

REX RANCH PUD ZONING MAP

LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
68.47 ACRES - PUD-001017-2018

OVERALL BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING LOT 1 AND TRACT A, REX RANCH MINOR SUBDIVISION AS RECORDED AT RECEPTION NO. 2874660 OF THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER, TOGETHER WITH PARCEL A, REX RANCH FILING NO. 1 AS RECORDED AT RECEPTION NO. 03626300 OF THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER, TOGETHER WITH A PART OF THAT PROPERTY DESCRIBED AT RECEPTION NO. 3653124 OF THE RECORDS OF THE BOULDER CLERK AND RECORDER, ALL LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO BEING SUBORDINATELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26 AND CONSIDERING THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 26 TO BEAR SOUTH 88°33'50" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE SOUTH 00°19'39" EAST, ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 91.95 FEET;

THENCE SOUTH 89°40'21" WEST, A DISTANCE OF 70.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 119TH STREET AS RECORDED AT RECEPTION NO. 2874660 OF THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING A POINT ON THE EASTERLY LINE OF SAID PARCEL A, REX RANCH FILING NO. 1, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°19'39" EAST ALONG SAID PARCEL A, A DISTANCE OF 354.45 FEET;
THENCE SOUTH 00°19'39" EAST A DISTANCE OF 349.89 FEET;

THENCE ALONG THE BOUNDARY OF SAID PARCEL A, REX RANCH FILING NO. 1 THE FOLLOWING TWO (2) COURSES:

- SOUTH 00°19'39" EAST, A DISTANCE OF 545.86 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 26;
- SOUTH 88°46'04" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2,556.07 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF;

THENCE NORTH 00°21'53" WEST, ALONG THE WEST LINE OF SAID NORTH HALF, A DISTANCE OF 1,187.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, REX RANCH MINOR SUBDIVISION;

THENCE NORTH 00°21'53" WEST, CONTINUING ALONG THE WEST LINE OF SAID NORTH HALF OF SECTION 26 AND ALONG THE WEST LINES OF SAID LOT 1 AND SAID TRACT A A DISTANCE OF 144.47 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 26;

THENCE NORTH 88°33'50" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26 AND ALONG THE NORTH LINE OF SAID TRACT A A DISTANCE OF 1,600.10 FEET TO THE NORTHEAST CORNER OF SAID TRACT A;

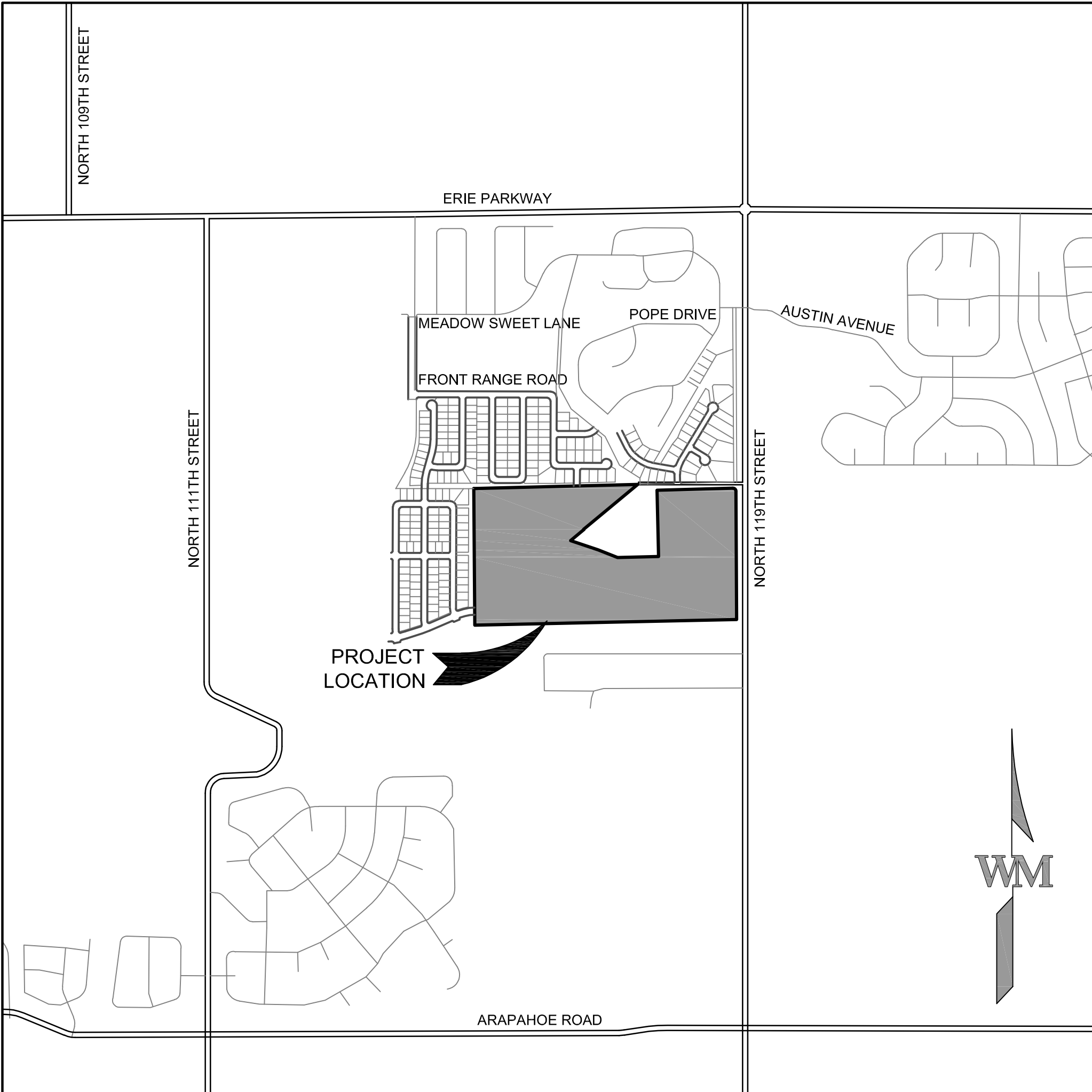
THENCE ALONG THE SOUTHEASTERLY LINES OF SAID TRACT A THE FOLLOWING THREE (3) COURSES:

- SOUTH 50°24'50" WEST, A DISTANCE OF 686.36 FEET;
- SOUTH 52°52'15" EAST, A DISTANCE OF 3.40 FEET;
- SOUTH 50°03'56" WEST, A DISTANCE OF 169.03 FEET TO A POINT ON THE BOUNDARY OF SAID PARCEL A, REX RANCH FILING NO. 1;

THENCE ALONG THE BOUNDARY OF SAID PARCEL A THE FOLLOWING SIX (6) COURSES:

- SOUTH 71°27'49" EAST, A DISTANCE OF 282.86 FEET;
- SOUTH 68°34'55" EAST, A DISTANCE OF 205.25 FEET;
- NORTH 88°34'13" EAST, A DISTANCE OF 400.14 FEET;
- NORTH 01°25'48" WEST, A DISTANCE OF 647.63 FEET;
- NORTH 88°33'50" EAST, A DISTANCE OF 739.63 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 91°06'32", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.70 FEET, THE CHORD OF WHICH BEARS SOUTH 45°52'54" EAST A DISTANCE OF 42.83 FEET; TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 2,982,433 SQUARE FEET, OR 68.467 ACRES, MORE OR LESS;



VICINITY MAP
1"=1000'

NOTES

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BASED UPON A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080213C0439 G, MAP REVISED OCTOBER 4, 2002, THE SUBJECT PROPERTY IS NOT WITHIN THE THE 100-YEAR FLOOD PLAIN LIMITS.
- BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN WAS ASSUMED TO BEAR NORTH 88°33'50" EAST AND IS MONUMENTED AS SHOWN HEREON.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS DOCUMENT IS THE U.S. SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS.
- ANY PROVISIONS THAT ARE NOT SPECIFICALLY ADDRESSED IN THE APPROVED PUD SHALL COMPLY WITH THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE.

SURVEYOR'S CERTIFICATE

I, THOMAS D. STAAB, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PUD MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTION

I ATTEST TO THE ABOVE ON THIS ____ DAY OF ____, 20__.

THOMAS D. STAAB, P.L.S. NO. 25965
FOR AND ON BEHALF OF WARE MALCOMB

PLANNING COMMISSION CERTIFICATE

THIS PUD MAP WAS REVIEWED BY THE PLANNING COMMISSION ON THIS ____ DAY OF ____, 20__.

CHAIRPERSON

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PUD MAP IS TO BE KNOWN AS THE **REX RANCH PUD ZONING MAP** AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. ____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO, HELD ON THE ____ DAY OF ____, 20__.

MAYOR

ATTEST: _____
TOWN CLERK

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF _____) SS.

I HEREBY CERTIFY THAT THIS PUD MAP WAS FILED IN MY ON THIS ____ DAY OF ____ 20 __,
AND WAS RECORDED AT RECEPTION NO. _____.

COUNTY CLERK AND RECORDER

OWNER/DEVELOPER

HINES
1515 WYNKOOP STREET
DENVER, CO 80202
(720) 932-0522

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

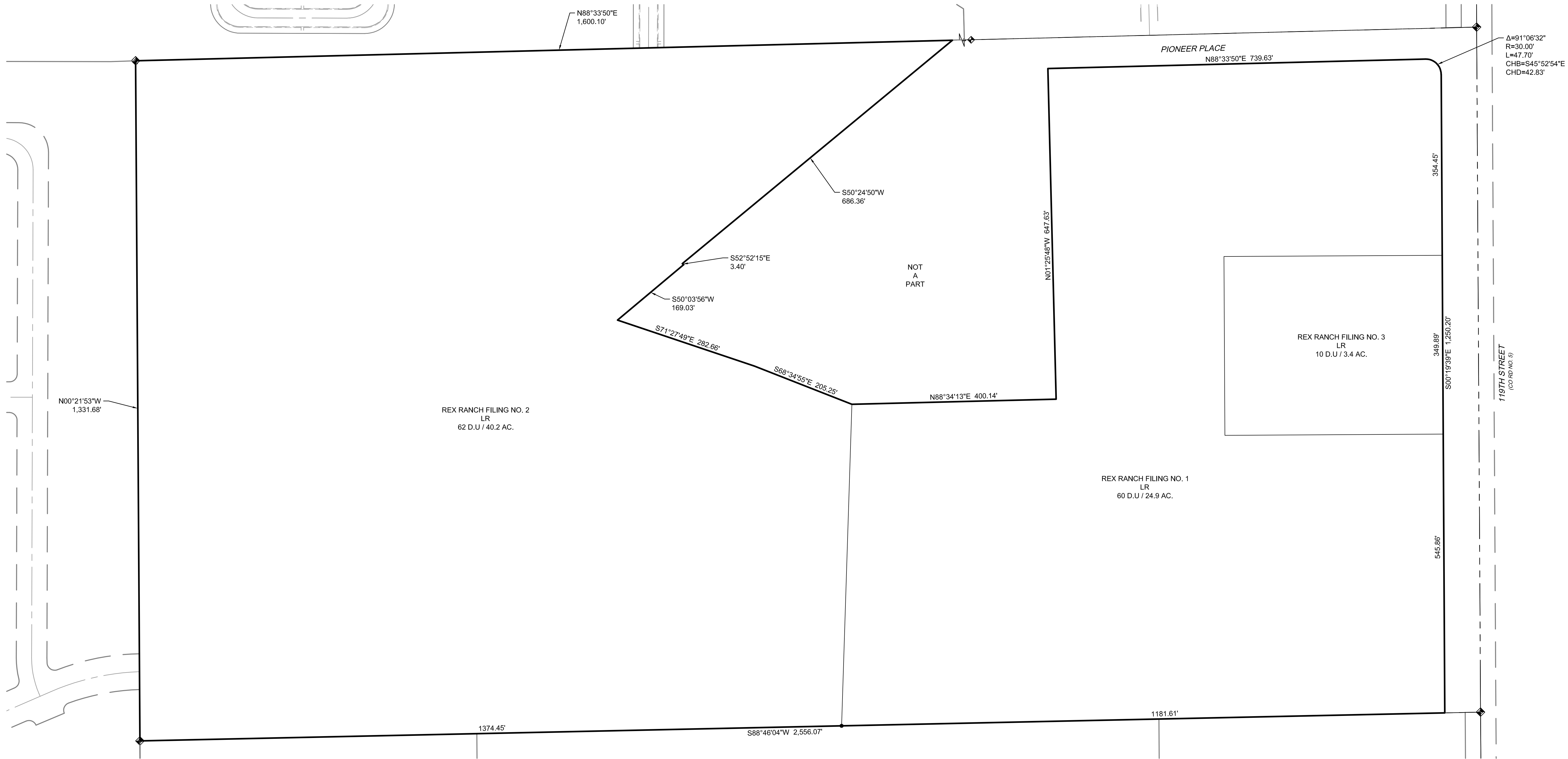
990 south broadway st.
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

JOB NO. 15035
DATE: 08/13/2018
SCALE: N/A
Sheet **01** of **02**

NO.	DATE	REMARKS
DRAWN BY:	SL	PA/PM: GB

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NOTE

1. SIDE SETBACKS SHALL ALLOW FOR ENCROACHMENTS UP TO 3 FEET BEYOND THE BUILDING FOUNDATIONS FOR BELOW-GRADE WINDOW WELLS AND 2-FEET FOR EAVES.

OWNER/DEVELOPER

HINES
1515 WYNKOOP STREET
DENVER, CO 80202
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Sheet 02 of 02

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