

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:

TRACTS A AND L, COMPASS FILING NO. 1 AS RECORDED AT RECEPTION NO. 03369734 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;

SAID PARCEL CONTAINS 67.74 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS AND RIGHT-OF-WAY AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **COMPASS FILING NO. 2**. 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.

OWNER'S SIGNATURES

SEE SHEET 2 FOR OWNER'S SIGNATURES

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 WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 25 WAS ASSUMED TO BEAR NORTH 00°13'49" WEST AND IS MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

5. LAND TITLE GUARANTEE COMPANY COMMITMENT NO. PIB70434578.1750687 DATED JULY 11, 2016 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. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

8. 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.

9. 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.

10. A BLANKET PUBLIC ACCESS EASEMENT IS GRANTED OVER TRACTS A-F.

11. A BLANKET DRAINAGE EASEMENT IS GRANTED OVER TRACTS A-F.

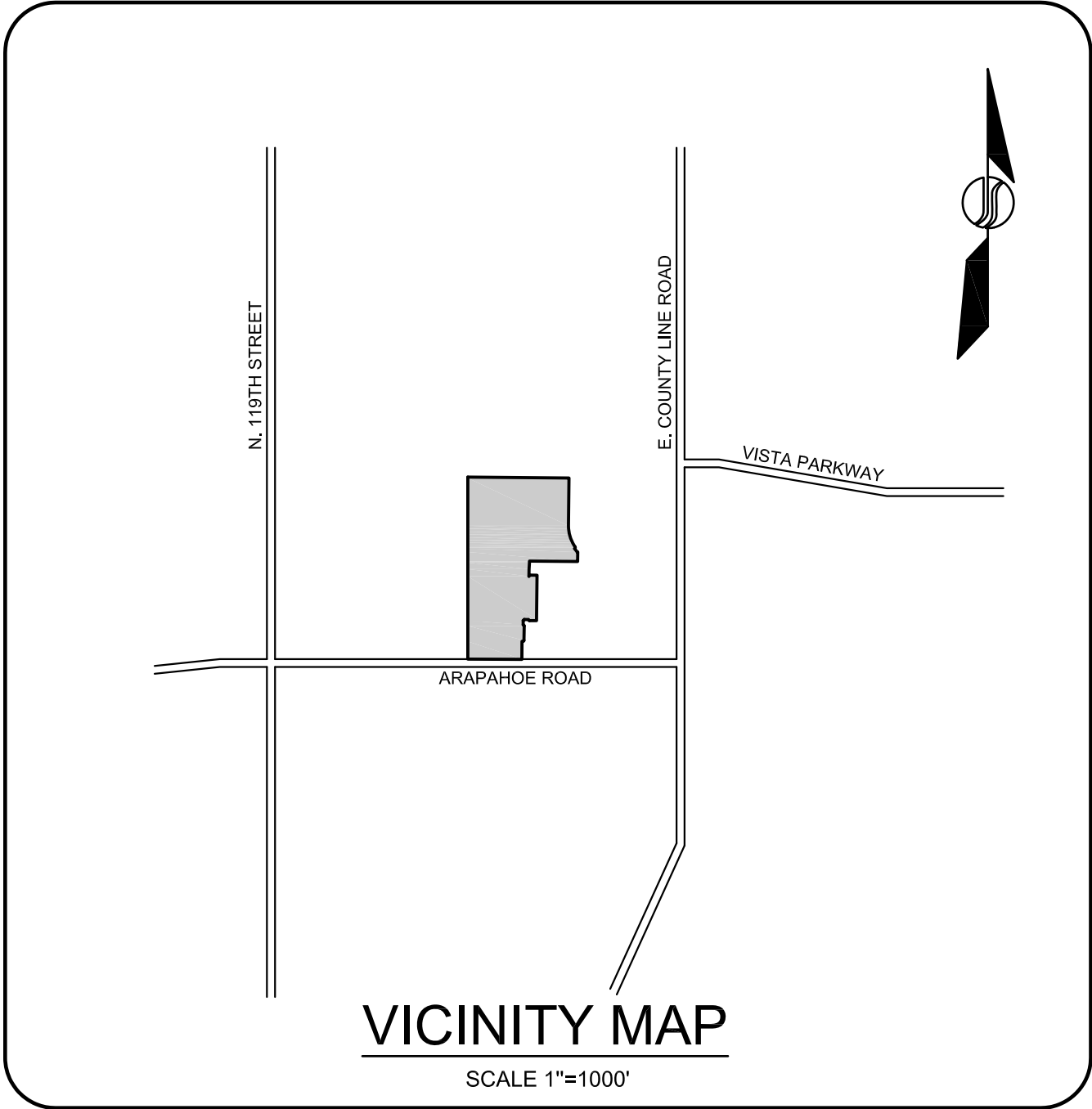
12. MAINTENANCE DEFINITION: MAINTENANCE IS THE PROCESS OF PERSERVING CAPITOL IMPROVEMENTS, STRUCTURES, DEVELOPMENT, OR SYSTEMS TO MEET ITS FUNCTION OR ORIGINAL INTENT OF THE FACILITY. THIS IS THE PRESERVATION, CONSERVATION, KEEPING IN GOOD CONDITIONS, OPERATING SAFELY, OPERATING EFFICENTLY, TESTING, 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. FACILITIESAS 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.

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
LOTS	17.14 ACRES	25.30%
TRACTS A-L1	44.88 ACRES	66.30%
RIGHT-OF-WAY	5.72 ACRES	8.40%
TOTAL	67.74 ACRES	100%

TRACT SUMMARY CHART					
TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE
A	59,566	1.37	DRAINAGE / LANDSCAPING	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
B	36,239	0.83	POCKET PARK/DRAINAGE/LANDSCAPING	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
C	57,709	1.32	DRAINAGE / LANDSCAPING	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
D	2,172	0.05	LANDSCAPING	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
E	78,154	1.79	DRAINAGE / LANDSCAPING	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
F	1,200	0.03	LANDSCAPING	OWNER	OWNER
L-1	1,720,391	39.49	FUTURE DEVELOPMENT	OWNER	OWNER
TOTAL	1,954,972	44.88			

COMPASS FILING NO. 2

A REPLAT OF TRACTS A AND L, 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
67.74 ACRES - 69 RESIDENTIAL LOTS / 7 TRACTS
FP-13-00063 FINAL PLAT



SHEET INDEX

1	COVER SHEET
2	SIGNATURES
3	OVERALL PLAN
4-6	FINAL PLAT

ACCEPTANCE CERTIFICATE

TRACTS A-F ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE COMPASS 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: _____

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:

LAND TITLE GUARANTEE COMPANY

BY: _____ DATE: _____

NAME: _____

TITLE: _____

ATTEST: _____
SECRETARY/ TREASURER

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.

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL

THIS PLAT IS TO BE KNOWN AS COMPASS FILING NO. 2 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. _____.

COUNTY CLERK AND RECORDER

OWNER/DEVELOPER

CARLSON
12460 1ST STREET
EASTLAKE, CO 80614
(303)457-2966

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

ENGINEER / SURVEYOR



6	TOWN COMMENTS	08/24/16	IH
5	TOWN COMMENTS	07/27/16	IH
4	TOWN COMMENTS	02/23/15	ALN
3	TOWN COMMENTS	01/16/15	ALN
2	TOWN COMMENTS	03/21/14	ALN
1	TOWN COMMENTS	01/17/14	ALN
No.	Revisions	Date	By
Designed By: ALN		Checked By: TCJ	

Scale: N/A
Date: 09/25/2013
Job No.: 13042
Sheet 1 of 6

COMPASS FILING NO. 2
A REPLAT OF TRACTS A AND L, 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
67.74 ACRES - 69 RESIDENTIAL LOTS / 7 TRACTS
FP-13-00063 FINAL PLAT

OWNER'S SIGNATURE

TAYLOR CARLSON

BY: _____ DATE: _____
NAME: _____

STATE OF _____)
) SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY TAYLOR CARLSON AS OWNER ,

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

OWNER'S SIGNATURE

KENT CARLSON

BY: _____ DATE: _____
NAME: _____

STATE OF _____)
) SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY KENT CARLSON AS OWNER ,

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

OWNER'S SIGNATURE

SCOTT CARLSON

BY: _____ DATE: _____
NAME: _____

STATE OF _____)
) SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY SCOTT CARLSON AS OWNER ,

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

OWNER'S SIGNATURE

CLAY CARLSON

BY: _____ DATE: _____
NAME: _____

STATE OF _____)
) SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY CLAY CARLSON AS OWNER ,

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

OWNER'S SIGNATURE

RYAN CARLSON

BY: _____ DATE: _____
NAME: _____

STATE OF _____)
) SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY RYAN CARLSON AS OWNER ,

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

OWNER'S SIGNATURE

CALATLANTIC HOMES OF COLORADO, INC., A DELAWARE CORPORATION.

BY: _____ DATE: _____
NAME: _____

STATE OF _____)
) SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS _____,

CALATLANTIC HOMES OF COLORADO, INC.,
A DELAWARE CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

OWNER/DEVELOPER

CARLSON
12460 1ST STREET
EASTLAKE, CO 80614
(303)457-2966

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

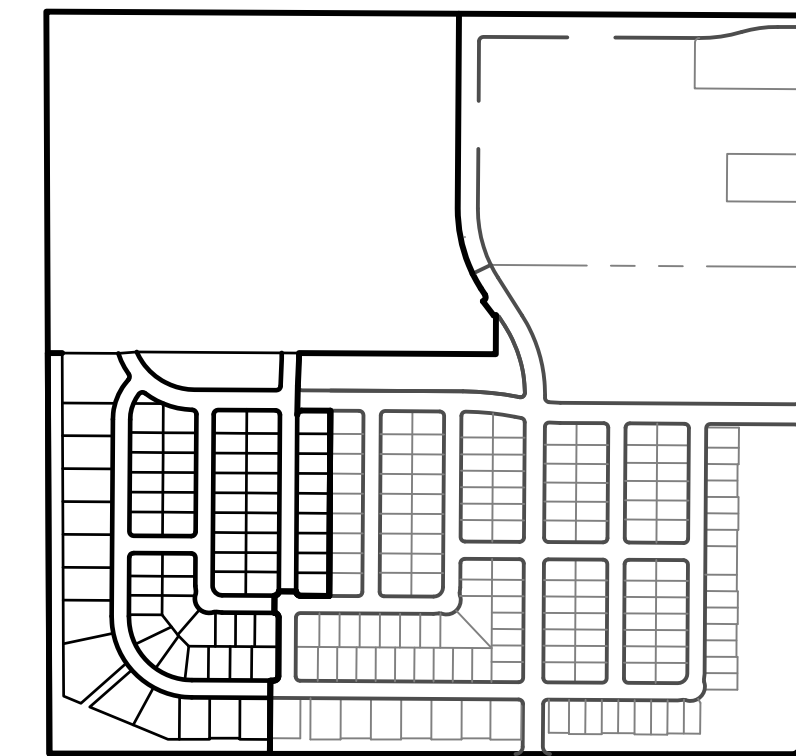
ENGINEER / SURVEYOR



Scale: N/A			
Date: 09/25/2013			
Job No.: 13042			
Sheet 2		of 6	
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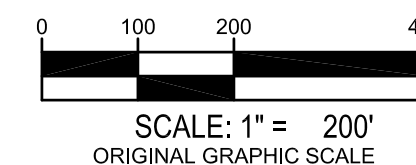


E. COUNTY LINE ROAD/COUNTY ROAD 901

ARAPAHOE ROAD/COUNTY ROAD 54

LEGEND

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



SCALE: 1" = 200'
ORIGINAL GRAPHIC SCALE

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	090°00'00"	15.00'	23.56'	N45°21'26"E	21.21'
C2	090°00'00"	15.00'	23.56'	N44°38'34"W	21.21'
C3	090°00'00"	15.00'	23.56'	N45°21'26"E	21.21'
C4	090°00'00"	15.00'	23.56'	S44°38'34"E	21.21'
C5	088°09'06"	15.00'	23.08'	S46°16'53"W	20.87'
C6	002°01'00"	280.00'	9.85'	N01°21'56"E	9.85'
C7	031°16'29"	15.00'	8.19'	S80°46'38"W	8.09'
C8	103°02'42"	15.00'	26.98'	N18°59'51"E	23.49'
C9	032°52'56"	610.00'	292.69'	S16°05'02"E	288.69'

Scale: 1" = 200'
Date: 09/25/2013
Job No.: 13042

Sheet 3 of 6

No.	Revisions	Date	By
6	TOWN COMMENTS	08/24/16	IH
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2	TOWN COMMENTS	03/21/14	ALN
1	TOWN COMMENTS	01/17/14	ALN
Designed By: ALN		Checked By: TCJ	

OWNER/DEVELOPER

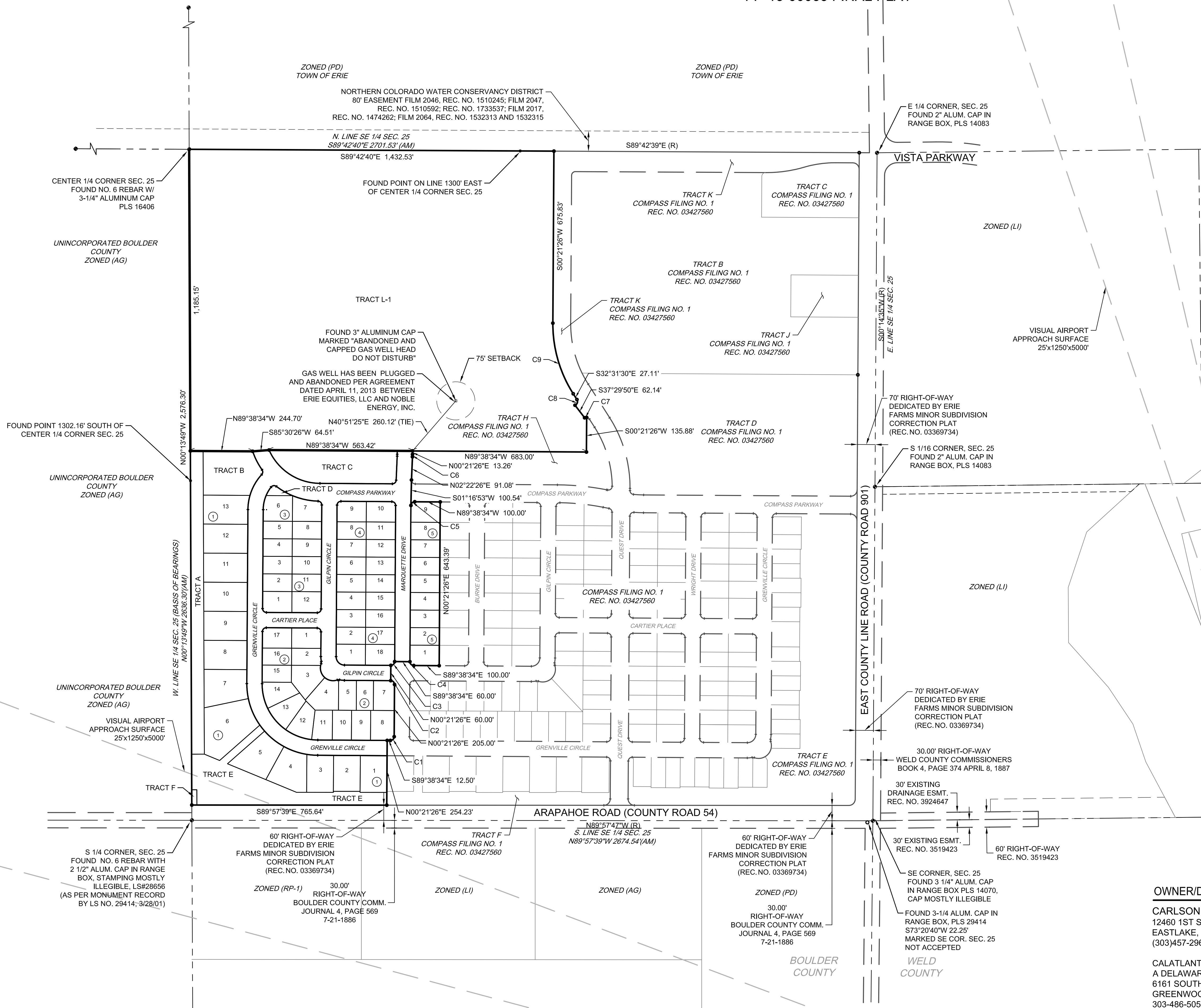
CARLSON
12460 1ST STREET
EASTLAKE, CO 80614
(303)457-2966

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

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

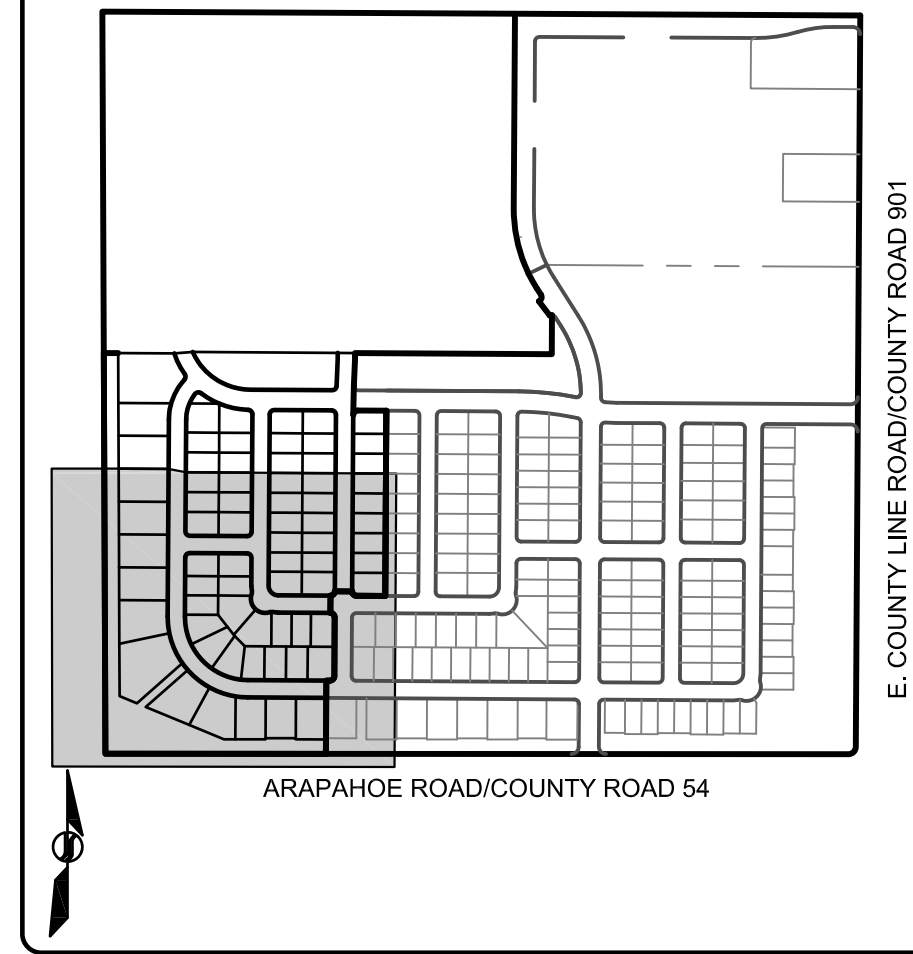


COMPASS FILING NO. 2

A REPLAT OF TRACTS A AND L, COMPASS FILING NO. 1
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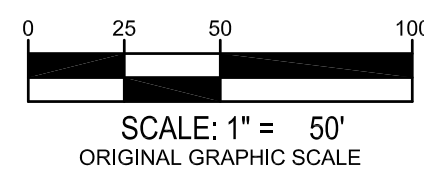
SEE SHEET 5

SEE SHEET 5



LEGEND

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



CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION
C14	090°00'00"	63.00'	98.96'	S44°38'34"E
C15	011°57'51"	93.00'	19.42'	N83°39'38"W
C16	012°53'46"	15.00'	3.38'	N84°07'35"W
C17	019°00'02"	15.00'	4.97'	S79°55'31"W
C18	008°55'28"	50.00'	7.79'	N15°49'40"E
C19	031°53'48"	15.00'	8.35'	N04°20'29"E
C20	011°57'51"	93.00'	19.42'	N05°37'29"W
C21	090°00'00"	15.00'	23.56'	N44°38'34"W
C22	090°00'00"	15.00'	23.56'	S45°21'26"W
C23	090°00'00"	15.00'	23.56'	N44°38'34"W
C24	090°00'00"	15.00'	23.56'	S45°21'26"W

OWNER/DEVELOPER

CARLSON
12460 1ST STREET
EASTLAKE, CO 80614
(303)457-2966

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

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

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2	TOWN COMMENTS	03/21/14	ALN
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Designed By: ALN		Checked By: TCJ	

Scale: 1" = 50'

Date: 09/25/2013

Job No.: 13042

Sheet 4 of 6

UNINCORPORATED BOULDER
COUNTY
ZONED (AG)

VISUAL AIRPORT
APPROACH SURFACE
25'x1250'x5000'

S. 1/4 CORNER, SEC. 25
FOUND NO. 6 REBAR WITH
2 1/2" ALUM. CAP IN RANGE
BOX, STAMPING MOSTLY
ILLEGIBLE, LS#28656
(AS PER MONUMENT RECORD
BY LS NO. 29414, 3/28/01)

TRACT F
1,200 SQ. FT.
0.03 ACRES

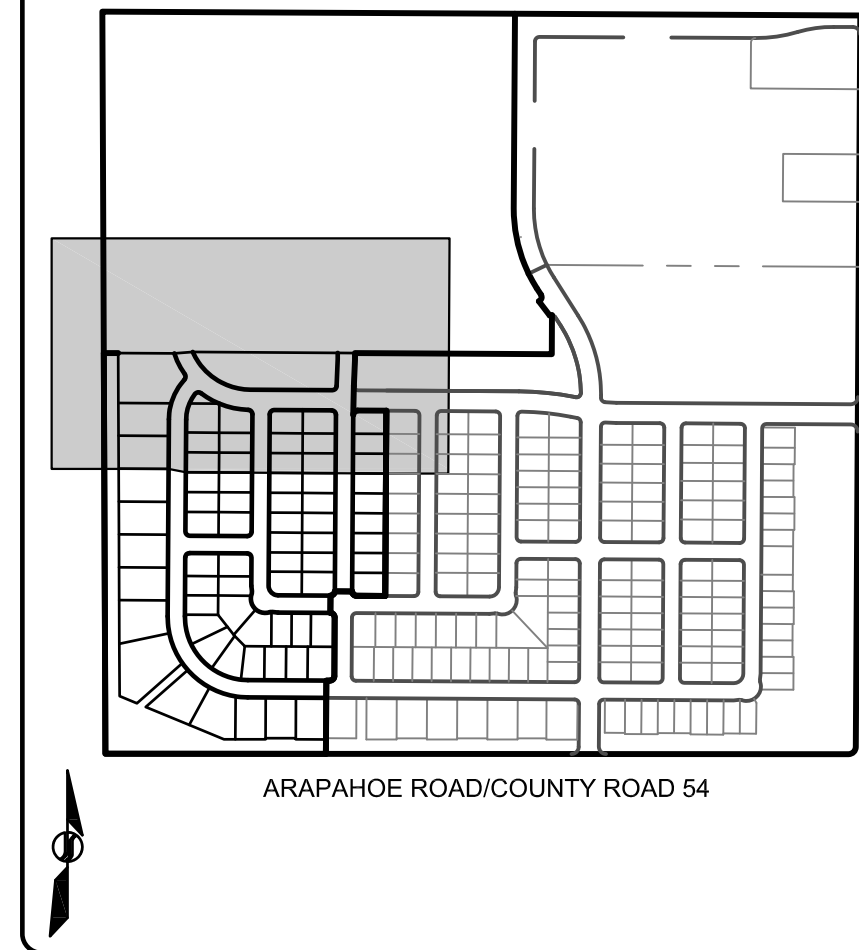
TRACT E
78,154 SQ. FT.
1.79 ACRES

ZONED (RP-1)

ARAPAHOE ROAD
(COUNTY ROAD 54)

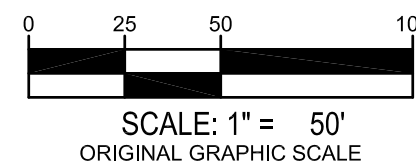
COMPASS FILING NO. 2

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LEGEND

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



Line Table		
LINE #	LENGTH	DIRECTION
L1	28.41'	N46°04'56"E
L2	5.00'	S00°21'26"W
L3	13.26'	S00°21'26"W
L4	30.81'	N89°38'34"W

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C2	045°43'29"	175.00'	139.66'	S23°13'11"W	135.98'
C3	089°05'22"	15.00'	23.32'	N82°40'06"E	21.04'
C4	023°37'27"	250.00'	103.08'	S32°06'21"E	102.35'
C5	069°20'56"	250.00'	302.59'	S54°58'06"E	284.46'
C6	045°43'29"	250.00'	199.51'	S66°46'49"E	194.26'
C7	088°37'47"	15.00'	23.20'	S43°57'27"E	20.96'
C8	090°00'00"	15.00'	23.56'	N45°21'26"E	21.21'
C9	090°00'00"	15.00'	23.56'	S44°36'34"E	21.21'
C10	087°59'00"	15.00'	23.03'	N46°21'56"E	20.84'
C11	002°01'00"	250.00'	8.80'	N01°21'56"E	8.80'
C26	065°45'19"	220.00'	252.48'	S56°45'54"E	238.85'
C27	014°46'00"	285.00'	73.45'	S60°10'13"E	73.25'
C28	020°43'06"	285.00'	103.06'	S77°54'46"E	102.50'

OWNER/DEVELOPER

CARLSON
12460 1ST STREET
EASTLAKE, CO 80614
(303)457-2966

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

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

6	TOWN COMMENTS	08/24/16	IH
5	TOWN COMMENTS	07/27/16	IH
4	TOWN COMMENTS	02/23/15	ALN
3	TOWN COMMENTS	01/16/15	ALN
2	TOWN COMMENTS	03/21/14	ALN
1	TOWN COMMENTS	01/17/14	ALN
No.	Revisions	Date	By
Designed By: ALN		Checked By: TCJ	

Scale: 1" = 50'

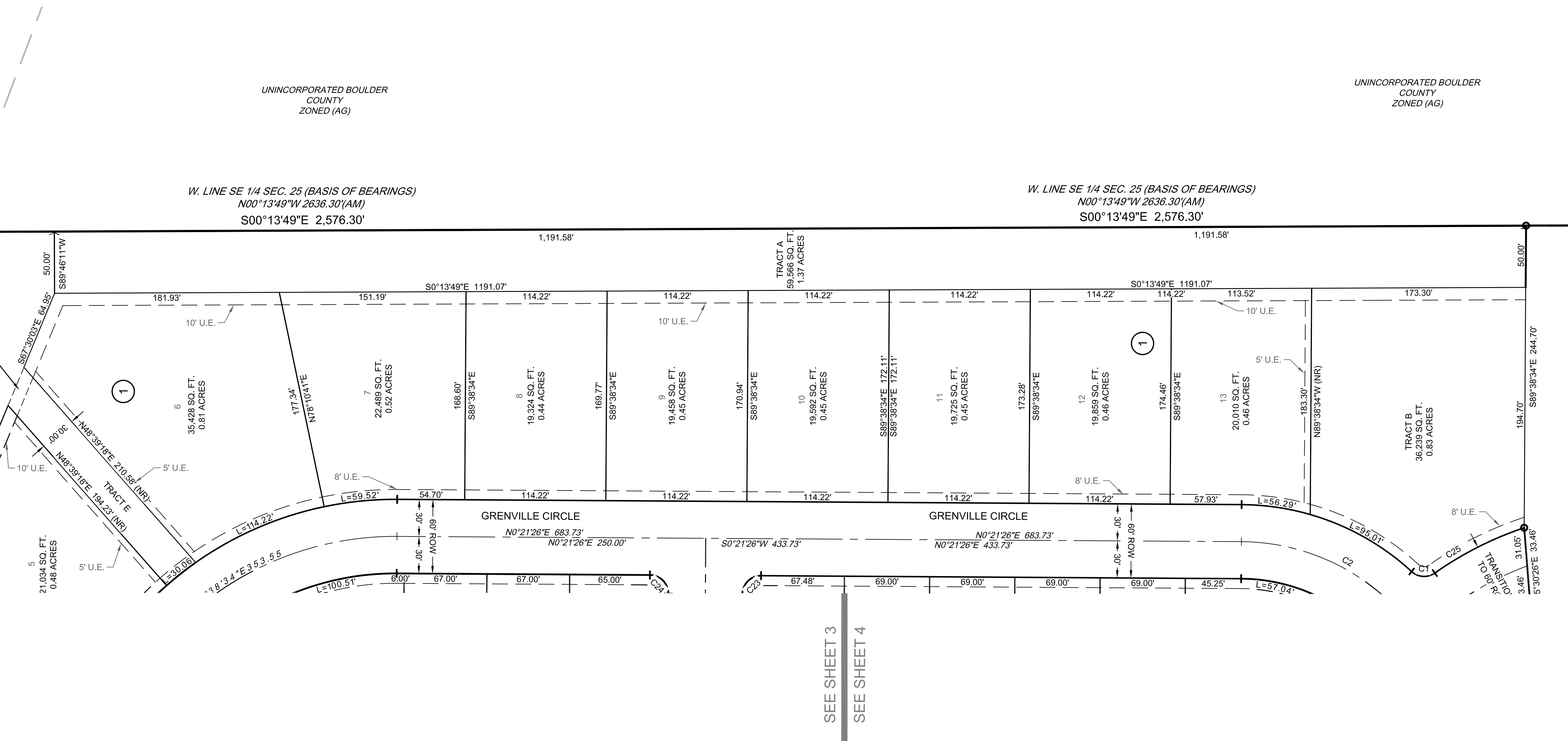
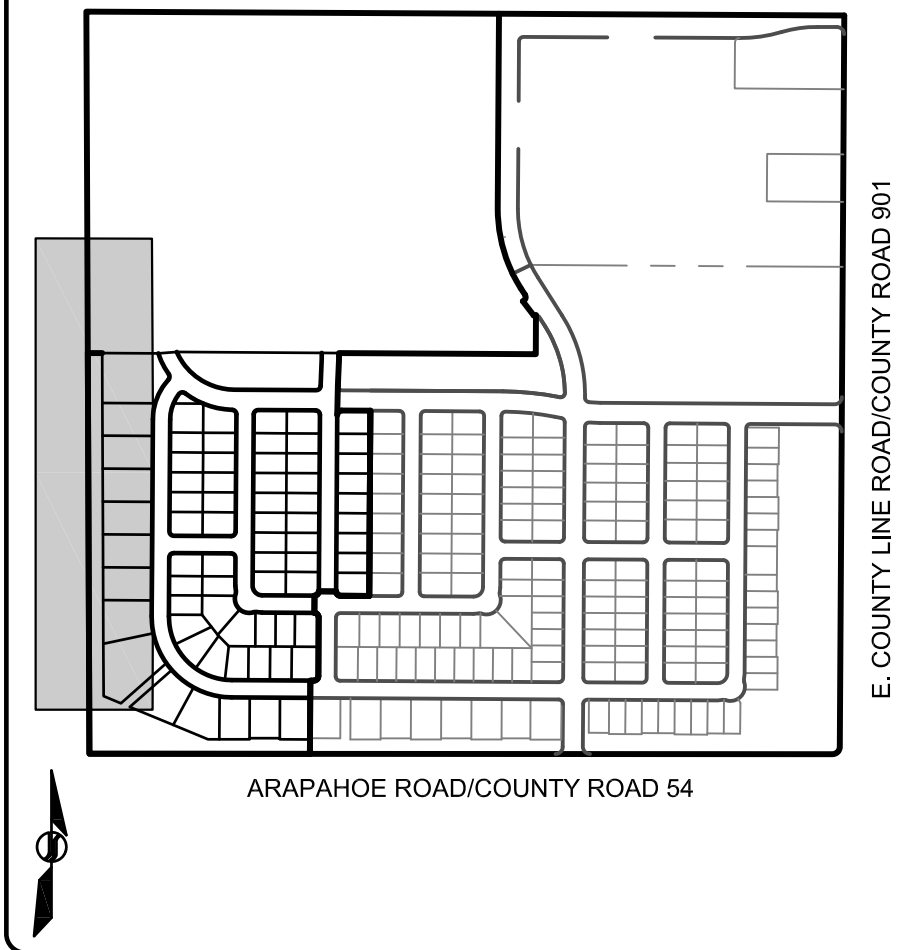
Date: 09/25/2013

Job No.: 13042

Sheet 5 of 6

COMPASS FILING NO. 2

A REPLAT OF TRACTS A AND L, 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
67.74 ACRES - 69 RESIDENTIAL LOTS / 7 TRACTS
FP-13-00063 FINAL PLAT



LEGEND

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

Scale: 1" = 50'
ORIGINAL GRAPHIC SCALE

OWNER/DEVELOPER

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