing under the laws of the state of Colorado; and

**WHEREAS**, pursuant to Article 23 of Title 31, C.R.S., the Town is authorized to regulate the subdivision, use and development of land within its jurisdiction; and

**WHEREAS**, pursuant to this authority, the Town has adopted regulations governing requests to dissolve lot lines that form the boundaries between two (2) or more platted lots within a subdivision; and

**WHEREAS**, such lot line dissolution regulations are found in Section 17-73 of the Nederland Municipal Code (“Code”); and

**WHEREAS**, Code Section 17-73 requires the owner of two or more contiguous lots to apply to the Town for the dissolution of lot lines and for such application to be initially considered by the Nederland Planning Commission (the “Commission”), who shall make recommendation thereon to the Nederland Board of Trustees (“Board”); and

**WHEREAS**, Nepal LLC (“Applicant”), the owner of contiguous Lots 1 and 2 of Block 17 has applied to the Town to dissolve the interior lot lines between said lots, as illustrated on **Exhibit A**; and

**WHEREAS**, in accordance with Code Section 17-73(e), the Planning Commission considered the Applicant’s request at a regular meeting conducted on May 22, 2013, during which the Commission voted to recommend approval of said request to the Board; and

**WHEREAS**, the Board, also having considered the Applicant’s request, the Commission’s recommendation and the approval criteria set forth in the Code Section 17-73(c), wishes to approve the Applicant’s request, subject to the terms and conditions set forth in this Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF  
THE TOWN OF NEDERLAND, COLORADO:**

Section 1. The application submitted to the Town by Nepal LLC, as record owner of contiguous Lots 1 and 2 of Block 17 within the Nederland Replat "C" Subdivision, Nederland, Colorado, to dissolve those interior lot lines that form the boundaries between said lots, as further illustrated on **Exhibit A**, attached hereto and incorporated herein by this reference, is hereby approved. Upon the effective date of this Resolution, the consolidated lot created by this approval shall be designated as Lot 1A, Nederland Replat "C", Nederland, Colorado.


Section 2. Pursuant to Nederland Municipal Code Section 17-73(e)(3), the approval set forth in Section 1 above shall become effective upon the recordation of this resolution and a map accurately depicting this lot line dissolution and lot consolidation, at the expense of the Applicant, in the Boulder County Clerk and Recorder's office within fourteen (14) days of the date of this Resolution. Failure of Applicant to either provide an accurate map suitable for recording or to pay all necessary costs of recording within fourteen (14) days of the date of this Resolution shall render the approval set forth in Section 1 null and void.

**RESOLVED, APPROVED, and ADOPTED this 4<sup>th</sup> day June, 2013.**

TOWN OF NEDERLAND

By:   
Joe Gierlach, Mayor

ATTEST:

  
Michele Martin, Town Clerk



**EXHIBIT A**

{MAP/ILLUSTRATION OF LOT LINE DISSOLUTION}

**- Nederland Replat "C" -**

- Certificate of Dedication and Ownership -  
 KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, NEDERLAND, LLC, A COLORADO LIMITED LIABILITY COMPANY, IS THE OWNER OF CERTAIN LANDS IN THE TOWN OF NEDERLAND, BOULDER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:  
 LOTS 1 AND 2, BLOCK 17,  
 TOWN OF NEDERLAND, RECORDED PLAT THEREOF AS NEDERLAND REPLAT "C", BOULDER COUNTY OF COLORADO.

THAT THE UNDERSIGNED HAVE BY THESE PRESENTS Laid OUT AND PLATED UNDER THE NAME OF "NEDERLAND REPLAT C" AND DO HEREBY DISOLVE THE LOT LINES AS SHOWN ON THIS SUBDIVISION PLAT. ALL RIGHTS-OF-WAY DEDICATED TO THE PUBLIC BEING HEREBY REVERTED TO THE PUBLIC. THE RIGHTS OF THE PUBLIC BEING HEREBY FURTHER DEDICATED TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PUBLIC UTILITIES. THE PUBLIC UTILITIES SHALL BE RESPONSIBLE FOR PROPERTY CONDITIONS HERETO, UNDER, ALONG AND ACROSS LINES AND DRIVES AS SHOWN HEREON.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.  
 RESHAM GURUNG  
 MANAGER, NEDRAL, LLC  
 LOK MALLA  
 MANAGER, NEDRAL, LLC

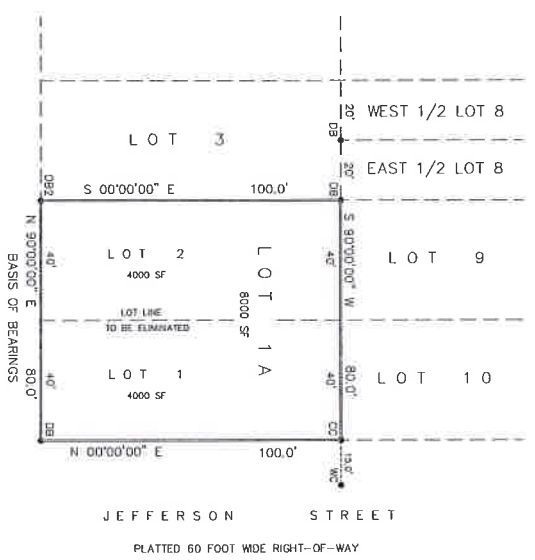
- Acknowledgement -  
 STATE OF COLORADO )  
 COUNTY OF BOULDER ) SS  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, BY RESHAM GURUNG, MANAGER OF NEDRAL, LLC OWNER OF THAT REAL PROPERTY DESCRIBED AS "NEDERLAND REPLAT C".  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC \_\_\_\_\_

- Acknowledgement -  
 STATE OF COLORADO )  
 COUNTY OF BOULDER ) SS  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, BY LOK MALLA, MANAGER OF NEDRAL, LLC OWNER OF THAT REAL PROPERTY DESCRIBED AS "NEDERLAND REPLAT C".  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC \_\_\_\_\_

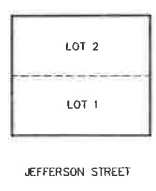
MY COMMISSION EXPIRES: \_\_\_\_\_  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC \_\_\_\_\_

a replat of Lots 1 and 2, Block 17, TOWN OF NEDERLAND  
 a subdivision located in the southwest 1/4 of Section 13  
 Township 1 South, Range 73 West of the 6th P.M.  
 Town of Nederland, Boulder County, Colorado  
 8000 SQUARE FEET OR 0.18 ACRES, MORE OR LESS - SHEET 1 OF 1



WEST FIRST STREET  
 PLATTED 57 FOOT WIDE RIGHT-OF-WAY

JEFFERSON STREET  
 PLATTED 60 FOOT WIDE RIGHT-OF-WAY



- CURRENT LOT CONFIGURATION -  
 BEFORE LOT LINE ELIMINATION



- RESULTING LOT CONFIGURATION -  
 AFTER LOT LINE ELIMINATION



Scale - 1" = 20'  
 U.S. SURVEY FEET  
 0 10 20 40

- Pilestaff Surveying Inc. -  
 TABLE MESA SHOPPING CENTER  
 6377 SOUTH BROADWAY - SUITE C  
 BOULDER, COLORADO 80505  
 303.999.9737  
 160048-1.dwg, 15 May 2013

- Legend -

- DB ● FOUND #4 REBAR WITH 1 1/2 INCH DIAMETER ALUMINUM CAP SET BY DB & CO. LS 17664
- DB2 ● FOUND #5 REBAR WITH 1 1/2 INCH DIAMETER ALUMINUM CAP SET BY DB & CO. PLS 27275
- WC ● SET #5 REBAR WITH 1 1/2 INCH DIAMETER ALUMINUM CAP MARKED STABELE/LS 26300/715 WC AS 1ST WITNESS CORNER
- CC ● CHISELED CROSS IN CONCRETE SIGN POST BASE
- FF ● SQUARE FEET

- Town of Nederland Certificate of Approval -  
 THE FOREGOING PLAT IS APPROVED FOR PLING PER THE TOWN OF NEDERLAND, THE BOARD OF TRUSTEES OF THE TOWN OF NEDERLAND ADOPTS AND APPROVES THE PLAT AND ACCEPTS THE DEDICATION HEREON SHOWN.  
 APPROVED BY THE TOWN OF NEDERLAND BOARD OF TRUSTEES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2013.

ATTEST: \_\_\_\_\_ MAYOR  
 \_\_\_\_\_ TOWN CLERK

- Clerk and Recorder's Certificate -  
 STATE OF COLORADO )  
 COUNTY OF BOULDER ) SS  
 ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF BOULDER, STATE OF COLORADO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2013, AND DULY RECORDED AS RECEPTION NUMBER \_\_\_\_\_

RECORDED  
 DEPUTY  
 \_\_\_\_\_ PAID  
 \_\_\_\_\_

LET W. STADLER  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 COLORADO LICENSE NUMBER 26300

- Surveyor's Certification -  
 I, LET W. STADLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF "NEDERLAND REPLAT C" WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID LOTS SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

- Planning Commission Certificate -  
 APPROVED BY THE TOWN OF NEDERLAND PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2013.

- Notes -
1. ANY TITLE COMPANY, LLC FILE THE INC. DATED FEBRUARY 2013, WAS LATELY FILED WITH THE CLERKS OF RECORD.
  2. BASIS OF REBARING - PER THE SUBDIVISION PLAT, I LINED THE BEARING NORTH SOUTHERLY EAST, ALONG THE SOUTH LINE OF BLOCK 17, TOWN OF NEDERLAND, BETWEEN THE SURVEY MONUMENTS SET BY DIECKEL, BARRELL & COMPANY IN MARCH 1982.
  3. IN ACCORDANCE WITH C.A.S. 13-6-101(1), NOTICE - ACCORDING TO COLORADO LAW YOU MUST CONDUCT ANY LEGAL ACTION BEFORE ANY DEFECT IN THE SURVEY IS DISCOVERED. AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMPLETED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION.
  4. THE SUBJECT LOTS ARE LOCATED IN UN-SUBDIVIDED ZONE 1, THE LINE DEDICATED TO BE OUTSIDE OF THE 800 FOOT RPOD PLAIN ACCORDING TO THE FINAL PLOD MEASUREMENT.
  5. THIS PLAT REPLACES A SURVEY OF BLOCK 17, PREPARED BY DIECKEL, BARRELL & COMPANY (COLORADO CIVIL TRIBAL) PREPARED IN MARCH 1982 (JOB NO. 480).
  6. ALL DIMENSIONS SHOWN ARE RECORD AND VALIDATED VALUES.
  7. THE NEAREST ADJACENT OF "TRUSTEES VOTED ON" IS APPROVED & REQUESTED IN CONFORMANCE WITH SEC. 17-21 OF THE NEZELAND MUNICIPAL CODE FOR RECONSTRUCTION OF THE LOT LINE BETWEEN LOTS 1 AND 2, BLOCK 17, TOWN OF NEDERLAND.

- NEDERLAND REPLAT "C" -