

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:

LOT 1 AND TRACT A, REX RANCH MINOR SUBDIVISION AS RECORDED AT RECEPTION NO. 2874660 AND TRACT G, REX RANCH FILING NO. 1 AS RECORDED AT RECEPTION NO. 03626300 IN THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER, 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;

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

THENCE ALONG THE BOUNDARY LINE OF SAID TRACT A, REX RANCH MINOR SUBDIVISION THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 88°33'50" EAST A DISTANCE OF 1,600.10 FEET;
- 2) SOUTH 50°24'50" WEST A DISTANCE OF 686.36 FEET;
- 3) SOUTH 52°52'15" EAST A DISTANCE OF 3.40 FEET;
- 4) SOUTH 50°03'56" WEST A DISTANCE OF 169.03 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID TRACT G, REX RANCH FILING NO. 1;

THENCE ALONG THE BOUNDARY LINE OF SAID TRACT G, REX RANCH FILING NO. 1 THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 71°27'49" EAST A DISTANCE OF 282.66 FEET;
- 2) SOUTH 68°34'55" EAST A DISTANCE OF 205.25 FEET;
- 3) SOUTH 01°50'13" WEST A DISTANCE OF 629.78 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26;
- 4) SOUTH 88°48'04" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1,374.46 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26;

THENCE NORTH 00°21'53" WEST ALONG THE WEST LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26 A DISTANCE OF 1,331.68 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 1,749,897 SQUARE FEET OR 40.17 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TRACTS AND RIGHT-OF-WAY AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **REX RANCH FILING NO. 2**, THE RIGHTS OF WAY AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN OF ERIE, COLORADO, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.

LIEN HOLDER SIGNATURE

LIEN HOLDER: FLAGSTAR BANK, FSB

BY: _____

AS: _____

STATE OF COLORADO)
) SS.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__

BY _____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

(SEAL)
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER'S SIGNATURE

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: _____
ROB WITTE
SENIOR MANAGING DIRECTOR

STATE OF _____)
) SS.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__

BY ROB WITTE, AS SENIOR MANAGING DIRECTOR.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
LOTS	16.54 ACRES	41.17%
TRACTS A-D	18.45 ACRES	45.93%
RIGHT-OF-WAY	5.18 ACRES	12.90%
TOTAL	40.17 ACRES	100%

OWNERS SIGNATURES

MARJORIE B. PRICE

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: _____

ACCEPTANCE CERTIFICATE

THE DEDICATION OF TRACTS A, B, AND C, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE REX RANCH HOMEOWNERS ASSOCIATION INC.

REX RANCH HOMEOWNERS ASSOCIATION INC.

BY: _____ DATE: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)
) SS.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__

BY _____ AS _____.

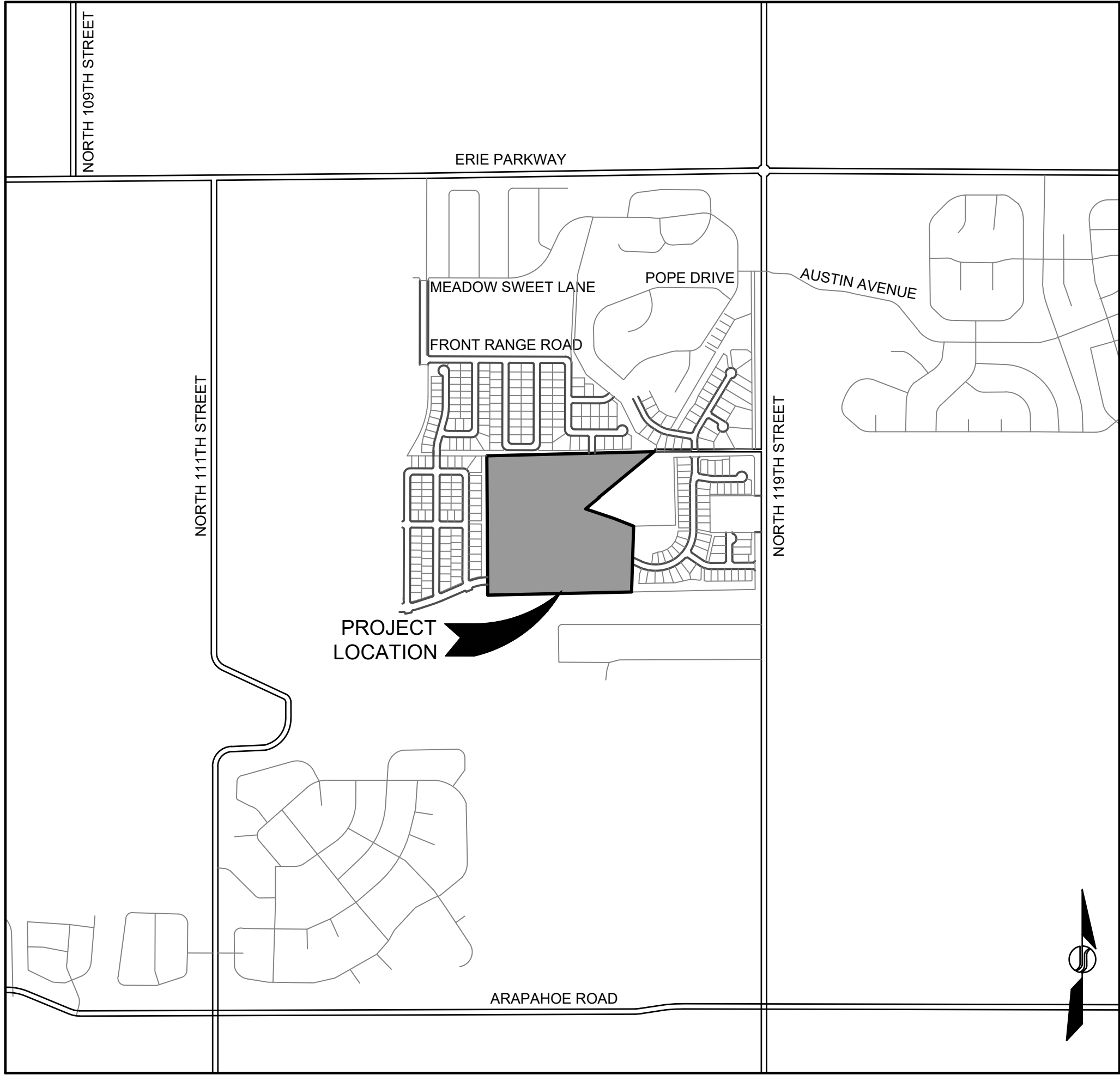
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

REX RANCH FILING NO. 2

A REPLAT OF LOT 1 AND TRACT A, REX RANCH MINOR SUBDIVISION AND TRACT G, REX RANCH FILING NO. 1
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
40.17 ACRES - 63 RESIDENTIAL LOTS - 4 TRACTS
FP-000873-2017



TRACT SUMMARY CHART					
TRACT	AREA (SF)	AREA (AC)	USE	OWNERNERSHIP	MAINTENANCE
A	107,929	2.48	OPEN SPACE / DRAINAGE / UTILITY / EASEMENT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
B	135,212	3.10	OPEN SPACE / DRAINAGE / UTILITY / EASEMENT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
C	191,420	4.39	OPEN SPACE / DRAINAGE / UTILITY / EASEMENT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
D	369,201	8.48	UTILITY	TOWN OF ERIE	TOWN OF ERIE
TOTAL	803,762	18.45			

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. 0813C0439J , MAP REVISED DECEMBER 18, 2012, THE SUBJECT PROPERTY IS NOT WITHIN THE 100-YEAR FLOOD PLAIN LIMITS.
4. 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.
5. FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 100-N0011126-020-PN, AMENDMENT NO. 1, DATED MARCH 30, 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 WARE MALCOMB, 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. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS.
8. BLANKET PUBLIC ACCESS AND DRAINAGE EASEMENTS ARE GRANTED OVER TRACTS A, B & C.
9. THE 20' UTILITY EASEMENT AND TEMPORARY ACCESS EASEMENT IN TRACT G AT THE WEST END OF MARFELL STREET, REX RANCH FILING NO. 1, RECORDED AT REC. NO. 03626300 ARE HEREBY VACATED BY THIS PLAT.
10. THE 30' ACCESS EASEMENT IN TRACT A, REX RANCH MINOR SUBDIVISION, RECORDED AT REC. NO. 2874660 IS HEREBY VACATED BY THIS PLAT.

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-N0011126-020-PN, AMENDMENT NO. 1, DATED MARCH 30, 2017.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

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: _____

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 FEBRUARY 12, 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 _____ 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 **REX RANCH 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

PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE

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

DIRECTOR OF PLANNING & DEVELOPMENT

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

NOTES (CONT.)

11. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE TOWN OF ERIE ENGINEERING STANDARDS AND SPECIFICATION, AS AMENDED. THE OWNERS GRANTS THE TOWN OF ERIE A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY THE TOWN OF ERIE MUNICIPAL CODE, AS AMENDED; AND TO INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).

OWNER/DEVELOPER

HINES
1144 15TH STREET, SUITE 3675
DENVER, CO 80202
(720)932-0522

ENGINEER / SURVEYOR

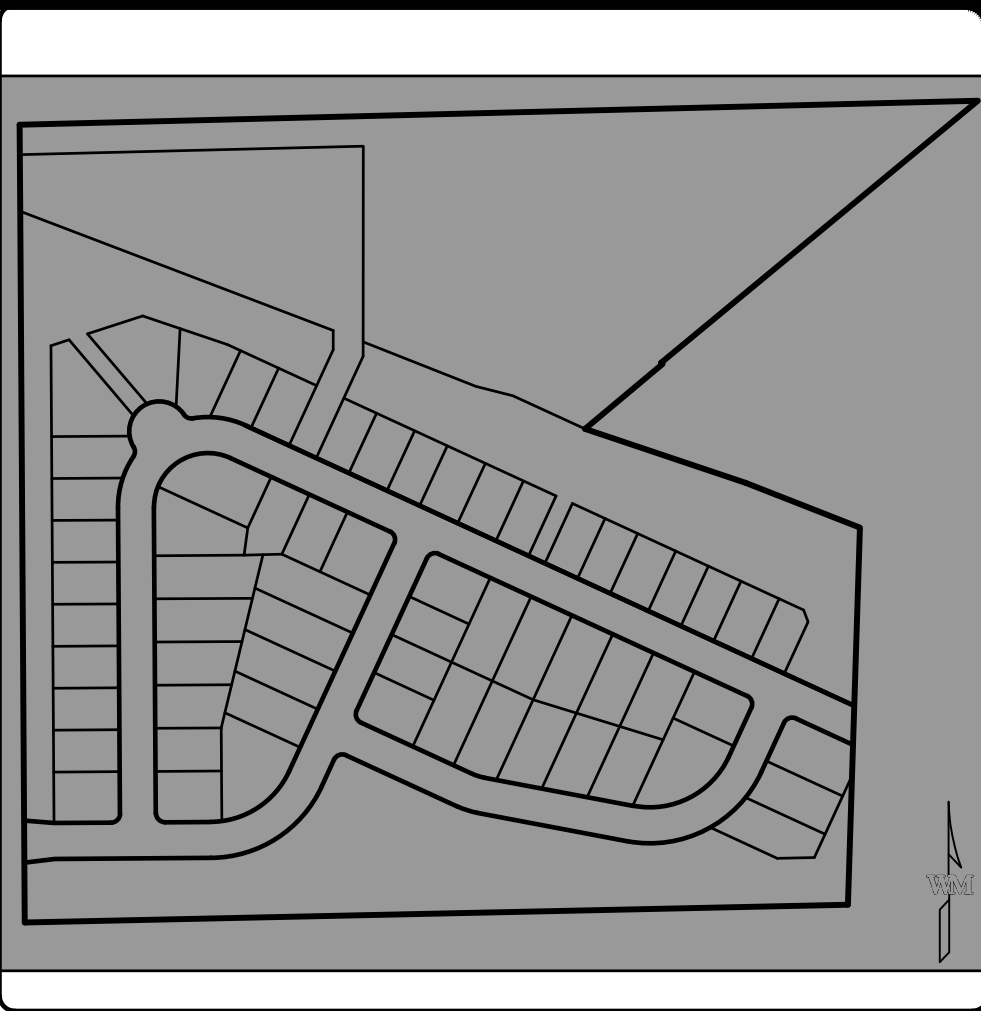
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Scale: N/A			
Date: DECEMBER 9, 2016			
Job No.: 15035			
Sheet 1 of 6			
3	TOWN COMMENTS	11/4/19	IH
2	TOWN COMMENTS	09/24/18	IH
1	TOWN COMMENTS	08/28/17	IH
No.	Revisions	Date	By
Designed By: IH		Checked By: TS	

REX RANCH FILING NO. 2

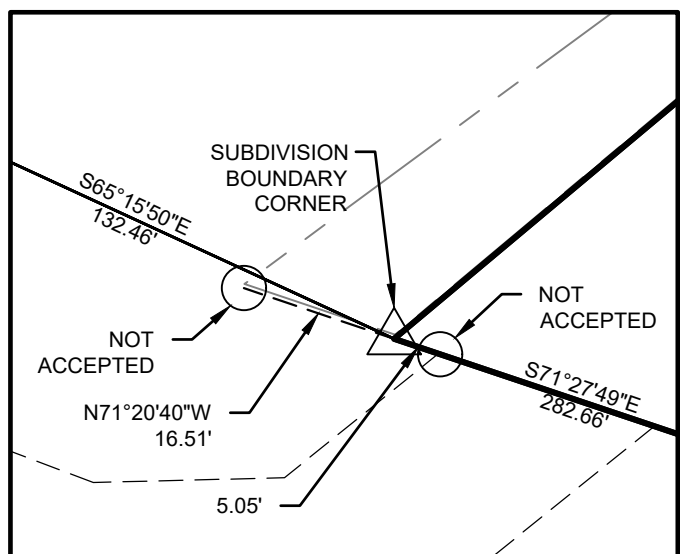
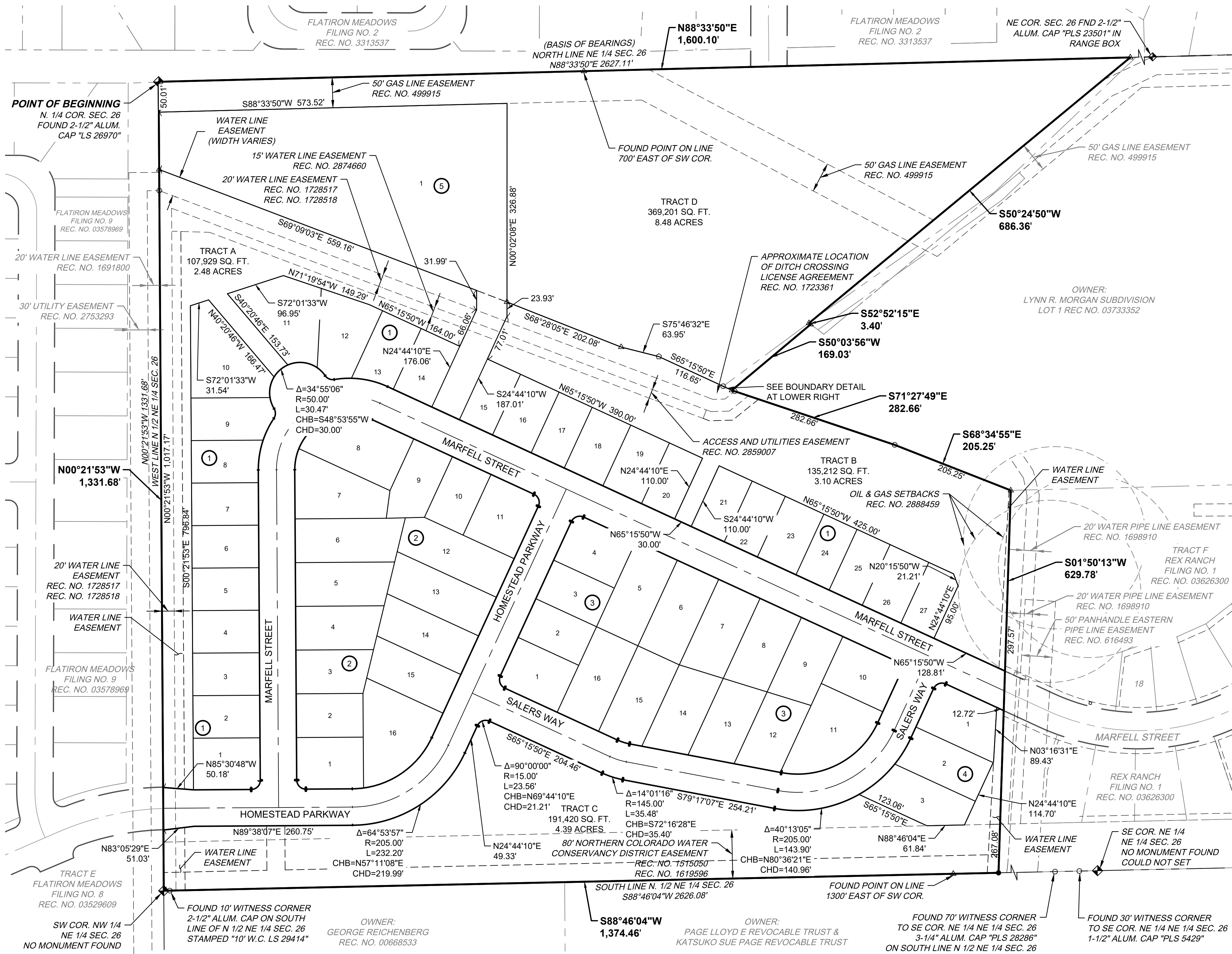
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40.17 ACRES - 63 LOTS - 4 TRACTS
FP-000873-2017



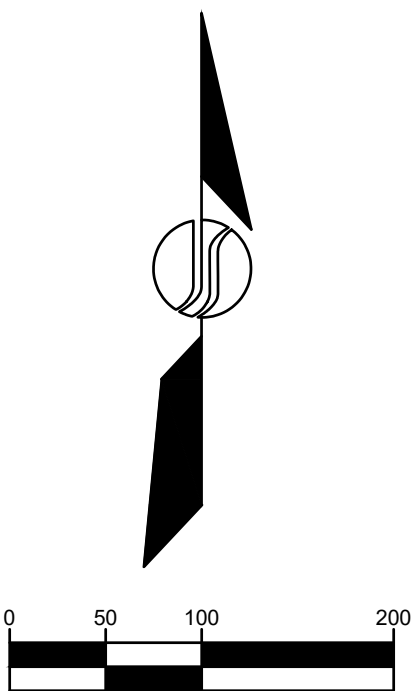
KEY MAP
N.T.S.

LEGEND

- SITE BOUNDARY LINE
- RIGHT-OF-WAY LINE
- TRACT AND LOT LINE
- SECTION LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- SET 18" NO. 5 REBAR W/ 1 1/2" YELLOW PLASTIC CAP PLS. NO. 25965
- FOUND NO. 5 REBAR W/ 1 1/2" ALUMINUM CAP PLS. NO. 10945 UNLESS OTHERWISE NOTED
- FOUND NO. 5 REBAR W/ 1 1/2" ORANGE PLASTIC CAP PLS. NO. 28286
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- 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
- 1 BLOCK NUMBER



BOUNDARY DETAIL
SCALE: 1"=20'



SCALE: 1"= 100'
ORIGINAL GRAPHIC SCALE

Scale: 1"= 100'
Date: DECEMBER 9, 2016
Job No.: 15035

Sheet 2 of 6

ENGINEER / SURVEYOR

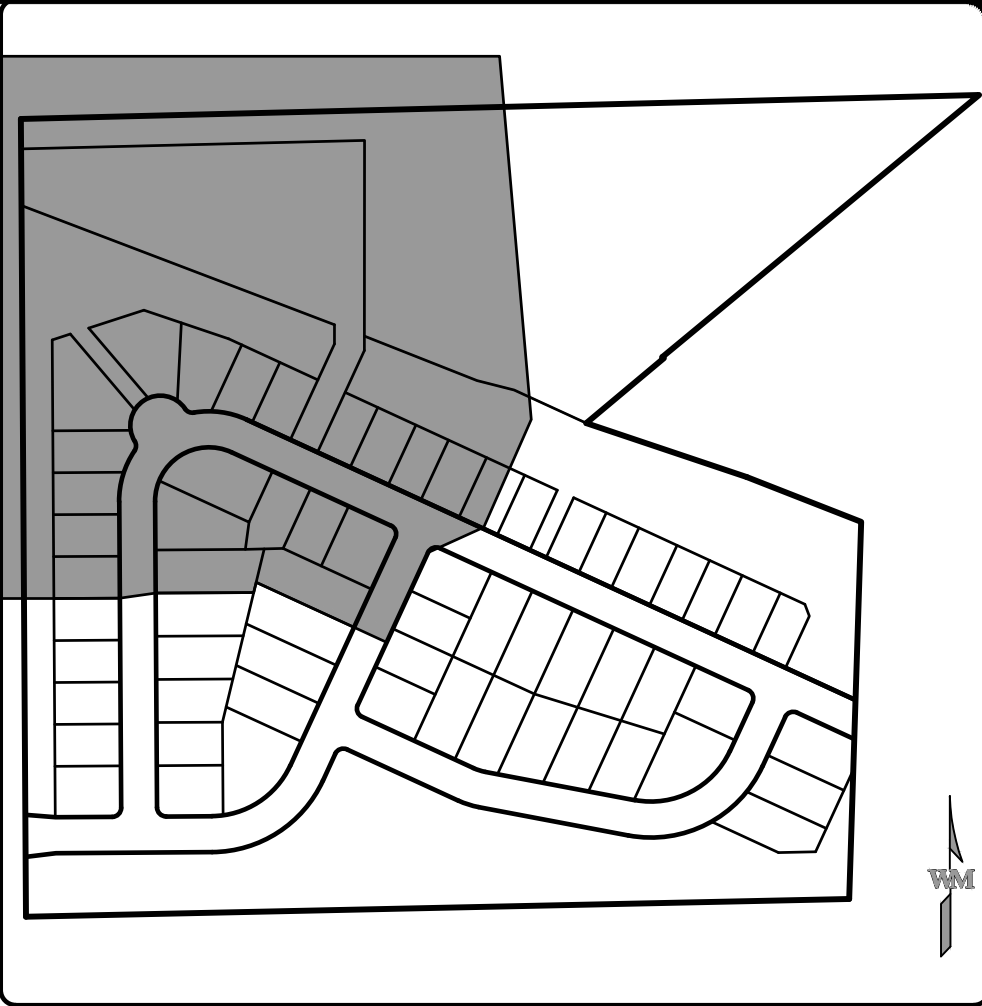
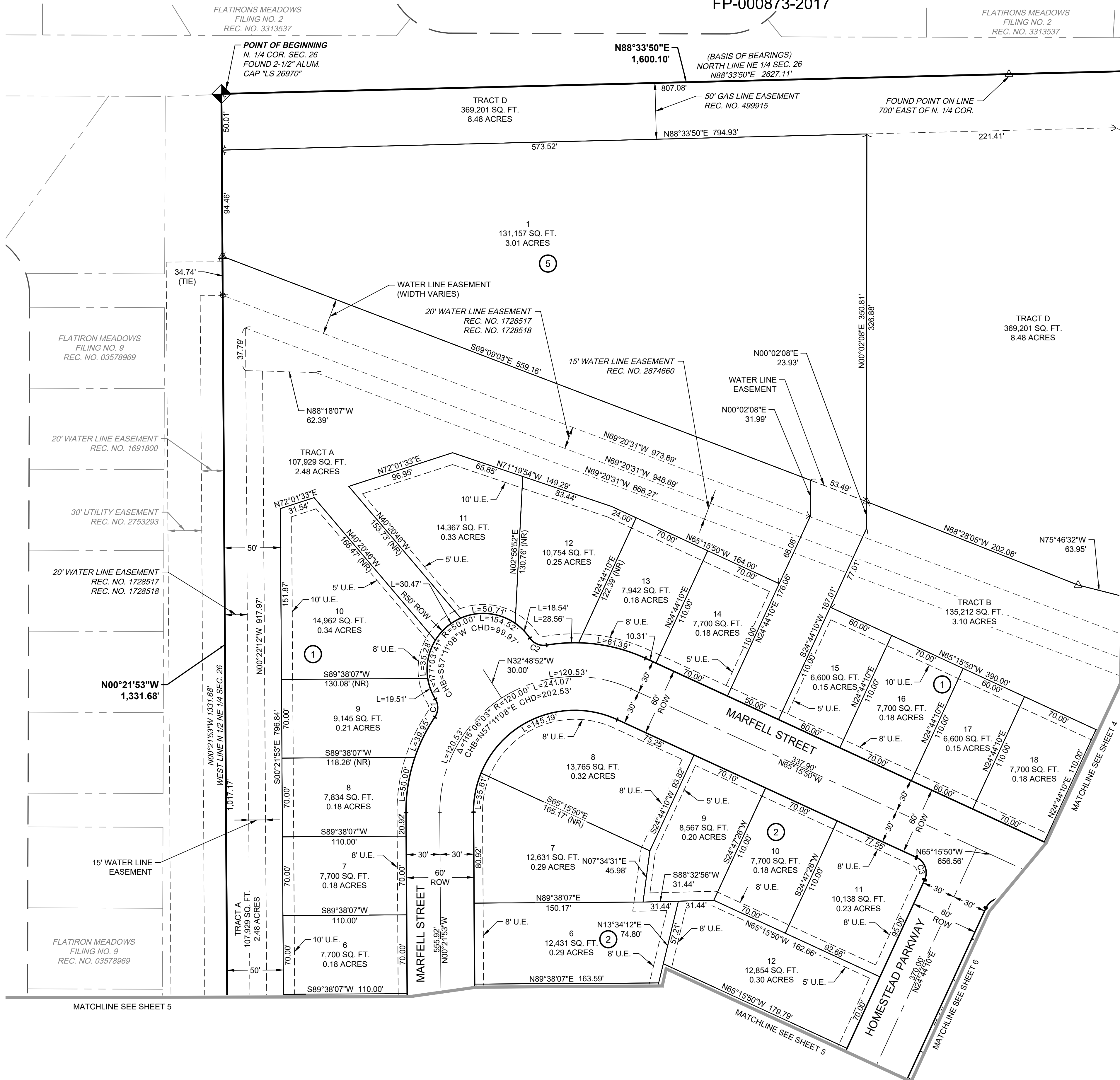
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No.	Revisions	Date	By
2	TOWN COMMENTS	09/24/18	IH
1	TOWN COMMENTS	08/28/17	IH
Designed By: IH		Checked By: TS	

REX RANCH FILING NO. 2

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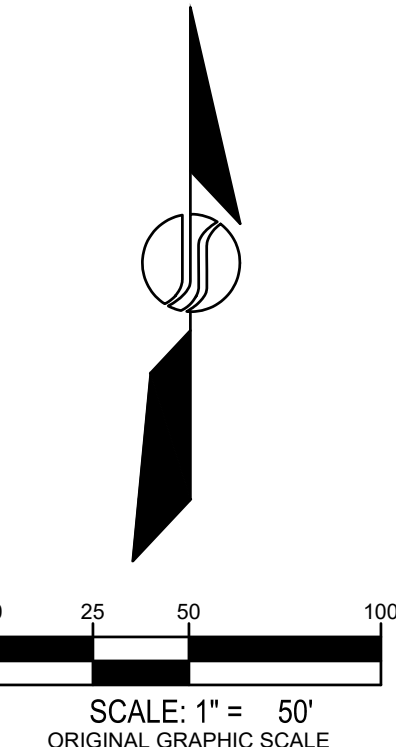


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- (NR) NON-RADIAL LINE
- 1 BLOCK NUMBER
- EASEMENT VACATED BY THIS PLAT

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	65°20'20"	15.00'	17.11'	S01°19'28"W	16.19'
C2	65°20'20"	15.00'	17.11'	S66°57'11"E	16.19'
C3	90°00'00"	15.00'	23.56'	S20°15'50"E	21.21'



Scale: 1" = 50'
Date: DECEMBER 9, 2016
Job No.: 15035
Sheet 3 of 6

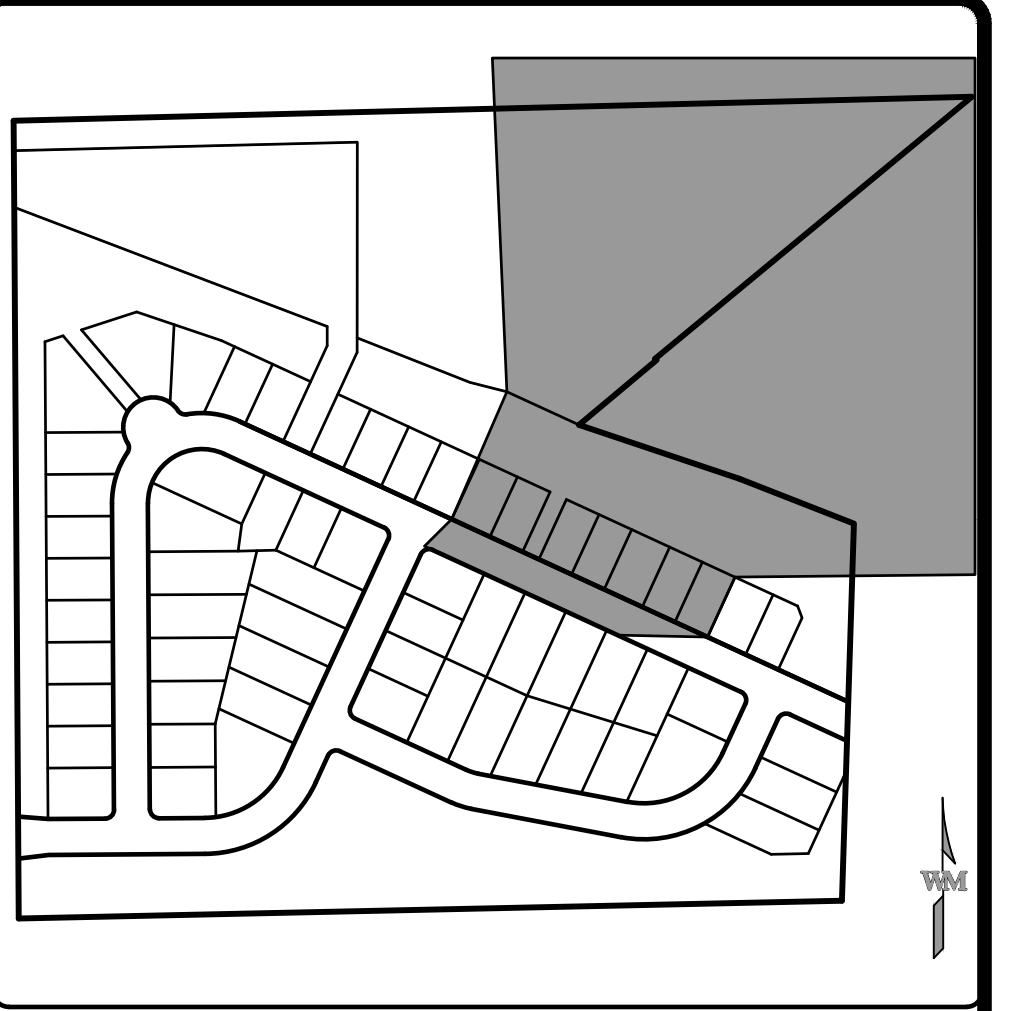
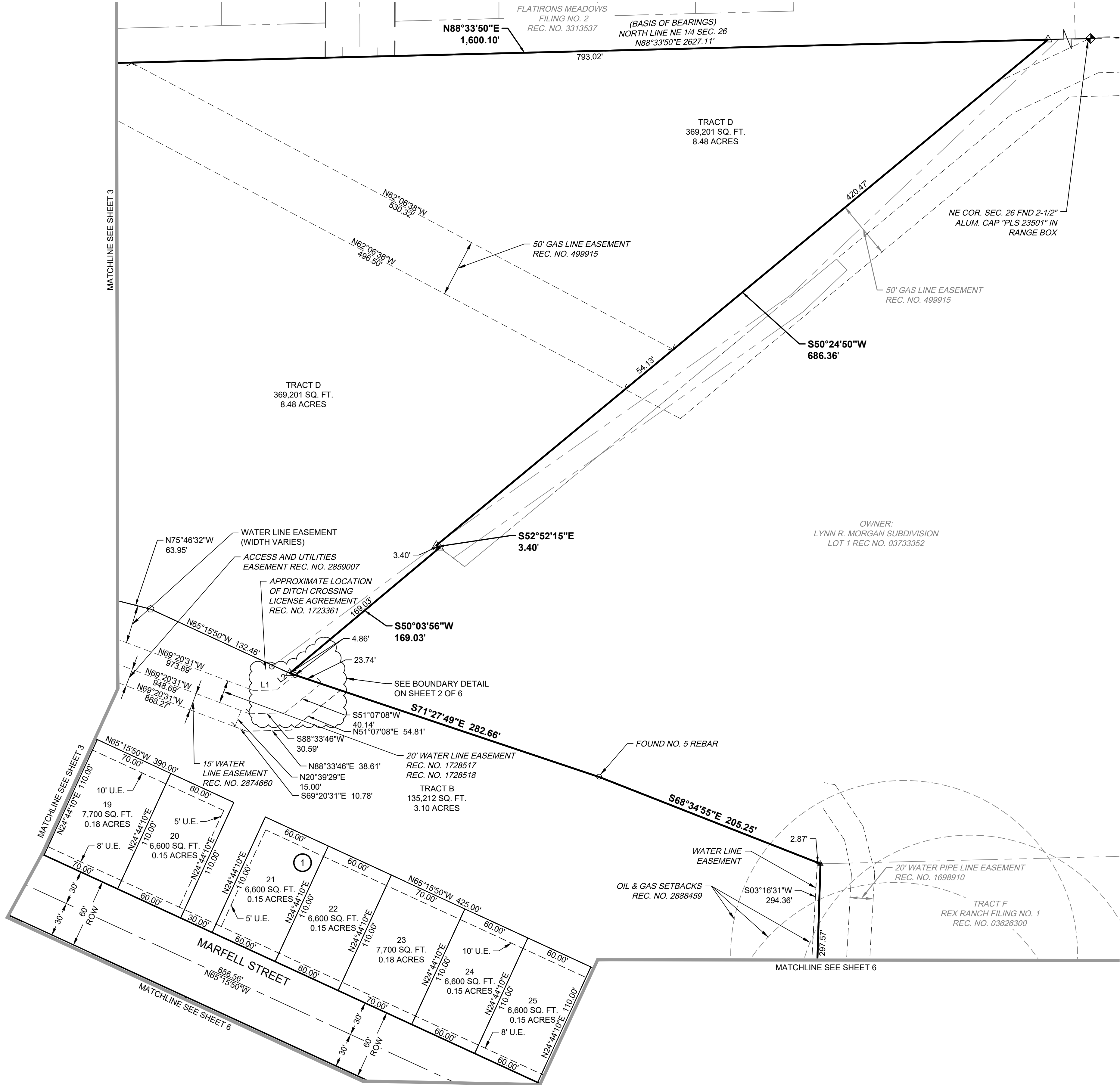
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REX RANCH FILING NO. 2

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40.17 ACRES - 63 LOTS - 4 TRACTS
FP-000873-2017



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- (NR) NON-RADIAL LINE
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- EASEMENT VACATED BY THIS PLAT

Line Table		
LINE #	LENGTH	DIRECTION
L1	19.91'	S88°33'46"W
L2	20.58'	S51°07'08"W



0 25 50 100
SCALE: 1" = 50'
ORIGINAL GRAPHIC SCALE

Scale: 1" = 50'
Date: DECEMBER 9, 2016
Job No.: 15035

Sheet 4 of 6

ENGINEER / SURVEYOR

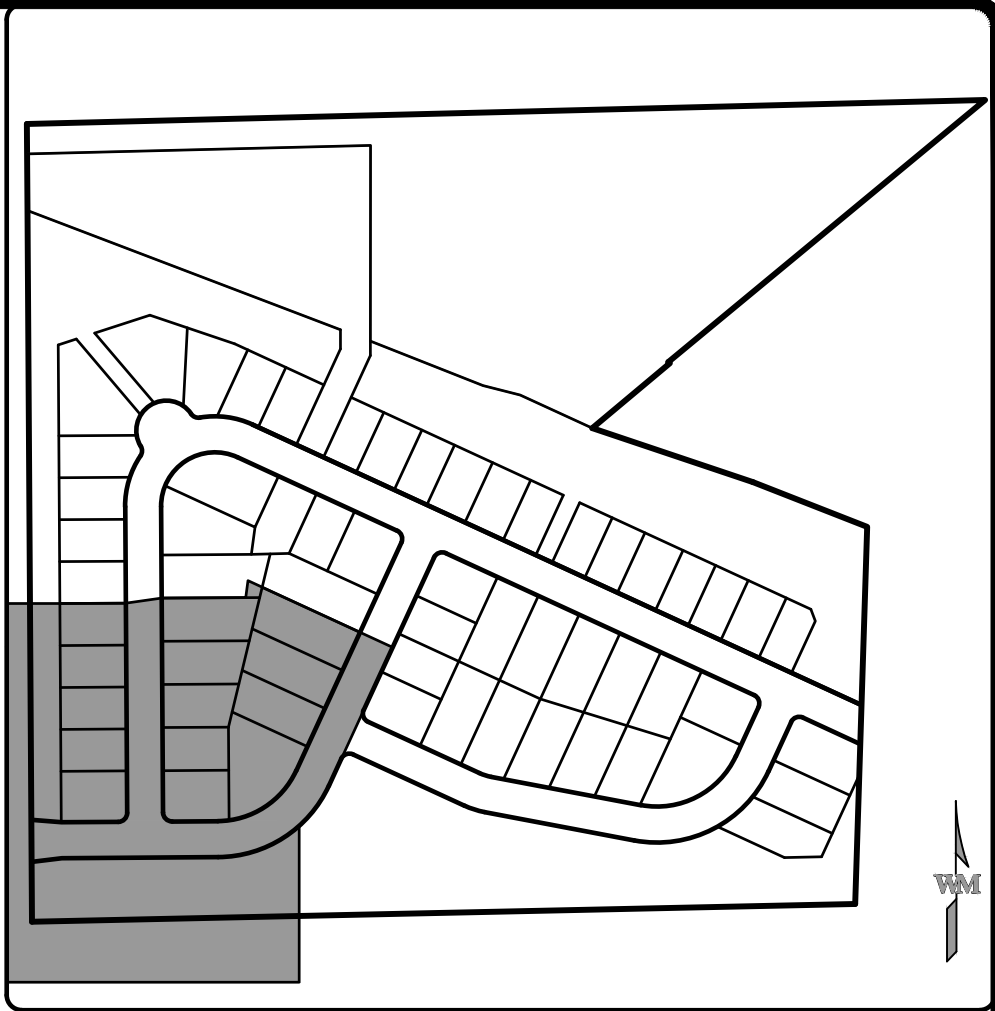
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- EASEMENT VACATED BY THIS PLAT

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C4	90°00'00"	15.00'	23.56'	S44°38'07"W	21.21'
C5	90°00'00"	15.00'	23.56'	N45°21'53"W	21.21'



0 25 50 100
SCALE: 1" = 50'
ORIGINAL GRAPHIC SCALE

Scale: 1" = 50'
Date: DECEMBER 9, 2016
Job No.: 15035
Sheet 5 of 6

ENGINEER / SURVEYOR

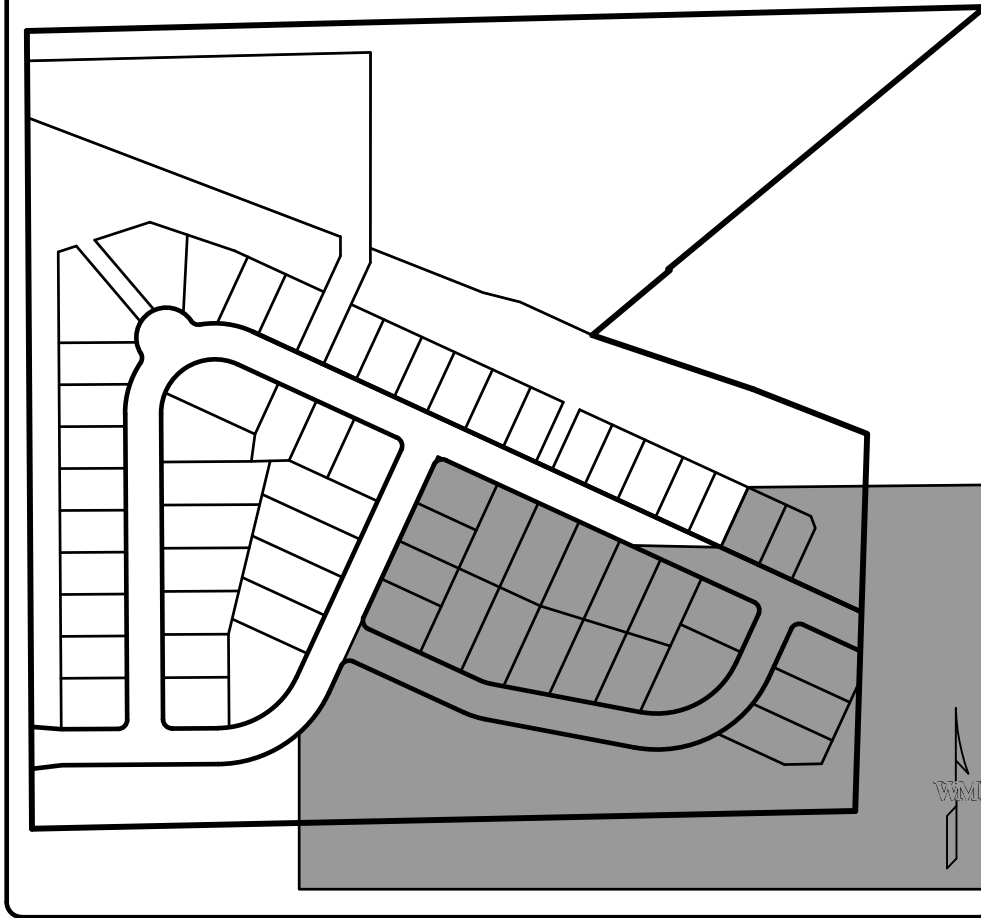
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- SET 18" NO. 5 REBAR W/ 1 1/2" YELLOW PLASTIC CAP PLS. NO. 25965
- FOUND NO. 5 REBAR W/ 1 1/2" ALUMINUM CAP PLS. NO. 10945 UNLESS OTHERWISE NOTED
- FOUND NO. 5 REBAR W/ 1 1/2" ORANGE PLASTIC CAP PLS. NO. 28286
- FOUND NO. 5 REBAR W/ 1 1/2" YELLOW 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
- 1 BLOCK NUMBER
- EASEMENT VACATED BY THIS PLAT

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION
C6	90°00'00"	15.00'	23.56'	N69°44'10"E
C7	90°00'00"	15.00'	23.56'	S20°15'50"E
C8	90°00'00"	15.00'	23.56'	N69°44'10"E
C9	90°00'00"	15.00'	23.56'	N20°15'50"W
C10	90°00'00"	15.00'	23.56'	N69°44'10"E
C11	14°01'16"	115.00'	28.14'	S72°16'28"E



0 25 50 100
SCALE: 1" = 50'
ORIGINAL GRAPHIC SCALE

Scale: 1" = 50'
Date: DECEMBER 9, 2016
Job No.: 15035

Sheet 6 of 6

ENGINEER / SURVEYOR

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No.	Revisions	Date	By
2	TOWN COMMENTS	09/24/18	IH
1	TOWN COMMENTS	08/28/17	IH
Designed By: IH		Checked By: TS	