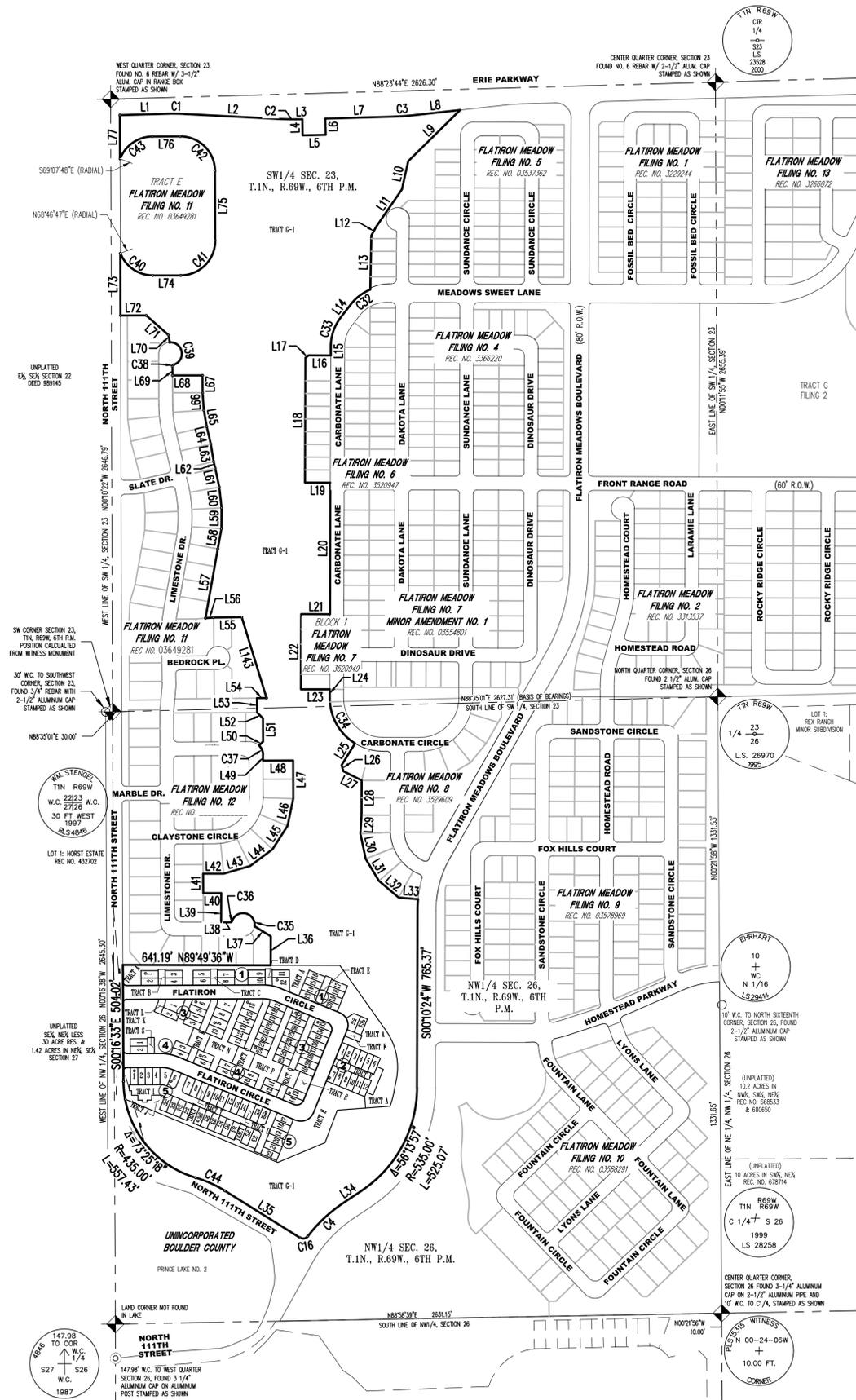


FLATIRON MEADOWS - FILING NO. 13

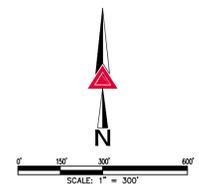
TRACT G, FLATIRON MEADOWS - FILING NO. 11, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER SECTION 23, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 26,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
75.035 ACRES - 122 LOTS / 22 TRACTS
FP-000950-2017



LINE	BEARING	LENGTH												
L1	S88°23'44"W	206.67	L15	N00°10'24"E	38.53	L29	N03°31'11"E	80.01	L43	S73°55'13"W	120.21	L57	N10°07'08"E	303.73
L2	N87°02'37"W	426.93	L16	S89°54'46"E	95.70	L30	N11°55'03"W	111.15	L44	S53°18'37"W	120.21	L58	N10°21'38"E	88.97
L3	S88°23'44"W	6.31	L17	N53°51'42"E	17.75	L31	N31°00'57"W	111.15	L45	S32°42'01"W	120.21	L59	N00°24'04"E	89.98
L4	N01°36'16"W	69.99	L18	N00°10'24"E	539.35	L32	N50°06'52"W	111.92	L46	S12°05'24"W	120.21	L60	N06°23'10"W	89.98
L5	S88°23'44"W	100.00	L19	N89°49'36"W	110.00	L33	N84°38'59"W	84.37	L47	S00°12'01"E	164.94	L61	N12°14'45"W	83.45
L6	S01°36'16"E	69.99	L20	N00°10'24"E	568.00	L34	N56°24'21"E	97.78	L48	N89°43'27"E	131.00	L62	N13°08'46"W	30.00
L7	S88°23'44"W	293.69	L21	S89°49'36"E	125.00	L35	S58°08'51"E	384.06	L49	S00°16'33"E	24.66	L63	N09°25'51"W	77.16
L8	S83°41'44"W	209.06	L22	N00°10'24"E	325.00	L36	S00°10'24"W	125.04	L50	S45°04'12"W	24.52	L64	N13°08'46"W	77.00
L9	N45°33'55"E	315.59	L23	N89°49'36"W	125.00	L37	S58°22'28"E	83.38	L51	S00°16'33"E	100.00	L65	N09°39'12"W	72.04
L10	N12°40'57"E	125.44	L24	N00°10'24"E	37.00	L38	S89°49'36"E	40.50	L52	S45°16'33"E	35.36	L66	N04°30'42"W	75.27
L11	N01°05'37"E	233.45	L25	N31°36'24"E	110.00	L39	S00°10'24"W	126.00	L53	S00°32'30"E	62.52			
L12	N29°09'32"E	44.43	L26	N15°46'21"W	27.09	L40	S89°49'36"E	78.01						
L13	N17°40'51"E	71.19												

CURVE	DELTA	RADIUS	LENGTH
C1	43°3'39"	885.00'	70.45'
C2	43°3'46"	1025.00'	81.63'
C3	44°2'00"	1025.00'	84.08'
C4	18°36'38"	640.00'	211.60'
C16	84°23'27"	25.00'	36.82'
C32	307°4'40"	205.00'	108.21'
C33	37°30'27"	205.00'	134.20'
C34	58°34'00"	230.00'	235.10'
C35	170°06'45"	50.00'	148.45'

CURVE	DELTA	RADIUS	LENGTH
C36	72°38'52"	7.00'	8.88'
C37	44°39'15"	58.00'	45.20'
C38	72°38'52"	7.00'	8.88'
C39	165°19'39"	50.00'	144.28'
C40	68°57'09"	150.00'	180.52'
C41	90°00'00"	150.00'	235.62'
C42	90°00'00"	150.00'	235.62'
C43	68°57'27"	150.00'	180.53'
C44	153°31'01"	515.00'	139.77'



- LEGEND**
- APPROXIMATE PROJECTED 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
 - SECTION 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"
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 - UTILITY EASEMENT



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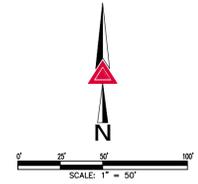
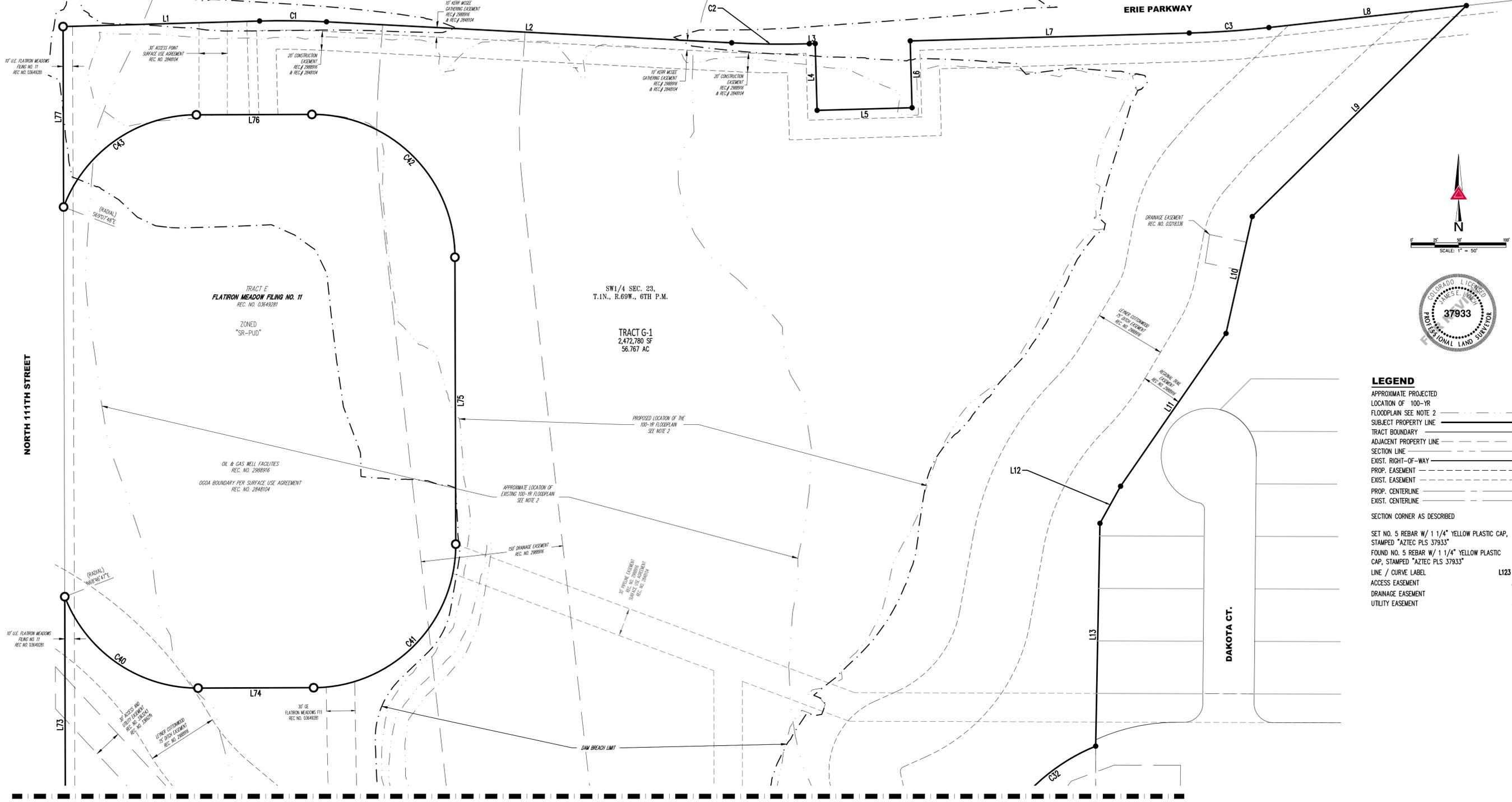
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FLATIRON MEADOWS - FILING NO. 13
FINAL PLAT
Prepared for
HT FLATIRON LP

Job Number	FP-000950-2017
Date	10/31/2019
Sheet	2 OF 8

FLATIRON MEADOWS - FILING NO. 13

TRACT G, FLATIRON MEADOWS - FILING NO. 11, 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
75.035 ACRES - 122 LOTS / 22 TRACTS
FP-000950-2017



- LEGEND**
- APPROXIMATE PROJECTED FLOODPLAIN SEE NOTE 2
 - LOCATION OF 100-YR FLOODPLAIN SEE NOTE 2
 - SUBJECT PROPERTY LINE
 - TRACT BOUNDARY
 - ADJACENT PROPERTY LINE
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MATCH LINE SEE SHEET 4

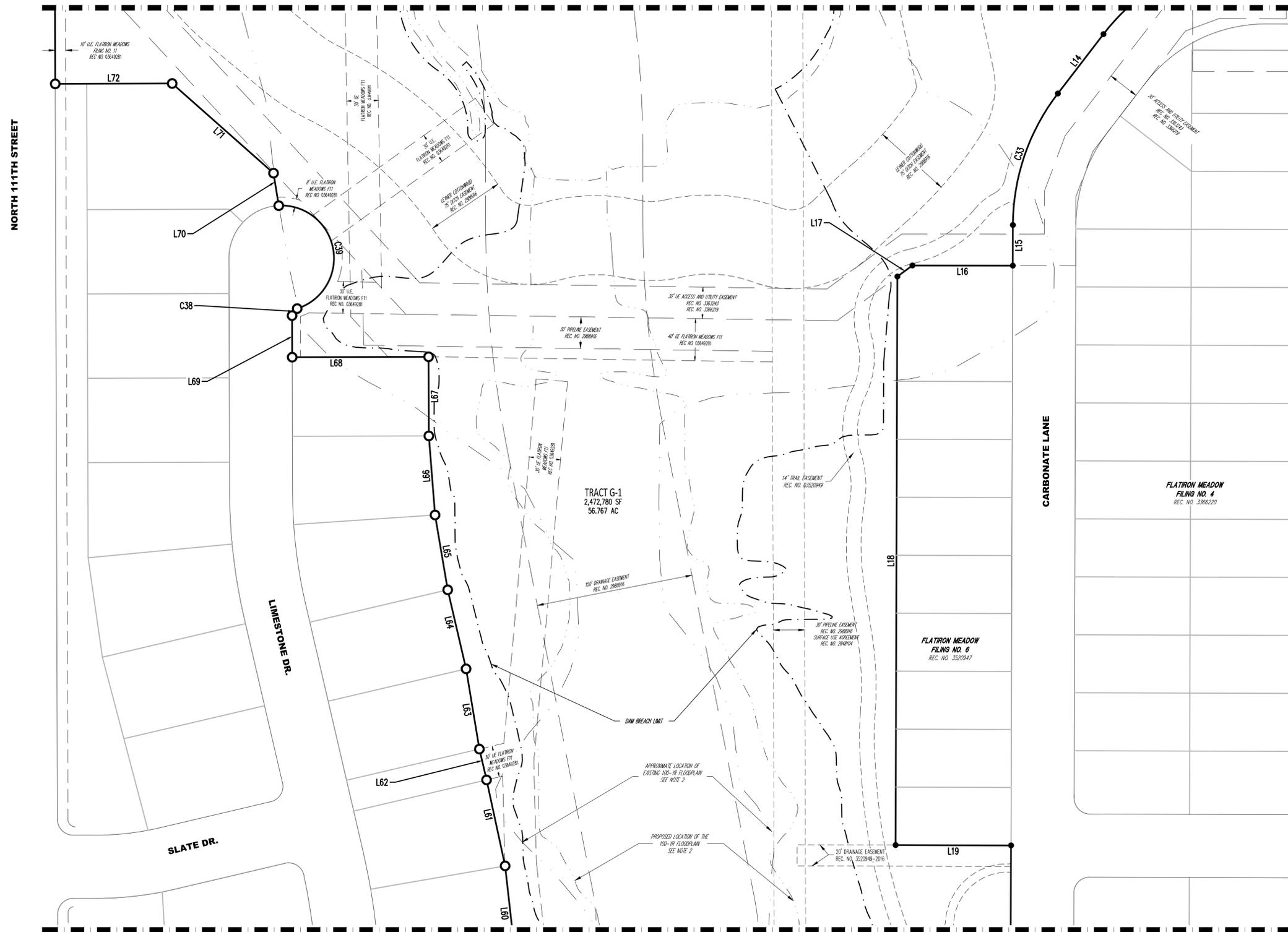
BOUNDARY LINE TABLE
SEE SHEET 2

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		<p>Prepared for HT FLATIRON LP</p>	<p>Date 10/31/2019</p>	<p>Sheet 3 OF 8</p>

FLATIRON MEADOWS - FILING NO. 13

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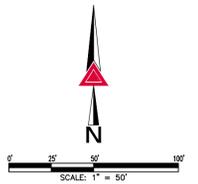
MATCH LINE SEE SHEET 3



MATCH LINE SEE SHEET 5

LEGEND

- APPROXIMATE PROJECTED LOCATION OF 100-YR FLOODPLAIN SEE NOTE 2
- SUBJECT PROPERTY LINE
- TRACT BOUNDARY
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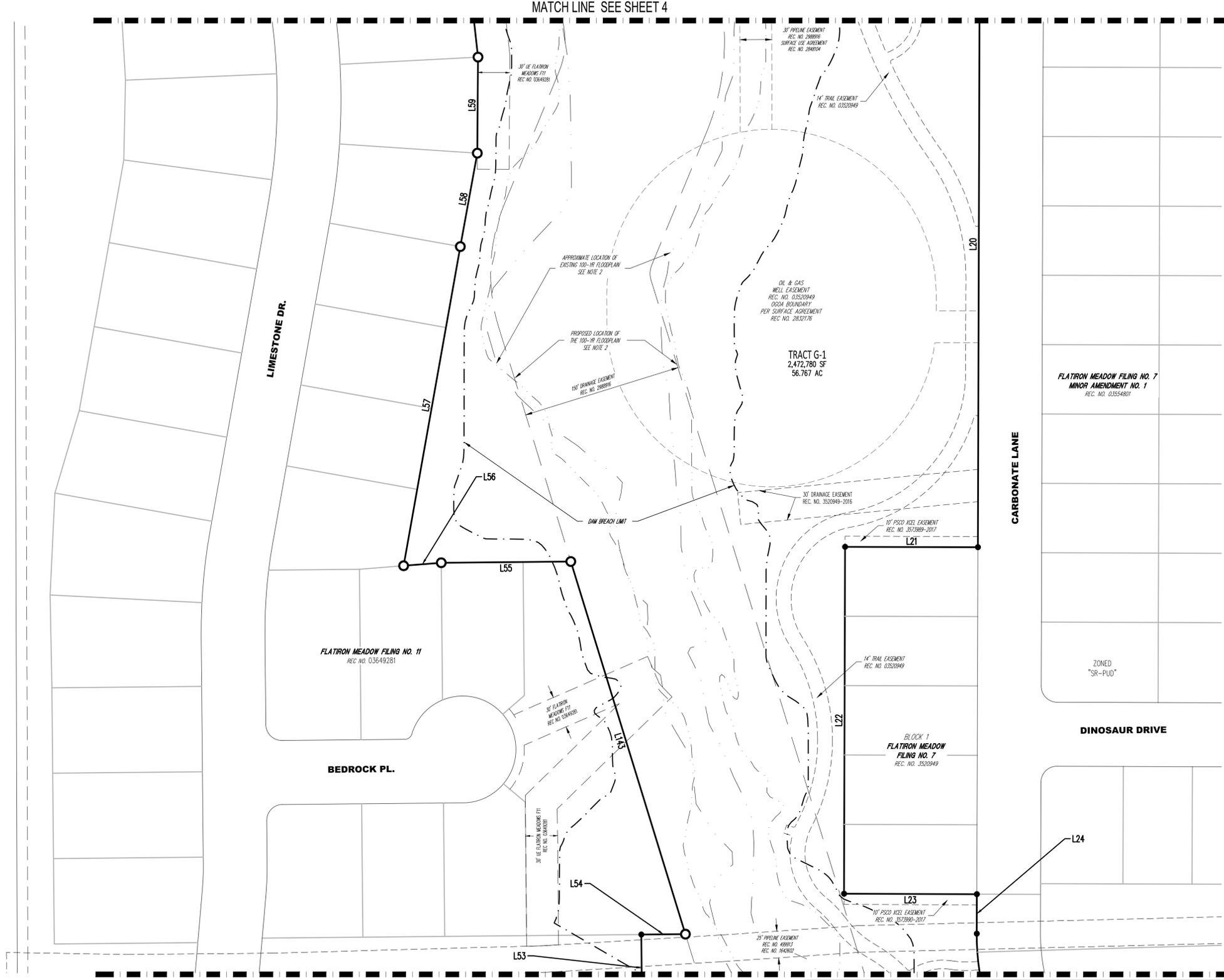


BOUNDARY LINE TABLE
SEE SHEET 2

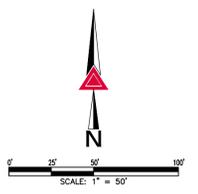
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		Prepared for HT FLATIRON LP	Date 10/31/2019	Sheet 4 OF 8

FLATIRON MEADOWS - FILING NO. 13

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- L123 / C123
AE
DE
UE



BOUNDARY LINE TABLE
SEE SHEET 2

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FLATIRON MEADOWS - FILING NO. 13
FINAL PLAT

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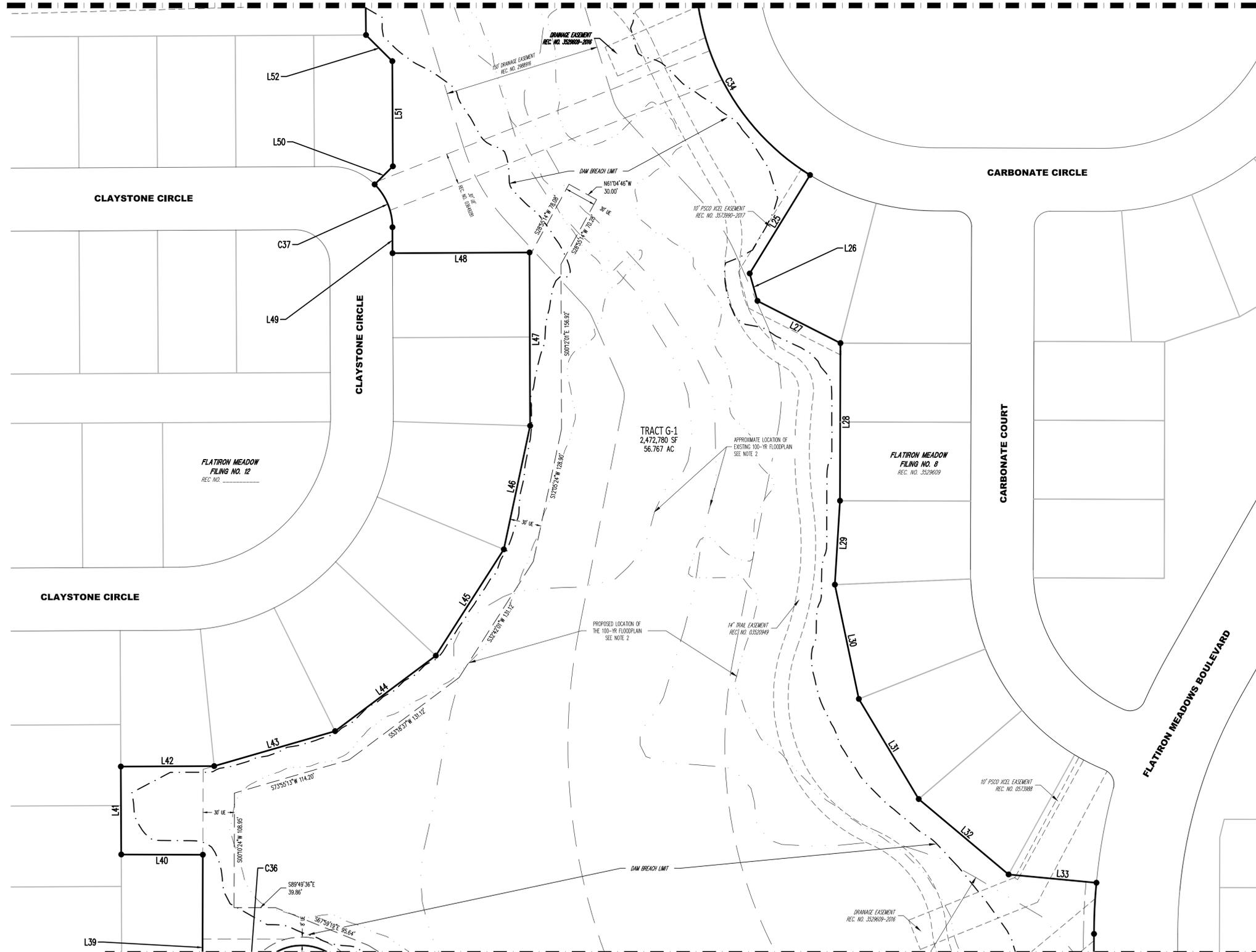
Job Number	FP-000950-2017
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FLATIRON MEADOWS - FILING NO. 13

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TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
75.035 ACRES - 122 LOTS / 22 TRACTS
FP-000950-2017

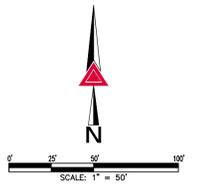
MATCH LINE SEE SHEET 5



MATCH LINE SEE SHEET 7

LEGEND

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BOUNDARY LINE TABLE
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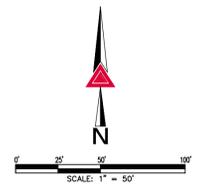
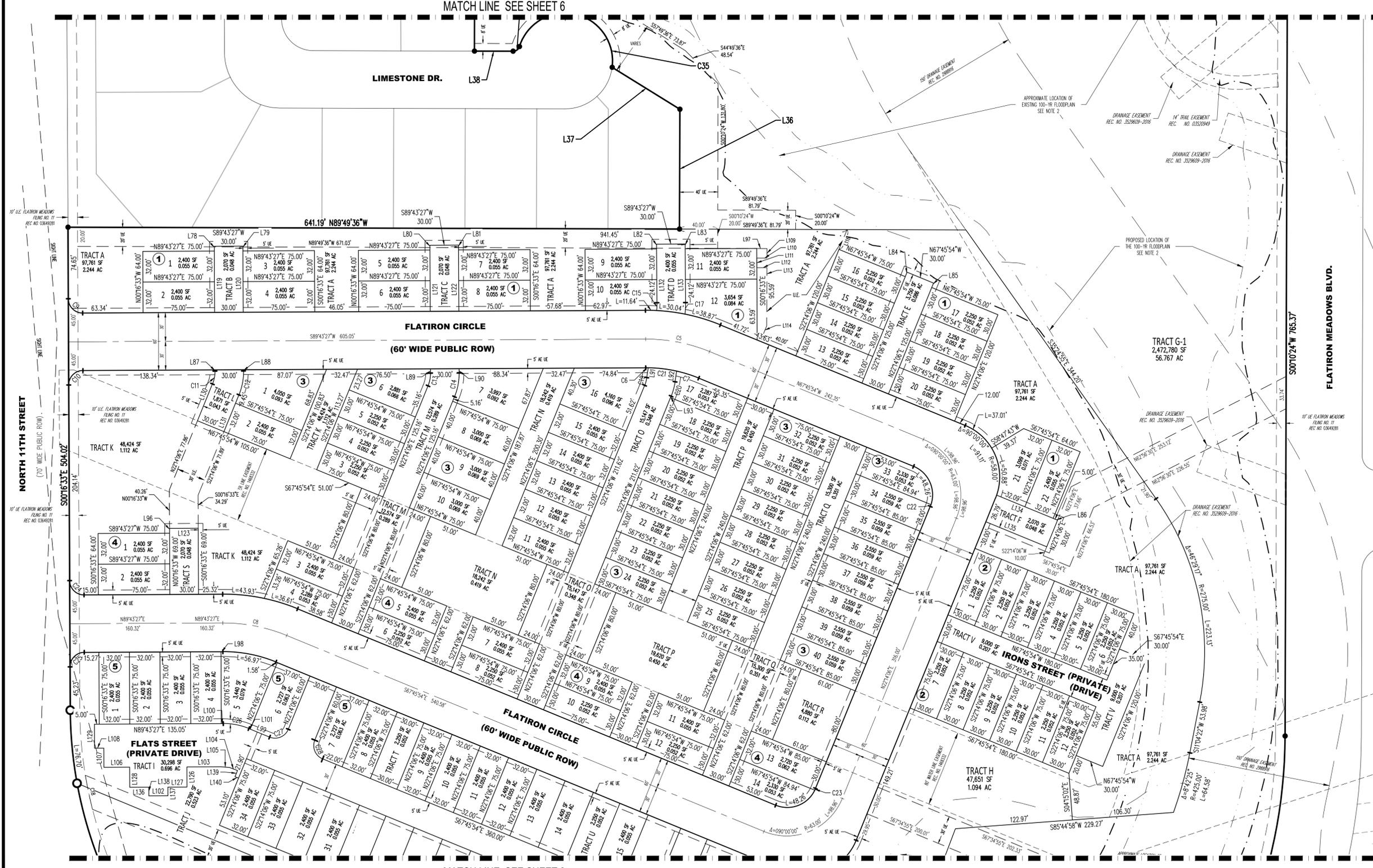
FLATIRON MEADOWS - FILING NO. 13
FINAL PLAT

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HT FLATIRON LP

Job Number	FP-000950-2017
Date	10/31/2019
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FLATIRON MEADOWS - FILING NO. 13

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 UE

BOUNDARY LINE TABLE
SEE SHEET 2
ADDITIONAL LINE AND
CURVE TABLE
SEE SHEET 8

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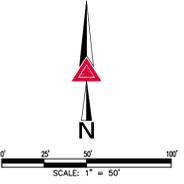
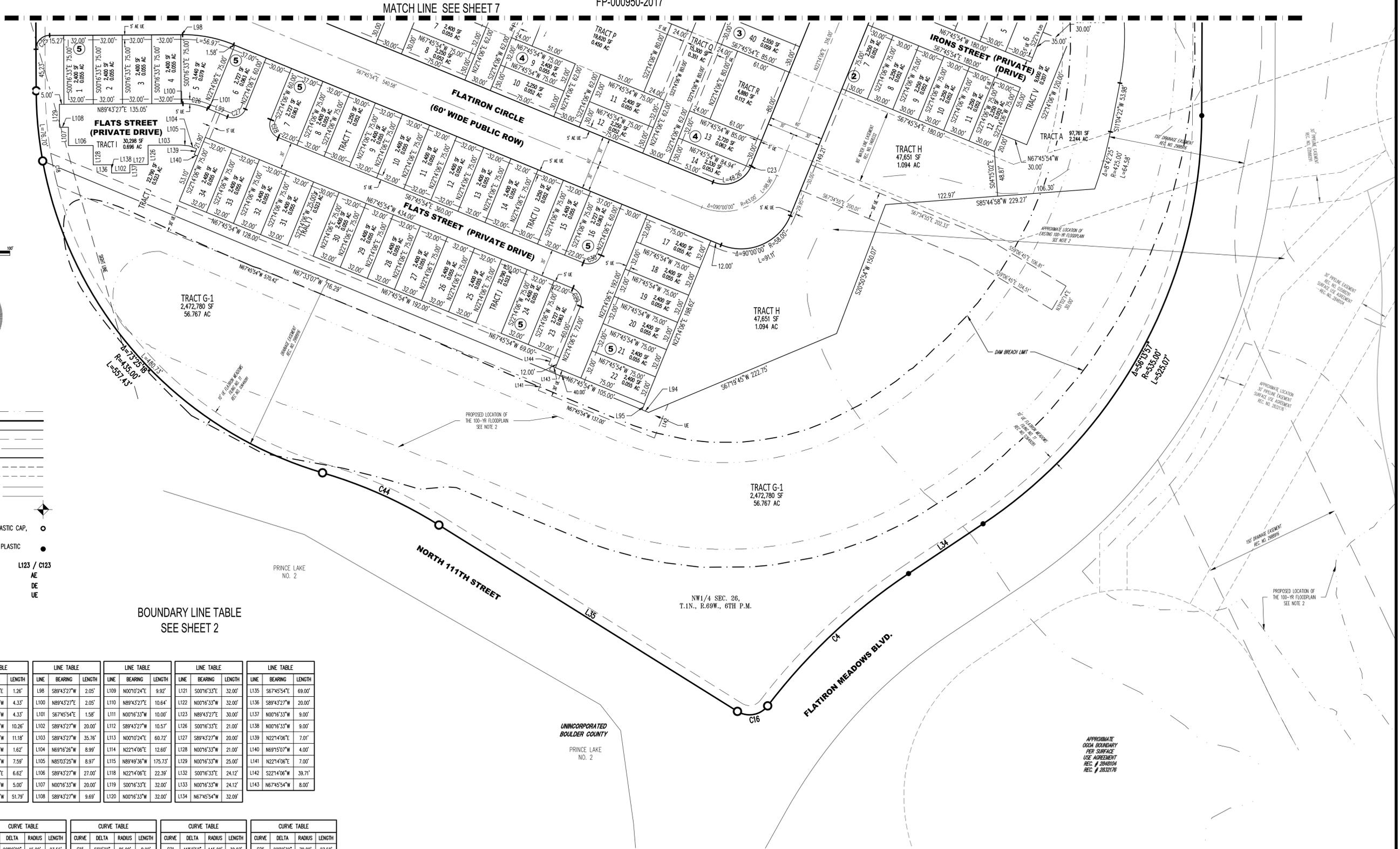
FLATIRON MEADOWS - FILING NO. 13
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FLATIRON MEADOWS - FILING NO. 13

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- LEGEND**
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BOUNDARY LINE TABLE
SEE SHEET 2

LINE	BEARING	LENGTH																											
L78	S00°16'33"E	5.00'	L88	S00°16'33"E	1.26'	L98	S89°43'27"W	2.05'	L108	N00°10'24"E	9.92'	L118	S00°16'33"E	32.00'	L128	S89°43'27"W	20.00'	L138	S89°43'27"W	20.00'	L148	N00°16'33"W	9.00'	L158	S00°16'33"E	5.00'	L168	S00°16'33"E	5.00'

CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH																
C5	22°30'39"	175.00'	68.76'	C10	90°00'00"	15.00'	23.56'	C15	5°32'32"	85.00'	8.22'	C20	11°52'52"	145.00'	30.07'	C25	22°30'39"	70.00'	27.50'	C30	90°00'00"	15.00'	23.56'	C35	90°00'00"	15.00'	23.56'	C40	90°00'00"	15.00'	23.56'	C45	90°00'00"	15.00'	23.56'

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