

FLATIRON MEADOWS - FILING NO. 11

TRACTS B AND C, FLATIRON MEADOWS SUBDIVISION - MASTER PLAT, TRACT E, FLATIRON MEADOWS FILING NO. 7, AND TRACT D, FLATIRON MEADOWS FILING NO. 8, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER SECTION 23, AND 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
113.837 ACRES - 41 LOTS / 8 TRACTS
FP-000872-2017

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 B AND C, FLATIRON MEADOWS SUBDIVISION - MASTER PLAT, RECEPTION NO. 2988916, TRACT E, FLATIRON MEADOWS FILING NO. 7, RECEPTION NO. 3520949 AND TRACT D, FLATIRON MEADOWS FILING NO. 8, RECEPTION NO. 3529609, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

CONTAINING AN AREA OF 113.837 ACRES, (4,958,748 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. 11. 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: _____
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 _____ (SEAL)

MY COMMISSION EXPIRES: _____

LIEN HOLDER SIGNATURE

LIEN HOLDER: FLAGSTAR BANK, FSB

BY: _____

AS: _____

STATE OF COLORADO }
COUNTY OF _____ } SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____, AS _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____ (SEAL)

MY COMMISSION EXPIRES: _____

TITLE VERIFICATION CERTIFICATE:

WE, FIDELITY NATIONAL 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:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

BY: _____ DATE: _____

TITLE: _____

ATTEST:

SECRETARY/TREASURER

STATE OF _____ }
COUNTY OF _____ } SS.
CITY OF _____ }

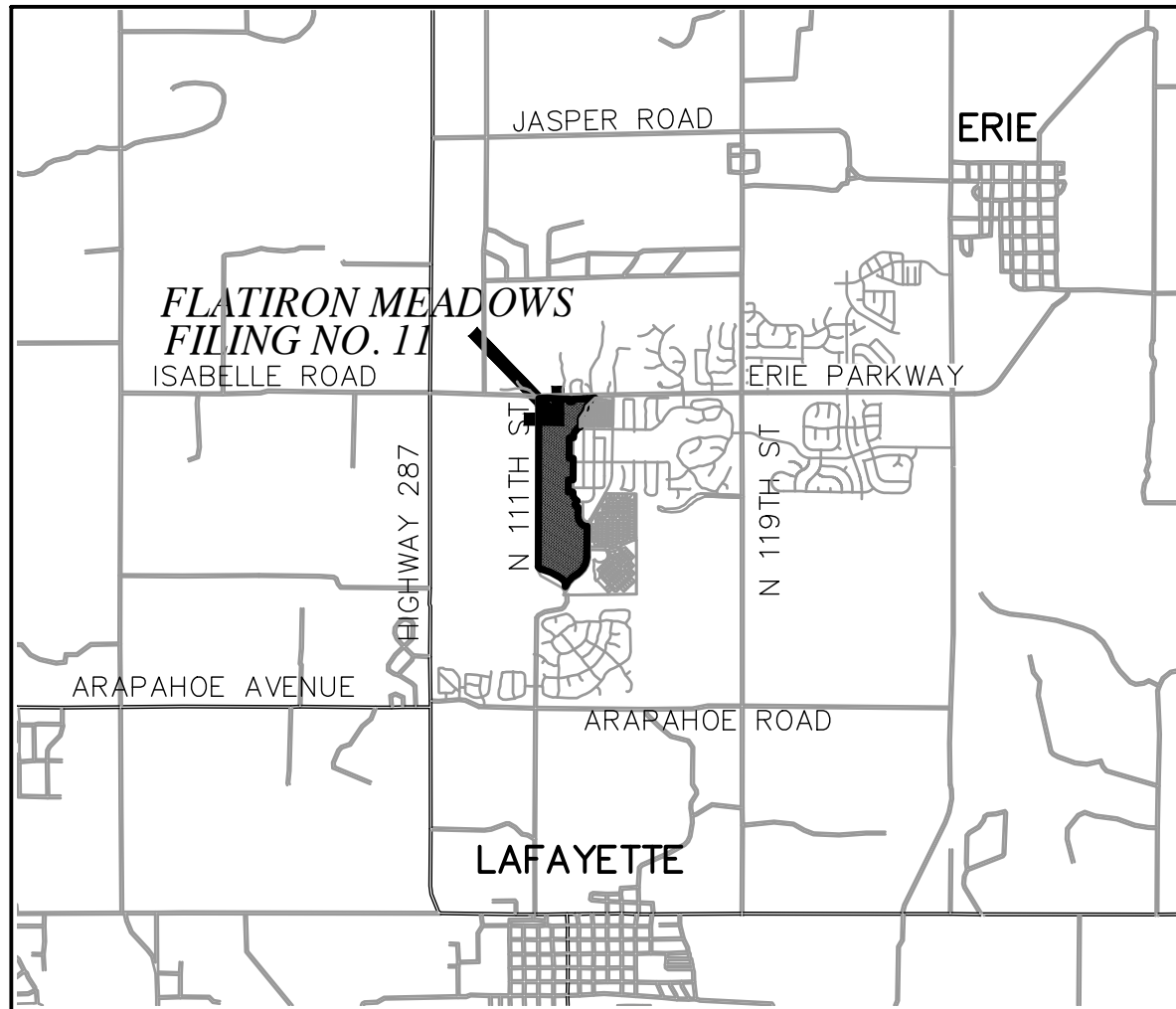
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS _____

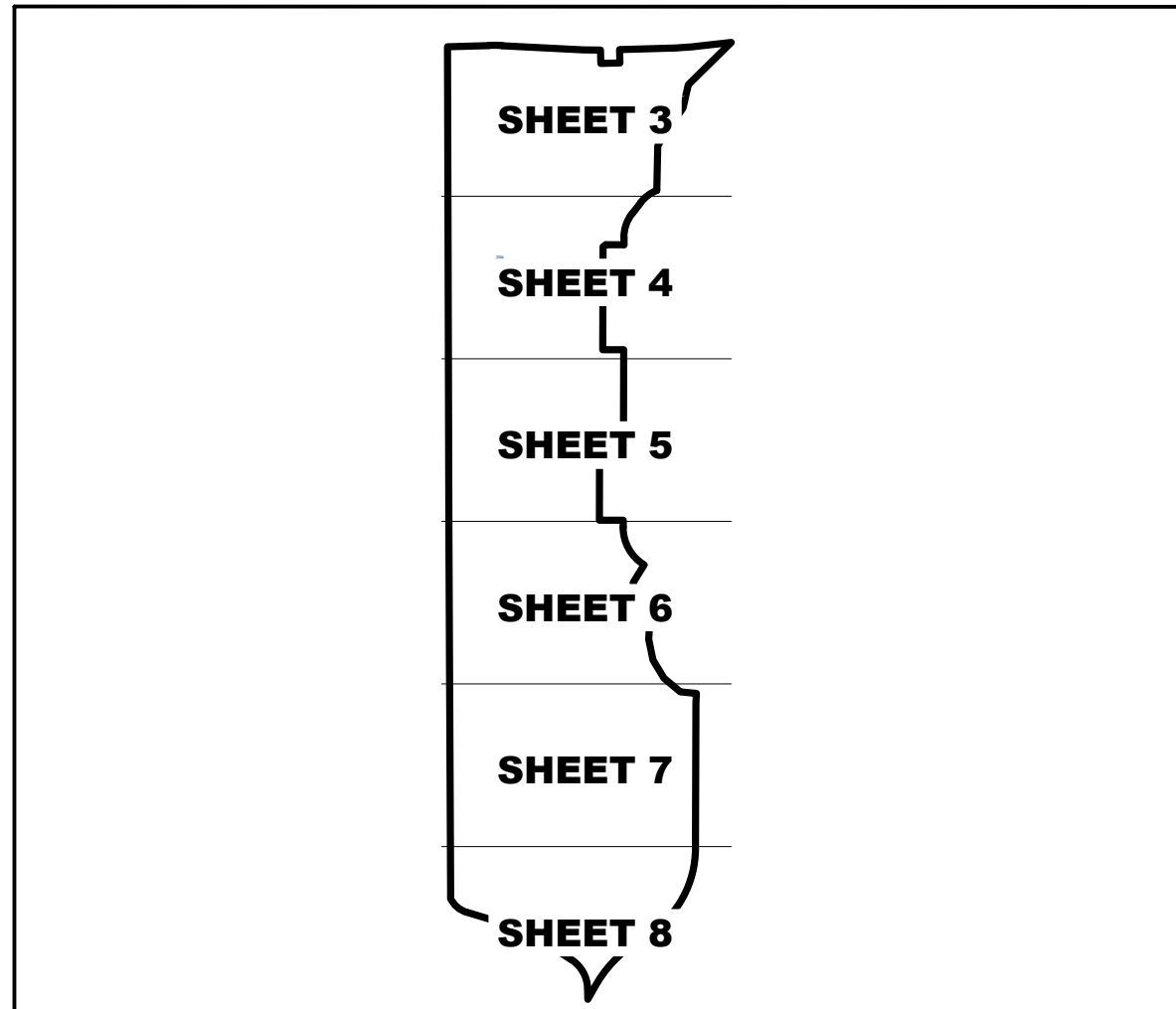
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



VICINITY MAP



KEY MAP

PROJECT BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE NORTH LINE 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, AND IS MONUMENTED ON THE WEST WITH A 30" WITNESS CORNER TO THE NORTHWEST CORNER, SECTION 26, WITH A 2 1/2" ALUMINUM CAP STAMPED 1997, RLS#4846, ON THE EAST WITH A 2 1/2" ALUM. CAP IN RANGE BOX STAMPED 1995, PLS#26970

BEARING IS ASSUMED TO BEAR: NORTH 88°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, ENCUMBRANCE(S), OR TITLE OF RECORD, AZTEC CONSULTANTS, INC. RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 100-N0012988-020-PN, AMENDMENT NO. 1, DATED FEBRUARY 2, 2018 AT 7:00 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.
- BLANKET PUBLIC ACCESS EASEMENTS ARE GRANTED OVER TRACTS A, B, C AND D.
- THE TOWN OF ERIE SHALL ACCEPT THE DEDICATION OF TRACT E. THE FLATIRON MEADOWS HOME OWNERS ASSOCIATION (HOA) SHALL RETAIN RESPONSIBILITY FOR MAINTENANCE OF TRACT E FOLLOWING DEDICATION ACCEPTANCE BY THE TOWN.
- 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. 11 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 TRACTS A, B, C, AND D ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY FLATIRON MEADOWS MASTER ASSOCIATION, INC. THE DEDICATION OF TRACT E IS HEREBY ACCEPTED FOR MAINTENANCE BY THE FLATIRON MEADOWS MASTER ASSOCIATION, INC.

FLATIRON MEADOWS MASTER ASSOCIATION, INC.

BY: _____
CHAD MURPHY _____ DATE _____

TITLE: _____
PRESIDENT

STATE OF _____ }
COUNTY OF _____ } SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL _____ (SEAL)

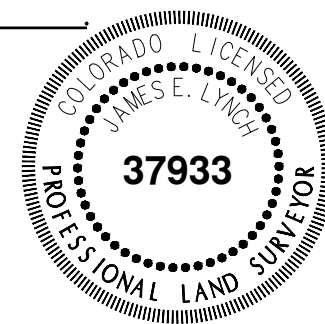
NOTARY PUBLIC _____

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 _____, 20____

JAMES E. LYNCH, PLS # 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122

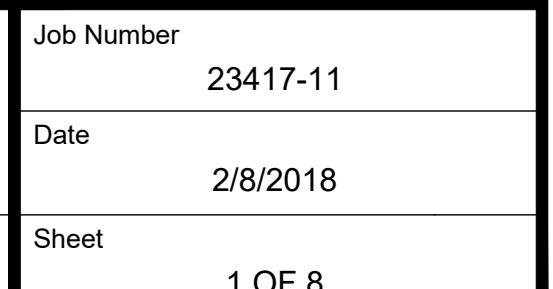


CLERK & RECORDER CERTIFICATE

STATE OF COLORADO }
COUNTY OF BOULDER } SS.

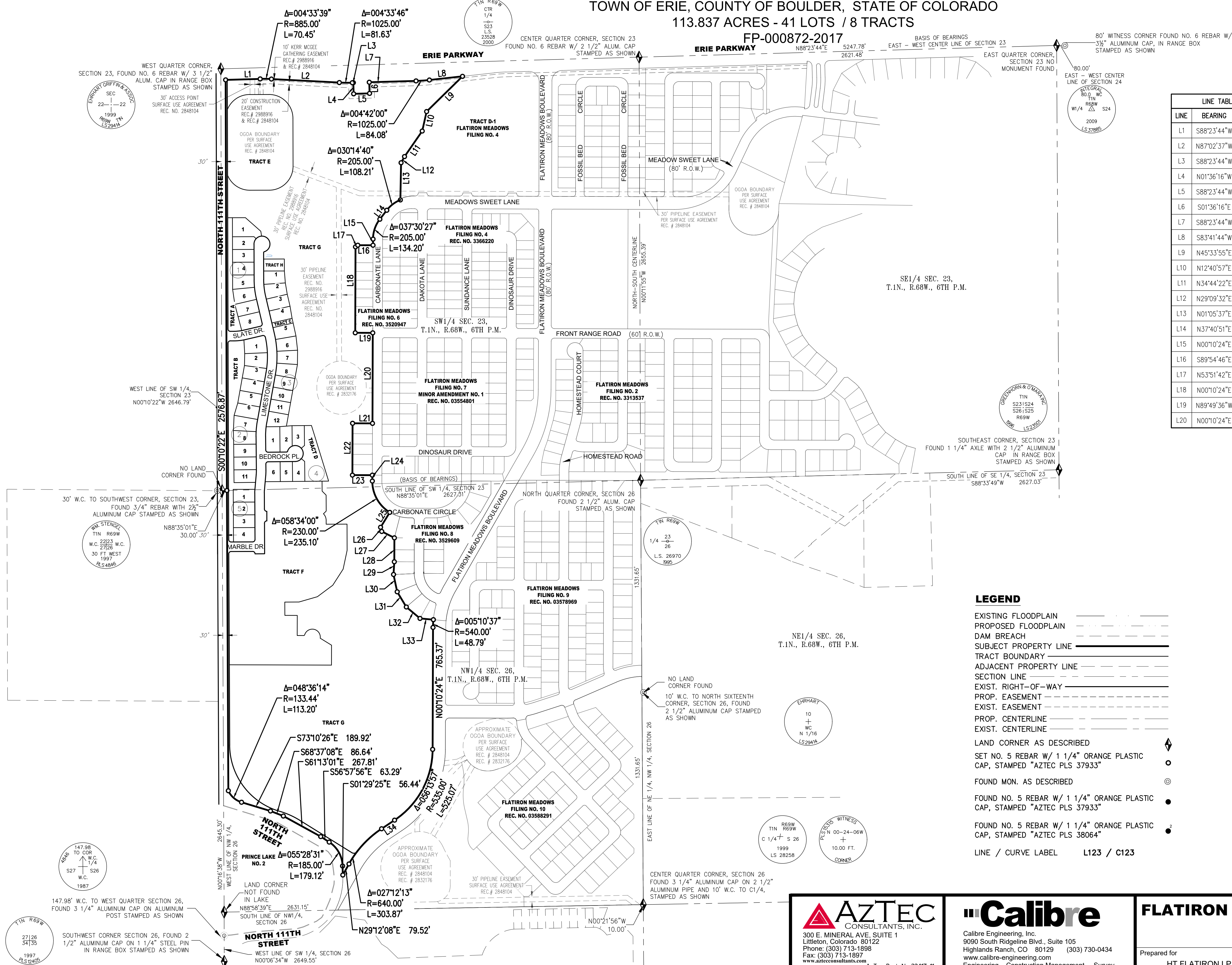
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____

_____ COUNTY CLERK AND RECORDER



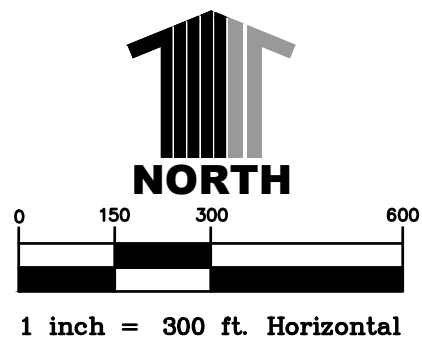
FLATIRON MEADOWS - FILING NO. 11

TRACTS B AND C, FLATIRON MEADOWS SUBDIVISION - MASTER PLAT, TRACT E, FLATIRON MEADOWS FILING NO. 7, AND TRACT D, FLATIRON MEADOWS FILING NO. 8, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER SECTION 23, AND 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
113.837 ACRES - 41 LOTS / 8 TRACTS
FP-000872-2017



LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°23'44"W	216.88'
L2	N87°02'37"W	426.93'
L3	S88°23'44"W	6.31'
L4	N01°36'16"W	69.99'
L5	S88°23'44"W	100.00'
L6	S01°36'16"E	69.99'
L7	S88°23'44"W	293.69'
L8	S83°41'44"W	209.06'
L9	N45°33'55"E	315.59'
L10	N12°40'57"E	125.44'
L11	N34°44'22"E	194.86'
L12	N29°09'32"E	44.43'
L13	N01°05'37"E	233.45'
L14	N37°40'51"E	71.19'
L15	N00°10'24"E	38.53'
L16	S89°54'46"E	95.70'
L17	N53°51'42"E	17.75'
L18	N00°10'24"E	539.35'
L19	N89°49'36"W	110.00'
L20	N00°10'24"E	568.00'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S89°49'36"E	125.00'
L22	N00°10'24"E	325.00'
L23	N89°49'36"W	125.00'
L24	N00°10'24"E	37.00'
L25	N31°36'24"E	110.00'
L26	N15°46'21"W	27.09'
L27	N63°09'06"W	88.94'
L28	N00°10'24"E	150.00'
L29	N03°31'11"E	80.01'
L30	N11°55'03"W	111.15'
L31	N31°00'57"W	111.15'
L32	N50°06'52"W	111.92'
L33	N84°38'59"W	84.37'
L34	N56°24'21"E	97.78'

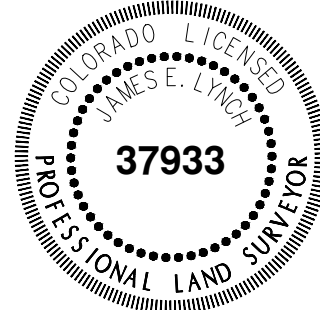
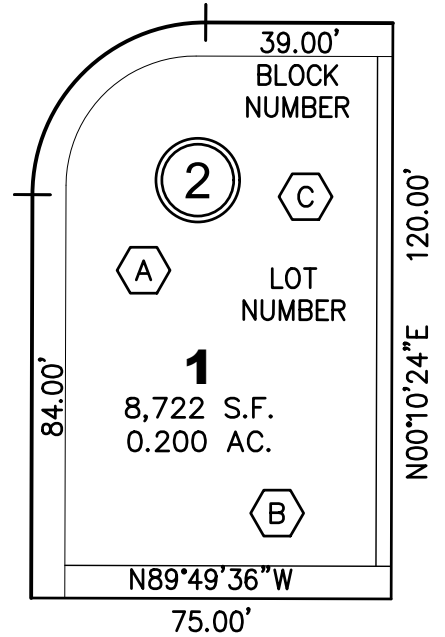


LEGEND

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" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 37933"
FOUND MON. AS DESCRIBED
FOUND NO. 5 REBAR W/ 1 1/4" ORANGE 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

EASEMENT LEGEND AND DETAIL:

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



AZTEC
CONSULTANTS, INC.
300 E. MINERAL AVE, SUITE 1
LITTLETON, COLORADO 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No. 23417-11

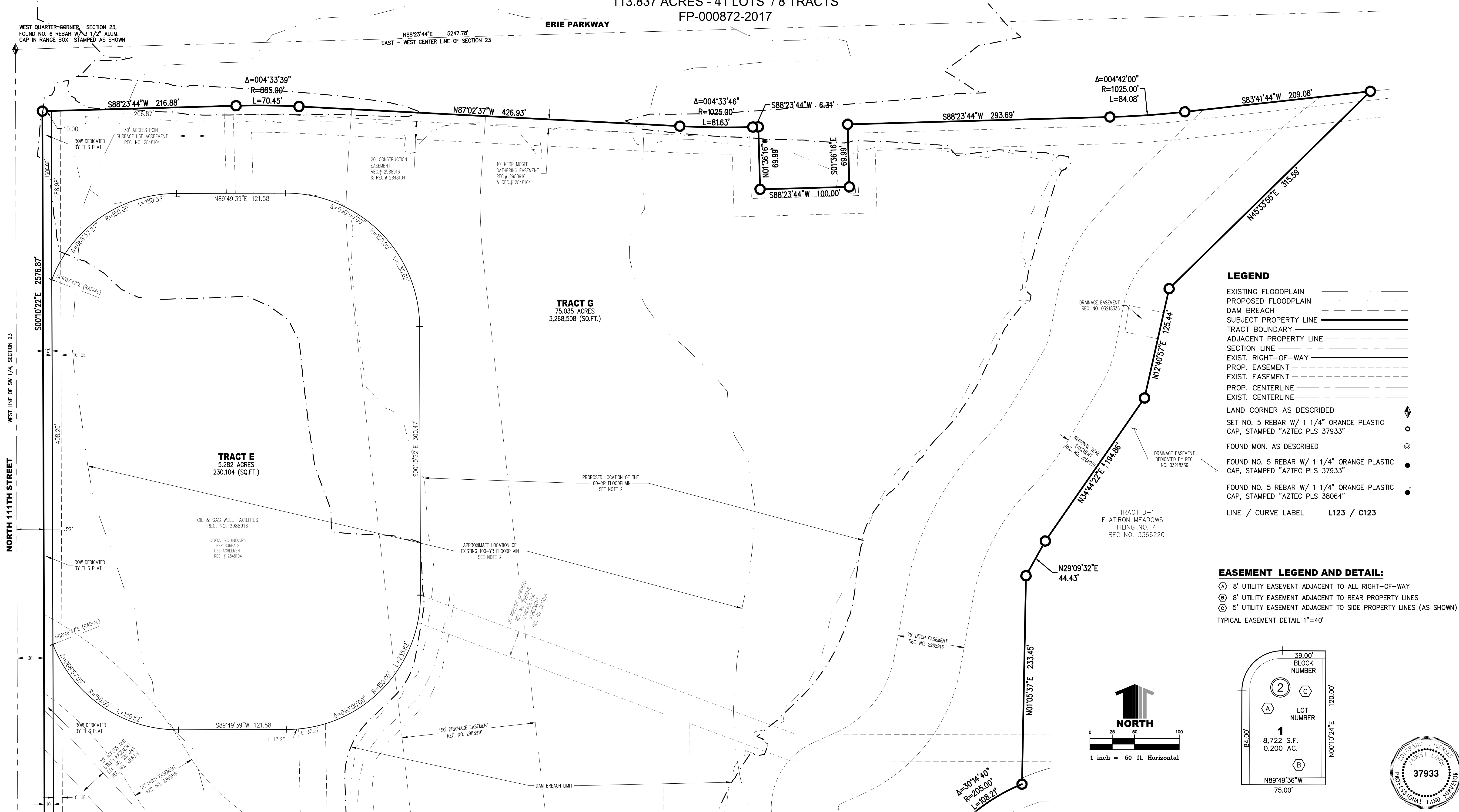
Calibre
Calibre Engineering, Inc.
9090 South Ridgeline Blvd., Suite 105
Highlands Ranch, CO 80129 (303) 730-0434
www.calibre-engineering.com
Engineering Construction Management Survey

FLATIRON MEADOWS - FILING NO. 11
FINAL PLAT
Prepared for
HT FLATIRON LP

Job Number
23417-11
Date
2/8/2018
Sheet
2 OF 8

FLATIRON MEADOWS - FILING NO. 11

TRACTS B AND C, FLATIRON MEADOWS SUBDIVISION - MASTER PLAT, TRACT E, FLATIRON MEADOWS FILING NO. 7, AND TRACT D,
FLATIRON MEADOWS FILING NO. 8, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER SECTION 23, AND 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
113.837 ACRES - 41 LOTS / 8 TRACTS
FP-000872-2017



AZTEC
CONSULTANTS, INC.
300 E. MINERAL AVE, SUITE 1
LITTLETON, COLORADO 80122
PHONE: (303) 713-1898
FAX: (303) 713-1897
WWW.AZTECCONSULTANTS.COM

AzTec Proj. No.23417-11

Calibre
Calibre Engineering, Inc.
9090 South Ridgeline Blvd., Suite 105
Highlands Ranch, CO 80129 (303) 730-0434
WWW.CALIBRE-ENGINEERING.COM
Engineering Construction Management Survey

FLATIRON MEADOWS - FILING NO. 11
FINAL PLAT

Prepared for
HT FLATIRON LP

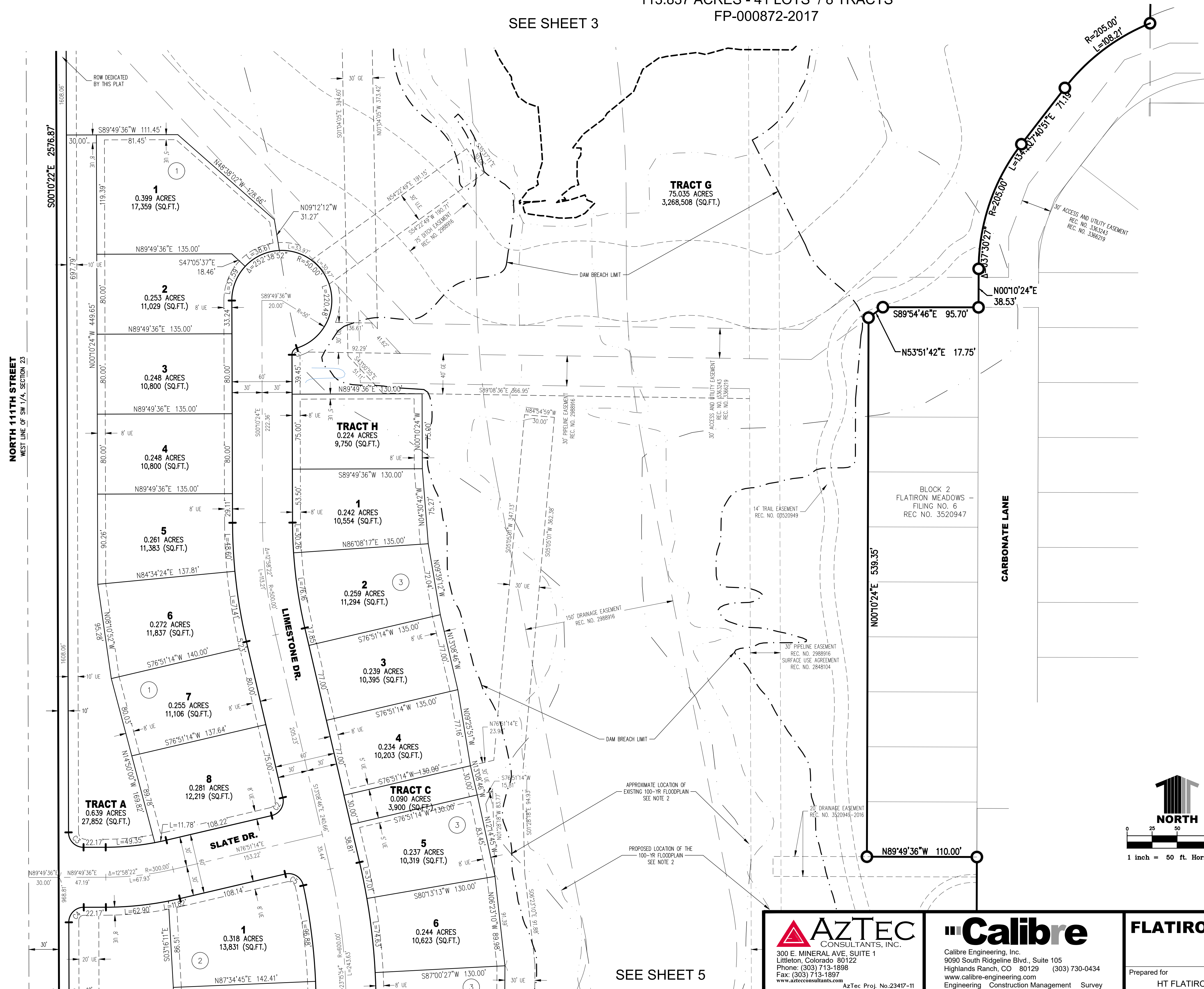
Job Number
23417-11
Date
2/8/2018
Sheet
3 OF 8



FLATIRON MEADOWS - FILING NO. 11

TRACTS B AND C, FLATIRON MEADOWS SUBDIVISION - MASTER PLAT, TRACT E, FLATIRON MEADOWS FILING NO. 7, AND TRACT D,
FLATIRON MEADOWS FILING NO. 8, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER SECTION 23, AND 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
113.837 ACRES - 41 LOTS / 8 TRACTS
FP-000872-2017

SEE SHEET 3



NORTH 111TH STREET
WEST LINE OF SW 1/4 SECTION 23

SEE SHEET 5

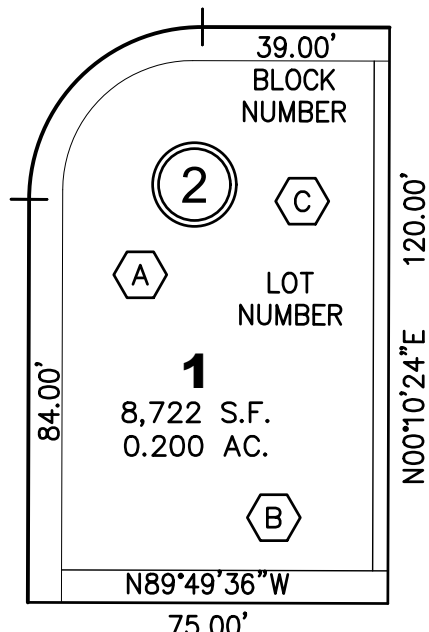
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	72°38'52"	7.00'	8.88'
C2	90°00'00"	15.00'	23.56'
C3	90°00'00"	15.00'	23.56'
C4	90°00'00"	15.00'	23.56'
C5	90°59'13"	15.00'	23.82'
C6	90°00'00"	15.00'	23.56'
C7	72°38'52"	7.00'	8.88'
C8	90°00'00"	15.00'	23.56'
C9	90°00'00"	15.00'	23.56'
C10	90°00'00"	15.00'	23.56'
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	5°29'19"	300.00'	28.74'
C16	5°13'22"	200.00'	18.23'

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" ORANGE PLASTIC
CAP, STAMPED "AZTEC PLS 37933"
FOUND MON. AS DESCRIBED
FOUND NO. 5 REBAR W/ 1 1/4" ORANGE 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

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 (AS SHOWN)
TYPICAL EASEMENT DETAIL 1"=40'



AZTEC
CONSULTANTS, INC.
300 E. MINERAL AVE, SUITE 1
LITTLETON, COLORADO 80122
PHONE: (303) 713-1898
FAX: (303) 713-1897
www.aztecconsultants.com
AZTEC Proj. No. 23417-11

Calibre
Calibre Engineering, Inc.
9090 South Ridgeline Blvd., Suite 105
Highlands Ranch, CO 80129 (303) 730-0434
www.calibre-engineering.com
Engineering Construction Management Survey

FLATIRON MEADOWS - FILING NO. 11
FINAL PLAT
Prepared for
HT FLATIRON LP

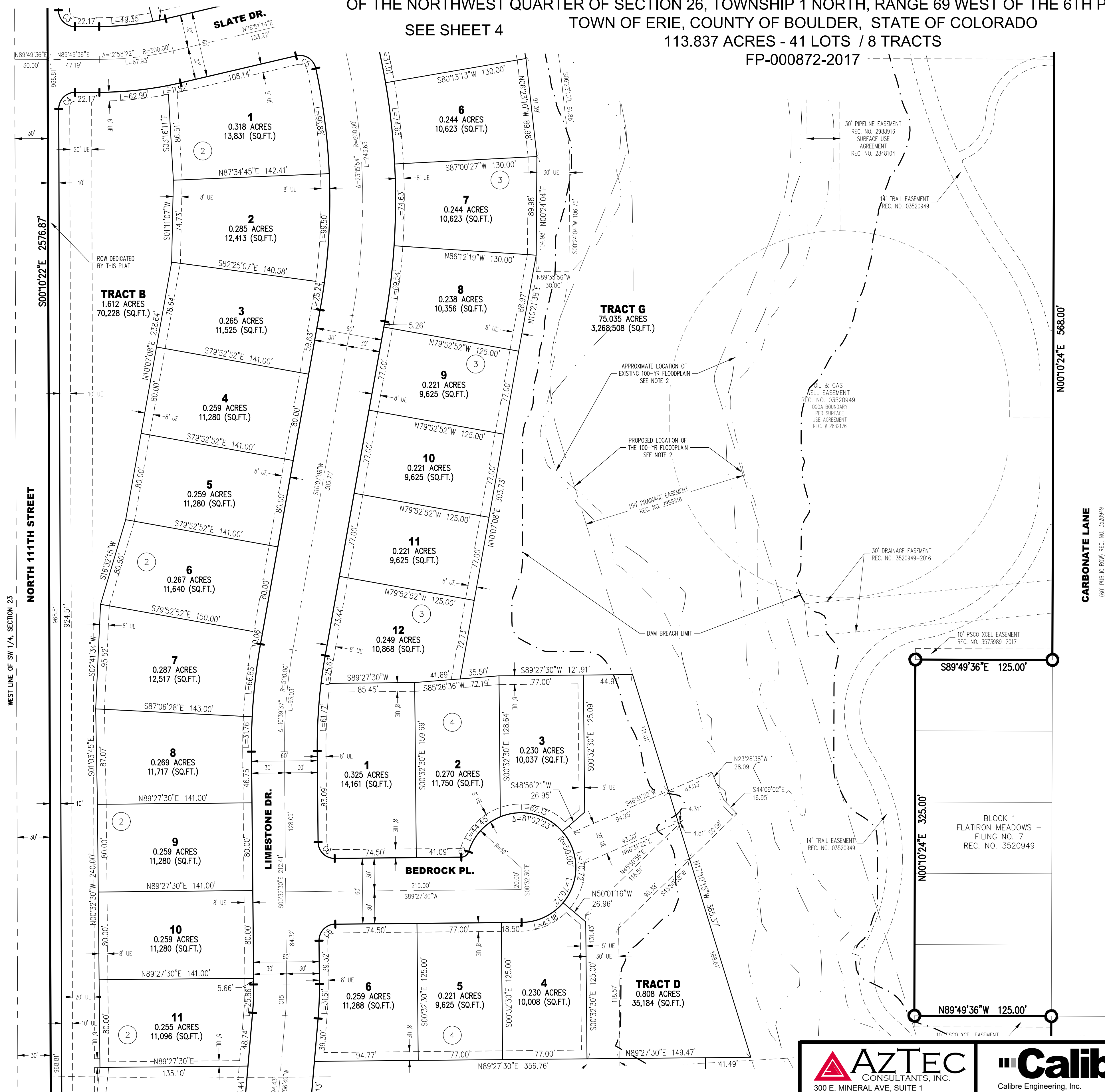
Job Number
23417-11
Date
2/8/2018
Sheet
4 OF 8



FLATIRON MEADOWS - FILING NO. 11

TRACTS B AND C, FLATIRON MEADOWS SUBDIVISION - MASTER PLAT, TRACT E, FLATIRON MEADOWS FILING NO. 7, AND TRACT D,
FLATIRON MEADOWS FILING NO. 8, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER SECTION 23, AND 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
113.837 ACRES - 41 LOTS / 8 TRACTS
FP-000872-2017

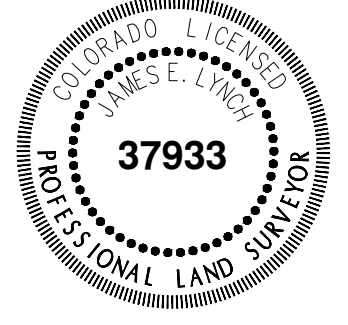
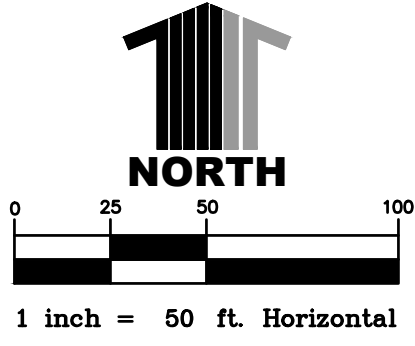
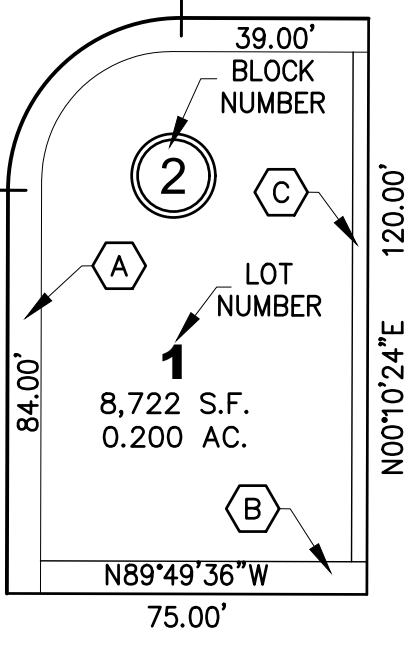
SEE SHEET 4



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	72°38'52"	7.00'	8.88'
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°59'13"	15.00'	23.82'
C6	90°00'00"	15.00'	23.56'
C7	72°38'52"	7.00'	8.88'
C8	90°00'00"	15.00'	23.56'
C9	90°00'00"	15.00'	23.56'
C10	90°00'00"	15.00'	23.56'
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	5°29'19"	300.00'	28.74'
C16	5°13'22"	200.00'	18.23'

- 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" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 37933"
 - FOUND MON. AS DESCRIBED
 - FOUND NO. 5 REBAR W/ 1 1/4" ORANGE 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

- EASEMENT LEGEND AND DETAIL:**
- 8' UTILITY EASEMENT ADJACENT TO ALL RIGHT-OF-WAY
 - 8' UTILITY EASEMENT ADJACENT TO REAR PROPERTY LINES
 - 5' UTILITY EASEMENT ADJACENT TO SIDE PROPERTY LINES (AS SHOWN)
- TYPICAL EASEMENT DETAIL 1"=40'



AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE, SUITE 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

Calibre Engineering, Inc.
9090 South Ridgeline Blvd., Suite 105
Highlands Ranch, CO 80129 (303) 730-0434
www.calibre-engineering.com
Engineering Construction Management Survey

FLATIRON MEADOWS - FILING NO. 11
FINAL PLAT

Prepared for
HT FLATIRON LP

Job Number
23417-11

Date
2/8/2018

Sheet
5 OF 8

TRACTS B AND C, FLATIRON MEADOWS SUBDIVISION - MASTER PLAT, TRACT E, FLATIRON MEADOWS FILING NO. 7, AND TRACT D,
FLATIRON MEADOWS FILING NO. 8, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER SECTION 23, AND 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
SEE SHEET 5
113.837 ACRES - 41 LOTS / 8 TRACTS
FP-000872-2017

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	72°38'52"	7.00'	8.88'
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°59'13"	15.00'	23.82'
C6	90°00'00"	15.00'	23.56'
C7	72°38'52"	7.00'	8.88'
C8	90°00'00"	15.00'	23.56'
C9	90°00'00"	15.00'	23.56'
C10	90°00'00"	15.00'	23.56'
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	5°29'19"	300.00'	28.74'
C16	51°3'22"	200.00'	18.23'

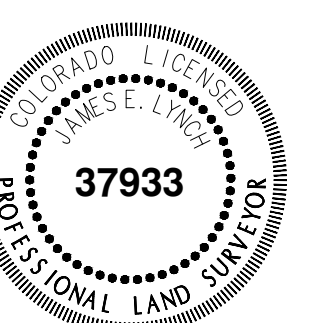
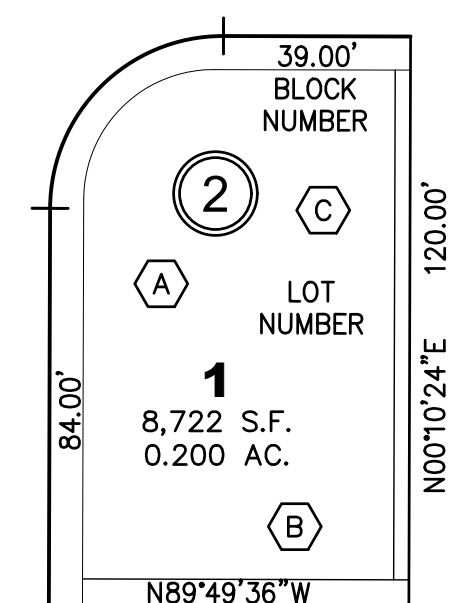
LEGEND

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" ORANGE PLASTIC
 CAP, STAMPED "AZTEC PLS 37933" _____ 
 FOUND MON. AS DESCRIBED _____ 
 FOUND NO. 5 REBAR W/ 1 1/4" ORANGE 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

EASEMENT LEGEND AND DETAIL:

☐ 8' UTILITY EASEMENT ADJACENT TO ALL RIGHT-OF-WAY
☐ 8' UTILITY EASEMENT ADJACENT TO REAR PROPERTY LINES
☒ 5' UTILITY EASEMENT ADJACENT TO SIDE PROPERTY LINES (AS SHOWN)

TYPICAL EASEMENT DETAIL 1"=40'

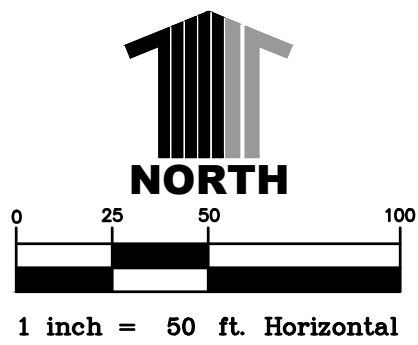
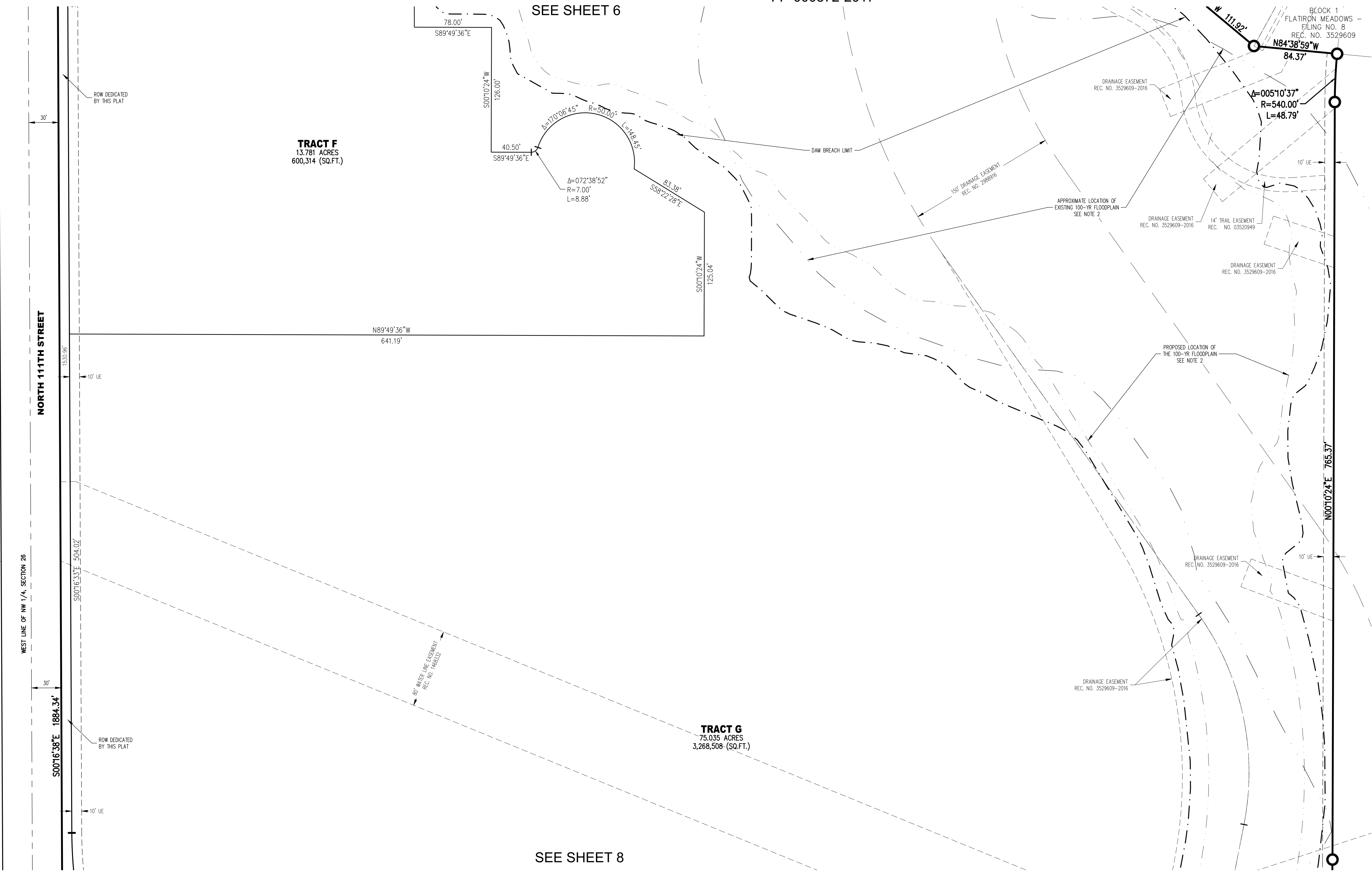


SEE SHEET 7

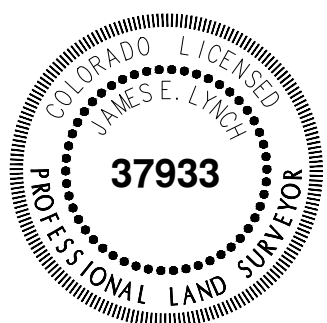
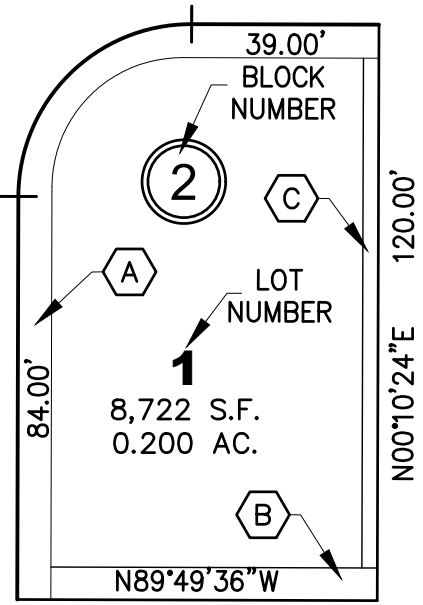
 AZTEC CONSULTANTS, INC. 300 E. MINERAL AVE, SUITE 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	 Calibre Calibre Engineering, Inc. 9090 South Ridgeline Blvd., Suite 105 Highlands Ranch, CO 80129 (303) 730-0434 www.calibre-engineering.com	FLATIRON MEADOWS - FILING NO. 11 FINAL PLAT	Job Number	23417-11
			Date	2/8/2018
			Sheet	6 OF 8

FLATIRON MEADOWS - FILING NO. 11

TRACTS B AND C, FLATIRON MEADOWS SUBDIVISION - MASTER PLAT, TRACT E, FLATIRON MEADOWS FILING NO. 7, AND TRACT D, FLATIRON MEADOWS FILING NO. 8, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER SECTION 23, AND 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
113.837 ACRES - 41 LOTS / 8 TRACTS
FP-000872-2017



- 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" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 37933"
 - FOUND MON. AS DESCRIBED
 - FOUND NO. 5 REBAR W/ 1 1/4" ORANGE 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
- 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 (AS SHOWN)
- TYPICAL EASEMENT DETAIL 1"=40'



FLATIRON MEADOWS - FILING NO. 11

TRACTS B AND C, FLATIRON MEADOWS SUBDIVISION - MASTER PLAT, TRACT E, FLATIRON MEADOWS FILING NO. 7, AND TRACT D,
FLATIRON MEADOWS FILING NO. 8, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER SECTION 23, AND 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
113.837 ACRES - 41 LOTS / 8 TRACTS
FP-000872-2017

SEE SHEET 7

