

# FLATIRON MEADOWS - FILING NO. 13

TRACT G, 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  
75.035 ACRES - 122 LOTS / 22 TRACTS  
FP-000950-2017

## 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 G, FLATIRON MEADOWS – FILING NO. 11, RECEPTION NO. 03649281, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

CONTAINING AN AREA OF 75.035 ACRES, (3,268,508 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. 13**. ALL PUBLIC WAYS AND OTHER PUBLIC RIGHTS-OF-WAY, AND EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, 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: HMM 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: JOH 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: KB HOMES, INC.

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

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

STATE OF COLORADO )

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

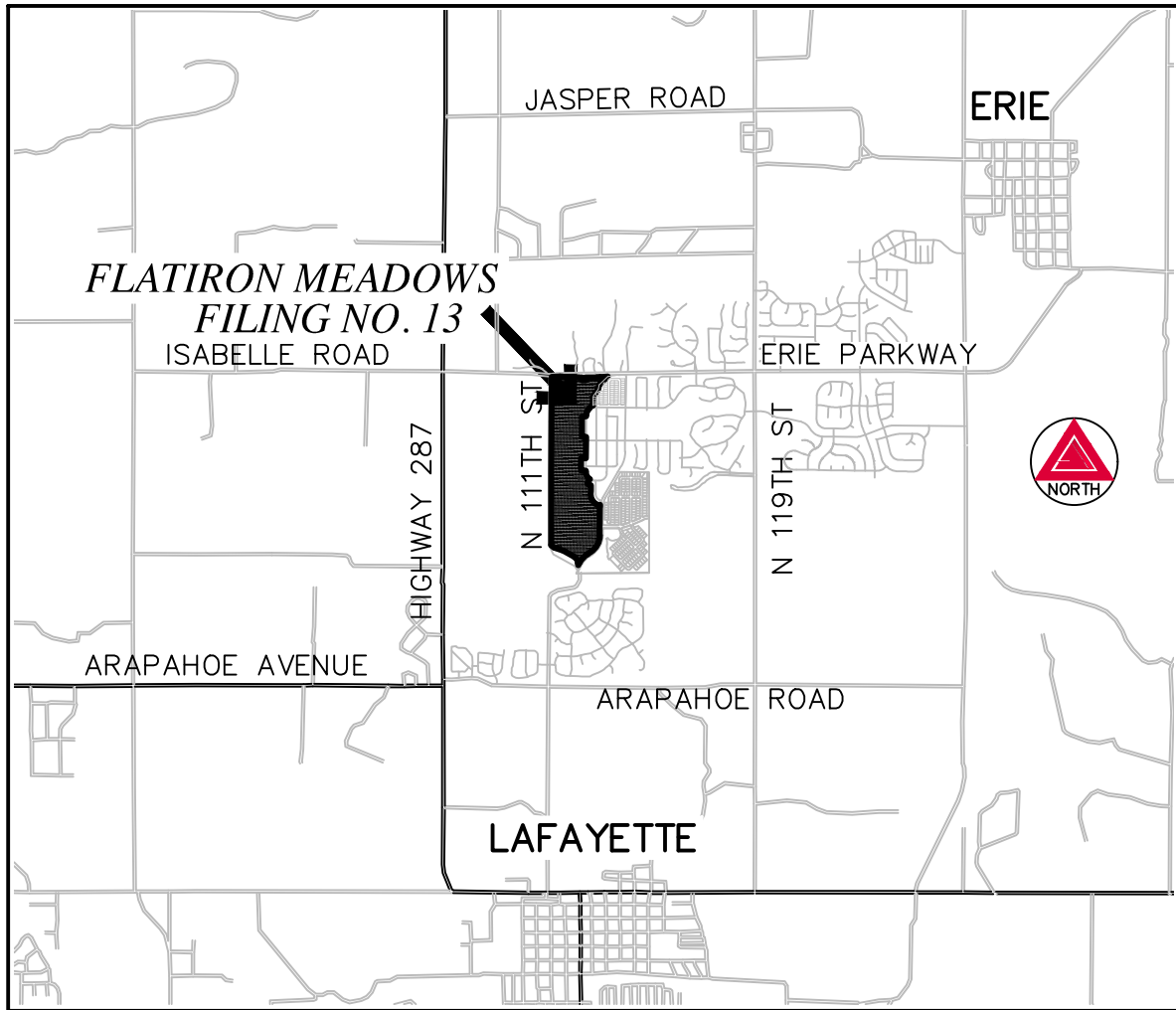
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC (SEAL)

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



VICINITY MAP  
SCALE 1"=2000'

## 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, ENCUMBRANCES(S), OR TITLE OF RECORD, AZTEC CONSULTANTS, INC. RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 100-00010920-020-PM, DATED MARCH 22, 2017 AT 7:00 A.M.
- THE EXISTING FLOODPLAIN LIMITS AS SHOWN ARE BASED ON FEMA MAPS 0801300439J AND 0801300437J 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.
- UTILITY EASEMENTS ARE GRANTED OVER TRACTS B, C, D, E, F, I, L, M, Q, Q, S AND V.
- BLANKET PUBLIC ACCESS EASEMENTS ARE GRANTED OVER TRACTS A, B, C, D, E, F, H, I, J, K, L, M, Q, P, Q, R, S, T, U, AND V.
- AN ACCESS EASEMENT IS GRANTED TO FLATIRON MEADOWS MASTER ASSOCIATION, INC., OVER TRACT G-1.
- TRACT G-1 WILL BE CONVEYED TO THE TOWN BY SEPARATE DEED.
- 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 GRANT THE TOWN OF ERIE A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY THE TOWN OF ERIE MUNICIPAL CODE, AS AMENDED; AND TO 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).
- AS PER THE MASTER DEVELOPER'S AGREEMENT, THE LOTS ADJACENT TO POCKET PARKS MAY NOT BE ISSUED BUILDING PERMITS UNTIL THE POCKET PARK IMPROVEMENTS ARE COMPLETE.

## 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 \_\_\_\_\_ )

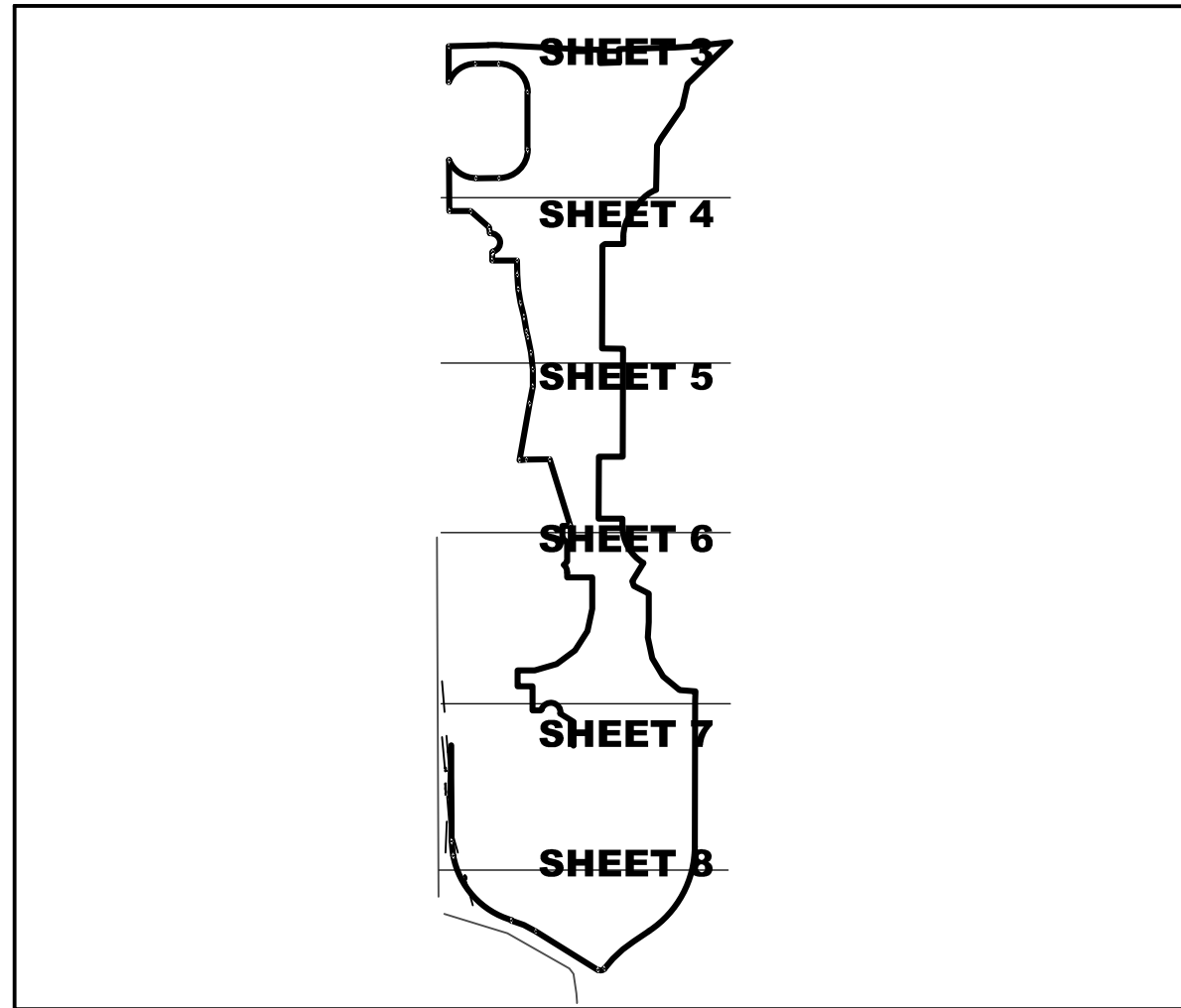
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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

WITNESS MY HAND AND OFFICIAL SEAL

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

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



KEY MAP

| TRACT SUMMARY CHART |              |             |                |          |               |
|---------------------|--------------|-------------|----------------|----------|---------------|
| TRACT               | AREA (SQ.FT) | AREA (AC ±) | USE            | OWNED BY | MAINTAINED BY |
| TRACT A             | 97,761       | 2.244       | LB/PA/DR/UTIL  | HOA      | HOA           |
| TRACT B             | 2,070        | 0.048       | PA / UTIL      | HOA      | HOA           |
| TRACT C             | 2,070        | 0.048       | PA / UTIL      | HOA      | HOA           |
| TRACT D             | 2,128        | 0.049       | PA / UTIL      | HOA      | HOA           |
| TRACT E             | 3,750        | 0.086       | PA / UTIL      | HOA      | HOA           |
| TRACT F             | 2,070        | 0.048       | PA / UTIL      | HOA      | HOA           |
| TRACT G-1           | 2,472,780    | 56.767      | PA / DR / UTIL | TOWN     | HOA           |
| TRACT H             | 47,651       | 1.094       | PP / UTIL      | HOA      | HOA           |
| TRACT I             | 30,298       | 0.696       | PA / UTIL      | HOA      | HOA           |
| TRACT J             | 22,790       | 0.523       | LB/PA/DR/UTIL  | HOA      | HOA           |
| TRACT K             | 48,424       | 1.112       | LB/PA/DR/UTIL  | HOA      | HOA           |
| TRACT L             | 1,871        | 0.043       | PA / UTIL      | HOA      | HOA           |
| TRACT M             | 12,574       | 0.289       | PA / UTIL      | HOA      | HOA           |
| TRACT N             | 18,242       | 0.419       | LB/PA/DR/UTIL  | HOA      | HOA           |
| TRACT O             | 15,147       | 0.348       | PA / UTIL      | HOA      | HOA           |
| TRACT P             | 19,620       | 0.450       | LB/PA/DR/UTIL  | HOA      | HOA           |
| TRACT Q             | 15,300       | 0.351       | PA / UTIL      | HOA      | HOA           |
| TRACT R             | 4,880        | 0.112       | LB/PA/DR/UTIL  | HOA      | HOA           |
| TRACT S             | 2,070        | 0.048       | PA / UTIL      | HOA      | HOA           |
| TRACT T             | 2,250        | 0.052       | LB / PA / DR   | HOA      | HOA           |
| TRACT U             | 2,250        | 0.052       | LB / PA / DR   | HOA      | HOA           |
| TRACT V             | 9,000        | 0.207       | PA / UTIL      | HOA      | HOA           |
| TOTAL               | 2,834,995    | 65.083      |                |          |               |

HOA = HOMEOWNERS ASSOCIATION  
PA = PUBLIC ACCESS  
LB = LANDSCAPE BUFFER  
UTIL = UTILITIES  
PP = POCKET PARK  
DR = DRAINAGE

| LAND SUMMARY CHART |           |           |                 |
|--------------------|-----------|-----------|-----------------|
| TYPE               | AREA (AC) | AREA (SF) | % OF TOTAL AREA |
| LOTS (122)         | 6.866     | 299,095   | 9%              |
| TRACTS (22)        | 65.083    | 2,834,995 | 87%             |
| ROW (1)            | 3.086     | 134,417   | 4%              |
| TOTALS             | 75.035    | 3,268,507 | 100%            |

## 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 1/2" ALUMINUM CAP STAMPED 1997, RLS#4846, ON THE EAST WITH A 2 1/2" ALUM. CAP IN RANGE BOX STAMPED 1995, PLS#26970

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

## 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

## BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS PLAT IS TO BE KNOWN AS THE **FLATIRON MEADOWS – FILING NO. 13** 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, C, D, E, F, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, AND V. ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY FLATIRON MEADOWS MASTER ASSOCIATION, INC. TRACT G-1 IS HEREBY ACCEPTED FOR 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



## FLATIRON MEADOWS - FILING NO. 13 FINAL PLAT

Prepared for

HT FLATIRON LP

Job Number

FP-000950-2017

Date

10/31/2019

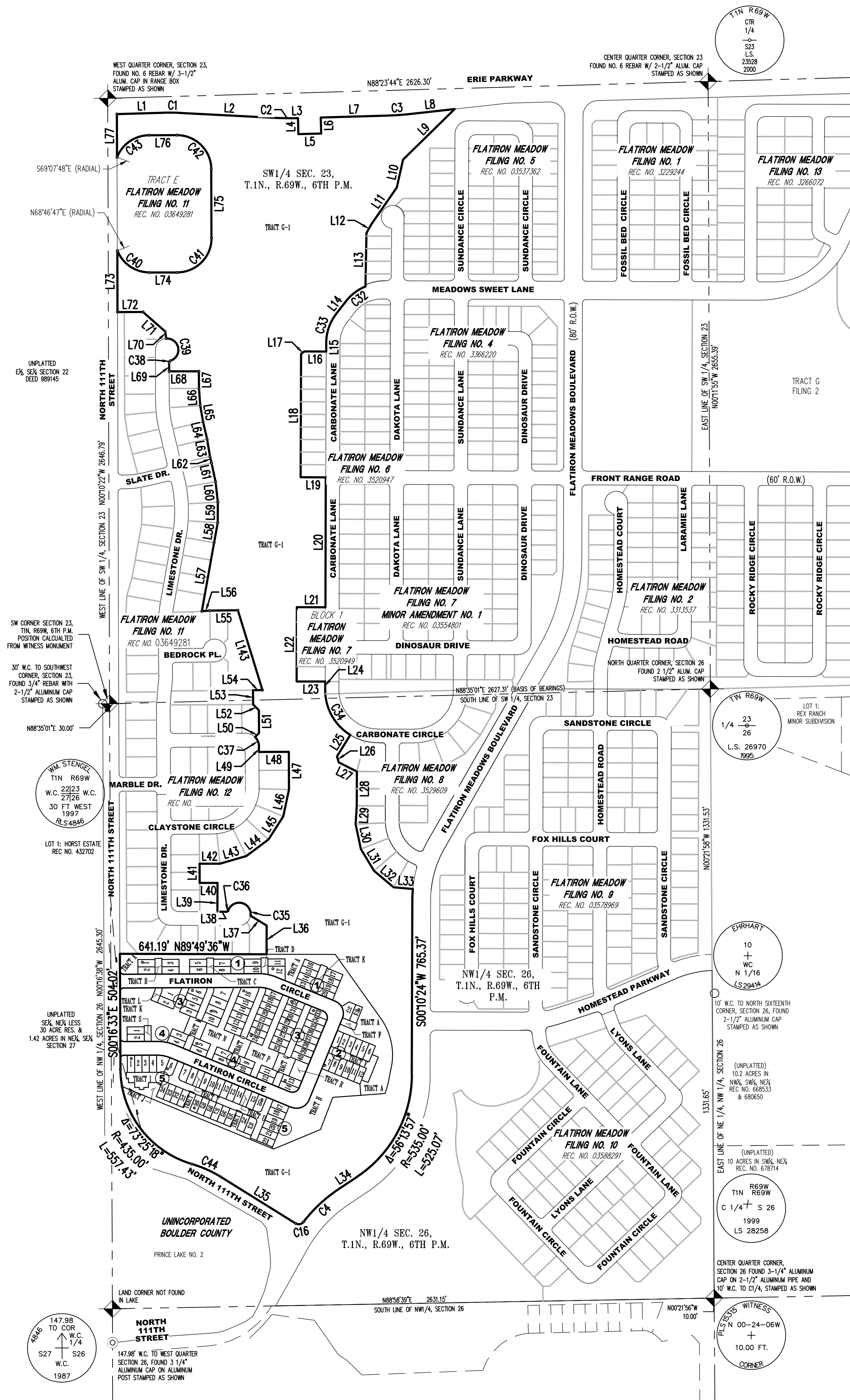
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1 OF 8



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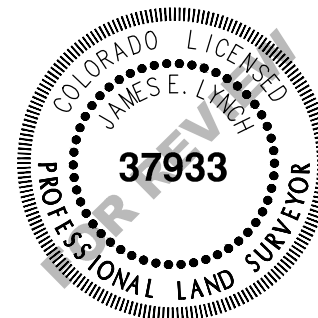
| LINE TABLE |              |        | LINE TABLE |              |        | LINE TABLE |              |        | LINE TABLE |              |        | LINE TABLE |              |        | LINE TABLE |              |        |
|------------|--------------|--------|------------|--------------|--------|------------|--------------|--------|------------|--------------|--------|------------|--------------|--------|------------|--------------|--------|
| LINE       | BEARING      | LENGTH | LINE       | BEARING      | LENGTH | LINE       | BEARING      | LENGTH | LINE       | BEARING      | LENGTH | LINE       | BEARING      | LENGTH | LINE       | BEARING      | LENGTH |
| L1         | S88°23'44\"W | 206.87 | L15        | N00°10'24\"E | 38.53  | L28        | N00°10'24\"E | 150.00 | L41        | S00°16'52\"E | 83.65  | L54        | N89°27'30\"E | 41.49  | L67        | N00°10'24\"W | 75.00  |
| L2         | N87°02'37\"W | 426.93 | L16        | S89°54'46\"E | 95.70  | L29        | N03°31'11\"E | 80.01  | L42        | S89°43'27\"W | 89.26  | L55        | S89°27'30\"W | 121.91 | L68        | N89°49'36\"E | 130.00 |
| L3         | S88°23'44\"W | 6.31   | L17        | N53°51'42\"E | 17.75  | L30        | N11°55'03\"W | 111.15 | L43        | S73°55'13\"W | 120.21 | L56        | S85°26'36\"W | 35.50  | L69        | S00°10'24\"E | 39.45  |
| L4         | N01°36'16\"W | 69.99  | L18        | N00°10'24\"E | 539.35 | L31        | N31°00'57\"W | 111.15 | L44        | S53°18'37\"W | 120.21 | L57        | N10°07'08\"E | 303.73 | L70        | N09°12'12\"W | 31.27  |
| L5         | S88°23'44\"W | 100.00 | L19        | N89°49'36\"W | 110.00 | L32        | N50°06'52\"W | 111.92 | L45        | S32°42'01\"W | 120.21 | L58        | N10°21'38\"E | 88.97  | L71        | N48°38'02\"W | 128.66 |
| L6         | S01°36'16\"E | 69.99  | L20        | N00°10'24\"E | 568.00 | L33        | N84°38'59\"W | 84.37  | L46        | S12°05'24\"W | 120.21 | L59        | N00°24'04\"E | 89.98  | L72        | S89°49'36\"W | 111.45 |
| L7         | S88°23'44\"W | 293.69 | L21        | S89°49'36\"E | 125.00 | L34        | N56°24'21\"E | 97.78  | L47        | S00°12'01\"E | 164.94 | L60        | N06°23'10\"W | 89.98  | L73        | S00°10'24\"E | 268.33 |
| L8         | S83°41'44\"W | 209.06 | L22        | N00°10'24\"E | 325.00 | L35        | S58°08'51\"E | 384.06 | L48        | N89°43'27\"E | 131.00 | L61        | N12°14'45\"W | 83.45  | L74        | S89°49'39\"W | 121.58 |
| L9         | N45°33'55\"E | 315.59 | L23        | N89°49'36\"W | 125.00 | L36        | S00°10'24\"W | 125.04 | L49        | S00°16'33\"E | 24.66  | L62        | N13°08'46\"W | 30.00  | L75        | S00°10'22\"E | 300.47 |
| L10        | N12°40'57\"E | 125.44 | L24        | N00°10'24\"E | 37.00  | L37        | S58°22'28\"E | 83.38  | L50        | S45°04'12\"W | 24.52  | L63        | N09°25'51\"W | 77.16  | L76        | N89°49'39\"E | 121.58 |
| L12        | N29°09'32\"E | 44.43  | L25        | N31°38'24\"E | 110.00 | L38        | S89°49'36\"E | 40.50  | L51        | S00°16'33\"E | 100.00 | L64        | N13°08'46\"W | 77.00  | L77        | S00°10'24\"E | 188.98 |
| L13        | N01°05'37\"E | 233.45 | L26        | N15°46'21\"W | 27.09  | L39        | S00°10'24\"W | 126.00 | L52        | S45°16'33\"E | 35.36  | L65        | N09°39'12\"W | 72.04  | L143       | N17°10'15\"W | 365.37 |
| L14        | N37°40'51\"E | 71.19  | L27        | S63°09'06\"E | 88.94  | L40        | S89°49'36\"E | 78.01  | L53        | S00°22'30\"E | 62.52  | L66        | N04°30'42\"W | 75.27  |            |              |        |

| CURVE TABLE |            |          |         |
|-------------|------------|----------|---------|
| CURVE       | DELTA      | RADIUS   | LENGTH  |
| C1          | 43°3'39\"  | 885.00'  | 70.45'  |
| C2          | 43°3'46\"  | 1025.00' | 81.63'  |
| C3          | 44°2'00\"  | 1025.00' | 84.08'  |
| C4          | 18°36'38\" | 640.00'  | 211.60' |
| C16         | 84°23'27\" | 25.00'   | 36.82'  |
| C32         | 30°14'40\" | 205.00'  | 108.21' |
| C33         | 37°30'27\" | 205.00'  | 134.20' |
| C34         | 58°34'00\" | 230.00'  | 235.10' |
| C35         | 17°06'45\" | 50.00'   | 148.45' |

| CURVE TABLE |             |         |         |
|-------------|-------------|---------|---------|
| CURVE       | DELTA       | RADIUS  | LENGTH  |
| C36         | 72°38'52\"  | 7.00'   | 8.88'   |
| C37         | 44°39'15\"  | 58.00'  | 45.20'  |
| C38         | 72°38'52\"  | 7.00'   | 8.88'   |
| C39         | 165°19'39\" | 50.00'  | 144.28' |
| C40         | 68°57'09\"  | 150.00' | 180.52' |
| C41         | 90°00'00\"  | 150.00' | 235.62' |
| C42         | 90°00'00\"  | 150.00' | 235.62' |
| C43         | 68°57'27\"  | 150.00' | 180.53' |
| C44         | 15°33'01\"  | 515.00' | 139.77' |

## LEGEND

APPROXIMATE PROJECTED  
LOCATION OF 100-YR  
FLOODPLAIN SEE NOTE 2  
SUBJECT PROPERTY LINE  
TRACT BOUNDARY  
ADJACENT PROPERTY LINE  
SECTION LINE  
EXIST. RIGHT-OF-WAY  
PROP. EASEMENT  
EXIST. EASEMENT  
PROP. CENTERLINE  
EXIST. CENTERLINE  
SECTION CORNER AS DESCRIBED  
SET NO. 5 REBAR W/ 1 1/4\" YELLOW PLASTIC CAP,  
STAMPED \"AZTEC PLS 37933\"  
FOUND NO. 5 REBAR W/ 1 1/4\" YELLOW PLASTIC  
CAP, STAMPED \"AZTEC PLS 37933\"  
LINE / CURVE LABEL  
ACCESS EASEMENT  
DRAINAGE EASEMENT  
UTILITY EASEMENT



**AZTEC**  
CONSULTANTS, INC.  
300 E. MINERAL AVE, SUITE 1  
LITTLETON, COLORADO 80122  
PHONE: (303) 713-1898  
FAX: (303) 713-1897  
www.aztecconsultants.com

**Calibre**  
Calibre Engineering, Inc.  
9090 South Ridgeline Blvd., Suite 105  
Highlands Ranch, CO 80129 (303) 730-0434  
www.calibre-engineering.com  
Engineering Construction Management Survey

## FLATIRON MEADOWS - FILING NO. 13 FINAL PLAT

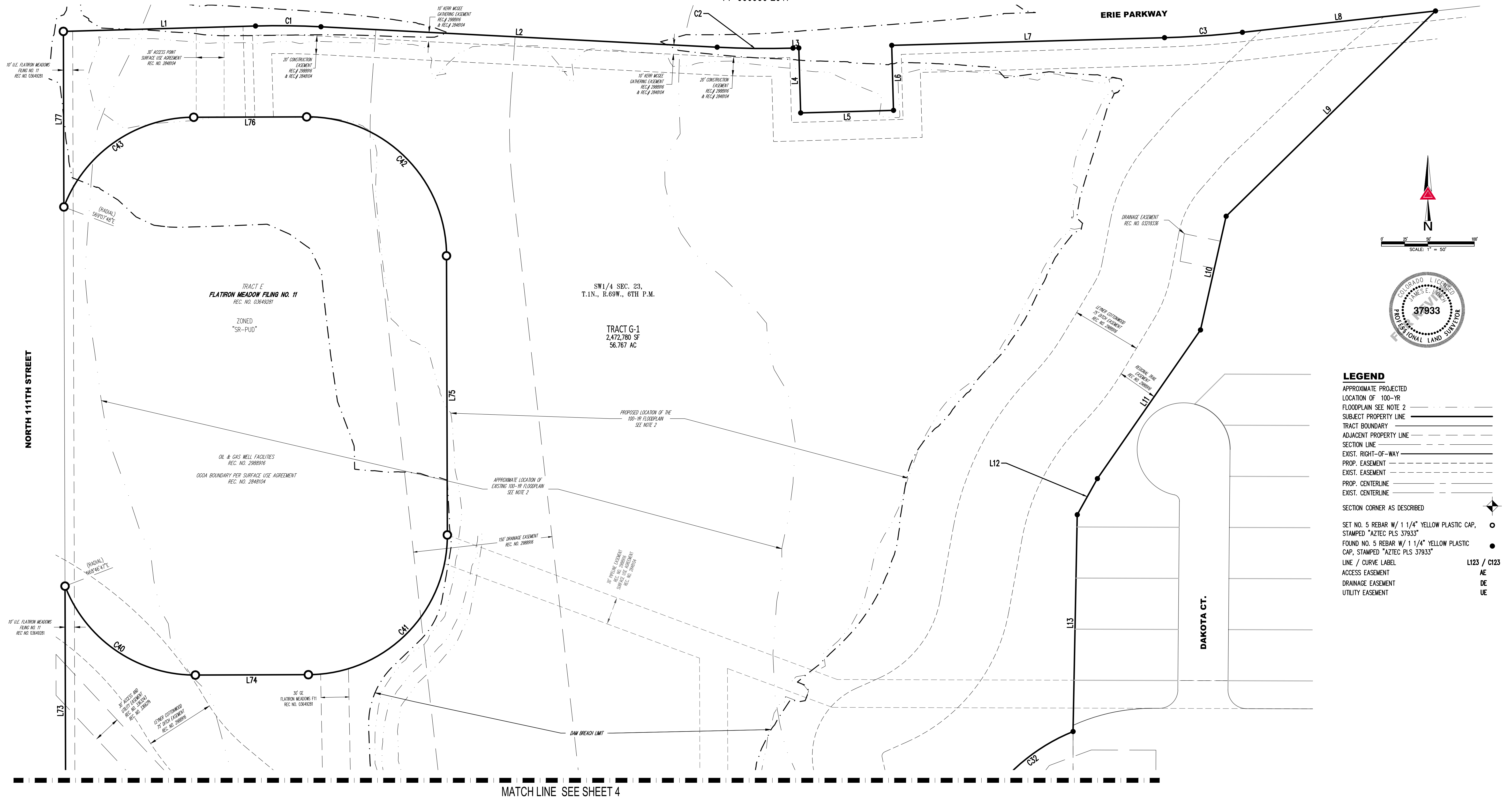
Prepared for  
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Job Number  
FP-000950-2017  
Date  
10/31/2019  
Sheet  
2 OF 8



# FLATIRON MEADOWS - FILING NO. 13

TRACT G, 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  
75.035 ACRES - 122 LOTS / 22 TRACTS  
FP-000950-2017



BOUNDARY LINE TABLE  
SEE SHEET 2

**AZTEC**  
CONSULTANTS, INC.  
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AzTec Proj. No.23417-58

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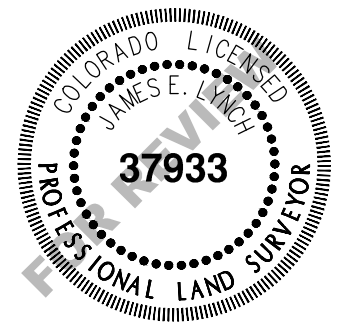
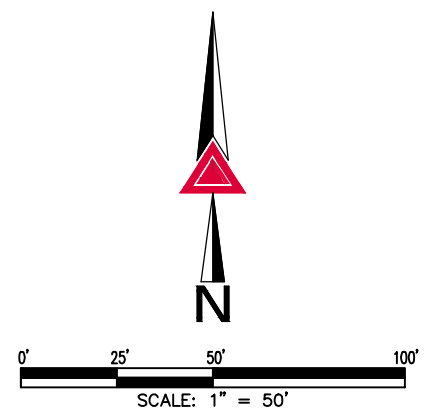
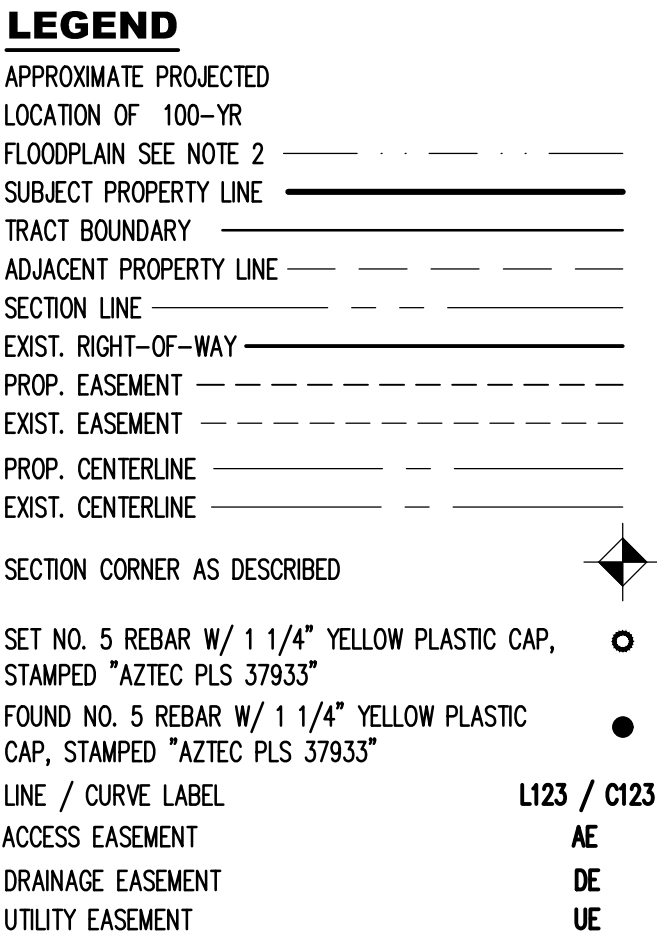
**FLATIRON MEADOWS - FILING NO. 13**  
**FINAL PLAT**

Prepared for  
HT FLATIRON LP

|            |                |
|------------|----------------|
| Job Number | FP-000950-2017 |
| Date       | 10/31/2019     |
| Sheet      | 3 OF 8         |



TRACT G, 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,  
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**FLATIRON MEADOWS - FILING NO. 13**  
**FINAL PLAT**

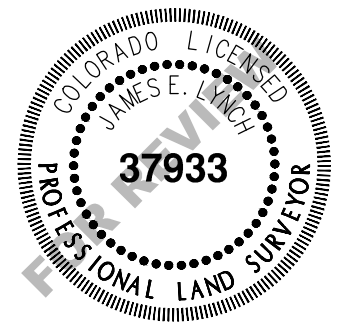
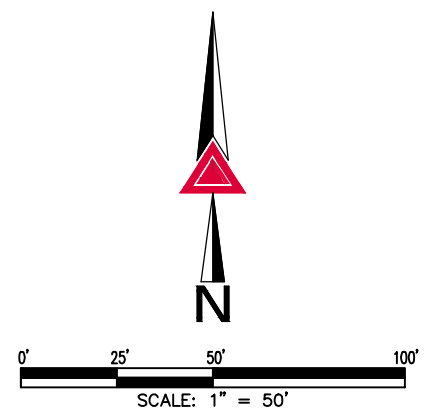
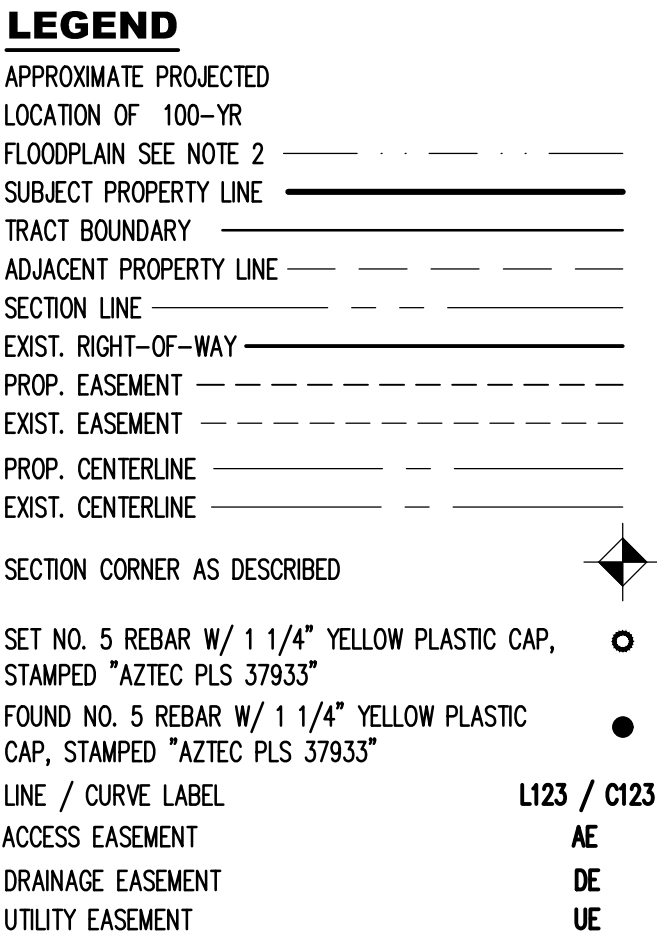
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Prepared for  
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|            |                |
|------------|----------------|
| Job Number | FP-000950-2017 |
| Date       | 10/31/2019     |
| Sheet      | 4 OF 8         |



TRACT G, 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,  
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BOUNDARY LINE TABLE  
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**FLATIRON MEADOWS - FILING NO. 13**  
**FINAL PLAT**

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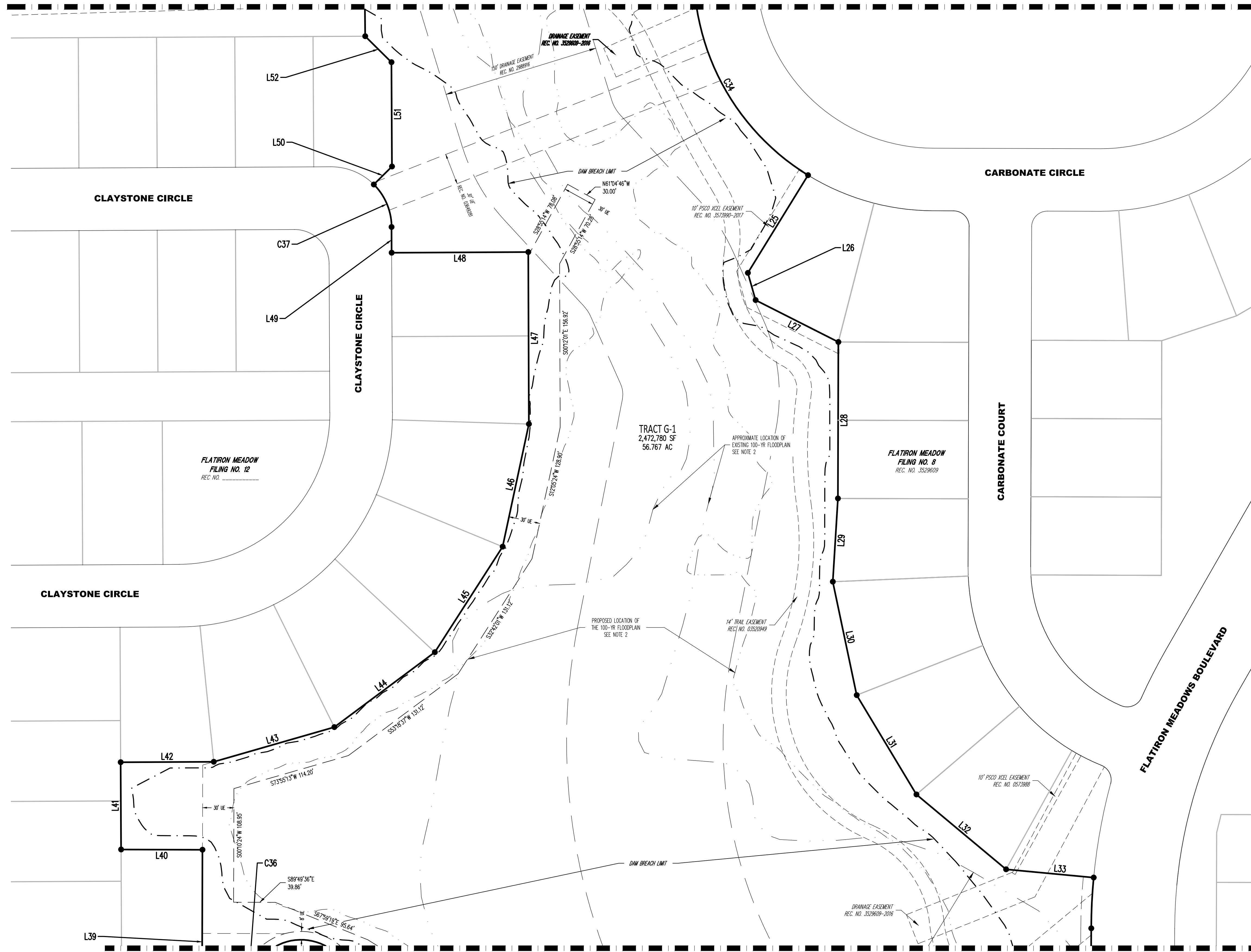
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|------------|----------------|
| Job Number | FP-000950-2017 |
| Date       | 10/31/2019     |
| Sheet      | 5 OF 8         |



# FLATIRON MEADOWS - FILING NO. 13

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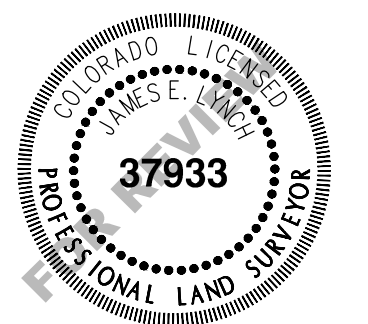
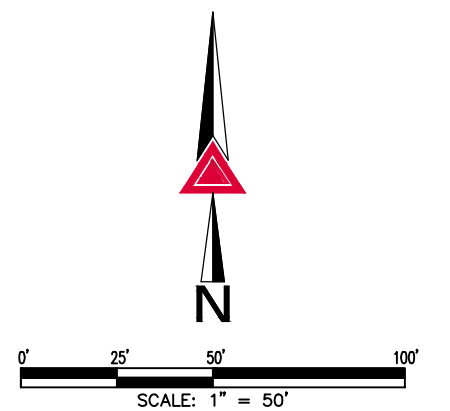
MATCH LINE SEE SHEET 5



## LEGEND

APPROXIMATE PROJECTED  
LOCATION OF 100-YR  
FLOODPLAIN SEE NOTE 2  
SUBJECT PROPERTY LINE  
TRACT BOUNDARY  
ADJACENT PROPERTY LINE  
SECTION LINE  
EXIST. RIGHT-OF-WAY  
PROP. EASEMENT  
EXIST. EASEMENT  
PROP. CENTERLINE  
EXIST. CENTERLINE

SECTION CORNER AS DESCRIBED  
SET NO. 5 REBAR W/ 1 1/4" YELLOW PLASTIC CAP,  
STAMPED "AZTEC PLS 37933"  
FOUND NO. 5 REBAR W/ 1 1/4" YELLOW PLASTIC  
CAP, STAMPED "AZTEC PLS 37933"  
LINE / CURVE LABEL  
ACCESS EASEMENT  
DRAINAGE EASEMENT  
UTILITY EASEMENT



BOUNDARY LINE TABLE  
SEE SHEET 2



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## FLATIRON MEADOWS - FILING NO. 13 FINAL PLAT

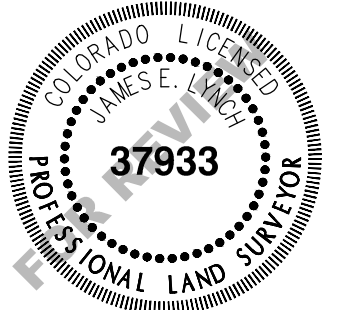
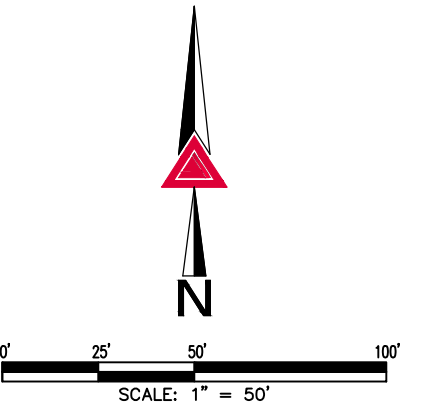
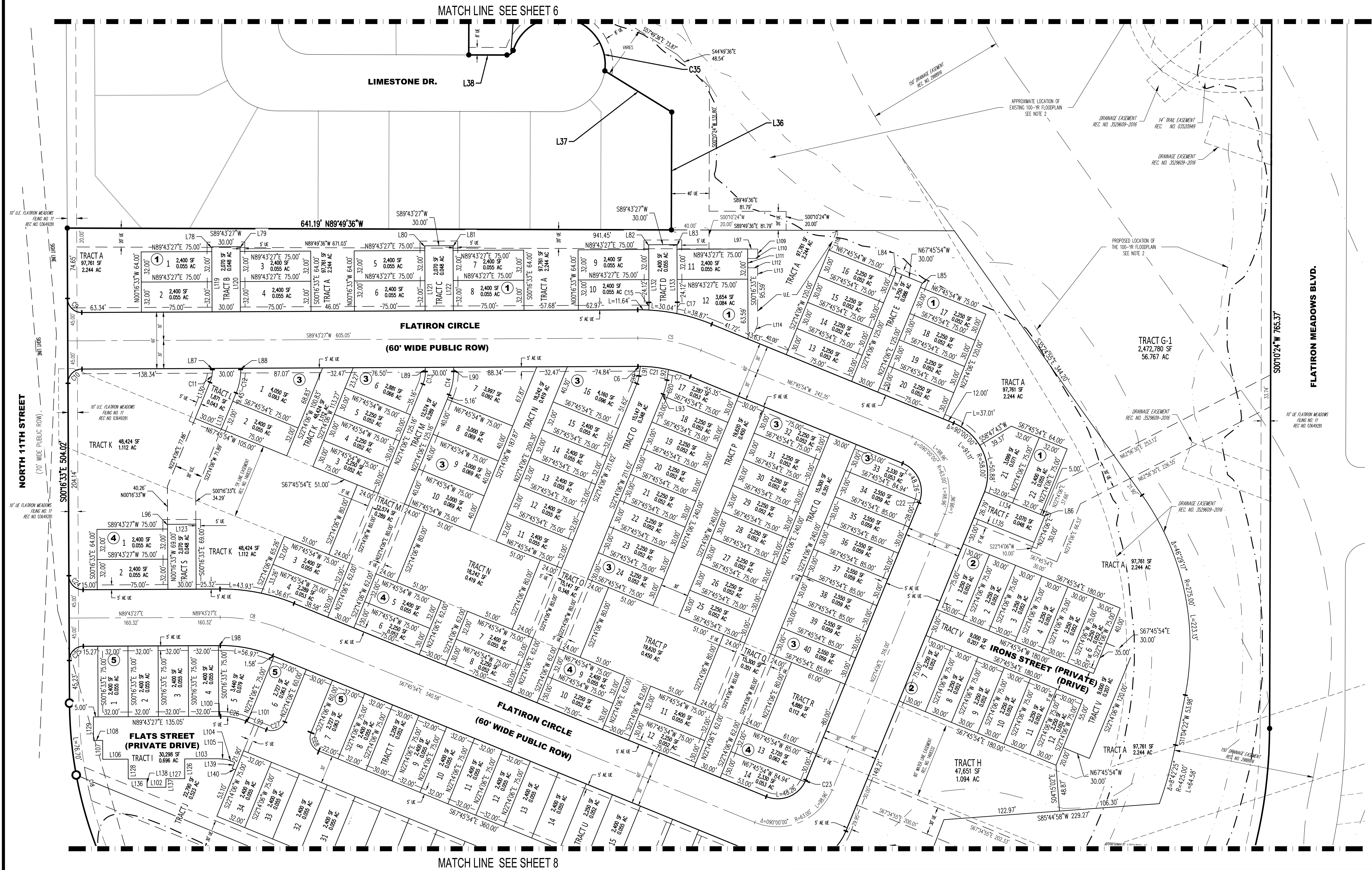
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|            |                |
|------------|----------------|
| Job Number | FP-000950-2017 |
| Date       | 10/31/2019     |
| Sheet      | 6 OF 8         |



# FLATIRON MEADOWS - FILING NO. 13

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75.035 ACRES - 122 LOTS / 22 TRACTS  
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## LEGEND

APPROXIMATE PROJECTED  
LOCATION OF 100-YR  
FLOODPLAIN SEE NOTE 2  
SUBJECT PROPERTY LINE  
TRACT BOUNDARY  
ADJACENT PROPERTY LINE  
SECTION LINE  
EXIST. RIGHT-OF-WAY  
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EXIST. EASEMENT  
PROP. CENTERLINE  
EXIST. CENTERLINE

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CAP, STAMPED "AZTEC PLS 37933"  
LINE / CURVE LABEL  
ACCESS EASEMENT  
DRAINAGE EASEMENT  
UTILITY EASEMENT

L123 / C123  
AE  
DE  
UE

BOUNDARY LINE TABLE  
SEE SHEET 2  
ADDITIONAL LINE AND  
CURVE TABLE  
SEE SHEET 8

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**FLATIRON MEADOWS - FILING NO. 13**  
**FINAL PLAT**

Prepared for  
HT FLATIRON LP

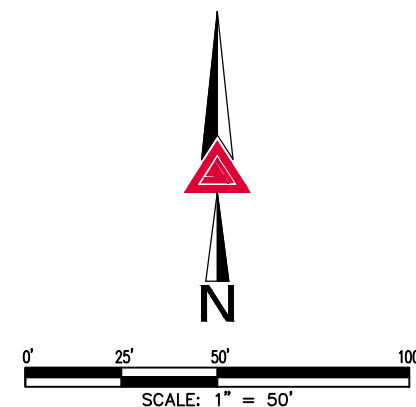
Job Number  
FP-000950-2017  
Date  
10/31/2019  
Sheet  
7 OF 8



# FLATIRON MEADOWS - FILING NO. 13

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MATCH LINE SEE SHEET 7



## LEGEND

APPROXIMATE PROJECTED  
LOCATION OF 100-YR  
FLOODPLAIN SEE NOTE 2  
SUBJECT PROPERTY LINE  
TRACT BOUNDARY  
ADJACENT PROPERTY LINE  
SECTION LINE  
EXIST. RIGHT-OF-WAY  
PROP. EASEMENT  
EXIST. EASEMENT  
PROP. CENTERLINE  
EXIST. CENTERLINE  
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FOUND NO. 5 REBAR W/ 1 1/4" YELLOW PLASTIC  
CAP, STAMPED "AZTEC PLS 37933"  
LINE / CURVE LABEL  
ACCESS EASEMENT  
DRAINAGE EASEMENT  
UTILITY EASEMENT

L123 / C123  
AE  
DE  
UE

BOUNDARY LINE TABLE  
SEE SHEET 2

| LINE TABLE |             |        | LINE TABLE |             |        | LINE TABLE |             |         | LINE TABLE |             |        | LINE TABLE |             |        | LINE TABLE |             |        |
|------------|-------------|--------|------------|-------------|--------|------------|-------------|---------|------------|-------------|--------|------------|-------------|--------|------------|-------------|--------|
| LINE       | BEARING     | LENGTH | LINE       | BEARING     | LENGTH | LINE       | BEARING     | LENGTH  | LINE       | BEARING     | LENGTH | LINE       | BEARING     | LENGTH | LINE       | BEARING     | LENGTH |
| L78        | S00°16'33"E | 5.00'  | L88        | S00°16'33"E | 1.26'  | L98        | S89°43'27"W | 2.05'   | L108       | N00°10'24"E | 9.92'  | L118       | S00°16'33"E | 32.00' | L128       | S89°43'27"W | 20.00' |
| L79        | N00°16'33"W | 5.00'  | L89        | N00°16'33"W | 4.33'  | L109       | N89°43'27"E | 10.64'  | L119       | N00°16'33"W | 32.00' | L129       | S89°43'27"W | 20.00' | L139       | N22°14'06"E | 7.01'  |
| L80        | S00°16'33"E | 5.00'  | L90        | N00°16'33"W | 4.33'  | L110       | N89°43'27"E | 10.64'  | L120       | N00°16'33"W | 32.00' | L130       | N22°14'06"E | 7.01'  | L140       | N69°50'34"W | 51.79' |
| L81        | S00°16'33"E | 5.00'  | L91        | S08°27'08"W | 10.26' | L111       | N00°16'33"W | 10.00'  | L121       | S00°16'33"E | 32.00' | L131       | N00°16'33"W | 9.00'  | L141       | N22°14'06"E | 7.00'  |
| L82        | S00°16'33"E | 5.00'  | L92        | S08°27'08"W | 11.18' | L112       | S89°43'27"W | 10.57'  | L122       | N00°16'33"W | 32.00' | L132       | S00°16'33"E | 24.12' | L142       | S22°14'06"W | 39.71' |
| L83        | N00°16'33"W | 5.00'  | L93        | S22°14'06"W | 1.62'  | L113       | N00°10'24"E | 60.72'  | L123       | N89°43'27"E | 36.00' | L133       | N00°16'33"W | 24.12' | L143       | N67°45'54"W | 8.00'  |
| L84        | S22°14'06"W | 5.00'  | L94        | N67°33'07"W | 7.59'  | L114       | N22°14'06"E | 12.80'  | L124       | S00°16'33"E | 24.12' | L134       | N67°45'54"W | 32.09' |            |             |        |
| L85        | N22°14'06"E | 5.00'  | L95        | N22°14'06"E | 6.62'  | L115       | N89°49'36"W | 175.73' | L125       | S00°16'33"E | 24.12' |            |             |        |            |             |        |
| L86        | N67°45'54"W | 5.00'  | L96        | N00°16'33"W | 5.00'  | L116       | N22°14'06"E | 22.39'  | L126       | S00°16'33"E | 21.00' |            |             |        |            |             |        |
| L87        | N00°16'33"W | 1.26'  | L97        | N89°50'34"W | 51.79' | L117       | S89°43'27"W | 20.00'  | L127       | S89°43'27"W | 20.00' |            |             |        |            |             |        |
|            |             |        |            |             |        | L118       | N22°14'06"E | 22.39'  | L128       | N00°16'33"W | 21.00' |            |             |        |            |             |        |
|            |             |        |            |             |        | L119       | S00°16'33"E | 32.00'  | L129       | N00°16'33"W | 25.00' |            |             |        |            |             |        |
|            |             |        |            |             |        | L120       | N00°16'33"W | 32.00'  | L130       | N22°14'06"E | 7.01'  |            |             |        |            |             |        |
|            |             |        |            |             |        |            |             |         | L131       | N00°16'33"W | 9.00'  |            |             |        |            |             |        |
|            |             |        |            |             |        |            |             |         | L132       | S00°16'33"E | 24.12' |            |             |        |            |             |        |
|            |             |        |            |             |        |            |             |         | L133       | N00°16'33"W | 24.12' |            |             |        |            |             |        |
|            |             |        |            |             |        |            |             |         | L134       | N67°45'54"W | 32.09' |            |             |        |            |             |        |

| CURVE TABLE |           |         |        | CURVE TABLE |           |        |        | CURVE TABLE |           |         |        | CURVE TABLE |           |         |        | CURVE TABLE |           |        |        |
|-------------|-----------|---------|--------|-------------|-----------|--------|--------|-------------|-----------|---------|--------|-------------|-----------|---------|--------|-------------|-----------|--------|--------|
| CURVE       | DELTA     | RADIUS  | LENGTH | CURVE       | DELTA     | RADIUS | LENGTH | CURVE       | DELTA     | RADIUS  | LENGTH | CURVE       | DELTA     | RADIUS  | LENGTH | CURVE       | DELTA     | RADIUS | LENGTH |
| C5          | 22°30'39" | 175.00' | 68.76' | C10         | 90°00'00" | 15.00' | 23.56' | C15         | 5°32'32"  | 85.00'  | 8.22'  | C20         | 13°46'58" | 35.00'  | 8.42'  | C25         | 90°00'00" | 15.00' | 23.56' |
| C6          | 1°01'38"  | 145.00' | 2.60'  | C11         | 22°30'39" | 35.00' | 13.75' | C16         | 6°02'24"  | 115.00' | 12.12' | C21         | 11°52'52" | 145.00' | 30.07' | C26         | 22°30'39" | 70.00' | 27.50' |
| C7          | 9°36'08"  | 145.00' | 24.30' | C12         | 22°30'39" | 65.00' | 25.54' | C17         | 4°53'23"  | 425.00' | 36.27' | C22         | 3°35'00"  | 32.00'  | 2.00'  | C27         | 90°00'00" | 15.00' | 23.56' |
| C8          | 22°30'39" | 175.00' | 68.76' | C13         | 22°30'39" | 35.00' | 13.75' | C18         | 4°53'23"  | 425.00' | 36.27' | C23         | 90°00'00" | 32.00'  | 50.27' | C28         | 90°00'00" | 15.00' | 23.56' |
| C9          | 90°00'00" | 15.00'  | 23.56' | C14         | 22°30'39" | 65.00' | 25.54' | C19         | 13°46'58" | 35.00'  | 8.42'  | C24         | 90°00'00" | 15.00'  | 23.56' | C29         | 90°00'00" | 15.00' | 23.56' |
|             |           |         |        |             |           |        |        | C20         | 13°46'58" | 35.00'  | 15.64' | C25         | 90°00'00" | 15.00'  | 23.56' | C30         | 90°00'00" | 15.00' | 23.56' |

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## FLATIRON MEADOWS - FILING NO. 13 FINAL PLAT

Prepared for  
HT FLATIRON LP

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