

# FLATIRON MEADOWS - FILING NO. 6

A REPLAT OF TRACT F, FLATIRON MEADOWS FILING NO. 7 LOCATED IN 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  
4.138 ACRES - 19 LOTS / 1 TRACT  
FP-000715-2015

**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 F, FLATIRON MEADOWS FILING NO. 7 RECEPTION NO. \_\_\_\_\_, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

CONTAINING AN AREA OF 4.138 ACRES, (180,251 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. 6. 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: \_\_\_\_\_

**TITLE VERIFICATION CERTIFICATE:**

WE, NORTH AMERICAN TITLE COMPANY OF COLORADO, 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:

NORTH AMERICAN TITLE COMPANY OF COLORADO

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

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

ATTEST:  
SECRETARY/TREASURER  
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )  
CITY OF \_\_\_\_\_ )

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

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

WITNESS MY HAND AND OFFICIAL SEAL

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

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

**PROJECT BASIS OF BEARINGS:**

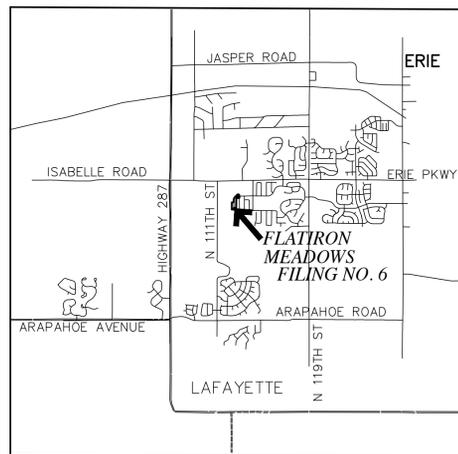
BEARINGS ARE BASED UPON THE NORTH LINE OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, AND IS MONUMENTED ON THE WEST WITH A 3 1/2" ALUM. CAP IN RANGE BOX STAMPED 1999 LS#29414, ON THE EAST WITH A 80.0 FEET WITNESS CORNER BEING A 3 1/2" ALUM. CAP IN RANGE BOX STAMPED INTEGRAL LS 39885.

BEARING IS ASSUMED TO BEAR: **NORTH 88°23'44" EAST**

LAND SUMMARY CHART			
TYPE	AREA	AREA (SF)	% OF TOTAL AREA
LOTS (19)	2,709	118,025	65.47
TRACT (1)	0.155	6,735	3.74
ROW	1.274	55,491	30.79
TOTALS	4.138	180,251	100.00

TRACT SUMMARY CHART					
TRACT	AREA	AREA (SF)	USE	OWNERSHIP	MAINTENANCE
TRACT A	0.155	6,735	OPEN SPACE/PUBLIC ACCESS EASEMENT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TOTAL	0.155	6,735			

\* SEE NOTE 9 OF NOTES AND NOTICES



VICINITY MAP

**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. 35100-13-05505 CCC, REVISION NO. 2, DATED JANUARY 9, 2014 AT 7:30 A.M.
- THE EXISTING FLOODPLAIN LIMITS AS SHOWN ARE BASED ON FEMA MAPS 08013C0439J AND 08013C0437J 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 DEFACES 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.
- 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.

**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. 6** 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: \_\_\_\_\_

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

**ACCEPTANCE CERTIFICATE**

THIS DEDICATION OF TRACT A IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY FLATIRON MEADOWS MASTER ASSOCIATION, INC.

FLATIRON MEADOWS MASTER ASSOCIATION, INC.

BY: \_\_\_\_\_  
WALKER BAUS DATE

TITLE:  
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )ss.

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

WITNESS MY HAND AND OFFICIAL SEAL

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

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 \_\_\_\_\_, 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 )  
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 \_\_\_\_\_

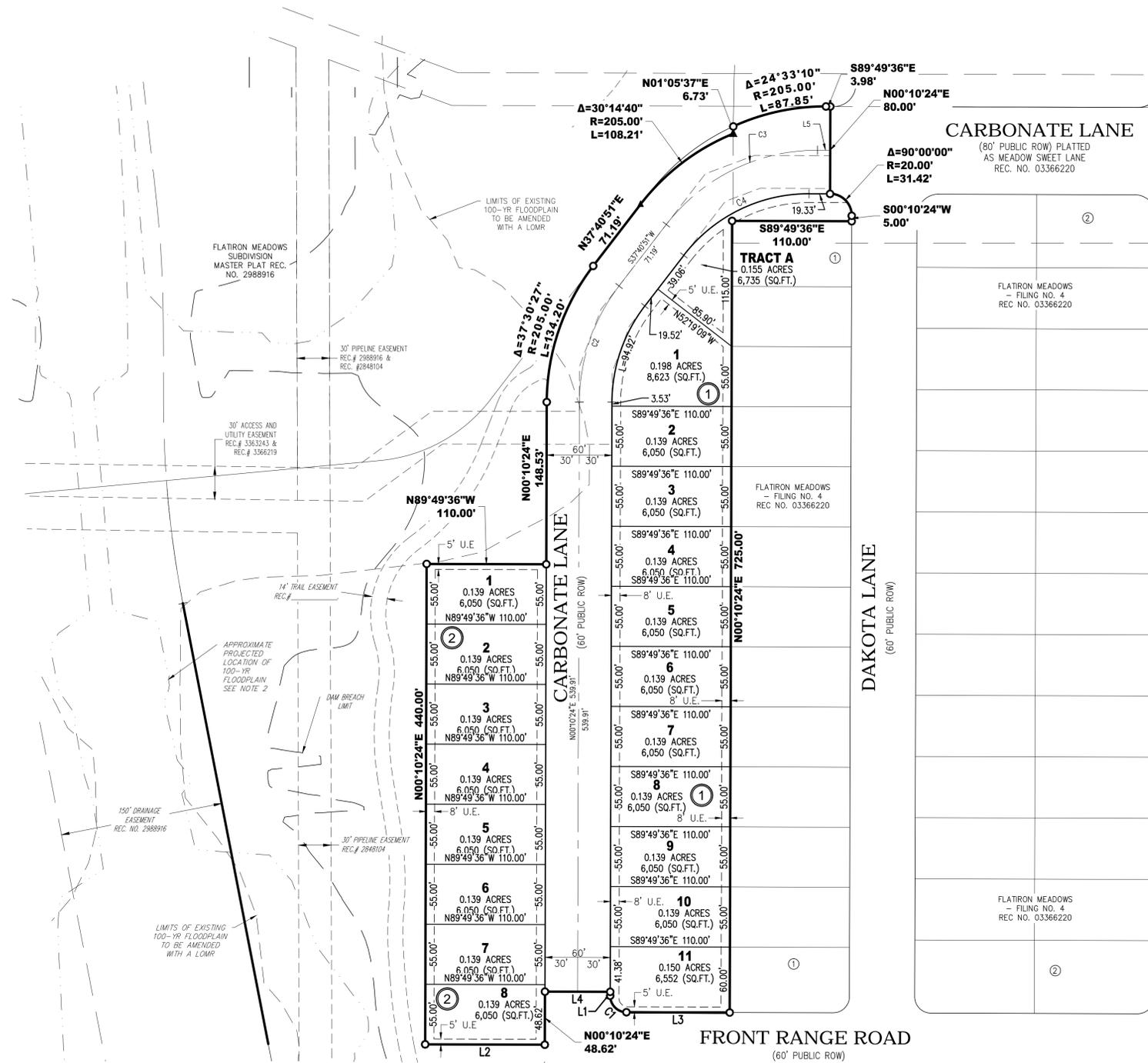
\_\_\_\_\_  
COUNTY CLERK AND RECORDER

LAST REVISED 2016-03-07

 300 E. MINERAL AVENUE, 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	<b>FLATIRON MEADOWS - FILING NO. 6</b> FINAL PLAT COVER SHEET		Job Number 23415-25
		Prepared for HT FLATIRON LP	Date 4-18-2016	Sheet 1 of 2

# FLATIRON MEADOWS - FILING NO. 6

A REPLAT OF TRACT F, FLATIRON MEADOWS FILING NO. 7 LOCATED IN 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  
4.138 ACRES - 19 LOTS / 1 TRACT  
FP-000715-2015



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	37°30'27"	175.00'	114.56'
C3	52°29'33"	175.00'	160.33'
C4	52°29'33"	145.00'	132.84'

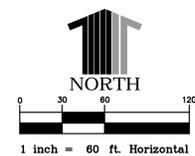
LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°10'24"W	3.62'
L2	N89°49'36"W	110.00'
L3	N89°49'36"W	95.00'
L4	N89°49'36"W	60.00'
L5	N89°49'36"W	11.66'

### LEGEND

- APPROXIMATE PROJECTED FLOODPLAIN SEE NOTE 2
- 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"
- LINE / CURVE LABEL L123 / C123
- NON-RADIAL (NR)
- UTILITY EASEMENT U.E.

### EASEMENT LEGEND

- Ⓐ 8' UTILITY EASEMENT ADJACENT TO ALL RIGHT-OF-WAY
- Ⓑ 8' UTILITY EASEMENT ADJACENT TO REAR PROPERTY LINES



<p><b>Aztec</b> CONSULTANTS, INC. 300 E. MINERAL AVE, SUITE 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p><b>Calibre</b> Engineering, Inc. 9090 South Ridgeline Blvd., Suite 105 Highlands Ranch, CO 80129 (303) 730-0434 www.calibre-engineering.com Engineering Construction Management Survey</p>	<p><b>FLATIRON MEADOWS - FILING NO. 6</b> FINAL PLAT</p> <p>Prepared for HT FLATIRON LP</p>	<p>Job Number 23415-25</p> <p>Date 4-18-2016</p> <p>Sheet 2 of 2</p>
--	---	---	--