

# CANYON CREEK SUBDIVISION FILING NO. 8

## FINAL PLAT

OUTLOT A, CANYON CREEK FILING NO. 7

SOUTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
31.731 ACRES - 88 LOTS / 17 TRACTS  
FP-001310-2021

### CERTIFICATE OF DEDICATION AND OWNERSHIP

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:

OUTLOT A, CANYON CREEK FILING NO. 7  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

CONTAINING AN AREA OF 1,382,193 SQUARE FEET (31.731 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 CANYON CREEK SUBDIVISION FILING NO. 8. ALL PUBLIC WAYS AND OTHER PUBLIC RIGHTS-OF-WAY, LANDS, EASEMENTS AND OTHER DESIGNATED PUBLIC IMPROVEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN OF ERIE AND THE PUBLIC, COLORADO, FOR PUBLIC USES AND PURPOSES SHOWN HEREON.

OWNER: STRATUS CANYON CREEK, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023,

BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL:

\_\_\_\_\_  
(SEAL)

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

LIENHOLDER: FIRSTIER BANK

BY: \_\_\_\_\_

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023,

BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL:

\_\_\_\_\_  
(SEAL)

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

### TITLE VERIFICATION CERTIFICATE

WE, FIRST AMERICAN 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:

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_

ATTEST:

SECRETARY/TREASURER  
STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ ) SS.

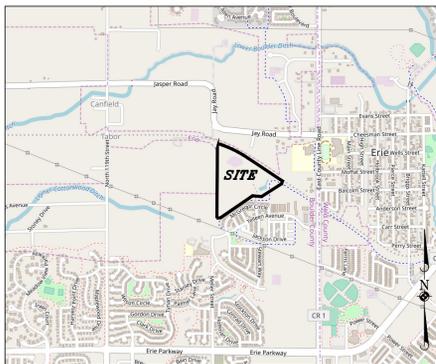
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

BY \_\_\_\_\_ AS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_



LOCATION MAP

SCALE: 1" = 2000'

### SURVEYOR'S CERTIFICATE

I, ERIC DAVID CARSON, 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 SURVEY MADE ON SEPTEMBER 10, 2018, 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 \_\_\_\_\_, 2023.

ERIC DAVID CARSON

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #37890

### BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS CANYON CREEK SUBDIVISION FILING NO. 8 IS APPROVED AND ACCEPTED BY RESOLUTION NO. \_\_\_\_\_, PASSED AND ADOPTED AT A MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

PLANNING AND DEVELOPMENT DIRECTOR

### NOTES

1. DISTANCES ARE MARKED IN U.S. SURVEY FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (0.00') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.

3. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

4. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CWC CONSULTING GROUP, INC. TO DETERMINE OWNERSHIP OF THIS TRACT. VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: NCS-922613-CO, WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2019 5:00 PM FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.

### NOTES

5. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE.

6. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.

7. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID TO BEAR NORTH 00°09'52" WEST, A DISTANCE OF 1321.25 FEET, FROM THE SOUTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 13 BEING MONUMENTED BY 2.5" ALUMINUM CAP 0.1' ABOVE GROUND SURFACE, STAMPED "JR ENG, TIN R69W, C, S1/16, I S13, C, 2000, LS 19606" TO THE CENTER CORNER OF SAID SECTION 13 BEING MONUMENTED BY A 2.5" ALUMINUM CAP 0.7' BELOW GRASS SURFACE, STAMPED "ALBERS DREXEL & POHLY, TIN R69W, C1/4 + S13, 1997, LS 24305".

8. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

9. DEFINITION: CERTIFY, CERTIFICATION - A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.

10. CWC CONSULTING GROUP, INC. DOES NOT WARRANT THAT THE PARCEL, AS DESCRIBED HEREON, COMPLIES WITH COLORADO SENATE BILL 35. (30-28-101).

11. 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.

12. THE PROPERTY IS LOCATED WITHIN "OTHER AREAS - ZONE X" (AREAS DETERMINED TO BE OUTSIDE THEN 0.2% ANNUAL CHANCE FLOODPLAIN.) AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANELS NUMBERED 08013C0437J WITH AN EFFECTIVE DATE OF DECEMBER 18, 2012.

13. THE UNDERSIGNED, AS OWNER OF THE LANDS DESCRIBED HEREIN, ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL DRAINAGE EASEMENTS SHOWN HEREON AND RELATED DRAINAGE FACILITIES, AS PROVIDED IN THE TOWN OF ERIE ENGINEERING STANDARDS AND SPECIFICATIONS, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF ERIE A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO: INSPECT, MAINTAIN OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITY COVERED BY THE ERIE MUNICIPAL CODE, AS AMENDED; AND TO INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES, WHEN THE OWNER FAILS TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH INSPECTION, MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER.

14. A BLANKET PUBLIC ACCESS EASEMENT IS GRANTED ON TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N AND Q. A BLANKET UTILITY EASEMENT IS GRANTED ON TRACTS D, G, H, I, J, K, AND L. A BLANKET DRAINAGE EASEMENT IS GRANTED ON TRACT D.

15. MINE SHAFT LOCATION DEPICTED HEREON AFTER REVIEW OF CLIENT PROVIDED DOCUMENT ENTITLED "MINE SUBSIDENCE INVESTIGATION, CANYON CREEK SUBDIVISION, FILINGS NO.7 AND 8" AS PREPARED BY WESTERN ENVIRONMENT AND ECOLOGY, INC. DATED JUNE 26, 2018. FOLLOWING REVIEW OF THIS DOCUMENT THE MINE SHAFT WAS EXCAVATED BY THE CLIENT'S CONTRACTOR ON AUGUST 18, 2020 AND THE MINE SHAFT ENTRANCE WAS THEN FIELD LOCATED, AS SHOWN AND LABELED HEREON.

FROM TOWN OF ERIE'S UNIFIED DEVELOPMENT CODE, OCTOBER, 2017:

10.6.13 ABANDONED MINES:

A. GENERAL PROVISIONS: ALL DEVELOPMENT WITH UNDERMINING AND/OR MINE SHAFTS SHALL PROVIDE THE TOWN WITH GEOLOGICAL AND GEOTECHNICAL HAZARDS REPORTS PREPARED, SIGNED AND STAMPED BY A PROFESSIONAL IN THE FIELD OF UNDERMINING. THE REPORTS SHALL BE REFERRED TO THE COLORADO GEOLOGICAL SURVEY FOR REVIEW AND COMMENT. RECOMMENDATIONS FROM THE REPORTS AND COLORADO GEOLOGICAL SURVEY SHALL BE EVALUATED BY THE TOWN WHEN CONSIDERING APPROPRIATE LAND USES, RESTRICTIONS APPLICABLE TO LAND DEVELOPMENT, AND FOUNDATION DESIGN DUE TO UNDERMINING CONSTRAINTS. UNDERMINING AND/OR MINE SHAFTS SHALL BE NOTED ON SKETCH PLANS, PRELIMINARY PLATS, FINAL PLATS AND SITE PLANS.

B. MINESHAFTS:

1. ALL MINESHAFTS SHALL BE CAPPED AND MONUMENTED IN ACCORDANCE WITH STATE REQUIREMENTS.

2. MINESHAFTS SHALL NOT BE LOCATED ON A RESIDENTIAL LOT.

3. MINESHAFTS MAY BE LOCATED IN A STREET RIGHT-OF-WAY, TRACT, OR IN A NON-RESIDENTIAL LOT WITH AN EASEMENT RESTRICTED FOR PARKING, OPEN SPACE OR LANDSCAPE USE. ANY MODIFICATIONS TO THIS PROVISION PROPOSED BY THE APPLICANT FOR TOWN CONSIDERATION SHALL BE IN COMPLIANCE WITH RECOMMENDATIONS FROM THE GEOLOGICAL AND GEOTECHNICAL HAZARDS REPORTS AND THE COLORADO GEOLOGICAL SURVEY.

4. MINIMUM DIMENSIONS FOR TRACTS/EASEMENTS AND MINIMUM DISTANCES FROM ABANDONED MINESHAFTS TO RESIDENTIAL LOTS AND NON-RESIDENTIAL STRUCTURES SHALL BE DETERMINED BASED ON RECOMMENDATIONS FROM THE GEOLOGICAL AND GEOTECHNICAL HAZARDS REPORTS AND THE COLORADO GEOLOGICAL SURVEY.

C. MINE TAILINGS: IF MINE TAILINGS ARE LOCATED ON A PROPERTY, THE REMOVAL OF MINE TAILINGS SHALL BE ADDRESSED IN A DEVELOPMENT AGREEMENT. THE TOWN SHALL REQUIRE SUBMITTAL OF A PROFESSIONAL CERTIFICATION THAT THE MINE TAILINGS AND HAZARD ASSOCIATED WITH THE TAILING HAS BEEN REMOVED AND COMPLETED.

THE TYNON / CHASE MINE SHAFT WILL BE MITIGATED USING A CONCRETE CAP AND COMPACTION TECHNIQUES AS SPECIFIED BY WESTERN ENVIRONMENT AND ECOLOGY, INC. THE MITIGATION WILL BE PERFORMED IN CONFORMANCE WILL THE CAPPING DETAIL PROVIDED AND AT THE TIME OF FINAL CONSTRUCTION DEVELOPMENT BASED ON THE SPECIFICATION AND DEPTH.

### NOTES

16. ALL LOTS IN SUBSIDENCE ZONE A AND SUBSIDENCE ZONE B MUST INCORPORATE STRAIN ISOLATION TRENCHES PER THE MINE SUBSIDENCE INVESTIGATION REPORT, DATED FEBRUARY 19TH, 2020, REVISED JULY 8TH, 2020, BY WESTERN ENVIRONMENT AND ECOLOGY, INC. MORE SPECIFICALLY:

SUBSIDENCE ZONE A (FOUNDATION LENGTHS SHALL BE RESTRICTED TO 77'-FEET):  
BLOCK 6, LOTS 1 THROUGH 4, INCLUSIVE  
BLOCK 15, LOTS 1 THROUGH 10, INCLUSIVE  
BLOCK 16, LOTS 1 THROUGH 6, INCLUSIVE

SUBSIDENCE ZONE B (FOUNDATION LENGTHS SHALL BE RESTRICTED TO 67'-FEET):  
BLOCK 2, LOTS 1 THROUGH 2, INCLUSIVE

17. THE CANYON CREEK FILING NO. 8 FINAL PLAT CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN C.R.S. § 24-68-101, ET SEQ., AND CHAPTER 3 OF TITLE 9 OF THE ERIE MUNICIPAL CODE, AND SHALL CREATE VESTED PROPERTY RIGHTS FOR 3 YEARS FROM THE DATE OF TOWN APPROVAL OF THE FINAL PLAT.

### TRACT SUMMARY CHART

NAME	AREA (AC)	AREA (SF)	USE
TRACT A	0.312	13,602	LANDSCAPING, PEDESTRIAN WALK
TRACT B	0.342	14,910	LANDSCAPING, PEDESTRIAN WALK
TRACT C	0.031	1,335	LANDSCAPING, PEDESTRIAN WALK
TRACT D	10.418	453,791	DRAINAGE, UTILITIES, OIL & GAS, PEDESTRIAN WALK
TRACT E	0.595	25,908	DRAINAGE, UTILITIES, PEDESTRIAN WALK
TRACT F	0.396	17,233	LANDSCAPING & PEDESTRIAN WALK
TRACT G	0.263	11,443	ACCESS, UTILITIES, ALLEYS
TRACT H	0.282	12,270	ACCESS, UTILITIES, ALLEYS
TRACT I	0.282	12,270	ACCESS, UTILITIES, ALLEYS
TRACT J	0.092	4,020	ACCESS, UTILITIES, ALLEYS
TRACT K	0.088	3,824	ACCESS, UTILITIES, ALLEYS
TRACT L	0.308	13,400	ACCESS, UTILITIES, ALLEYS
TRACT M	0.048	2,070	LANDSCAPING, PEDESTRIAN WALK
TRACT N	0.104	4,537	LANDSCAPING, PEDESTRIAN WALK
TRACT O	0.179	7,791	LANDSCAPING, PEDESTRIAN WALK
TRACT P	8.989	391,549	FUTURE TOWNHOME DEVELOPMENT
TRACT Q	0.958	41,729	DRAINAGE, UTILITIES, PEDESTRIAN WALK, POCKET PARK
TOTAL:	23.684	1,031,683	

### LAND SUMMARY CHART

TYPE	AREA (AC)	AREA (SF)	% OF TOTAL AREA
LOTS (88)	6.009	261,770	18.939%
TRACTS (16)	23.684	1,031,683	74.641%
ROW	2.037	88,741	6.420%
TOTAL:	31.731	1,382,193	100.000%

### 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 \_\_\_\_\_, 2023 A.D. AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_.

COUNTY CLERK AND RECORDER

DATE	REVISION	BY	DRAFTED: S.L.G.3	CHECKED: E.D.C.
02/24/23	CITY COMMENTS DATE: AUGUST 24, 2022	DJW	DATE: 06/25/2020	JOB NO: 120-00322
03/09/23	CITY REDLINES	EDC	130-00131	
03/31/23	ADDED TRACT Q	EDC	SURVEY PREPARED FOR: <b>STRATUS CANYON CREEK, LLC</b>	
06/01/23	ADDED DEVELOPMENT PLAN NOTE	EDC	SHEET NO. 1 of 6 SHEETS	
10/09/23	ADDED CITY PROVIDED PARK & OPEN SPACE CHART	EDC		

# CANYON CREEK SUBDIVISION FILING NO. 8

## FINAL PLAT

OUTLOT A, CANYON CREEK FILING NO. 7

SOUTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
31.731 ACRES - 88 LOTS / 17 TRACTS  
FP-001310-2021

### TOWN OF ERIE NOTE

SOURCE: TOWN OF ERIE | PARKS & RECREATION, KATHY KRON – SENIOR PARKS PLANNER

THIS INFORMATION WAS PROVIDED BY THE TOWN OF ERIE, PARKS & RECREATION, KATHY KRON – SENIOR PARKS PLANNER IN AND EMAIL DATED WEDNESDAY OCTOBER 4, 2023 9:31 AM. CWC CONSULTING GROUP, INC. AND THE SURVEYOR TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

CANYON CREEK PARK & OPEN SPACE DEDICATION CHART						
UPDATED: JUNE 28, 2023						
FILING	DEDICATIONS REQUIRED <small>(2.79 PPOU's used for Filings 1-6 and 9, 2.89 and 2.1 PPOU's used for Filings 7 and 8.)</small>			DEDICATIONS PROVIDED <small>(Note – not all tracts are dedicated to the TOE but represent a credit toward the dedication requirement)</small>		
	POCKET PARKS	NEIGHBORHOOD PARKS	OPEN SPACE	POCKET PARKS	NEIGHBORHOOD PARKS	OPEN SPACE
FILING 1 & FILING 1 – 1 <sup>ST</sup> AMENDMENT						
TRACT C				2.57 ACRES	18.15 ACRES	
TRACT D						0.31 ACRES
TRACT E						1.18 ACRES
TRACT G						0.46 ACRES
TRACT H						0.31 ACRES
TRACT I						0.31 ACRES
FILING 1 TOTALS	0.58 ACRES	3.48 ACRES	19.73 ACRES	2.57 ACRES	18.15 ACRES	2.26 ACRES
FILING 2						
TRACT A						1.05 ACRES
TRACT C						2.09 ACRES
TRACT E						0.36 ACRES
TRACT I						4.35 ACRES
FILING 2 TOTALS	0.28 ACRES	1.68 ACRES	9.53 ACRES	0 ACRES	0 ACRES	7.85 ACRES
FILING 3						
TRACT A						5.08 ACRES
TRACT B						0.98 ACRES
TRACT C						1.13 ACRES
TRACT H						0.08 ACRES
FILING 3 TOTALS	0.24 ACRES	1.44 ACRES	8.16 ACRES	0 ACRES	0 ACRES	7.27 ACRES
FILING 4						
TRACT A						0.08 ACRES
TRACT B						1.24 ACRES
TRACT C				0.37 ACRES		
TRACT D						1.00 ACRES
TRACT E						0.20 ACRES
TRACT F						0.04 ACRES
FILING 4 TOTALS	0.17 ACRES	1.03 ACRES	5.83 ACRES	0.37 ACRES	0 ACRES	2.56 ACRES
FILING 5						
TRACT A						0.83 ACRES
TRACT C						0.54 ACRES
TRACT D						0.31 ACRES
TRACT E						0.27 ACRES
TRACT F				0.50 ACRES		
TRACT G						0.07 ACRES
FILING 5 TOTALS	0.13 ACRES	0.80 ACRES	4.51 ACRES	0.50 ACRES	0 ACRES	2.02 ACRES
FILING 5 – 1 <sup>ST</sup> AMENDMENT						
FILING 5 – 1 <sup>ST</sup> AMENDMENT TOTALS	0.02 ACRES	1.10 ACRES	0.59 ACRES	0 ACRES	0 ACRES	0 ACRES
FILING 6						
TRACT A						1.01 ACRES
TRACT B						1.36 ACRES
TRACT C						3.99 ACRES
TRACT E						10.13 ACRES
TRACT G						0.13 ACRES
TRACT H						1.32 ACRES
TRACT J						1.64 ACRES
FILING 6 TOTALS	0.23 ACRES	1.39 ACRES	7.87 ACRES	0 ACRES	0 ACRES	20.59 ACRES
FILING 7						
TRACT C						7.614 ACRES
TRACT E						2.064 ACRES
TRACT G						2.037 ACRES
TRACT J				0.351 ACRES		
FILING 7 TOTALS	0.15 ACRES	0.92 ACRES	5.21 ACRES	0.351 ACRES	0 ACRES	11.715 ACRES
FILING 8						
TRACT Q						0.958 ACRES
FILING 8 TOTALS	0.09 ACRES	0.55 ACRES	3.14 ACRES	0.958 ACRES	0 ACRES	0 ACRES
FILING 9						
TRACT A						0.10 ACRES
TRACT C				0.73 ACRES		
TRACT E						18.51 ACRES
TRACT F						11.60 ACRES
FILING 9 TOTALS	0.07 ACRES	0.43 ACRES	2.42 ACRES	0.73 ACRES	0 ACRES	30.21 ACRES
FILING 9 – 1 <sup>ST</sup> AMENDMENT						
TRACT G						2.83 ACRES
TRACT H						2.06 ACRES
TRACT I						0.37 ACRES
TRACT J						0.54 ACRES
TRACT K				1.18 ACRES		
FILING 9 – 1 <sup>ST</sup> AMENDMENT TOTALS	0.16 ACRES	0.98 ACRES	5.53 ACRES	1.18 ACRES	0 ACRES	7.8 ACRES
FILING 10 - COMMERCIAL	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	1.81 ACRES	13.37 ACRES	72.52 ACRES	6.659 ACRES	18.15 ACRES	87.228 ACRES

\*THIS INFORMATION WAS PROVIDED BY THE TOWN OF ERIE, PARKS & RECREATION, KATHY KRON – SENIOR PARKS PLANNER IN AND EMAIL DATED WEDNESDAY OCTOBER 4, 2023 9:31 AM. CWC CONSULTING GROUP, INC. AND THE SURVEYOR TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.\*

 <p>9360 TEDDY LANE, SUITE #203 LOVE TREE, COLORADO 80124 TELEPHONE: 303-395-2700 FAX: 303-395-2701</p> <p>CWC CONSULTING GROUP CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION SERVICES</p>	DATE	REVISION	BY	DRAFTED:	CHECKED:
	02/24/23	CITY COMMENTS DATE: AUGUST 24, 2022	DJW	S.L.G.3	E.D.C.
	03/09/23	CITY REDLINES	EDC	DATE:	JOB NO:
	03/31/23	ADDED TRACT Q	EDC	06/25/2020	120-00322
	06/01/23	ADDED DEVELOPMENT PLAN NOTE	EDC	130-00131	
10/09/23	ADDED CITY PROVIDED PARK & OPEN SPACE CHART	EDC	SURVEY PREPARED FOR:		
				STRATUS CANYON CREEK, LLC	
				SHEET NO. 2 OF 6 SHEETS	

T:\JOBENV-20\_Survey\130-00322 (130-00131)\_Canyon Creek Filing No.8\wg\20-00322-FP.dwg Date: 10/09/23 12:02p eccrason

# CANYON CREEK SUBDIVISION FILING NO. 8

## FINAL PLAT

OUTLOT A, CANYON CREEK FILING NO. 7  
 SOUTHEAST ONE-QUARTER OF SECTION 13,  
 TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
 31.731 ACRES - 88 LOTS / 17 TRACTS  
 FP-001310-2021

### LEGEND

- FOUND MONUMENT AS NOTED;  
NOTE: BEARING AND DISTANCE, IF LISTED, IS FROM THE BOUNDARY CORNER TO THE FOUND MONUMENT.
- ⊕ FOUND PLSS MONUMENT AS NOTED
- + FOUND CHISELED CROSS
- X FOUND OUT "X"
- FOUND RANGE POINT AS NOTED

- BOUNDARY LINE
- - - SECTION/ALLOT LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- - - TRACT/LOT LINE
- - - EASEMENT LINE

YPC = YELLOW PLASTIC CAP  
 RPC = RED PLASTIC CAP  
 PPC = PINK PLASTIC CAP  
 ESMT. = EASEMENT  
 R.O.W. = RIGHT OF WAY  
 BK. - PG. = BOOK - PAGE  
 RECP. NO. = RECEPTION NUMBER  
 R1=RECORD PER CANYON CREEK FILING NO. 7

N06°09'09"E 80.41'  
 (N06°09'09"E 80.41' R1)  
 L=127.89' R=1160.00' Δ=6°19'01"  
 CHORD=N02°59'39"E 127.82'  
 (L=127.89' R=1160.00' Δ=6°19'01" R1)  
 CHORD=N02°59'39"E 127.82' R1)

NE 1/4  
 SW 1/4  
 SEC.13

VICKIE L NEWMAN,  
 ET AL  
 (PARCEL NO. 148513000048)  
 (RECP. NO. 2807881)  
 HORSE PROPERTY  
 ZONING: A-AGRICULTURAL

BASIS OF BEARINGS

JASPER ROAD  
 (80' PUBLIC R.O.W.)

BLOCK 1

BLOCK 2

SEE SHEET 5

NW 1/4  
 SE 1/4  
 SEC.13

BLOCK 3

BLOCK 4

SEE SHEET 4

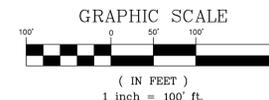
BLOCK 4

BLOCK 4

SW 1/4  
 SE 1/4  
 SEC.13

NE 1/4  
 SE 1/4  
 SEC.13

SE 1/4  
 SE 1/4  
 SEC.13



SOUTHWEST CORNER OF THE NORTHWEST  
 ONE-QUARTER OF THE SOUTHWEST  
 ONE-QUARTER OF SECTION 13  
 FOUND 2.5" ALUMINUM CAP 0.1' ABOVE  
 GROUND SURFACE, STAMPED "JR ENG, TIN  
 R69W, C. S1/16, S13, C. 2000, LS 19606"

BLOCK 2

BLOCK 4

BLOCK 3

SEE SHEET 3

BLOCK 15

BLOCK 16

BLOCK 12

BLOCK 13

BLOCK 14

BLOCK 10

BLOCK 11

BLOCK 9

BLOCK 8

BLOCK 7

BLOCK 6

BLOCK 5

BLOCK 3

BLOCK 2

BLOCK 1

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9360 TEDDY LANE, SUITE 4003  
 LOUISVILLE, COLO. 80124  
 TELEPHONE: 303-395-2700  
 FAX: 303-395-2701

DATE	REVISION	BY	DRAWN:	CHECKED:
02/24/23	CITY COMMENTS DATE: AUGUST 24, 2022	DJW	S.L.G.3	E.D.C.
03/09/23	CITY REDLINES	EDC		
03/31/23	ADDED TRACT Q	EDC		
06/23/23	ADDED DEVELOPMENT CHART AND NOTES	EDC		
06/29/23	ADDED DEVELOPMENT CHART AND NOTES	EDC		

SURVEY PREPARED FOR:  
**STRATUS CANYON CREEK, LLC**

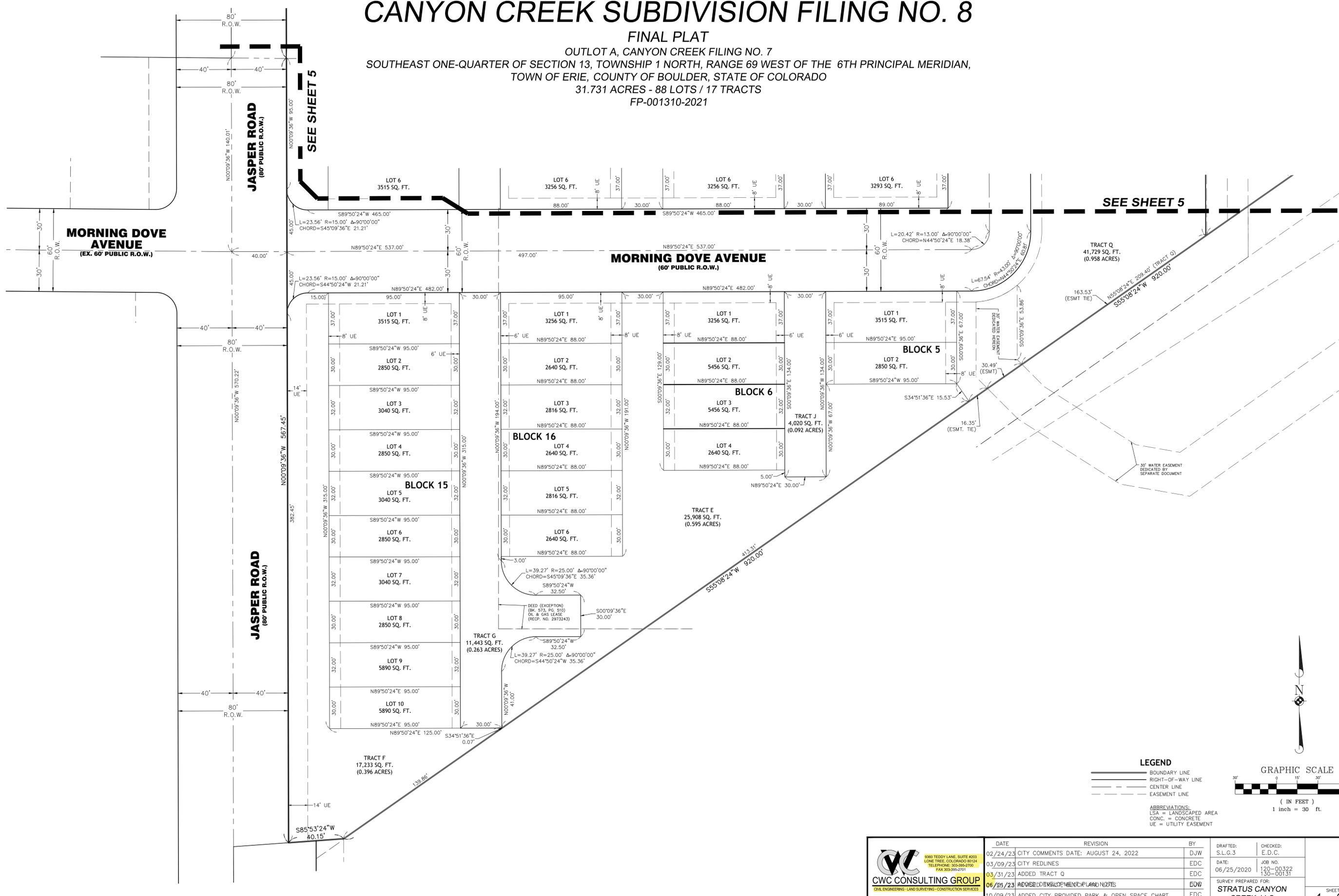
SHEET NO.  
**3** OF **6** SHEETS

# CANYON CREEK SUBDIVISION FILING NO. 8

## FINAL PLAT

OUTLOT A, CANYON CREEK FILING NO. 7

SOUTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
31.731 ACRES - 88 LOTS / 17 TRACTS  
FP-001310-2021

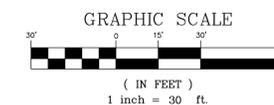


SEE SHEET 5

### LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT LINE

ABBREVIATIONS:  
LSA = LANDSCAPED AREA  
CONC. = CONCRETE  
UE = UTILITY EASEMENT



 <p><b>CWC CONSULTING GROUP</b> CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION SERVICES</p> <p>9300 TEDDY LANE, SUITE 4003 LOUIS VEGAS, COLORADO 80124 TELEPHONE: 303-395-2700 FAX: 303-395-2701</p>	DATE	REVISION	BY	DRAFTED:	CHECKED:
	02/24/23	CITY COMMENTS DATE: AUGUST 24, 2022	DJW	S.L.G.3	E.D.C.
	03/09/23	CITY REDLINES	EDC	DATE:	JOB NO:
	03/31/23	ADDED TRACT Q	EDC	06/25/2020	130-003322
	06/29/23	ADDED CD BY LOCAL MUNICIPAL LAND NOTES	EDW	130-00131	
10/09/23	ADDED CITY PROVIDED PARK & OPEN SPACE CHART	EDC	SURVEY PREPARED FOR:		
			STRATUS CANYON CREEK, LLC		SHEET NO. 4 of 6 SHEETS

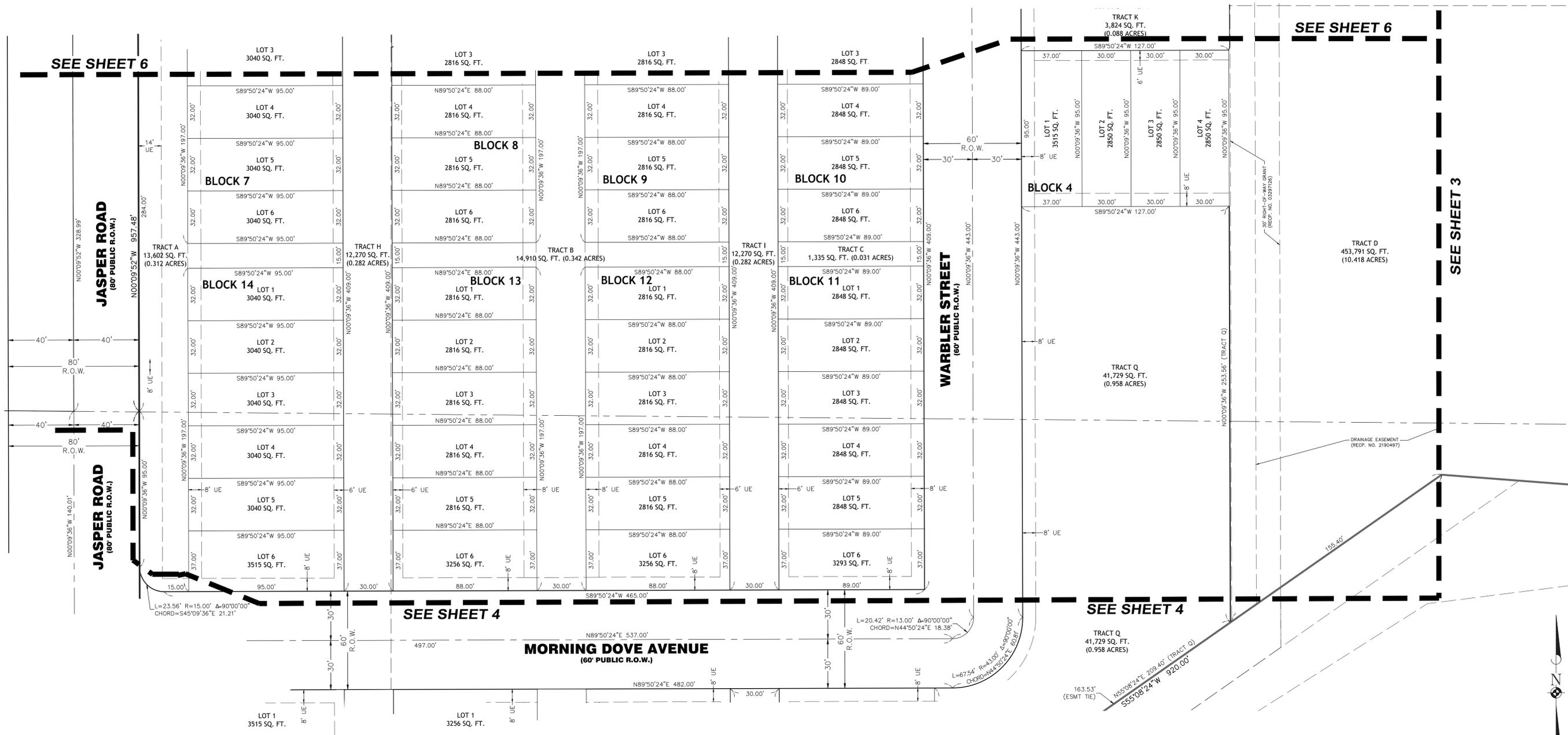
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# CANYON CREEK SUBDIVISION FILING NO. 8

## FINAL PLAT

### OUTLOT A, CANYON CREEK FILING NO. 7

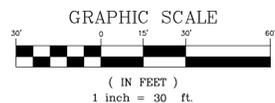
SOUTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
31.731 ACRES - 88 LOTS / 17 TRACTS  
FP-001310-2021



#### LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- - - EASEMENT LINE

ABBREVIATIONS:  
LSA = LANDSCAPED AREA  
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 <p><b>CWC CONSULTING GROUP</b> CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION SERVICES</p>	DATE	REVISION	BY	DRAFTED:	CHECKED:
	02/24/23	CITY COMMENTS DATE: AUGUST 24, 2022	DJW	S.L.G.3	E.D.C.
	03/09/23	CITY REDLINES	EDC	DATE:	JOB NO:
	03/31/23	ADDED TRACT Q	EDC	06/25/2020	130-003322
	06/25/23	REVISED TRACT Q BOUNDARY NOTES	EDC	130-00131	
	10/09/23	ADDED CITY PROVIDED PARK & OPEN SPACE CHART	EDC	SURVEY PREPARED FOR: <b>STRATUS CANYON CREEK, LLC</b>	
				SHEET NO. <b>5</b> OF <b>6</b> SHEETS	

T:\\_0865\1-20\_Survey\130-003322 (130-00131)\_Canyon Creek Filing No.8\Fig\20-003322-FP.dwg Date: 10/09/23 12:02p ecrcan

# CANYON CREEK SUBDIVISION FILING NO. 8

## FINAL PLAT

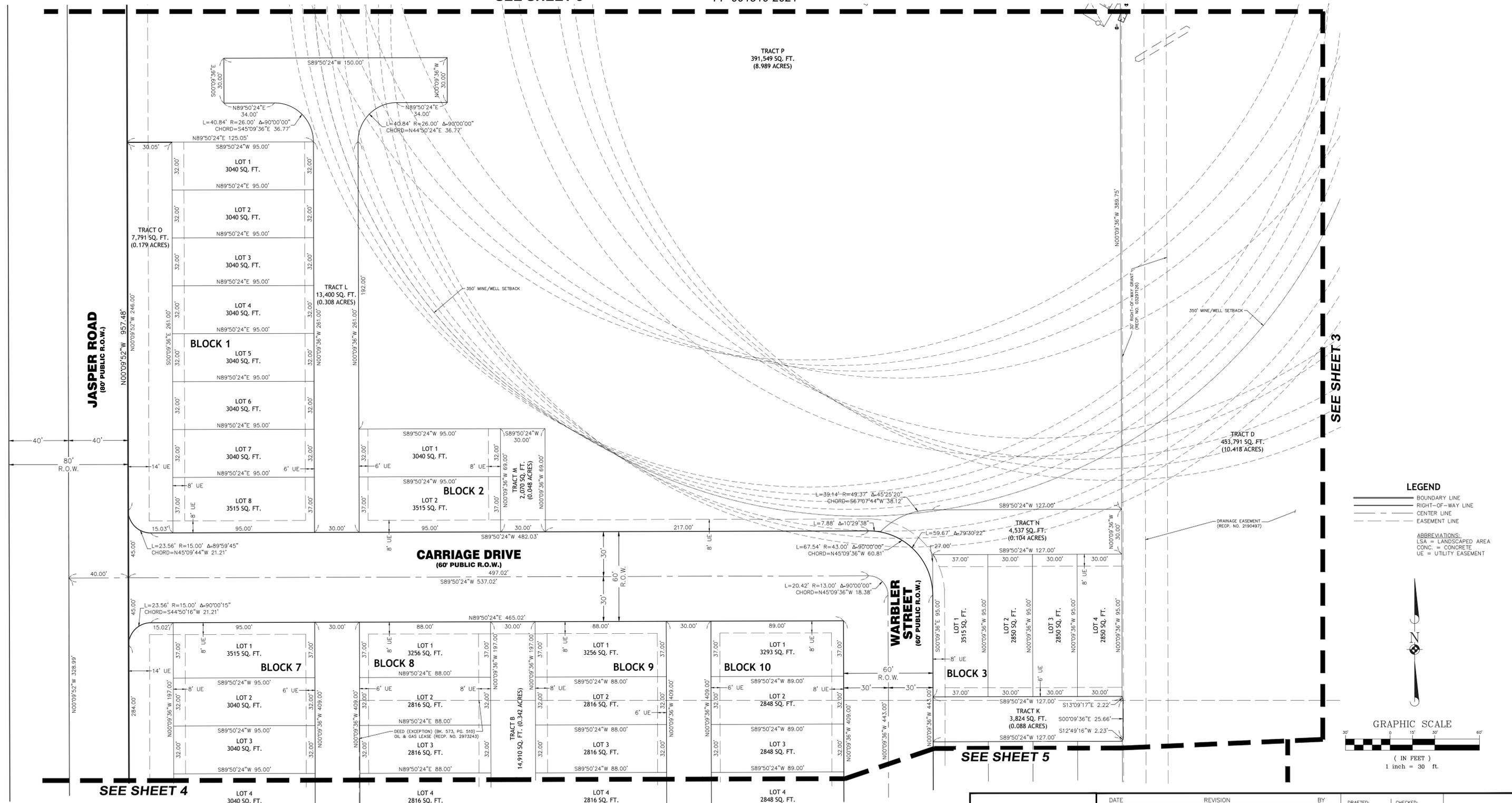
OUTLOT A, CANYON CREEK FILING NO. 7

SOUTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

31.731 ACRES - 88 LOTS / 17 TRACTS

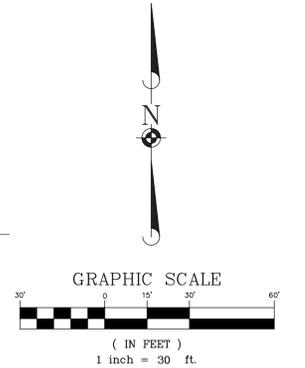
FP-001310-2021

SEE SHEET 3



**LEGEND**  
 ——— BOUNDARY LINE  
 - - - - - RIGHT-OF-WAY LINE  
 - - - - - CENTER LINE  
 - - - - - EASEMENT LINE

**ABBREVIATIONS:**  
 LSA = LANDSCAPED AREA  
 CONC. = CONCRETE  
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SEE SHEET 4

SEE SHEET 5

<p><b>CWC CONSULTING GROUP</b>          CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION SERVICES</p>	DATE	REVISION	BY
	02/24/23	CITY COMMENTS DATE: AUGUST 24, 2022	DJW
	03/09/23	CITY REDLINES	EDC
	03/31/23	ADDED TRACT Q	EDC
	06/25/23	REMOVE CO. FROM MEASUREMENTS AND NOTES	EDC
	10/09/23	ADDED CITY PROVIDED PARK & OPEN SPACE CHART	EDC
	DRAFTED: S.L.G.3	CHECKED: E.D.C.	
	DATE: 06/25/2020	JOB NO: 130-003322	
		130-00131	
	SURVEY PREPARED FOR:		
	STRATUS CANYON CREEK, LLC		

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