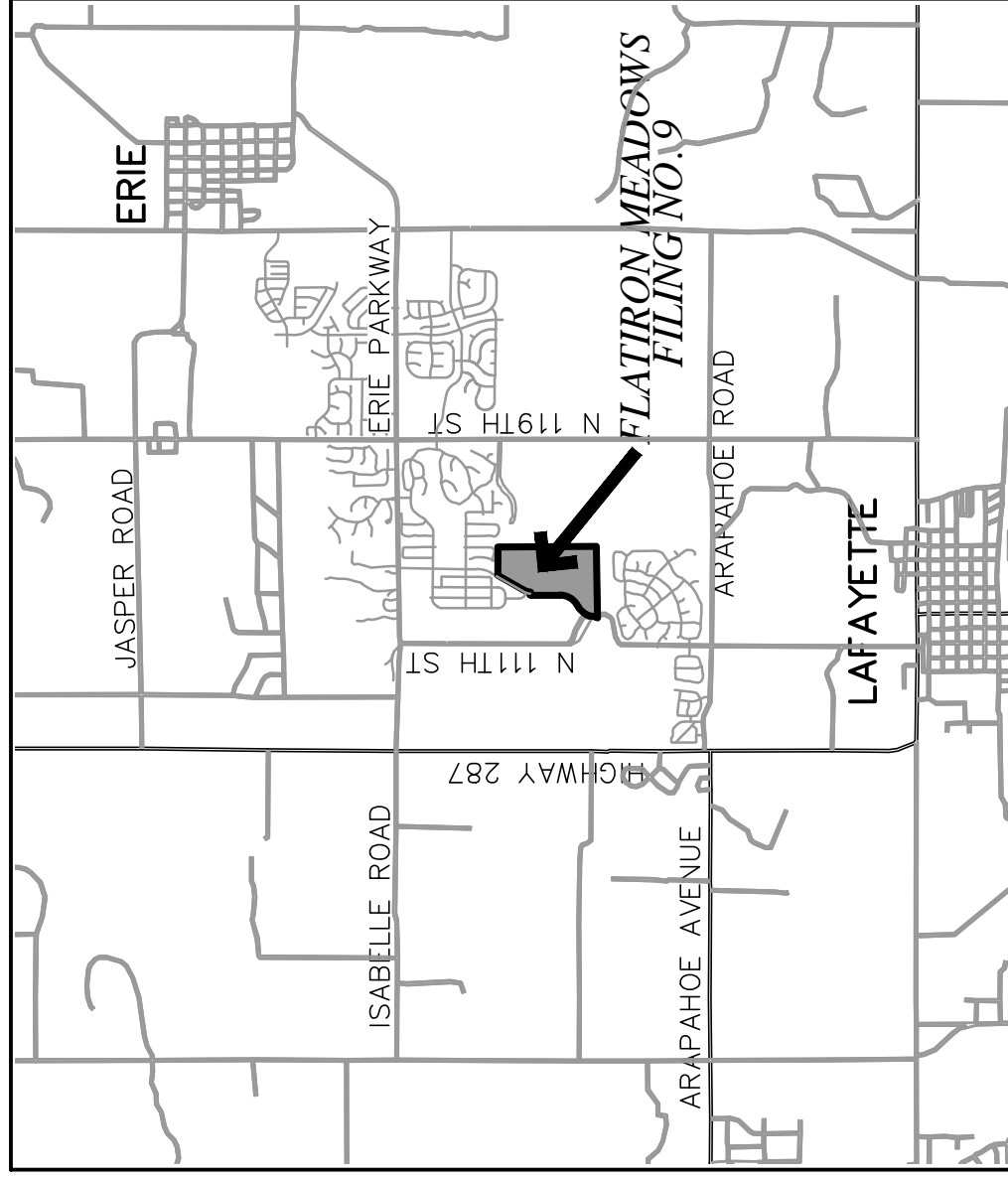


FLATIRON MEADOWS - FILING NO. 9

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 080130043B 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 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: UTILITY STRUCTURES, SIGNAGE, LIGHT FIXTURES, RETAINING WALLS, 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 TO THE PUBLIC BY THE UNDERSIGNED, WHO BELIEVE THE IMPROVEMENTS SHOWN HEREON ARE BENEFICIAL AND CONVEYED TO THE TOWN OF ERIE, COLORADO, IN FEEL 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 PARTNER
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

BY: ROB WITTE
SENIOR MANAGING DIRECTOR

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____
BY ROB WITTE, AS SENIOR MANAGING DIRECTOR.
WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____) SS. _____ (SEAL)
MY COMMISSION EXPIRES: _____

LIEN HOLDER SIGNATURE _____
LIEN HOLDER: LENNAR COLORADO LLC

BY: _____) SS. _____ (SEAL)
AS: _____) SS. _____ (SEAL)
STATE OF COLORADO)
COUNTY OF _____)

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

LIEN HOLDER SIGNATURE _____
LIEN HOLDER: FLAGSTAR BANK, FSB

BY: _____) AS _____)
AS: _____) SS. _____ (SEAL)
STATE OF COLORADO)
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____
BY _____) AS _____)
WITNESS MY HAND AND OFFICIAL SEAL: _____)
NOTARY PUBLIC _____) SS. _____ (SEAL)
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 _____)
AS _____)
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 UNDERSIGNED, 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:

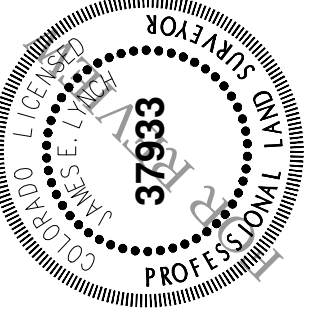
THIS PLAT IS TO BE KNOWN AS THE **FLATIRON MEADOWS - FILING NO. 9** AND IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____ PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE _____ DAY OF _____ AD 20____

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, 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

AZTEC
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Engineering Construction Management Survey

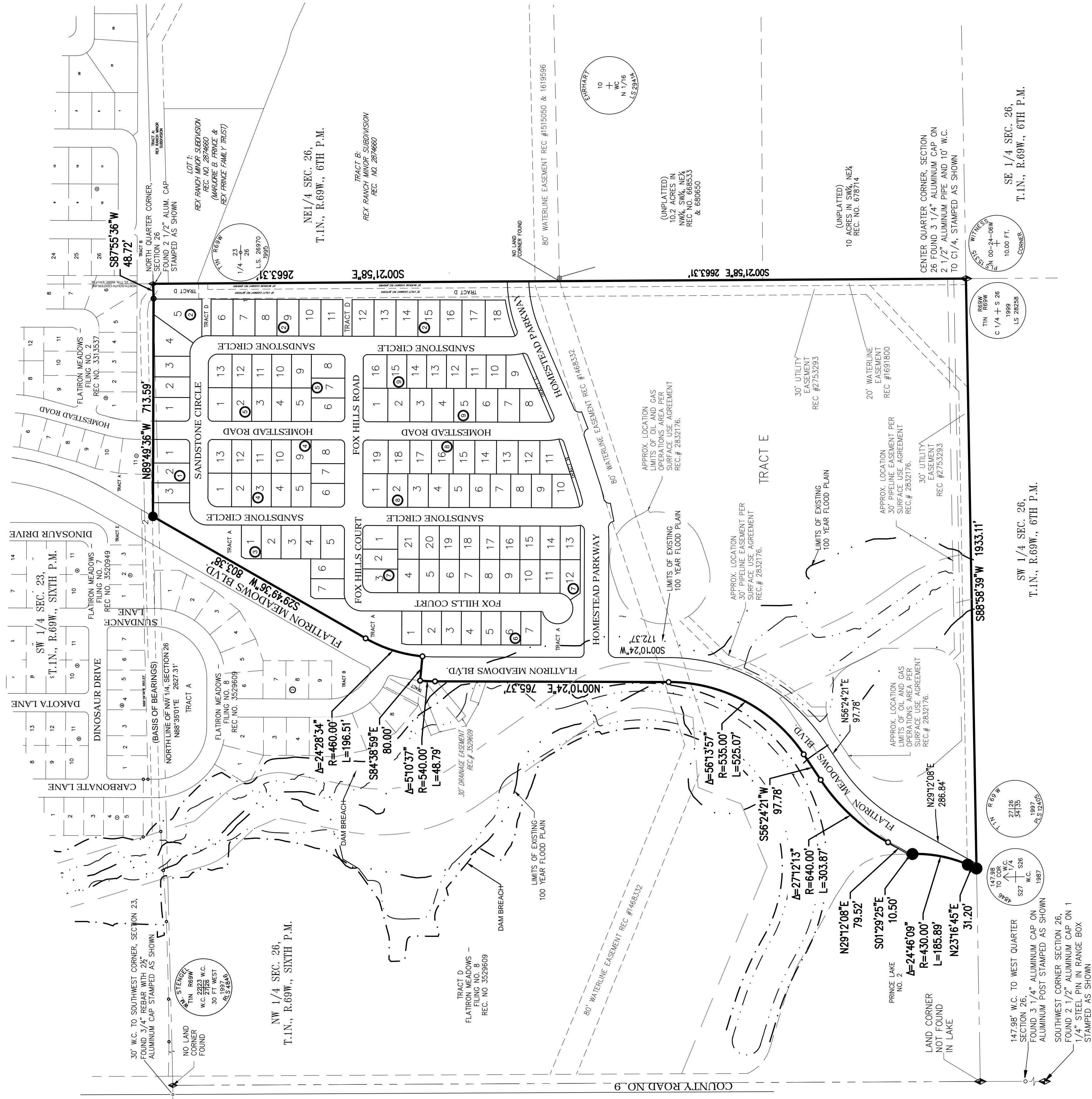
FLATIRON MEADOWS - FILING NO. 9
FINAL PLAT
COVER SHEET

Job Number: FLAT_F9
Date: 2016-10-17
Sheet: 1 of 4

Prepared for: HT FLATIRON LP

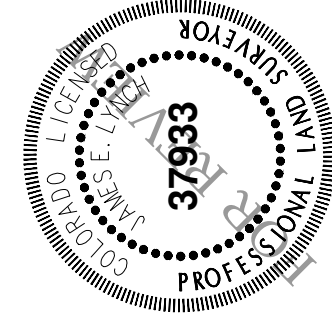
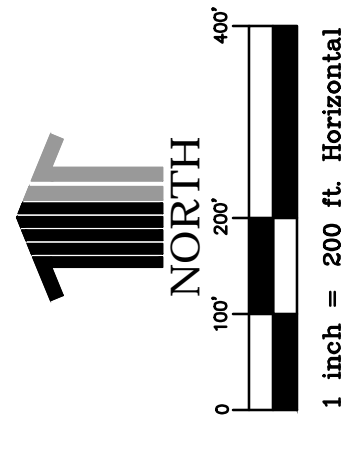
FLATIRON MEADOWS - FILING NO. 9

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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

FLATIRON MEADOWS - FILING NO. 9
FINAL PLAT

Prepared for
HT FLATIRON LP

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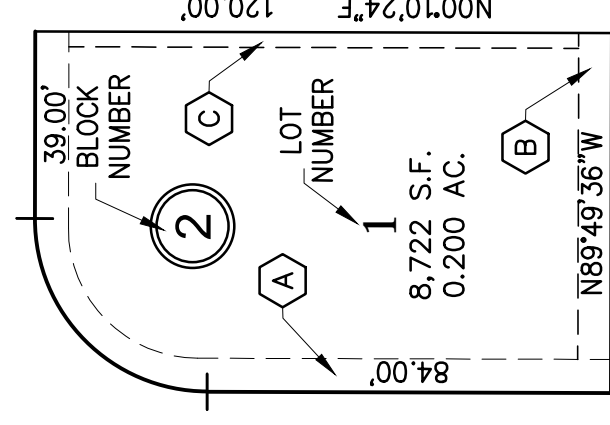
AZTEC
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Phone: (303) 741-1988
Fax: (303) 741-1851
www.aztecconsultants.com
Aztec Proj. No. 23415-25

FLATIRON MEADOWS - FILING NO. 9

A REPLAT OF TRACTS E AND F, FLATIRON MEADOWS FILING NO. 8 LOCATED IN 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

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'



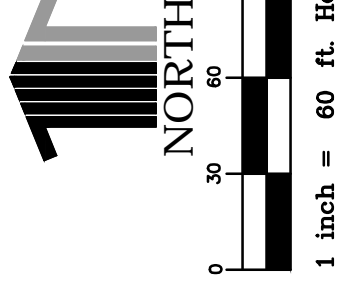
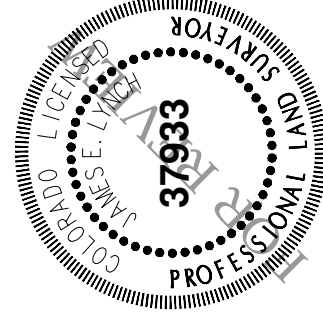
LEGEND

- 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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Engineering Construction Management Survey

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

SEE SHEET 4

FLATIRON MEADOWS - FILING NO. 9

A REPLAT OF TRACTS E AND F, FLATIRON MEADOWS FILING NO. 8 LOCATED IN 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

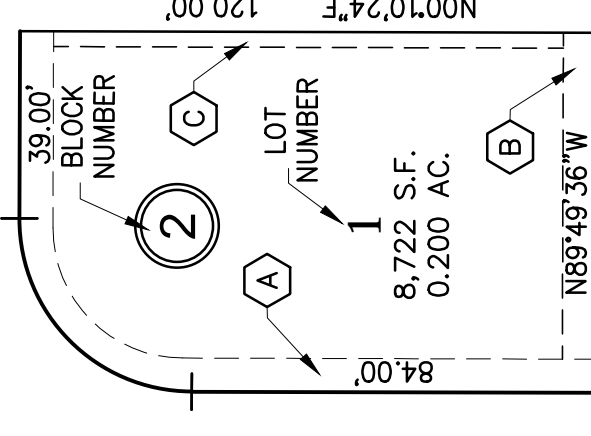
81.716 ACRES - 117 LOTS / 5 TRACTS

FP-000747-2016

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

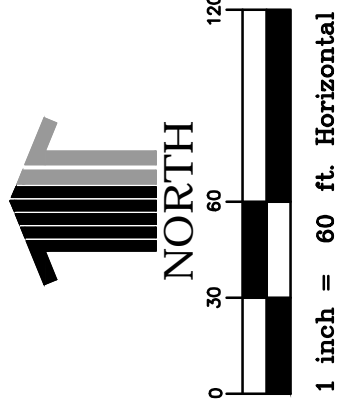
- EXISTING FLOODPLAIN
- PROPOSED FLOODPLAIN
- DAM BREACH
- SUBJECT PROPERTY LINE
- TRACT BOUNDARY
- ADJACENT PROPERTY LINE
- SECTION LINE
- EXIST. RIGHT-OF-WAY
- PROP. EASEMENT
- EXIST. CENTERLINE
- PROP. CENTERLINE

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
Date: 2016-10-17
Sheet: 4 of 4

Prepared for: HT FLATIRON LP