

FLATIRON MEADOWS - FILING NO. 10
 A REPLAT OF TRACT E, FLATIRON MEADOWS - FILING NO. 9 LOCATED IN THE
 NORTHWEST QUARTER OF SECTION 26 TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
 42.661 ACRES - 65 LOTS / 5 TRACTS
 FP-000748-2016

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW BY ALL MEN THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT E, FLATIRON MEADOWS FILING NO. 9 RECEPTION NO. _____, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

CONTAINING AN AREA OF 42.661 ACRES, (1,858,307 SQUARE FEET), MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FLATIRON MEADOWS - FILING NO. 10. ALL PUBLIC WAYS AND OTHER PUBLIC RIGHTS-OF-WAY, LANDS, EASEMENTS AND OTHER DESIGNATED PUBLIC IMPROVEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES SHOWN HEREON.

OWNER: HT FLATIRON LP, A DELAWARE LIMITED PARTNERSHIP

BY: HINES FLATIRON ASSOCIATES LIMITED PARTNERSHIP,
 A TEXAS LIMITED PARTNERSHIP
 ITS GENERAL PARTNER

BY: HINES FLATIRON GP LLC,
 A DELAWARE LIMITED LIABILITY COMPANY,
 ITS GENERAL PARTNER

BY: HINES INVESTMENT MANAGEMENT HOLDINGS LIMITED PARTNERSHIP,
 A TEXAS LIMITED PARTNERSHIP,
 ITS SOLE MEMBER

BY: HIMH GP LLC,
 A DELAWARE LIMITED LIABILITY COMPANY,
 ITS GENERAL PARTNER

BY:HINES REAL ESTATE HOLDINGS LIMITED PARTNERSHIP,
 A TEXAS LIMITED PARTNERSHIP,
 ITS SOLE MEMBER

BY: JCH INVESTMENTS, INC.,
 A TEXAS CORPORATION,
 ITS GENERAL PARTNER

BY: _____
 ROB WITTE
 SENIOR MANAGING DIRECTOR

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY MARK A. COVER, AS

SENIOR MANAGING DIRECTOR/CHIEF EXECUTIVE OFFICER.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____ (SEAL)

MY COMMISSION EXPIRES: _____

LIEN HOLDER SIGNATURE

LIEN HOLDER: FLAGSTAR BANK, FSF

BY: _____

AS: _____

STATE OF COLORADO }
 COUNTY OF _____ } ss.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____ (SEAL)

MY COMMISSION EXPIRES: _____

LIEN HOLDER SIGNATURE

LIEN HOLDER: TOLL BROS., INC.

BY: _____

AS: _____

STATE OF COLORADO }
 COUNTY OF _____ } ss.

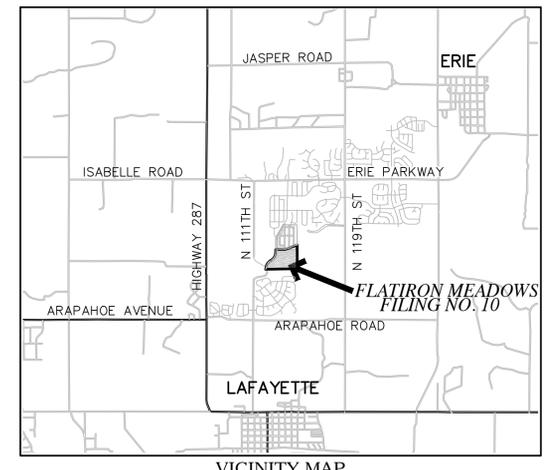
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____ (SEAL)

MY COMMISSION EXPIRES: _____



VICINITY MAP

NOTES AND NOTICES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP(S) OR EASEMENT(S) OF RECORD. FOR ALL INFORMATION REGARDING EASEMENT(S) RIGHTS-OF-WAY, ENCUMBRANCE(S), OR TITLE OF RECORD, AZTEC CONSULTANTS, INC. RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 508-F0545154-015-PNX, AMENDMENT NO. 3, DATED APRIL 21, 2016 AT 7:00 A.M.
- THE EXISTING FLOODPLAIN LIMITS AS SHOWN ARE BASED ON FEMA MAPS 08013C0439J AND 08013C0437J DATED DECEMBER 18, 2012. A CONDITIONAL LETTER OF MAP REVISION (CLOMR) PREPARED BY CALIBRE ENGINEERING, INC. WAS APPROVED MAY 19, 2008. THE APPROXIMATE PROJECTED 100-YEAR FLOODPLAIN BOUNDARY LIMITS SHOWN ON THIS PLAT IS BASED ON THE CLOMR. AT A TIME WHEN CONSTRUCTION IS COMPLETED ON THE DRAINAGE IMPROVEMENTS A LETTER OF MAP REVISION (LOMR) WILL BE SUBMITTED AND ONCE APPROVED THE FLOODPLAIN LIMITS WILL BE AMENDED.
- USERS OF DIGITAL INFORMATION MUST RECOGNIZE THAT SUCH INFORMATION CANNOT BEAR A SIGNED CERTIFICATION. EACH USER SHALL BE SOLELY RESPONSIBLE FOR ENSURING THAT DIGITAL INFORMATION IS THE SAME AS THE LATEST RECORD DRAWING BEARING A SIGNED CERTIFICATION.
- 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 LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTES.
- PRIOR TO A SALES CONTRACT FOR ANY LOT, TRACT OR PARCEL WITHIN THIS SUBDIVISION IS EXECUTED, ALL BOUNDARIES OF SAID LOT, TRACT OR PARCEL MUST BE MONUMENTED IN ACCORDANCE WITH STATE STATUTE 12-25-2-38-51-105 OF THE COLORADO REVISED STATUTES.
- THIS PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT RECORDED MARCH 31, 2009 AT RECEPTION NO. 2988918 AND JUNE 13, 2012 AT RECEPTION NO. 03229233.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- BLANKET PUBLIC ACCESS EASEMENTS ARE GRANTED OVER TRACTS A, B, C, AND D.
- MAINTENANCE DEFINITION:** MAINTENANCE IS THE PROCESS OF PRESERVING CAPITAL IMPROVEMENTS, STRUCTURES, DEVELOPMENT, OR SYSTEMS TO MEET ITS FUNCTION OR ORIGINAL INTENT OF THE FACILITY. THIS IS THE PRESERVATION, CONSERVATION, KEEPING IN GOOD CONDITIONS, OPERATING SAFELY, OPERATING EFFICIENTLY, TESTING, INSPECTION, SERVICING, REPAIRING, GRADING, CLEANING, PICKING UP TRASH AND DEBRIS, PEST CONTROL, PAINTING, MOWING, PRUNING, AND PROLONGING OF THESE FACILITIES. MAINTENANCE ALSO INCLUDES THE PROVISION OF FINANCIAL SUPPORT TO MAINTAIN THE FACILITIES. FACILITIES INCLUDE BUT ARE NOT LIMITED TO: LANDSCAPING, OPEN AREAS, GRASS, SHRUBS, TREES, PLAYGROUNDS, SITE FURNITURE AND FIXTURES, RETAINING WALLS, SIGNS, SIDEWALKS, DRAINAGE STRUCTURES SUCH AS PONDS, SWALES, DRAIN PANS, INLETS, AND OUTLET STRUCTURES.

PROJECT BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, AND IS MONUMENTED ON THE WEST WITH A 30' WITNESS CORNER TO THE NORTHWEST CORNER, SECTION 26, WITH A 2 1/2" ALUMINUM CAP STAMPED "1997, RLS #4846," ON THE EAST WITH A 2 1/2" ALUM. CAP IN RANGE BOX STAMPED "1995, PLS# 26970"

BEARING IS ASSUMED TO BEAR: NORTH 88°35'01" EAST

ACCEPTANCE CERTIFICATE:

THIS DEDICATION OF TRACTS A, C AND D ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY FLATIRON MEADOWS MASTER ASSOCIATION, INC.

FLATIRON MEADOWS MASTER ASSOCIATION, INC.

BY: CHAD MURPHY _____ DATE _____

TITLE: PRESIDENT

STATE OF _____)

COUNTY OF _____) ss.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

AS _____

WITNESS MY HAND AND OFFICIAL SEAL _____

NOTARY PUBLIC _____ (SEAL)

MY COMMISSION EXPIRES: _____

ACCEPTANCE CERTIFICATE:

THIS DEDICATION OF TRACT B IS HEREBY ACCEPTED FOR MAINTENANCE BY FLATIRON MEADOWS MASTER ASSOCIATION, INC.

FLATIRON MEADOWS MASTER ASSOCIATION, INC.

BY: CHAD MURPHY _____ DATE _____

TITLE: PRESIDENT

STATE OF _____)

COUNTY OF _____) ss.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

AS _____

WITNESS MY HAND AND OFFICIAL SEAL _____

NOTARY PUBLIC _____ (SEAL)

MY COMMISSION EXPIRES: _____

TRACT SUMMARY CHART					
TRACT	AREA	AREA (SF)	USE	OWNERSHIP	MAINTENANCE *
TRACT A	0.476	20,756	OPEN SPACE/PUBLIC ACCESS EASEMENT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT B	14.686	639,713	OPEN SPACE/PUBLIC ACCESS EASEMENT	TOWN OF ERIE	HOMEOWNERS ASSOCIATION
TRACT C	6.571	286,226	OPEN SPACE/PUBLIC ACCESS EASEMENT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT D	2.003	87,269	POCKET PARK/PUBLIC ACCESS EASEMENT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT E	0.930	40,500	FUTURE DEVELOPMENT	OWNER	OWNER
TOTAL	24.666	1,074,464			

* SEE NOTE 10 IN NOTES AND NOTICES

LAND SUMMARY CHART			
TYPE	AREA	AREA (SF)	% OF TOTAL AREA
LOTS (65)	12,784	556,845	29.96
TRACTS (5)	24.666	1,074,464	57.82
ROW	5.211	226,998	12.22
TOTALS	42.661	1,858,307	100.00

TITLE VERIFICATION CERTIFICATE:

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

BY: _____ DATE: _____

TITLE: _____

ATTEST:

SECRETARY/TREASURER

STATE OF _____)

COUNTY OF _____) ss.

CITY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

COMMUNITY DEVELOPMENT AND PUBLIC WORKS APPROVAL CERTIFICATE:

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE COMMUNITY DEVELOPMENT DIRECTOR AND PUBLIC WORKS DIRECTOR ON THIS _____ DAY OF _____, 20____

COMMUNITY DEVELOPMENT DIRECTOR _____

PUBLIC WORKS DIRECTOR _____

BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS PLAT IS TO BE KNOWN AS THE FLATIRON MEADOWS - FILING NO. 10 AND IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____ PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE _____ DAY OF _____ A.D. 20____

MAYOR: _____

ATTEST: TOWN CLERK _____

SURVEYORS CERTIFICATE:

I, JAMES E. LYNCH, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A FIELD SURVEY MADE ON AUGUST 13, 2015, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2016.

JAMES E. LYNCH, PLS # 37933
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
 300 EAST MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122



CLERK & RECORDER CERTIFICATE:

STATE OF COLORADO)

COUNTY OF BOULDER) ss.

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____ A.D.

AND WAS RECORDED AT RECEPTION NUMBER _____

COUNTY CLERK AND RECORDER _____

AZTEC
 CONSULTANTS, INC.
 300 E. MINERAL AVE, SUITE 1
 Littleton, Colorado 80122
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 Fax: (303) 713-1897
 www.aztecconsultants.com
 AzTec Proj. No.23415-25

Calibre
 Calibre Engineering, Inc.
 9090 South Ridgeline Blvd., Suite 105
 Highlands Ranch, CO 80129 (303) 730-0434
 www.calibre-engineering.com
 Engineering Construction Management Survey

FLATIRON MEADOWS - FILING NO. 10
 FINAL PLAT
 COVER SHEET

Prepared for
 HT FLATIRON LP

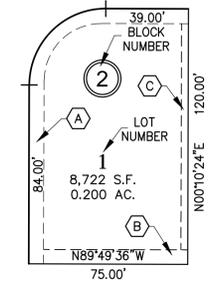
Job Number	FPLAT_F10
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FLATIRON MEADOWS - FILING NO. 10

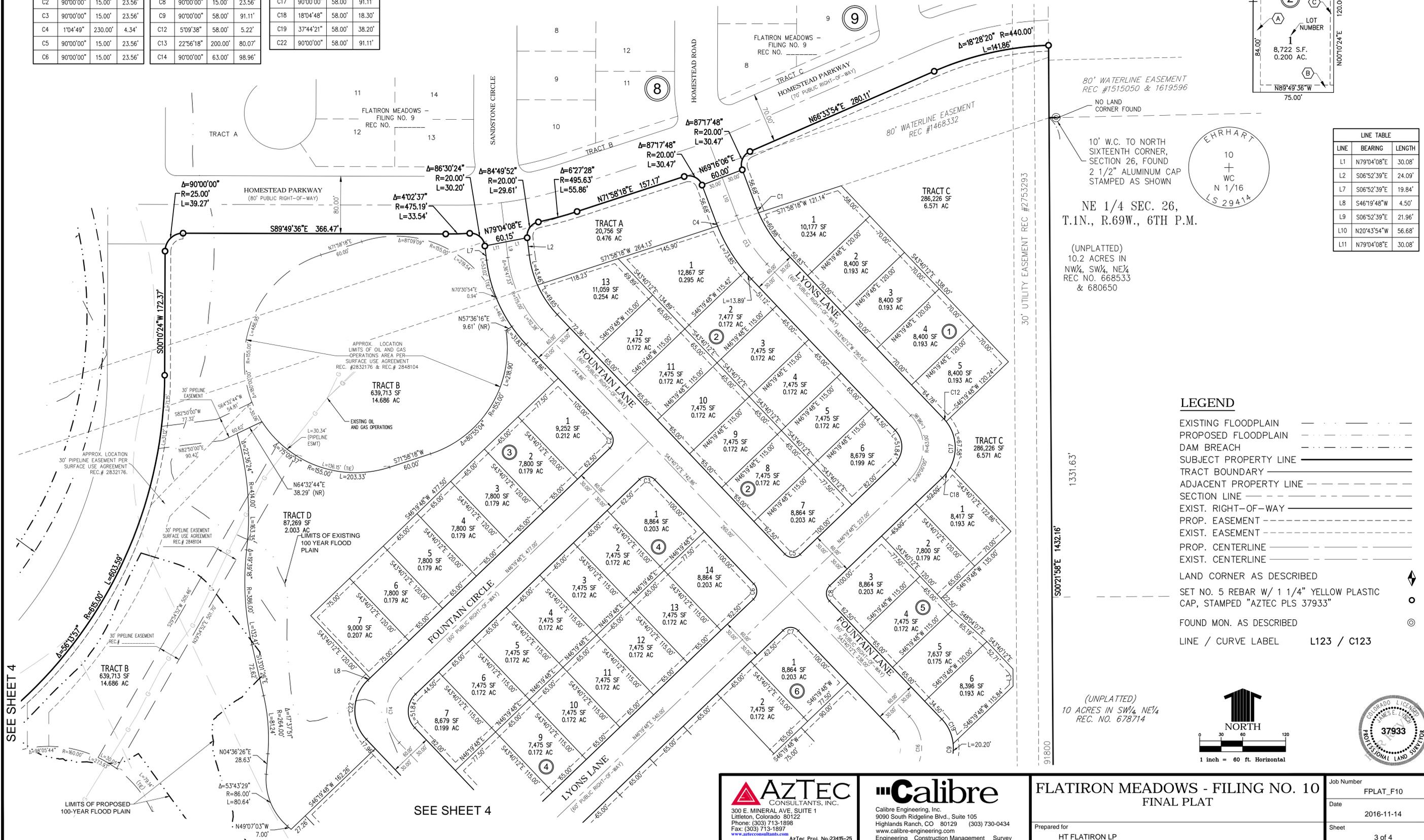
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42.661 ACRES - 65 LOTS / 5 TRACTS
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CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C1	2°25'08"	170.00'	7.18'	C7	90°00'00"	15.00'	23.56'	C16	90°00'00"	62.00'	97.39'
C2	90°00'00"	15.00'	23.56'	C8	90°00'00"	15.00'	23.56'	C17	90°00'00"	58.00'	91.11'
C3	90°00'00"	15.00'	23.56'	C9	90°00'00"	58.00'	91.11'	C18	18°04'48"	58.00'	18.30'
C4	1°04'49"	230.00'	4.34'	C12	5°09'38"	58.00'	5.22'	C19	37°44'21"	58.00'	38.20'
C5	90°00'00"	15.00'	23.56'	C13	22°56'18"	200.00'	80.07'	C22	90°00'00"	58.00'	91.11'
C6	90°00'00"	15.00'	23.56'	C14	90°00'00"	63.00'	98.96'				

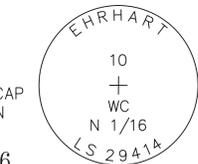
EASEMENT LEGEND AND DETAIL:
 (A) 8' UTILITY EASEMENT ADJACENT TO ALL RIGHT-OF-WAY
 (B) 8' UTILITY EASEMENT ADJACENT TO REAR PROPERTY LINES
 (C) 5' UTILITY EASEMENT ADJACENT TO SIDE PROPERTY LINES
 TYPICAL EASEMENT DETAIL 1"=40'



LINE	BEARING	LENGTH
L1	N79°04'08"E	30.08'
L2	S06°52'39"E	24.09'
L7	S06°52'39"E	19.84'
L8	S46°19'48"W	4.50'
L9	S06°52'39"E	21.96'
L10	N20°43'54"W	56.68'
L11	N79°04'08"E	30.08'

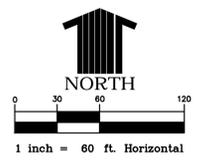


80' WATERLINE EASEMENT
REC #1515050 & 1619596
 NO LAND CORNER FOUND
 10' W.C. TO NORTH SIXTEENTH CORNER, SECTION 26, FOUND 2 1/2" ALUMINUM CAP STAMPED AS SHOWN
 NE 1/4 SEC. 26,
T.1N., R.69W., 6TH P.M.
 (UNPLATTED)
10.2 ACRES IN
NW 1/4, SW 1/4, NE 1/4
REC NO. 668533
& 680650



LEGEND

- EXISTING FLOODPLAIN
- PROPOSED FLOODPLAIN
- DAM BREACH
- SUBJECT PROPERTY LINE
- TRACT BOUNDARY
- ADJACENT PROPERTY LINE
- SECTION LINE
- EXIST. RIGHT-OF-WAY
- PROP. EASEMENT
- EXIST. EASEMENT
- PROP. CENTERLINE
- EXIST. CENTERLINE
- LAND CORNER AS DESCRIBED
- SET NO. 5 REBAR W/ 1 1/4" YELLOW PLASTIC CAP, STAMPED "AZTEC PLS 37933"
- FOUND MON. AS DESCRIBED
- LINE / CURVE LABEL L123 / C123



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Engineering Construction Management Survey

FLATIRON MEADOWS - FILING NO. 10
FINAL PLAT

Prepared for: HT FLATIRON LP

Job Number	FPLAT_F10
Date	2016-11-14
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SEE SHEET 4

SEE SHEET 4

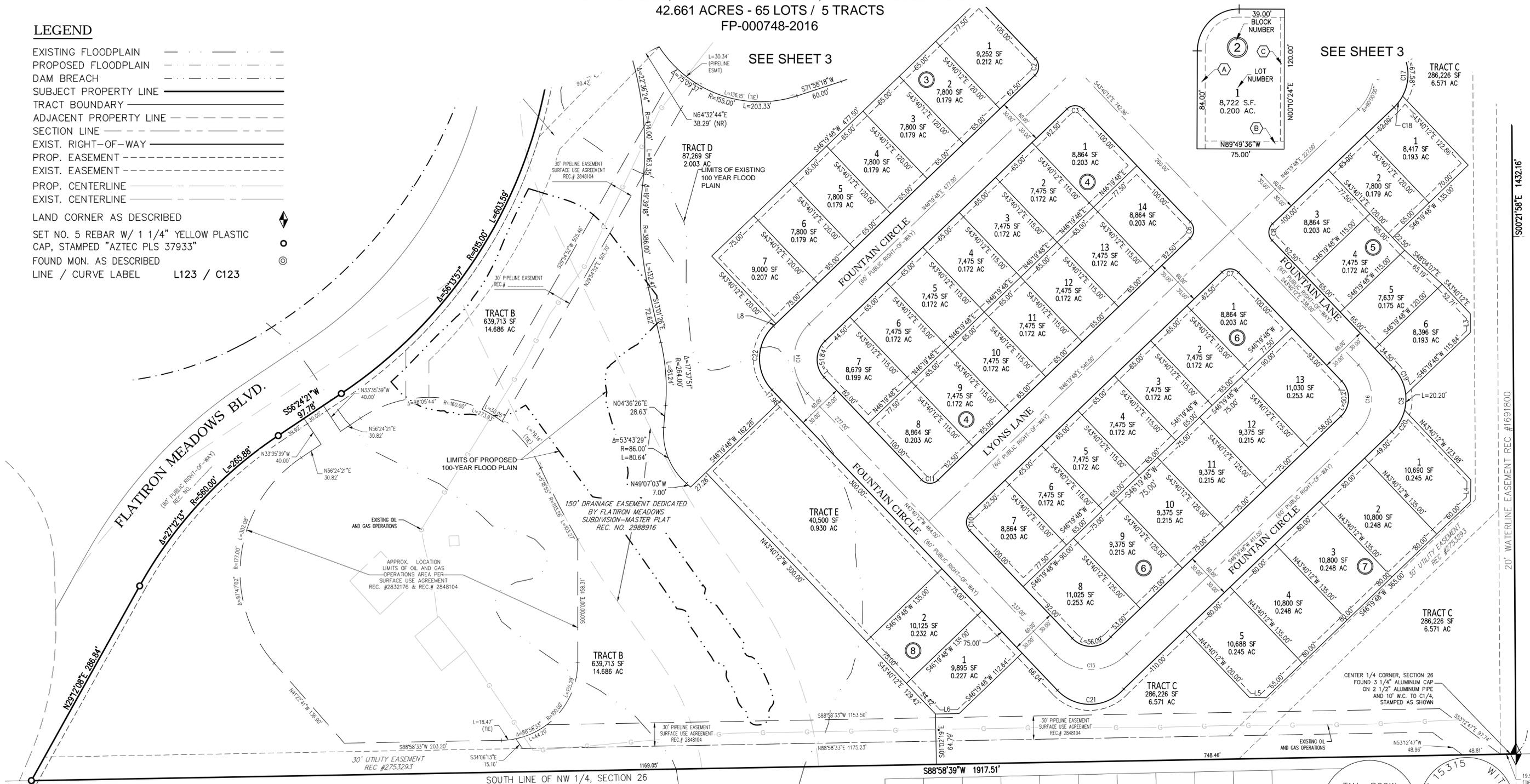
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 TYPICAL EASEMENT DETAIL 1"=40'

LEGEND

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- PROPOSED FLOODPLAIN
- DAM BREACH
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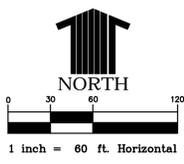


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	90°00'00"	15.00'	23.56'
C3	90°00'00"	15.00'	23.56'
C6	90°00'00"	15.00'	23.56'
C7	90°00'00"	15.00'	23.56'
C8	90°00'00"	15.00'	23.56'
C9	90°00'00"	58.00'	91.11'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C10	90°00'00"	15.00'	23.56'
C11	90°00'00"	15.00'	23.56'
C14	90°00'00"	63.00'	98.96'
C15	93°22'00"	63.20'	102.99'
C16	90°00'00"	62.00'	97.39'
C18	18°04'48"	58.00'	18.30'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C19	37°44'21"	58.00'	38.20'
C20	32°18'32"	58.00'	32.71'
C21	95°09'33"	58.00'	96.33'
C22	90°00'00"	58.00'	91.11'

LINE TABLE		
LINE	BEARING	LENGTH
L3	S00°21'52"E	23.76'
L4	N01°19'48"E	28.28'
L5	N88°40'12"W	21.21'
L6	S88°57'41"W	30.39'
L8	S46°19'48"W	4.50'

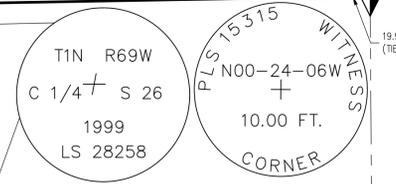


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