

REX RANCH FILING NO. 1

AN AMENDMENT OF TRACT B, REX RANCH MINOR SUBDIVISION 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
54.35 ACRES - 60 RESIDENTIAL LOTS - 7 TRACTS

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, COLORADO, DESCRIBED AS FOLLOWS:

PARCEL A
TRACT B, REX RANCH MINOR SUBDIVISION AS RECORDED UNDER RECEPTION NO. 2874660 OF THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER BEING 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 TRACT B, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE BOUNDARY OF SAID TRACT B THE FOLLOWING SEVENTEEN (17) COURSES:

1. SOUTH 00°19'39" EAST, A DISTANCE OF 354.45 FEET;
2. SOUTH 89°41'36" WEST, A DISTANCE OF 427.45 FEET;
3. SOUTH 00°18'19" EAST, A DISTANCE OF 350.18 FEET;
4. NORTH 89°39'19" EAST, A DISTANCE OF 427.58 FEET;
5. 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;
6. SOUTH 88°46'04" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2556.07 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF;
7. NORTH 00°21'53" WEST, ALONG THE WEST LINE OF SAID NORTH HALF, A DISTANCE OF 1187.21 FEET;
8. SOUTH 69°09'03" EAST, A DISTANCE OF 612.65 FEET;
9. SOUTH 68°28'05" EAST, A DISTANCE OF 202.08 FEET;
10. SOUTH 75°46'32" EAST, A DISTANCE OF 63.95 FEET;
11. SOUTH 65°15'50" EAST, A DISTANCE OF 132.46 FEET;
12. SOUTH 71°27'49" EAST, A DISTANCE OF 282.66 FEET;
13. SOUTH 68°34'55" EAST, A DISTANCE OF 205.25 FEET;
14. NORTH 88°34'13" EAST, A DISTANCE OF 400.14 FEET;
15. NORTH 01°25'48" WEST, A DISTANCE OF 647.63 FEET;
16. NORTH 88°33'50" EAST, A DISTANCE OF 739.63 FEET TO A POINT OF CURVATURE;
17. 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 A** CONTAINS AN AREA OF 2,342,904 SQUARE FEET OR 53.79 ACRES, MORE OR LESS;

PARCEL B
A PARCEL OF LAND 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 88°33'50" WEST, ALONG THE NORTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 30.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID 119TH STREET AS DESCRIBED IN BOOK 148 AT PAGE 135 OF THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 00°19'39" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 30.01 FEET TO THE NORTHEASTERLY CORNER OF REX RANCH MINOR SUBDIVISION AS RECORDED AT RECEPTION NO. 2874660 OF THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER;

THENCE SOUTH 88°33'50" WEST ALONG THE NORTH LINE OF SAID REX RANCH MINOR SUBDIVISION A DISTANCE OF 810.80 FEET;

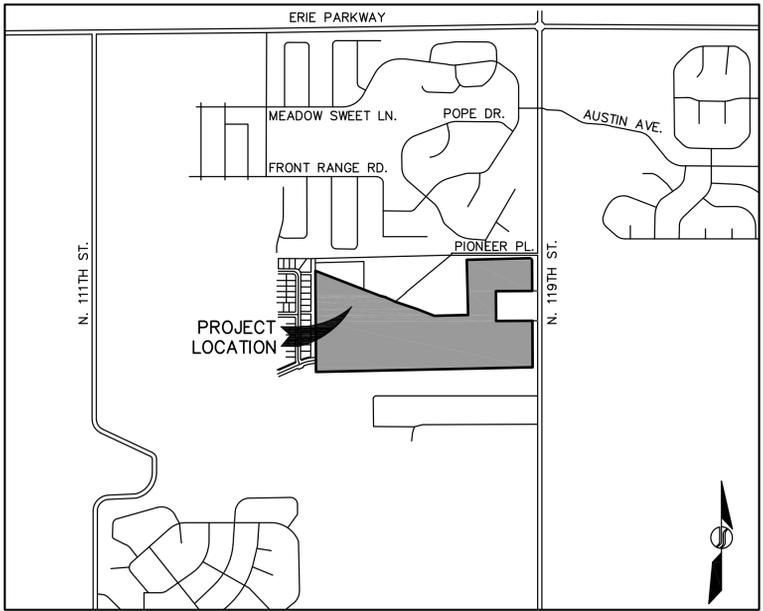
THENCE NORTH 01°26'10" WEST A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF SAID NORTH HALF NORTHEAST QUARTER OF SECTION 26;

THENCE NORTH 88°33'50" EAST, ALONG THE NORTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 811.38 FEET TO THE **POINT OF BEGINNING**;

SAID **PARCEL B** CONTAINS AN AREA OF 24,333 SQUARE FEET OR 0.56 ACRES, MORE OR LESS;

SAID **PARCEL A** AND **PARCEL B** CONTAIN A TOTAL OF 2,367,237 SQUARE FEET, OR 54.35 ACRES, 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 **REX RANCH FILING NO. 1**. THE STREETS AND EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.



VICINITY MAP
1"=1000'

NOTES

1. **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.
2. 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.
3. 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 100-YEAR FLOOD PLAIN LIMITS.
4. 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.
5. FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 100-N0011126-020-PN, AMENDMENT NO. 5, DATED MAY 3, 2017 AT 7:00 A.M. WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS PLAT. NO LIABILITY IS ACCEPTED BY JANSEN STRAWN CONSULTING ENGINEERS, INC. FOR THE ACCURACY OF INFORMATION CONTAINED IN SAID COMMITMENT.
6. LOT AND BLOCK MONUMENTATION SHALL BE IN ACCORDANCE WITH THE COLORADO REVISED STATUTES (CRS 38-51-105).
7. BLANKET DRAINAGE AND UTILITY EASEMENTS ARE HEREBY GRANTED OVER AND ACROSS TRACTS B, C AND E ALL OTHER TRACTS WITH DRAINAGE/UTILITIES PRESENT WILL HAVE EASEMENTS.
8. A PUBLIC ACCESS EASEMENT IS GRANTED ON TRACTS A-F.
9. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT 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.
10. 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.

LAND SUMMARY CHART

TYPE	AREA	% OF TOTAL AREA
LOTS 1-60	12.41 ACRES	22.83%
TRACTS A-G	37.19 ACRES	68.43%
RIGHT-OF-WAY	4.75 ACRES	8.74%
TOTAL	54.35 ACRES	100%

TRACT SUMMARY CHART

TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE
A	13,183	0.30	OPEN SPACE / LANDSCAPING	H.O.A.	H.O.A.
B	55,575	1.28	OPEN SPACE / LANDSCAPING / DRAINAGE / UTILITY	H.O.A.	H.O.A.
C	17,374	0.40	OPEN SPACE / LANDSCAPING / DRAINAGE / UTILITY	H.O.A.	H.O.A.
D	12,120	0.28	OPEN SPACE / LANDSCAPING	H.O.A.	H.O.A.
E	121,331	2.78	OPEN SPACE / LANDSCAPING / DRAINAGE / UTILITY	H.O.A.	H.O.A.
F	140,435	3.22	OPEN SPACE / LANDSCAPING / OIL & GAS / UTILITY	H.O.A.	H.O.A.
G	1,260,014	28.93	FUTURE DEVELOPMENT	OWNER	OWNER
TOTAL	1,620,032	37.19			

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: THOSE ITEMS SHOWN AND OWNERSHIP INTERESTS SHOWN IN TITLE COMMITMENT NO. 100-N0011126-020-PN, AMENDMENT NO. 5, DATED MAY 3, 2017.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

BY: _____ DATE: _____

NAME: _____

TITLE: _____ SECRETARY/TREASURER

ATTEST: _____

STATE OF COLORADO)

COUNTY OF _____) SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYING CERTIFICATE

I, THOMAS D. STAAB, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON MAY 07, 2014, 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.

SIGNED ON THIS _____ DAY OF _____, 20____

THOMAS D. STAAB, P.L.S. NO. 25965
FOR AND ON BEHALF OF JANSEN STRAWN CONSULTING ENGINEERS, INC.

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL

THIS PLAT IS TO BE KNOWN AS REX RANCH FILING NO. 1 IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO, HELD ON THE _____ DAY OF _____ A.D., 20____

MAYOR

ATTEST: _____
TOWN CLERK

PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE

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

PLANNING AND DEVELOPMENT DIRECTOR

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY ON THIS _____ DAY OF _____

20____ A.D. AND WAS RECORDED AT RECEPTION NO. _____

_____ COUNTY CLERK AND RECORDER

OWNER'S SIGNATURE

SEE SHEET 2 FOR SIGNATURES

ENGINEER / SURVEYOR



JANSEN STRAWN
CONSULTING ENGINEERS
990 SOUTH BROADWAY
SUITE 230
DENVER, CO 80209
P.303.561.3333
F.303.561.3339

No.	Revisions	Date	By
4	TOWN COMMENTS	09/27/13	IMH
5	TOWN COMMENTS	01/28/14	IMH
6	TOWN COMMENTS	05/07/14	IMH
7	TOWN COMMENTS	08/06/14	IMH
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12	TOWN COMMENTS	05/23/16	IMH
13	LOT REVISIONS	04/24/17	IMH
14	LOT REVISIONS	05/18/17	IMH
15	TOWN COMMENTS	08/01/17	IMH
16	EASEMENT REVISION	09/01/17	IMH
17	TOWN COMMENTS	10/05/17	IMH

Designed By: _____ Checked By: _____

REX RANCH FILING NO. 1

AN AMENDMENT OF TRACT B, REX RANCH MINOR SUBDIVISION 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
 54.35 ACRES - 60 RESIDENTIAL LOTS - 7 TRACTS
 FP-09-00016

LIEN HOLDER SIGNATURE

LIEN HOLDER: FLAGSTAR BANK, FSB

BY: _____

AS: _____

STATE OF COLORADO)
) SS.
 COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

(SEAL)
 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DEED OF TRUST HOLDER SIGNATURE

DEED OF TRUST HOLDER: WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION

BY: _____

AS: _____

STATE OF COLORADO)
) SS.
 COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

(SEAL)
 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER'S SIGNATURE – PARCEL A

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 INVESTMENTS 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

STATE OF _____)
) SS.
 COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__

BY ROB WITTE, AS SENIOR MANAGING DIRECTOR.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER'S SIGNATURE – PARCEL B

TOWN OF ERIE

DATE: _____

NAME: _____

ATTEST: _____
 SECRETARY/TREASURER

STATE OF COLORADO)
) SS.
 COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__

BY _____ AS _____ OF TOWN OF ERIE

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACCEPTANCE CERTIFICATE

TRACTS A, B, C, D, E, F, AND G, ARE HEREBY ACCEPTED FOR OWNERSHIP AND
 MAINTENANCE BY THE REX RANCH HOMEOWNERS ASSOCIATION, INC.

REX RANCH HOMEOWNERS ASSOCIATION, INC.

BY: _____ DATE: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)
) SS.
 COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__

BY _____ AS _____ OF REX RANCH HOMEOWNERS
 ASSOCIATION, INC.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Scale: N/A
 Date: JANUARY 17, 2012
 Job No.: 7006
 Sheet 2 of 6

4	TOWN COMMENTS	09/27/13	IMH
5	TOWN COMMENTS	01/28/14	IMH
6	TOWN COMMENTS	05/07/14	IMH
7	TOWN COMMENTS	08/06/14	IMH
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No.	Revisions	Date	By

ENGINEER / SURVEYOR

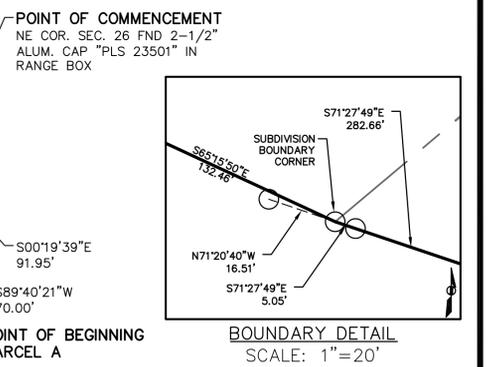
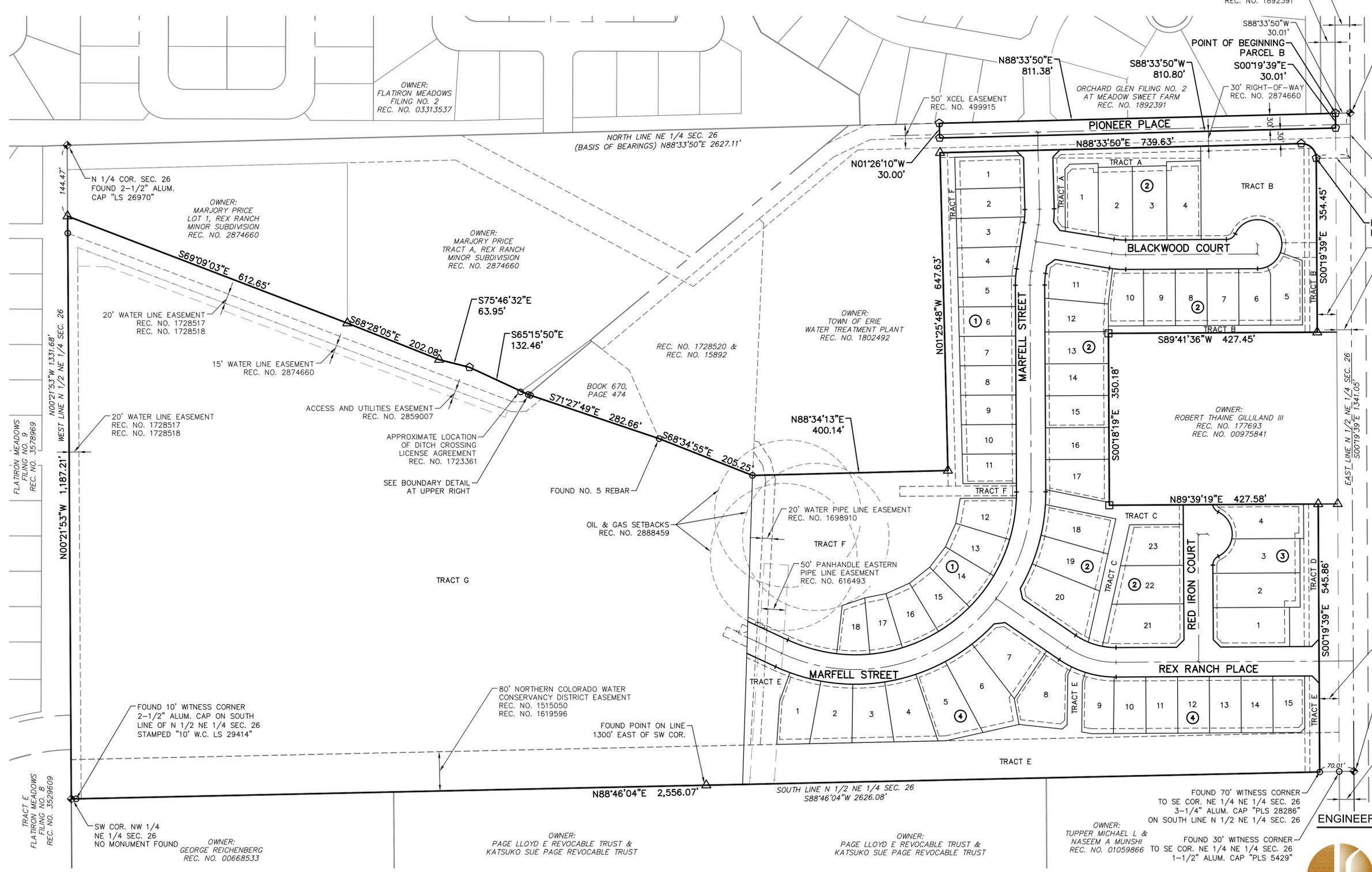
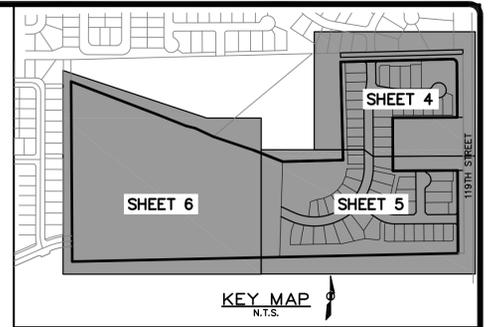


JANSEN STRAWN
 CONSULTING ENGINEERS
 990 SOUTH BROADWAY
 SUITE 230
 DENVER, CO 80209
 P.303.561.3333
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Designed By: _____ Checked By: _____

REX RANCH FILING NO. 1

AN AMENDMENT OF TRACT B, REX RANCH MINOR SUBDIVISION 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
54.35 ACRES - 60 RESIDENTIAL LOTS - 7 TRACTS
FP-09-00016



LEGEND

- SITE BOUNDARY
- - - TRACT AND LOT
- - - SECTION LINE
- - - EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY

SQ. FT. SQUARE FEET
AC. ACRES
ROW RIGHT-OF-WAY

- FOUND NO. 5 REBAR W/ 1 1/2" ALUM. CAP PLS. NO. 10945 UNLESS OTHERWISE NOTED
- FOUND NO. 5 REBAR W/ 1 1/2" CAP NO MARKINGS
- △ FOUND NO. 5 REBAR W/ 1 1/2" ORANGE PLASTIC CAP PLS. NO. 28286
- ◇ SET 1 1/2" YELLOW PLASTIC CAP ON 18" NO. 5 REBAR PLS. NO. 25965
- ◆ SECTION CORNER AS NOTED

REC. NO. RECEPTION NUMBER
CHB CHORD BEARING
CHD CHORD DISTANCE
(NR) NON-RADIAL LINE
① BLOCK NUMBER

SCALE: 1" = 100'
ORIGINAL GRAPHIC SCALE

Scale: 1"=100'
Date: JANUARY 17, 2012
Job No.: 7006
Sheet 3 of 6

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11	TOWN COMMENTS	10/01/15	IMH
12	TOWN COMMENTS	05/23/16	IMH
13	LOT REVISIONS	04/24/17	IMH
14	LOT REVISIONS	05/18/17	IMH
15	TOWN COMMENTS	08/01/17	IMH
16	EASEMENT REVISION	09/01/17	IMH
17	TOWN COMMENTS	10/05/17	IMH

JANSEN STRAWN
CONSULTING ENGINEERS
990 SOUTH BROADWAY
SUITE 230
DENVER, CO 80209
P.303.561.3333
F.303.561.3339

ENGINEER / SURVEYOR

Designed By: _____
Checked By: _____

TRACT E
FLATRION MEADOWS
FILING NO. 8
REC. NO. 3529609

FLATRION MEADOWS
FILING NO. 9
REC. NO. 3578969

N 1/4 COR. SEC. 26
FOUND 2-1/2" ALUM.
CAP "LS 26970"

OWNER:
FLATRION MEADOWS
FILING NO. 2
REC. NO. 03313537

OWNER:
MARJORY PRICE
LOT 1, REX RANCH
MINOR SUBDIVISION
REC. NO. 2874660

OWNER:
MARJORY PRICE
TRACT A, REX RANCH
MINOR SUBDIVISION
REC. NO. 2874660

OWNER:
TOWN OF ERIE
WATER TREATMENT PLANT
REC. NO. 1802492

OWNER:
ROBERT THAINE GILLILAND III
REC. NO. 177693
REC. NO. 00975841

OWNER:
TUPPER MICHAEL L &
NASEEM A MUNSHI
REC. NO. 01059866

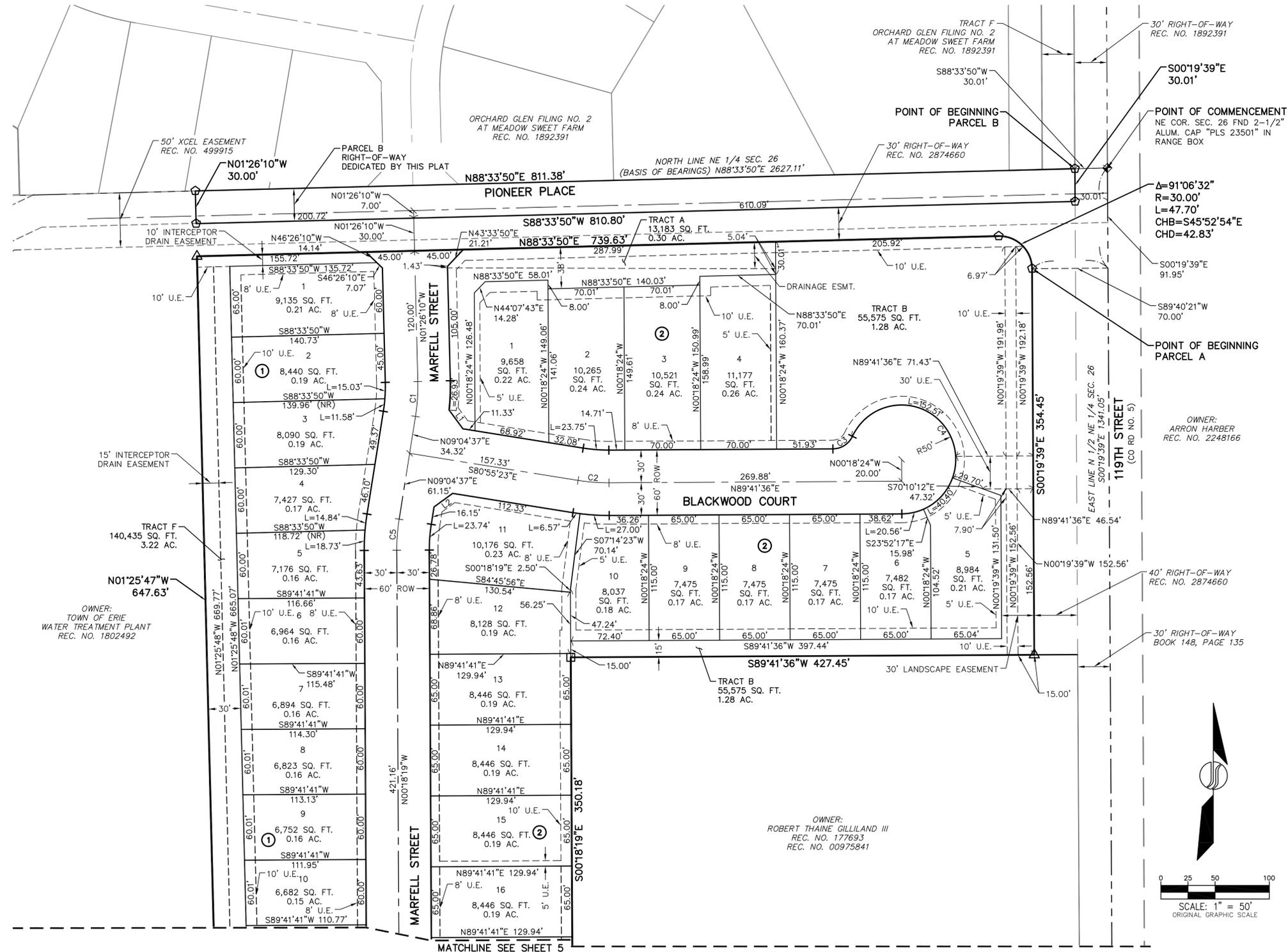
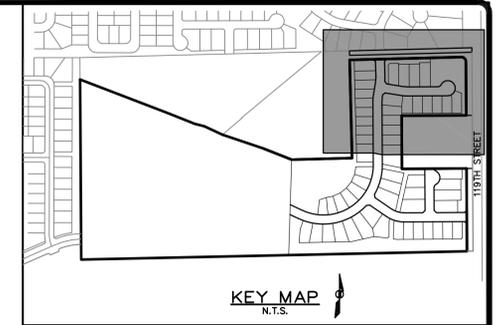
OWNER:
PAGE LLOYD E REVOCABLE TRUST &
KATSUKO SUE PAGE REVOCABLE TRUST

OWNER:
PAGE LLOYD E REVOCABLE TRUST &
KATSUKO SUE PAGE REVOCABLE TRUST

OWNER:
ARRON HARBER
REC. NO. 2248166

REX RANCH FILING NO. 1

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54.35 ACRES - 60 RESIDENTIAL LOTS - 7 TRACTS
FP-09-00016



LEGEND

- SITE BOUNDARY
- TRACT AND LOT
- - - SECTION LINE
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- SQ. FT. SQUARE FEET
- AC. ACRES
- U.E. UTILITY EASEMENT
- ROW RIGHT-OF-WAY
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- ◆ SECTION CORNER AS NOTED
- REC. NO. RECEPTION NUMBER
- CHB CHORD BEARING
- CHD CHORD DISTANCE
- (NR) NON-RADIAL LINE
- ① BLOCK NUMBER

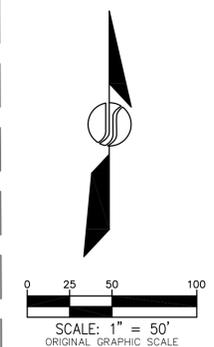
LINE #	LENGTH	DIRECTION
L1	21.41'	S36°27'17"E
L2	21.21'	S54°04'37"W

CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	10°30'47"	175.00'	32.11'	N03°49'14"E	32.07'
C2	9°23'02"	175.00'	28.66'	S85°36'53"E	28.63'
C3	64°37'23"	20.00'	22.56'	N57°22'54"E	21.38'
C4	244°37'23"	50.00'	213.47'	N32°37'06"W	84.52'
C5	9°22'56"	175.00'	28.66'	S04°23'09"W	28.62'

Scale: 1"=50'
Date: JANUARY 17, 2012
Job No.: 7006
Sheet 4 of 6

No.	Revisions	Date	By
4	TOWN COMMENTS	09/27/13	IMH
5	TOWN COMMENTS	01/28/14	IMH
6	TOWN COMMENTS	05/07/14	IMH
7	TOWN COMMENTS	08/06/14	IMH
8	TOWN COMMENTS	11/14/14	IMH
9	TOWN COMMENTS	07/23/15	IMH
10	LOT REVISIONS	08/28/15	IMH
11	TOWN COMMENTS	10/01/15	IMH
12	TOWN COMMENTS	05/23/16	IMH
13	LOT REVISIONS	04/24/17	IMH
14	LOT REVISIONS	05/18/17	IMH
15	TOWN COMMENTS	08/01/17	IMH
16	EASEMENT REVISION	09/01/17	IMH
17	TOWN COMMENTS	10/05/17	IMH

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OWNER:
ROBERT THAINE GILLILAND III
REC. NO. 177693
REC. NO. 00975841

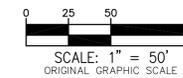
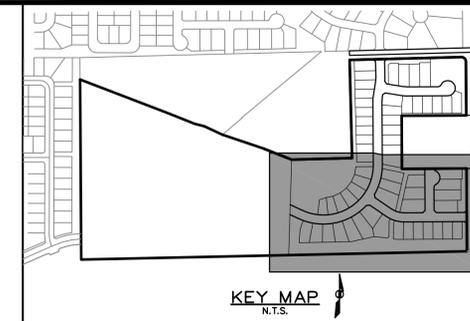
OWNER:
ARRON HARBER
REC. NO. 2248166

OWNER:
TOWN OF ERIE
WATER TREATMENT PLANT
REC. NO. 1802492

MATCHLINE SEE SHEET 5

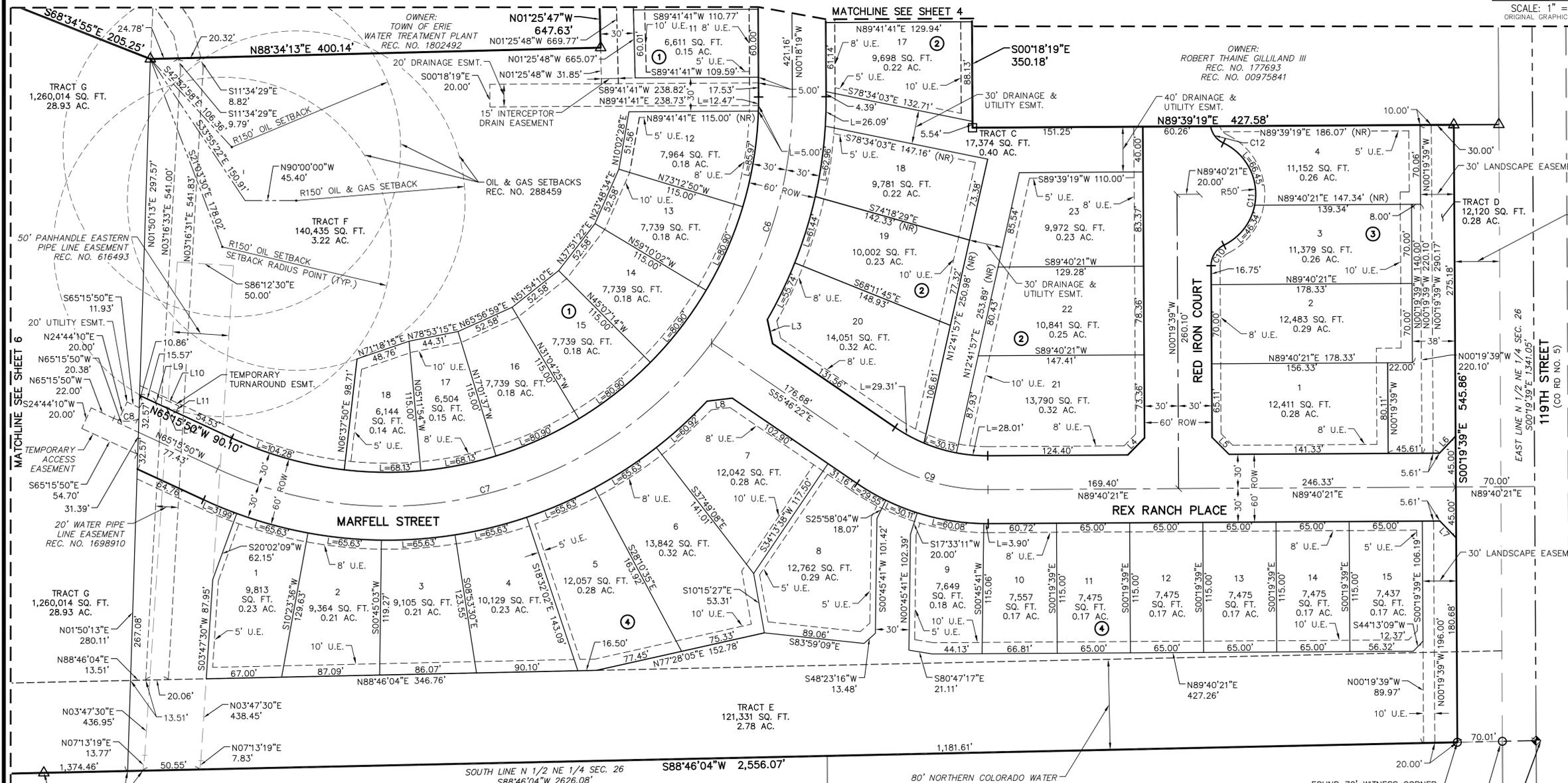
REX RANCH FILING NO. 1

AN AMENDMENT OF TRACT B, REX RANCH MINOR SUBDIVISION 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
54.35 ACRES - 60 RESIDENTIAL LOTS - 7 TRACTS
FP-09-00016



LEGEND

- SITE BOUNDARY
- TRACT AND LOT
- - - SECTION LINE
- - - EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- AC. ACRES
- U.E. UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- FOUND NO. 5 REBAR W/ 1 1/2" ALUM. CAP PLS. NO. 10945 UNLESS OTHERWISE NOTED
- FOUND NO. 5 REBAR W/ 1 1/2" CAP NO MARKINGS
- △ FOUND NO. 5 REBAR W/ 1 1/2" ORANGE PLASTIC CAP PLS. NO. 28286
- ◇ SET 1 1/2" YELLOW PLASTIC CAP ON 18" NO. 5 REBAR PLS. NO. 25965
- ◆ SECTION CORNER AS NOTED
- REC. NO. RECEPTION NUMBER
- CHB CHORD BEARING
- CHD CHORD DISTANCE
- (NR) NON-RADIAL LINE
- ① BLOCK NUMBER



CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C6	37°06'33"	360.00'	233.16'	N18°14'57"E	229.11'
C7	77°55'56"	360.00'	489.66'	N75°46'12"E	452.78'
C8	47°02'05"	28.00'	22.99'	S88°46'53"E	22.35'
C9	34°33'16"	175.00'	105.54'	S73°03'00"E	103.95'
C10	64°37'23"	20.00'	22.56'	S31°59'03"W	21.38'
C11	129°14'46"	50.00'	112.79'	N00°19'39"W	90.35'
C12	55°18'39"	20.00'	19.31'	S37°17'42"E	18.57'

Line Table		
LINE #	LENGTH	DIRECTION
L3	21.79'	S12°20'20"E
L4	21.21'	N44°40'21"E
L5	21.21'	N45°19'39"W
L6	20.79'	N43°28'54"E
L7	20.79'	S44°08'11"E
L8	22.62'	S83°10'43"W
L9	6.00'	N24°44'10"E
L10	20.00'	N65°15'50"W
L11	6.00'	S24°44'10"W
L12	20.00'	N65°15'50"W

Scale: 1"=50'
Date: JANUARY 17, 2012
Job No.: 7006
Sheet 5 of 6

No.	Revisions	Date	By
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17	TOWN COMMENTS	10/05/17	IMH

ENGINEER / SURVEYOR

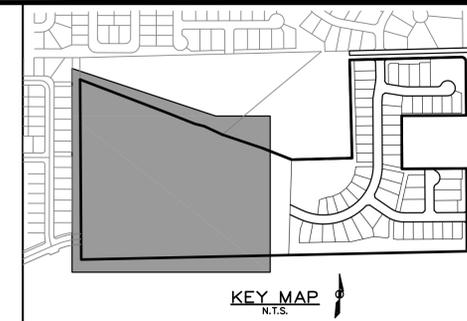


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Designed By: _____ Checked By: _____

REX RANCH FILING NO. 1

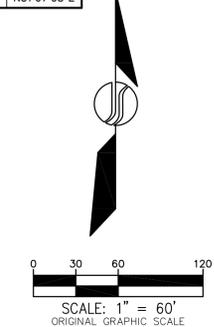
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 54.35 ACRES - 60 RESIDENTIAL LOTS - 7 TRACTS
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- LEGEND**
- SITE BOUNDARY
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- REC. NO. RECEPTION NUMBER
 CHB CHORD BEARING
 CHD CHORD DISTANCE
 (NR) NON-RADIAL LINE
 ① BLOCK NUMBER

Line Table

LINE #	LENGTH	DIRECTION
L13	19.91'	N88°33'46"E
L14	20.58'	N51°07'08"E



Scale: 1"=50'
 Date: JANUARY 17, 2012
 Job No.: 7006
 Sheet 6 of 6

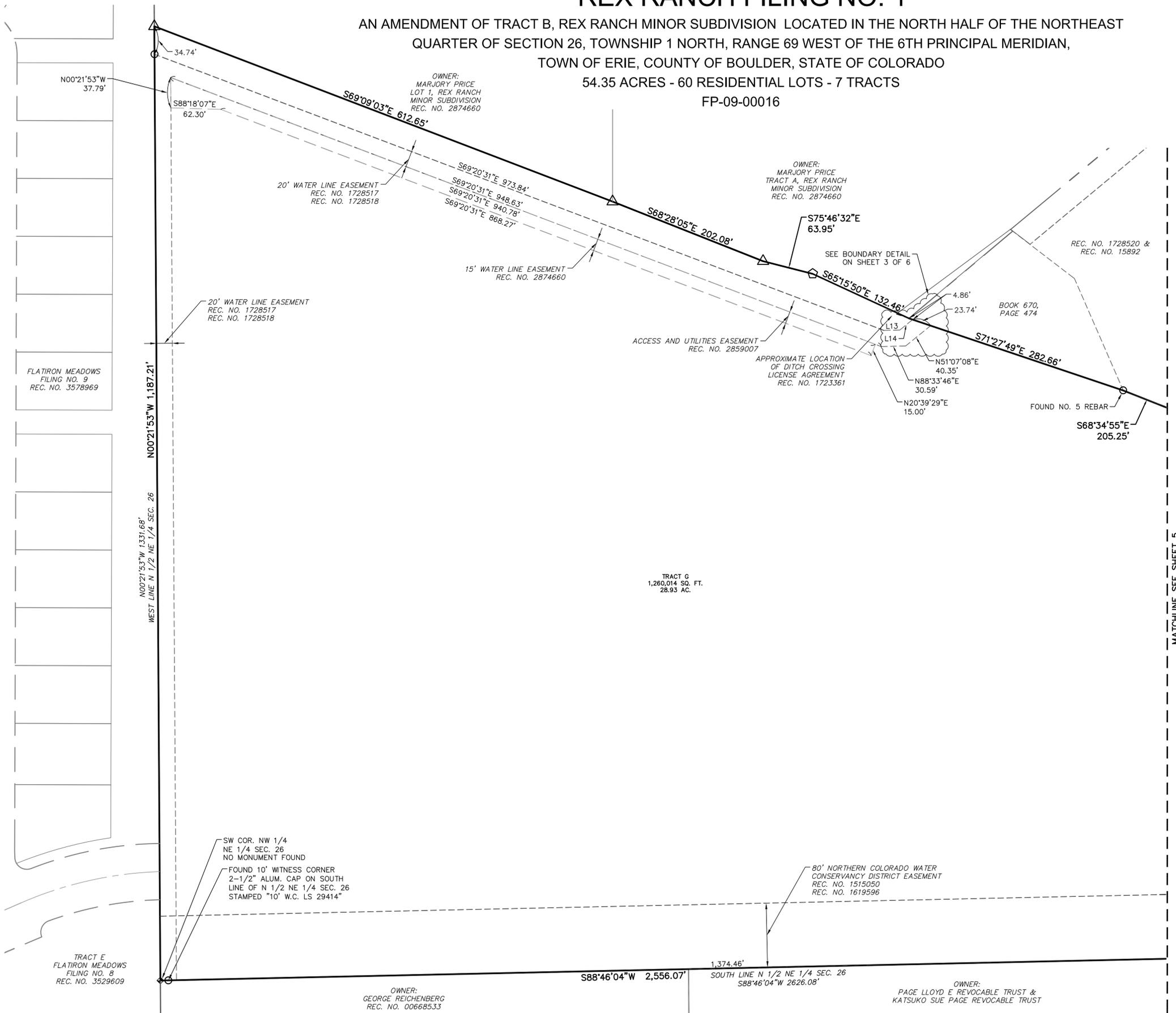
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No. Revisions Date By
 Designed By: _____ Checked By: _____

ENGINEER / SURVEYOR

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TRACT E
 FLATIRON MEADOWS
 FILING NO. 8
 REC. NO. 3529609

OWNER:
 GEORGE REICHENBERG
 REC. NO. 00668533

OWNER:
 PAGE LLOYD E REVOCABLE TRUST &
 KATSUKO SUE PAGE REVOCABLE TRUST

TRACT G
 1,260,014 SQ. FT.
 28.93 AC.

MATCHLINE SEE SHEET 5