

FLATIRON MEADOWS - FILING NO. 7

A REPLAT OF TRACT I-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
 207.756 ACRES - 81 LOTS / 6 TRACTS
 FP-000716-2015

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:

TRACT I-1, FLATIRON MEADOWS FILING NO. 4 RECEPTION NO. 03366220, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

CONTAINING AN AREA OF 207.756 ACRES, (9,049,858 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. 7. 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: _____
 MARK A. COVER
 SENIOR MANAGING DIRECTOR /
 CHIEF EXECUTIVE OFFICER

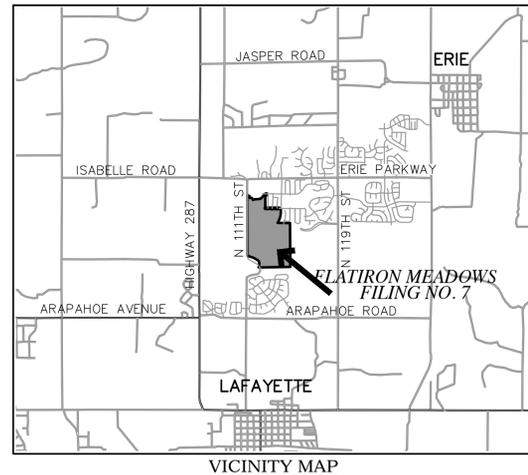
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__

BY MARK A. COVER, AS SENIOR MANAGING DIRECTOR/CHIEF EXECUTIVE OFFICER.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____ (SEAL)

MY COMMISSION EXPIRES: _____



VICINITY MAP

PROJECT BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE NORTH LINE OF THE SOUTH HALF 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 80.0 FEET WITNESS CORNER BEING A 3 1/2" ALUM. CAP IN RANGE BOX STAMPED INTEGRAL LS 39885.

BEARING IS ASSUMED TO BEAR: **NORTH 89°23'44" EAST**

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 NORTH AMERICAN TITLE COMPANY OF COLORADO TITLE COMMITMENT FILE NO. 35100-15-07201 CCC, REVISION NO. 2, DATED AUGUST 12, 2015 AT 7:30 A.M.
- THE EXISTING FLOODPLAIN LIMITS AS SHOWN ARE BASED ON FEMA MAPS 0801300439J AND 0801300437J 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 DEFACTS 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 AND B.
- 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.

ACCEPTANCE CERTIFICATE

THIS DEDICATION OF TRACTS A AND B IS 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 _____ (SEAL)

NOTARY PUBLIC _____

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 _____, 2015.

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

TRACT SUMMARY CHART					
TRACT	AREA	AREA (SF)	USE	OWNERSHIP	MAINTENANCE*
TRACT A	0.051	2,200	OPEN SPACE/PUBLIC ACCESS EASEMENT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT B	1.173	51,128	OPEN SPACE/PUBLIC ACCESS EASEMENT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT C	1.128	49,142	FUTURE DEVELOPMENT	OWNER	OWNER
TRACT D	149.898	6,529,568	FUTURE DEVELOPMENT	OWNER	OWNER
TRACT E	30.180	1,314,638	FUTURE DEVELOPMENT	OWNER	OWNER
TRACT F	4.138	180,251	FUTURE DEVELOPMENT	OWNER	OWNER
TOTAL	186.569	8,126,937			

* SEE NOTE 10 IN NOTES AND NOTICES

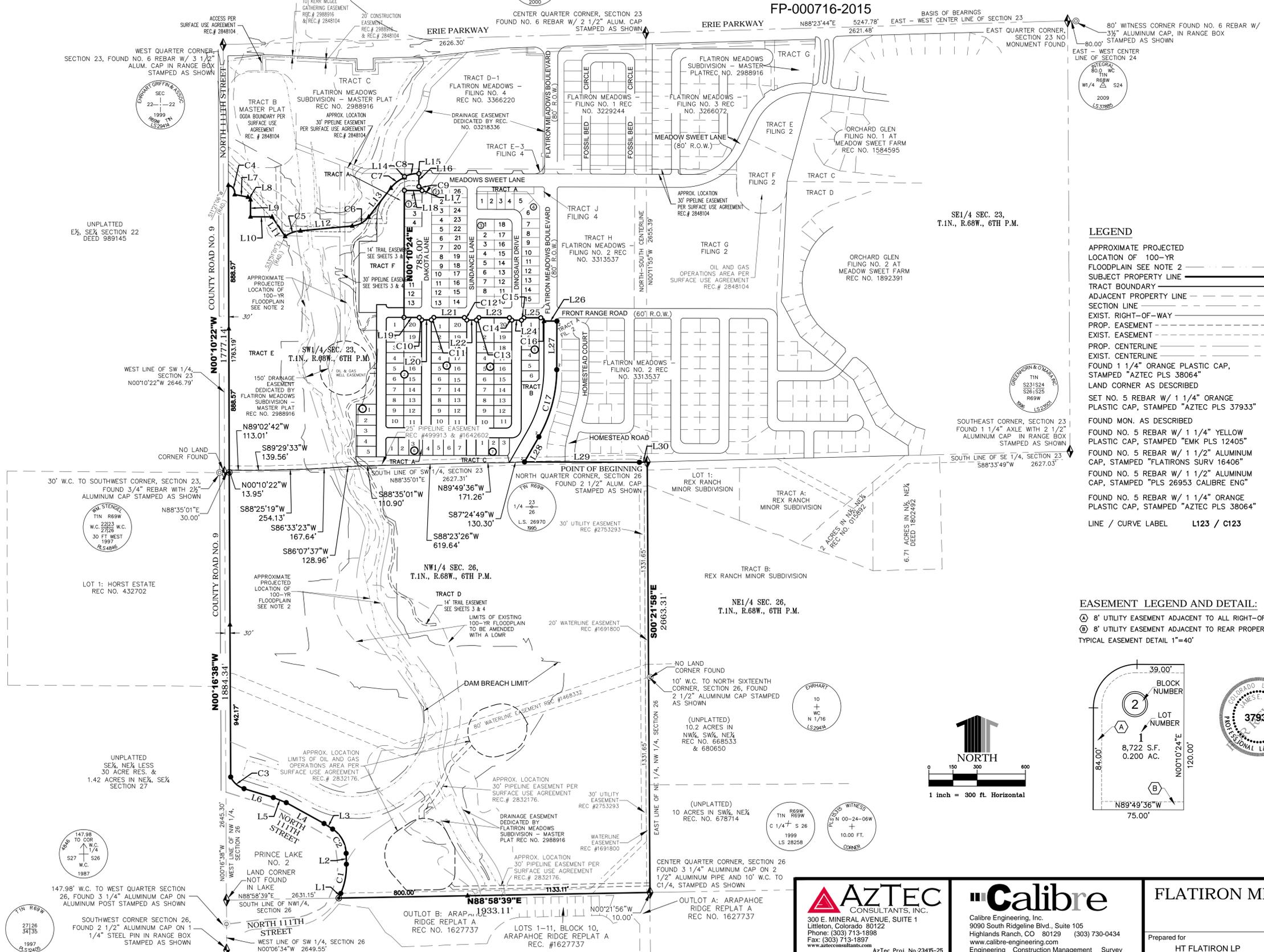
LAND SUMMARY CHART			
TYPE	AREA	AREA (SF)	% OF TOTAL AREA
LOTS (81)	13.983	609,084	6.73
TRACTS (6)	186.569	8,126,937	89.80
ROW	7.205	313,847	3.47
TOTALS	207.756	9,049,858	100.00



 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 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. 7 FINAL PLAT COVER SHEET	Job Number FPLAT_F7 Date 2016-04-18 Sheet 1 of 4
Prepared for HT FLATIRON LP			

FLATIRON MEADOWS - FILING NO. 7

A REPLAT OF TRACT I-1, FLATIRON MEADOWS FILING NO. 4 LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23 AND 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
207.756 ACRES - 81 LOTS / 6 TRACTS
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LEGEND

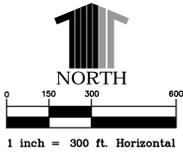
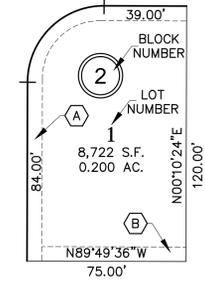
- APPROXIMATE PROJECTED LOCATION OF 100-YR FLOODPLAIN SEE NOTE 2
- SUBJECT PROPERTY LINE
- TRACT BOUNDARY
- ADJACENT PROPERTY LINE
- SECTION LINE
- EXIST. RIGHT-OF-WAY
- PROP. EASEMENT
- EXIST. EASEMENT
- PROP. CENTERLINE
- EXIST. CENTERLINE
- FOUND 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"
- LAND CORNER AS DESCRIBED
- SET NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 37933"
- FOUND MON. AS DESCRIBED
- FOUND NO. 5 REBAR W/ 1 1/4" YELLOW PLASTIC CAP, STAMPED "EMK PLS 12405"
- FOUND NO. 5 REBAR W/ 1 1/2" ALUMINUM CAP, STAMPED "FLATIRONS SURV 16406"
- FOUND NO. 5 REBAR W/ 1 1/2" ALUMINUM CAP, STAMPED "PLS 26953 CALIBRE ENG"
- FOUND NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"
- LINE / CURVE LABEL L123 / C123

BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N23°16'45"E	31.20'
L2	N01°29'25"W	66.94'
L3	N56°57'56"W	63.29'
L4	N61°13'01"W	267.81'
L5	N68°37'08"W	86.64'
L6	N73°10'26"W	189.92'
L7	N79°19'36"W	83.77'
L8	N44°49'36"W	23.00'
L9	N00°10'24"E	105.64'
L10	N89°49'36"W	134.00'
L11	N33°51'01"W	145.29'
L12	N84°40'40"E	323.38'
L13	N37°40'51"E	225.97'
L14	N01°05'37"E	6.73'
L15	S89°49'36"E	3.98'

BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L16	N00°10'24"E	80.00'
L17	N00°10'24"E	5.00'
L18	S89°49'36"E	110.00'
L19	S89°49'36"E	95.00'
L20	S89°49'36"E	60.00'
L21	N89°49'36"W	190.00'
L22	S89°49'36"E	60.00'
L23	N89°49'36"W	190.00'
L24	S89°49'36"E	60.00'
L25	N89°49'36"W	105.00'
L26	N89°49'36"W	80.00'
L27	N00°10'24"E	300.63'
L28	N29°49'36"E	179.04'
L29	N89°49'36"W	713.59'
L30	N87°55'36"E	48.72'

EASEMENT LEGEND AND DETAIL:

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



AZTEC
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AzTec Proj. No.23415-25

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Engineering Construction Management Survey

FLATIRON MEADOWS - FILING NO. 7		Job Number	FPLAT_F7
FINAL PLAT		Date	2016-04-18
Prepared for	HT FLATIRON LP	Sheet	2 of 4

CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	90°00'00"	15.00'	23.56'
C3	90°00'00"	15.00'	23.56'
C4	90°00'00"	15.00'	23.56'

CURVE	DELTA	RADIUS	LENGTH
C5	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'

CURVE	DELTA	RADIUS	LENGTH
C9	90°00'00"	15.00'	23.56'
C10	90°00'00"	15.00'	23.56'
C11	90°00'00"	15.00'	23.56'
C12	90°00'00"	15.00'	23.56'

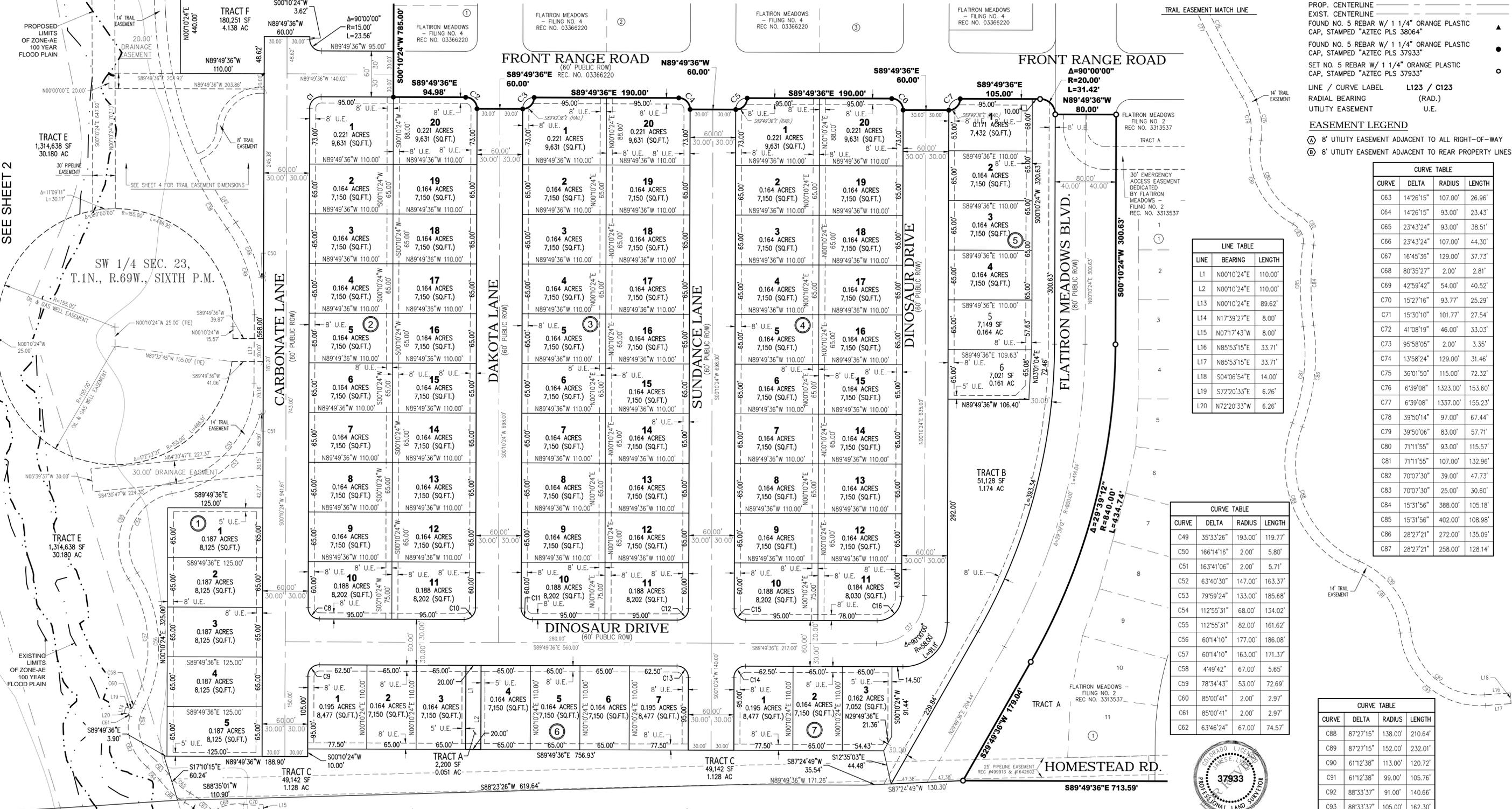
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TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
207.756 ACRES - 81 LOTS / 6 TRACTS
FP-000716-2015

CURVE	DELTA	RADIUS	LENGTH
C13	90°00'00"	15.00'	23.56'
C14	90°00'00"	15.00'	23.56'
C15	90°00'00"	15.00'	23.56'
C16	90°00'00"	32.00'	50.27'

CURVE	DELTA	RADIUS	LENGTH
C17	90°00'00"	63.00'	98.96'
C38	24°50'01"	513.00'	222.35'
C47	10°41'23"	499.00'	93.10'
C48	21°47'42"	207.00'	78.74'

- ### LEGEND
- EXISTING FLOOD PLAIN
 - PROPOSED FLOOD PLAIN
 - DAM BREACH
 - SUBJECT PROPERTY LINE
 - TRACT BOUNDARY
 - ADJACENT PROPERTY LINE
 - SECTION LINE
 - EXIST. RIGHT-OF-WAY
 - PROP. EASEMENT
 - EXIST. EASEMENT
 - PROP. CENTERLINE
 - EXIST. CENTERLINE
 - FOUND NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"
 - FOUND NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 37933"
 - SET NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 37933"
 - LINE / CURVE LABEL L123 / C123
 - RADIAL BEARING (RAD.)
 - UTILITY EASEMENT
 - U.E.
- ### EASEMENT LEGEND
- (A) 8' UTILITY EASEMENT ADJACENT TO ALL RIGHT-OF-WAY
 - (B) 8' UTILITY EASEMENT ADJACENT TO REAR PROPERTY LINES



LINE TABLE

LINE	BEARING	LENGTH
L1	N00°10'24"E	110.00'
L2	N00°10'24"E	110.00'
L3	N00°10'24"E	89.62'
L4	N17°39'27"E	8.00'
L5	N07°17'43"W	8.00'
L6	N85°53'15"E	33.71'
L7	N85°53'15"E	33.71'
L8	S04°06'54"E	14.00'
L9	S72°20'33"E	6.26'
L10	N72°20'33"W	6.26'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C49	35°33'26"	193.00'	119.77'
C50	166°14'16"	2.00'	5.80'
C51	163°41'06"	2.00'	5.71'
C52	63°40'30"	147.00'	163.37'
C53	79°59'24"	133.00'	185.68'
C54	112°55'31"	68.00'	134.02'
C55	112°55'31"	82.00'	161.62'
C56	60°14'10"	177.00'	186.08'
C57	60°14'10"	163.00'	171.37'
C58	4°49'42"	67.00'	5.65'
C59	78°34'43"	53.00'	72.69'
C60	85°00'41"	2.00'	2.97'
C61	85°00'41"	2.00'	2.97'
C62	63°46'24"	67.00'	74.57'

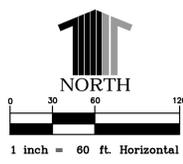
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C63	14°26'15"	107.00'	26.96'
C64	14°26'15"	93.00'	23.43'
C65	23°43'24"	93.00'	38.51'
C66	23°43'24"	107.00'	44.30'
C67	16°45'36"	129.00'	37.73'
C68	80°35'27"	2.00'	2.81'
C69	42°59'42"	54.00'	40.52'
C70	15°27'16"	93.77'	25.29'
C71	15°30'10"	101.77'	27.54'
C72	41°08'19"	46.00'	33.03'
C73	95°58'05"	2.00'	3.35'
C74	13°58'24"	129.00'	31.46'
C75	36°01'50"	115.00'	72.32'
C76	6°39'08"	1323.00'	153.60'
C77	6°39'08"	1337.00'	155.23'
C78	39°50'14"	97.00'	67.44'
C79	39°50'06"	83.00'	57.71'
C80	71°11'55"	93.00'	115.57'
C81	71°11'55"	107.00'	132.96'
C82	70°07'30"	39.00'	47.73'
C83	70°07'30"	25.00'	30.60'
C84	15°31'56"	388.00'	105.18'
C85	15°31'56"	402.00'	108.98'
C86	28°27'21"	272.00'	135.09'
C87	28°27'21"	258.00'	128.14'

SEE SHEET 4

SEE SHEET 2

SEE SHEET 2



AZTEC CONSULTANTS, INC.
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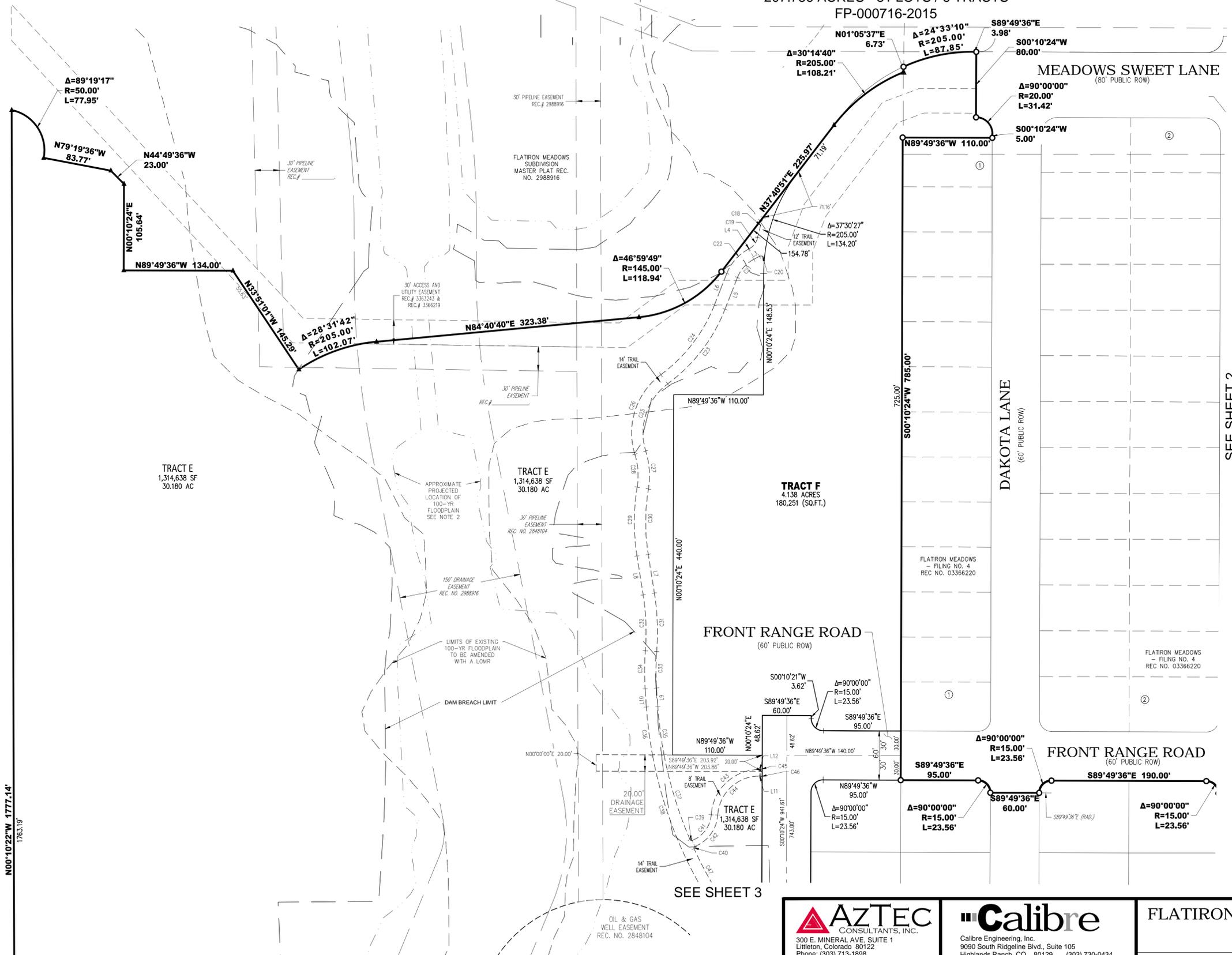
FLATIRON MEADOWS - FILING NO. 7
FINAL PLAT

Job Number: FPLAT_F7
Date: 2016-04-18
Sheet: 3 OF 4

Prepared for: HT FLATIRON LP



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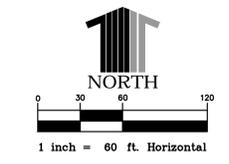
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C18	6°43'59"	217.00'	25.50'
C19	50°41'55"	20.00'	17.70'
C20	122°26'30"	4.00'	8.55'
C21	41°00'28"	43.00'	30.78'
C22	41°00'28"	57.00'	40.80'
C23	32°18'23"	207.00'	116.72'
C24	32°18'23"	193.00'	108.82'
C25	71°09'59"	74.00'	91.91'
C26	71°09'59"	88.00'	109.30'
C27	26°42'53"	101.00'	47.09'
C28	26°42'53"	87.00'	40.56'
C29	18°25'43"	263.00'	84.59'
C30	18°25'43"	249.00'	80.09'
C31	13°38'53"	301.00'	71.70'
C32	13°38'53"	287.00'	68.36'
C33	8°32'18"	299.00'	44.56'
C34	8°32'18"	313.00'	46.64'
C35	6°53'07"	499.00'	59.96'
C36	6°53'07"	513.00'	58.92'
C37	12°27'22"	499.00'	108.48'
C38	24°50'01"	513.00'	222.35'
C39	90°41'30"	2.00'	3.17'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C40	90°41'30"	2.00'	3.17'
C41	62°17'56"	36.00'	39.14'
C42	62°17'56"	44.00'	47.84'
C43	86°28'29"	59.00'	89.05'
C44	86°28'29"	51.00'	76.97'
C45	90°00'00"	2.00'	3.14'
C46	90°00'00"	2.00'	3.14'
C47	10°41'23"	499.00'	93.10'

LINE TABLE		
LINE	BEARING	LENGTH
L2	N89°49'36"W	110.00'
L3	N62°30'10"E	7.87'
L4	N62°30'10"E	0.85'
L5	N21°29'42"E	22.35'
L6	N21°29'42"E	22.35'
L7	N09°04'45"W	48.03'
L8	N09°04'45"W	48.03'
L9	N03°58'10"W	22.30'
L10	N03°58'10"W	22.30'
L11	N89°49'36"W	1.50'
L12	S89°49'36"E	1.50'

SEE SHEET 2

- LEGEND**
- APPROXIMATE PROJECTED LOCATION OF 100-YR FLOODPLAIN SEE NOTE 2
 - SUBJECT PROPERTY LINE
 - TRACT BOUNDARY
 - ADJACENT PROPERTY LINE
 - SECTION LINE
 - EXIST. RIGHT-OF-WAY
 - PROP. EASEMENT
 - EXIST. EASEMENT
 - PROP. CENTERLINE
 - EXIST. CENTERLINE
 - FOUND NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"
 - LAND CORNER AS DESCRIBED
 - SET NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 37933"
 - SET NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 37933"
 - LINE / CURVE LABEL L123 / C123
 - NON-RADIAL (NR)
 - UTILITY EASEMENT U.E.
- EASEMENT LEGEND**
- (A) 8' UTILITY EASEMENT ADJACENT TO ALL RIGHT-OF-WAY
 - (B) 8' UTILITY EASEMENT ADJACENT TO REAR PROPERTY LINES



SEE SHEET 3

SEE SHEET 3

<p>AZTEC CONSULTANTS, INC. 300 E. MINERAL AVE, SUITE 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>Calibre Engineering, Inc. 9090 South Ridgeline Blvd., Suite 105 Highlands Ranch, CO 80129 (303) 730-0434 www.calibre-engineering.com Engineering Construction Management Survey</p>	FLATIRON MEADOWS - FILING NO. 7 FINAL PLAT		Job Number FPLAT_F7
		Prepared for HT FLATIRON LP	Date 2016-04-18	Sheet 4 of 4