

**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: Compass Filing No. 3 - Amendment No. 1

PROJECT ADDRESS: Southeast Corner of Section 25, Township 1 North, Range 69 West of the 6th Principle meridian

PROJECT DESCRIPTION: Amendment of Blocks 1 through 7, Block 9, and Tracts A, B, E, and F, Compass Filing No. 3

LEGAL DESCRIPTION *(attach legal description if Metes & Bounds)*

Subdivision Name: Compass Filing No. 3

Filing #: 3 Lot #: _____ Block #: 1-7, 9 Section: 25 Township: 1N Range: 69W

OWNER *(attach separate sheets if multiple)*

Name/Company: CalAtlantic Group Inc.

Contact Person: Kent Pedersen

Address: 6161 South Syracuse Way, Suite 200

City/State/Zip: Greenwood Village, CO, 80111

Phone: 303-486-5002

Fax: _____

E-mail: kent.pedersen@calatl.com

AUTHORIZED REPRESENTATIVE

Company/Firm: Ware Malcomb

Contact Person: David Nighswonger

Address: 990 S. Broadway, Suite 230

City/State/Zip: Denver, CO. 80209

Phone: 303-689-1511

Fax: _____

E-mail: dnighswonger@waremalcomb.com

MINERAL RIGHTS OWNER *(attach separate sheets if multiple)*

Name/Company: Allen-Cowley Living Trust

Address: 1242 East Jackson Street

City/State/Zip: Phoenix, AZ, 85034

MINERAL LEASE HOLDER *(attach separate sheets if multiple)*

Name/Company: Noble Energy, Inc.

Address: 1625 Broadway, Suite 2200

City/State/Zip: Denver, CO. 80202

LAND-USE & SUMMARY INFORMATION

Present Zoning: LR

Proposed Zoning: No change

Gross Acreage: No change

Gross Site Density (du/ac): _____

Lots/Units Proposed: _____

Gross Floor Area: _____

SERVICE PROVIDERS

Electric: Xcel Energy

Metro District: _____

Water *(if other than Town)*: _____

Gas: Xcel Energy

Fire District: Mountain View

Sewer *(if other than Town)*: _____

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES				
ANNEXATION		SUBDIVISION		
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot	
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot	
<input type="checkbox"/> Deannexation	\$ 1000.00	<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot	
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00	
<input type="checkbox"/> Major	\$ 3000.00	<input checked="" type="checkbox"/> Minor Amendment Plat	\$ 1000.00 + 10.00 per lot	
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Road Vacation (constructed)	\$ 1000.00	
ZONING/REZONING		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00	
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN		
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit	
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2200.00	
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00	
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00	
SPECIAL REVIEW USE		<input type="checkbox"/> Amendment (major)	\$ 1100.00	
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (minor)	\$ 350.00	
<input type="checkbox"/> Minor	\$ 400.00	VARIANCE		\$ 600.00
<input type="checkbox"/> 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: CAL ATLANTIC GROUP INC

Date: 1/25/18

Owner: _____

Date: _____

Applicant: Kent Pedersen, OVP

Date: 1/25/18

STATE OF COLORADO)
County of Arapahoe) ss.

The foregoing instrument was acknowledged before me this 25th day of January, 2018, by Kent Pedersen.

JENNIFER S. WAITON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144027146
COMMISSION EXPIRES JUL. 10, 2018

My commission expires: July 10, 2018
Witness my hand and official seal.

Jennifer S. Waiton
Notary Public

**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**

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PROJECT/BUSINESS NAME: Compass Filing No. 3 - Amendment No. 1**PROJECT ADDRESS:** Southeast Corner of Section 25, Township 1 North, Range 69 West of the 6th Principal meridian**PROJECT DESCRIPTION:** Amendment of Blocks 1 through 7, Block 9, and Tracts A, B, E, and F, Compass Filing no. 3**LEGAL DESCRIPTION** (attach legal description if Metes & Bounds)Subdivision Name: Compass Filing No. 3Filing #: 3

Lot #: _____

Block #: 1-7,9Section: 25Township: 1NRange: 69W**OWNER** (attach separate sheets if multiple)Name/Company: Compass Homeowners Association Inc.Contact Person: Kent PedersenAddress: 9781 S. Meridian Blvd, Suite 120City/State/Zip: Englewood, CO 80112Phone: (303) 486-5002

Fax: _____

E-mail: Kent.Pedersen@Lennar.com**AUTHORIZED REPRESENTATIVE**Company/Firm: Ware MalcombContact Person: David NighswongerAddress: 990 S. Broadway, Suite 230City/State/Zip: Denver, CO 80209Phone: 303-689-1511

Fax: _____

E-mail: dnighswonger@waremalcomb.com**MINERAL RIGHTS OWNER** (attach separate sheets if multiple)Name/Company: Allen-Cowley Living TrustAddress: 1242 East Jackson StreetCity/State/Zip: Phoenix, AZ 85034**MINERAL LEASE HOLDER** (attach separate sheets if multiple)Name/Company: Noble Energy, Inc.Address: 1625 Broadway, Suite 2200City/State/Zip: Denver, CO 80202**LAND-USE & SUMMARY INFORMATION**Present Zoning: LRProposed Zoning: No ChangeGross Acreage: No Change

Gross Site Density (du/ac): _____

Lots/Units Proposed: _____

Gross Floor Area: _____

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Metro District: _____

Water (if other than Town): _____

Gas: Xcel EnergyFire District: Mountain View

Sewer (if other than Town): _____

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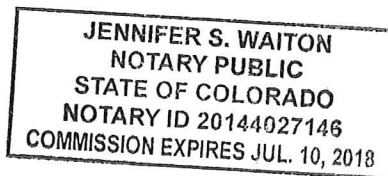
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Owner: Kent Pedersen Date: 4/20/18
 Owner: _____ Date: _____
 Applicant: _____ Date: _____

STATE OF COLORADO)
 County of Douglas) ss.

The foregoing instrument was acknowledged before
 me this 20th day of April, 2018,
 by Kent Pedersen.

My commission expires: 7-10-18.
 Witness my hand and official seal.



Jennifer S. Waiton
 Notary Public

Calatlantic Group Inc., A Delaware Corporation

Town of Erie
Planning Department
645 Holbrook Street
Erie, Co. 80516

To Whom It May Concern,

Calatlantic Group Inc., A Delaware Limited Liability Company as owner of the property described Block 9 and Tracts A, B, E and F, COMPASS FILING NO. 3, gives its consent to representatives of Ware Malcomb to process the application for COMPASS FILING NO. 3 – AMENDMENT NO. 1.

Calatlantic Group Inc., A Delaware Limited Liability Company (Owner)

Kent Pedersen
Manager

2/20/18
Date

STATE OF COLORADO)
) SS.
COUNTY OF ~~ADAMS~~)
Douglas

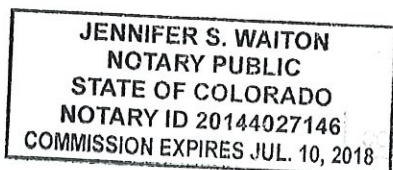
The forgoing instrument was acknowledged before me this 20th day of February, 2018, by
Kent Pedersen.

WITNESS MY HAND AND OFFICEAL SEAL.

My commission expires:
July 10, 2018

Jennifer S. Waiton
Notary Public

SEAL



February 15, 2018

Town of Erie
Community Development Department
645 Holbrook Street
Erie, CO 80516

Re: Compass Filing No. 3 – Amendment No. 1

To Whom It May Concern:

Please accept the enclosed Compass Filing No. 3 – Amendment No. 1 Final Plat Application and Construction Documents for review. This submittal is to request review and acceptance of the submitted Compass Filing No. 3 – Amendment No. 1 Final Plat documents and to review the enclosed construction documents for eventual permit issuance for construction of streets, utility and storm drainage infrastructure. Below is a general description of the project in conformance with Town of Erie narrative outline provided in the *“February 2008, Final Plat Users Guide”* as found on the Town of Erie website.

Compass Filing No. 3 – Amendment No. 1 Final Plat adjusts lots in Blocks 1 through 7, Block 9, and Tracts A, B, E, and F of the Compass Filing 3 subdivision. Lot widths for Lots 11 through 20, Block 1, Compass Filing No. 3 were reduced. All other lots in the plat amendment are wider than the lots in Compass Filing No. 3. Tracts A, B, E, and F were amended as a result of the changes in the lots.

The plat amendment contains 11 fewer lots than the Compass Filing No. 3 subdivision plat. Here is a summary of the changes to the number of lots per block:

- Block 1 – no change
- Block 2 – loss of 2 lots
- Block 3 – loss of 2 lots
- Block 4 – loss of 2 lots
- Block 5 – loss of 2 lots
- Block 6 – loss of 1 lot
- Block 7 – loss of 1 lot
- Block 9 – loss of 1 lot

The total land area to be preserved as open space will be 266,536 Square Feet or 6.11 Acres. Compass Filing No. 3 – Amendment No. 1 Final Plat project will be completed in one Filing. Availability and adequacy of existing utility infrastructure and public services:

- I. Existing water line connections exist at the south property boundary, at filing 1 and filing 2.
- II. A sanitary sewer stub is provided at the boundary with Filing 1.
- III. Portions of the west side of County Line Road will require widening to accommodate the Vista Parkway connection

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

- IV. Natural provided by Public Service Company of Colorado.
- V. Electricity will be connected at Filing 1 and Filling 2.
- VI. Telephone is provided by Comcast and/or Century Link and will be extended throughout the site.
- VII. The development is within the Boulder Valley School District. The entire Compass development will approximately produce the following number of students:
 - Elementary School: 218 students
 - Middle School: 76 students
 - High School: 81 Students
- VIII. 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.
- IX. The Mountain View Fire Protection District will serve this development.

Public easements dedicated with Compass Filing No. 3 are being vacated and new public easements are dedicated with this plat amendment. The street rights-of-way dedicated with Compass Filing No. 3 are not changing in the plat amendment. New construction plans with adjusted water and sanitary sewer services for the amended lots have been submitted to Matt Wiederspahn, Erie Public Works Department.

Sincerely,
Ware Malcomb



Thomas C. Jansen, PE
Principal

COMPASS FILING NO. 3 - AMENDMENT NO. 1

AN AMENDMENT OF BLOCKS 1 THROUGH 7, BLOCK 9 AND TRACTS A, B, E AND F, COMPASS FILING NO. 3
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
27.39 AC - 120 LOTS - 4 TRACTS
MPA-000962-2018

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:

LOTS 11 THROUGH 28, INCLUSIVE, BLOCK 1,
LOTS 1 THROUGH 18, INCLUSIVE, BLOCK 2,
LOTS 1 THROUGH 18, INCLUSIVE, BLOCK 3,
LOTS 1 THROUGH 20, INCLUSIVE, BLOCK 4,
LOTS 1 THROUGH 20, INCLUSIVE, BLOCK 5,
LOTS 1 THROUGH 9, INCLUSIVE, BLOCK 6,
LOTS 1 THROUGH 16, INCLUSIVE, BLOCK 7,
LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 9,
TRACTS A, B, E AND F,

COMPASS FILING NO. 3 RECORDED AT RECEPTION NO. 03623049 OF 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 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

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 - AMENDMENT NO. 1**. 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.

(SEE SHEET 2 OF 7 FOR SIGNATURE BLOCKS)

OWNERS SIGNATURES

CALATLANTIC GROUP, INC., A DELAWARE CORPORATION

BY: _____ DATE: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)

COUNTY OF _____) SS.

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__

BY _____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNERS SIGNATURE

COMPASS HOMEOWNERS ASSOCIATION INC.

BY: _____ DATE: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)

COUNTY OF _____) SS.

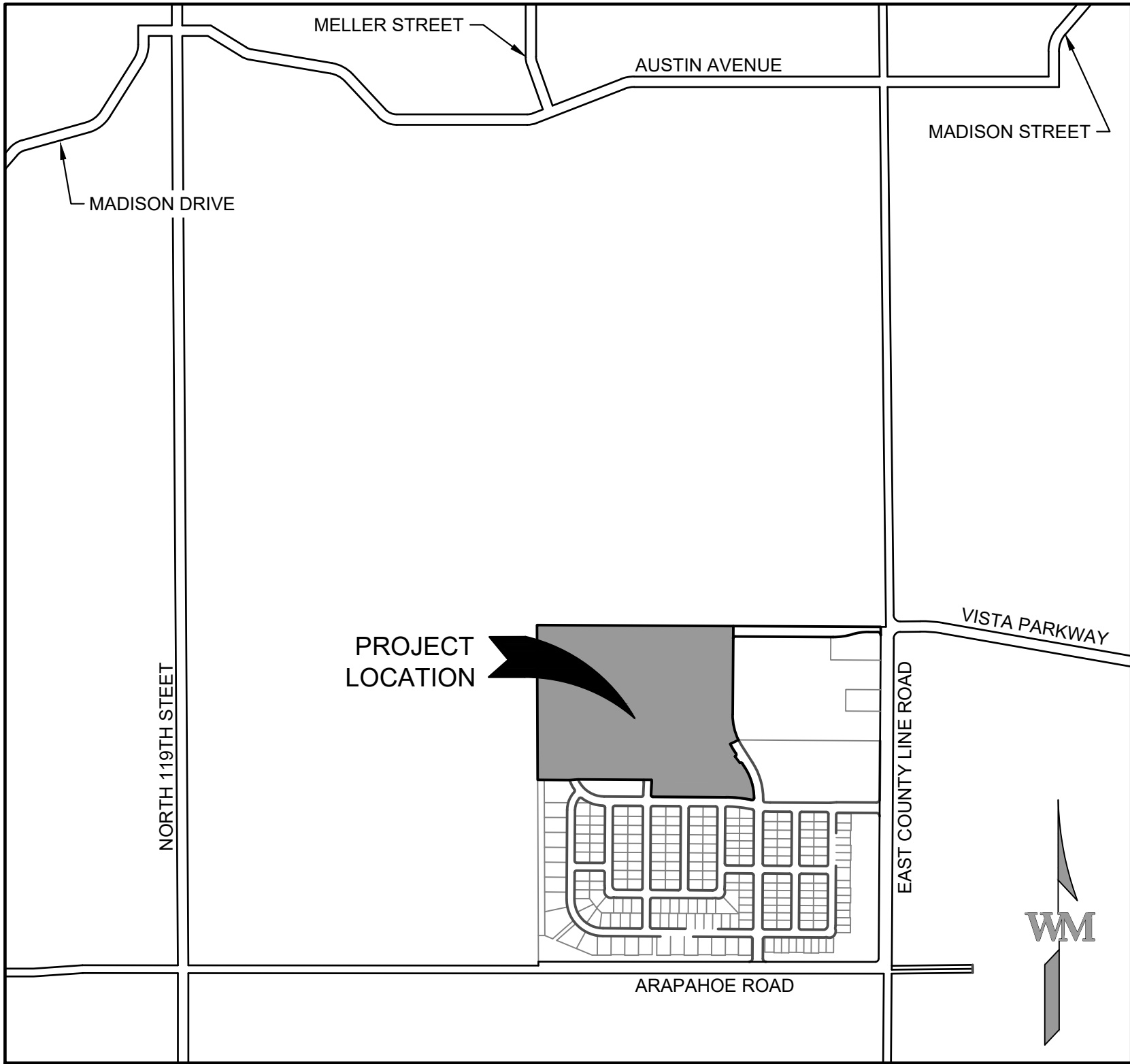
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__

BY _____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP
1"=1000'

TRACT SUMMARY CHART					
TRACT	AREA (SF)	AREA (AC)	USE	OWNERNERSHIP	MAINTENANCE
A1	132,065	3.03	OPEN SPACE / DRAINAGE / LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
B1	11,912	0.27	OPEN SPACE / POCKET PARK	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
E1	10,857	0.25	OPEN SPACE / LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
F1	111,702	2.56	OPEN SPACE / LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TOTAL	266,536	6.11			

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL LOTS	18.77 ACRES	75%
TRACTS A1-F1	6.11 ACRES	25%
TOTAL	24.88 ACRES	100%

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 DEFACTS 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. 0801810018E, MAP REVISED DECEMBER 2, 2004, THE SUBJECT PROPERTY IS NOT WITHIN THE THE 100-YEAR FLOOD PLAIN LIMITS.
- 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.
- LAND TITLE GUARANTEE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AS SHOWN IN PROPERTY INFORMATION BINDER ORDER NUMBER: ABZ 70568384, EFFECTIVE APRIL 16, 2018 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 WARE MALCOMB 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).
- 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.
- 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.
- 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.
- 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.
- ALL 5' UTILITY EASEMENTS, ALL 7.5' UTILITY EASEMENTS, ALL 8' UTILITY EASEMENTS AND ALL 10' UTILITY EASEMENTS IN THIS COMPASS FILING NO. 3 - 1ST AMENDMENT REPLAT THAT WE'VE DEDICATED BY COMPASS FILING NO. 3 ARE HEREBY VACATED. THE BLANKET PUBLIC ACCESS EASEMENT GRANTED BY COMPASS FILING NO. 3 OVER TRACTS A, B, E, AND F ARE HEREBY VACATED. THE BLANKET DRAINAGE EASEMENT GRANTED BY COMPASS FILING NO. 3 OVER TRACT A IS HEREBY VACATED.
- A BLANKET PUBLIC ACCESS EASEMENT IS GRANTED OVER TRACTS A1, B1, E1, AND F1.
- A BLANKET DRAINAGE EASEMENT IS GRANTED OVER TRACT A1.
- THE COMPASS FILING NO. 3 DEVELOPMENT AGREEMENT RECORDED OCTOBER 31, 2017 AT RECEPTION NUMBER 03623048 IN THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER AFFECTS AND APPLIES TO THIS COMPASS FILING NO. 3 - AMENDMENT NO. 1 PLAT.

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 PROPERTY INFORMATION BINDER ORDER NUMBER: ABZ 70568384, EFFECTIVE APRIL 16, 2018 AT 5:00 P.M.

LAND TITLE GUARANTEE COMPANY

BY: _____ DATE: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)

COUNTY OF _____) SS.

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 XXXXXXXX XX, 2018, 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 WARE MALCOMB

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL

THIS PLAT IS TO BE KNOWN AS **COMPASS FILING NO. 3 AMENDMENT NO. 1** 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

PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING AND DEVELOPMENT DIRECTOR ON THIS ____ DAY OF _____, 20__.

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 ____ 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

990 south broadway
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

JOB NO. 16080	
DATE: 1/18/2018	
SCALE: N.A.	
Sheet 1 of 6	
1	04/19/2018 CITY COMMENTS
NO.	DATE REMARKS
DRAWN BY:	AJ PA/PM: TJ

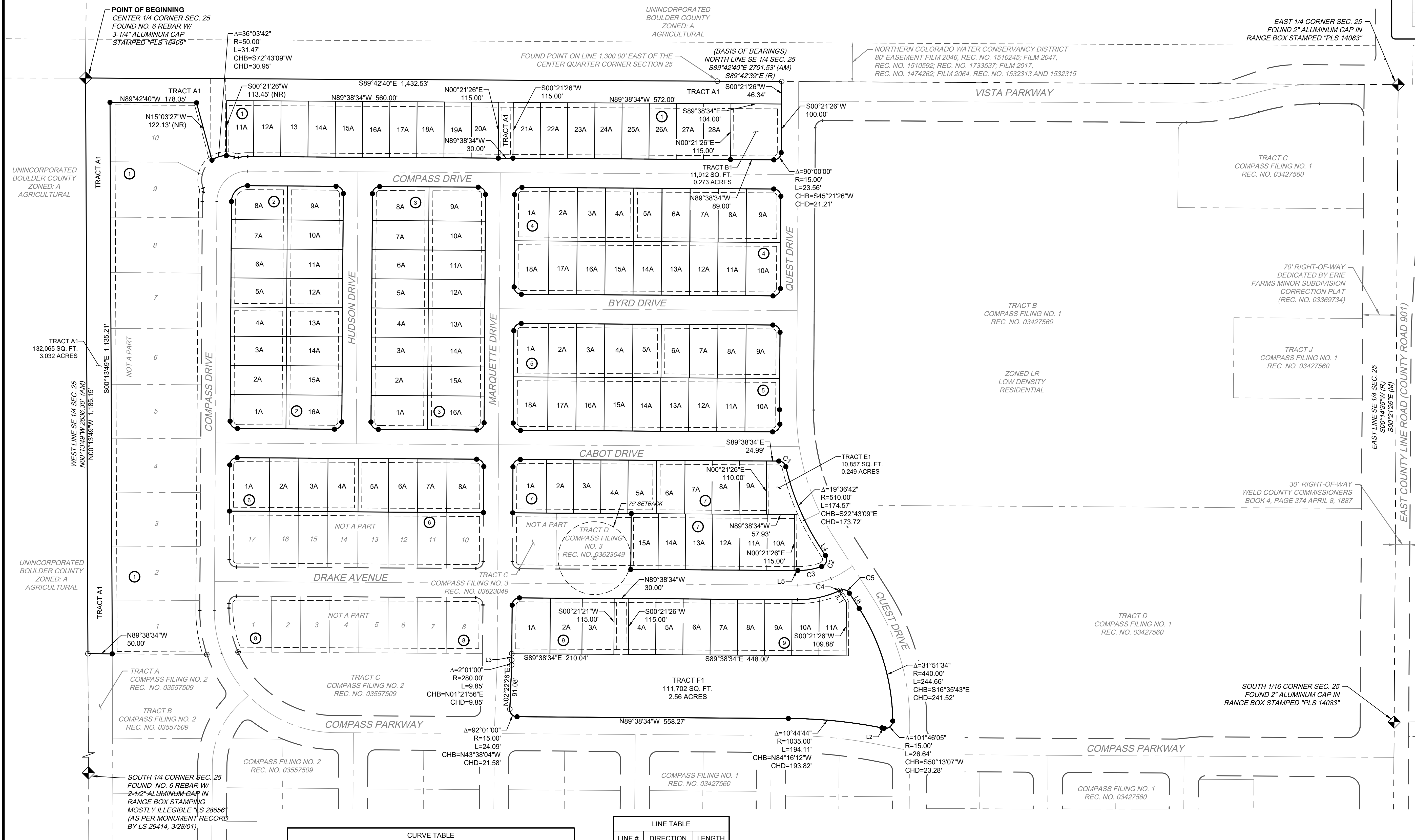
COMPASS FILING NO. 3 - AMENDMENT NO. 1

AN AMENDMENT OF BLOCKS 1 THROUGH 7, BLOCK 9 AND TRACTS A, B, E AND F, COMPASS FILING NO. 3
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
27.39 AC - 120 LOTS - 4 TRACTS
MPA-000962-2018

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. 4 REBAR W/ 1" 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	103°02'42"	15.00'	26.98'	S18°59'51"W	23.49'
C3	19°50'14"	145.00'	50.20'	S80°26'19"W	49.95'
C4	0°41'37"	205.00'	2.48'	N65°29'12"E	2.48'
C5	82°20'07"	15.00'	21.56'	S73°41'33"E	19.75'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N32°31'33"W	28.12
L2	N78°53'50"W	4.36
L3	N00°21'26"E	13.26
L4	S32°31'30"E	27.11
L5	N89°38'34"W	7.75
L6	S32°31'30"E	37.75

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JOB NO. 16080
DATE: 1/18/2018
SCALE: 1" = 100'
Sheet 2 of 6

NO.	DATE	CITY COMMENTS	REMARKS
1	04/19/2018		
DRAWN BY:	AJ	PA/PM:	TJ

COMPASS FILING NO. 3 - AMENDMENT NO. 1

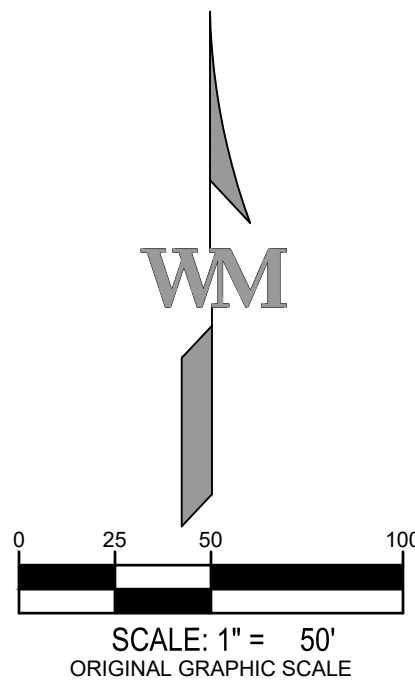
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KEY MAP
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 - TRACT AND LOT LINE
 - SECTION LINE
 - EASEMENT LINE
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 - CHD CHORD DISTANCE
 - (NR) NON-RADIAL LINE
 - U.E. UTILITY EASEMENT
 - 1 BLOCK NUMBER

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	55°36'05"	50.00'	48.52'	S82°29'20"W	46.64'
C2	31°53'48"	15.00'	8.35'	N85°39'31"W	8.24'
C3	11°57'51"	93.00'	19.42'	S84°22'31"W	19.38'
C5	90°00'00"	33.00'	51.84'	N45°21'26"E	46.67'
C6	90°00'00"	15.00'	23.56'	S44°38'34"E	21.21'
C7	90°00'00"	15.00'	23.56'	N45°21'26"E	21.21'
C8	90°00'00"	15.00'	23.56'	S44°38'34"E	21.21'
C9	90°00'00"	15.00'	23.56'	N45°21'26"E	21.21'
C11	90°00'00"	15.00'	23.56'	N44°38'34"W	21.21'
C13	90°00'00"	15.00'	23.56'	N45°21'26"E	21.21'



JOB NO. 16080
DATE: 1/18/2018
SCALE: 1" = 50'
Sheet 3 of 6

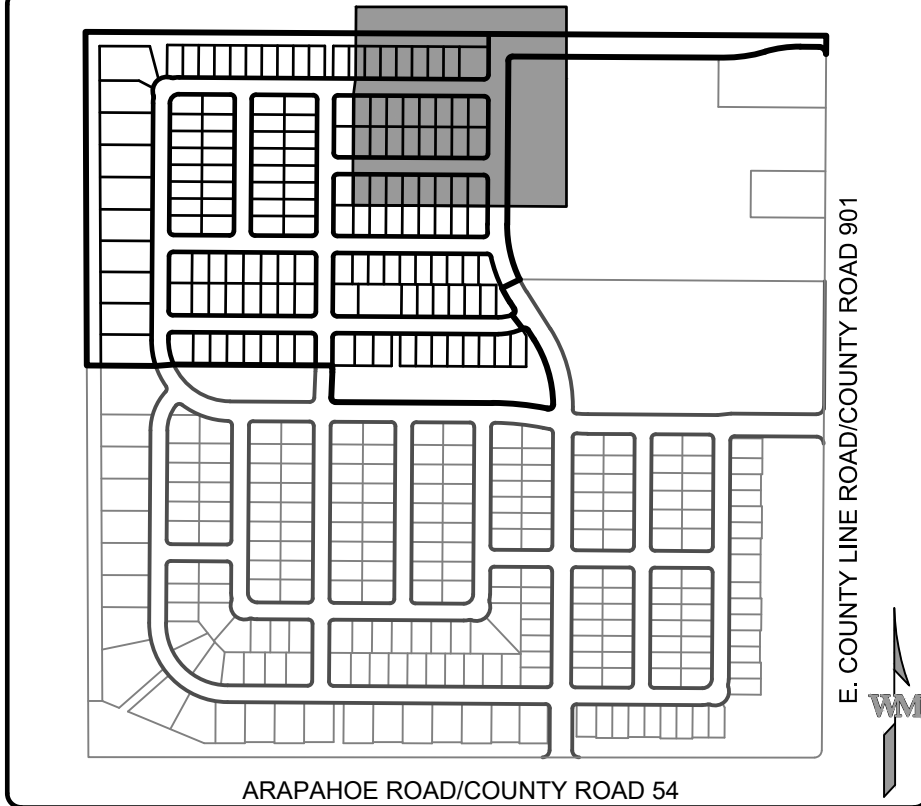
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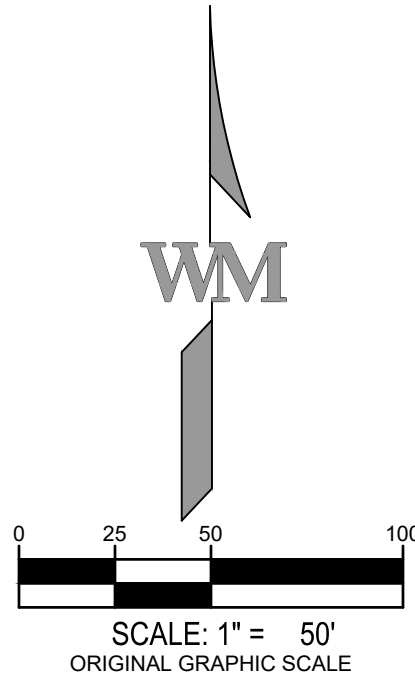


KEY MAP
N.T.S.

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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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- FOUND 18" NO. 5 REBAR W/ 1" 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
C4	90°00'00"	15.00'	23.56'	S45°21'26"W	21.21'
C10	90°00'00"	15.00'	23.56'	S44°38'34"E	21.21'
C12	90°00'00"	15.00'	23.56'	S45°21'26"W	21.21'
C14	90°00'00"	15.00'	23.56'	S44°38'34"E	21.21'



JOB NO. 16080
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SCALE: 1" = 50'
Sheet 4 of 6

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CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C15	90°00'00"	15.00'	23.56'	N44°38'34"W	21.21'
C16	90°00'00"	15.00'	23.56'	S45°21'26"W	21.21'
C17	90°00'00"	15.00'	23.56'	N44°38'34"W	21.21'
C18	90°00'00"	15.00'	23.56'	S45°21'26"W	21.21'
C19	90°00'00"	15.00'	23.56'	N44°38'34"W	21.21'
C21	90°00'00"	15.00'	23.56'	N45°21'26"E	21.21'
C22	90°00'00"	15.00'	23.56'	S44°38'34"E	21.21'
C23	90°00'00"	15.00'	23.56'	N45°21'26"E	21.21'
C27	90°00'00"	15.00'	23.56'	N45°21'26"E	21.21'
C31	92°01'00"	15.00'	24.09'	N43°38'04"W	21.58'
C32	2°01'00"	280.00'	9.85'	N01°21'56"E	9.85'



SCALE: 1" = 50'
ORIGINAL GRAPHIC SCALE

JOB NO. 16080
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Sheet 5 of 6

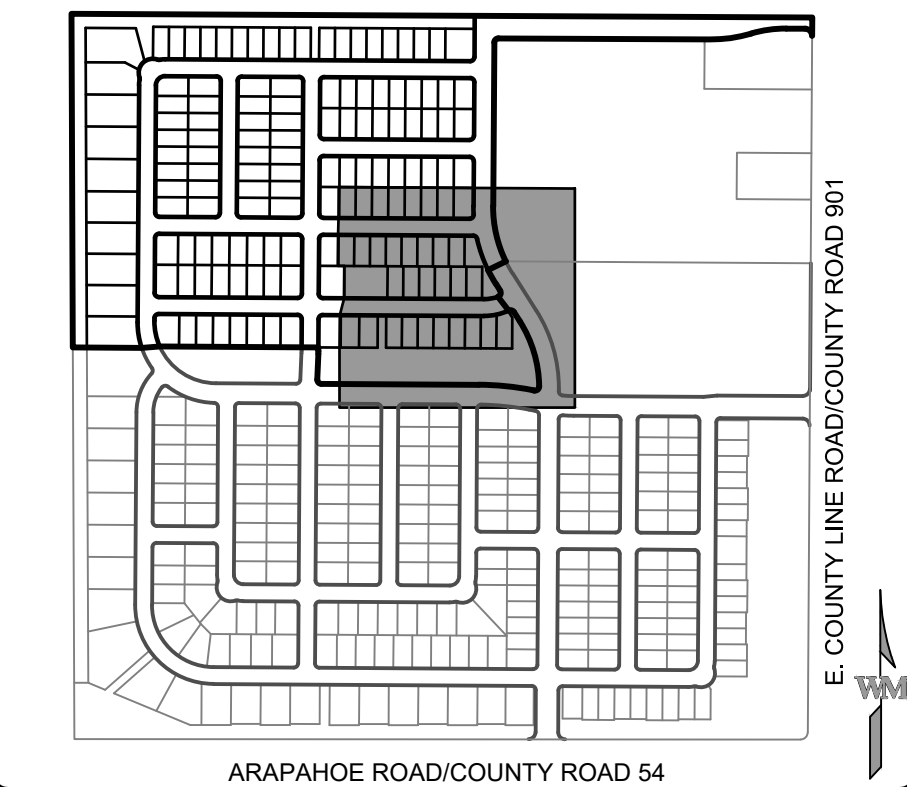
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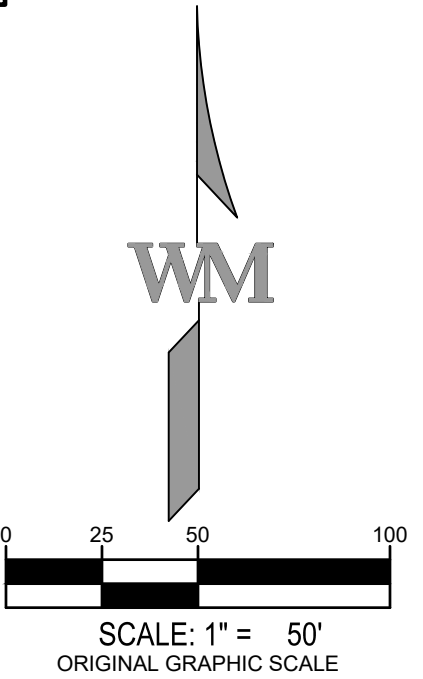
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CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C20	93°19'54"	15.00'	24.43'	S43°41'29"W	21.82'
C24	76°43'46"	15.00'	20.09'	S51°16'41"E	18.62'
C25	103°02'42"	15.00'	26.98'	S18°59'51"W	23.49'
C26	19°50'14"	145.00'	50.20'	S80°26'19"W	49.95'
C28	25°13'03"	205.00'	90.23'	N77°44'55"E	89.50'
C29	82°20'07"	15.00'	21.56'	S73°41'33"E	19.75'
C30	101°46'06"	15.00'	26.64'	S50°13'07"W	23.28'
C33	3°19'55"	510.00'	29.66'	N01°18'31"W	29.65'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S32°31'33"E	28.12



JOB NO. 16080
DATE: 1/18/2018
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Sheet 6 of 6

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