

FLATIRON MEADOWS - FILING NO. 5

A REPLAT OF TRACT D-1, FLATIRON MEADOWS FILING NO. 4
 LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23,
 TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
 12.983 ACRES - 53 LOTS / 5 TRACTS
 FP-000714-2015

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:

A PARCEL OF LAND BEING ENTIRELY TRACT D-1 OF THE RECORDED PLAT, FLATIRON MEADOWS - FILING NO. 4, RECORDED UNDER RECEPTION NO. 03366220 IN THE OFFICE OF THE CLERK AND RECORDER OF BOULDER COUNTY, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

CONTAINING AN AREA OF 12.983 ACRES, (565,544 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. 5. 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 ROB WITTE, AS SENIOR MANAGING DIRECTOR.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____ (SEAL)

MY COMMISSION EXPIRES: _____

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:

NOTARY PUBLIC _____ (SEAL)

MY COMMISSION EXPIRES: _____

LIEN HOLDER SIGNATURE

LIEN HOLDER: LENNAR COLORADO, LLC

BY: _____

AS: _____

STATE OF COLORADO)
) SS.
 COUNTY OF _____)

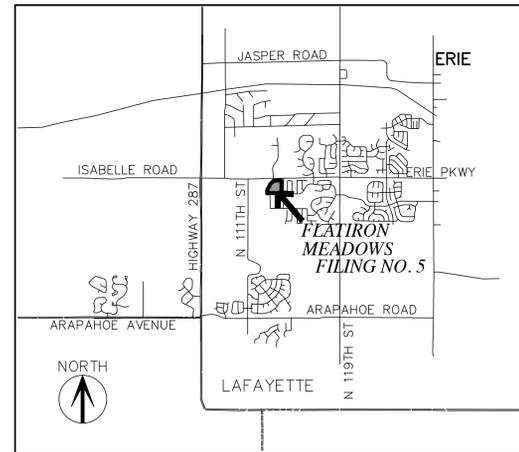
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____ (SEAL)

MY COMMISSION EXPIRES: _____



VICINITY MAP

PROJECT BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, 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 3 1/2" ALUM. CAP IN RANGE BOX STAMPED 1999 LS#29414, ON THE EAST WITH A 2 1/2" ALUM. CAP IN RANGE BOX STAMPED LS 23528.

BEARING IS ASSUMED TO BEAR: NORTH 88°23'44" EAST

LAND SUMMARY CHART

TYPE	AREA	AREA (SF)	% OF TOTAL AREA
LOTS (53)	7.432	323,600	57.24
TRACTS (5)	2.944	128,234	22.68
ROW	2.607	113,710	20.08
TOTALS	12.983	565,544	100.00

TRACT SUMMARY CHART

TRACT	AREA	AREA (SF)	USE	OWNERSHIP	MAINTENANCE
TRACT A	2.032	88,532	OPEN SPACE/PUBLIC ACCESS EASEMENT	TOWN OF ERIE*	HOMEOWNERS ASSOCIATION*
TRACT B	0.148	6,428	OPEN SPACE/PUBLIC ACCESS EASEMENT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT C	0.149	6,510	OPEN SPACE/PUBLIC ACCESS EASEMENT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT D	0.087	3,785	OPEN SPACE/PUBLIC ACCESS EASEMENT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT E	0.528	22,979	OPEN SPACE/PUBLIC ACCESS EASEMENT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TOTAL	2.944	128,234			

* SEE NOTE 12 IN NOTES AND NOTICES

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-PHX, AMENDMENT NO. 3, DATED APRIL 21, 2016 AT 7:00 A.M.
- BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 0801300437J WITH AN EFFECTIVE DATE OF DECEMBER 18, 2012 THE SUBJECT PROPERTY LIES WITHIN ZONE X, BEING DEFINED AS "OTHER AREAS... DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD".
- 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, D AND E.
- THE DRAINAGE EASEMENT DEDICATED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 3218336 IN THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER IS HEREBY VACATED BY THIS PLAT.
- THE TOWN OF ERIE SHALL ACCEPT THE DEDICATION OF TRACT A FOR OPEN SPACE AND TRAIL PURPOSES AS OUTLINED IN THE FLATIRON MEADOWS FILING NO.5 DEVELOPMENT AGREEMENT. THE FLATIRON MEADOWS METROPOLITAN DISTRICT AND/OR FLATIRON MEADOWS MASTER ASSOCIATION, INC. SHALL RETAIN RESPONSIBILITY FOR MAINTENANCE OF TRACT A FOLLOWING DEDICATION ACCEPTANCE BY THE TOWN.
- 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.

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 _____)
) SS.
 COUNTY OF _____)
 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. 5 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

ACCEPTANCE CERTIFICATE

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

FLATIRON MEADOWS MASTER ASSOCIATION, INC.

BY: CHAD MURPHY _____ DATE _____

TITLE: PRESIDENT

STATE OF _____)
) SS.
 COUNTY OF _____)

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ (SEAL)

MY COMMISSION EXPIRES: _____

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 JANUARY 14, 2013, 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 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122



CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)
) SS.
 COUNTY OF BOULDER)

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
 Phone: (303) 713-1898
 Fax: (303) 713-1897
 www.aztecconsultants.com
 AzTec Proj. No.23415-25

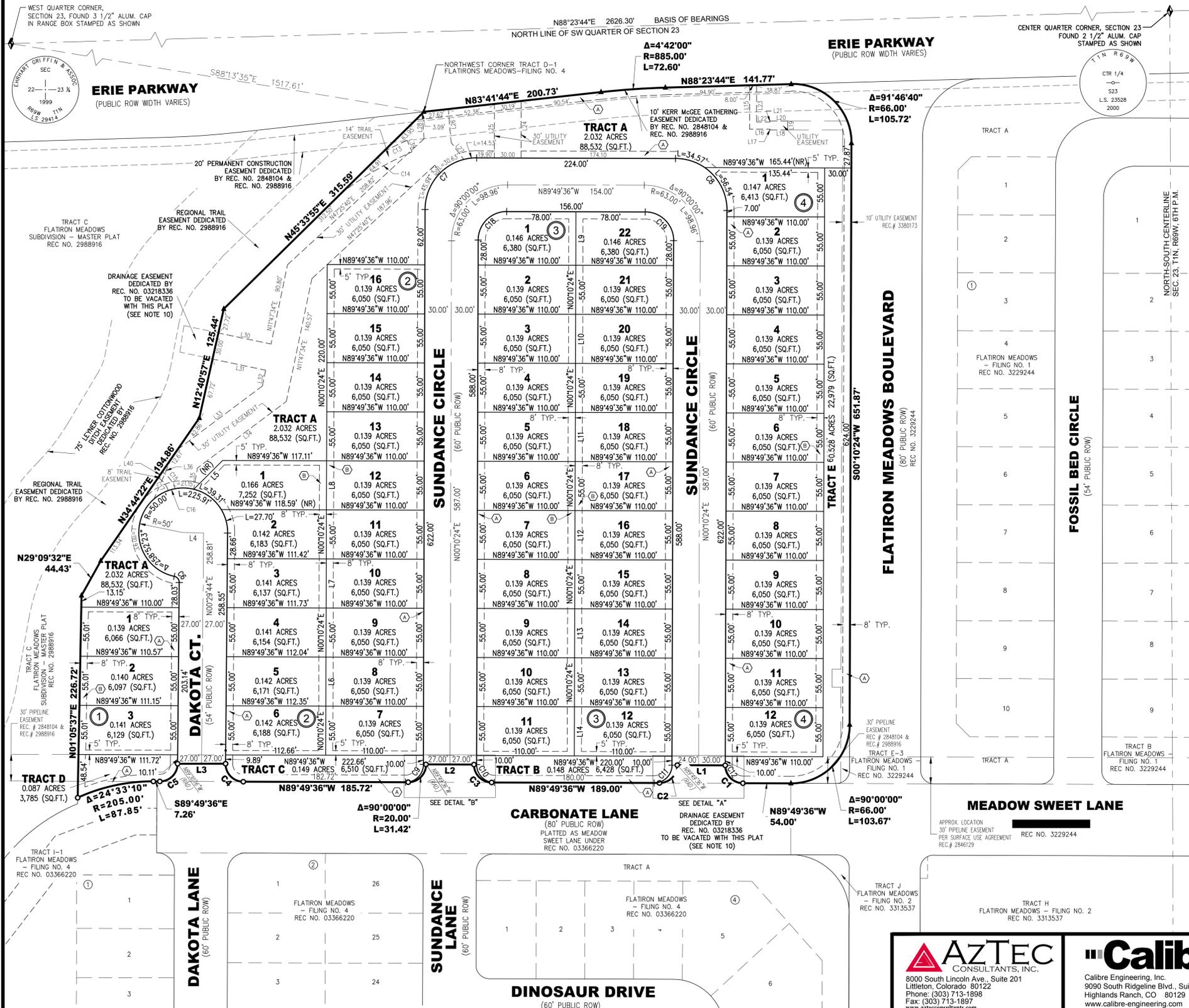
Calibre
 Calibre Engineering, Inc.
 9090 South Ridgeline Blvd., Suite 105
 Highlands Ranch, CO 80129 (303) 730-0434
 www.calibre-engineering.com
 Engineering Construction Management Survey

FLATIRON MEADOWS - FILING NO. 5
FINAL PLAT
COVER SHEET
 Prepared for
 HT FLATIRON LP

Job Number	23415-25
Date	5-16-2016
Sheet	1 of 2

FLATIRON MEADOWS - FILING NO. 5

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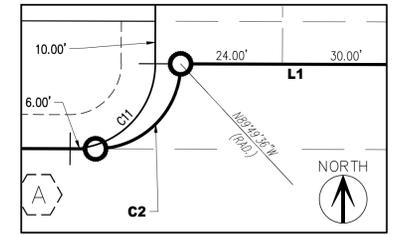
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	20.00'	31.42'
C2	90°00'00"	20.00'	31.42'
C3	90°00'00"	20.00'	31.42'
C4	90°19'20"	20.00'	31.53'
C5	89°40'40"	20.00'	31.30'
C6	78°52'23"	7.00'	9.64'
C7	90°00'00"	58.00'	91.11'
C8	90°00'00"	58.00'	91.11'
C9	90°00'00"	20.00'	31.42'
C10	90°00'00"	20.00'	31.42'
C11	90°00'00"	20.00'	31.42'
C12	90°00'00"	20.00'	31.42'
C13	4°06'34"	413.00'	29.62'
C14	13°03'53"	399.00'	90.98'
C15	41°06'01"	34.00'	24.39'
C16	9°11'00"	50.00'	8.01'
C17	41°23'46"	26.00'	18.78'
C18	90°00'00"	32.00'	50.27'
C19	90°00'00"	32.00'	50.27'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°49'36"W	54.00'
L2	N89°49'36"W	54.00'
L3	S89°56'04"W	54.00'
L4	N89°30'16"W	23.00'
L5	N45°10'24"E	45.89'
L6	N00°10'24"E	55.00'
L7	N00°10'24"E	55.00'
L8	N00°10'24"E	55.00'
L9	N00°10'24"E	60.00'
L10	N00°10'24"E	55.00'
L11	N00°10'24"E	55.00'
L12	N00°10'24"E	55.00'
L13	N00°10'24"E	55.00'
L14	N00°10'24"E	55.00'
L15	N00°00'00"E	49.09'
L16	N90°00'00"W	23.00'
L17	S00°00'00"E	1.00'
L18	N90°00'00"E	20.00'
L19	N00°00'00"E	10.00'
L20	N90°00'00"W	20.00'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S00°00'00"E	1.00'
L22	N90°00'00"W	15.00'
L23	N00°00'00"E	41.32'
L24	S00°10'24"W	64.00'
L25	S00°10'24"W	60.59'
L26	N04°58'11"W	37.73'
L27	N37°03'53"W	23.76'
L28	N04°58'11"W	28.16'
L29	N37°03'53"W	10.58'
L30	S78°12'28"E	60.61'
L31	S78°12'28"E	61.08'
L32	S11°47'34"W	18.05'
L33	S53°17'16"W	118.99'
L34	N53°17'16"E	124.84'
L35	N10°10'55"E	24.33'
L36	S23°21'10"W	49.32'
L39	S23°25'50"E	14.00'
L40	S34°44'22"W	8.01'

LEGEND

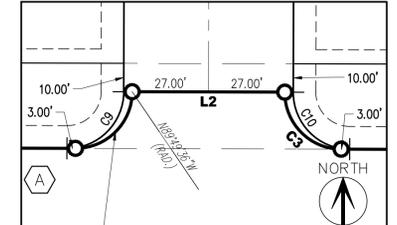
- SUBJECT PROPERTY LINE
- TRACT BOUNDARY
- ADJACENT PROPERTY LINE
- EXIST. RIGHT-OF-WAY
- PROP. EASEMENT
- EXIST. EASEMENT
- PROP. CENTERLINE
- EXIST. CENTERLINE
- FOUND 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"
- SET NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"
- LINE / CURVE LABEL L123 / C123
- NON-RADIAL (NR)



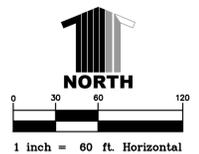
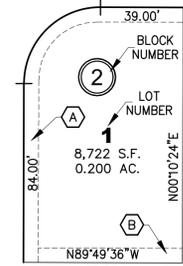
DETAIL "A" SCALE: 1"=20'

EASEMENT LEGEND AND DETAIL:

- ⊙ 8' UTILITY EASEMENT ADJACENT TO ALL RIGHT-OF-WAY
 - ⊙ 8' UTILITY EASEMENT ADJACENT TO REAR PROPERTY LINES
- TYPICAL EASEMENT DETAIL 1"=40'



DETAIL "B" SCALE: 1"=30'



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 www.calibre-engineering.com
 Engineering Construction Management Survey

FLATIRON MEADOWS - FILING NO. 5		Job Number	23415-25
FINAL PLAT		Date	5-16-2016
Prepared for	HT FLATIRON LP	Sheet	2 of 2