

# FLATIRON MEADOWS - FILING NO. 2, 1st AMENDMENT

A REPLAT OF TRACTS G AND H, FLATIRON MEADOWS FILING NO. 2,  
 LOCATED IN THE SOUTH HALF OF SECTION 23 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO 23.287 ACRES - 2 LOTS  
 MPA-000763-2016

## 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:

TRACTS G AND H, FLATIRON MEADOWS FILING NO. 2 RECEPTION NO. 03313537, IN THE RECORDS OF THE COUNTY CLERK AND RECORDER OF BOULDER COUNTY, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

CONTAINING AN AREA OF 23.287 ACRES, (1,014,374 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. 2, 1st AMENDMENT. 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. THE 30' ANADARKO PETROLEUM CORPORATION AND KERR-MCGEE PIPELINE EASEMENT SHOWN HEREON IS DEDICATED TO ANADARKO PETROLEUM CORPORATION AND KERR-MCGEE FOR THE PURPOSES SHOWN HEREON. OWNER HEREBY PRESERVES ITS FEE SIMPLE INTEREST IN THE EASEMENT AND PRESERVES ALL RIGHTS TO USE THE EASEMENT IN A MANNER NOT INCONSISTENT WITH THE USES DEDICATED HERON. ANADARKO PETROLEUM CORPORATION AND KERR-MCGEE AGREES TO INDEMNIFY AND HOLD OWNER, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANADARKO PETROLEUM CORPORATION AND KERR-MCGEE USE OF THIS EASEMENT.

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

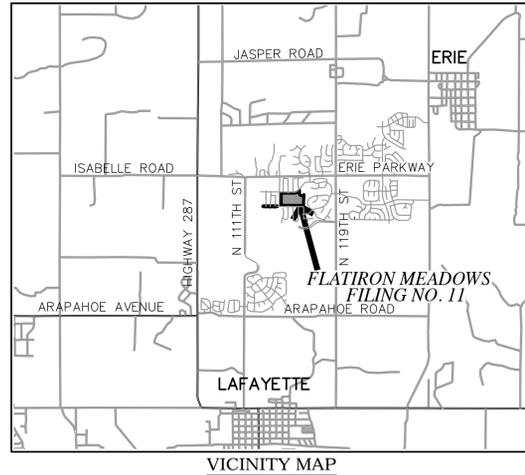
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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

WITNESS MY HAND AND OFFICIAL SEAL:

\_\_\_\_\_  
 (SEAL)  
 NOTARY PUBLIC

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



## PROJECT BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE NORTH-SOUTH CENTERLINE OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, AND IS MONUMENTED ON THE NORTH WITH A 2 1/2" ALUMINUM CAP STAMPED "2000, LS #23528," ON THE SOUTH WITH A 2 1/2" ALUM. CAP STAMPED "1995, PLS# 26970"

BEARING IS ASSUMED TO BEAR: **NORTH 00°11'55" WEST**

## 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 OF COLORADO TITLE COMMITMENT FILE NO. \_\_\_\_\_ CCC, REVISION NO. \_\_\_\_, DATED \_\_\_\_\_, 2016 AT \_\_\_\_ A.M.
- 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 COMITS 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.
- 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.

## 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 \_\_\_\_\_, 20\_\_\_\_, 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 )  
 )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

LOT SUMMARY CHART					
LOT	AREA (AC)	AREA (SF)	USE	OWNERSHIP	MAINTENANCE*
LOT 1	7.947	346,171	FUTURE NEIGHBORHOOD PARK	OWNER	OWNER
LOT 2	15.340	668,203	FUTURE BVSD SCHOOL	OWNER	OWNER
TOTAL	23.287	1,014,374			

\* SEE NOTE 8 IN NOTES AND NOTICES

LAND SUMMARY CHART			
TYPE	AREA	AREA (SF)	% OF TOTAL AREA
LOTS (2)	23.287	1,014,374	100.00
TOTALS	23.287	1,014,374	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 \_\_\_\_\_ ) 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. 2, 1st AMENDMENT 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: \_\_\_\_\_

TOWN CLERK: \_\_\_\_\_

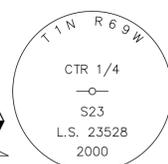
 300 E. MINERAL AVE, SUITE 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	 Calibre Engineering, Inc. 9090 South Ridgeline Blvd., Suite 105 Highlands Ranch, CO 80129 (303) 730-0434 www.calibre-engineering.com Engineering Construction Management Survey	FLATIRON MEADOWS - FILING NO. 2, 1st AMENDMENT - FINAL PLAT COVER SHEET	Job Number 23416-11
		Prepared for HT FLATIRON LP	Date 2016-04-25
			Sheet 1 of 2

**LEGEND**

- SUBJECT PROPERTY LINE \_\_\_\_\_
- TRACT BOUNDARY \_\_\_\_\_
- ADJACENT PROPERTY LINE \_\_\_\_\_
- EXIST. RIGHT-OF-WAY \_\_\_\_\_
- PROP. EASEMENT \_\_\_\_\_
- EXIST. EASEMENT \_\_\_\_\_
- PROP. CENTERLINE \_\_\_\_\_
- EXIST. CENTERLINE \_\_\_\_\_
- LAND CORNER AS DESCRIBED
- 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 37933"

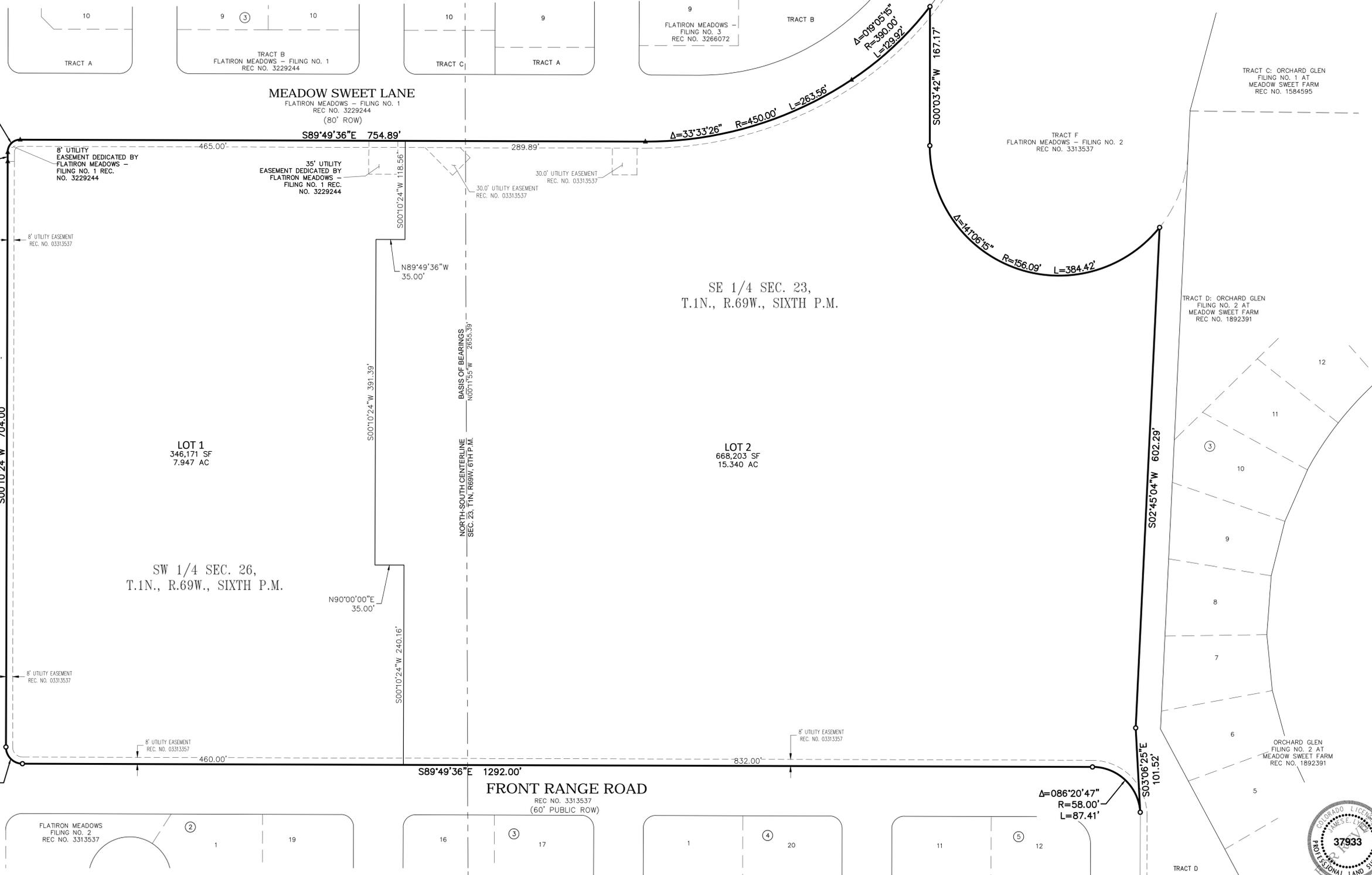
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 MPA-000763-2016



CENTER QUARTER CORNER, SECTION 23  
 FOUND 2 1/2" ALUM. CAP  
 STAMPED AS SHOWN

NORTH-SOUTH CENTERLINE  
 SEC. 23, T1N, R69W, 6TH P.M.



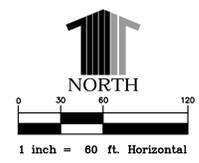
**DINOSAUR DRIVE**  
(60' PUBLIC ROW)

SW 1/4 SEC. 26,  
 T.1N., R.69W., SIXTH P.M.

SE 1/4 SEC. 23,  
 T.1N., R.69W., SIXTH P.M.

NORTH-SOUTH CENTERLINE  
 SEC. 23, T1N, R69W, 6TH P.M.

BASIS OF BEARINGS  
 N00°11'54"W 2855.39'



NORTH QUARTER CORNER, SECTION 26  
 FOUND 2 1/2" ALUMINUM CAP  
 STAMPED AS SHOWN

**AZTEC**  
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 www.calibre-engineering.com  
 Engineering Construction Management Survey

**FLATIRON MEADOWS - FILING NO. 2, 1st AMENDMENT - FINAL PLAT**

Prepared for  
 HT FLATIRON LP

Job Number	23416-11
Date	2016-04-26
Sheet	2 of 2

