

# FLATIRON MEADOWS - FILING NO. 9

A REPLAT OF TRACTS E AND F, FLATIRON MEADOWS FILING NO. 8 LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
81.716 ACRES - 117 LOTS / 5 TRACTS  
FP-000747-2016



TRACT	AREA	AREA (SF)	USE	OWNERSHIP	MAINTENANCE*
TRACT A	2.589	113,229	OPEN SPACE/PUBLIC ACCESS/EASEMENT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT B	0.065	2,816	OPEN SPACE/PUBLIC ACCESS/EASEMENT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT C	0.067	2,939	OPEN SPACE/PUBLIC ACCESS/EASEMENT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT D	1.677	73,069	OPEN SPACE/PUBLIC ACCESS/EASEMENT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT E	42.661	1,858,307	FUTURE DEVELOPMENT	OWNER	OWNER
TOTAL	47.089	2,050,360			

\*SEE NOT 10 IN NOTES AND NOTICES

### PROJECT BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTH QUARTER OF SECTION 26, 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 EAST WITH A 2 1/2" ALUM. CAP STAMPED 1985 LS#29670, ON THE WEST WITH A 30 FEET WITNESS CORNER BEING A 2 1/2" ALUM. CAP STAMPED "M. STENGL RLS 4846."

BEARING IS ASSUMED TO BEAR: **NORTH 86°35'01" EAST**

### 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, ENCUMBRANCES(S), OR TITLE OF RECORD, AZTEC CONSULTANTS, INC. RELEASING PUBLIC INFORMATION TITLE INSURANCE COMPANY COMMITMENT NO. 508-F684514-015-PN, AMENDMENT NO. 3, DATED APRIL 21, 2016 AT 7:00 A.M.
- THE EXISTING FLOODPLAIN LIMITS AS SHOWN ARE BASED ON FEMA MAPS 080130043J AND 080130043D DATED DECEMBER 16, 2012. A CONDITIONAL LETTER OF MAP REVISION (LOMR) IS BEING PREPARED BY AZTEC CONSULTANTS, INC. FOR THE APPROXIMATE PROJECTED 100-YEAR FLOODPLAIN BOUNDARY LIMITS SHOWN ON THIS PLAT IS BASED ON THE CLMOR. 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 BE 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 DEFEACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITMENTS 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 1200/9937 METERS.
- BLANKET PUBLIC ACCESS EASEMENTS ARE GRANTED OVER TRACTS A, B, C, AND D.
- MAINTENANCE, DEFINITION: MAINTENANCE IS THE PROCESS OF PRESERVING FUNCTIONAL IMPROVEMENTS, STRUCTURES, DEVELOPMENT, OR SYSTEMS TO MEET ITS ORIGINAL PURPOSE. THIS INCLUDES OPERATING, MAINTAINING, REPAIRING, REPLACING, TESTING, INSPECTING, 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: UTILITY STRUCTURES, SIGNAGE, LIGHTING, FURNITURE, SIGNAGE, SIDEWALKS, PLAYGROUNDS, SITE FURNITURE AND FIXTURES, RETAINING WALLS, SIGNS, SIDEWALKS, DRAINAGE STRUCTURES SUCH AS PONDS, SWALES, DRAIN PANS, INLETS, AND OUTLET STRUCTURES.

### 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 E AND F, FLATIRON MEADOWS FILING NO. 8 RECEPTION NO. 3529609, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO,  
CONTAINING AN AREA OF 81.716 ACRES, (3,559,532 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. 9. THE LANDS SHOWN HEREON ARE BEING OFFERED FOR SALE TO THE PUBLIC AND THE BELIEVED 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 GP LLC, LIABILITY COMPANY, A TEXAS LIMITED PARTNERSHIP,  
ITS GENERAL PARTNER  
BY: HINES INVESTMENT MANAGEMENT HOLDINGS LIMITED PARTNERSHIP,  
A TEXAS LIMITED PARTNERSHIP,  
ITS SOLE MEMBER  
BY: HINH 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: ICH INVESTMENTS, INC.,  
A TEXAS CORPORATION,  
ITS GENERAL PARTNER

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
BY ROB WITTE, AS SENIOR MANAGING DIRECTOR,  
WITNESS MY HAND AND OFFICIAL SEAL:  
NOTARY PUBLIC \_\_\_\_\_ ) SS. \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

LIEN HOLDER SIGNATURE  
LIEN HOLDER: LENNAR COLORADO LLC  
BY: \_\_\_\_\_ ) SS. \_\_\_\_\_  
AS: \_\_\_\_\_ ) SS. \_\_\_\_\_  
STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
BY \_\_\_\_\_ AS \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL:  
NOTARY PUBLIC \_\_\_\_\_ ) SS. \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

LIEN HOLDER SIGNATURE  
LIEN HOLDER: FLAGSTAR BANK, FSB  
BY: \_\_\_\_\_ ) SS. \_\_\_\_\_  
AS: \_\_\_\_\_ ) SS. \_\_\_\_\_  
STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
BY \_\_\_\_\_ AS \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL:  
NOTARY PUBLIC \_\_\_\_\_ ) SS. \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

### ACCEPTANCE CERTIFICATE

THIS DEDICATION OF TRACTS A, B, C AND D, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY FLATIRON MEADOWS MASTER ASSOCIATION, INC.

BY: CTAD MURPHY \_\_\_\_\_ DATE \_\_\_\_\_  
TITLE: \_\_\_\_\_ ) PRESIDENT  
STATE OF \_\_\_\_\_ ) SS. \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ )  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_ (SEAL)  
NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

### TITLE VERIFICATION CERTIFICATE:

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATED HEREON AND THAT TITLE TO SUCH LAND IS IN THE HANDS OF THE DECLARANT(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

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

ATTEST:  
SECRETARY/TREASURER \_\_\_\_\_ ) SS. \_\_\_\_\_  
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: \_\_\_\_\_

### 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. 9** 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 \_\_\_\_\_ AD 20\_\_\_\_  
MAYOR: \_\_\_\_\_

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

### SURVEYORS CERTIFICATE:

I, JAMES E. LYNCH, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE SURVEY AND THAT ALL MONUMENTS EAST AS SHOWN ON JANUARY 14, 2013, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EAST AS SHOWN HEREON THAT MATHEMATICAL CLOSEURE 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, LICENSE NO. 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 \_\_\_\_\_

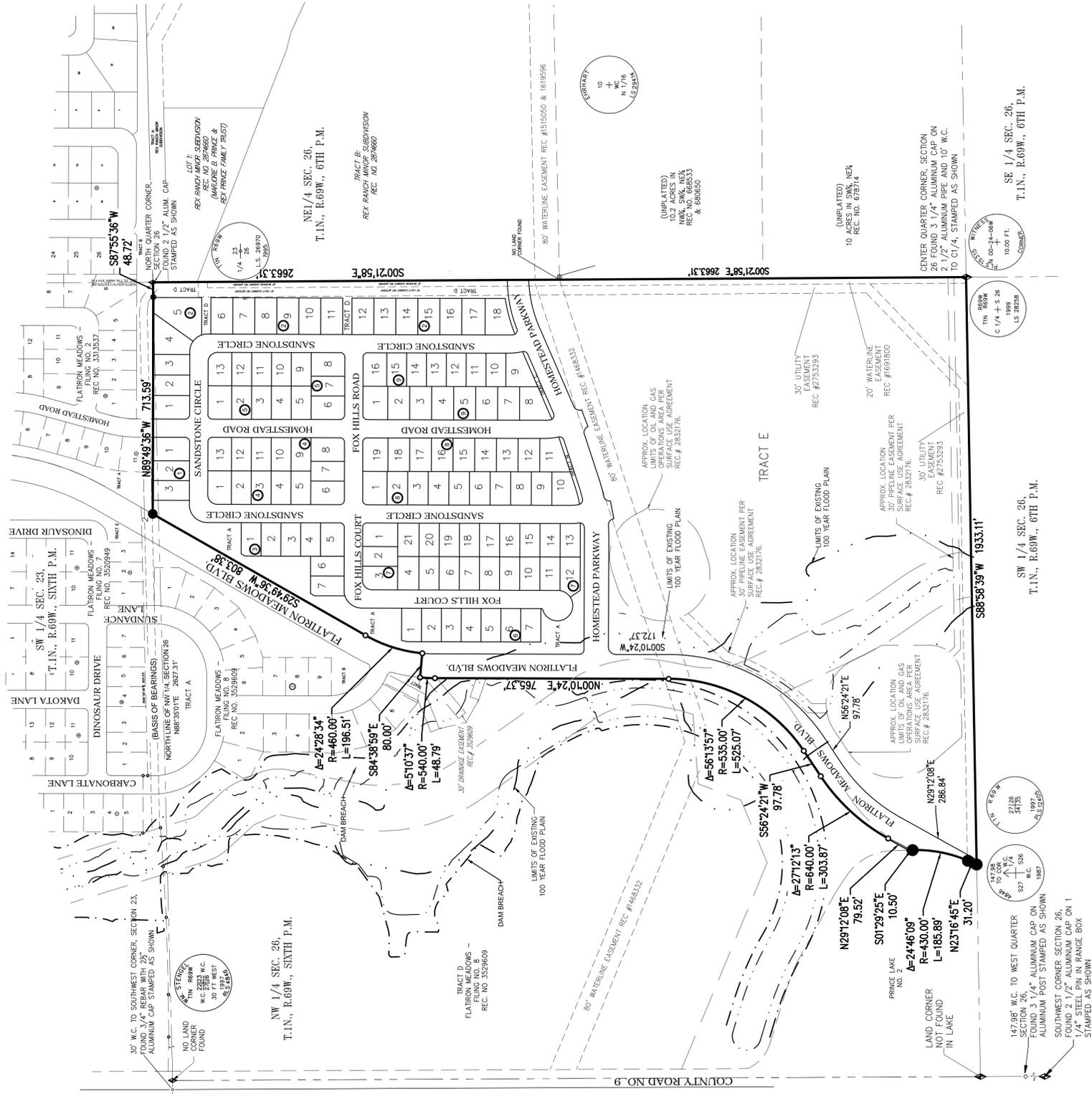
**AZTEC**  
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FAX: (303) 730-1888  
www.aztecconsultants.com

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Engineering Construction Management Survey

**FLATIRON MEADOWS - FILING NO. 9**  
FINAL PLAT  
COVER SHEET  
Job Number: FLAT\_F9  
Date: 2016-10-17  
Sheet: 1 of 4  
Prepared for: HT FLATIRON LP

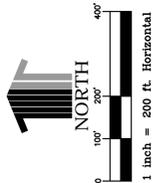
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FP-000747-2016



## LEGEND

- EXISTING FLOODPLAIN
- PROPOSED FLOODPLAIN
- DAM BREACH
- SUBJECT PROPERTY LINE
- TRACT BOUNDARY
- ADJACENT PROPERTY LINE
- SECTION LINE
- EXIST. RIGHT-OF-WAY
- PROP. EASEMENT
- EXIST. EASEMENT
- PROP. CENTERLINE
- EXIST. CENTERLINE
- LAND CORNER AS DESCRIBED
- SET NO. 5 REBAR W/ 1 1/4" YELLOW PLASTIC CAP, STAMPED "AZTEC PLS 37933"
- FOUND NO. 5 REBAR W/ 1 1/4" YELLOW PLASTIC CAP, STAMPED "AZTEC PLS 37933"
- FOUND NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"
- LINE / CURVE LABEL L123 / C123



Job Number	FPLAT_F9
Date	2016-10-17
Sheet	2 of 4

**AZTEC CONSULTANTS, INC.**  
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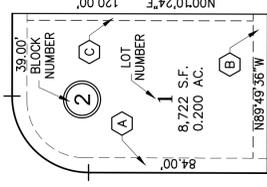
Prepared for	HT FLATIRON LP
Project	FLATIRON MEADOWS - FILING NO. 9 FINAL PLAT

# FLATIRON MEADOWS - FILING NO. 9

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81.716 ACRES - 117 LOTS / 5 TRACTS  
FP-000747-2016

## EASEMENT LEGEND AND DETAIL:

- (A) 8' UTILITY EASEMENT ADJACENT TO ALL RIGHT-OF-WAY
  - (B) 8' UTILITY EASEMENT ADJACENT TO REAR PROPERTY LINES
  - (C) 5' UTILITY EASEMENT ADJACENT TO SIDE PROPERTY LINES
- TYPICAL EASEMENT DETAIL 1"=40'



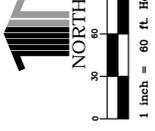
## LEGEND

- EXISTING FLOODPLAIN
- PROPOSED FLOODPLAIN
- DAM BREACH
- SUBJECT PROPERTY LINE
- TRACT BOUNDARY
- ADJACENT PROPERTY LINE
- SECTION LINE
- EXIST. RIGHT-OF-WAY
- PROP. EASEMENT
- EXIST. EASEMENT
- PROP. CENTERLINE
- EXIST. CENTERLINE
- LAND CORNER AS DESCRIBED
- SET NO. 5 REBAR W/ 1 1/4" YELLOW PLASTIC CAP, STAMPED "AZTEC PLS 37933"
- FOUND NO. 5 REBAR W/ 1 1/4" YELLOW PLASTIC CAP, STAMPED "AZTEC PLS 37933"
- FOUND NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"
- LINE / CURVE LABEL L123 / C123
- NON-RADIAL (NR)
- UTILITY EASEMENT U.E.

LINE #	DIRECTION	LENGTH
L3	N29°49'36"E	14.42'
L4	N29°49'36"E	15.40'

CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	90°00'00"	15.00'	23.56'
C3	90°00'00"	15.00'	23.56'
C4	90°00'00"	15.00'	23.56'
C5	90°00'00"	15.00'	23.56'
C6	90°00'00"	15.00'	23.56'
C7	90°00'00"	15.00'	23.56'
C8	90°00'00"	15.00'	23.56'
C9	90°00'00"	15.00'	23.56'
C10	90°00'00"	15.00'	23.56'

CURVE	DELTA	RADIUS	LENGTH
C11	90°00'00"	15.00'	23.56'
C12	90°00'00"	15.00'	23.56'
C13	90°00'00"	15.00'	23.56'
C14	90°00'00"	15.00'	23.56'
C15	90°00'00"	15.00'	23.56'
C16	90°00'00"	15.00'	23.56'
C17	90°00'00"	15.00'	23.56'
C18	90°00'00"	15.00'	23.56'
C19	90°00'00"	15.00'	23.56'
C20	90°00'00"	15.00'	23.56'



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Job Number: FLATIRON MEADOWS - FILING NO. 9  
Date: 2016-10-17  
Sheet: 3 of 4

SEE SHEET 4

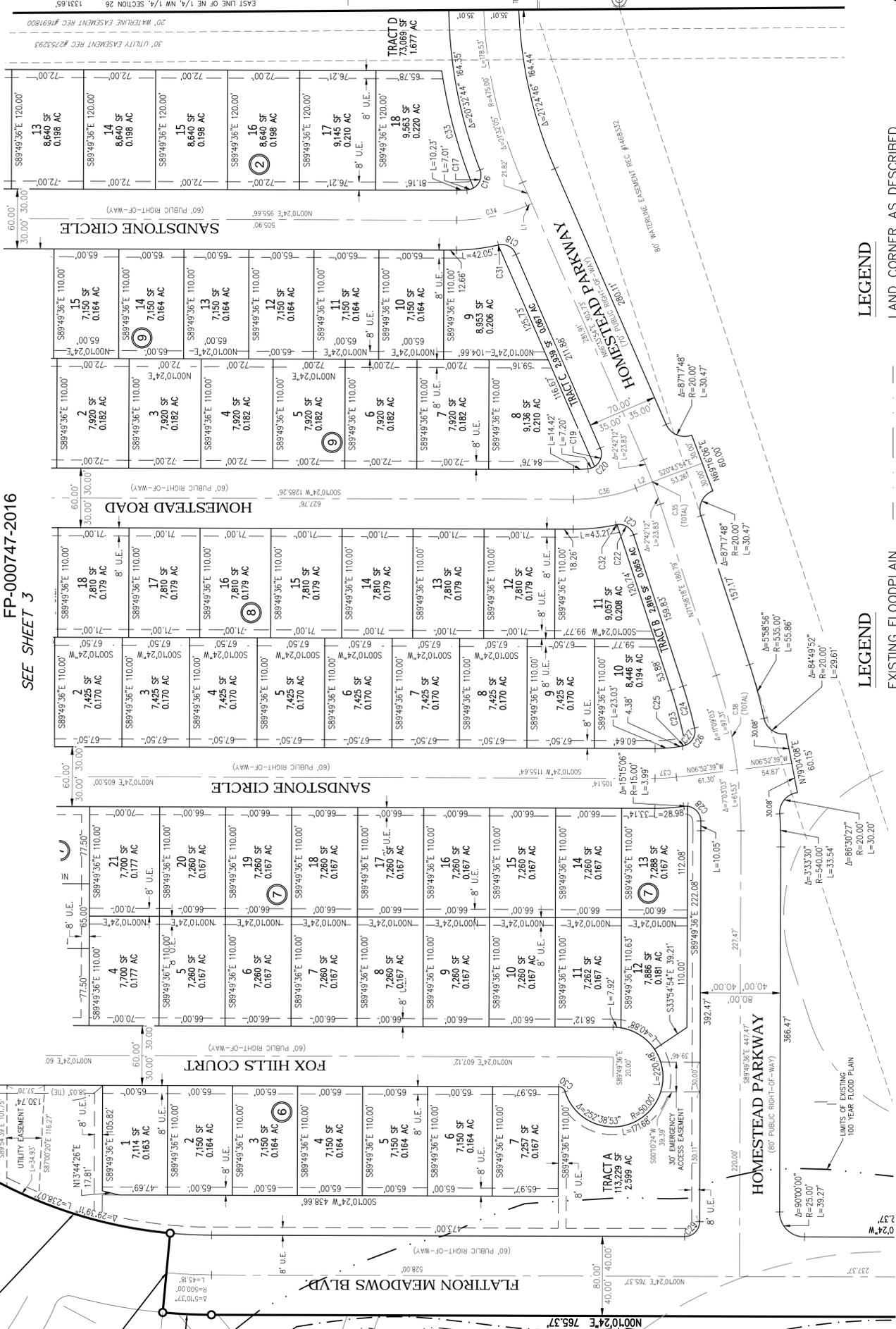
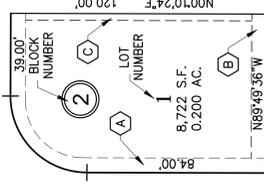
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81.716 ACRES - 117 LOTS / 5 TRACTS  
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SEE SHEET 3

## EASEMENT LEGEND AND DETAIL:

- (A) 8' UTILITY EASEMENT ADJACENT TO ALL RIGHT-OF-WAY
  - (B) 8' UTILITY EASEMENT ADJACENT TO REAR PROPERTY LINES
  - (C) 5' UTILITY EASEMENT ADJACENT TO SIDE PROPERTY LINES
- TYPICAL EASEMENT DETAIL 1"=40'



## LEGEND

- LAND CORNER AS DESCRIBED
- SET NO. 5 REBAR W/ 1 1/4" YELLOW PLASTIC CAP, STAMPED "AZTEC PLS 37933"
- FOUND NO. 5 REBAR W/ 1 1/4" YELLOW PLASTIC CAP, STAMPED "AZTEC PLS 37933"
- FOUND NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"
- LINE / CURVE LABEL L123 / C123 (NR) U.E.
- NON-RADIAL UTILITY EASEMENT

## LEGEND

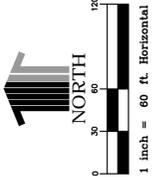
- EXISTING FLOODPLAIN
- PROPOSED FLOODPLAIN
- DAM BREACH
- SUBJECT PROPERTY LINE
- TRACT BOUNDARY
- ADJACENT PROPERTY LINE
- SECTION LINE
- EXIST. RIGHT-OF-WAY
- PROP. EASEMENT
- EXIST. EASEMENT
- PROP. CENTERLINE
- EXIST. CENTERLINE

LINE #	DIRECTION	LENGTH
L1	S23°26'06"E	5.65'
L2	S20°43'54"E	17.74'

CURVE	DELTA	RADIUS	LENGTH
C32	3°28'14"	15.00'	0.91'
C33	13°38'54"	513.15'	122.19'
C34	23°36'30"	175.00'	72.11'
C35	5°24'24"	505.00'	47.65'
C36	20°54'17"	175.00'	63.85'
C37	7°03'03"	175.00'	21.54'
C38	18°12'06"	500.00'	158.84'

CURVE	DELTA	RADIUS	LENGTH
C24	5°22'52"	465.00'	43.67'
C25	12°22'25"	15.00'	3.24'
C26	9°34'31"	15.00'	24.54'
C27	81°20'46"	15.00'	21.05'
C28	96°50'51"	15.00'	25.35'
C29	90°00'00"	15.00'	23.56'
C30	72°38'56"	7.00'	8.88'
C31	0°04'24"	205.00'	0.26'

CURVE	DELTA	RADIUS	LENGTH
C16	79°35'49"	15.00'	20.84'
C17	79°35'49"	15.00'	20.84'
C18	83°05'06"	15.00'	21.75'
C19	80°24'21"	15.00'	21.05'
C20	80°24'21"	15.00'	21.05'
C21	83°52'35"	15.00'	21.96'
C22	80°24'21"	15.00'	21.05'
C23	71°53'33"	452.50'	57.33'



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**FLATIRON MEADOWS - FILING NO. 9**  
FINAL PLAT

Job Number: FPLAT\_F9  
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Sheet: 4 of 4

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