

**TOWN OF ERIE**

Community Development Department – Planning Division
 645 Holbrook Street – PO Box 750 – Erie, CO 80516
 Tel: 303.926.2770 – Fax: 303.926.2706 – Web: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed.

STAFF USE ONLY

FILE NAME:

FILE NO:

DATE SUBMITTED:

FEES PAID:

PROJECT/BUSINESS NAME: Rex Ranch Filing No. 3**PROJECT ADDRESS:** 2839 N 119th Street, Lafayette, CO 80026**PROJECT DESCRIPTION:** 10 single-family lots**LEGAL DESCRIPTION** (attach legal description if Metes & Bounds)

Subdivision Name: Rex Ranch Filing No. 3

Filing #: 3

Lot #: NA

Block #: NA

Section: 26

Township: 1 North

Range: 69 West

OWNER (attach separate sheets if multiple)

Name/Company: HT Flatirons LP

Contact Person: Dave Klebba

Address: 1515 Wynkoop Street, Suite 800

City/State/Zip: Denver, CO 80202

Phone: 720-932-0522

Fax:

E-mail: dave.klebba@hines.com

AUTHORIZED REPRESENTATIVE

Company/Firm: Ware Malcomb

Contact Person: Greg Blount

Address: 990 South Broadway, Suite 230

City/State/Zip: Denver, CO 80209

Phone: 303-561-3333

Fax:

E-mail: gblount@waremalcomb.com

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company:

Address:

City/State/Zip:

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company:

Address:

City/State/Zip:

LAND-USE & SUMMARY INFORMATION

Present Zoning: LR

Proposed Zoning: LR

Gross Acreage: 3.757

Gross Site Density (du/ac): 2.66 du/ac

Lots/Units Proposed: 10

Gross Floor Area: NA

SERVICE PROVIDERS

Electric: Xcel Energy

Metro District: Flatiron Meadows Metro District

Water (if other than Town): Town of Erie

Gas: Xcel Energy

Fire District: Mountain View Fire Protection District

Sewer (if other than Town): Town of Erie

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES			
ANNEXATION		SUBDIVISION	
☐ Major (10+ acres)	\$ 4000.00	☒ Sketch Plan	\$ 1000.00 + 10.00 per lot
☐ Minor (less than 10 acres)	\$ 2000.00	☐ Preliminary Plat	\$ 2000.00 + 40.00 per lot
☐ Deannexation	\$ 1000.00	☐ Final Plat	\$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		☐ Minor Subdivision Plat	\$ 2000.00
☐ Major	\$ 3000.00	☐ Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
☐ Minor	\$ 1200.00	☐ Road Vacation (constructed)	\$ 1000.00
ZONING/REZONING		☐ Road Vacation (paper)	\$ 100.00
☐ Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
☐ PUD Rezoning	\$ 1700.00 + 10.00 per acre	☐ Residential	\$ 1400.00 + 10.00 per unit
☐ PUD Amendment	\$ 1700.00 + 10.00 per acre	☐ Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
☐ Major PD Amendment	\$ 3700.00 + 10.00 per acre	☐ Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
☐ Minor PD Amendment	\$ 500.00	☐ Non-Resi. (<2,000 sq. ft.)	\$ 200.00
SPECIAL REVIEW USE		☐ Amendment (major)	\$ 1100.00
☐ Major	\$ 1000.00	☐ Amendment (minor)	\$ 350.00
☐ Minor	\$ 400.00	VARIANCE	\$ 600.00
☐ Oil & Gas	\$ 1200.00	SERVICE PLAN	\$ 10,000.00
All fees include both Town of Erie Planning & Engineering review. These fees do not include referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.			

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner: DAVID KLEBBA [Signature]

Date: 03/01/2018

Owner: _____

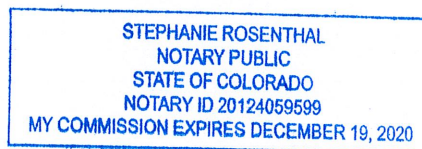
Date: _____

Applicant: DAVID KLEBBA [Signature]

Date: 03/01/2018

STATE OF COLORADO)
County of Denver) ss.

The foregoing instrument was acknowledged before me this 1st day of March, 2018, by David Klebba.



My commission expires: 12/19/20.
Witness my hand and official seal.

[Signature]
Notary Public

March 5, 2018

Town of Erie, Colorado
Community Development Department
645 Holbrook Street, P.O. Box 750
Erie, CO 80516

Re: Rex Ranch Filing No. 3, Sketch Plan Narrative

To Whom It May Concern:

Please accept the enclosed Rex Ranch Filing No. 3, Sketch Plan submittal documents for review. The site consists of a parcel of land that is located in the north half of the northeast quarter of Section 26, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado. More specifically, the site is bounded to the east by 119th Street (100 ft. existing right-of-way), and to the north, west and south by the proposed Rex Ranch Filing No. 1 site. Access to this site will be located within the Rex Ranch Filing No. 1 site and not along 119th Street.

- a) The submitted Sketch Plan documents are for review and acceptance of the proposed Rex Ranch Filing No. 3 residential development project. The Filing No. 3 project includes developing just under 4 acres with single family residential lots.
- b) Total land to be subdivided is 3.76 acres.
- c) The development is entirely residential with 10 lots, 2 tracts and a density of 2.66 du/ac.
- d) The total onsite land to be preserved as open space is 0.63 acres.
- e) The total build-out of the project will be completed in one phase.
- f) Availability and adequacy of existing utility infrastructure and public services:
 - I. Existing water line connections are found at the south end of the property boundary within Red Iron Court.
 - II. A sanitary sewer line is also located in Red Iron Court and will be extended north through the site.
 - III. A regional detention facility to the north is planned within the Rex Ranch Filing No. 1 development to provide detention and water quality for the Filing No. 3 site.
 - IV. No arterial road improvements are planned as part of Filing No. 3.
 - V. Natural gas will be provided by Public Service Company of Colorado.
 - VI. Electricity will be connected to from Red Iron Court.
 - VII. Telephone is provided by Comcast and/or Century Link and will be extended through the site.

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VIII. The Development is within the Boulder Valley School District. The entire Rex Ranch development will approximately produce the following number of students:

Elementary School: 3 students

Middle School: 2 students

High School: 2 Students

IX. Law enforcement is to be provided by the Town of Erie Police Department. No special security or additional officers will be necessary to patrol this neighborhood.

X. The Mountain View Fire Protection District will serve this development.

g) The two tracts shown in the plat for Filing 3 will be owned and maintained by the HOA including drainage features, parks, trails and common areas.

Special provisions are provided in the Rex Ranch Annexation Agreement and Minor Subdivision Development Agreement for the project. The maximum number of Single Family Detached Units within the total Rex Ranch property is 133 units. Filing No. 1 consists of 60 units. Filing No. 2 consists of 63 units (including the existing Marjorie Price residence). Filing No. 3 consists of 10 units.

We look forward to working with the Town of Erie staff on this application and project. Please let us know if you have any questions or comments.

Sincerely,

Greg Blount

Greg Blount, PE
Project Manager
Ware Malcomb

June 1, 2018

Town of Erie, Colorado
Community Development Department
645 Holbrook Street, P.O. Box 750
Erie, CO 80516
Attn: Chris LaRue, Senior Planner

Re: Rex Ranch Filing No. 3, Sketch Plan Comment Response Letter

Dear Chris:

Below you will find our responses to The Town of Erie Planning and Parks & Open Space comments in [Blue](#).

General Comments

1. The ALTA survey is not updated. A current ALTA will be required for the Preliminary Plat submittal.
 - a. A note indicates the potential for oil and gas facilities. Please provide more information about this.

Response: A current ALTA will be provided with the Prelim Plat submittal.

2. The site is designated Rural Residential (RR) per the Town of Erie Comprehensive Plan. Per section Chapter 4, Section RR 1.1 of the Town of Erie Comprehensive Plan Rural Residential:

Provides a rural setting for large-lot, very low density single-family housing. New Rural Residential developments located within the Town's incorporated area will be required to be served by municipal water and wastewater service. Single lot developments will be required to be served by municipal water and wastewater service if within 400 feet of a sewer line. Homes will typically occur at densities of between 0-2 dwelling units per acre.

- a. The submitted application meets the definition of RR per the above definition, as the overall subdivision has a density of 1.34 acres per unit.

Response: Acknowledged.

3. Site is zoned Low Density Residential (LR). The LR zone is intended to provide areas for residential uses of an urban character, at a gross density not to exceed 5 dwelling units per acre.
 - a. The Sketch Plan is in consistent with the residential intent of the LR zone district. The Sketch Plan conforms to the standards of the LR zone district requirements.

Response: Acknowledged.

4. Request is to create a total of 10 residential lots and 2 tracts. The following land use applications will be required:
- Preliminary Plat
 - Final Plat
 - Architectural Review

Response: Acknowledged.

5. It is assumed that all existing structures will be removed.
- Permits will be required for demolition of structures. A state permit will be required for any potential asbestos removal.

Response: Acknowledged.

6. No detention or drainage areas were designated. It is indicated tracts A & B will serve as open space and for drainage purposes. A preliminary drainage study was not included with the documentation. A drainage analysis will be required with the preliminary plat.

Response: Acknowledged.

7. A traffic study may be required with the future submittals.

Response: Acknowledged.

8. Utilities were not addressed in the submittal. This will need to be addressed in future Submittals

Response: Acknowledged.

9. Most of the lots appear to be of an adequate size to meet building setback requirements.
- Please look at lot fit on Lots 5 & 6 to make sure a house will comply with the required setbacks.
 - Per UDC Section 10.4.2.A.b.iv, cornices, eaves, canopies, window wells, chimneys, bay windows, ornamental features, and other similar architectural features may project not more than 2 feet into any required setback provided these projections are at least 5 feet from the lot line. Since the minimum interior lot line setback in the LR zone district is 5 feet, no projections are allowed.

Response: Acknowledged.

10. On the southwest corner of Lot 1, ensure there is a 30 foot wide trail easement for the existing trail on Tract C of Filing 1. It appears the proposed lot squeezes the easement to less than 30 feet.

Response: An easement has been added to the corner of the lot to maintain 30'.

11. Ensure there is adequate right-of-way dedicated along 119th Street. Based on Rex Ranch Filing No. 1, 40 feet of right-of-way would be required.

Response: 40' of ROW has been provided.

12. What are the plans for the cul-de-sac in Filing 1?
a. Will it be vacated and re-platted into Lots 3 & 4?

Response: The current plan is for the cul-de-sac to be removed. Filing 1 will be re-platted.

13. Per Section 10.6.5.D.2.e a view corridor, at the cul-de-sac head, a minimum of 35 feet in width shall be provided to maintain open views and pedestrian access. View corridors shall contain a pedestrian walkway or trail connection.

- a. The sketch plan does not depict a pedestrian access. Please provide this connection. See comment # 18.

Response: Pedestrian access has been added.

Parks and Open Space

14. Appropriate neighborhood park and community park fees in-lieu shall be required per Section 10.6.3 of the UDC.

- a. Neighborhood Parks fees are charged \$236,564 per acre of required dedication.
b. Community Parks fees are charged \$3,889 per building permit.

Response: Acknowledged.

15. Based on calculations with the previous developments the pocket park and open space requirements have been met.

Response: Acknowledged.

16. Future plan submittals should illustrate how parks and trails connections are being made to the existing infrastructure.

Response: Acknowledged.

17. Tract A will need to depict an 8 foot walk connection parallel to 119th Street that connects to the existing walk to the north and south of proposed Filing 3.

Response: The walk has been added to the plans.

18. A trail connection shall be depicted from Tract B east to the eight foot walk.

a. Lot 6 will need to provide an additional 15 feet along the north property line to be combined with the tract to the north to create a 30 foot easement for the trail connection.

Response: The trail has been added and Lot 6 has been revised.

19. What are the plans for the temporary sidewalk accesses to 119th Street?

Response: The sidewalk and trail will be added as discussed above.

119th Street

20. 119th Street is considered a community gateway per section 10.6.2.D.e of the UDC. As part of a community gateway the following additional standards shall apply to protect this distinct entryway into the community:

- a. A minimum 30-foot landscaped buffer shall be maintained on either side of the street. This buffer should utilize a variety of live plant material and berming to provide year-round visual interest. A minimum 8 foot wide sidewalk shall be incorporated as an integral component of the landscape buffer and landscape area within the right-of-way.
- b. Parking shall be screened to the greatest extent reasonably practicable from the street using a combination of berming, walls, or fencing and landscaping with a minimum height of 3 feet and maximum height of 4 feet. Parking, internal drives or streets may not extend into the landscape buffer.
- c. Permanent signage along arterials shall be limited to wall signs and monument signs constructed from similar materials as the primary buildings on the site. Ground signs shall be prohibited.
- d. Garages and carports may not be used as a barrier between the street and a development site.

Response: Acknowledged.

21. 119th Street is a principal arterial street. Improvements to the right-of-way and landscape buffer will be required to be shown within the Preliminary Plat application materials.

Response: Acknowledged.

Parks and Open Space

- Add the following note to the preliminary landscape plans: "TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE LANDSCAPE PLAN. ADDITIONAL LANDSCAPING AND ASSOCIATED IRRIGATION WILL BE REQUIRED BASED UPON FIELD CONDITIONS IN ORDER TO SCREEN ABOVE GROUND UTILITY FACILITIES. THE ADDITIONAL LANDSCAPING OF THE ABOVE GROUND UTILITY FACILITIES

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SHALL BE INSTALLED PRIOR TO INSPECTION BY THE LANDSCAPE ARCHITECT. THE COMPLIANCE STATEMENT SUBMITTED FOR INITIAL ACCEPTANCE OF THE LANDSCAPING SHALL INCLUDE A DECLARATION THAT THE UTILITY FACILITIES HAVE BEEN LANDSCAPED AS REQUIRED."

Response: This note will be added to the preliminary landscape plans.

- Please show 8ft trail connection that will run parallel to 119th Street. This connection will connect the existing trail sections that are located north and south of Tract A.

Response: The trail has been added.

Should you have any questions or comments, please feel free to contact me at (303) 689-1506.

Sincerely,

Greg Blount

Greg Blount, PE
Project Manager
Ware Malcomb

LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 1 OF 2

THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 26, 441 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 28° 14' 18" EAST 497.80 FEET FROM THE EAST LINE OF SAID SECTION 26; THENCE SOUTH 350 FEET PARALLEL TO THE EAST LINE OF SAID SECTION 26; THENCE EAST 497.80 FEET TO THE EAST LINE OF SAID SECTION 26; THENCE NORTH 350 FEET ALONG THE EAST LINE OF SAID SECTION 26 TO THE EAST LINE OF SECTION 27, TOWNSHIP 1 NORTH RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO; THENCE NORTH 350 FEET AS CONVEYED TO THE COUNTY OF BOULDER BY DEED RECORDED FEBRUARY 10, 1892 IN BOOK 148 AT PAGE 135.

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.

3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JANSEN STRAWN CONSULTING ENGINEERS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, JANSEN STRAWN CONSULTING ENGINEERS, INC. RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 508-F0520726-017-PN8, AMENDMENT NO. 3, EFFECTIVE DATE FEBRUARY 26, 2016 7:00 A.M.

6. BASED ON A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08013C0439J, MAP REVISED DECEMBER 18, 2012, THE SUBJECT PROPERTY IS NOT WITHIN THE 100 YEAR FLOODPLAIN.

8. UNDERGROUND UTILITIES: THIS PROPERTY CONTAINS UNDERGROUND FIBER OPTIC, WATER AND TELEPHONE LINES. THESE UNDERGROUND UTILITY LINES WERE MARKED WITH PAINT MARKS ON THE SURFACE BY DIVERSIFIED UNDERGROUND, INC. ON NOVEMBER 14TH, 2016. THE PAINT MARKS WERE THEN SURVEYED BY CONVENTIONAL SURVEY METHODS AND THE LOCATIONS OF THE UNDERGROUND UTILITY LINES ARE SHOWN HEREON. JANSEN STRAWN CONSULTING ENGINEERS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE POSITION OF THESE UNDERGROUND UTILITY LINES. EXCAVATION MAY BE REQUIRED TO OBTAIN MORE ACCURATE LOCATIONS.

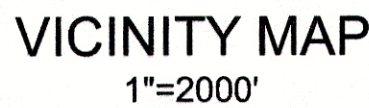
10. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

12. BASED ON A REVIEW OF THE FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 099-F0565946-015-PNX, THE FOLLOWING SCHEDULE B-2 EXCEPTIONS ARE NOTED:

EXCEPTION 11: ANY ASSESSMENT OR LIEN OF NORTHERN COLORADO WATER CONSERVANCY DISTRICT, AS DISCLOSED BY THE INSTRUMENT RECORDED MAY 31, 1967 ON FILM 603 AT RECEPTION NO. 847812; JANUARY 24, 2000 AT RECEPTION NO. 2016280; AND DECEMBER 6, 2002 AT RECEPTION NO. 2367737. (RECEPTION NO. 847812 AFFECTS THE SUBJECT PROPERTY. NOT A SURVEY MATTER - NOT ADDRESSED BY THIS SURVEY.) (RECEPTION NO. 2016280 AND RECEPTION NO. 2367737 DO NOT AFFECT THE SUBJECT PROPERTY.)

AFFIDAVIT OF LEASE EXTENSION OR PRODUCTION RECORDED JUNE 22, 1982 AT RECEPTION NO. 499483.
DECLARATION OF UNITIZATION RECORDED JUNE 22, 1982 AT RECEPTION NO. 499480.
AMENDED DECLARATION OF UNITIZATION RECORDED JULY 23, 1982 AT RECEPTION NO. 504003.
RATIFICATION AND RENTAL DIVISION ORDER RECORDED FEBRUARY 13, 1985 AT RECEPTION NO. 0067172.
(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY. NOT A SURVEY MATTER - NOT ADDRESSED BY THIS SURVEY.)

RECORDING DATE: DECEMBER 21, 2007
RECORDING NO.: RECEPTION NO. 2900941
(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY. NOT A SURVEY MATTER - NOT ADDRESSED BY THIS SURVEY.)



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(b) 8, 9.11, 12, 13 AND 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 21ST, 2016.

THOMAS D. STAAB, PLS
COLORADO PLS NO. 25965
FOR AND ON BEHALF OF
JANSEN STRAWN CONSULTING ENGINEERS, INC.

DEPOSITED THIS _____ DAY OF _____, 2016, AT _____ M., IN BOOK _____ OF THE
COUNTY SURVEYOR'S LAND SURVEY PLAT / RIGHT-OF-WAY SURVEYS AT PAGE _____, RECEPTION
NO. _____.

Scale: N/A
Date: NOVEMBER 22, 2016
Job No.: 7006
Sheet 1 of 2



JANSEN STRAWN
CONSULTING ENGINEERS
A WARE MALCOMB Company

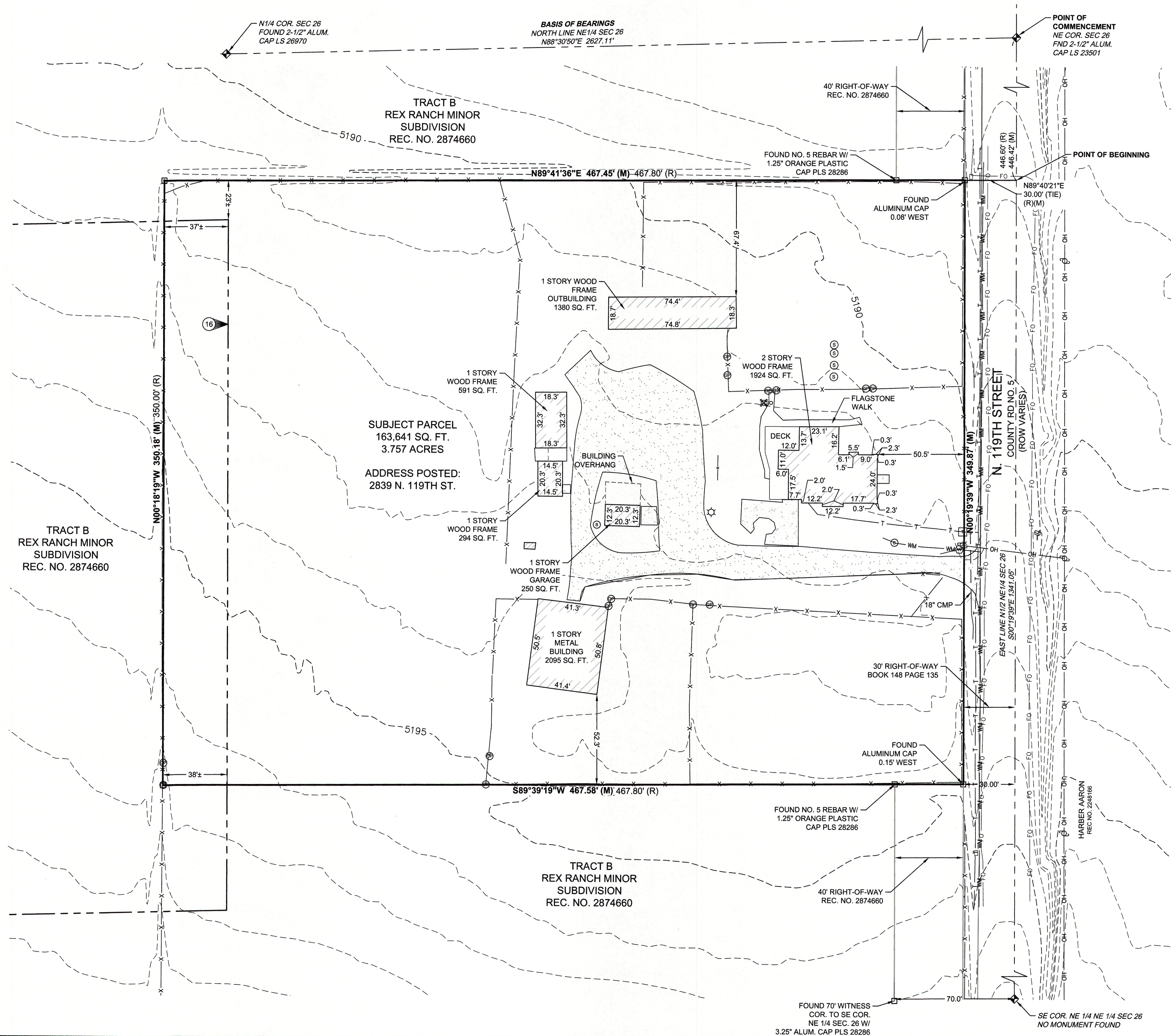
45 WEST 2ND AVENUE
DENVER, CO 80223
P.303.561.3333
F.303.561.3339

No.	Revisions	Date	By
Designed By:		Checked By:	

ALTA/NSPS LAND TITLE SURVEY

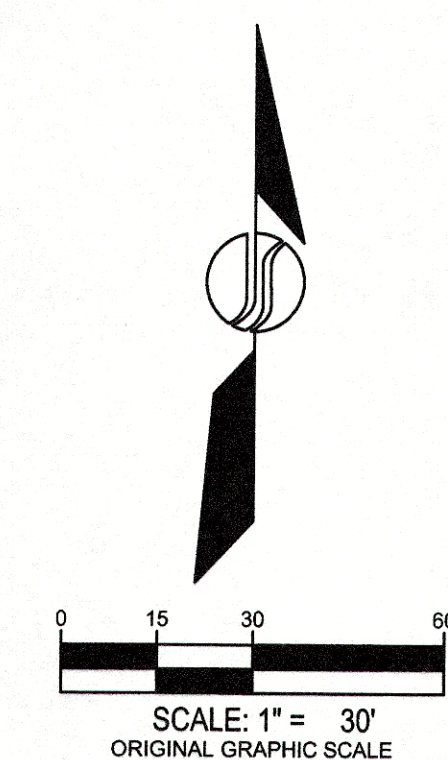
HINES, REX RANCH

LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 2 OF 2



LEGEND

- SECTION LINE
- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- MAJOR CONTOUR
- MINOR CONTOUR
- FENCE LINE
- FIBER OPTIC LINE
- TELEPHONE LINE
- WATER LINE
- OVERHEAD UTILITY LINE
- SECTION CORNER
- FND NO. 5 REBAR 1.25" ALUM. CAP LS 2152 UNLESS OTHERWISE NOTED
- TITLE EXCEPTION IDENTIFIER
- WATER METER
- WATER SPIGOT
- UTILITY POLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- GATE POST
- BOLLARD
- SANITARY SEWER MANHOLE
- CONCRETE
- GRAVEL
- BUILDING



ENGINEER / SURVEYOR



JANSEN STRAWN
CONSULTING ENGINEERS
A WARE MALCOMB Company
45 WEST 2ND AVENUE
DENVER, CO 80223
P.303.561.3333
F.303.561.3339

No.	Revisions	Date	By

Scale: 1" = 30'
Date: November 22, 2016
Job No.: 7006
Sheet 2 of 2

Designed By: _____ Checked By: _____

REX RANCH FILING NO. 1

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:

PARCEL A
TRACT B, REX RANCH MINOR SUBDIVISION AS RECORDED UNDER RECEPTION NO. 2874660 OF THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER BEING LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO BEING SUBORDINATELY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26 AND CONSIDERING THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 26 TO BEAR SOUTH 88°33'50" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 00°19'39" EAST, ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 91.95 FEET;

THENCE SOUTH 89°40'21" WEST, A DISTANCE OF 70.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 119TH STREET AS RECORDED AT RECEPTION NO. 2874660 OF THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING A POINT ON THE EASTERLY LINE OF SAID TRACT B, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE BOUNDARY OF SAID TRACT B THE FOLLOWING SEVENTEEN (17) COURSES:

- SOUTH 00°19'39" EAST, A DISTANCE OF 354.45 FEET;
- SOUTH 89°41'36" WEST, A DISTANCE OF 427.45 FEET;
- SOUTH 00°18'19" EAST, A DISTANCE OF 350.18 FEET;
- NORTH 89°39'19" EAST, A DISTANCE OF 427.58 FEET;
- SOUTH 00°19'39" EAST, A DISTANCE OF 545.86 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 26;
- SOUTH 88°46'04" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2556.07 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF;
- NORTH 00°21'53" WEST, ALONG THE WEST LINE OF SAID NORTH HALF, A DISTANCE OF 1187.21 FEET;
- SOUTH 69°09'03" EAST, A DISTANCE OF 612.65 FEET;
- SOUTH 68°28'05" EAST, A DISTANCE OF 202.08 FEET;
- SOUTH 75°46'32" EAST, A DISTANCE OF 63.95 FEET;
- SOUTH 65°15'50" EAST, A DISTANCE OF 132.46 FEET;
- SOUTH 71°27'49" EAST, A DISTANCE OF 282.66 FEET;
- SOUTH 68°34'55" EAST, A DISTANCE OF 205.25 FEET;
- NORTH 88°34'13" EAST, A DISTANCE OF 400.14 FEET;
- NORTH 01°25'48" WEST, A DISTANCE OF 647.63 FEET;
- NORTH 88°33'50" EAST, A DISTANCE OF 739.63 FEET TO A POINT OF CURVATURE;

17. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 91°06'32", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.70 FEET, THE CHORD OF WHICH BEARS SOUTH 45°52'54" EAST A DISTANCE OF 42.83 FEET; TO THE **POINT OF BEGINNING**;

SAID **PARCEL A** CONTAINS AN AREA OF 2,342,904 SQUARE FEET OR 53.79 ACRES, MORE OR LESS;

PARCEL B
A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO BEING SUBORDINATELY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26 AND CONSIDERING THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 26 TO BEAR SOUTH 88°33'50" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 88°33'50" WEST, ALONG THE NORTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 30.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID 119TH STREET AS DESCRIBED IN BOOK 148 AT PAGE 135 OF THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 00°19'39" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 30.01 FEET TO THE NORTHEASTERLY CORNER OF REX RANCH MINOR SUBDIVISION AS RECORDED AT RECEPTION NO. 2874660 OF THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER;

THENCE SOUTH 88°33'50" WEST ALONG THE NORTH LINE OF SAID REX RANCH MINOR SUBDIVISION A DISTANCE OF 810.80 FEET;

THENCE NORTH 01°26'10" WEST A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF SAID NORTH HALF NORTHEAST QUARTER OF SECTION 26;

THENCE NORTH 88°33'50" EAST, ALONG THE NORTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 811.38 FEET TO THE **POINT OF BEGINNING**;

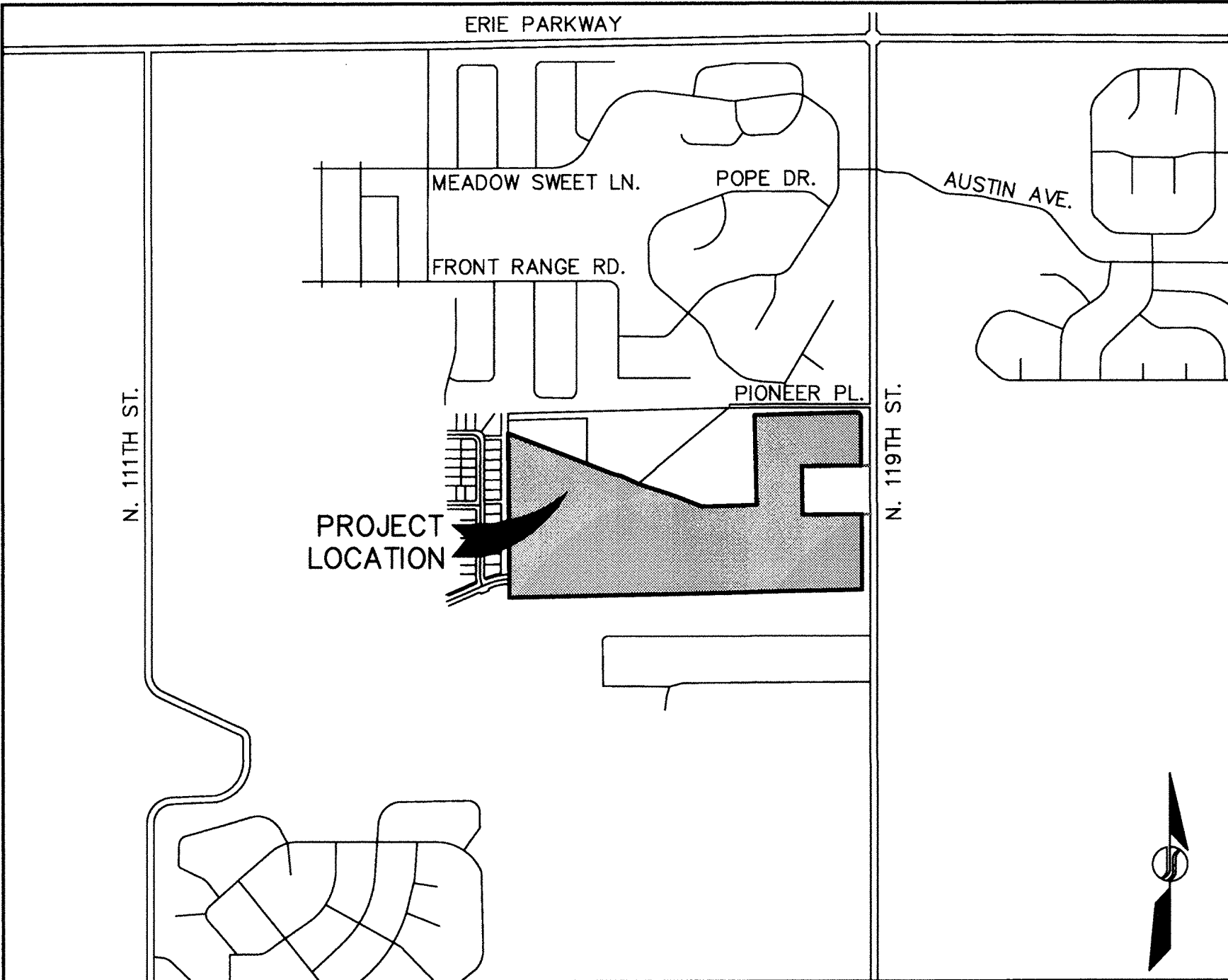
SAID **PARCEL B** CONTAINS AN AREA OF 24,333 SQUARE FEET OR 0.56 ACRES, MORE OR LESS;

SAID **PARCEL A** AND **PARCEL B** CONTAIN A TOTAL OF 2,367,237 SQUARE FEET, OR 54.35 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 **REX RANCH FILING NO. 1**. THE STREETS 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.

OWNER'S SIGNATURE

SEE SHEET 2 FOR SIGNATURES



NOTES

- 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.
- 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.
- BASED UPON A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080213C0439 G, MAP REVISED OCTOBER 4, 2002, THE SUBJECT PROPERTY IS NOT WITHIN THE THE 100-YEAR FLOOD PLAIN LIMITS.
- BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN WAS ASSUMED TO BEAR NORTH 88°33'50" EAST AND IS MONUMENTED AS SHOWN HEREON.
- FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 100-N0012985-020-PN, AMENDMENT NO. 2, DATED NOVEMBER 1, 2017 AT 7:00 A.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.
- LOT AND BLOCK MONUMENTATION SHALL BE IN ACCORDANCE WITH THE COLORADO REVISED STATUTES (CRS 38-51-105).
- BLANKET DRAINAGE AND UTILITY EASEMENTS ARE HEREBY GRANTED OVER AND ACROSS TRACTS B, C AND E ALL OTHER TRACTS WITH DRAINAGE/UTILITIES PRESENT WILL HAVE EASEMENTS.
- A PUBLIC ACCESS EASEMENT IS GRANTED ON TRACTS A-F.
- 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.
- 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, PLAYGROUNDS, SITE FURNITURE AND FIXTURES, RETAINING WALLS, SIGNS, SIDEWALKS, DRAINAGE STRUCTURES SUCH AS PONDS, SWALES, DRAIN PANS, INLETS, AND OUTLET STRUCTURES.

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
LOTS 1-60	12.41 ACRES	22.83%
TRACTS A-G	37.19 ACRES	68.43%
RIGHT-OF-WAY	4.75 ACRES	8.74%
TOTAL	54.35 ACRES	100%

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: THOSE ITEMS SHOWN AND OWNERSHIP INTERESTS SHOWN IN TITLE COMMITMENT NO. 100-N0012985-020-PN, AMENDMENT NO. 2 DATED NOVEMBER 1, 2017.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

BY: Eric Stearns DATE: 11/11/2017

NAME: Eric Stearns

TITLE: Vice President

ATTEST: Secretary/Treasurer

STATE OF COLORADO)
COUNTY OF Denver) SS.

ACKNOWLEDGED BEFORE ME THIS 10th DAY OF November, 2017

BY Eric Stearns AS Vice President

WITNESS MY HAND AND OFFICIAL SEAL

Belahh J Moran
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-11-19

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 MAY 07, 2014, 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 6TH DAY OF NOVEMBER, 2017

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

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL

THIS PLAT IS TO BE KNOWN AS **REX RANCH FILING NO. 1** IS APPROVED AND ACCEPTED BY RESOLUTION NO. 12-14 PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO, HELD ON THE 14th DAY OF NOVEMBER, A.D., 2017.

MAYOR

ATTEST: James Parker
TOWN CLERK

PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING AND DEVELOPMENT DIRECTOR ON THIS 14th DAY OF NOVEMBER, 2017.

THP
PLANNING AND DEVELOPMENT DIRECTOR

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER) SS.

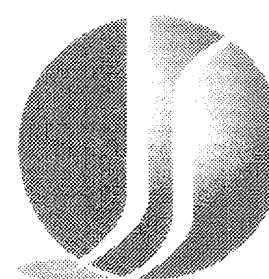
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY ON THIS 17th DAY OF November

2017 A.D. AND WAS RECORDED AT RECEPTION NO. 036 216 300

Carina Plummer Deputy Clerk

Hillary Hall COUNTY CLERK AND RECORDER

ENGINEER / SURVEYOR



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

4	TOWN COMMENTS	09/27/13	IMH
5	TOWN COMMENTS	01/28/14	IMH
6	TOWN COMMENTS	05/07/14	IMH
7	TOWN COMMENTS	08/06/14	IMH
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11	TOWN COMMENTS	10/01/15	IMH
12	TOWN COMMENTS	05/23/16	IMH
13	LOT REVISIONS	04/24/17	IMH
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15	TOWN COMMENTS	08/01/17	IMH
16	EASEMENT REVISION	09/01/17	IMH
17	TOWN COMMENTS	10/05/17	IMH
No.	Revisions	Date	By
Designed By:		Checked By:	

Unofficial Copy

REX RANCH FILING NO. 1

AN AMENDMENT OF TRACT B, REX RANCH MINOR SUBDIVISION LOCATED IN THE NORTH HALF OF THE NORTHEAST
QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
54.35 ACRES - 60 RESIDENTIAL LOTS - 7 TRACTS
FP-09-00016

LIEN HOLDER SIGNATURE

LIEN HOLDER: FLAGSTAR BANK, FSB

BY: [Signature]
AS: VICE PRESIDENT

STATE OF COLORADO

COUNTY OF Douglas) SS.

ACKNOWLEDGED BEFORE ME THIS 10th DAY OF November, 2017
BY Phillip Triggillo AS Vice President

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
(SEAL)
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/27/21

DEED OF TRUST HOLDER SIGNATURE

DEED OF TRUST HOLDER: WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION

BY: [Signature]
AS: Vice President

STATE OF COLORADO

COUNTY OF Denver) SS.

ACKNOWLEDGED BEFORE ME THIS 9th DAY OF November, 2017
BY Robert A. Johnson AS Vice President

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
(SEAL)
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/31/2021

OWNER'S SIGNATURE - PARCEL A

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 INVESTMENTS 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: [Signature]
ROB WITTE
SENIOR MANAGING DIRECTOR

STATE OF TEXAS

COUNTY OF Dallas) SS.

ACKNOWLEDGED BEFORE ME THIS 13th DAY OF November, 2017

BY ROB WITTE, AS SENIOR MANAGING DIRECTOR.

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 7/3/21

OWNER'S SIGNATURE - PARCEL B

TOWN OF ERIE

NAME: Tina Harris

ATTEST: [Signature]
SECRETARY/TREASURER

DATE: 11-14-2017



STATE OF COLORADO

COUNTY OF Boulder) SS.

ACKNOWLEDGED BEFORE ME THIS 14th DAY OF November, 2017
BY Tina Harris AS Mayor OF TOWN OF ERIE

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/14/2018

ACCEPTANCE CERTIFICATE

TRACTS A, B, C, D, E, F, AND G, ARE HEREBY ACCEPTED FOR OWNERSHIP AND
MAINTENANCE BY THE REX RANCH HOMEOWNERS ASSOCIATION, INC.

REX RANCH HOMEOWNERS ASSOCIATION, INC.

BY: [Signature]

DATE: 11/9/17

NAME: Chad Murphy
TITLE: President

STATE OF COLORADO

COUNTY OF Denver) SS.

ACKNOWLEDGED BEFORE ME THIS 9th DAY OF November, 2017

BY Chad Murphy AS President OF REX RANCH HOMEOWNERS
ASSOCIATION, INC.

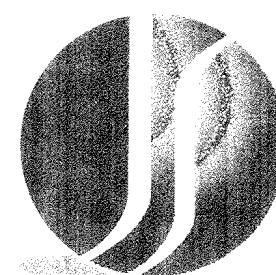
WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/19/20

Scale: N/A
Date: JANUARY 17, 2012
Job No.: 7006
Sheet 2 of 6



ENGINEER / SURVEYOR



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

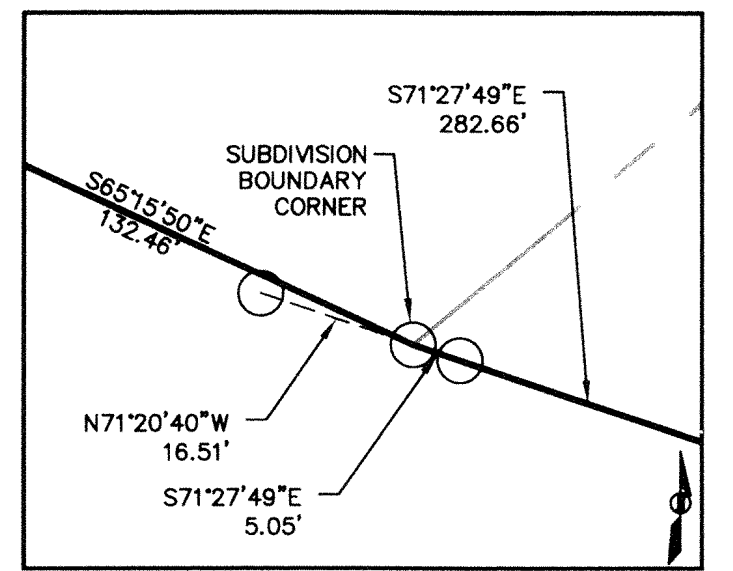
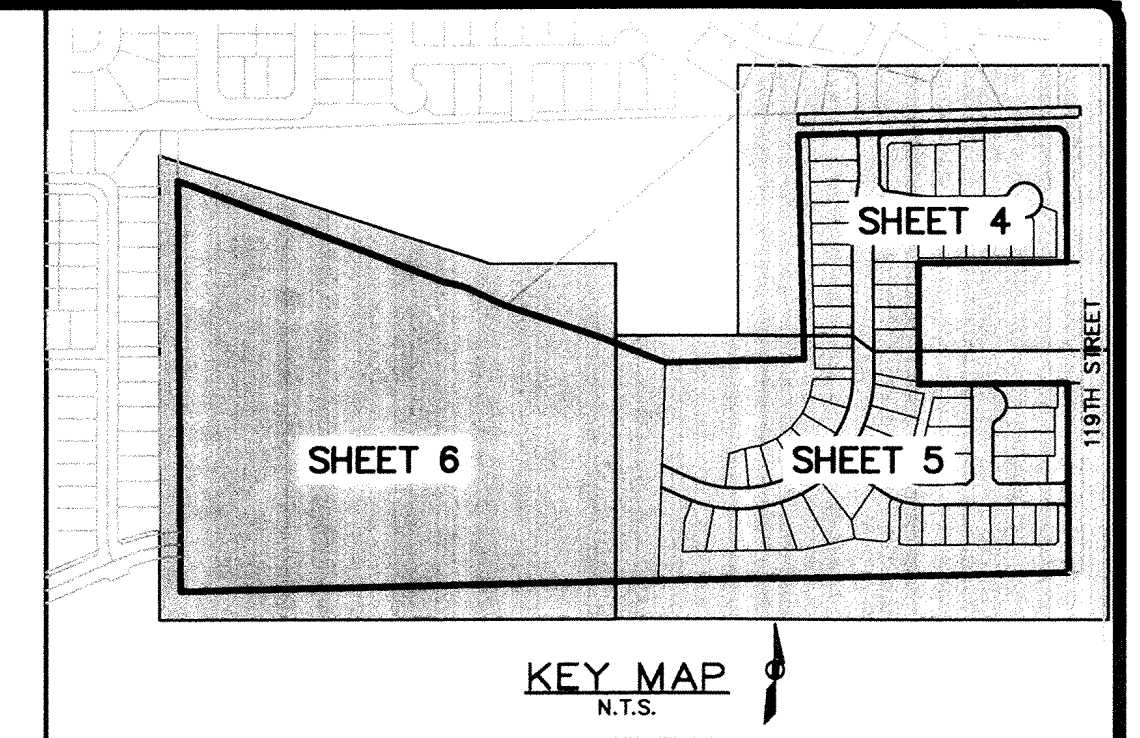
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16	EASEMENT REVISION	09/01/17	IMH
17	TOWN COMMENTS	10/05/17	IMH
No.	Revisions	Date	By

Designed By: _____ Checked By: _____

REX RANCH FILING NO. 1

AN AMENDMENT OF TRACT B, REX RANCH MINOR SUBDIVISION LOCATED IN THE NORTH HALF OF THE NORTHEAST
QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
54.35 ACRES - 60 RESIDENTIAL LOTS - 7 TRACTS
FP-09-00016

Unofficial Copy

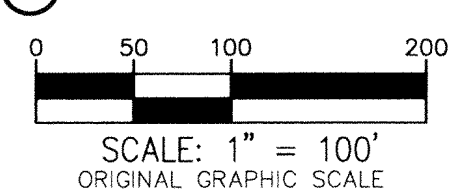


BOUNDARY DETAIL
SCALE: 1"=20'

LEGEND

- SITE BOUNDARY
 TRACT AND LOT
 SECTION LINE
 EASEMENT LINE
 EXISTING RIGHT-OF-WAY

- | | |
|----------|--|
| SQ. FT. | SQUARE FEET |
| AC. | ACRES |
| ROW | RIGHT-OF-WAY |
| ○ | FOUND NO. 5 REBAR W/
1½" ALUM. CAP PLS. NO. 10945
UNLESS OTHERWISE NOTED |
| □ | FOUND NO. 5 REBAR W/
1½" CAP NO MARKINGS |
| △ | FOUND NO. 5 REBAR W/ 1½" ORANGE
PLASTIC CAP PLS. NO. 28286 |
| ☆ | SET 1½" YELLOW PLASTIC CAP ON 18"
NO. 5 REBAR PLS. NO. 25965 |
| ◆ | SECTION CORNER AS NOTED |
| REC. NO. | RECEPTION NUMBER |
| CHB | CHORD BEARING |
| CHD | CHORD DISTANCE |
| (NR) | NON-RADIAL LINE |
| ① | BLOCK NUMBER |



Scale: 1"=100'

Date: JANUARY 17, 2012

Job No.: 7006

2016年12月15日 星期三

		Sheet	3	of	6
4	TOWN COMMENTS	09/27/13	IMH		
5	TOWN COMMENTS	01/28/14	IMH		
6	TOWN COMMENTS	05/07/14	IMH		
7	TOWN COMMENTS	08/06/14	IMH		
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16	EASEMENT REVISION	09/01/17	IMH		
17	TOWN COMMENTS	10/05/17	IMH		
No. Revisions				Date	By
Designed By:				Checked By:	

R / SURVEYOR

JANSEN STRAWN
CONSULTING ENGINEERS

**990 SOUTH BROADWAY
SUITE 230
DENVER, CO 80209**
P.303.561.3333
F.303.561.3339

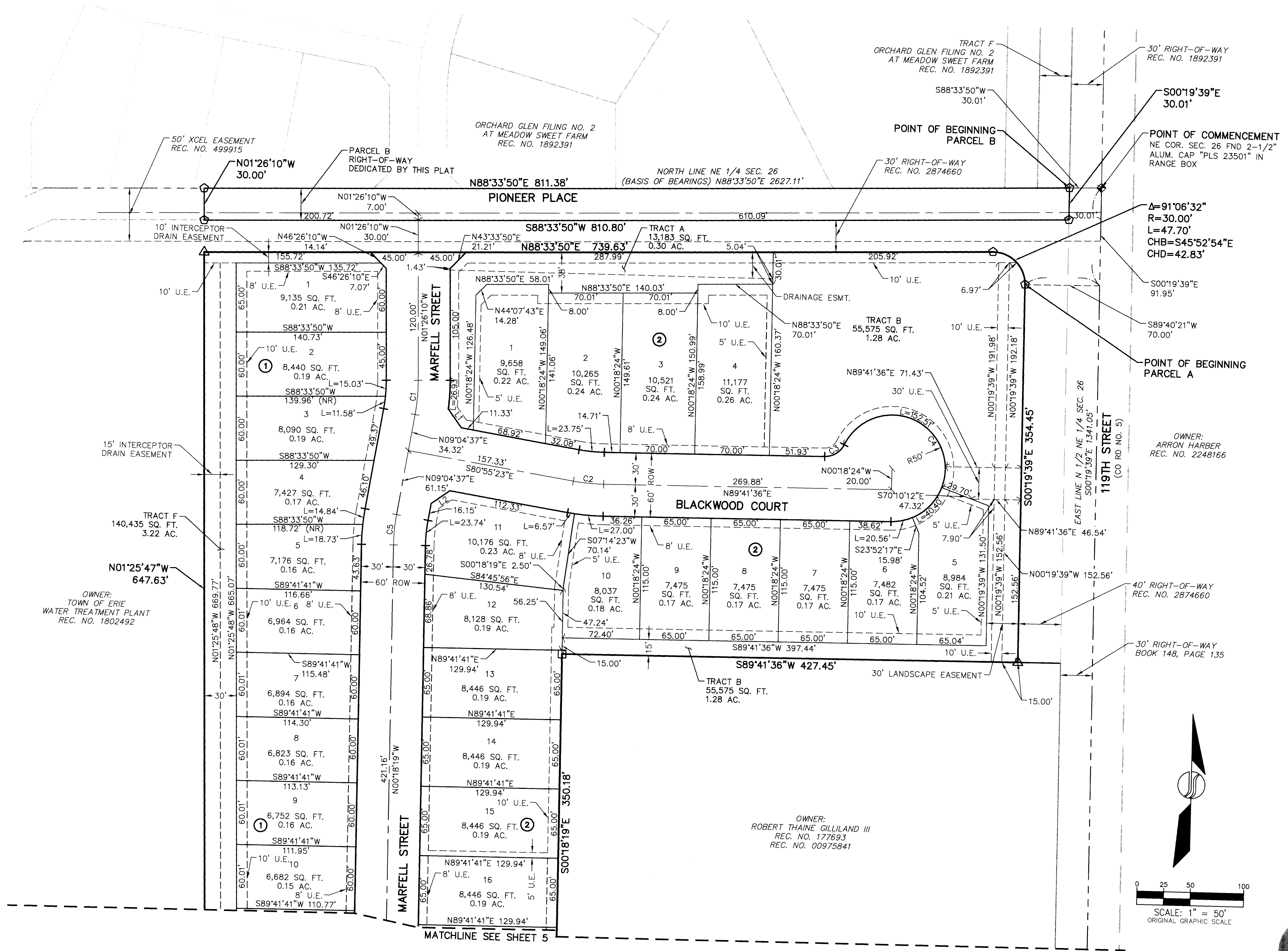
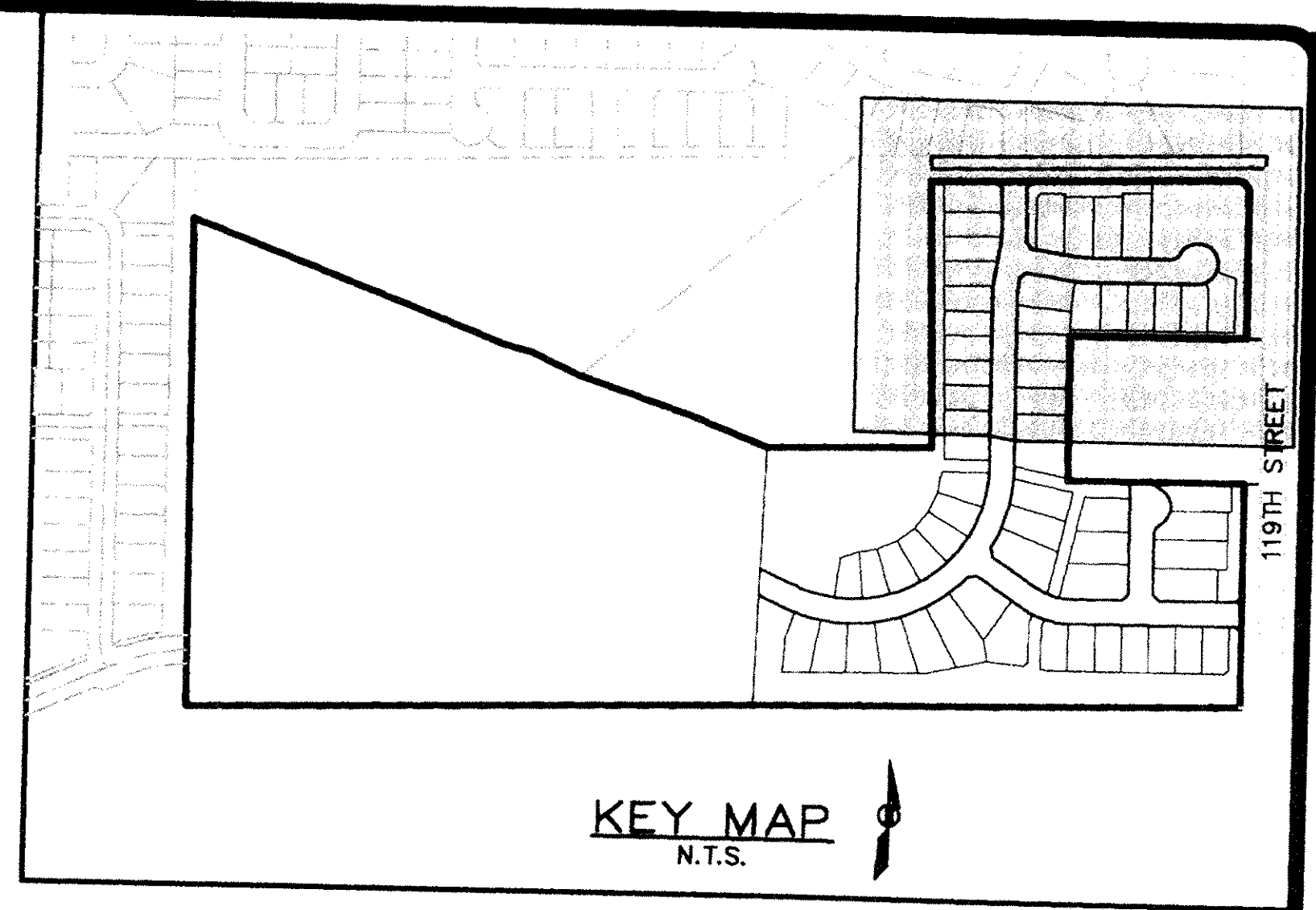
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REX RANCH FILING NO. 1

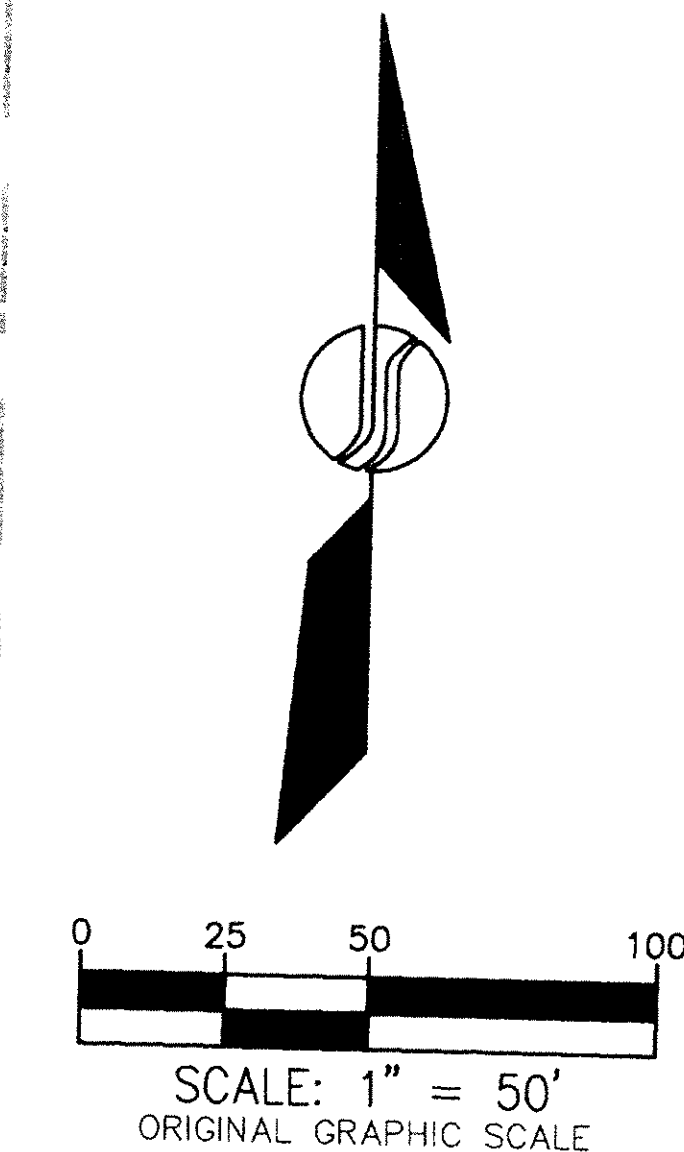
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54.35 ACRES - 60 RESIDENTIAL LOTS - 7 TRACTS
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- LEGEND**
- SITE BOUNDARY
 - TRACT AND LOT
 - - - SECTION LINE
 - - - EASEMENT LINE
 - - - EXISTING RIGHT-OF-WAY
 - SQ. FT. SQUARE FEET
 - AC. ACRES
 - U.E. UTILITY EASEMENT
 - ROW RIGHT-OF-WAY
 - FOUND NO. 5 REBAR W/ 1 1/2" ALUM. CAP PLS. NO. 10945 UNLESS OTHERWISE NOTED
 - FOUND NO. 5 REBAR W/ 1 1/2" CAP NO MARKINGS
 - △ FOUND NO. 5 REBAR W/ 1 1/2" ORANGE PLASTIC CAP PLS. NO. 28286
 - ☆ SET 1 1/2" YELLOW PLASTIC CAP ON 18" NO. 5 REBAR PLS. NO. 25965
 - ◆ SECTION CORNER AS NOTED
 - REC. NO. RECEPTION NUMBER
 - CHB CHORD BEARING
 - CHD CHORD DISTANCE
 - (NR) NON-RADIAL LINE
 - ① BLOCK NUMBER

Line Table		
LINE #	LENGTH	DIRECTION
L1	21.41'	S36°27'17"E
L2	21.21'	S54°04'37"W

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	10°30'47"	175.00'	32.11'	N03°49'14"E	32.07'
C2	9°23'02"	175.00'	28.66'	S85°36'53"E	28.63'
C3	64°37'23"	20.00'	22.56'	N57°22'54"E	21.38'
C4	244°37'23"	50.00'	213.47'	N32°37'06"W	84.52'
C5	9°22'56"	175.00'	28.66'	S04°23'09"W	28.62'



Scale: 1"=50'
Date: JANUARY 17, 2012
Job No.: 7006
Sheet 4 of 6

ENGINEER / SURVEYOR

JANSEN STRAWN
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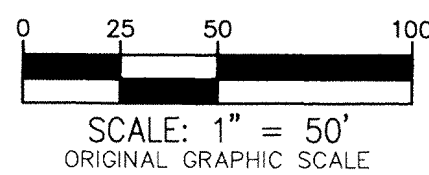
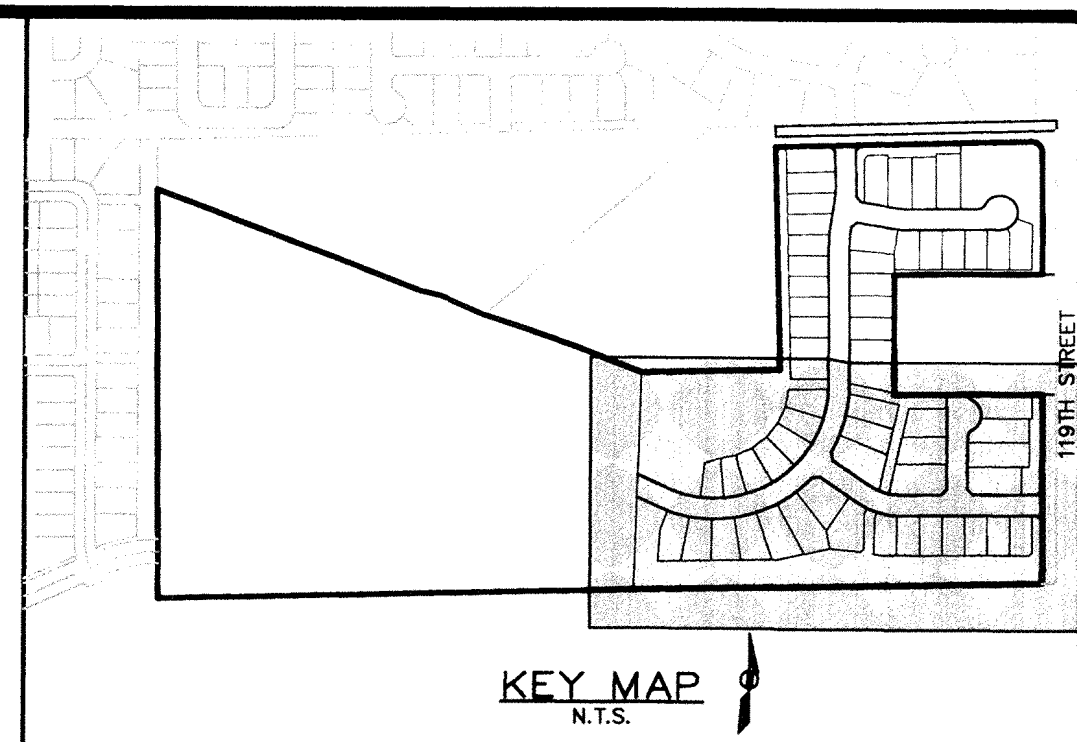
No.	Revisions	Date	By
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15	TOWN COMMENTS	08/01/17	IMH
16	EASEMENT REVISION	09/01/17	IMH
17	TOWN COMMENTS	10/05/17	IMH

Designed By: _____ Checked By: _____

REX RANCH FILING NO. 1

AN AMENDMENT OF TRACT B, REX RANCH MINOR SUBDIVISION LOCATED IN THE NORTH HALF OF THE NORTHEAST
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TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
54.35 ACRES - 60 RESIDENTIAL LOTS - 7 TRACTS
FP-09-00016

Unofficial Copy



LEGEND

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

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C6	37°06'33"	360.00'	233.16'	N18°14'57"E	229.11'
C7	77°55'56"	360.00'	489.66'	N75°46'12"E	452.78'
C8	47°02'05"	28.00'	22.99'	S88°46'53"E	22.35'
C9	34°33'16"	175.00'	105.54'	S73°03'00"E	103.95'
C10	64°37'23"	20.00'	22.56'	S31°59'03"W	21.38'
C11	129°14'46"	50.00'	112.79'	N00°19'39"W	90.35'
C12	55°18'39"	20.00'	19.31'	S37°17'42"E	18.57'

Line Table

LINE #	LENGTH	DIRECTION
L3	21.79'	S12°20'20"E
L4	21.21'	N44°40'21"E
L5	21.21'	N45°19'39"W
L6	20.79'	N43°28'54"E
L7	20.79'	S44°08'11"E
L8	22.62'	S83°10'43"W
L9	6.00'	N24°44'10"E
L10	20.00'	N65°15'50"W
L11	6.00'	S24°44'10"W
L12	20.00'	N65°15'50"W

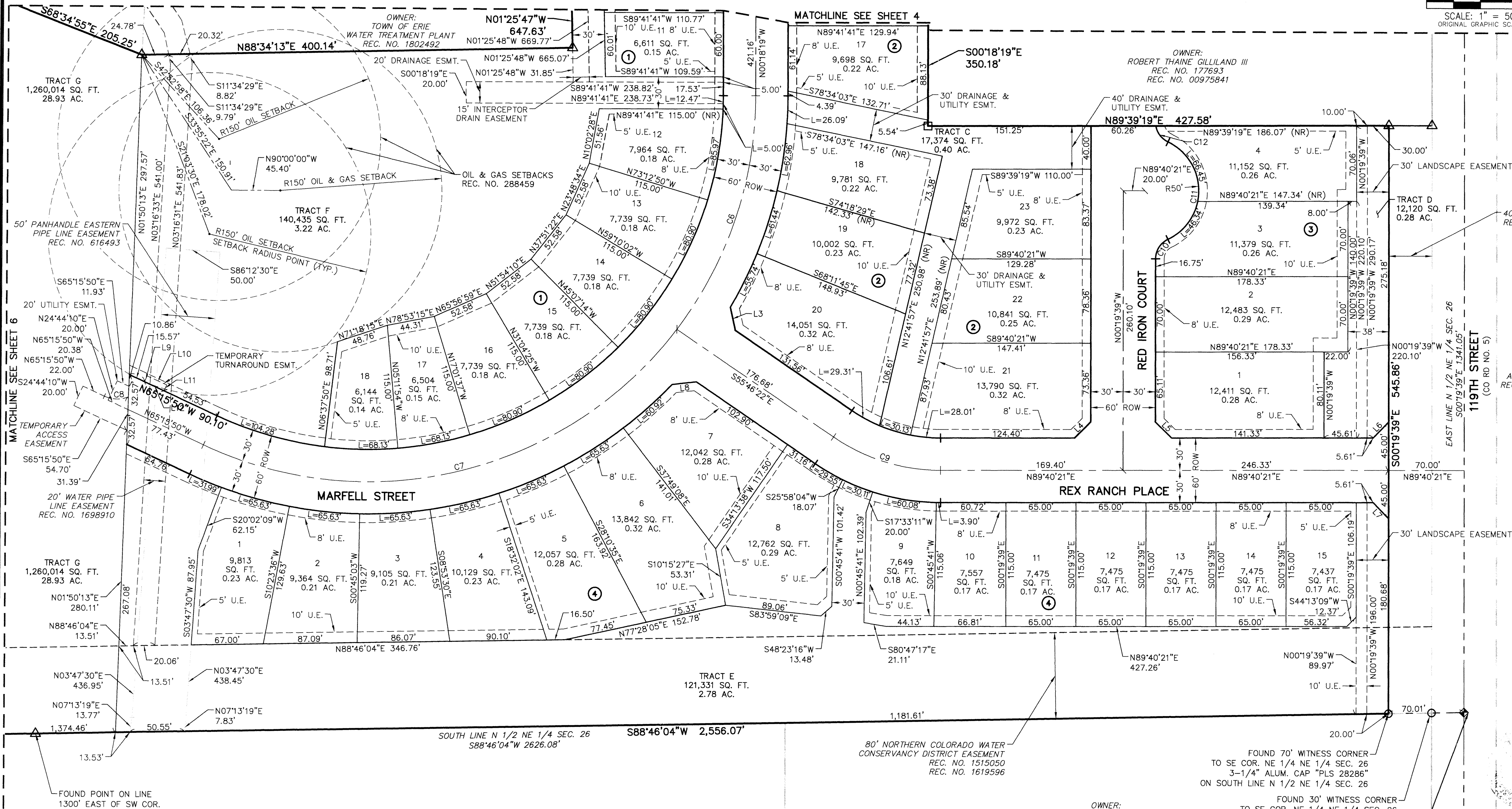


Scale: 1"=50'
Date: JANUARY 17, 2012
Job No.: 7006

Sheet 5 of 6

No.	Revisions	Date	By
4	TOWN COMMENTS	09/27/13	IMH
5	TOWN COMMENTS	01/28/14	IMH
6	TOWN COMMENTS	05/07/14	IMH
7	TOWN COMMENTS	08/06/14	IMH
8	TOWN COMMENTS	11/14/14	IMH
9	TOWN COMMENTS	07/23/15	IMH
10	LOT REVISIONS	08/28/15	IMH
11	TOWN COMMENTS	10/01/15	IMH
12	TOWN COMMENTS	05/23/16	IMH
13	LOT REVISIONS	04/24/17	IMH
14	LOT REVISIONS	05/18/17	IMH
15	TOWN COMMENTS	08/01/17	IMH
16	EASEMENT REVISION	09/01/17	IMH
17	TOWN COMMENTS	10/05/17	IMH

Designed By: _____ Checked By: _____



OWNER:
PAGE LLOYD E REVOCABLE TRUST &
KATSUKO SUE PAGE REVOCABLE TRUST

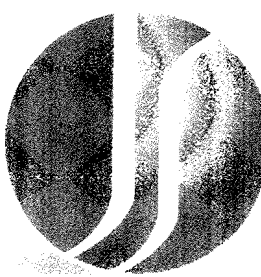
OWNER:
TUPPER MICHAEL L &
NASEEM A MUNSHI
REC. NO. 01059866

FOUND 70" WITNESS CORNER
TO SE COR. NE 1/4 NE 1/4 SEC. 26
3-1/4" ALUM. CAP "PLS 28286"
ON SOUTH LINE N 1/2 NE 1/4 SEC. 26

FOUND 30" WITNESS CORNER
TO SE COR. NE 1/4 NE 1/4 SEC. 26
1-1/2" ALUM. CAP "PLS 5429"

SE COR. NE 1/4
NE 1/4 SEC. 26
NO MONUMENT FOUND
COULD NOT SET
30' RIGHT-OF-WAY
BOOK 148, PAGE 135

ENGINEER / SURVEYOR

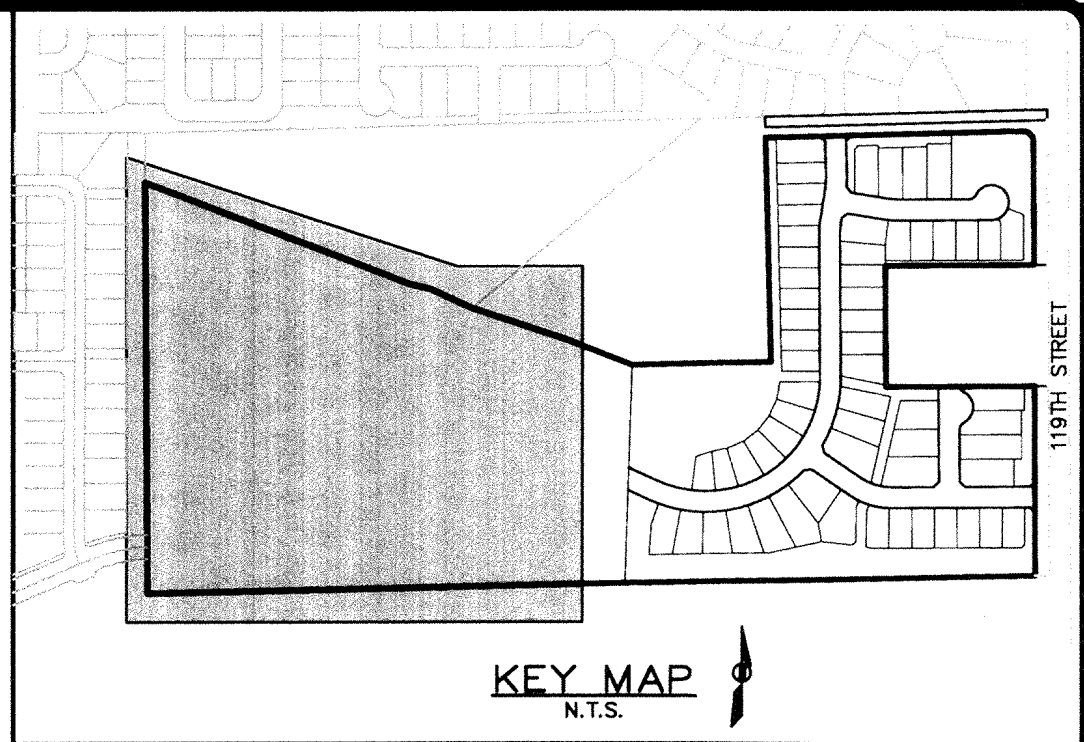


JANSEN STRAWN
CONSULTING ENGINEERS
990 SOUTH BROADWAY
SUITE 230
DENVER, CO 80209
P.303.561.3333
F.303.561.3339

Unofficial Copy

REX RANCH FILING NO. 1

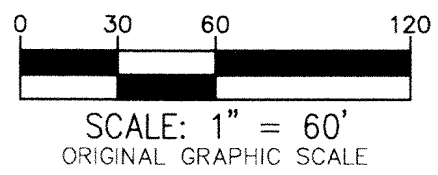
AN AMENDMENT OF TRACT B, REX RANCH MINOR SUBDIVISION LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
54.35 ACRES - 60 RESIDENTIAL LOTS - 7 TRACTS
FP-09-00016



LEGEND

- SITE BOUNDARY
- TRACT AND LOT
- SECTION LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- AC. ACRES
- U.E. UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- FOUND NO. 5 REBAR W/ 1 1/2" ALUM. CAP PLS. NO. 10945 UNLESS OTHERWISE NOTED
- FOUND NO. 5 REBAR W/ 1 1/2" CAP NO MARKINGS
- FOUND NO. 5 REBAR W/ 1 1/2" ORANGE PLASTIC CAP PLS. NO. 28286
- SET 1 1/2" YELLOW PLASTIC CAP ON 18" NO. 5 REBAR PLS. NO. 25965
- SECTION CORNER AS NOTED
- REC. NO. RECEPTION NUMBER
- CHB CHORD BEARING
- CHD CHORD DISTANCE
- (NR) NON-RADIAL LINE
- (1) BLOCK NUMBER

Line Table		
LINE #	LENGTH	DIRECTION
L13	19.91'	N88°33'46"E
L14	20.58'	N51°07'08"E



SCALE: 1" = 60'
ORIGINAL GRAPHIC SCALE

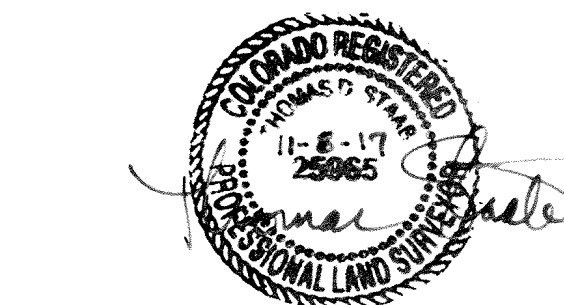
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Date: JANUARY 17, 2012

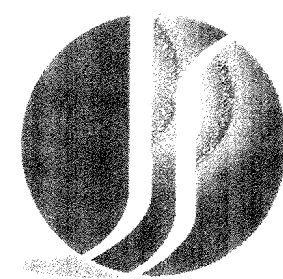
Job No.: 7006

Sheet 6 of 6

	4	5	6	7	8	9	10	11	12	13	14	15	16	17
TOWN COMMENTS	09/27/13	01/28/14	05/07/14	08/06/14	11/14/14	07/23/15	08/28/15	10/01/15	05/23/16	04/24/17	05/18/17	08/01/17	09/01/17	10/05/17
IMH														
LOT REVISIONS														
EASEMENT REVISION														
No. Revisions														
Date														
By														



ENGINEER / SURVEYOR



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

Designed By:

Checked By:

FLATIRON MEADOWS
FILING NO. 9
REC. NO. 3578969

N00°21'53"W 1,331.68'
WEST LINE N 1/2 NE 1/4 SEC. 26

20' WATER LINE EASEMENT
REC. NO. 1728517
REC. NO. 1728518

20' WATER LINE EASEMENT
REC. NO. 1728517
REC. NO. 1728518

15' WATER LINE EASEMENT
REC. NO. 2874660

ACCESS AND UTILITIES EASEMENT
REC. NO. 2859007

APPROXIMATE LOCATION
OF DITCH CROSSING
LICENSE AGREEMENT
REC. NO. 1723361

TRACT G
1,260,014 SQ. FT.
28.93 AC.

S75°46'32"E
63.95'

SEE BOUNDARY DETAIL
ON SHEET 3 OF 6

REC. NO. 1728520 &
REC. NO. 15892

BOOK 670,
PAGE 474

FOUND NO. 5 REBAR

S68°34'55"E
205.25'

SW COR. NW 1/4
NE 1/4 SEC. 26
NO MONUMENT FOUND
FOUND 10" WITNESS CORNER
2-1/2" ALUM. CAP ON SOUTH
LINE OF N 1/2 NE 1/4 SEC. 26
STAMPED "10" W.C. LS 29414"

TRACT E
FLATIRON MEADOWS
FILING NO. 8
REC. NO. 3529609

OWNER:
GEORGE REICHENBERG
REC. NO. 00668533

S88°46'04"W 2,556.07'

1,374.46'
SOUTH LINE N 1/2 NE 1/4 SEC. 26
S88°46'04"W 2626.08'

80' NORTHERN COLORADO WATER
CONSERVANCY DISTRICT EASEMENT
REC. NO. 1515050
REC. NO. 1619596

OWNER:
PAGE LLOYD E REVOCABLE TRUST &
KATSUKO SUE PAGE REVOCABLE TRUST

MATCHLINE SEE SHEET 5

ORDINANCE NO. 10-2018

Series of 2018

AN ORDINANCE ANNEXING THE REX RANCH ANNEXATION NO. 2 PROPERTY, PURSUANT TO THE PETITION OF THE OWNER THEREOF, TO BE KNOWN AS THE REX RANCH ANNEXATION NO. 2 TO THE TOWN OF ERIE, COLORADO; PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE; AND, SETTING FORTH DETAILS IN RELATION THERETO.

WHEREAS, a Petition for Annexation ("Petition") has been filed by Thaine Gilliland for the annexation to the Town of the following described real property ("Property"); to wit:

See "Exhibit A," attached hereto and incorporated herein by this reference.

WHEREAS, a public hearing was held on said Petition pursuant to statute on January 23, 2018; and

WHEREAS, the Board of Trustees by Resolution determined that the applicable parts of Colo. Const. Art. II, Sec. 30, C.R.S. 31-12-104 and 31-12-105 have been met, that an election is not required under Colo. Const. Art. II, Sec. 30(1)(a) or C.R.S. 31-12-107(2), and that no additional terms and conditions are to be imposed; and

WHEREAS, it is the opinion of the Board of Trustees that it is desirable and necessary that the described Property be annexed to the Town of Erie, Colorado; and

NOW THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Erie, Colorado; that;

Section 1. The above described Property is hereby annexed to and included within the town limits of the Town of Erie.

Section 2. The proposed annexation is consistent with the Town of Erie Three Mile Annexation Plan.

Section 3. The maximum number of residential dwelling units permitted by the Town of Erie Comprehensive Plan – 2015 Update on the Property is seven (7) units. Owner may increase or decrease the number of dwelling units built on

the Property provided that no more than one hundred thirty-three (133) dwelling units can be constructed on the Rex Ranch Annexation No. 1 property and the Property combined.

Section 4. The Mayor and Town Clerk are authorized and directed to complete all the necessary procedures and sign all necessary documents required for annexation of said Property to the Town including filing the required certified copies of the annexation ordinance and a map of the area to be annexed containing a legal description of such area with the Boulder County Clerk and Recorder.

Section 5. Zoning of the Property. Requested zoning for the property is 'LR' – Low Density Residential. Zoning shall be accomplished by separate ordinance whose effective date shall not be sooner than the effective date of this annexation ordinance.

Section 6. Severance Clause. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more parts, sections, subsections, sentence, clauses or phrases be declared invalid.

Section 7. Repeal. All other ordinances, or parts of any ordinances or other Code provisions in conflict herewith are hereby repealed. The repeal established herein shall not be construed to revive any ordinance Code provision or part thereof that had been previously repealed by any ordinance which is repealed by this Ordinance.

Section 8. Effective Date. This ordinance shall take effect thirty (30) days after publication following final passage.

INTRODUCED, PASSED, ADOPTED AND ORDER PUBLISHED IN FULL BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE THIS 13th DAY OF February, 2018.

PUBLISHED IN FULL ON THE 21st DAY OF February, 2018.



TOWN OF ERIE, COLORADO, a
Colorado municipal corporation

By: 
Tina Harris, Mayor

ATTEST:

By: 
Nancy J. Parker, CMC, Town Clerk
 Deputy

EXHIBIT A

Legal Description

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26 AND CONSIDERING THE EAST LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26 TO BEAR SOUTH 00°19'39" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 00°19'39" EAST, ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 446.43 FEET;

THENCE SOUTH 89°41'36" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 119TH STREET AS RECORDED IN BOOK 148 AT PAGE 135 AND A POINT ON THE TOWN OF ERIE TOWN LIMITS ACCORDING TO THE REX RANCH ANNEXATION MAP RECORDED AT RECEPTION NO. 2831557 OF THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING THE

POINT OF BEGINNING;

THENCE ALONG SAID TOWN LIMITS THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 00°19'39" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 349.87 FEET;
- 2) SOUTH 89°39'19" WEST A DISTANCE OF 467.58 FEET;
- 3) NORTH 00°18'19" WEST A DISTANCE OF 350.18 FEET;
- 4) NORTH 89°41'36" EAST A DISTANCE OF 467.45 FEET TO THE **POINT OF BEGINNING;**

SAID PARCEL CONTAINS A CALCULATED AREA OF 163,641 SQUARE FEET, OR 3.76 ACRES, MORE OR LESS.