

# FLATIRON MEADOWS - FILING NO. 12

TRACT F, FLATIRON MEADOWS FILING NO. 11, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER SECTION 23, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
13.941 ACRES - 38 LOTS / 3 TRACTS  
FP-XXXXXX-2017

## 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, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT F, FLATIRON MEADOWS FILING NO. 11, RECEPTION NO. \_\_\_\_\_, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

CONTAINING AN AREA OF 13.941 ACRES, (607,278 SQUARE FEET), 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 FLATIRON MEADOWS – FILING NO. 8. ALL PUBLIC WAYS AND OTHER PUBLIC RIGHTS–OF–WAY, LANDS, EASEMENTS AND OTHER DESIGNATED PUBLIC IMPROVEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES SHOWN HEREON.

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 INVESTMENT 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: \_\_\_\_\_  
ROB WITTE  
SENIOR MANAGING DIRECTOR

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

BY ROB WITTE, AS SENIOR MANAGING DIRECTOR.

WITNESS MY HAND AND OFFICIAL SEAL:

\_\_\_\_\_  
NOTARY PUBLIC (SEAL)  
MY COMMISSION EXPIRES: \_\_\_\_\_

## LIEN HOLDER SIGNATURE

LIEN HOLDER: FLAGSTAR BANK, FSB

BY: \_\_\_\_\_

AS: \_\_\_\_\_

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ ) SS.

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

BY \_\_\_\_\_, AS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL:

\_\_\_\_\_  
NOTARY PUBLIC (SEAL)  
MY COMMISSION EXPIRES: \_\_\_\_\_

## LIEN HOLDER SIGNATURE

LIEN HOLDER: TOLL BROS., INC.

BY: \_\_\_\_\_

AS: \_\_\_\_\_

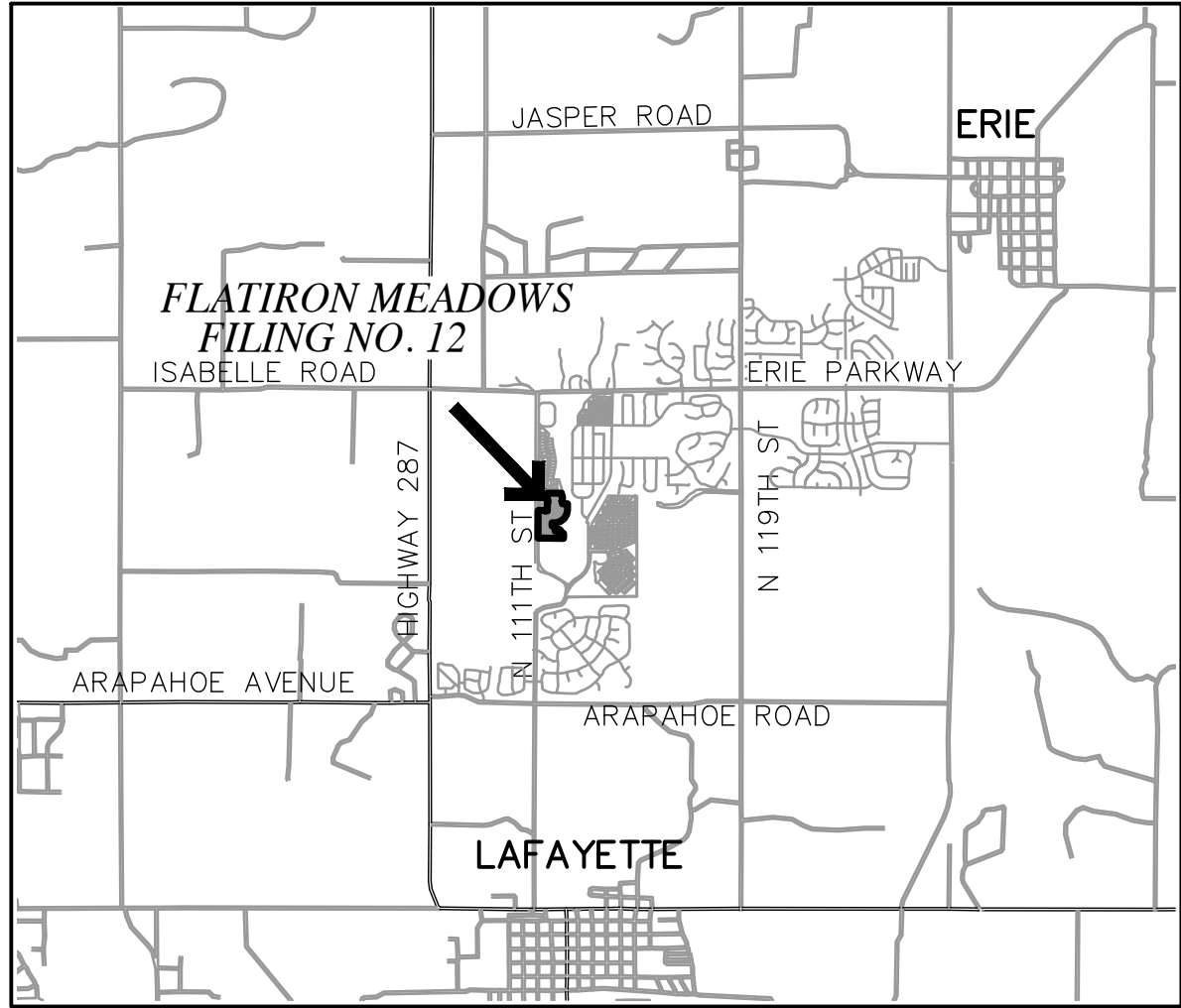
STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ ) SS.

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

BY \_\_\_\_\_, AS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL:

\_\_\_\_\_  
NOTARY PUBLIC (SEAL)  
MY COMMISSION EXPIRES: \_\_\_\_\_



VICINITY MAP

## TRACT SUMMARY CHART

TRACT	AREA (AC)	AREA (SF)	USE	OWNERSHIP	MAINTENANCE*
TRACT A	0.520	22,643	LANDSCAPE/PUBLIC ACCESS EASEMENT	HOMEOWNER ASSOCIATION	HOMEOWNER ASSOCIATION
TRACT B	0.509	22,187	LANDSCAPE/PUBLIC ACCESS EASEMENT	HOMEOWNER ASSOCIATION	HOMEOWNER ASSOCIATION
TRACT C	0.353	15,367	LANDSCAPE/PUBLIC ACCESS EASEMENT	HOMEOWNER ASSOCIATION	HOMEOWNER ASSOCIATION
TOTAL	1.382	60,197			

\*SEE NOTE TEN THIS PAGE

## LAND SUMMARY CHART

TYPE	AREA (AC)	AREA (SF)	% OF TOTAL AREA
LOTS (38)	9.715	423,199	69.69
TRACTS (3)	1.382	60,197	9.91
ROW	2.844	123,882	20.40
TOTALS	13.941	607,278	100.00

## 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:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_

ATTEST:

SECRETARY/TREASURER

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ ) SS.

CITY OF \_\_\_\_\_ )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

BY \_\_\_\_\_ AS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

## PROJECT BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, AND IS MONUMENTED ON THE WEST WITH A 30" WITNESS CORNER TO THE NORTHWEST CORNER, SECTION 26, WITH A 2 ½" ALUMINUM CAP STAMPED 1997, RLS#4846, ON THE EAST WITH A 2 ½" ALUM. CAP IN RANGE BOX STAMPED 1995, PLS#26970

BEARING IS ASSUMED TO BEAR: NORTH 88°35'01" EAST

## NOTES AND NOTICES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP(S) OR EASEMENT(S) OF RECORD. FOR ALL INFORMATION REGARDING EASEMENT(S) RIGHTS–OF–WAY, ENCUMBRANCE(S), OR TITLE OF RECORD, AZTEC CONSULTANTS, INC. RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 100–N0010920–020–PN, DATED MARCH 22, 2017 AT 7:00 A.M.
- THE EXISTING FLOODPLAIN LIMITS AS SHOWN ARE BASED ON FEMA MAPS 08013C0439J AND 08013C0437J DATED DECEMBER 18, 2012. A CONDITIONAL LETTER OF MAP REVISION (CLOMR) PREPARED BY CALIBRE ENGINEERING, INC. WAS APPROVED MAY 19, 2008. THE APPROXIMATE PROJECTED 100–YEAR FLOODPLAIN BOUNDARY LIMITS SHOWN ON THIS PLAT IS BASED ON THE CLOMR. AT A TIME WHEN CONSTRUCTION IS COMPLETED ON THE DRAINAGE IMPROVEMENTS A LETTER OF MAP REVISION (LOMR) WILL BE SUBMITTED AND ONCE APPROVED THE FLOODPLAIN LIMITS WILL BE AMENDED.
- USERS OF DIGITAL INFORMATION MUST RECOGNIZE THAT SUCH INFORMATION CANNOT BEAR A SIGNED CERTIFICATION. EACH USER SHALL BE SOLELY RESPONSIBLE FOR ENSURING THAT DIGITAL INFORMATION IS THE SAME AS THE LATEST RECORD DRAWING BEARING A SIGNED CERTIFICATION.
- 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 LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, OF THE COLORADO REVISED STATUTES.
- PRIOR TO A SALES CONTRACT FOR ANY LOT, TRACT OR PARCEL WITHIN THIS SUBDIVISION IS EXECUTED, ALL BOUNDARIES OF SAID LOT, TRACT OR PARCEL MUST BE MONUMENTED IN ACCORDANCE WITH STATE STATUTE 12–25–2–38–51–105 OF THE COLORADO REVISED STATUTES.
- THIS PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT RECORDED MARCH 31, 2009 AT RECEPTION NO. 2988918 AND JUNE 13, 2012 AT RECEPTION NO. 03229233.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- BLANKET PUBLIC ACCESS EASEMENTS ARE GRANTED OVER TRACTS A, B, AND C.
- 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, TREES, PLAYGROUNDS, SITE FURNITURE AND FIXTURES, RETAINING WALLS, SIGNS, SIDEWALKS, DRAINAGE STRUCTURES SUCH AS PONDS, SWALES, DRAIN PANS, INLETS, AND OUTLET STRUCTURES.

## 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

## BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS PLAT IS TO BE KNOWN AS THE **FLATIRON MEADOWS – FILING NO. 12** AND IS APPROVED AND ACCEPTED BY RESOLUTION NO. \_\_\_\_\_, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_,

MAYOR: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
TOWN CLERK

## ACCEPTANCE CERTIFICATE

THIS DEDICATION OF TRACTS A, B, AND C ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY FLATIRON MEADOWS MASTER ASSOCIATION, INC.

FLATIRON MEADOWS MASTER ASSOCIATION, INC.

BY: \_\_\_\_\_ CHAD MURPHY \_\_\_\_\_ DATE \_\_\_\_\_

TITLE: \_\_\_\_\_ PRESIDENT

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ ) ss.

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
NOTARY PUBLIC (SEAL)

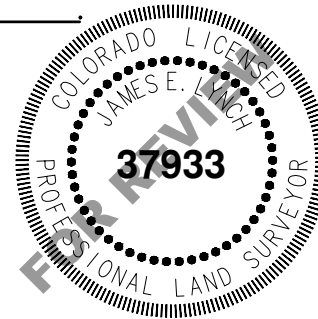
MY COMMISSION EXPIRES: \_\_\_\_\_

## SURVEYORS CERTIFICATE:

I, JAMES E. LYNCH, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A FIELD SURVEY MADE ON APRIL 7, 2017, 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.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

JAMES E. LYNCH, PLS # 37933  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 EAST MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122



## CLERK & RECORDER CERTIFICATE

STATE OF COLORADO )

COUNTY OF BOULDER ) ss.

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_

\_\_\_\_\_  
COUNTY CLERK AND RECORDER

**AZTEC**  
CONSULTANTS, INC.  
300 E. MINERAL AVE, SUITE 1  
Littleton, Colorado 80122  
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www.aztecconsultants.com

AzTec-Proj. No23417–18

**Calibre**  
Calibre Engineering, Inc.  
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Highlands Ranch, CO 80129 (303) 730-0434  
www.calibre-engineering.com  
Engineering Construction Management Survey

## FLATIRON MEADOWS - FILING NO. 12 FINAL PLAT

Prepared for  
HT FLATIRON LP

LAST REVISED DATE 2017–07–24 SJTM

Job Number  
FPLAT\_F12

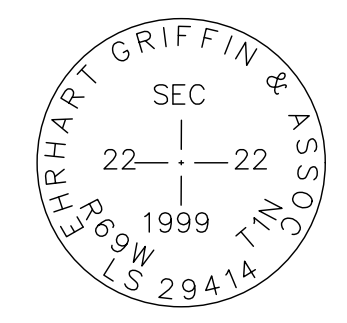
Date  
2017-04-07

Sheet  
1 OF 4

# FLATIRON MEADOWS - FILING NO. 12

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FP-XXXXXX-2017

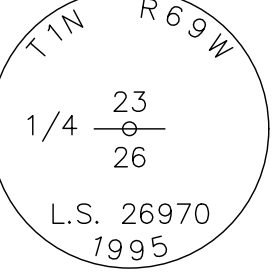
WEST QUARTER CORNER, SECTION 23, FOUND NO. 6 REBAR W/ 3 1/2" ALUM. CAP IN RANGE BOX STAMPED AS SHOWN



30' W.C. TO SOUTHWEST CORNER, SECTION 23, FOUND 3/4" REBAR WITH 2 1/2" ALUMINUM CAP STAMPED AS SHOWN

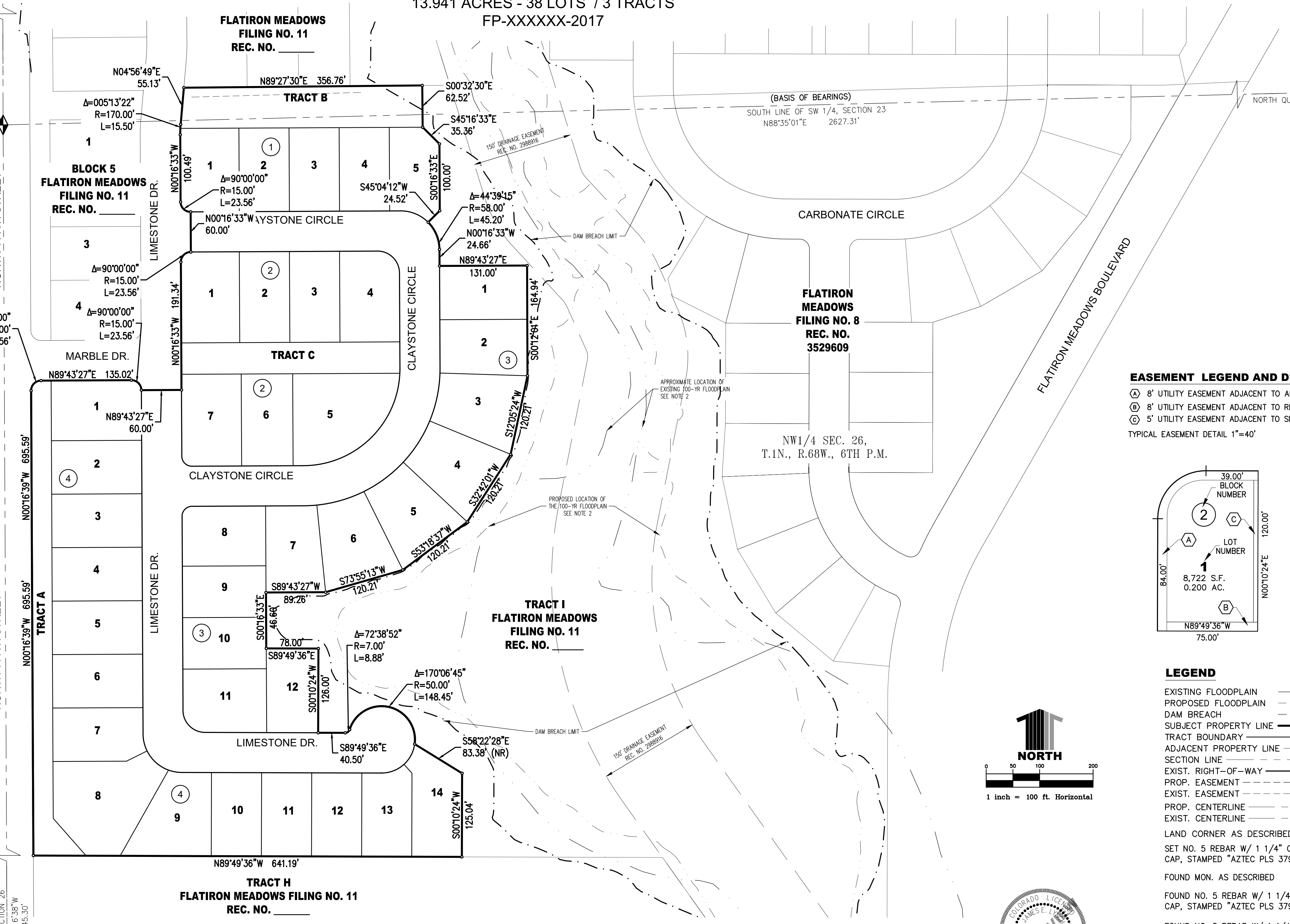


NORTH QUARTER CORNER, SECTION 26 FOUND 2 1/2" ALUM. CAP STAMPED AS SHOWN

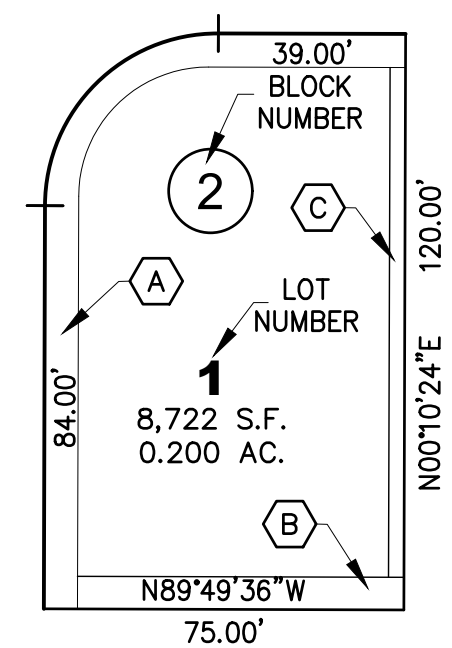


LOT 1: HORST ESTATE REC. NO. 432702

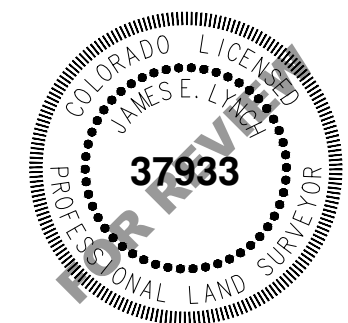
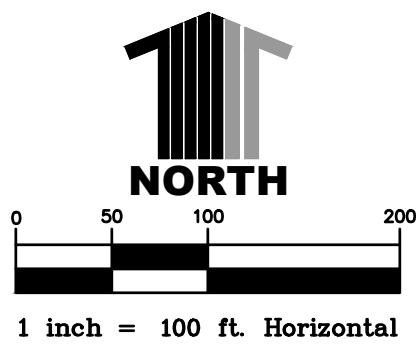
147.98' W.C. TO WEST QUARTER SECTION 26, FOUND 3 1/4" ALUMINUM CAP ON ALUMINUM POST STAMPED AS SHOWN



**EASEMENT LEGEND AND DETAIL:**  
Ⓐ 8' UTILITY EASEMENT ADJACENT TO ALL RIGHT-OF-WAY  
Ⓑ 8' UTILITY EASEMENT ADJACENT TO REAR PROPERTY LINES  
Ⓒ 5' UTILITY EASEMENT ADJACENT TO SIDE PROPERTY LINES (AS SHOWN)  
TYPICAL EASEMENT DETAIL 1"=40'



**LEGEND**  
EXISTING FLOODPLAIN  
PROPOSED FLOODPLAIN  
DAM BREACH  
SUBJECT PROPERTY LINE  
TRACT BOUNDARY  
ADJACENT PROPERTY LINE  
SECTION LINE  
EXIST. RIGHT-OF-WAY  
PROP. EASEMENT  
EXIST. EASEMENT  
PROP. CENTERLINE  
EXIST. CENTERLINE  
LAND CORNER AS DESCRIBED  
SET NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 37933"  
FOUND MON. AS DESCRIBED  
FOUND NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 37933"  
FOUND NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"  
LINE / CURVE LABEL L123 / C123



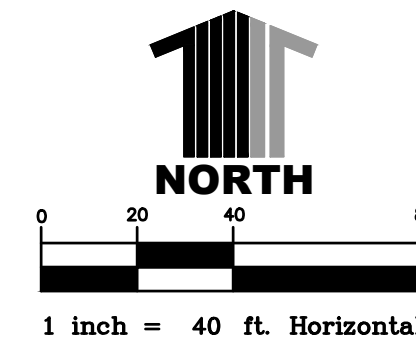
**AZTEC**  
CONSULTANTS, INC.  
300 E. MINERAL AVE, SUITE 1  
LITTLETON, COLORADO 80122  
PHONE: (303) 713-1898  
FAX: (303) 713-1897  
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WWW.CALIBRE-ENGINEERING.COM  
Engineering Construction Management Survey

<b>FLATIRON MEADOWS - FILING NO. 12</b> <b>FINAL PLAT</b>		Job Number FPLAT_F12
Prepared for HT FLATIRON LP		Date 2017-04-07
		Sheet 2 OF 4

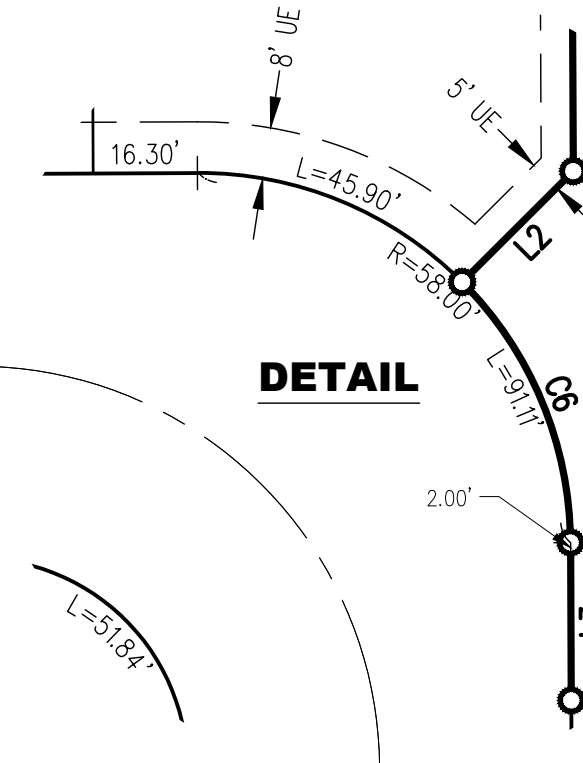
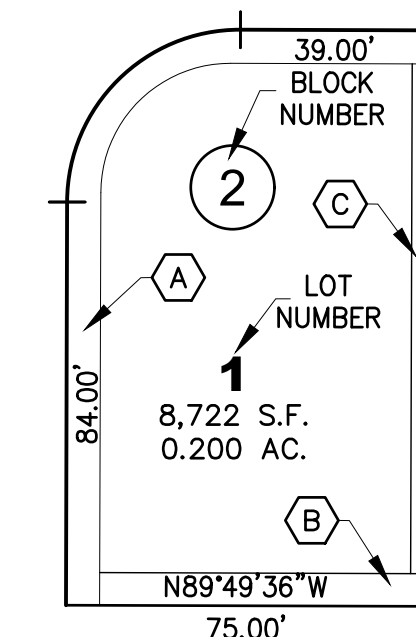
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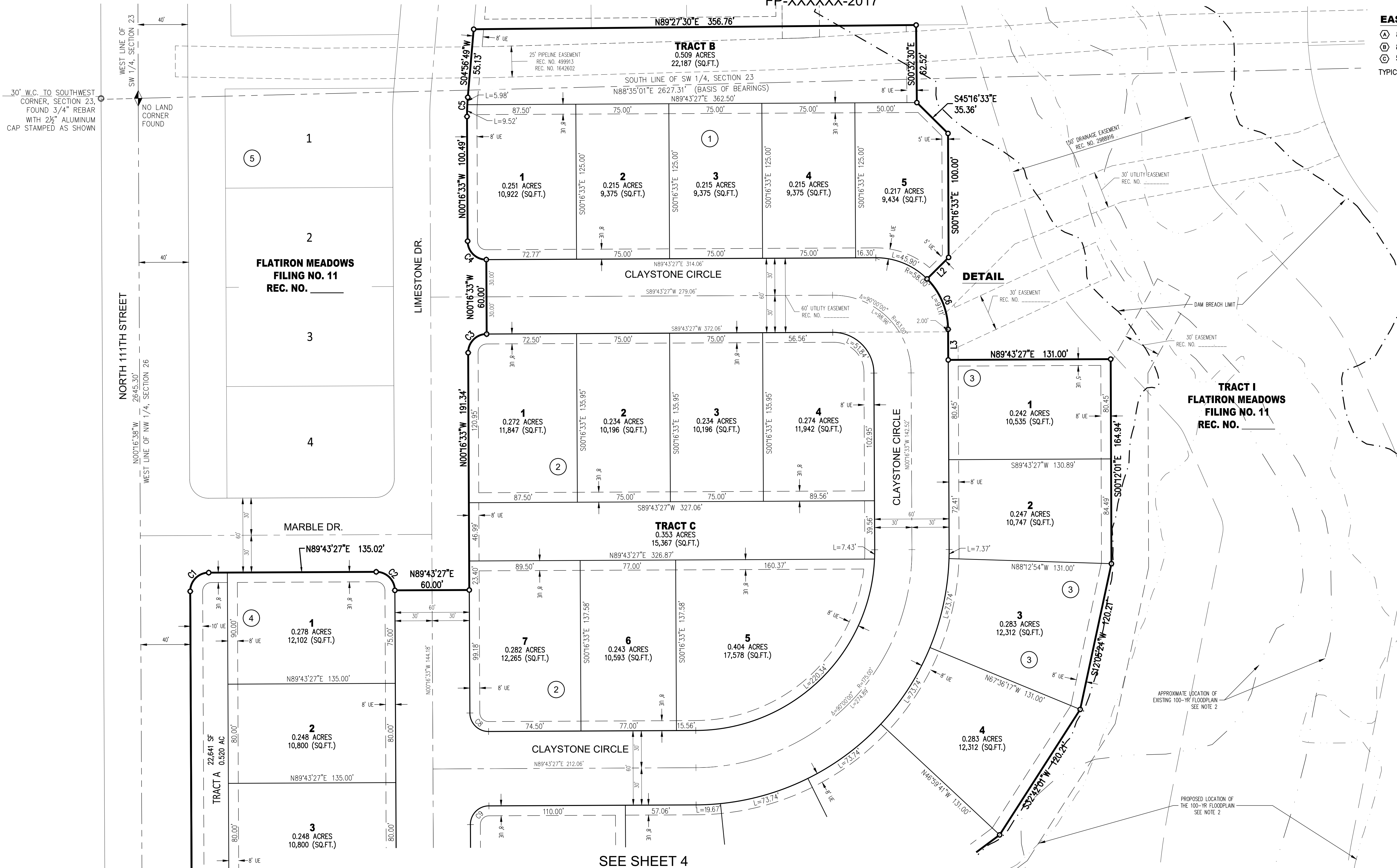
## EASEMENT LEGEND AND DETAIL:

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  - Ⓑ 8' UTILITY EASEMENT ADJACENT TO REAR PROPERTY LINES
  - Ⓒ 5' UTILITY EASEMENT ADJACENT TO SIDE PROPERTY LINES (AS SHOWN)
- TYPICAL EASEMENT DETAIL 1"=40'



## LEGEND

- EXISTING FLOODPLAIN
- PROPOSED FLOODPLAIN
- DAM BREACH
- SUBJECT PROPERTY LINE
- TRACT BOUNDARY
- ADJACENT PROPERTY LINE
- SECTION LINE
- EXIST. RIGHT-OF-WAY
- PROP. EASEMENT
- EXIST. EASEMENT
- PROP. CENTERLINE
- EXIST. CENTERLINE
- LAND CORNER AS DESCRIBED
- SET NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 37933"
- FOUND MON. AS DESCRIBED
- FOUND NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 37933"
- FOUND NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"
- LINE / CURVE LABEL L123 / C123



**AZTEC**  
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**FLATIRON MEADOWS - FILING NO. 12**  
**FINAL PLAT**

Prepared for  
HT FLATIRON LP

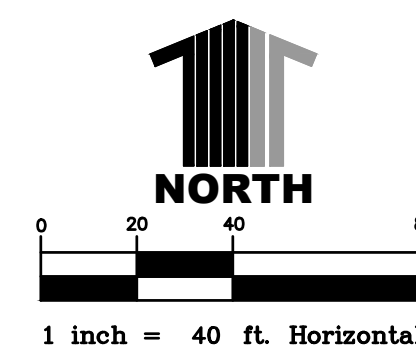
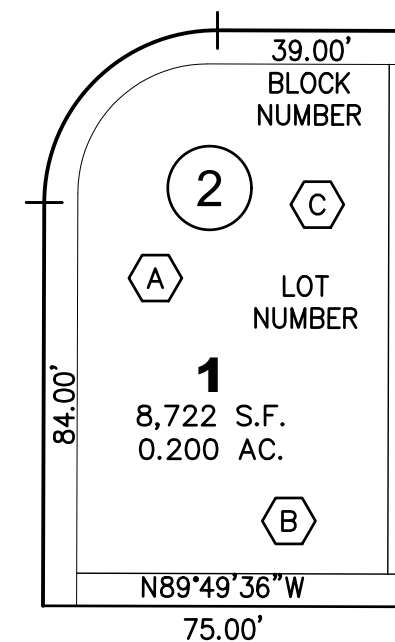
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FPLAT\_F12  
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3 OF 4

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TYPICAL EASEMENT DETAIL 1"=40'



## LEGEND

- EXISTING FLOODPLAIN  
PROPOSED FLOODPLAIN  
DAM BREACH  
SUBJECT PROPERTY LINE  
TRACT BOUNDARY  
ADJACENT PROPERTY LINE  
SECTION LINE  
EXIST. RIGHT-OF-WAY  
PROP. EASEMENT  
EXIST. EASEMENT  
PROP. CENTERLINE  
EXIST. CENTERLINE  
LAND CORNER AS DESCRIBED  
SET NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 37933"  
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FOUND NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"  
LINE / CURVE LABEL L123 / C123



TRACT H  
FLATIRON MEADOWS  
FILING NO. 11  
REC. NO. \_\_\_\_\_

**AZTEC**  
CONSULTANTS, INC.  
300 E. MINERAL AVE, SUITE 1  
LITTLETON, COLORADO 80122  
PHONE: (303) 713-1898  
FAX: (303) 713-1897  
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**FLATIRON MEADOWS - FILING NO. 12**  
**FINAL PLAT**

Prepared for  
HT FLATIRON LP

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4 OF 4