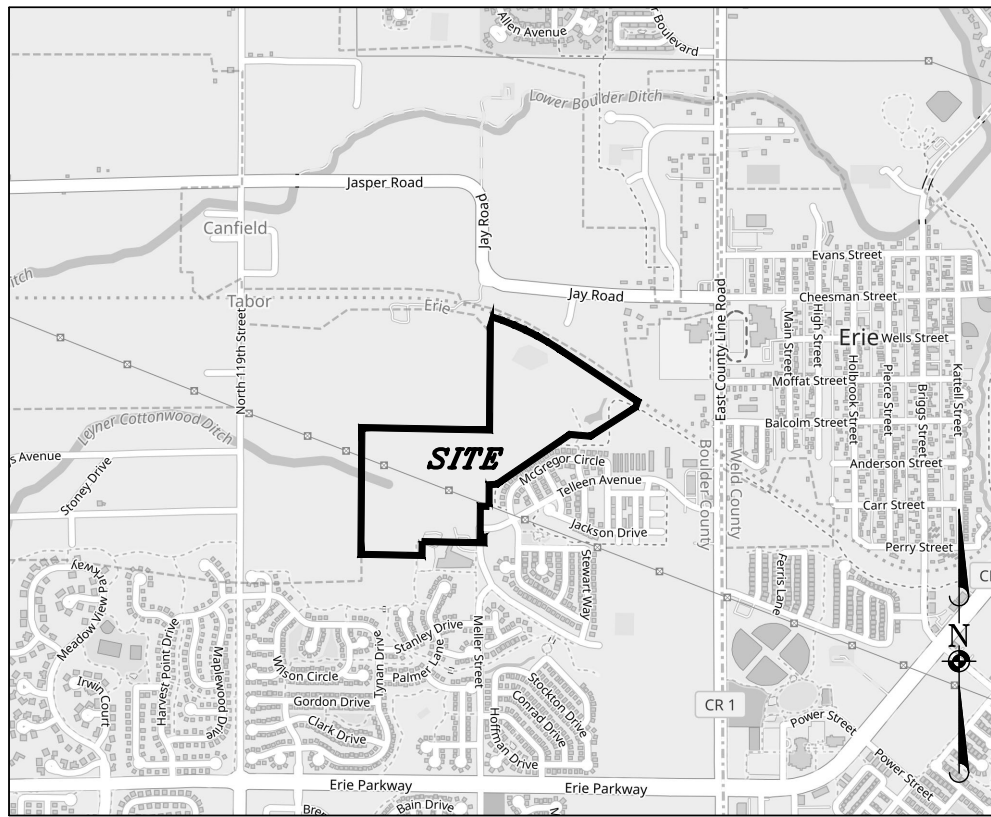


# CANYON CREEK SUBDIVISION FILING NO. 7

## FINAL PLAT

TRACT "O", CREEKSIDE SUBDIVISION AND A PORTION OF THE SOUTH ONE-HALF OF SECTION 13,  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
70.626 ACRES - 106 LOTS / 11 TRACTS  
FP-001304-2021



### LOCATION MAP

SCALE: 1" = 2000'

### 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:

PARCEL A  
(FROM RECEPTION NO. 2073245, EXHIBIT A, PARCEL B, PAGE 4 OF 15)

A PARCEL OF LAND WITHIN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, SHOWN AS PARCEL NO. 074 ON MAP NO. 1465130, EXCEPT THAT REAL PROPERTY DESCRIBED IN RECEPTION NO. 1895203, RECEPTION NO. 1534041, AND RECEPTION NO. 1826699 FILED IN THE RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;

THENCE SOUTH 89 DEGREES 44' 23" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER, SECTION 13, A DISTANCE OF 1330.55 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER WHICH IS THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 26' 39" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1319.12 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13; THENCE SOUTH 89 DEGREES 50' 01" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1329.50 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13; THENCE SOUTH 00 DEGREES 29' 19" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 795.37 FEET TO THE SOUTHERLY INTERSECTION OF SAID EAST LINE; THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID RECEPTION NO. 1895203 THROUGH THE FOLLOWING FOUR COURSES:

- NORTH 89 DEGREES 42' 44" WEST, 180.00 FEET;
- SOUTH 07 DEGREES 35' 53" WEST, 211.75 FEET;
- SOUTH 00 DEGREES 26' 46" EAST, 110.00 FEET;
- SOUTH 89 DEGREES 42' 46" EAST, 160.06 FEET TO THE WEST LINE OF TRACT G CANYON CREEK FILING NO. 2 AS PLATTED IN SAID RECORDS;

THENCE SOUTH 00 DEGREES 28' 17" EAST, A DISTANCE OF 55.49 FEET TO THE NORTH LINE OF SAID RECEPTION NO. 1826699 IN THE RECORD OF SAID COUNTY;  
THENCE ALONG THE NORTH AND WEST LINES OF SAID RECEPTION NO. 1826699 THROUGH THE FOLLOWING TWO COURSES:

- SOUTH 89 DEGREES 44' 29" WEST, 500.00 FEET;
- SOUTH 00 DEGREES 28' 28" EAST, 145.00 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13;

THENCE NORTH 89 DEGREES 44' 23" WEST, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 780.55 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH  
(FROM RECEPTION NO. 2282882)

A TRACT OF LAND BEING TRACT O OF THE CREEKSIDE SUBDIVISION AS RECORDED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2259443, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORAD, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13 AND CONSIDERING TH EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13 TO BEAR NORTH 00°31'00" WEST ALONG SAID EAST LINE A DISTANCE OF 206.00 FEET; THENCE NORTH 89°44'19" WEST, A DISTANCE OF 90.00 FEET TO THE SOUTHWESTERN MOST CORNER OF TRACT L, A PART OF SAID CREEKSIDE SUBDIVISION, TO THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT O, NORTH 89°44'19" WEST, A DISTANCE OF 120.16 FEET TO THE SOUTHWEST CORNER OF SAID TRACT O;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT O, NORTH 00°31'00" WEST, A DISTANCE OF 110.00 FEET;

THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY OF SAID TRACT O, NORTH 07°40'20" EAST, A DISTANCE OF 211.75 FEET, TO THE NORTHWEST CORNER OF SAID TRACT O;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT O, SOUTH 89°44'19" EAST, A DISTANCE OF 89.99 FEET TO THE NORTHWEST CORNER OF SAID TRACT L;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT L, SOUTH 00°31'00" EAST, A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.81 ACRES, MORE OR LESS

EXCEPT  
(FROM RECEPTION NO. 03064195)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### CERTIFICATE OF DEDICATION AND OWNERSHIP (CONTINUED)

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 13. THENCE N89°44'23"W ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND ALONG THE SOUTH LINE OF PARCEL C, TRACT G, CANYON CREEK SUBDIVISION FILING NO. 3 A DISTANCE OF 550.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF SAID PARCEL C, TRACT G; THENCE N89°44'23"W CONTINUING ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND ALONG THE NORTHERN BOUNDARY OF CANYON CREEK SUBDIVISION FILING NO. 2 A DISTANCE OF 143.72 FEET; THENCE N00°29'19"W A DISTANCE OF 145.00 FEET TO A POINT OF NON-TANGENT CURVATURE. THENCE ALONG A 805.00 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 00°05'27" AND A CHORD BEARING S89°41'39"E A DISTANCE OF 1.28 FEET) AN ARC LENGTH OF 1.28 FEET; THENCE S89°44'23"E A DISTANCE OF 142.45 FEET TO THE NORTHWEST CORNER OF SAID PARCEL C, TRACT G; THENCE S00°29'19"E ALONG THE WEST LINE OF SAID PARCEL C, TRACT G A DISTANCE OF 145.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 20,838 SQUARE FEET OR 0.478 ACRE, MORE OR LESS.

CONTAINING AN AREA OF 1,623,186 SQUARE FEET (37.484 ACRES), MORE OR LESS.

PARCEL B  
(FROM RECEPTION NO. 2073245, EXHIBIT A, PARCEL C, PAGE 5 OF 15)

A PARCEL OF LAND WITHIN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, SHOWN AS PARCEL 073 ON PARCEL MAP NO. 1465130 IN THE RECORDS OF SAID COUNTY, LYING SOUTH OF THE UNION PACIFIC RAILROAD RIGHT OF WAY, AND NORTH OF THAT REAL PROPERTY DESCRIBED IN RECEPTION NO. 1895203, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 13;

THENCE NORTH 00 DEGREES 29' 19" WEST, ON THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 750.95 FEET TO THE NORTH INTERSECTION OF SAID RECEPTION NO. 1895203 AS RECORDED IN THE RECORDS OF SAID COUNTY WITH SAID WEST LINE, WHICH IS THE POINT OF BEGINNING;  
THENCE ON THE NORTH LINE OF SAID RECEPTION NO. 1895203 THE FOLLOWING FIVE (5) COURSES:

- NORTH 85 DEGREES 33' 33" EAST, 80.27 FEET;
- NORTH 54 DEGREES 48' 33" EAST, 920.00 FEET;
- SOUTH 85 DEGREES 58' 27" EAST, 214.00 FEET;
- NORTH 56 DEGREES 33' 33" EAST, 560.00 FEET;
- NORTH 18 DEGREES 21' 09" EAST, 64.70 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE NORTH 57 DEGREES 49' 09" WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID RAILROAD, 985.00 FEET TO A NON-TANGENT 2764.93 FOOT RADIUS CURVE WHICH IS CONCAVE SOUTHWESTERLY;  
THENCE WESTERLY ALONG SAID NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 31 DEGREES 58'00" WEST, THROUGH A CENTRAL ANGEL OF 16 DEGREES 14' 03", A DISTANCE OF 783.42 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER;  
THENCE SOUTH 00 DEGREES 29' 19" EAST, NON-TANGENT TO SAID CURVE, 1731.77 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1,453,261 SQUARE FEET (33.362 ACRES), MORE OR LESS

PARCELS A AND B CONTAIN A TOTAL AREA OF 3,076,447 SQUARE FEET (70.626 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. 7. 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: \_\_\_\_\_

LIEN HOLDER: 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 )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

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

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

WITNESS MY HAND AND OFFICIAL SEAL

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

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

### 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. 7 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 & DEVELOPMENT DIRECTOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
PLANNING & DEVELOPMENT DIRECTOR

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

\_\_\_\_\_  
COUNTY CLERK AND RECORDER



# CANYON CREEK SUBDIVISION FILING NO. 7

## FINAL PLAT

TRACT "O", CREEKSIDE SUBDIVISION AND A PORTION OF THE SOUTH ONE-HALF OF SECTION 13,  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
70.626 ACRES - 106 LOTS / 11 TRACTS  
FP-001304-2021

### 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 PARENTHESIS (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-1018577-CO, WITH A COMMITMENT DATE OF JULY 01, 2020 AT 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.

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 SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID TO BEAR NORTH 00°06'49" WEST, A DISTANCE OF 1,319.06 FEET, FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13 BEING MONUMENTED BY A 2.5" ALUMINUM CAP FLUSH WITH GROUND SURFACE, STAMPED "JR ENG, 1/—, S13, ---, S24, 2000, LS 19606" TO THE NORTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13 BEING MONUMENTED BY A 2.5" ALUMINUM CAP 0.4' ABOVE GROUND SURFACE, STAMPED "JR ENG, TIN R69W, S1/16, + S13, 2000, LS 19606".

8. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES 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 DRAINAGE EASEMENT IS GRANTED ON TRACTS C, E AND G. A BLANKET UTILITY EASEMENT IS GRANTED ON TRACT A.

### NOTES

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 WITH THE CAPPING DETAIL PROVIDED AND AT THE TIME OF FINAL CONSTRUCTION DEVELOPMENT BASED ON THE SPECIFICATION AND DEPTH.

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 4, LOTS 4 THROUGH 9, INCLUSIVE  
BLOCK 5, LOT 4  
BLOCK 9, LOTS 6 THROUGH 8, INCLUSIVE  
BLOCK 10, LOTS 1 THROUGH 7, INCLUSIVE  
BLOCK 10, LOTS 13 THROUGH 15, INCLUSIVE  
BLOCK 11, LOT 6  
BLOCK 12, LOTS 1 THROUGH 6, INCLUSIVE

SUBSIDENCE ZONE B (FOUNDATION LENGTHS SHALL BE RESTRICTED TO 67- FEET):

NO LOTS AFFECTED.

17. PER THE REQUEST RECEIVED FROM STRATUS CANYON CREEK, LLC; CWC CONSULTING GROUP, INC. FIELD OBSERVED AND RECORDED THE POSITION OF THE CHASE MINE SHAFT WHICH WAS UNCOVERED IN THE FIELD BY WESTERN ENVIRONMENT AND ECOLOGY, INC. ON AUGUST 17, 2020. THE PROJECT COORDINATE OF THE CHASE MINE SHAFT IS NORTHING: 259,896.8', EASTING: 122,433.9'. THE PROJECT COORDINATE SYSTEM IS A MODIFIED COLORADO STATE PLANE AT GROUND WITH THE FOLLOWING LOCAL SITE SETTINGS: PROJECT LATITUDE: N40°02'38.32882", PROJECT LONGITUDE: W105°03.54.06792", PROJECT HEIGHT: 5029.391' AND A GROUND SCALE FACTOR OF 1.0002400130275.

THE UNITED STATES/STATE PLANE 1983, NAD83 (2011), COLORADO NORTH 0501 ZONE STATE PLANE COORDINATE IS NORTHING: 1,259,544.4', EASTING: 3,121,561.4'.

THE LOCATION OF THE CHASE MINE SHAFT IS SHOWN HEREON ON SHEET 6 PER SAID FIELD OBSERVATIONS.

18. THE CANYON CREEK FILING NO. 7 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/OUTLOT SUMMARY CHART			
NAME	AREA (AC)	AREA (SF)	USE
TRACT A	0.049	2,151	UTILITIES
TRACT B	31.731	1,382,193	FUTURE DEVELOPMENT
TRACT C	7.614	331,683	PRIVATE OPEN AREAS, DRAINAGE, PEDESTRIAN WALK
TRACT D	0.042	1,851	LANDSCAPING
TRACT E	2.064	89,929	PRIVATE OPEN AREAS, DRAINAGE, PEDESTRIAN WALK
TRACT F	0.324	14,107	LANDSCAPING, PEDESTRIAN WALK
TRACT G	2.037	88,715	PRIVATE OPEN AREAS, DRAINAGE, PEDESTRIAN WALK
TRACT H	0.248	10,810	LANDSCAPING
TRACT I	0.393	17,098	LANDSCAPING, PEDESTRIAN WALK
TRACT J	0.351	15,271	POCKET PARK, PEDESTRIAN WALK
TRACT K	0.303	13,190	PRIVATE CONVEYANCE TO ADJACENT PROPERTY
TOTAL:	45.156	1,966,998	

LAND SUMMARY CHART			
TYPE	AREA (AC)	AREA (SF)	% OF TOTAL AREA
LOTS (106)	17.027	741,688	24.109%
TRACTS (11)	45.156	1,966,998	63.937%
ROW	8.443	367,761	11.954%
TOTAL:	70.626	3,076,447	100.000%


### TOWN OF ERIE NOTE

SOURCE: TOWN OF ERIE | PARKS & RECREATION

THIS INFORMATION WAS PROVIDED BY THE TOWN OF ERIE, PARKS & RECREATION IN AN 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 (2.79 PPOU's used for Filings 1-6 and 9; 2.89 and 2.1 PPOU's used for Filings 8 - Amendment 1 and 2 & 9)			DEDICATIONS PROVIDED (Note -- not all tracts are dedicated to the TOE but represent 1 credit toward the dedication requirement)		
	POCKET PARKS	NEIGHBORHOOD PARKS	OPEN SPACE	POCKET PARKS	NEIGHBORHOOD PARKS	OPEN SPACE
FILING 1 & FILING 1 -- 1 <sup>ST</sup> AMENDMENT					18.15 ACRES	
TRACT C						
TRACT D				2.57 ACRES		
TRACT E						0.31 ACRES
TRACT G						1.18 ACRES
TRACT H						0.46 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 IN AN 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.\*

 <div>0960 TEDDY LANE, SUITE 1003 LOUISVILLE, COLORADO 80124 TELEPHONE: 303-556-0700 FAX: 303-556-2701</div> <div>CWC CONSULTING GROUP</div> <div>CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION SERVICES</div>	DATE	REVISION	BY	DRAFTED: S.L.G.3	CHECKED: E.D.C.	SHEET NO. <b>2</b> OF <b>10</b> SHEETS
	03/29/23	CITY COMMENTS, REPRINT	EDC			
	05/19/23	NEW TITLE COMMITMENT, EASEMENT RELEASES	EDC			
	06/01/23	ADDED DEVELOPMENT PLAN NOTE	EDC			
	07/11/23	REVISED STREET NAME	EDC			
	10/09/23	ADDED CITY PROVIDED PARK & OPEN SPACE CHART	EDC			
				DRAFTED: 06/24/2020	CHECKED: 120-00321 130-00130	
				SURVEY PREPARED FOR: <b>STRATUS CANYON CREEK, LLC</b>		



# CANYON CREEK SUBDIVISION FILING NO. 7

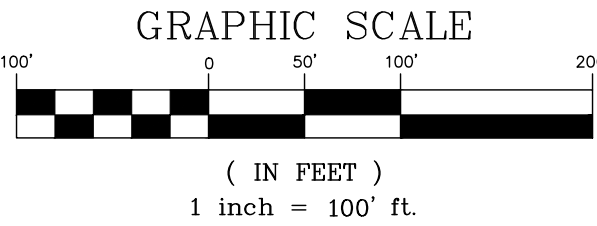
## FINAL PLAT

TRACT "O", CREEKSIDE SUBDIVISION AND A PORTION OF THE SOUTH ONE-HALF OF SECTION 13,  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
70.626 ACRES - 106 LOTS / 11 TRACTS  
FP-001304-2021

- 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
  - ✕ FOUND CUT "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  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
BK. , PG. = BOOK , PAGE  
RECIP. NO. = RECEPTION NUMBER  
R1=RECORD PER RECIP. NO. 2073245 (DEED)  
R2=RECORD PER CREEKSIDE SUBDIVISION  
R3=RECORD PER RECIP. NO. 2282882 (TRACT "O" & "L")  
R4=RECORD PER RECIP. NO. 03064195 (EXCEPTION)  
R5=RECORD PER CANYON CREEK SUBDIVISION FILING NO. 3  
R6=RECORD PER RECIP. NO. 1826699  
R7=RECORD PER RECIP. NO. 1895203



L=1.28' R=805.00' Δ=0°05'27"  
CHORD=S89°21'49"E 1.28'  
(R=805.00' L=1.28' Δ=0°05'27" R4)  
(CHORD=S89°41'39"E 1.28' R4)

**DETAIL "A"**  
SCALE: 1" = 5'

P.O.C. PARCEL A  
SOUTHWEST CORNER OF SECTION 13  
FOUND 3.25" ALUMINUM CAP 0.85' DOWN IN A RANGE BOX  
WITH A LID MARKED "RANGE POINT", STAMPED "L.P.I., T1N  
R69W, 14 | 13, ---, 23 | 24, 2006, PLS 23521"

SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF  
THE SOUTHWEST ONE-QUARTER OF SECTION 13  
S89°24'33"E 1330.56' TIE (S89°44'23"W 1330.55' TIE R1)

**LINE DATA:**  
L1: N89°22'55"W 90.01' (30.00'+60.01'=90.01' R2)  
L2: S89°22'55"E 40.00'  
L3: N89°24'33"W 143.72' (N89°44'23"W 143.72' R4)  
L4: S89°22'55"E 40.00'  
L5: S89°22'55"E 90.01' (N89°44'19"W 90.01' R3)

### MONUMENTS:

- A** FOUND 1.25" OPC, 0.2' BELOW GROUND  
SURFACE, STAMPED "LS 29414, EGA"
- B** FOUND 1.5" ALUMINUM CAP, 0.2' BELOW  
GROUND SURFACE, STAMPED "ADP PLS 24305"
- C** FOUND 1.25" PLASTIC CAP, 0.1' BELOW GROUND  
SURFACE, STAMPED "EHRHART LS 29414"
- D** FOUND 1" BRASS TAG & NAIL IN CONCRETE  
SIDEWALK RAMP, STAMPED "EHRHART LS 29414"
- E** FOUND 1" BRASS TAG & NAIL IN CONCRETE  
SIDEWALK, STAMPED "EHRHART LS 29414"

P.O.B. PARCEL A  
SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF  
THE SOUTHWEST ONE-QUARTER OF SECTION 13  
FOUND 2.5" ALUMINUM CAP FLUSH WITH GROUND SURFACE,  
STAMPED "JR ENG, T1N R69W, S1/16, ---, S24, 2000, LS 19606"

N89°24'33"W 2661.09' (N89°44'23"W)

**NW 1/4  
SEC.24**

**NW 1/4  
SW 1/4  
SEC.13**

**NE 1/4  
SW 1/4  
SEC.13**

**STRATUS STONEGATE LLC**  
(PARCEL NO. 146513000048)  
(RECIP. NO. 3881704)  
HORSE PROPERTY  
ZONING: A-AGRICULTURAL

NORTHEAST CORNER OF THE SOUTHWEST  
ONE-QUARTER OF SECTION 13  
FOUND 2.5" ALUMINUM CAP 0.1' ABOVE  
GROUND SURFACE, STAMPED "JR ENG, T1N  
R69W, C, S1/16, | S13, C, 2000, LS 19606"

**LOMBARDI STREET**  
(60' PUBLIC R.O.W.)

**SEE SHEET 4**

**TOWN OF ERIE**  
(PARCEL NO. 146513014003)  
(RECIP. NO. 2700610)  
DRAINAGE, LANDSCAPING & TRAIL  
ZONING: LOW DENSITY RESIDENTIAL  
(RECIP. NO. 2259493)

**SW 1/4  
SE 1/4  
SEC.13**

**TRACT "L"**  
CREEKSIDE SUBDIVISION  
(PLAT GABRIEL 58, FILE 2, PAGE 17)

**TELLEN AVENUE**  
(60' PUBLIC R.O.W.)

P.O.C. PARCEL B  
SOUTH ONE-QUARTER CORNER OF SECTION 13  
FOUND 3.25" ALUMINUM CAP, 0.45' DOWN IN A RANGE  
BOX WITH A LID MARKED "RANGE POINT", STAMPED "AZTEC  
CONSULTANTS INC, T1N R69W, S13, 1/4 ---, S24, 2004,  
LS 36580"



9360 TEDDY LANE, SUITE 4003  
LOMBARDI, COLORADO 80124  
TELEPHONE: 303-365-2700  
FAX: 303-365-2701

**CWC CONSULTING GROUP**  
CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION SERVICES

DATE	REVISION	BY
03/29/23	CITY COMMENTS, REPRINT	EDC
05/19/23	NEW TITLE COMMITMENT, EASEMENT RELEASES	EDC
06/01/23	ADDED DEVELOPMENT PLAN NOTE	EDC
07/11/23	REVISED STREET NAME	EDC
10/09/23	ADDED CITY PROVIDED PARK & OPEN SPACE CHART	EDC

DRAFTED: S.L.G.3	CHECKED: E.D.C.
DATE: 06/24/2020	JOB NO. 120-00321 130-00130
SURVEY PREPARED FOR: <b>STRATUS CANYON CREEK, LLC</b>	

SHEET NO.  
**3** of 10 SHEETS

CANYON CREEK SUBDIVISION FILING NO. 7

FINAL PLAT

TRACT "O", CREEKSIDE SUBDIVISION AND A PORTION OF THE SOUTH ONE-HALF OF SECTION 13,  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
70.626 ACRES - 106 LOTS / 11 TRACTS  
FP-001304-2021

MATCHLINE (RIGHT)

SE 1/4  
NW 1/4  
SEC.13

SW 1/4  
NE 1/4  
SEC.13

JAY ROAD  
(PUBLIC R.O.W. WIDTH VARIES)

MATCHLINE (LEFT)

NE 1/4  
SE 1/4  
SEC.13

NW 1/4  
SE 1/4  
SEC.13

SE 1/4  
SE 1/4  
SEC.13

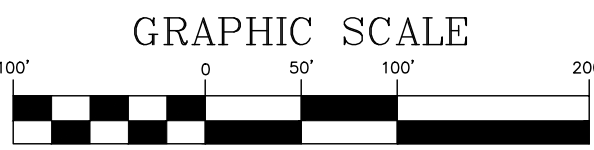
SW 1/4  
SE 1/4  
SEC.13

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
- ✕ FOUND CUT "X"
- FOUND RANGE POINT AS NOTED

- BOUNDARY LINE
- - - SECTION/ALLOTMENT LINE
- - - RIGHT-OF-WAY LINE
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R6=RECORD PER RECP. NO. 1826699  
R7=RECORD PER RECP. NO. 1895203



GRAPHIC SCALE  
( IN FEET )  
1 inch = 100' ft.

VICKIE L. NEWMAN,  
ET AL  
(PARCEL NO. 148813000048)  
(RECP. NO. 2807881)  
HORSE PROPERTY  
ZONING: A-AGRICULTURAL

NE 1/4  
SW 1/4  
SEC.13

NORTHEAST CORNER OF THE SOUTHEAST  
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"

SEE SHEET 10

BLOCK 5

SEE SHEET 7

P.O.B. PARCEL B

FOUND 1.25" OPC, 0.1" BELOW GROUND  
SURFACE, STAMPED "ADP, PLS 24414, EGA"

LOMBARDI STREET  
(80' PUBLIC R.O.W.)

HARVEY DEAN BLAIR  
(PARCEL NO. 148813000068)  
(RECP. NO. 3183288)

HARVEY DEAN  
BLAIR  
(PARCEL NO. 148813000068)  
(RECP. NO. 3183288)

RICHARD E &  
DEBORAH L OLIVER  
(PARCEL NO. 148813000002)  
(RECP. NO. 1818132)  
MINI-STORAGE & LOT  
ZONING: LIGHT INDUSTRIAL

TOWN OF ERIE  
(PARCEL NO. 148813000072)  
(RECP. NO. 28040412)  
VAGRANT LAND  
ZONING: ROW



DATE	REVISION	BY
03/29/23	CITY COMMENTS, REPRINT	EDC
05/19/23	NEW TITLE COMMITMENT, EASEMENT RELEASES	EDC
06/01/23	ADDED DEVELOPMENT PLAN NOTE	EDC
07/11/23	REVISED STREET NAME	EDC
10/09/23	ADDED CITY PROVIDED PARK & OPEN SPACE CHART	EDC

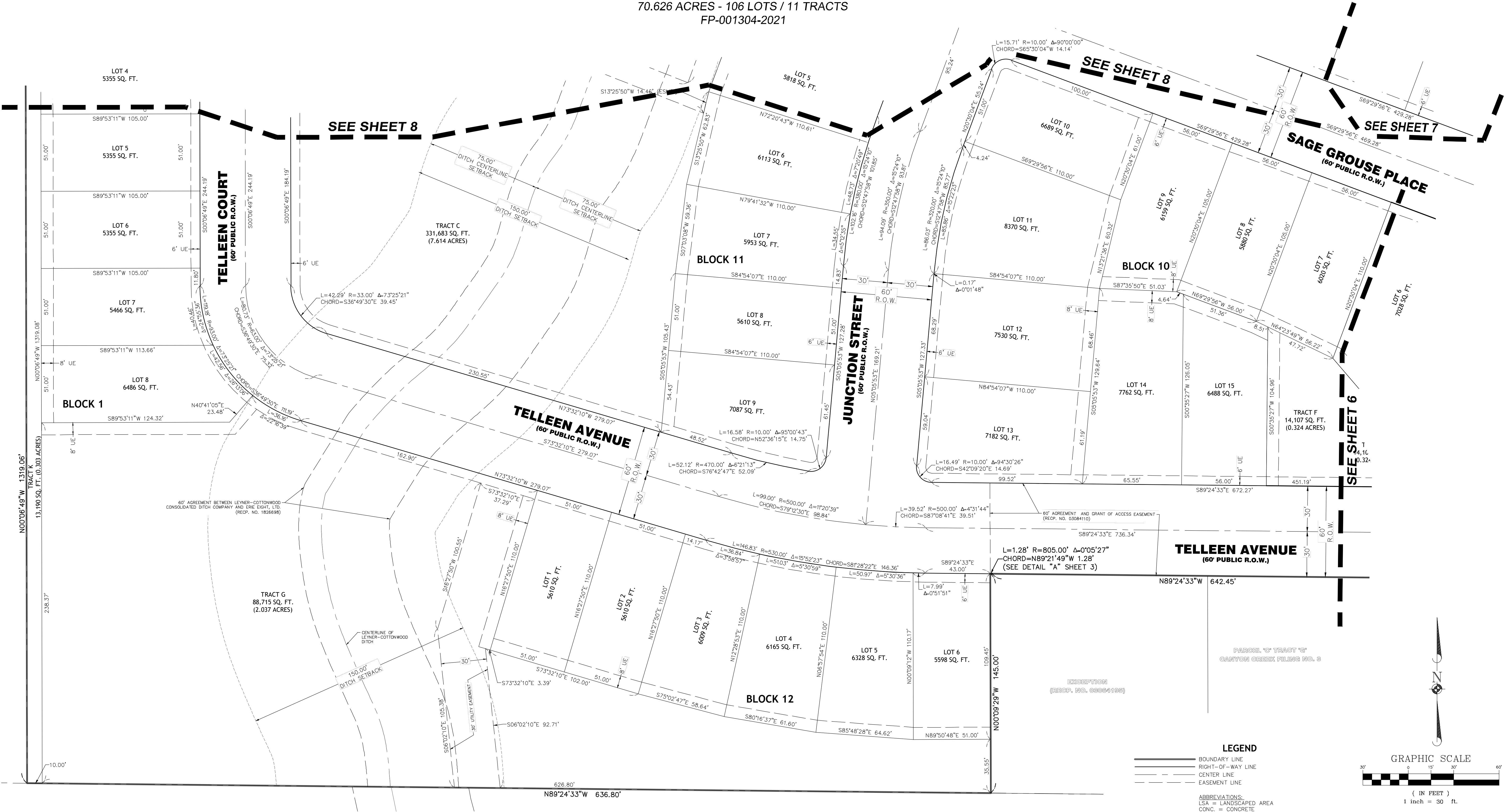
DRAFTED: S.L.G.3	CHECKED: E.D.C.
DATE: 06/24/2020	JOB NO. 120-00321 130-00130
SURVEY PREPARED FOR: STRATUS CANYON CREEK, LLC	




CANYON CREEK SUBDIVISION FILING NO. 7

FINAL PLAT

TRACT "O", CREEKSIDE SUBDIVISION AND A PORTION OF THE SOUTH ONE-HALF OF SECTION 13,  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
70.626 ACRES - 106 LOTS / 11 TRACTS  
FP-001304-2021

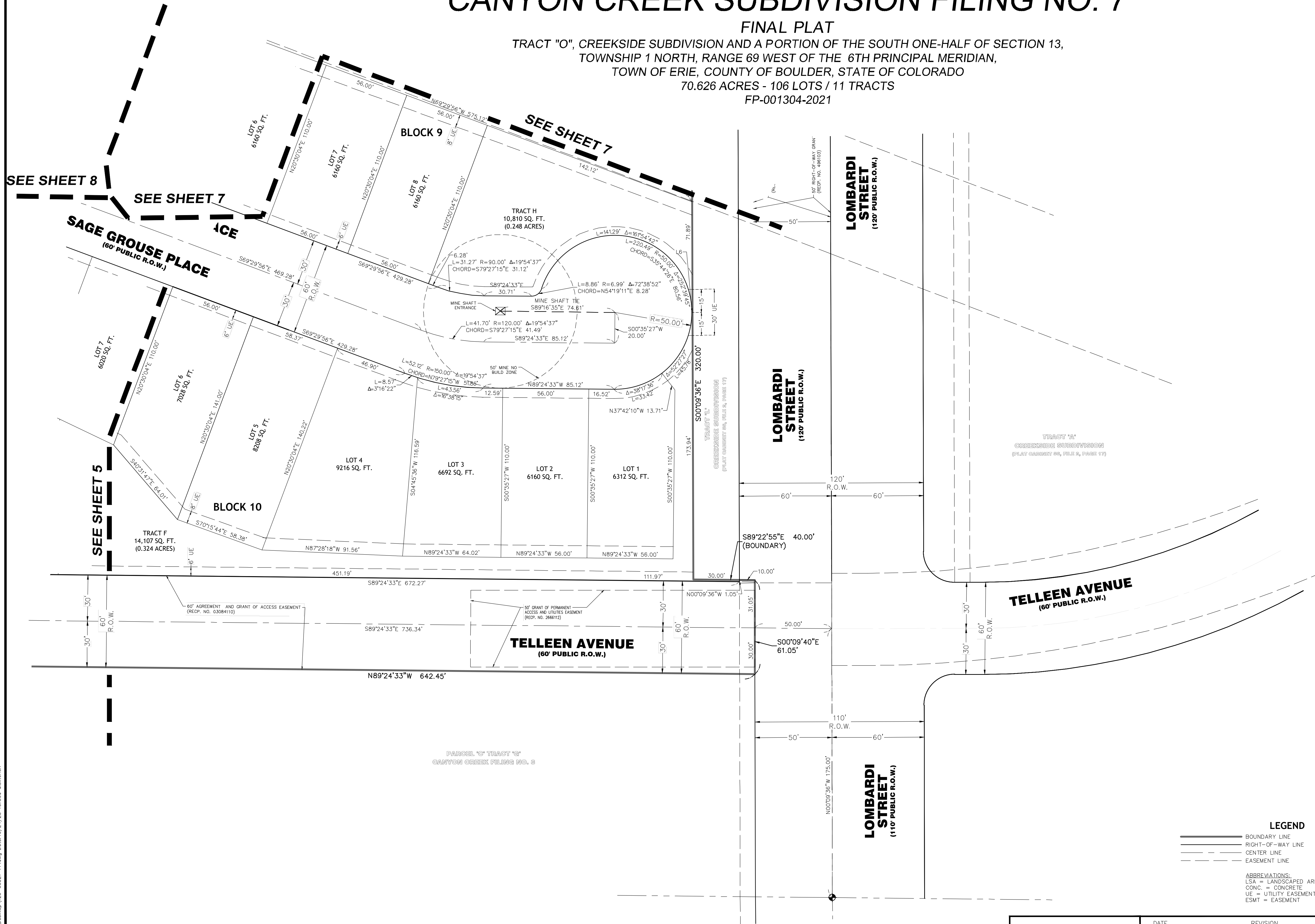


 0960 TEDDY LANE, SUITE 100 LOUISVILLE, COLORADO 80124 TELEPHONE: 303-395-0700 FAX: 303-395-2701 CWC CONSULTING GROUP CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION SERVICES	DATE	REVISION	BY	DRAFTED:	CHECKED:
	03/29/23	CITY COMMENTS, REPRINT	EDC	S.L.G.3	E.D.C.
	05/19/23	NEW TITLE COMMITMENT, EASEMENT RELEASES	EDC	DATE:	JOB NO.
	06/01/23	ADDED DEVELOPMENT PLAN NOTE	EDC	06/24/2020	130-00331
	07/11/23	REVISED STREET NAME	EDC	130-00150	
10/09/23	ADDED CITY PROVIDED PARK & OPEN SPACE CHART	EDC	SURVEY PREPARED FOR:		
			STRATUS CANYON CREEK, LLC		
				SHEET NO.	
				5 OF 10 SHEETS	

CANYON CREEK SUBDIVISION FILING NO. 7

FINAL PLAT

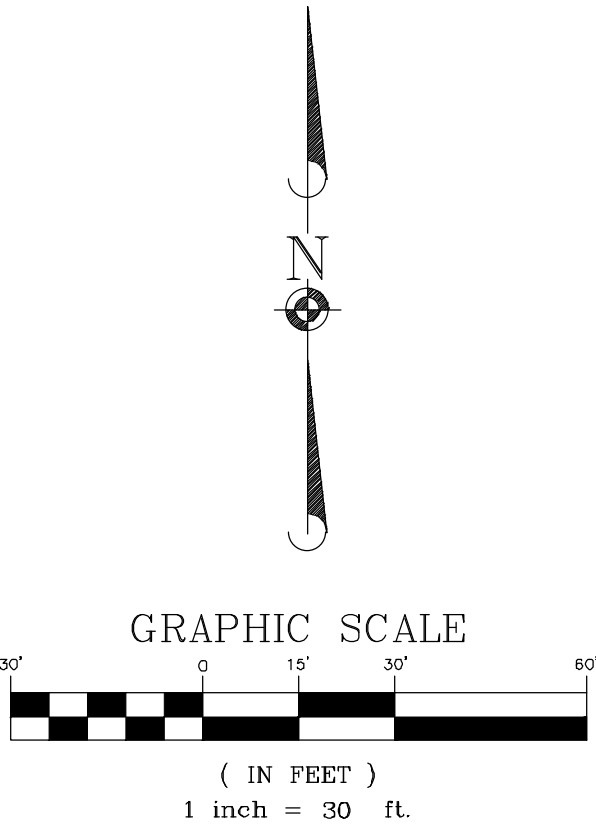
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70.626 ACRES - 106 LOTS / 11 TRACTS  
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**LEGEND**

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

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



LINE DATA:  
L6: N89°50'24"E 0.36'  
L7: DELETED



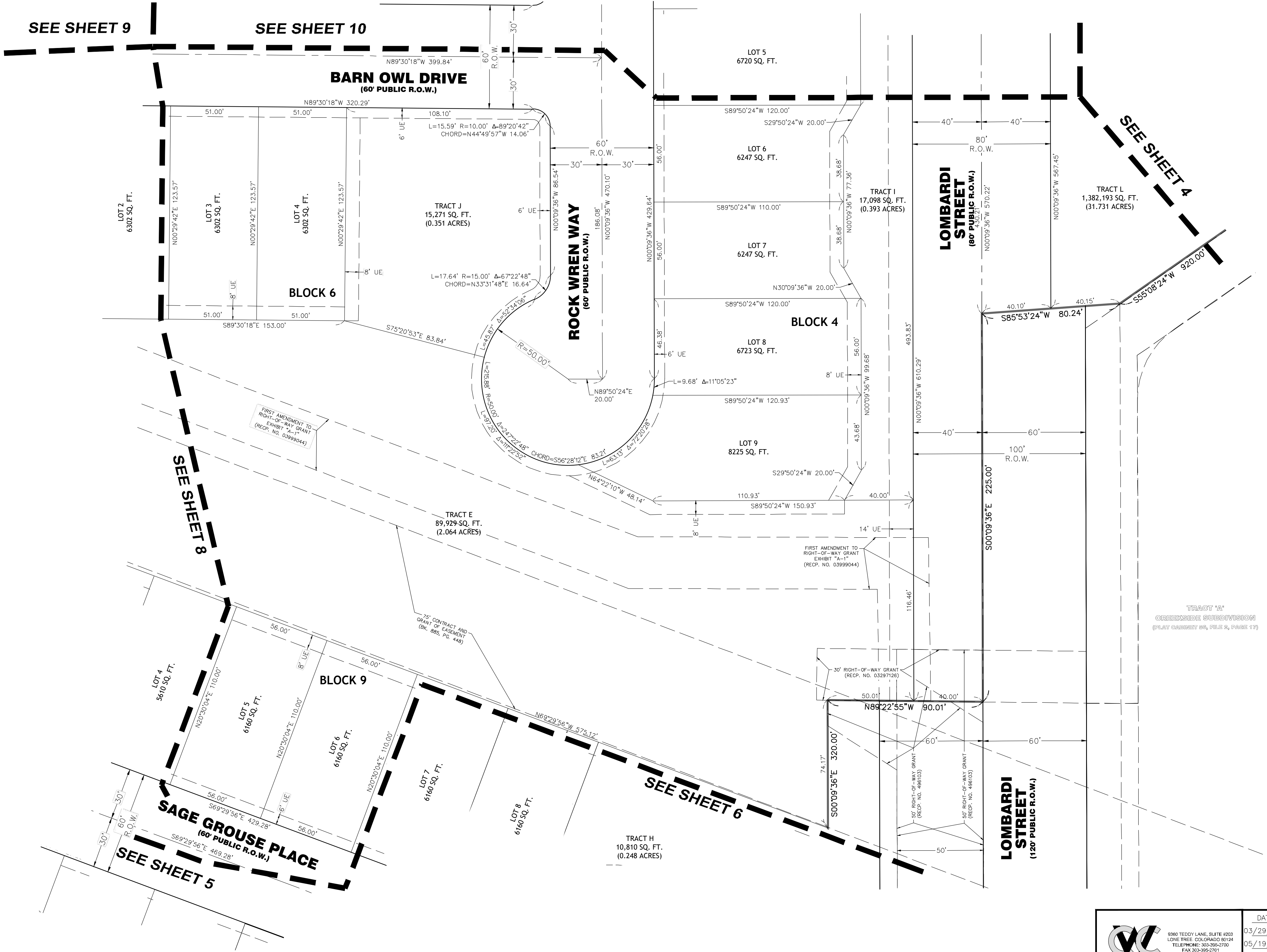
DATE	REVISION	BY
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DRAFTED: S.L.G.3	CHECKED: E.D.C.
DATE: 06/24/2020	JOB NO. 130-00321 130-00130
SURVEY PREPARED FOR: <b>STRATUS CANYON CREEK, LLC</b>	

CANYON CREEK SUBDIVISION FILING NO. 7

FINAL PLAT

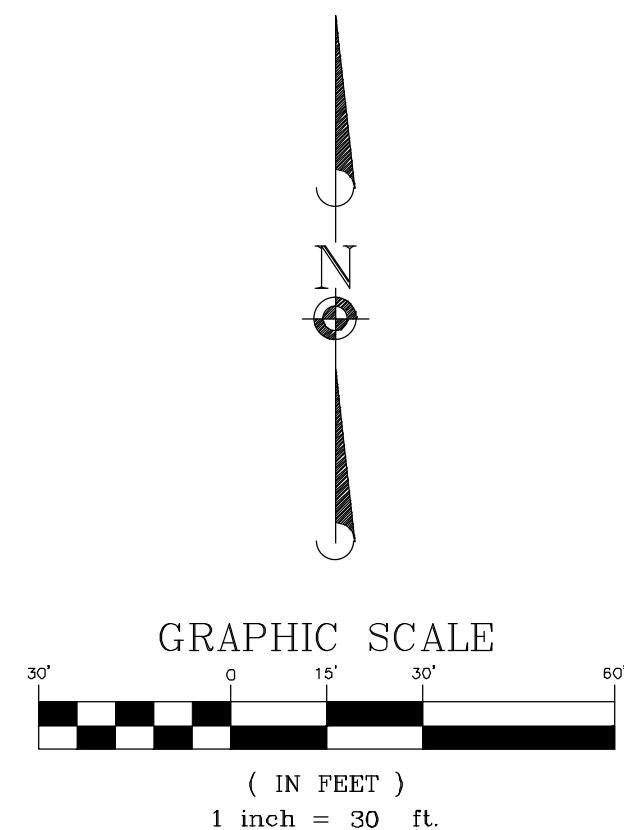
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**LEGEND**

- BOUNDARY LINE
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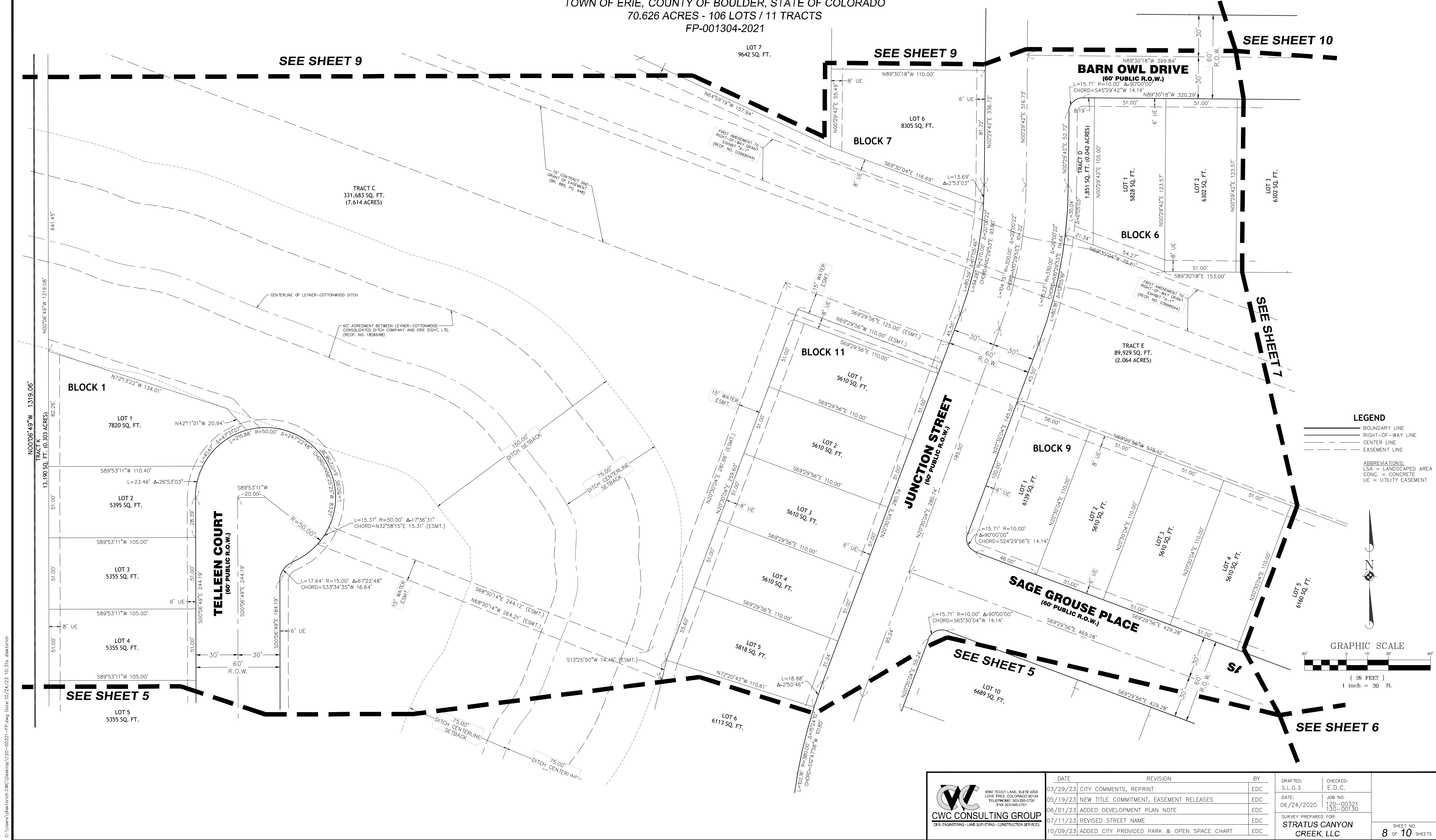
 0960 TEDDY LANE, SUITE 1003 LOUISVILLE, COLORADO 80124 TELEPHONE: 303-396-0700 FAX: 303-395-2701 <b>CWC CONSULTING GROUP</b> CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION SERVICES	DATE	REVISION	BY	DRAFTED: S.L.G.3	CHECKED: E.D.C.	SHEET NO. <b>7</b> OF 10 SHEETS
	03/29/23	CITY COMMENTS, REPRINT	EDC	DATE: 06/24/2020	JOB NO. 130-00321 130-00150	
	05/19/23	NEW TITLE COMMITMENT, EASEMENT RELEASES	EDC	SURVEY PREPARED FOR: <b>STRATUS CANYON CREEK, LLC</b>		
	06/01/23	ADDED DEVELOPMENT PLAN NOTE	EDC			
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FINAL PLAT

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70.626 ACRES - 106 LOTS / 11 TRACTS  
FP-001304-2021



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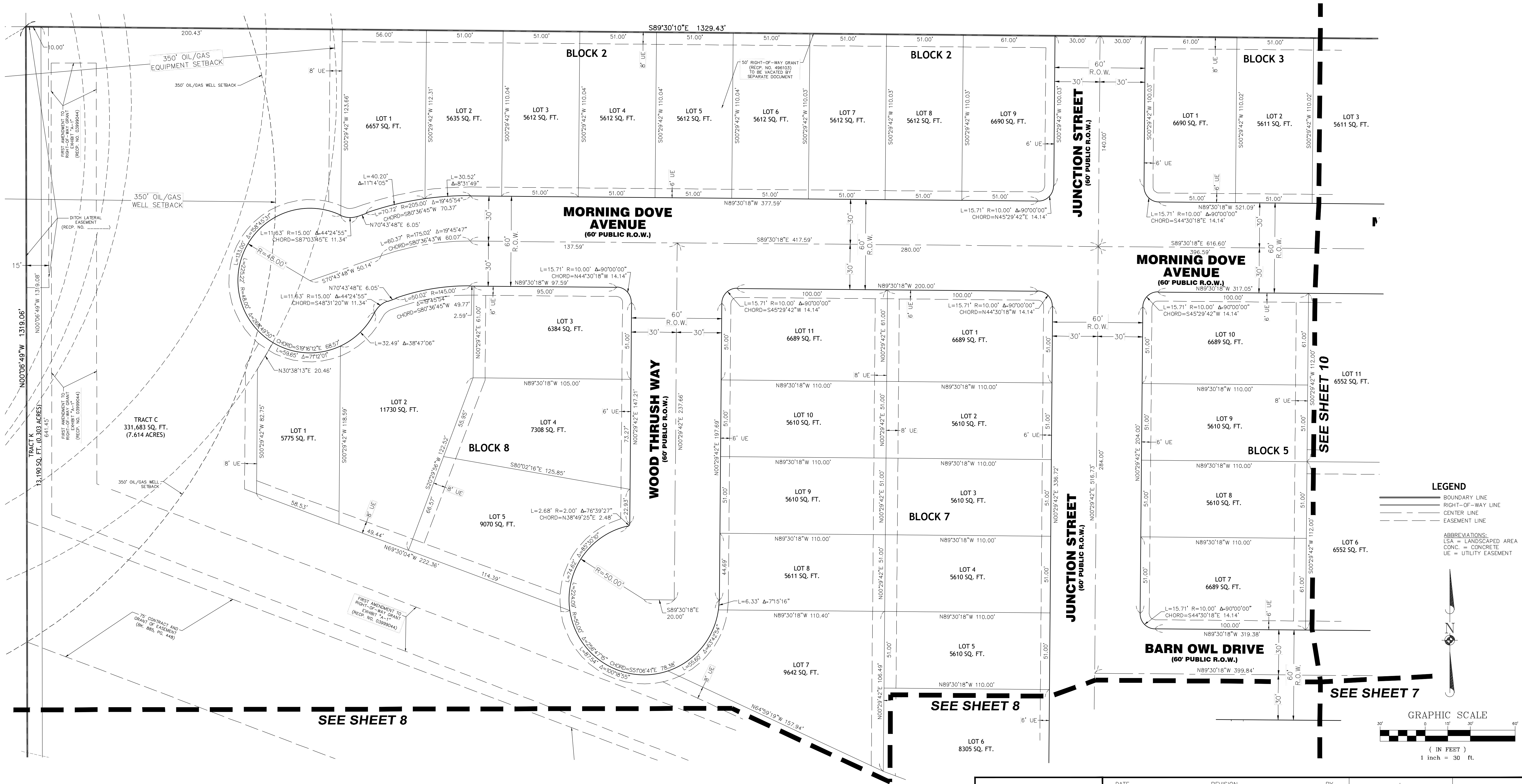
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	03/29/23	CITY COMMENTS, REPRINT	EDC			
	05/19/23	NEW TITLE COMMITMENT, EASEMENT RELEASES	EDC	DATE:	JOB NO.	
	06/01/23	ADDED DEVELOPMENT PLAN NOTE	EDC	06/24/2020	130-00321 130-00130	
	07/11/23	REVISED STREET NAME	EDC	SURVEY PREPARED FOR:		
	10/09/23	ADDED CITY PROVIDED PARK & OPEN SPACE CHART	EDC	<b>STRATUS CANYON CREEK, LLC</b>		




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TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
70.626 ACRES - 106 LOTS / 11 TRACTS  
FP-001304-2021



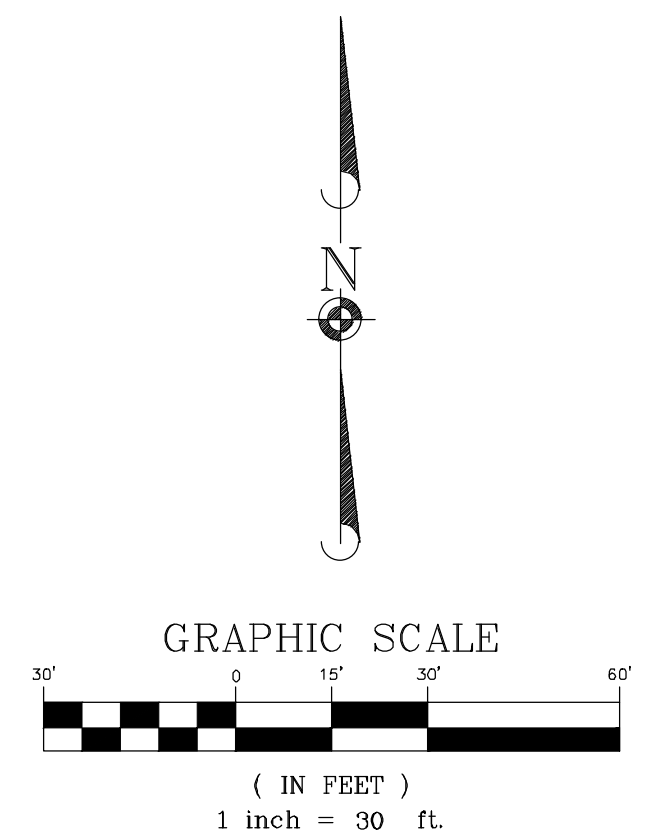
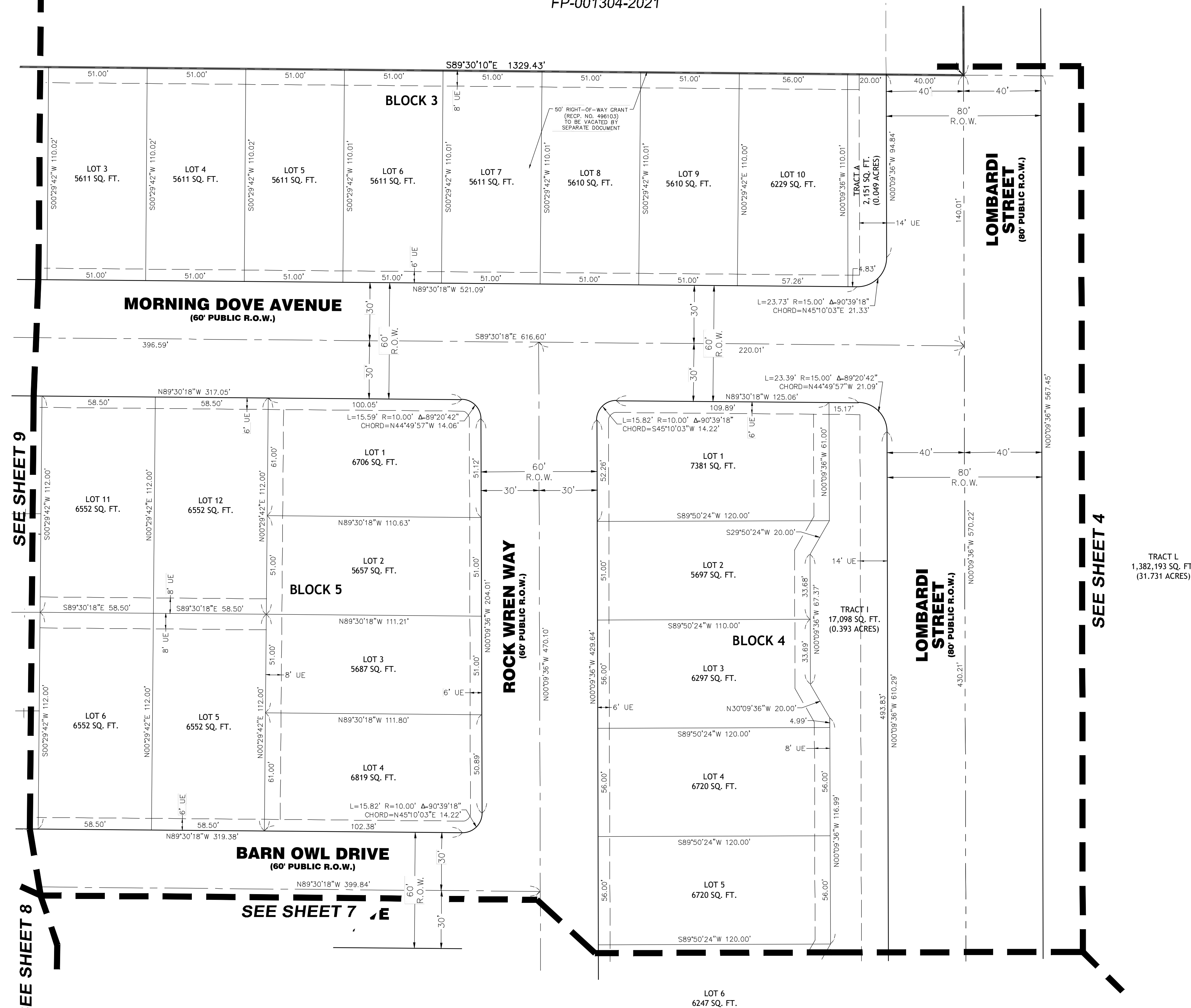
C:\Users\jdelorica\CWC\Desktop\120-00321-FP.dwg Date:10/24/23 10:31a ddelorica

 0960 TEDDY LANE, SUITE 1003 LOUISVILLE, COLORADO 80148 TELEPHONE: 303-395-0700 FAX: 303-395-2701 <b>CWC CONSULTING GROUP</b> CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES	DATE	REVISION	BY	DRAFTED: S.L.G.3	CHECKED: E.D.C.	SHEET NO. <b>9</b> OF 10 SHEETS
	03/29/23	CITY COMMENTS, REPRINT	EDC			
	05/19/23	NEW TITLE COMMITMENT, EASEMENT RELEASES	EDC	DATE:	JOB NO.	
	06/01/23	ADDED DEVELOPMENT PLAN NOTE	EDC	06/24/2020	120-00321 130-00150	
	07/11/23	REVISED STREET NAME	EDC	SURVEY PREPARED FOR:		
	10/09/23	ADDED CITY PROVIDED PARK & OPEN SPACE CHART	EDC	<b>STRATUS CANYON CREEK, LLC</b>		

CANYON CREEK SUBDIVISION FILING NO. 7

## FINAL PLAT

TRACT "O", CREEKSIDE SUBDIVISION AND A PORTION OF THE SOUTH ONE-HALF OF SECTION 13  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
70.626 ACRES - 106 LOTS / 11 TRACTS  
FP-001304-2021



### LEGEND

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

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



DATE	REVISION	BY	DRAFTED: S.L.G.3	CHECKED: E.D.C.	<div><div><div>12/21/2020</div><div>JOB NO.</div><div>130-00130</div></div><div><div>06/24/2020</div><div>DATE</div><div>130-00130</div></div></div> <div>SURVEY PREPARED FOR: <b>STRATUS CANYON</b> <b>CREEK, LLC</b></div> <div><div>SHEET NO. 10</div><div>OF 10 SHEETS</div></div>
03/29/23	CITY COMMENTS, REPRINT	EDC			
05/19/23	NEW TITLE COMMITMENT, EASEMENT RELEASES	EDC			
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