FLATIRON MEADOWS FILING NO.14 MINOR SUBDIVISION

FLATIRON MEADOWS MASTER PLAT, TRACT G & TRACT E: ORCHARD GLEN FILING NO. 1 AT MEADOW SWEET FARM

LOCATED IN THE SOUTHEAST ¹/₄ OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

1.56 ACRES - LOT 1,BLOCK 1

PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO REDEFINE THE PARCEL OF LAND BEING ENTIRELY TRACT G OF THE FLATIRON MEADOWS MASTER PLAT, AS RECORDED AT RECEPTION NO. 2988916, TO FLATIRON MEADOWS FILING NO. 14, LOT 1, BLOCK 1

DEDICATION AND OWNERSHIP STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, COLORADO, DESCRIBED AS FOLLOWS:

TRACT G OF THE RECORDED PLAT, FLATIRON MEADOWS MASTER PLAT, RECORDED AT RECEPTION NO. 2988916, RECORDED MARCH 31, 2009, IN THE OFFICE OF CLERK AND RECORDER OF BOULDER COUNTY AND ALSO BEING A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN. IN THE TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

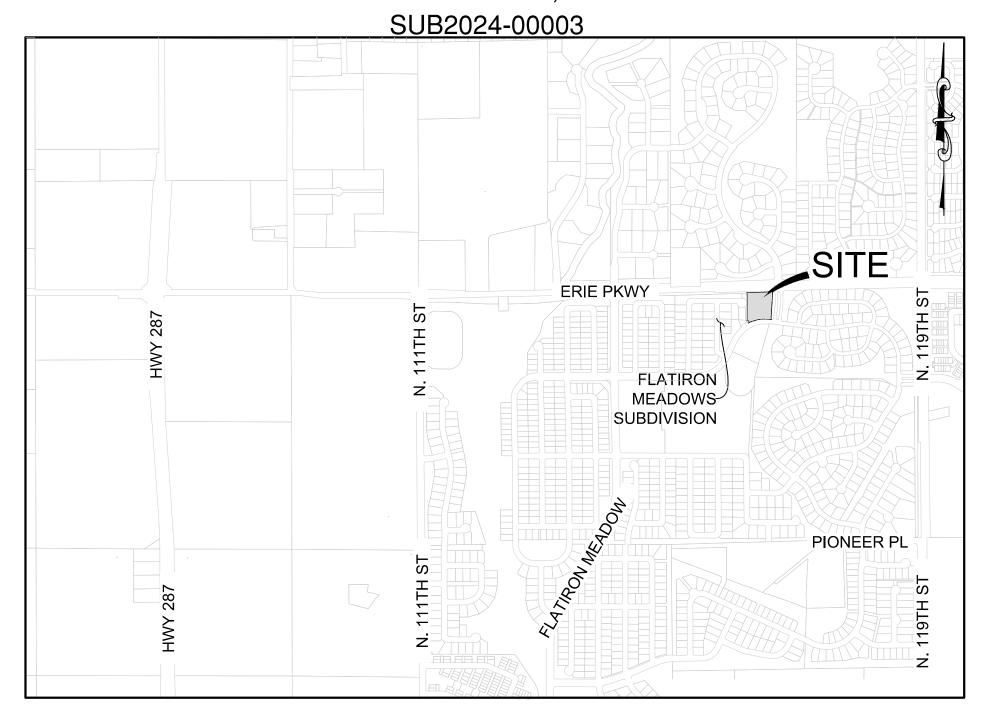
SAID PARCEL CONTAINS 67,863.75 SQUARE FEET OR 1.56 ACRES MORE OR LESS.

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 FLATIRON MEADOWS SUBDIVISION. THE PEDESTRIAN AND MAINTENANCE EASEMENT SHOWN HEREON IS DEDICATED TO THE TOWN OF ERIE AND PUBLIC, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON. TRACT E SHOWN HEREON IS DEDICATED BY AND FOR THE TOWN OF ERIE, FOR PUBLIC USES AND PURPOSES SHOWN HEREON.

OWNER: MOUNTAIN VIEW FIRE RESCUE DISTRICT, A TITLE 32 SPECIAL DISTRICT

TITLE: FIRE CHIEF STATE OF COLORADO) SS. COUNTY OF) ACKNOWLEDGED BEFORE ME THIS DAY OF, 20	BY: (DAVID BEEBE)		(DATE)	
ACKNOWLEDGED BEFORE ME THIS DAY OF, 20	TITLE: FIRE CHIEF			
COUNTY OF				
AS WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC MY COMMISSION EXPIRES: OWNER: TOWN OF ERIE BY:				
NOTARY PUBLIC MY COMMISSION EXPIRES: OWNER: TOWN OF ERIE BY:			, 20	BY
MY COMMISSION EXPIRES: OWNER: TOWN OF ERIE BY:	WITNESS MY HAND AND OFFICIAL SEAL			
OWNER: TOWN OF ERIE BY:	NOTARY PUBLIC			
BY:	MY COMMISSION EXPIRES:			
TITLE: STATE OF COLORADO) SS. COUNTY OF BOULDER) ACKNOWLEDGED BEFORE ME THIS DAY OF, 20 AS WITNESS MY HAND AND OFFICIAL SEAL	OWNER: TOWN OF ERIE			
TITLE: STATE OF COLORADO) SS. COUNTY OF BOULDER) ACKNOWLEDGED BEFORE ME THIS DAY OF, 20 AS WITNESS MY HAND AND OFFICIAL SEAL	BY:	_	(DATE)	
COUNTY OF BOULDER SS. ACKNOWLEDGED BEFORE ME THIS DAY OF, 20, 20 MITNESS MY HAND AND OFFICIAL SEAL	TITLE:		(57(12)	
ACKNOWLEDGED BEFORE ME THIS DAY OF, 20 AS WITNESS MY HAND AND OFFICIAL SEAL	,			
AS WITNESS MY HAND AND OFFICIAL SEAL				
	ACKNOWLEDGED BEFORE ME THISAS	DAY OF	, 20	BY
NOTARY PUBLIC	WITNESS MY HAND AND OFFICIAL SEAL			
	NOTARY PUBLIC			

MY COMMISSION EXPIRES:



VICINITY MAP SCALE: 1" = 2000'

LAND SUMMARY CHART		
TYPE	AREA (ACRES)	% OF TOTAL AREA
LOT 1 - PUBLIC SAFETY SERVICES	1.56	86.8%
TRACTS	0.00	0.0%
PUBLIC ROWS*	0.24	13.2%

* FORMERLY TRACT E OF ORCHARD GLEN FILING NO. 1 AT MEADOW SWEE FARM. REC. NO. 158595

PLAT NOTES

- 1. BASIS OF BEARING: THE EAST/WEST MID-SECTION LINE OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST, MONUMENTED AT THE CENTER CORNER OF SAID SECTION 23 BY A FOUND 2.5" ALUMINUM CAP, STAMPED "LS96512" (2024) AND MONUMENTED AT THE EAST 1/4 CORNER WITH A FOUND 3.5" ALUMINUM CAP STAMPED "INTEGRAL" LS37885 (2009), BASED ON COLORADO STATE PLANE '83 NORTH ZONE, BEING MEASURED TO BEAR NORTH 88°27'32" EAST FOR A DISTANCE OF 2620.67'
- 2. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOUR 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 CERTIFICATION SHOWN HEREON.

BENCHMARK

BEARINGS SHOWN HEREIN ARE BASED UPON THE EAST/WEST MID-SECTION LINE OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST, MONUMENTED AT THE CENTER CORNER OF SAID SECTION 23 BY A FOUND 2.5" ALUMINUM CAP, STAMPED "LS96512" (2024) AND MONUMENTED AT THE EAST ¼ CORNER WITH A FOUND 3.5" ALUMINUM CAP STAMPED "INTEGRAL" LS37885 (2009), BASED ON COLORADO STATE PLANE '83 NORTH ZONE, BEING MEASURED TO BEAR NORTH 88°27'32" EAST FOR A DISTANCE OF 2620.67'

TITLE VERIFICATION CERTIFICATE:

WE STEWART TITLE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF A
LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR
ALL LIENS. TAXES AND ENCUMBRANCES. EXCEPT AS FOLLOWS:

STEWART TITLE COMPANY				
BY:	(DAT	E)		
TITLE:	`	- /		
ATTEST: (IF CORPORATION)				
SECRETARY/TREASURER				
STATE OF COLORADO)) SS.				
COUNTY OF)				4
ACKNOWLEDGED BEFORE ME THISAS		_, 20	BY	Ţ.
WITNESS MY HAND AND OFFICIAL SEAL	<u> </u>			0 NO.
NOTARY PUBLIC				<u>5</u> z
MY COMMISSION EXPIRES:				N O
				문 S
SURVEYOR'S CERTIFICATE	:			$ S \ge S $
I, ANTHONY L. KNIEVEL, A DULY REGISTERED DO HEREBY CERTIFY THAT THIS PLAT TRUISURVEY MADE ON MARCH 4 2024, BY ME O MONUMENTS EXIST AS SHOWN HEREON; T 1:50,000 (SECOND ORDER); AND THAT SAID APPLICABLE LAWS OF THE STATE OF COLC SURVEYING OF LAND AND ALL APPLICABLE CODE. I ATTEST THE ABOVE ON THISDA	LY AND CORRECTLY REPRI R UNDER MY DIRECT SUPE HAT MATHEMATICAL CLOS PLAT HAS BEEN PREPARE DRADO DEALING WITH MON PROVISIONS OF THE TOW	ESENTS TH RVISION A URE ERRC D IN FULL IUMENTS,	HE RESULTS OF THE ND THAT ALL PRS ARE LESS THAN COMPLIANCE WITH ALL SUBDIVISIONS OR	MEADOWS FII NOR SUBDIVIS
		COM	5NY (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # 38157

TOWN COUNCIL APPROVAL CERTIFICATE:

THIS PLAT IS TO BE KNOWN AS FLATIRON MEADOWS FILING NO. 14 IS APPROVED AND ACCEPTED BY RESOLUTION NO. ,PASSED AND ADOPTED AT A MEETING OF THE TOWN COUNCIL OF ERIE, COLORADO, HELD ON THE _____DAY OF _____20___.

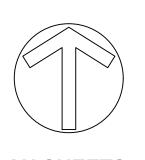
MAYOR	
ATTEST	
TOWN CLERK	
PLANNING & DEVELOPMENT	APPROVAL CERTIFICATE:
THIS PLAT IS HEREBY APPROVED BY THE TOVEN THIS, 20, 20	WN OF ERIE PLANNING & DEVELOPMENT DIRECTOR ON

CLERK & RECORDER CERTIFICATE:

PLANNING & DEVELOPMENT DIRECTOR

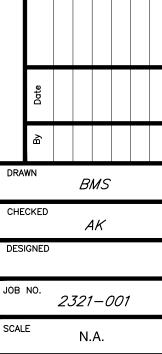
STATE OF COLORADO COUNTY OF BOULDER I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS_____DAY OF_____,20___A..D. AND WAS RECORDED AT RECEPTION NUMBER_

COUNTY CLERK AND RECORDER.



INDEX OF PLAN SHEETS COVER SHEET

2 SUBDIVISION PLAT



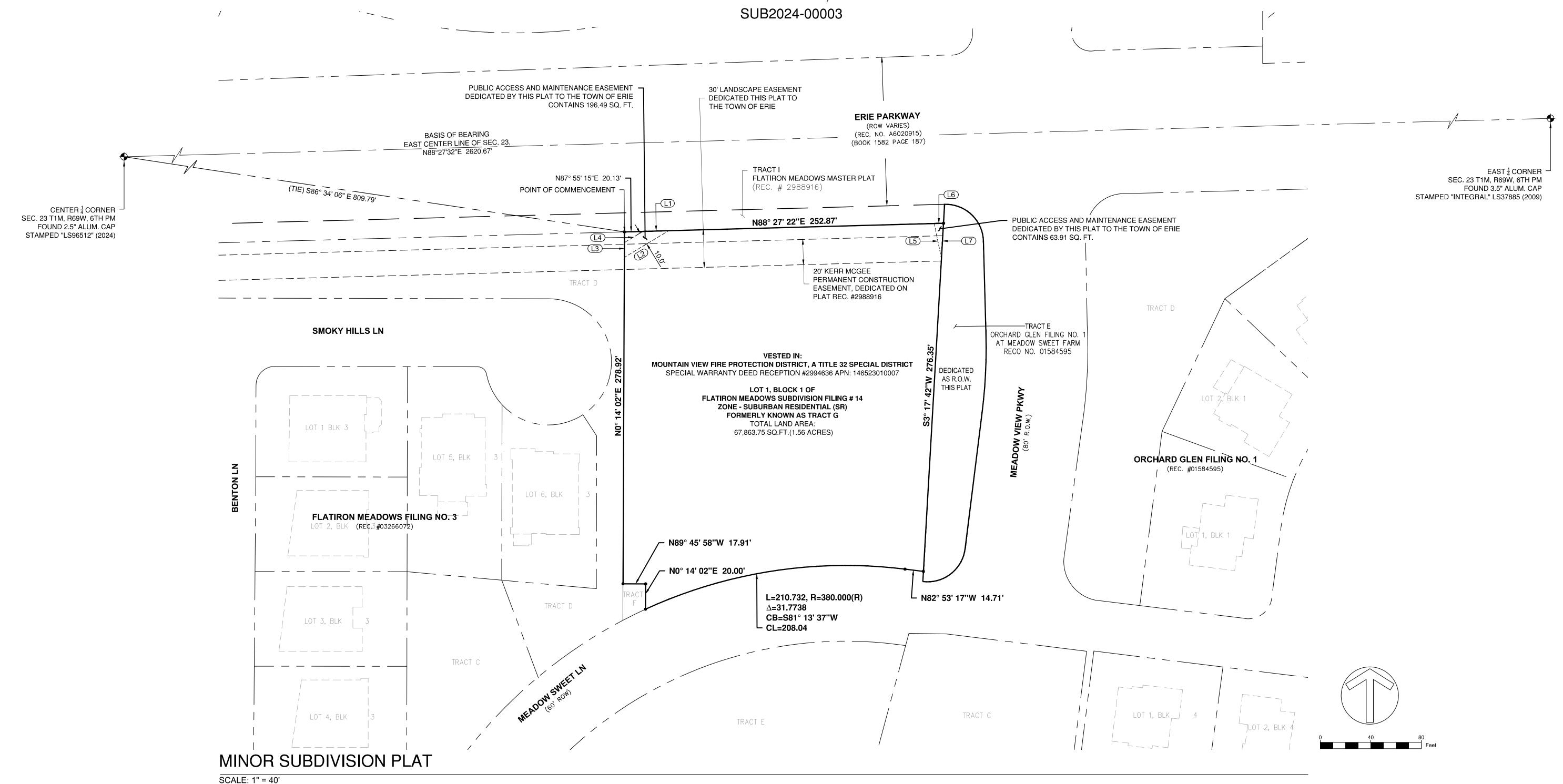
APRIL 18, 2025

FLATIRON MEADOWS FILING NO.14 MINOR SUBDIVISION

FLATIRON MEADOWS MASTER PLAT, TRACT G & TRACT E: ORCHARD GLEN FILING NO. 1 AT MEADOW SWEET FARM

LOCATED IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

1.56 ACRES - LOT 1,BLOCK 1



LEGEND

PROPERTY L

PLSS MONUMENTATION FOUND AS DESCRIBED

FOUND MONUMENTATION AS DESCRIBED

EASEMENT BOUNDARY

• SET 5/8" REBAR WITH ALUMINUM CAP MARKED PLS 38157

ACCESS	ACCESS & MAINTENANCE EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION	
L1	20.12	N88° 49' 49.32"E	
L2	41.40	S58° 55' 53.47"W	
L3	11.75	N0° 14' 02.46"E	
L4	17.85	N58° 58' 16.12"E	
L5	28.47	N11° 31' 04.08"W	
L6	7.30	N88° 27' 22.46"E	
L7	28.14	S3° 17′ 42.46″W	

BASIS AND BEARING

BEARINGS SHOWN HEREIN ARE BASED UPON THE EAST/WEST MID-SECTION LINE OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST, MONUMENTED AT THE CENTER CORNER OF SAID SECTION 23 BY A FOUND 2.5" ALUMINUM CAP, STAMPED "LS96512" (2024) AND MONUMENTED AT THE EAST ¼ CORNER WITH A FOUND 3.5" ALUMINUM CAP STAMPED "INTEGRAL" LS37885 (2009), BASED ON COLORADO STATE PLANE '83 NORTH ZONE, BEING MEASURED TO BEAR NORTH 88°27'32" EAST FOR A DISTANCE OF 2620.67'

BENCHMARK

THE PROJECT BENCHMARK IS THE CENTER CORNER OF SECTION 23, LOCATED IN THE CENTER OF ERIE PARKWAY AND MONUMENTED BY A 2.5" ALUMINUM CAP, STAMPED "LS96512" (2024). ELEVATIONS ARE BASED UPON THE NAVD 88 DATUM AND ESTABLISHED USING THE RTK NETWORK. THE ELEVATION IS 5146.36 US SURVEY FT.

GEOVISTA AND MAPPING
SURVEY AND MAPPING
SURVEY AND MAPPING
GeoVista Survey and Mapping
88 Inverness Cir East, Suite 101
Englewood, Colorado 80112
Phone: (303) 549-5903 | www.Geo-Vista.con

TIRON MEADOWS FILING NO MINOR SUBDIVISION

DRAWN

DRAWN

DRAWN

AK

DESIGNED

JOB NO. 2321-001 SCALE 1'' = 40'

DATE APRIL 18, 2025

2 of