

COMPASS FILING NO. 4

PART OF THE NORTHEAST QUARTER OF SECTION 25 AND AN AMENDMENT OF TRACTS B, C AND J, COMPASS FILING NO. 1
LOCATED IN THE EAST HALF OF SECTION 25,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
21.054 AC - 146 LOTS - 23 TRACTS
FP-000965-2018

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW BY ALL MEN THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGES, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF BOULDER, COLORADO, DESCRIBED AS FOLLOWS:

PARCEL A

TRACTS B, C, AND J, COMPASS FILING NO. 1 RECORDED FEBRUARY 13, 2015 AT RECEPTION NO. 03427560 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 900,155 SQUARE FEET OR 20.67 ACRES, MORE OR LESS.

RIGHT-OF-WAY PARCEL

A PARCEL OF LAND BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 25, AND CONSIDERING THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 25 TO BEAR NORTH 89°42'40" WEST, WITH ALL BEARINGS HEREON RELATIVE THERETO;

THENCE NORTH 89°42'40" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF EAST COUNTY LINE ROAD (COUNTY ROAD NO. 901), SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89°42'40" WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 25 A DISTANCE OF 360.86 FEET TO A POINT OF CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19°18'50", A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 53.93 FEET, AND A CHORD THAT BEARS NORTH 80°37'55" EAST A DISTANCE OF 53.68 FEET;

THENCE NORTH 70°58'30" EAST A DISTANCE OF 52.88 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19°18'50", A RADIUS OF 240.00 FEET, AN ARC LENGTH OF 80.90 FEET, AND A CHORD THAT BEARS NORTH 80°37'55" EAST A DISTANCE OF 80.52 FEET;

THENCE SOUTH 89°42'40" EAST A DISTANCE OF 142.66 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°57'20", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.75 FEET, AND A CHORD THAT BEARS NORTH 44°48'40" EAST A DISTANCE OF 28.52 FEET;

THENCE NORTH 00°40'00" WEST A DISTANCE OF 278.78 FEET;

THENCE NORTH 03°55'56" EAST A DISTANCE OF 187.08 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF EAST COUNTY LINE ROAD (COUNTY ROAD NO. 901);

THENCE SOUTH 00°40'00" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 525.85 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 16,974 SQUARE FEET, OR 0.390 ACRES, MORE OR LESS.

SAID PARCEL A AND RIGHT-OF-WAY PARCEL CONTAIN A COMBINED AREA OF 917,129 SQUARE FEET, OR 21.054 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. 4**. 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.

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 SIGNATURES

ERIE FARM METROPOLITAN DISTRICT, A SPECIAL DISTRICT OF THE STATE OF COLORADO

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: _____

ACCEPTANCE CERTIFICATE

THE DEDICATION OF TRACTS A - H INCLUSIVE, TRACTS J THROUGH N, INCLUSIVE, TRACTS P THROUGH Y INCLUSIVE, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE COMPASS HOMEOWNERS ASSOCIATION INC.

HOMEOWNERS ASSOCIATION INC.

BY: _____ DATE: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)
COUNTY OF _____) SS.

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__

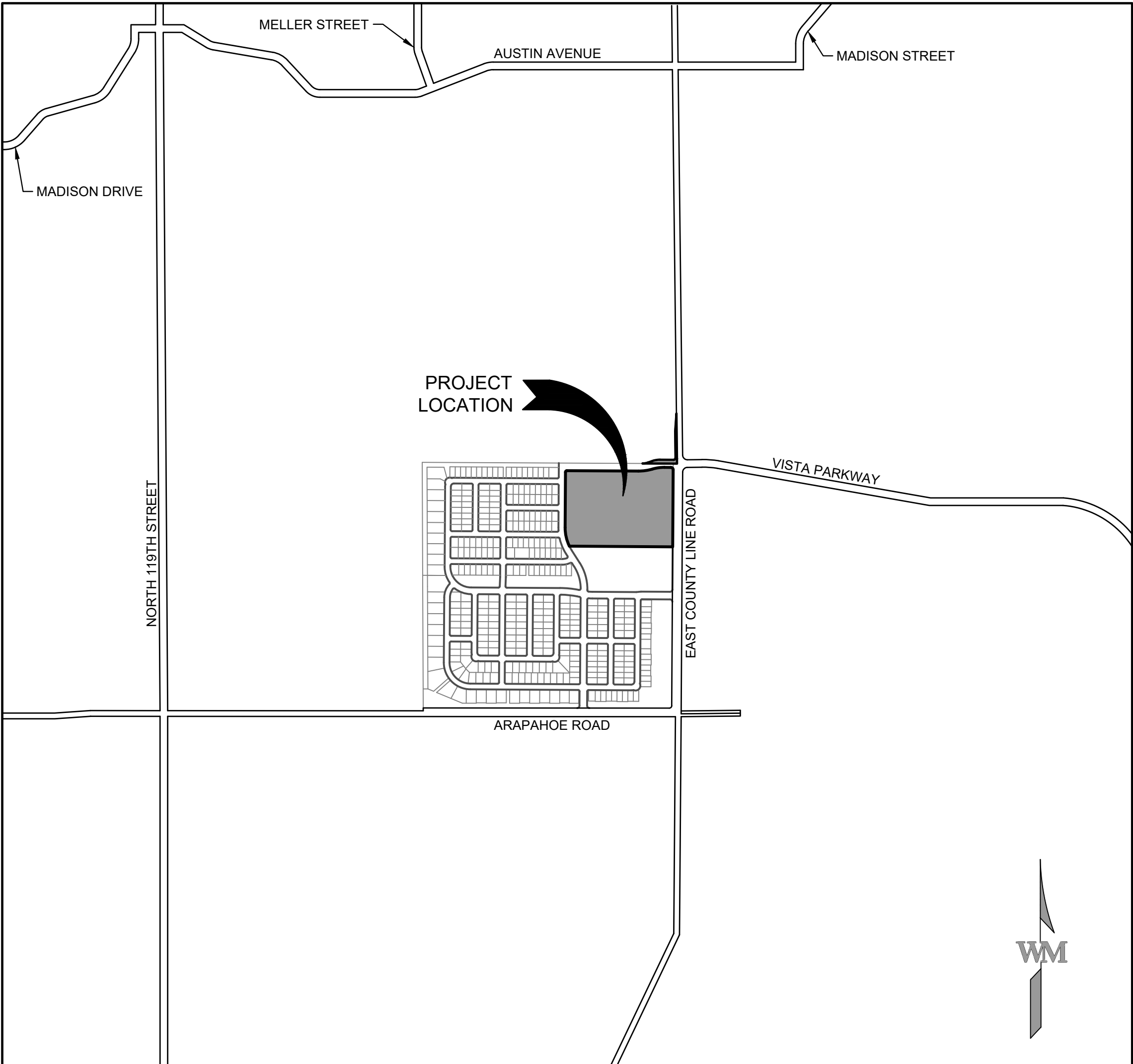
BY _____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

16. THE OWNER(S) OF THE LANDS DESCRIBED HEREIN, ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL DRAINAGE EASEMENTS SHOWN HEREON AND RELATED DRAINAGE FACILITIES, AS PROVIDED IN THE TOWN OF ERIE ENGINEERING STANDARDS AND SPECIFICATION, AS AMENDED. THE OWNER 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 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 INSPECTION, MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).



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 DEFACES 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.
- FIRST AMERICAN TITLE COMPANY COMMITMENT NO. NCS-840345-A-CO, EFFECTIVE DATE AUGUST 23, 2019 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.
- A BLANKET PUBLIC UTILITY EASEMENT IS GRANTED OVER TRACTS B, D, E, G, H, J, N, Q, R, T, U, V, W, X, Y, L, S, AND M.
- A BLANKET DRAINAGE EASEMENT IS GRANTED OVER TRACTS F, M, S, U, W AND Y.
- A BLANKET PUBLIC ACCESS EASEMENT IS GRANTED OVER ALL TRACTS.
- THIS PLAT VACATES THE UTILITY EASEMENT DEDICATED IN THE SOUTHEAST CORNER OF TRACT B COMPASS FILING NO. 1 RECORDED AT RECEPTION NUMBER 03427560.
- A BLANKET EASEMENT IS GRANTED OVER TRACT A, TRACT F, AND TRACT Y FOR THE TOWN SPINE TRAIL. WITHIN THIS AREA THE TOWN WILL MAINTAIN ONLY THE CONCRETE SPINE TRAIL AND WILL NOT REPAIR, REPLACE, OR MAINTAIN ANY OTHER ELEMENTS PLACED WITHIN THE EASEMENT.

DEVELOPER

CALATLANTIC OF COLORADO, INC.
A DELAWARE CORPORATION
9193 SOUTH JAMAICA STREET, 4TH FLOOR
ENGLEWOOD, CO 80112
303-486-5002

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

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

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 DEDICATORY(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: THOSE ITEMS SHOWN IN TITLE POLICY NO. PIB70553231.2469867, EFFECTIVE SEPTEMBER 21, 2017.

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 MAY 25, 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. 25985
FOR AND ON BEHALF OF WARE MALCOMB

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL

THIS PLAT IS TO BE KNOWN AS **COMPASS FILING NO. 4** 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.

STATE OF COLORADO)
COUNTY OF BOULDER) SS.

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. _____.

CLERK & RECORDER

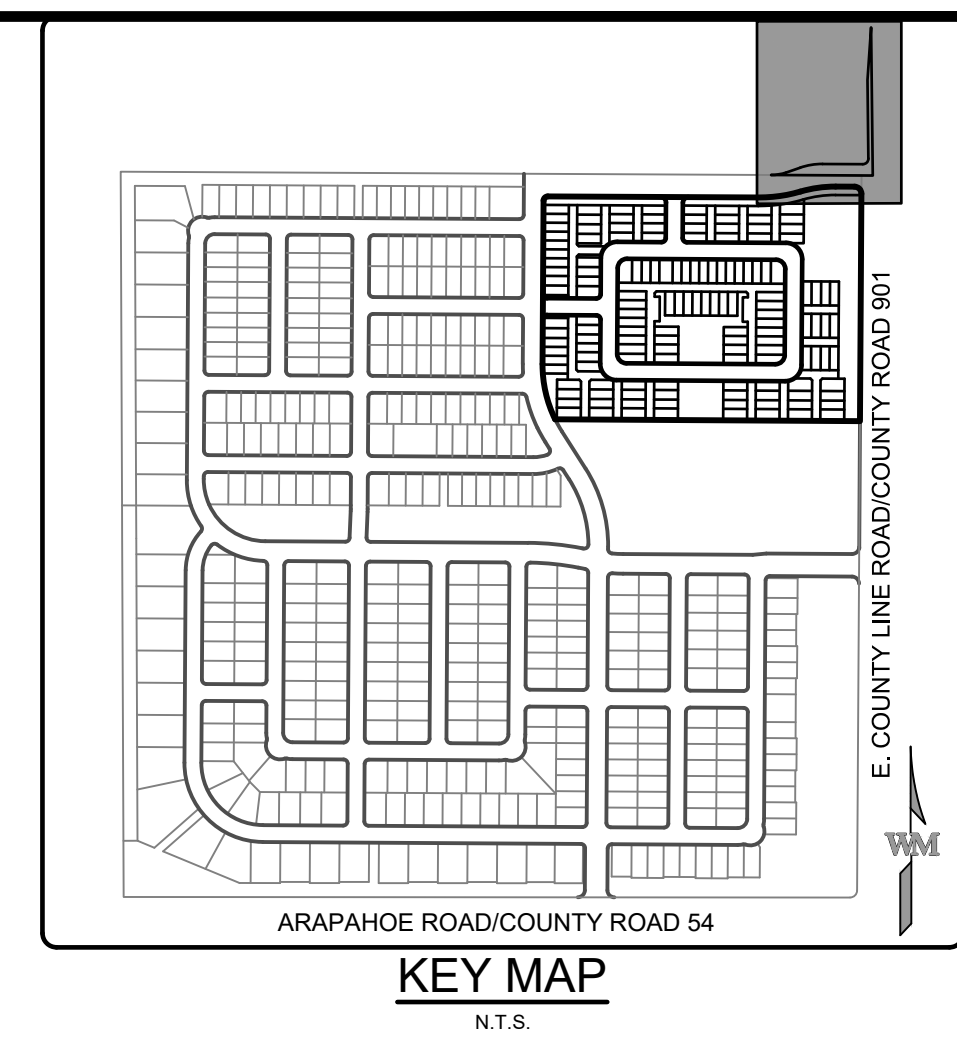
BOULDER COUNTY CLERK AND RECORDER

JOB NO.	15075-1
DATE:	2/05/2018
SCALE:	N/A
Sheet	1 of 12

2	09/18/2019	TOWN COMMENTS
1	08/27/2018	TOWN COMMENTS
NO.	DATE	REMARKS
DRAWN BY:	AJ	PA/PM: TS

COMPASS FILING NO. 4

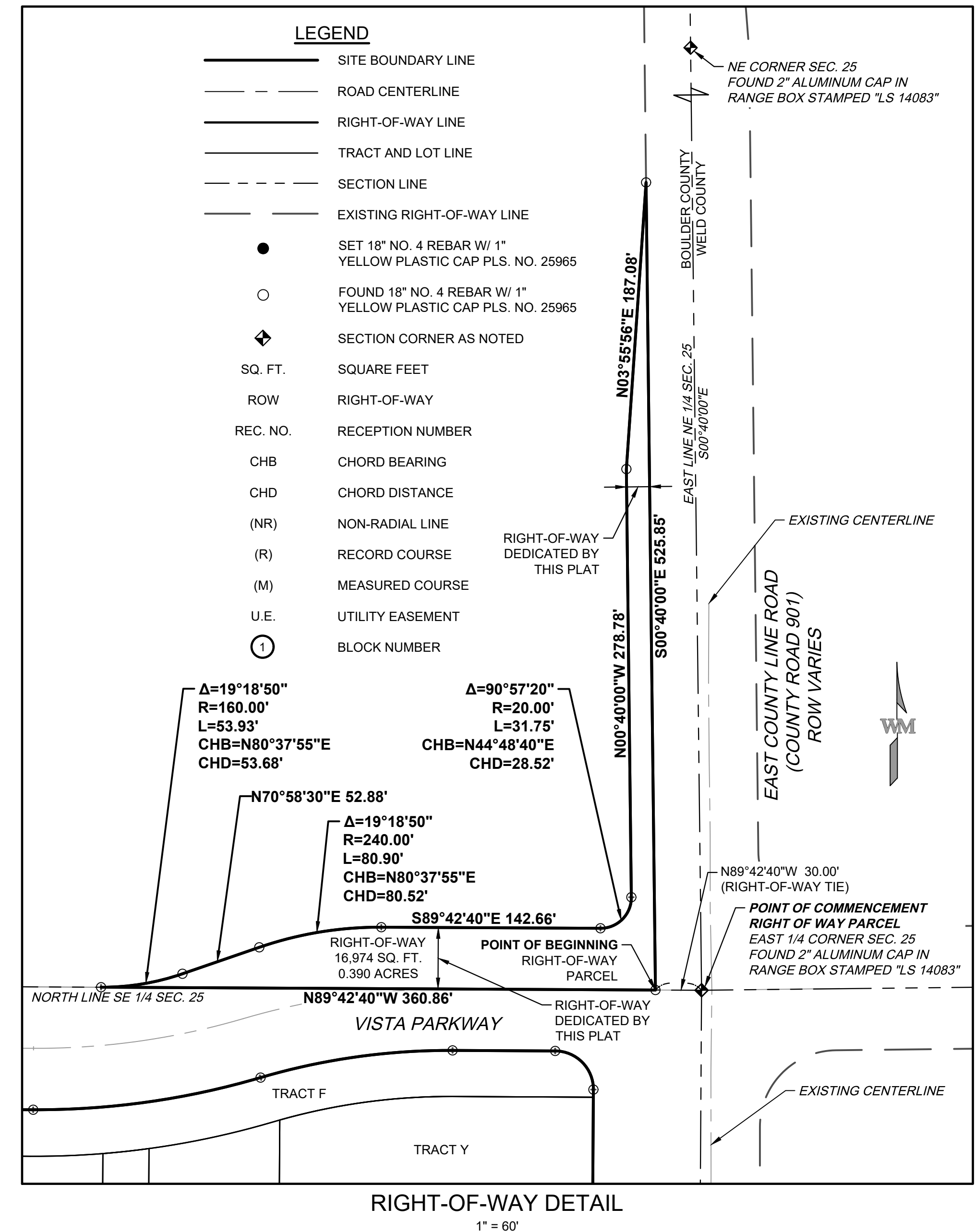
PART OF THE NORTHEAST QUARTER OF SECTION 25 AND AN AMENDMENT OF TRACTS B, C AND J, COMPASS FILING NO. 1
LOCATED IN THE EAST HALF OF SECTION 25,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
21.054 AC - 146 LOTS - 23 TRACTS
FP-000965-2018



LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL LOTS	9.85 ACRES	46.79%
TRACTS A - Y	7.35 ACRES	34.92%
RIGHT-OF-WAY	3.85 ACRES	18.29%
TOTAL	21.05 ACRES	100%

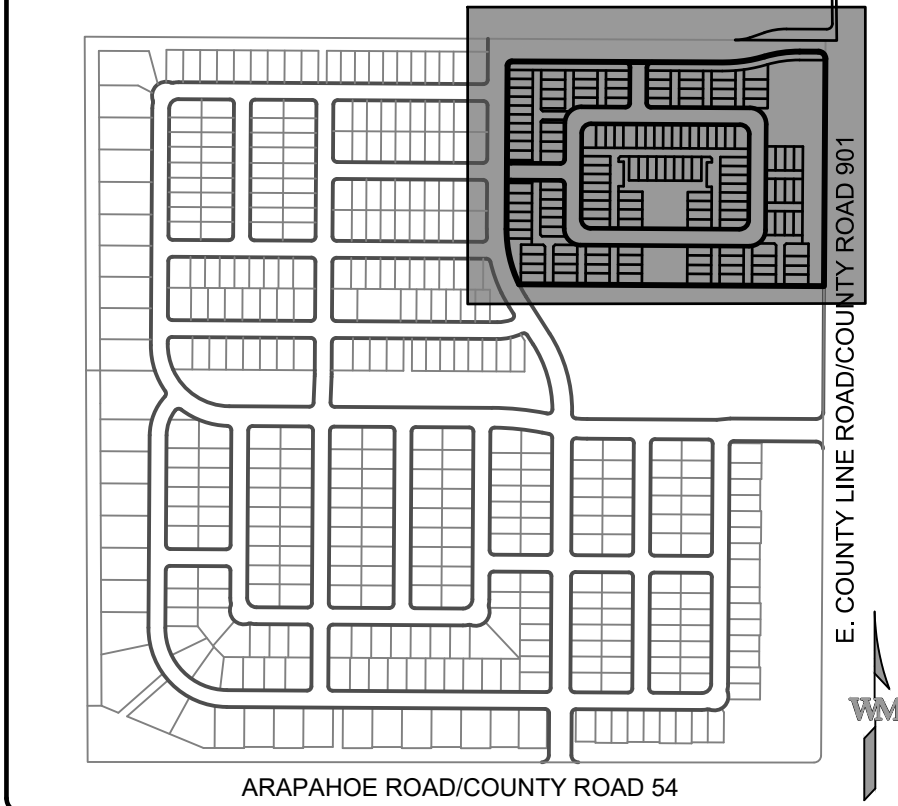
TRACT SUMMARY CHART					
TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE
A	13,086	0.300	OPEN SPACE / TOWN SPINE TRAIL	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
B	12,769	0.293	ALLEY / UTILITY	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
C	836	0.019	OPEN SPACE / LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
D	5,157	0.118	UTILITY / TRAIL	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
E	3,917	0.090	ALLEY / UTILITY	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
F	18,978	0.436	OPEN SPACE / TOWN SPINE TRAIL / DRAINAGE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
G	3,940	0.090	ALLEY / UTILITY	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
H	3,940	0.090	UTILITY / TRAIL	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
J	4,048	0.093	ALLEY / UTILITY	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
K	3,960	0.091	OPEN SPACE / LANDSCAPE / TRAIL	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
L	36,388	0.835	ALLEY / TRAIL / UTILITY	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
M	37,569	0.863	PARK / TRAIL / DRAINAGE / UTILITY	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
N	14,339	0.329	ALLEY / UTILITY	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
P	6,364	0.146	OPEN SPACE / LANDSCAPE / TRAIL	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
Q	4,215	0.097	UTILITY / TRAIL	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
R	4,211	0.097	ALLEY / UTILITY	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
S	22,598	0.519	OPEN SPACE / LANDSCAPE / TRAIL / DRAINAGE / UTILITY	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
T	4,211	0.097	ALLEY / UTILITY	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
U	4,215	0.097	UTILITY / TRAIL / DRAINAGE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
V	8,826	0.203	ALLEY / UTILITY / TRAIL	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
W	3,930	0.090	UTILITY / TRAIL / DRAINAGE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
X	3,930	0.090	ALLEY / UTILITY	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
Y	98,834	2.269	OPEN SPACE / LANDSCAPE / DRAINAGE AND DETENTION POND / TRAIL / UTILITY	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TOTAL	320,261	7.352			

NOTE: TRACT I AND O INTENTIONALLY OMITTED



COMPASS FILING NO. 4

PART OF THE NORTHEAST QUARTER OF SECTION 25 AND AN AMENDMENT OF TRACTS B, C AND J, COMPASS FILING NO. 1
LOCATED IN THE EAST HALF OF SECTION 25,
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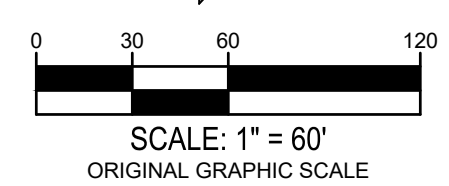
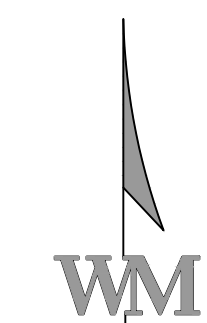


KEY MAP
N.T.S.

LEGEND

- SITE BOUNDARY LINE
- ROAD CENTERLINE
- 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. 4 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
- (R) RECORD COURSE PER REC NO. 2763605
- (M) MEASURED COURSE
- U.E. UTILITY EASEMENT
- 1 BLOCK NUMBER

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°21'26"E	15.15'
L2	S00°21'26"W	10.63'
L3	N00°21'26"E	10.00'
L4	S00°21'26"W	4.97'
L5	S44°38'34"E	8.83'
L6	S45°21'26"W	8.83'
L7	S00°21'26"W	12.76'
L8	S45°21'26"W	8.83'
L9	N44°38'34"W	8.83'
L10	N00°21'26"E	12.76'
L11	S89°38'34"E	18.00'
L12	N89°38'34"W	18.00'
L13	S89°38'34"E	18.00'



CURVE TABLE				
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION
C1	89°55'54"	15.00'	23.54'	N45°19'23"E
C2	90°04'06"	20.00'	31.44'	S44°40'37"E
C3	89°55'54"	20.00'	31.39'	N45°19'23"E
C4	16°41'08"	515.00'	149.98'	N81°56'46"E
C5	16°41'08"	435.00'	126.68'	N81°56'46"E
C6	90°04'06"	25.00'	39.30'	S44°40'37"E
C7	13°43'17"	58.00'	13.89'	S54°37'51"W
C8	34°45'44"	58.00'	35.19'	S30°23'21"W
C9	9°58'49"	58.00'	10.10'	S08°01'05"W
C10	22°04'43"	440.02'	169.56'	N14°59'04"W
C11	50°49'07"	58.00'	51.44'	S53°18'03"E
C12	10°55'58"	58.00'	11.07'	S84°10'35"E
C13	10°55'58"	58.00'	11.07'	N84°53'27"E
C14	37°46'18"	58.00'	38.24'	N37°19'23"E

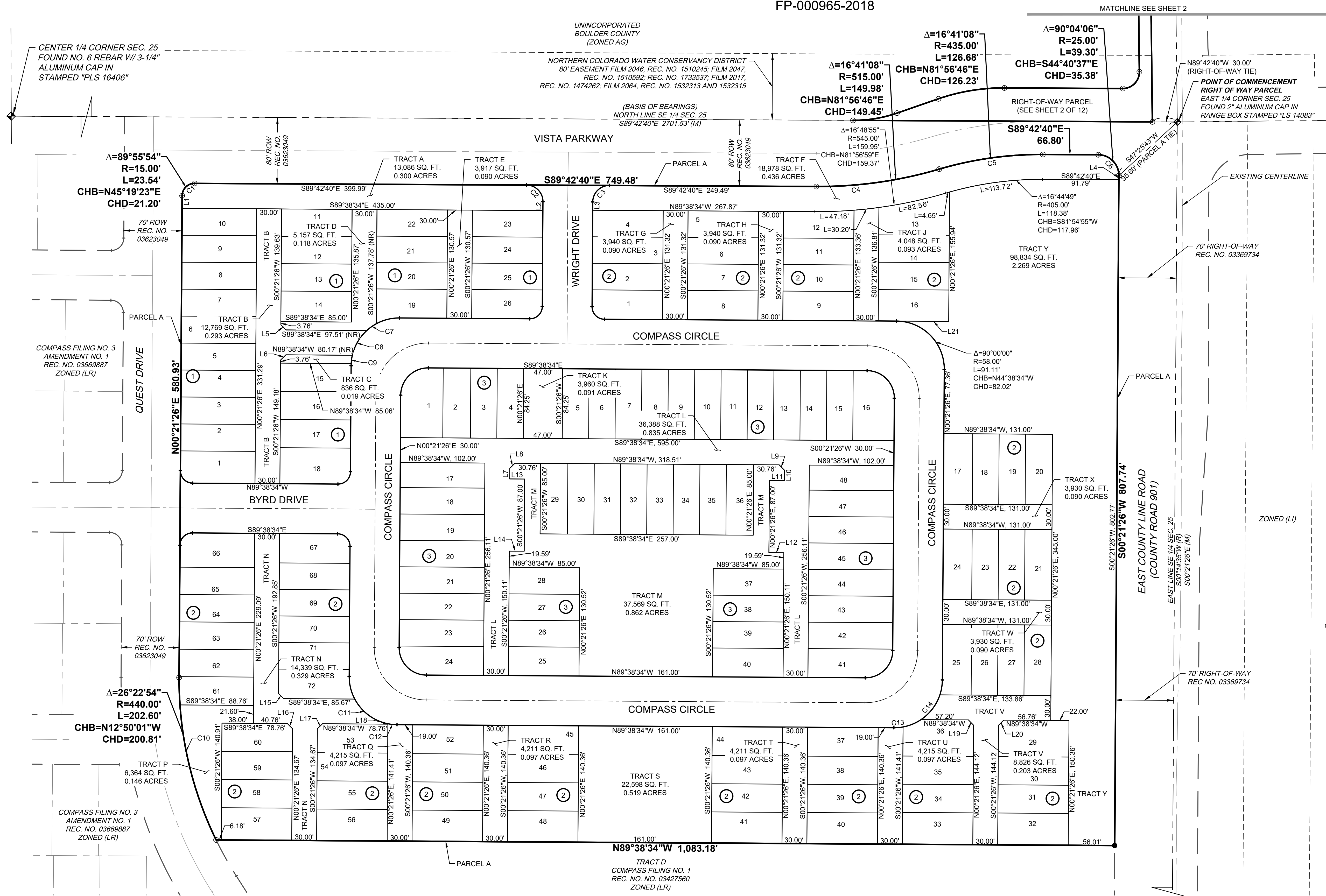
JOB NO. 15075-1
DATE: 2/05/2018
SCALE: 1" = 60'
Sheet 3 of 12

NO.	DATE	REMARKS
2	09/18/2019	TOWN COMMENTS
1	08/27/2018	TOWN COMMENTS

DRAWN BY: AJ P&P/M: TS

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

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



CENTER 1/4 CORNER SEC. 25
FOUND NO. 6 REBAR W/ 3-1/4"
ALUMINUM CAP IN
STAMPED "PLS 16406"

UNINCORPORATED
BOULDER COUNTY
(ZONED AG)
NORTHERN COLORADO WATER CONSERVANCY DISTRICT
80' EASEMENT FILM 2046, REC. NO. 1510245; FILM 2047,
REC. NO. 1510592; REC. NO. 1733537; FILM 2017,
REC. NO. 1474262; FILM 2064, REC. NO. 1532313 AND 1532315

(BASIS OF BEARINGS)
NORTH LINE SE 1/4 SEC. 25
S89°42'40"E 2701.53' (M)

Δ=89°55'54"
R=15.00'
L=23.54'
CHB=N45°19'23"E
CHD=21.20'

Δ=16°41'08"
R=515.00'
L=149.98'
CHB=N81°56'46"E
CHD=149.45'

Δ=90°04'06"
R=25.00'
L=39.30'
CHB=S44°40'37"E
CHD=35.38'

POINT OF COMMENCEMENT
RIGHT OF WAY PARCEL
EAST 1/4 CORNER SEC. 25
FOUND 2" ALUMINUM CAP IN
RANGE BOX STAMPED "LS 14083"

Δ=26°22'54"
R=440.00'
L=202.60'
CHB=N12°50'01"W
CHD=200.81'

COMPASS FILING NO. 3
AMENDMENT NO. 1
REC. NO. 03669887
ZONED (LR)

TRACT D
COMPASS FILING NO. 1
REC. NO. NO. 03427560
ZONED (LR)

SOUTH 1/16 CORNER SEC. 25
FOUND 2" ALUMINUM CAP IN
RANGE BOX STAMPED "PLS 14083"

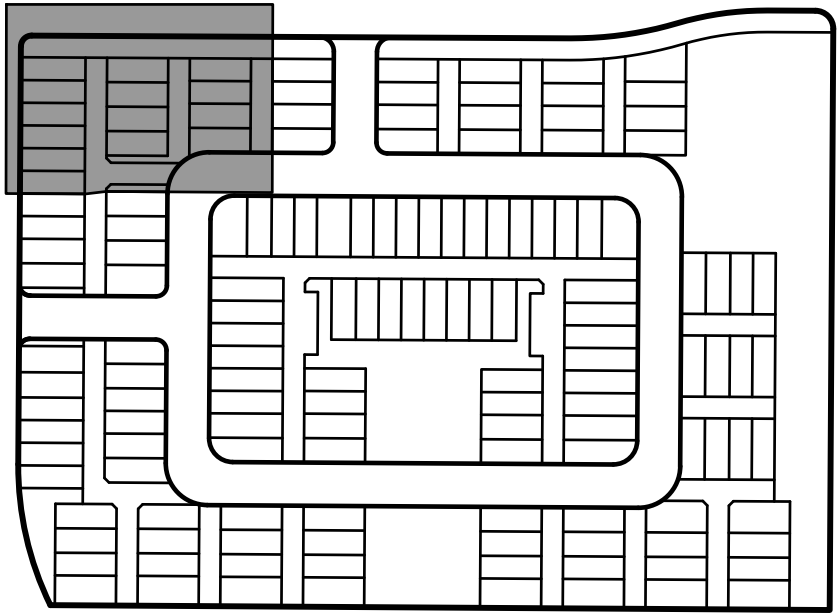
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21.054 AC - 146 LOTS - 23 TRACTS
FP-000965-2018

NORTHERN COLORADO WATER CONSERVANCY DISTRICT
80' EASEMENT FILM 2046, REC. NO. 1510245; FILM 2047,
REC. NO. 1510592; REC. NO. 1733537; FILM 2017,
REC. NO. 1474262; FILM 2064, REC. NO. 1532313 AND 1532315

UNINCORPORATED
BOULDER COUNTY
ZONED (AG)

(BASIS OF BEARINGS)
NORTH LINE SE 1/4 SEC. 25
S89°42'40"E 2701.53' (M)

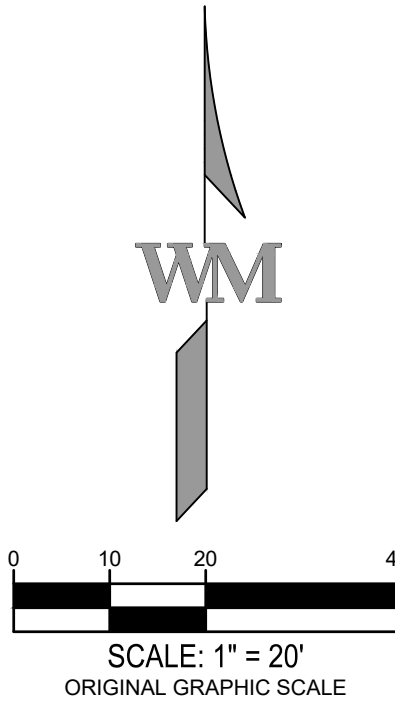
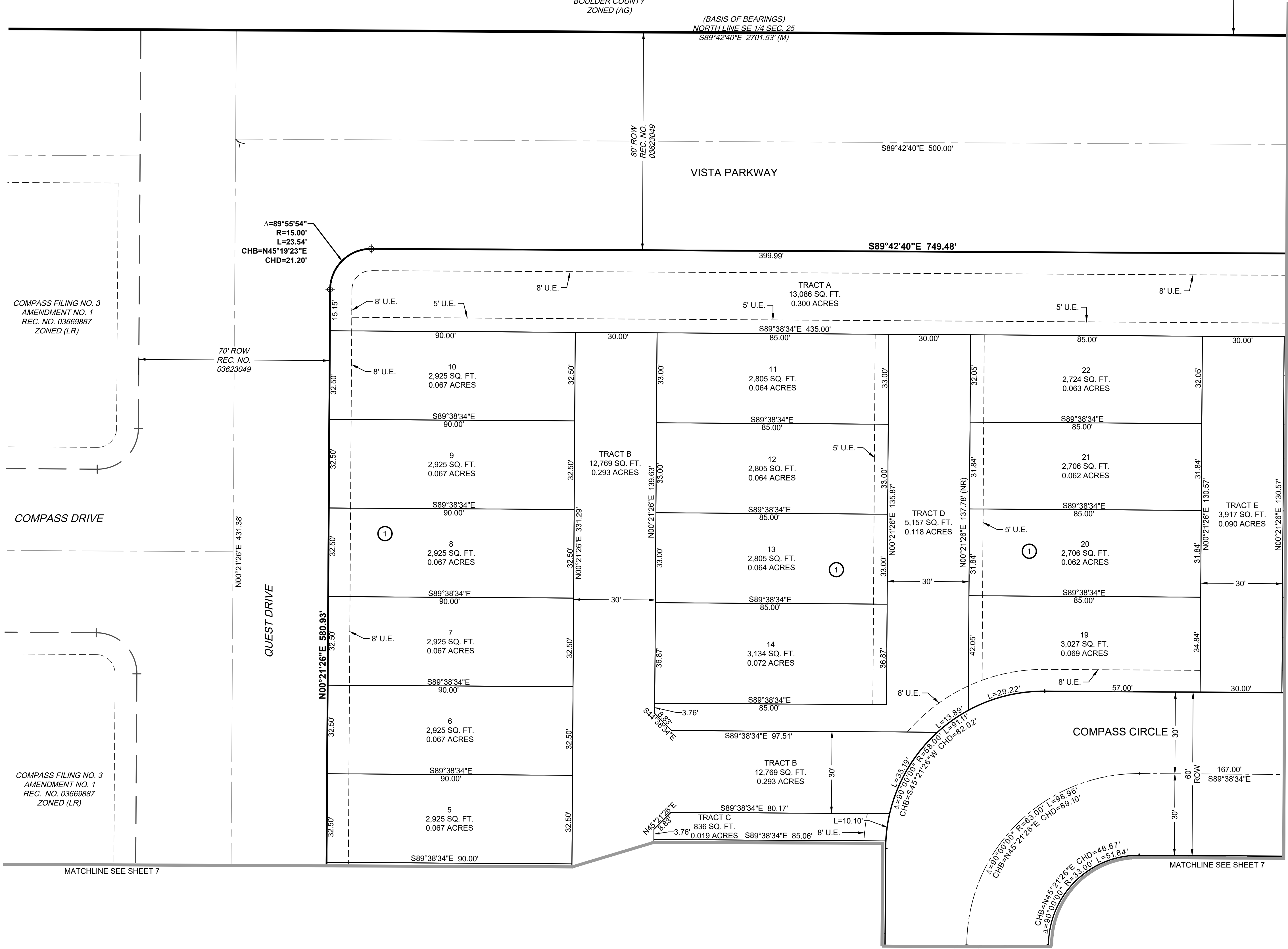


KEY MAP

N.T.S.

LEGEND

- SITE BOUNDARY LINE
- ROAD CENTERLINE
- RIGHT-OF-WAY LINE
- TRACT AND LOT LINE
- SECTION LINE
- EXISTING RIGHT-OF-WAY LINE
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- (NR) NON-RADIAL LINE
- (R) RECORD COURSE
- (M) MEASURED COURSE
- U.E. UTILITY EASEMENT
- 1 BLOCK NUMBER



JOB NO. 15075-1
DATE: 2/05/2018
SCALE: 1" = 20'
Sheet 4 of 12

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NO.	DATE	REMARKS
2	09/18/2019	TOWN COMMENTS
1	08/27/2018	TOWN COMMENTS
DRAWN BY: AJ PA/PM: TS		

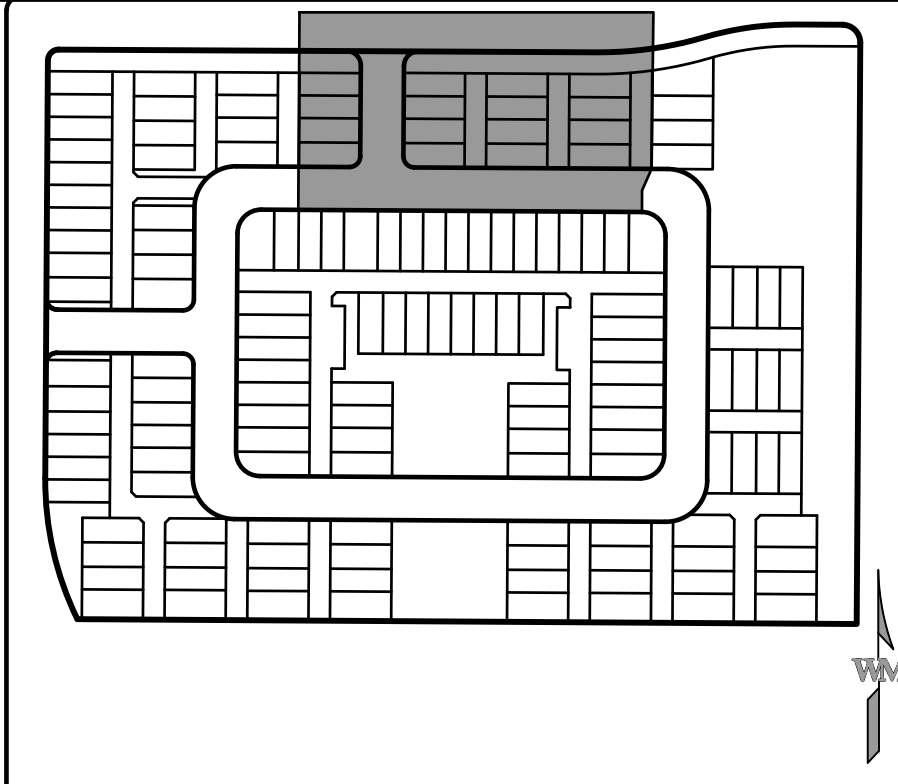
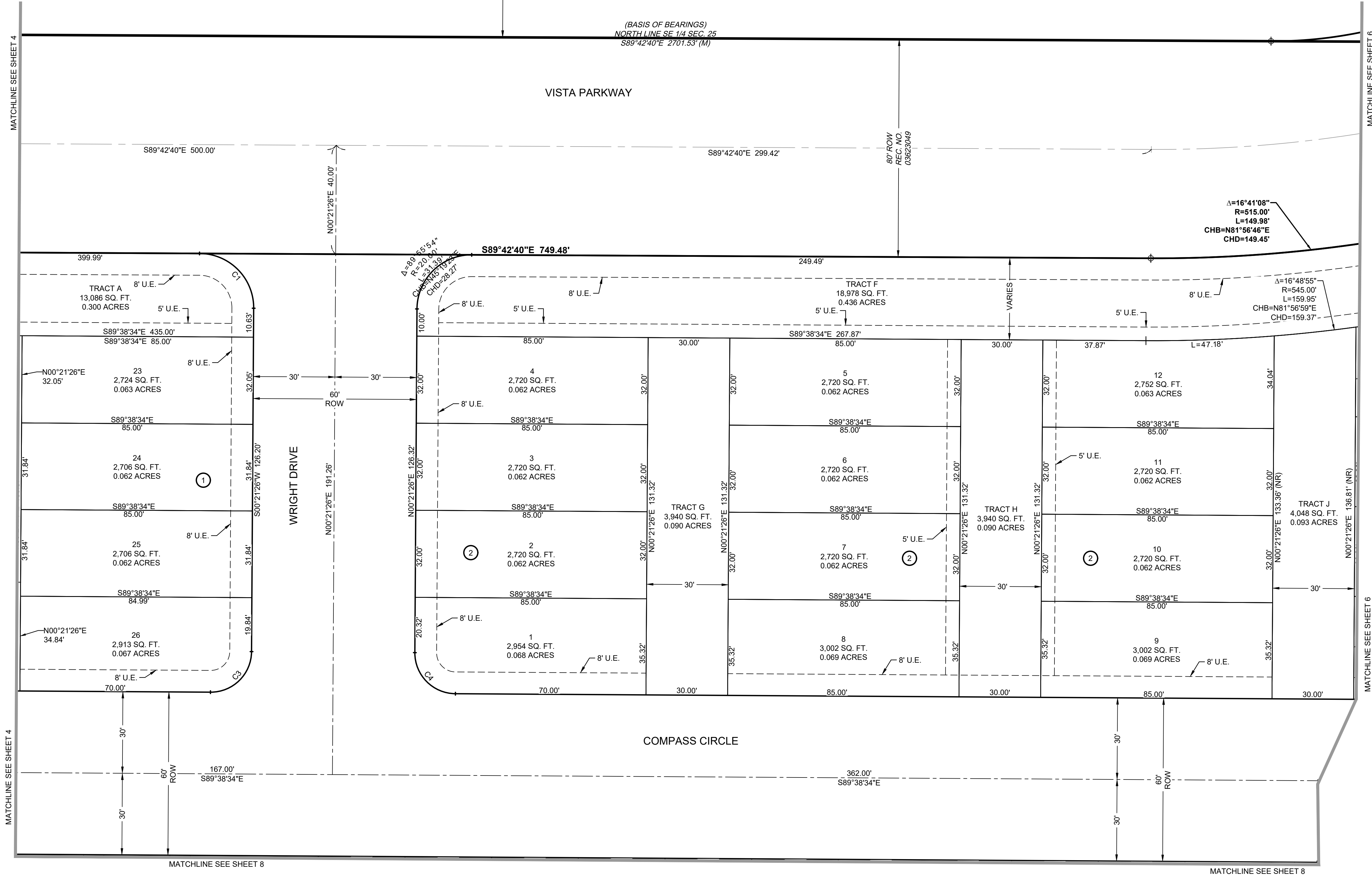
COMPASS FILING NO. 4

PART OF THE NORTHEAST QUARTER OF SECTION 25 AND AN AMENDMENT OF TRACTS B, C AND J, COMPASS FILING NO. 1
LOCATED IN THE EAST HALF OF SECTION 25,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
21.054 AC - 146 LOTS - 23 TRACTS
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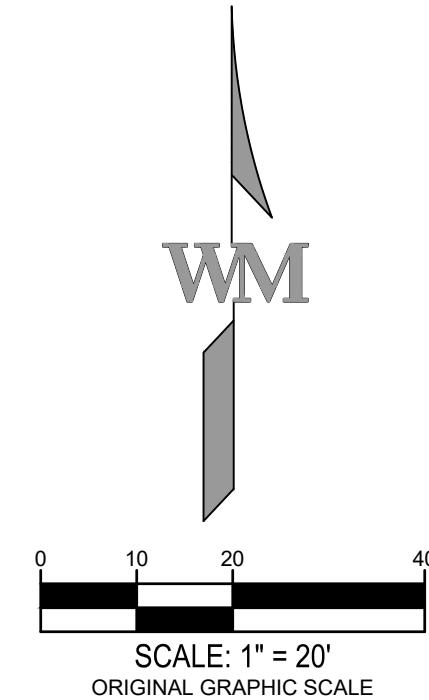


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- (M) MEASURED COURSE
- U.E. UTILITY EASEMENT
- 1 BLOCK NUMBER

CURVE TABLE				
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION
C1	90°04'06"	20.00'	31.44'	S44°40'37"E
C3	90°00'00"	15.00'	23.56'	N45°21'26"E
C4	90°00'00"	15.00'	23.56'	S44°38'34"E



JOB NO. 15075-1
DATE: 2/05/2018
SCALE: 1" = 20'
Sheet 5 of 12

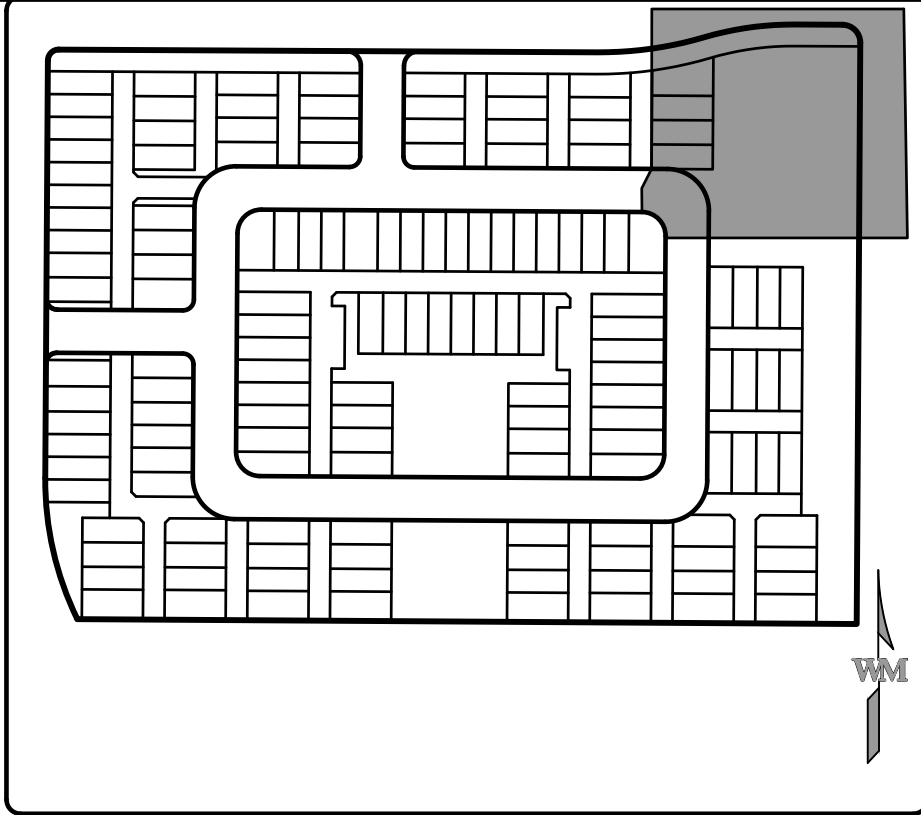
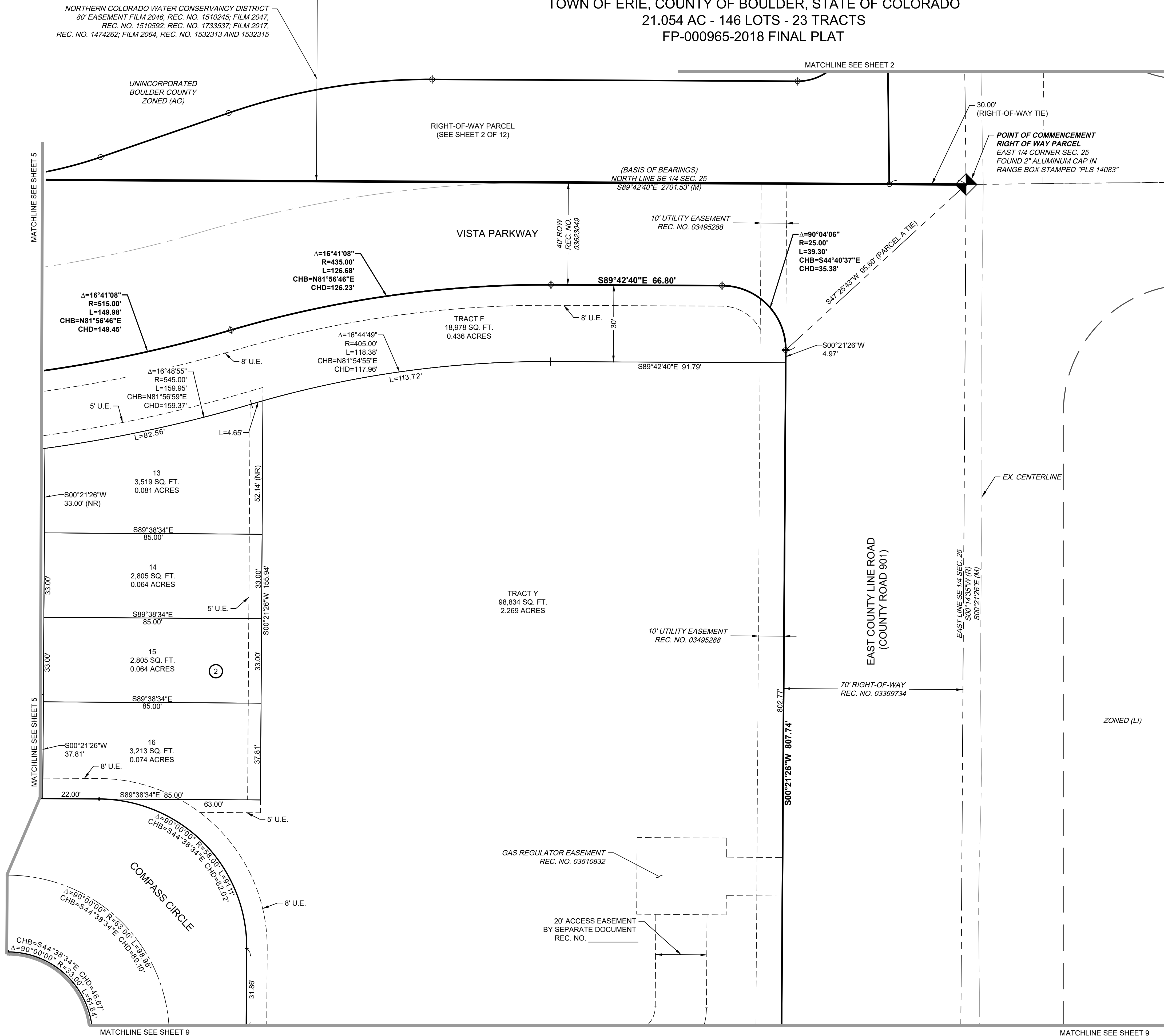
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DRAWN BY:	AJ	PA/PM: TS

COMPASS FILING NO. 4

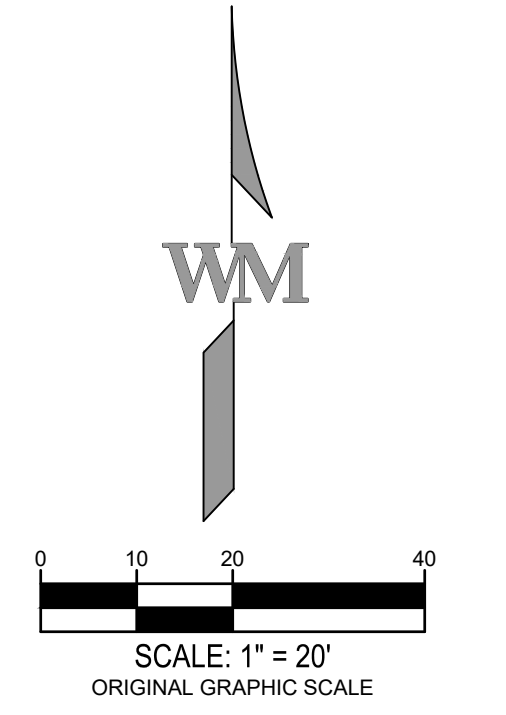
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21.054 AC - 146 LOTS - 23 TRACTS
FP-000965-2018 FINAL PLAT



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JOB NO. 15075-1
DATE: 2/05/2018
SCALE: 1" = 20'
Sheet 6 of 12

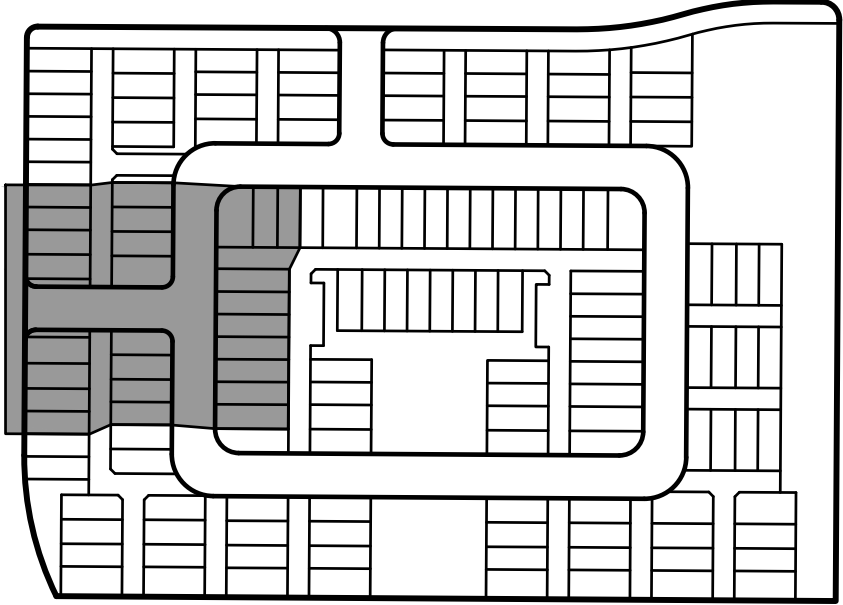
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DRAWN BY: AJ P/PM: TS		

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21.054 AC - 146 LOTS - 23 TRACTS
FP-000965-2018



KEY MAP

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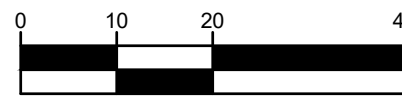
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- U.E. UTILITY EASEMENT
- 1 BLOCK NUMBER

CURVE TABLE

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C5	90°00'00"	15.00'	23.56'	S44°38'34"E	21.21'
C6	90°00'00"	15.00'	23.56'	N45°21'26"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'	N44°38'34"W	21.21'
C9	90°00'00"	33.00'	51.84'	N45°21'26"E	46.67'

WM



SCALE: 1" = 20'

ORIGINAL GRAPHIC SCALE

JOB NO. 15075-1

DATE: 2/05/2018

SCALE: 1" = 20'

Sheet 7 of 12

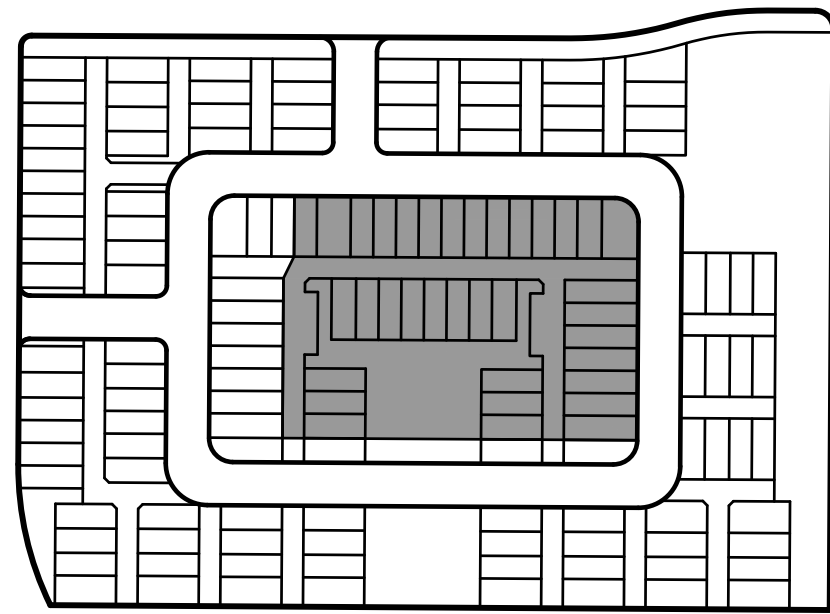
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DRAWN BY:	AJ	PA/PM: TS

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COMPASS FILING NO. 4

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TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
21.054 AC - 146 LOTS - 23 TRACTS
FP-000965-2018



KEY MAP

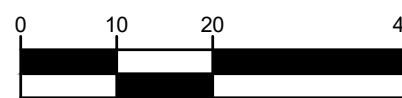
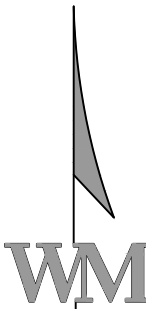
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- 1 BLOCK NUMBER

CURVE TABLE

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C10	90°00'00"	33.00'	51.84'	S44°38'34"E	46.67'



SCALE: 1" = 20'

ORIGINAL GRAPHIC SCALE

JOB NO. 15075-1
DATE: 2/05/2018
SCALE: 1" = 20'

Sheet 8 of 12

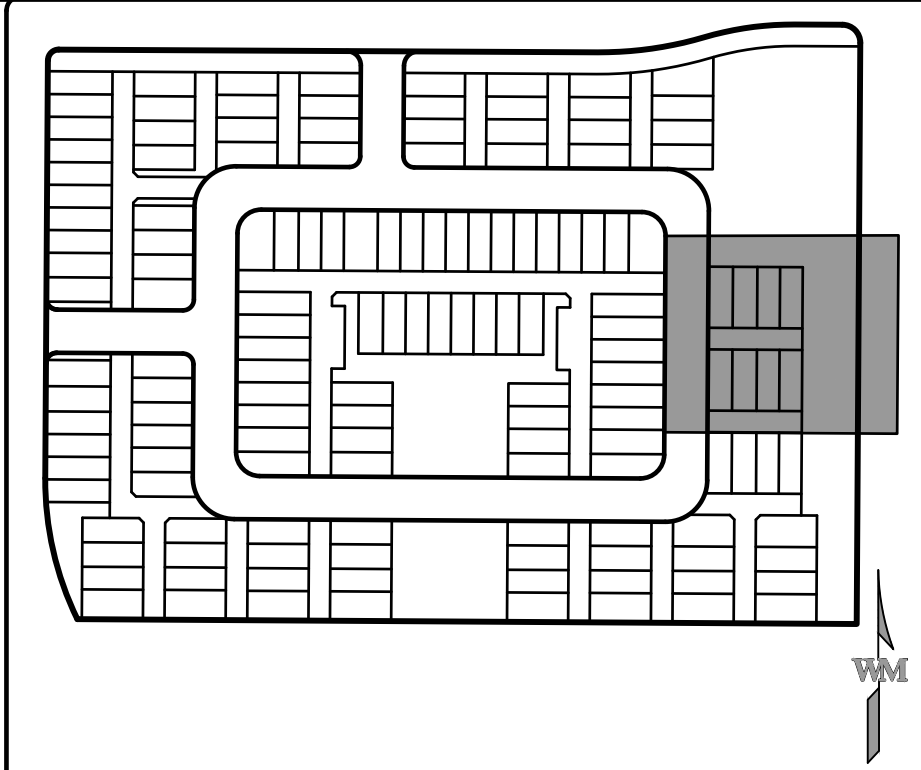
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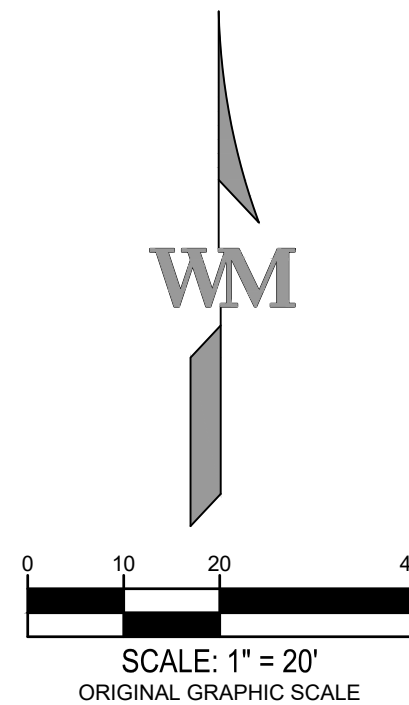
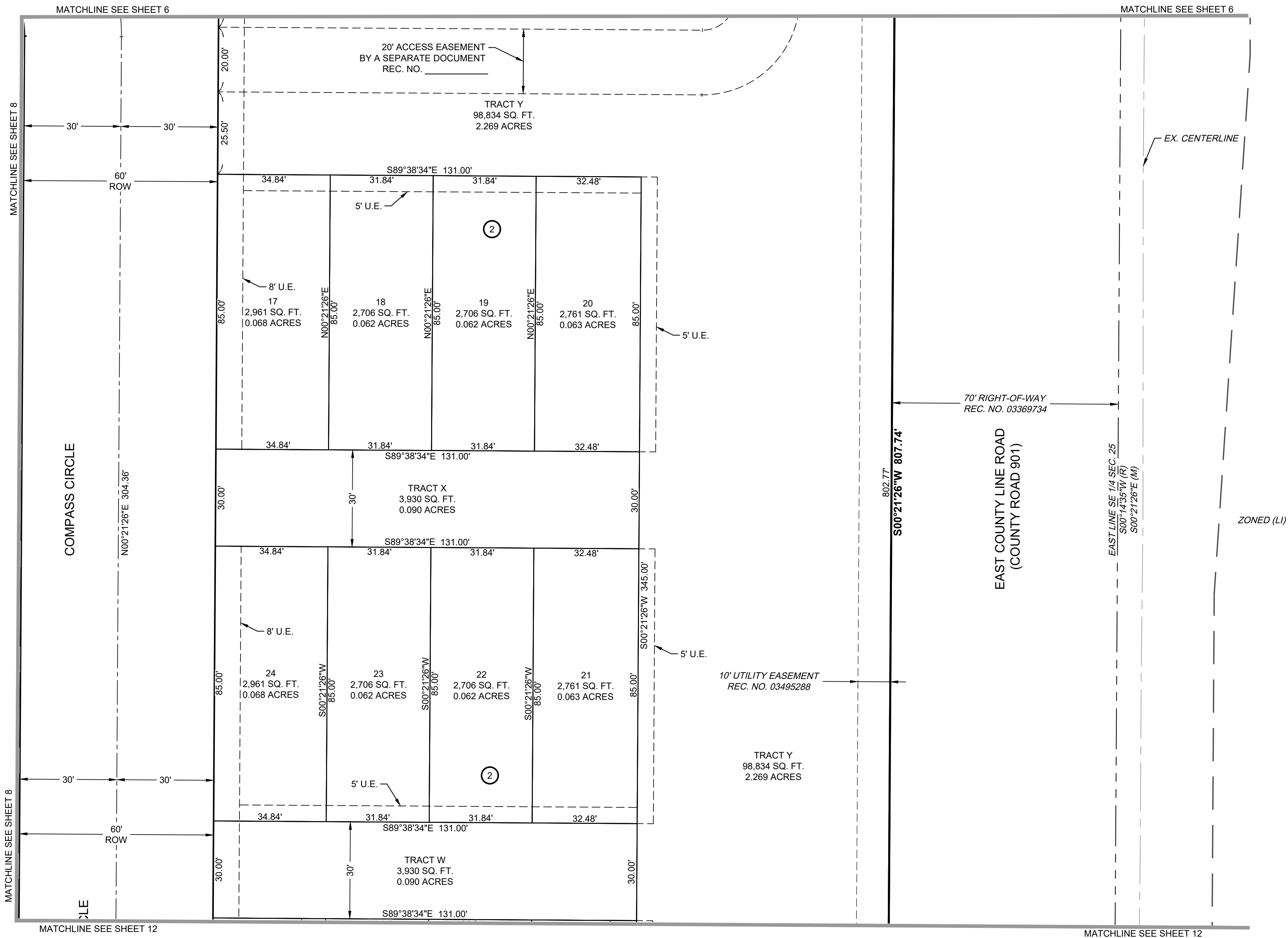
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KEY MAP
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JOB NO. 15075-1
DATE: 2/05/2018
SCALE: 1" = 20"
Sheet 9 of 12

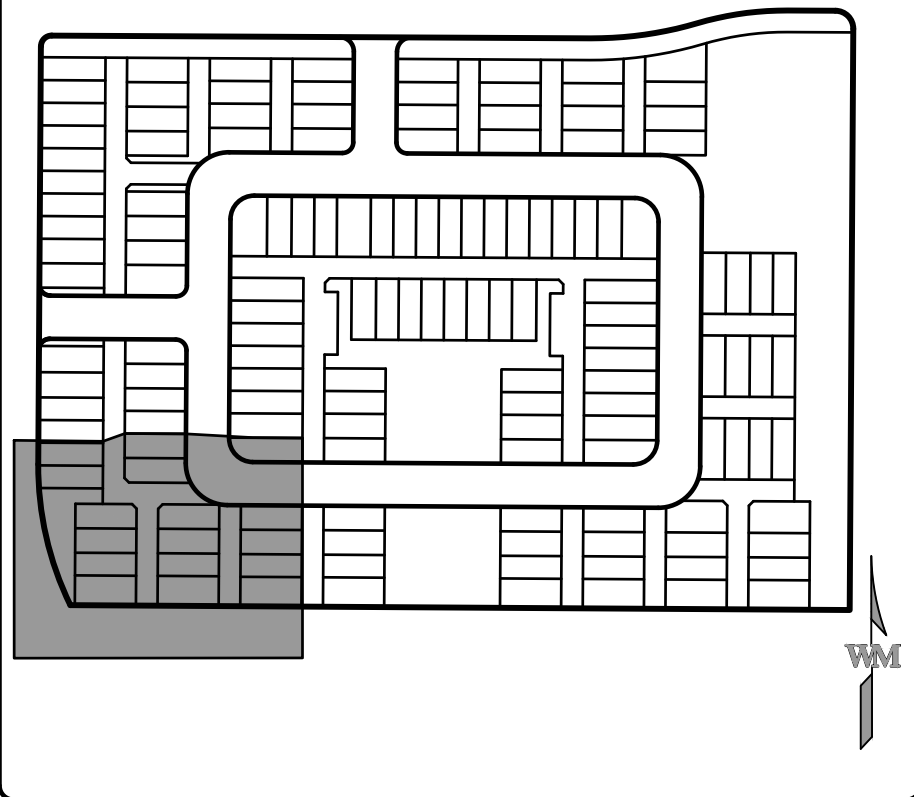
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COMPASS FILING NO. 4

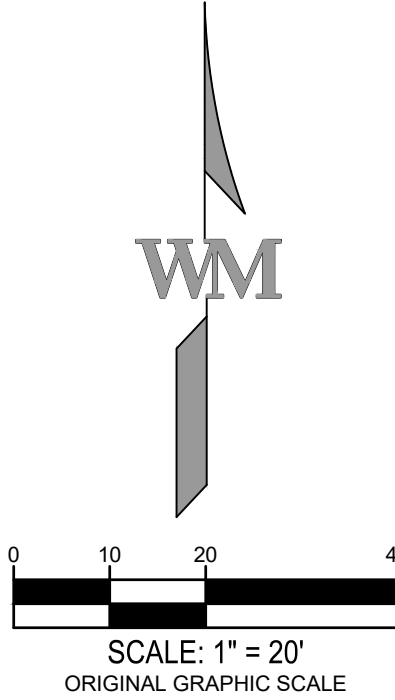
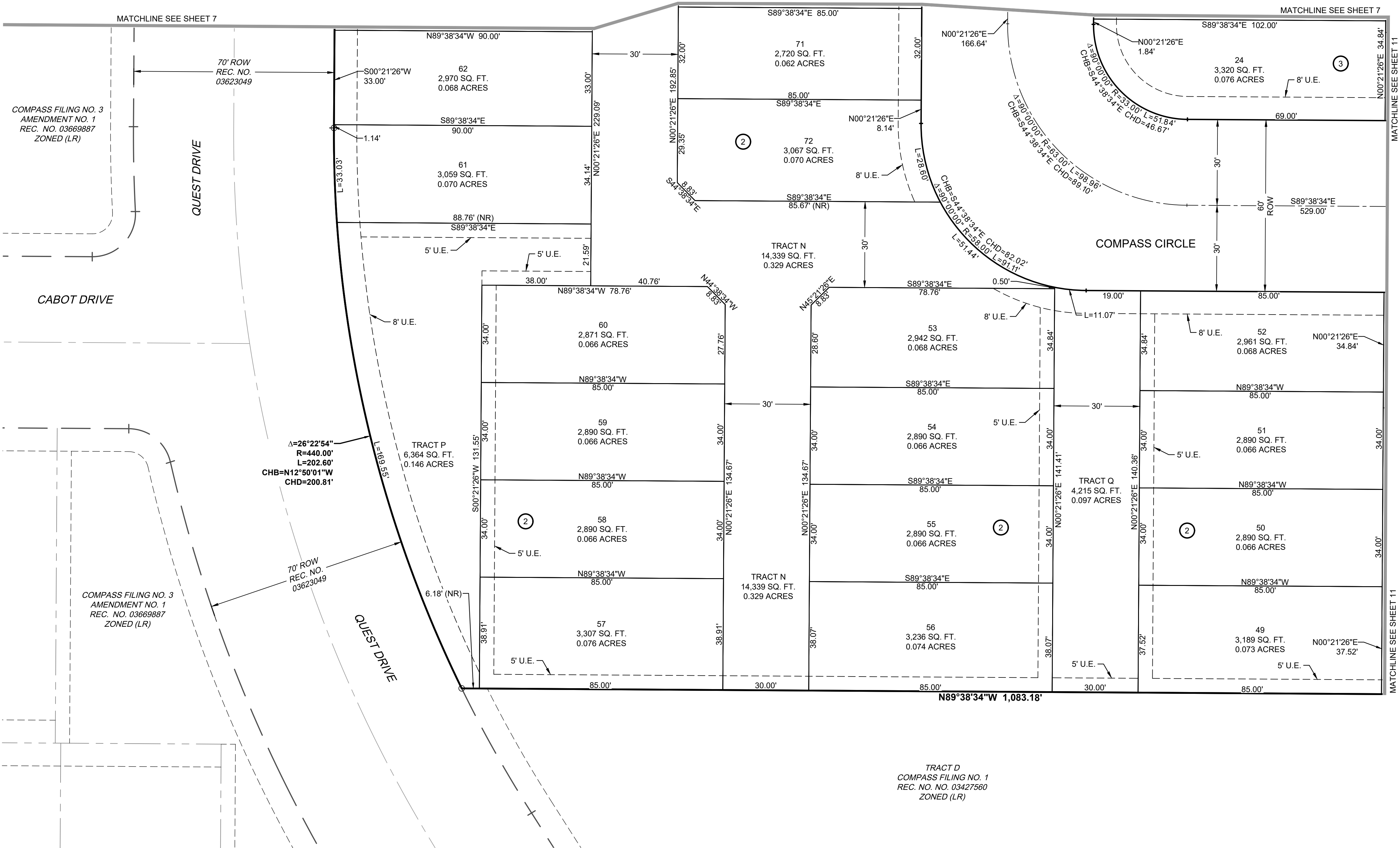
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JOB NO. 15075-1
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SCALE: 1" = 20'
Sheet 10 of 12

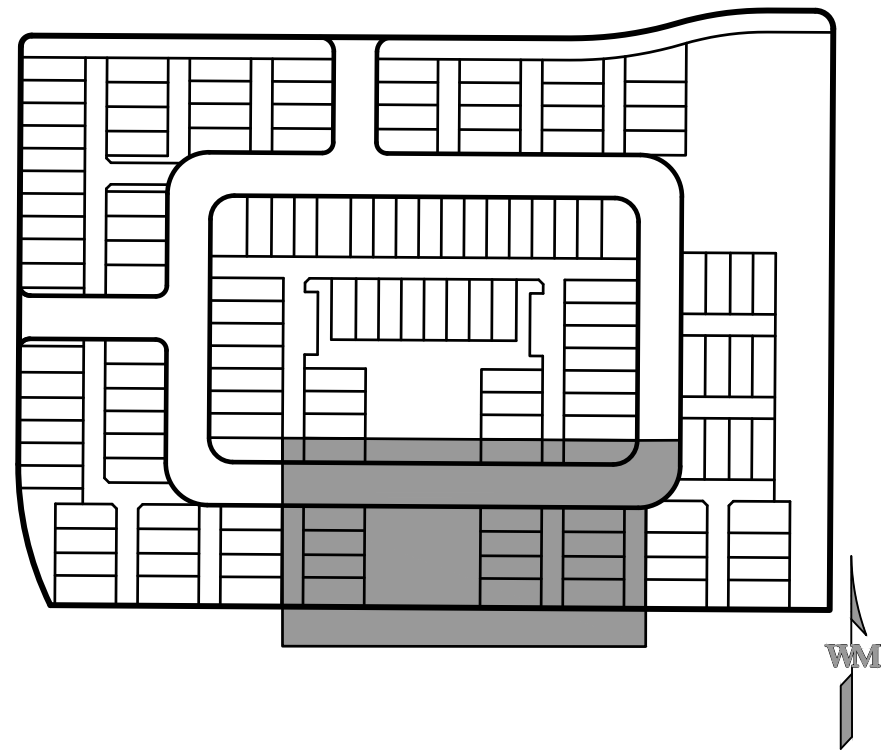
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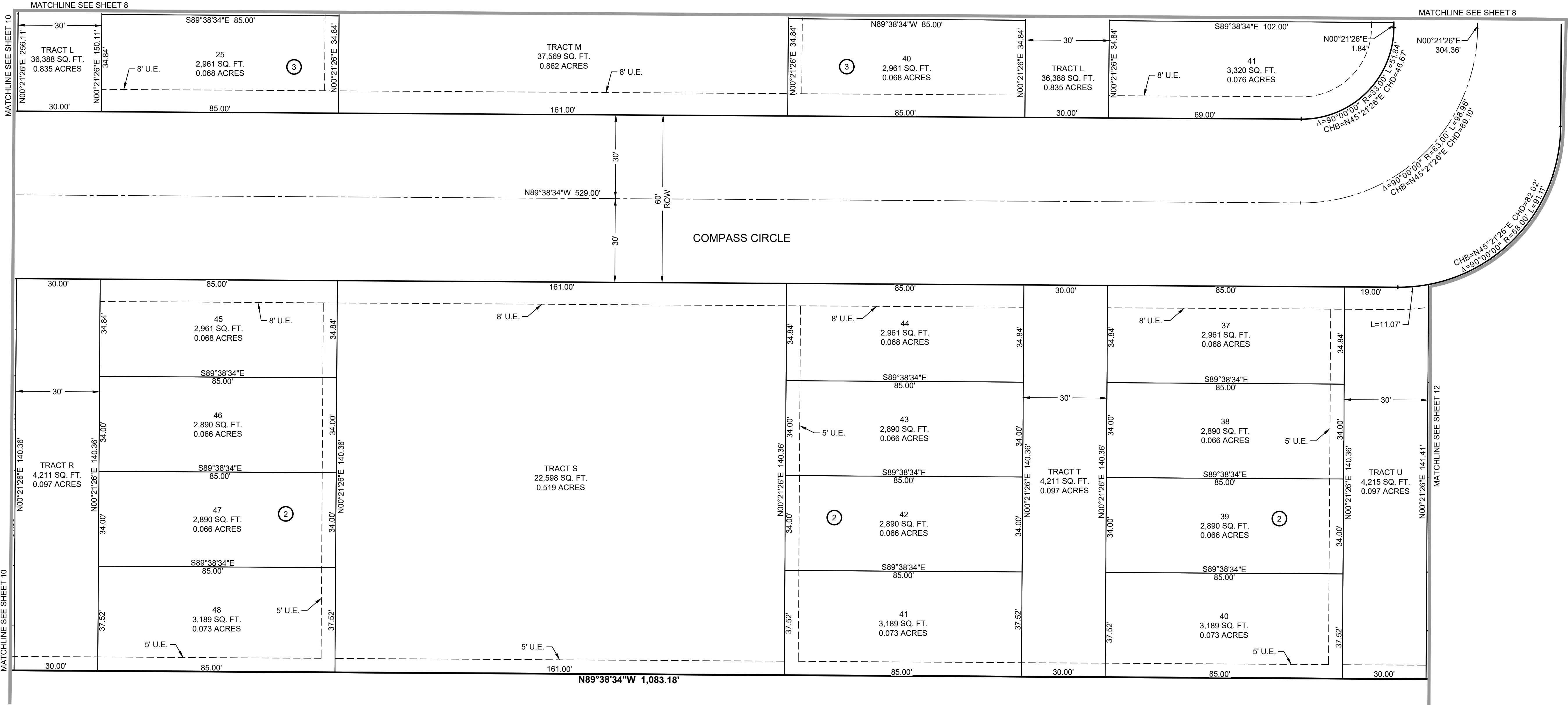
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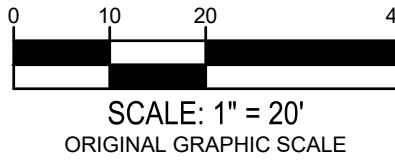
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- 1 BLOCK NUMBER



TRACT D
COMPASS FILING NO. 1
REC. NO. NO. 03427560
ZONED (LR)



SCALE: 1" = 20'
ORIGINAL GRAPHIC SCALE

JOB NO. 15075-1
DATE: 2/05/2018
SCALE: 1" = 20'
Sheet 11 of 12

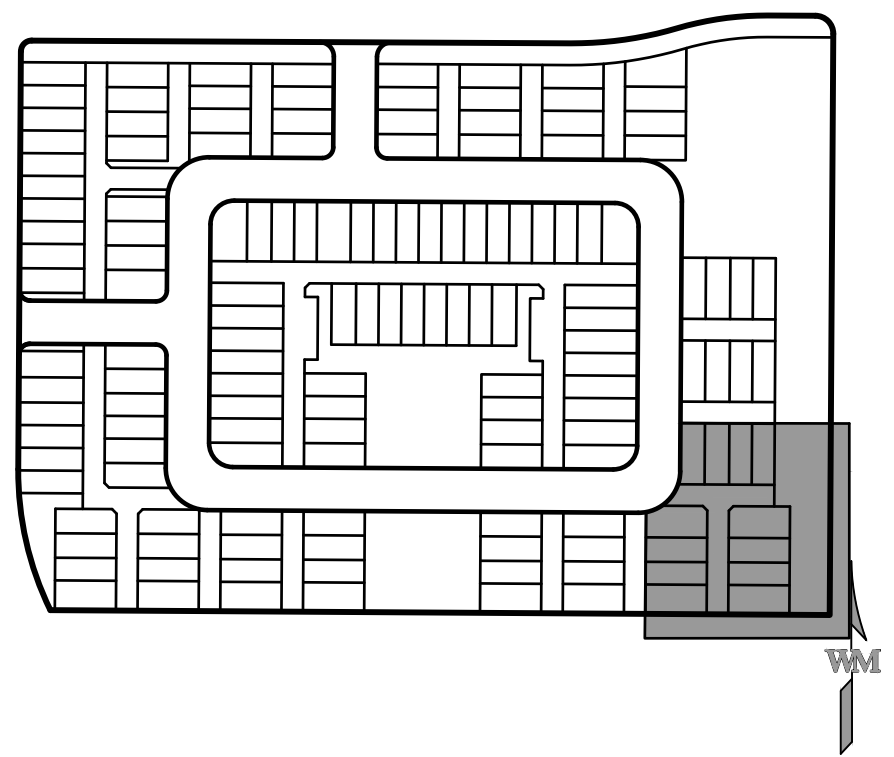
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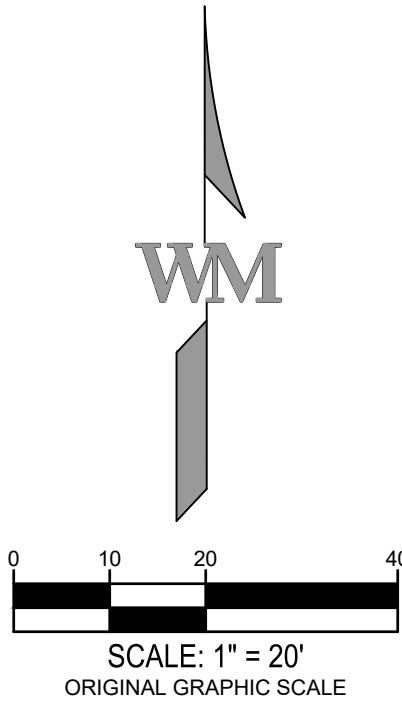
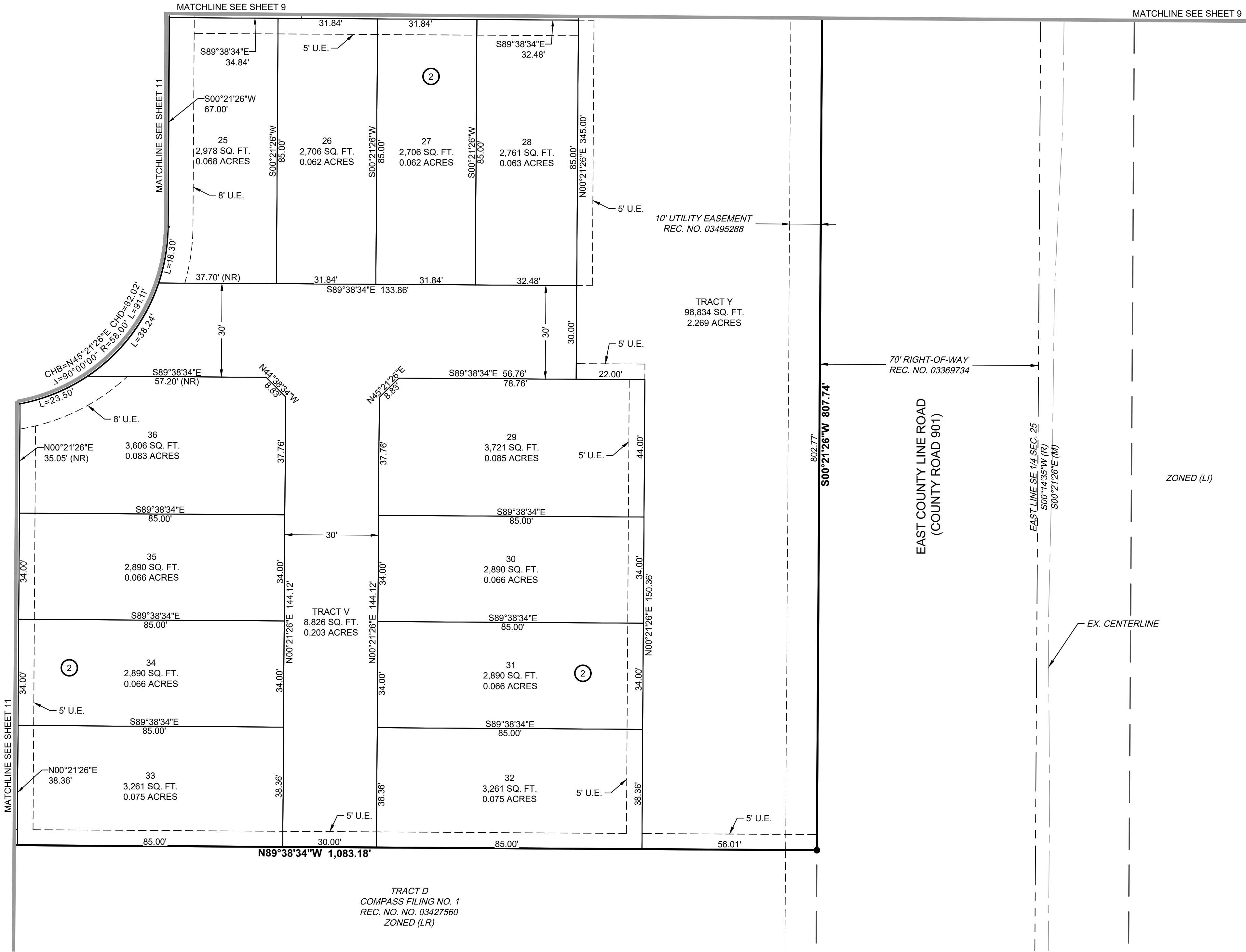
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Sheet	12 of 12

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