

COMPASS FILING NO. 3

AN AMENDMENT OF TRACT L-1, COMPASS FILING NO. 2, AND TRACTS H AND K, COMPASS FILING NO. 1
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,
 TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
 45.30 ACRES±- 157 LOTS - 6 TRACTS
 FP-000819-2016 FINAL PLAT

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, COLORADO, DESCRIBED AS FOLLOWS:

TRACT L-1, COMPASS FILING NO. 2 AS RECORDED AT RECEPTION NO. 03557509 AND TRACTS H AND K, COMPASS FILING NO. 1 AS RECORDED AT RECEPTION NO. 03427560 IN THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 25 AND CONSIDERING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25 TO BEAR SOUTH 89°42'40" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 89°42'40" EAST ALONG SAID NORTH LINE A DISTANCE OF 2,631.53 FEET TO A POINT ON THE BOUNDARY OF SAID TRACT K;

THENCE ALONG THE BOUNDARY OF SAID TRACT K THE FOLLOWING NINE (9) COURSES:

- 1) SOUTH 00°21'26" WEST A DISTANCE OF 65.03 FEET TO A POINT OF CURVATURE;
- 2) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°04'06", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.30 FEET AND A CHORD THAT BEARS NORTH 44°40'37" WEST A DISTANCE OF 35.38 FEET;
- 3) NORTH 89°42'40" WEST A DISTANCE OF 66.80 FEET TO A POINT OF CURVATURE;
- 4) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°41'08", A RADIUS OF 435.00 FEET, AN ARC LENGTH OF 126.68 FEET AND A CHORD THAT BEARS SOUTH 81°56'46" WEST A DISTANCE OF 126.23 FEET TO A POINT OF REVERSE CURVATURE;
- 5) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16°41'08", A RADIUS OF 515.00 FEET, AN ARC LENGTH OF 149.98 FEET AND A CHORD THAT BEARS SOUTH 81°56'46" WEST A DISTANCE OF 149.45 FEET;
- 6) NORTH 89°42'40" WEST A DISTANCE OF 749.48 FEET TO A POINT OF CURVATURE;
- 7) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 89°55'54", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.54 FEET AND A CHORD THAT BEARS SOUTH 45°19'23" WEST A DISTANCE OF 21.20 FEET;
- 8) SOUTH 00°21'26" WEST A DISTANCE OF 580.93 FEET TO A POINT OF CURVATURE;
- 9) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°22'54", A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 202.60 FEET AND A CHORD THAT BEARS SOUTH 12°50'01" EAST A DISTANCE OF 200.81 FEET TO A POINT ON THE BOUNDARY OF SAID TRACT L-1;

THENCE ALONG THE BOUNDARY OF SAID TRACT L-1 THE FOLLOWING FOUR (4) COURSES:

- 1) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06°30'02", A RADIUS OF 510.00 FEET, AN ARC LENGTH OF 57.86 FEET AND A CHORD THAT BEARS SOUTH 29°16'29" WEST A DISTANCE OF 57.83 FEET;
- 2) SOUTH 32°31'30" EAST A DISTANCE OF 27.11 FEET TO A POINT OF CURVATURE;
- 3) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 103°02'42", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 26.98 FEET AND A CHORD THAT BEARS SOUTH 18°59'51" WEST A DISTANCE OF 23.49 FEET;
- 4) SOUTH 37°29'50" EAST A DISTANCE OF 62.14 FEET TO A POINT OF CURVATURE AND A POINT ON THE BOUNDARY OF SAID TRACT H;

THENCE ALONG THE BOUNDARY OF SAID TRACT H THE FOLLOWING ELEVEN (11) COURSES:

- 1) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 82°20'07", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.56 FEET AND A CHORD THAT BEARS SOUTH 73°41'33" EAST A DISTANCE OF 19.75 FEET;
- 2) SOUTH 32°31'30" EAST A DISTANCE OF 37.75 FEET TO A POINT OF CURVATURE;
- 3) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 51°51'34", A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 244.86 FEET AND A CHORD THAT BEARS SOUTH 16°35'43" EAST A DISTANCE OF 241.52 FEET TO A POINT OF CURVATURE;
- 4) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 101°46'05", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 26.64 FEET AND A CHORD THAT BEARS SOUTH 50°13'07" WEST A DISTANCE OF 23.28 FEET TO A POINT OF CURVATURE;
- 5) ALONG A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00°00'00", A RADIUS OF 2279364.73 FEET, AN ARC LENGTH OF 4.36 FEET AND A CHORD THAT BEARS NORTH 78°53'50" WEST A DISTANCE OF 4.36 FEET TO A POINT OF CURVATURE;
- 6) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°44'43", A RADIUS OF 1035.01 FEET, AN ARC LENGTH OF 194.11 FEET AND A CHORD THAT BEARS NORTH 84°16'12" WEST A DISTANCE OF 193.82 FEET;
- 7) NORTH 89°38'34" WEST A DISTANCE OF 558.27 FEET TO A POINT OF CURVATURE;
- 8) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 52°01'00", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.09 FEET AND A CHORD THAT BEARS NORTH 43°38'04" WEST A DISTANCE OF 21.58 FEET;
- 9) NORTH 02°22'28" EAST A DISTANCE OF 91.08 FEET TO A POINT OF CURVATURE;
- 10) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°01'00", A RADIUS OF 280.00 FEET, AN ARC LENGTH OF 9.85 FEET AND A CHORD THAT BEARS NORTH 01°21'56" EAST A DISTANCE OF 9.85 FEET;
- 11) NORTH 00°21'26" EAST A DISTANCE OF 13.26 FEET TO A POINT ON THE BOUNDARY OF SAID TRACT L-1;

THENCE ALONG THE BOUNDARY OF SAID TRACT L-1 THE FOLLOWING FOUR (4) COURSES:

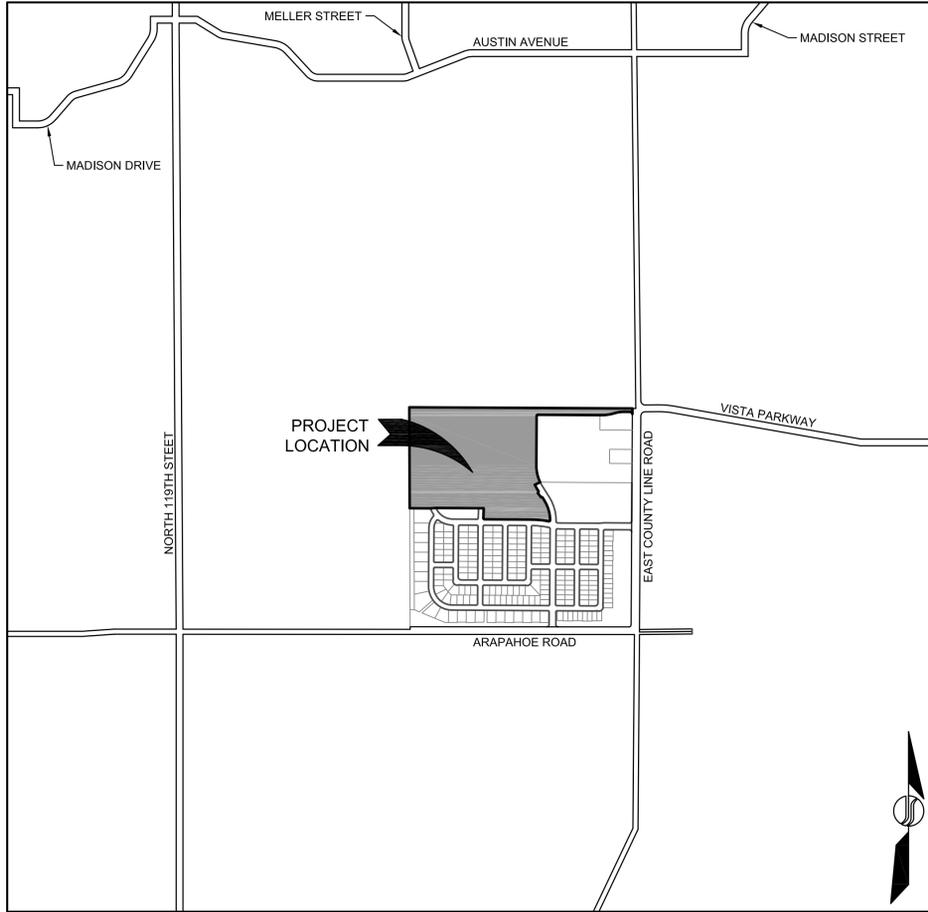
- 1) NORTH 89°38'34" WEST A DISTANCE OF 563.42 FEET;
- 2) SOUTH 85°30'26" WEST A DISTANCE OF 64.51 FEET;
- 3) NORTH 89°38'34" WEST A DISTANCE OF 244.70 FEET;
- 10) NORTH 00°13'49" WEST A DISTANCE OF 1,185.15 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 1,973,270 SQUARE FEET OR 45.30 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 **COMPASS FILING NO. 3**. THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.

NOTES

1. **NOTICE:** 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.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. BASED UPON A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 0801810018E, MAP REVISED DECEMBER 2, 2004, THE SUBJECT PROPERTY IS NOT WITHIN THE THE 100-YEAR FLOOD PLAIN LIMITS.
4. BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS SOUTH 89°42'40" EAST ACCORDING TO COMPASS FILING NO. 1 AND IS MONUMENTED AS SHOWN HEREON.
5. LAND TITLE GUARANTEE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY POLICY NO. PIB70553231.2426726, DATED AUGUST 15, 2017 AT 5:00 P.M. WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS PLAT. NO LIABILITY IS ACCEPTED BY JANSEN STRAWN CONSULTING ENGINEERS, INC. FOR THE ACCURACY OF INFORMATION CONTAINED IN SAID COMMITMENT.
6. LOT AND BLOCK MONUMENTATION SHALL BE IN ACCORDANCE WITH THE COLORADO REVISED STATUTES (CRS 38-51-105).
7. DUE TO THE PROXIMITY OF THE PROPERTY TO THE ERIE MUNICIPAL AIRPORT, THERE WILL BE AIRCRAFT PASSING OVER THE PROPERTY. AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACTS ON THE PROPERTY. AIRCRAFT MAY CROSS PROPERTY AT LOW ALTITUDE IN ACCORDANCE WITH FAA REGULATIONS. THE FREQUENCY OF AIRCRAFT PASSING OVER THE PROPERTY MAY INCREASE IN THE FUTURE. THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS SPECIFICALLY ACKNOWLEDGE THE RIGHT OF PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE TOWN OF ERIE FOR AIRCRAFT OPERATIONS.
8. THE PROPERTY IN THIS SUBDIVISION PLAT IS SUBJECT TO THE GRANT OF PERMANENT AVIGATION EASEMENT RECORDED JANUARY 09, 2008 AT RECEPTION NO. 2907035 OF THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER.
9. MAINTENANCE DEFINITION: MAINTENANCE IS THE PROCESS OF PRESERVING CAPITOL 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.
10. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS.
11. A BLANKET PUBLIC ACCESS EASEMENT IS GRANTED OVER TRACTS A, B, C, D, E, AND F.
12. A BLANKET DRAINAGE EASEMENT IS GRANTED OVER TRACT A.
13. THE 75 FOOT SETBACK IS ESTABLISHED TO PROVIDE A BUFFER AROUND A PLUGGED AND ABANDONED WELL BORE LIMITING ABOVE GROUND IMPROVEMENTS WITHIN THE BUFFER AREA TO UNDERGROUND UTILITIES, ROADS, SIDEWALKS, TRAILS, AND PARKING. THE BUFFER AREA MAY BE LANDSCAPED WITH GRASSES OR OTHER SHALLOW-ROOT LANDSCAPING AND IRRIGATED BY SPRINKLERS.



VICINITY MAP
1"=1000'

TRACT SUMMARY CHART					
TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE
A	132,065	3.03	OPEN SPACE / DRAINAGE / LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
B	13,982	0.32	OPEN SPACE / POCKET PARK	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
C	10,294	0.24	OPEN SPACE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
D	17,710	0.41	OPEN SPACE / ABANDONED WELL	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
E	11,502	0.26	OPEN SPACE / LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
F	112,106	2.57	OPEN SPACE / LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TOTAL	297,659	6.83			

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL LOTS	26.28 ACRES	58.01%
TRACTS A-F	6.83 ACRES	15.08%
PUBLIC RIGHT-OF-WAY	12.19 ACRES	26.91%
TOTAL	45.30 ACRES	100%

TITLE VERIFICATION CERTIFICATE

WE, LAND TITLE GUARANTEE 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: THOSE ITEMS SHOWN IN TITLE POLICY NO. PIB70553231.2426726, EFFECTIVE AUGUST 15, 2017.

LAND TITLE GUARANTEE COMPANY

BY: _____ DATE: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)
) SS.
 COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__.

BY _____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYING CERTIFICATE

I, THOMAS D. STAAB, A LICENSED 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 MARCH 11, 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.

SIGNED ON THIS ____ DAY OF _____, 20__.

 THOMAS D. STAAB, P.L.S. NO. 25965
 FOR AND ON BEHALF OF JANSEN STRAWN CONSULTING ENGINEERS, INC.
 A WARE MALCOMB COMPANY

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL

THIS PLAT IS TO BE KNOWN AS **COMPASS FILING NO. 3** IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO, HELD ON THE ____ DAY OF _____, A.D., 20__.

 MAYOR

ATTEST: _____
 TOWN CLERK

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

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS.
 COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY ON THIS ____ DAY OF _____, 20__ A.D. AND WAS RECORDED AT RECEPTION NO. _____.

 BOULDER COUNTY CLERK AND RECORDER

DEVELOPER

CALATLANTIC OF COLORADO, INC.
 A DELAWARE CORPORATION
 6161 SOUTH SYRACUSE WAY, STE 200
 GREENWOOD VILLAGE, CO 80111
 303-486-5053

ENGINEER / SURVEYOR



JANSEN STRAWN
 CONSULTING ENGINEERS
 A WARE MALCOMB Company
 990 SOUTH BROADWAY
 SUITE 230
 DENVER, CO 80209
 P.303.561.3333
 F.303.561.3339

Scale: N/A			
Date: SEPTEMBER 22, 2016			
Job No.: 16080			
Sheet 1 of 8			
3	TOWN COMMENTS	08/19/17	IH
2	TOWN COMMENTS	06/20/17	IH
1	TOWN COMMENTS	02/20/17	IH
No.	Revisions	Date	By
Designed By: IH		Checked By: TS	

COMPASS FILING NO. 3

AN AMENDMENT OF TRACT L-1, COMPASS FILING NO. 2, AND TRACTS H AND K, COMPASS FILING NO. 1
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,
 TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
 45.30 ACRES±- 157 LOTS - 6 TRACTS
 FP-000819-2016 FINAL PLAT

OWNERS SIGNATURES

STANDARD PACIFIC OF COLORADO, INC., A DELAWARE CORPORATION

BY: _____ DATE: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)
) SS.
 COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNERS SIGNATURES

CC ERIE FARMS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)
) SS.
 COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNERS SIGNATURES

KC ERIE FARMS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)
) SS.
 COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNERS SIGNATURES

SC ERIE FARMS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)
) SS.
 COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNERS SIGNATURES

CR ERIE FARMS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)
) SS.
 COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACCEPTANCE CERTIFICATE

THE DEDICATION OF ALL TRACTS A, B, C, D, E, AND F, ARE HEREBY
 ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE COMPASS
 HOMEOWNERS ASSOCIATION INC.

HOMEOWNERS ASSOCIATION INC.

BY: _____ DATE: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)
) SS.
 COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DEVELOPER

CALATLANTIC OF COLORADO, INC.
 A DELAWARE CORPORATION
 6161 SOUTH SYRACUSE WAY, STE 200
 GREENWOOD VILLAGE, CO 80111
 303-486-5053

ENGINEER / SURVEYOR



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 CONSULTING ENGINEERS
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 Sheet 2 of 8

No.	Revisions	Date	By
3	TOWN COMMENTS	08/19/17	IH
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COMPASS FILING NO. 3

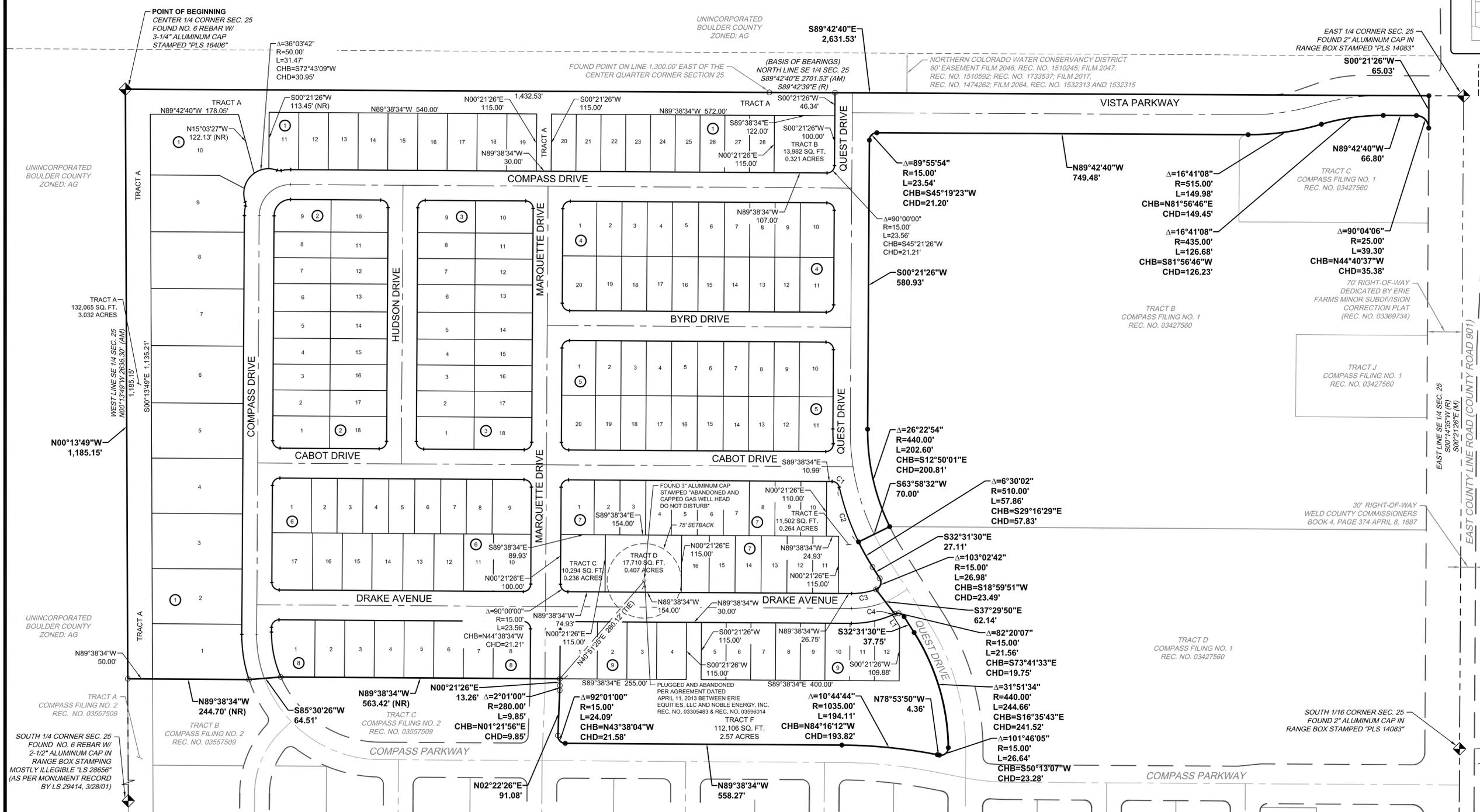
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KEY MAP
N.T.S.

LEGEND

- SITE BOUNDARY LINE
- - - RIGHT-OF-WAY LINE
- TRACT AND LOT LINE
- - - SECTION LINE
- - - EXISTING RIGHT-OF-WAY LINE
- SET 18" NO. 5 REBAR W/ 1 1/2" YELLOW PLASTIC CAP PLS. NO. 25965
- FOUND 18" NO. 5 REBAR W/ 1 1/2" YELLOW PLASTIC CAP PLS. NO. 25965
- ◆ SECTION CORNER AS NOTED
- SQ. FT. SQUARE FEET
- ROW RIGHT-OF-WAY
- REC. NO. RECEPTION NUMBER
- CHB CHORD BEARING
- CHD CHORD DISTANCE
- (NR) NON-RADIAL LINE
- U.E. UTILITY EASEMENT
- ① BLOCK NUMBER



CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	76°43'46"	15.00'	20.09'	S51°16'41"E	18.62'
C2	19°36'42"	510.00'	174.57'	S22°43'09"E	173.72'
C3	19°50'14"	145.00'	50.20'	S80°26'19"W	49.95'
C4	1°24'56"	205.00'	5.06'	N65°50'51"E	5.06'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N32°31'33"W	26.86

ENGINEER / SURVEYOR

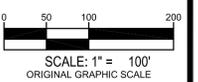
JANSEN STRAWN
 CONSULTING ENGINEERS
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990 SOUTH BROADWAY
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Designed By: IH Checked By: TS



Scale: 1" = 100'
 ORIGINAL GRAPHIC SCALE

Sheet 3 of 8

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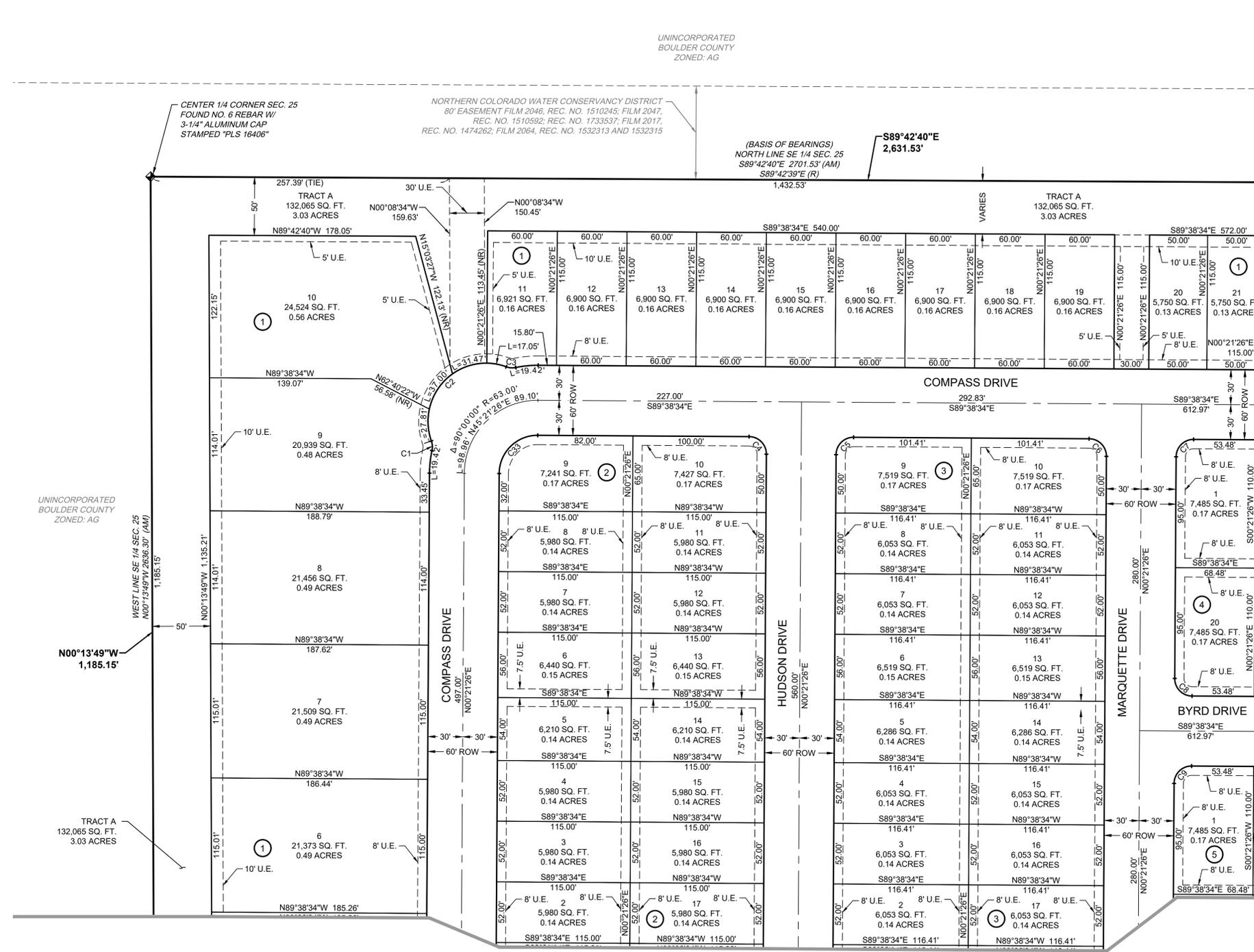
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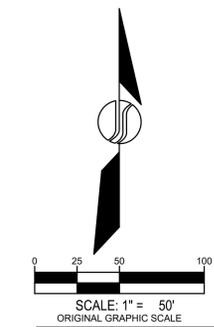
KEY MAP
N.T.S.

LEGEND

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- RIGHT-OF-WAY LINE
- TRACT AND LOT LINE
- - - SECTION LINE
- - - EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY LINE
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- SQ. FT. SQUARE FEET
- ROW RIGHT-OF-WAY
- REC. NO. RECEPTION NUMBER
- CHB CHORD BEARING
- CHD CHORD DISTANCE
- (NR) NON-RADIAL LINE
- U.E. UTILITY EASEMENT
- ① BLOCK NUMBER



CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	31°53'48"	15.00'	8.35'	S03°37'37"E	8.24'
C2	129°51'53"	50.00'	113.33'	S45°21'26"W	90.58'
C3	31°53'48"	15.00'	8.35'	N85°39'31"W	8.24'
C4	90°00'00"	15.00'	23.56'	S44°38'34"E	21.21'
C5	90°00'00"	15.00'	23.56'	S45°21'26"W	21.21'
C6	90°00'00"	15.00'	23.56'	N44°38'34"W	21.21'
C7	90°00'00"	15.00'	23.56'	S45°21'26"W	21.21'
C8	90°00'00"	15.00'	23.56'	S44°38'34"E	21.21'
C9	90°00'00"	15.00'	23.56'	S45°21'26"W	21.21'
C33	90°00'00"	33.00'	51.84'	N45°21'27"E	46.67'



SCALE: 1" = 50'
 ORIGINAL GRAPHIC SCALE
 Date: SEPTEMBER 22, 2016
 Job No.: 16080
 Sheet 4 of 8

ENGINEER / SURVEYOR

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No.	Revisions	Date	By
3	TOWN COMMENTS	08/22/17	IH
2	TOWN COMMENTS	05/19/17	IH
1	TOWN COMMENTS	02/20/17	IH

Designed By: IH Checked By: TS

COMPASS FILING NO. 3

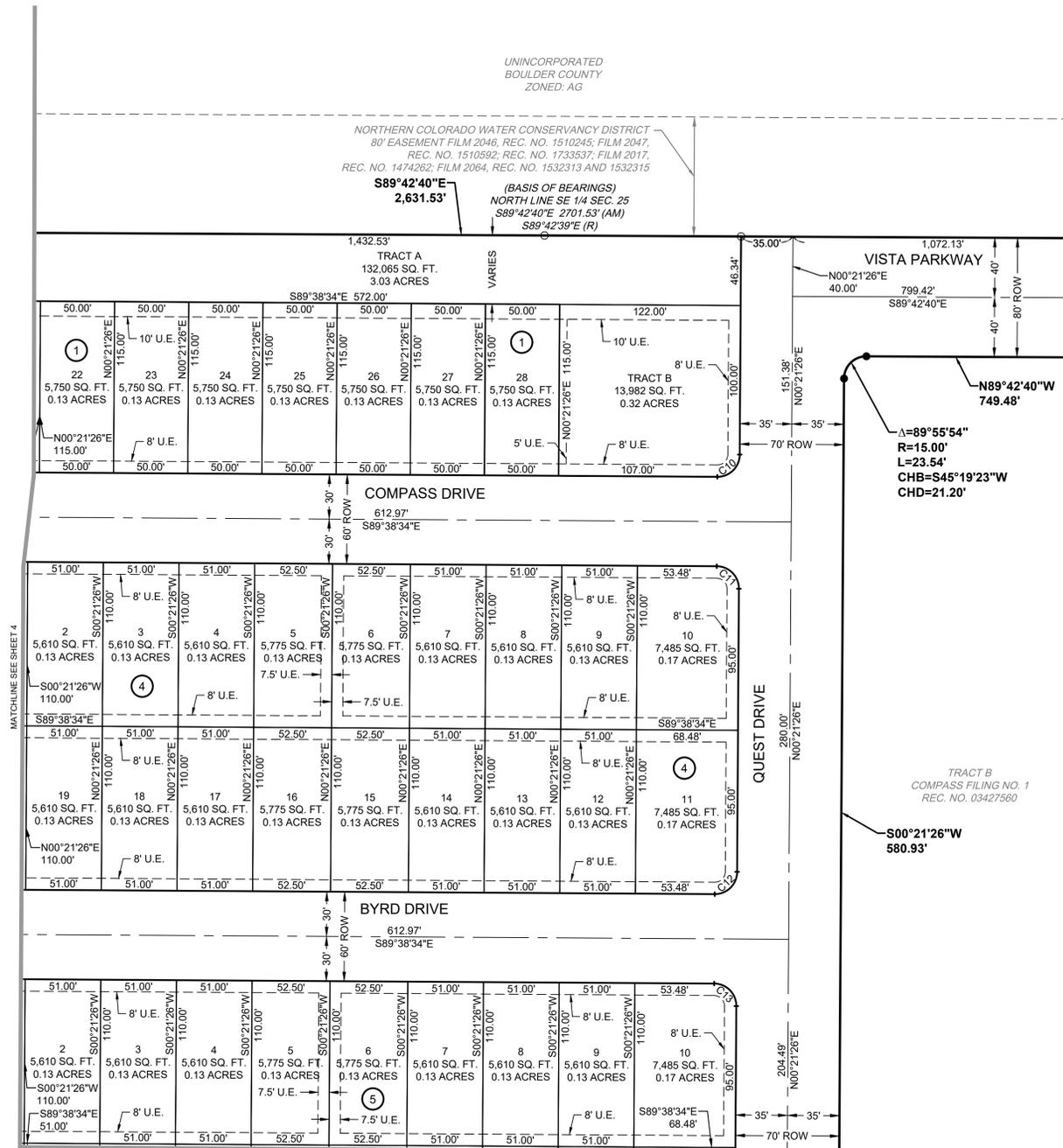
AN AMENDMENT OF TRACT L-1, COMPASS FILING NO. 2, AND TRACTS H AND K, COMPASS FILING NO. 1
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,
 TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
 45.30 ACRES±- 157 LOTS - 6 TRACTS
 FP-000819-2016 FINAL PLAT



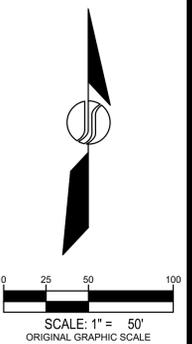
KEY MAP
N.T.S.

LEGEND

- SITE BOUNDARY LINE
- RIGHT-OF-WAY LINE
- TRACT AND LOT LINE
- - - SECTION LINE
- - - EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY LINE
- SET 18" NO. 5 REBAR W/ 1 1/2" YELLOW PLASTIC CAP PLS. NO. 25965
- FOUND 18" NO. 5 REBAR W/ 1 1/2" YELLOW PLASTIC CAP PLS. NO. 25965
- ◆ SECTION CORNER AS NOTED
- SQ. FT. SQUARE FEET
- ROW RIGHT-OF-WAY
- REC. NO. RECEPTION NUMBER
- CHB CHORD BEARING
- CHD CHORD DISTANCE
- (NR) NON-RADIAL LINE
- U.E. UTILITY EASEMENT
- ① BLOCK NUMBER



CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C10	90°00'00"	15.00'	23.56'	S45°21'26"W	21.21'
C11	90°00'00"	15.00'	23.56'	N44°38'34"W	21.21'
C12	90°00'00"	15.00'	23.56'	N45°21'26"E	21.21'
C13	90°00'00"	15.00'	23.56'	N44°38'34"W	21.21'



Scale: 1"=50'
 Date: SEPTEMBER 22, 2016
 Job No.: 16080
 Sheet 5 of 8

ENGINEER / SURVEYOR



No.	Revisions	Date	By
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Designed By: IH Checked By: TS

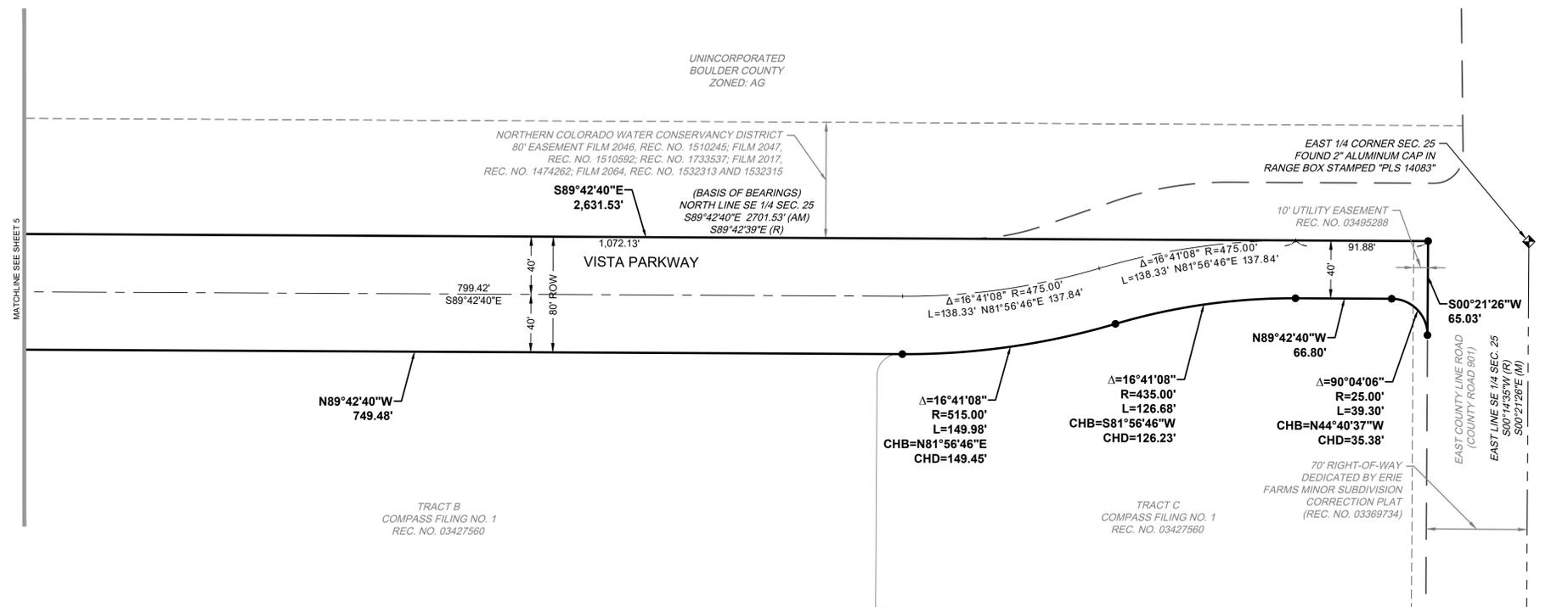
COMPASS FILING NO. 3

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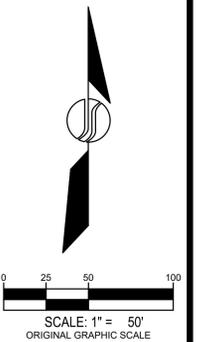


LEGEND

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CURVE TABLE					
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C12	90°00'00"	15.00'	23.56'	N45°21'26"E	21.21'
C13	90°00'00"	15.00'	23.56'	N44°38'34"W	21.21'



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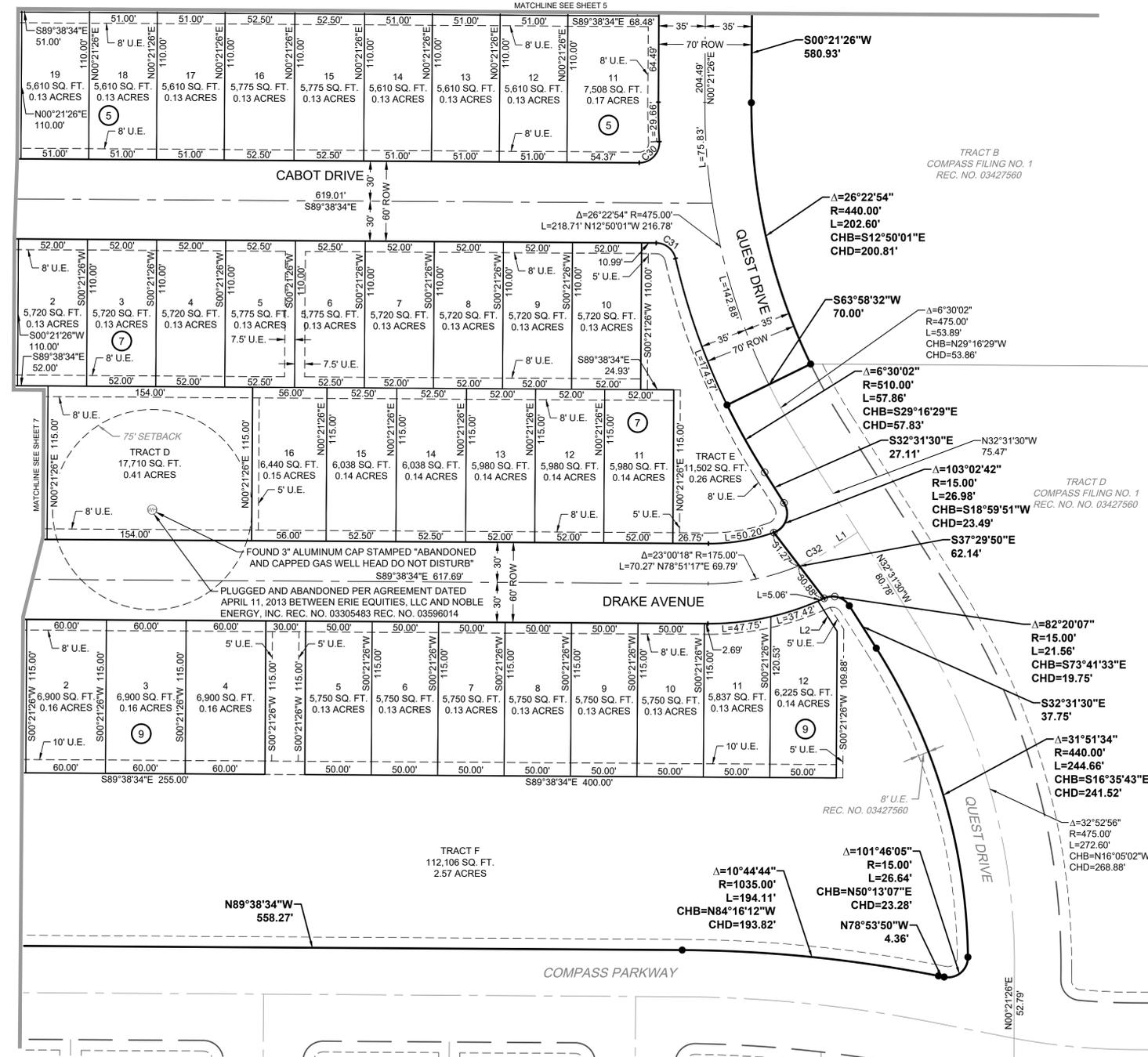
No.	Revisions	Date	By
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Designed By: IH Checked By: TS

Sheet **6** of **8**

COMPASS FILING NO. 3

AN AMENDMENT OF TRACT L-1, COMPASS FILING NO. 2, AND TRACTS H AND K, COMPASS FILING NO. 1
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,
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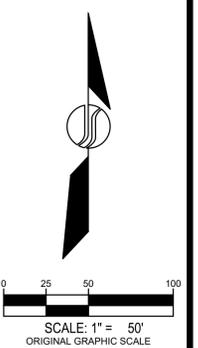
KEY MAP
N.T.S.

LEGEND

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- ① BLOCK NUMBER

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C30	93°19'55"	15.00'	24.43'	N43°41'29"E	21.82'
C31	76°43'46"	15.00'	20.09'	S51°16'41"E	18.62'
C32	9°52'38"	175.00'	30.17'	N62°24'49"E	30.13'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N57°28'30"E	20.66
L2	S32°31'33"E	26.86



Scale: 1"=50'
 Date: SEPTEMBER 22, 2016
 Job No.: 16080
 Sheet 8 of 8

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