

# REX RANCH FILING NO. 3 PRELIMINARY PLAT

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  
3.76 ACRES - 10 RESIDENTIAL LOTS - 1 TRACT  
PP-001070-2019

### CERTIFICATE OF DEDICATION AND OWNERSHIP

A PARCEL OF LAND 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

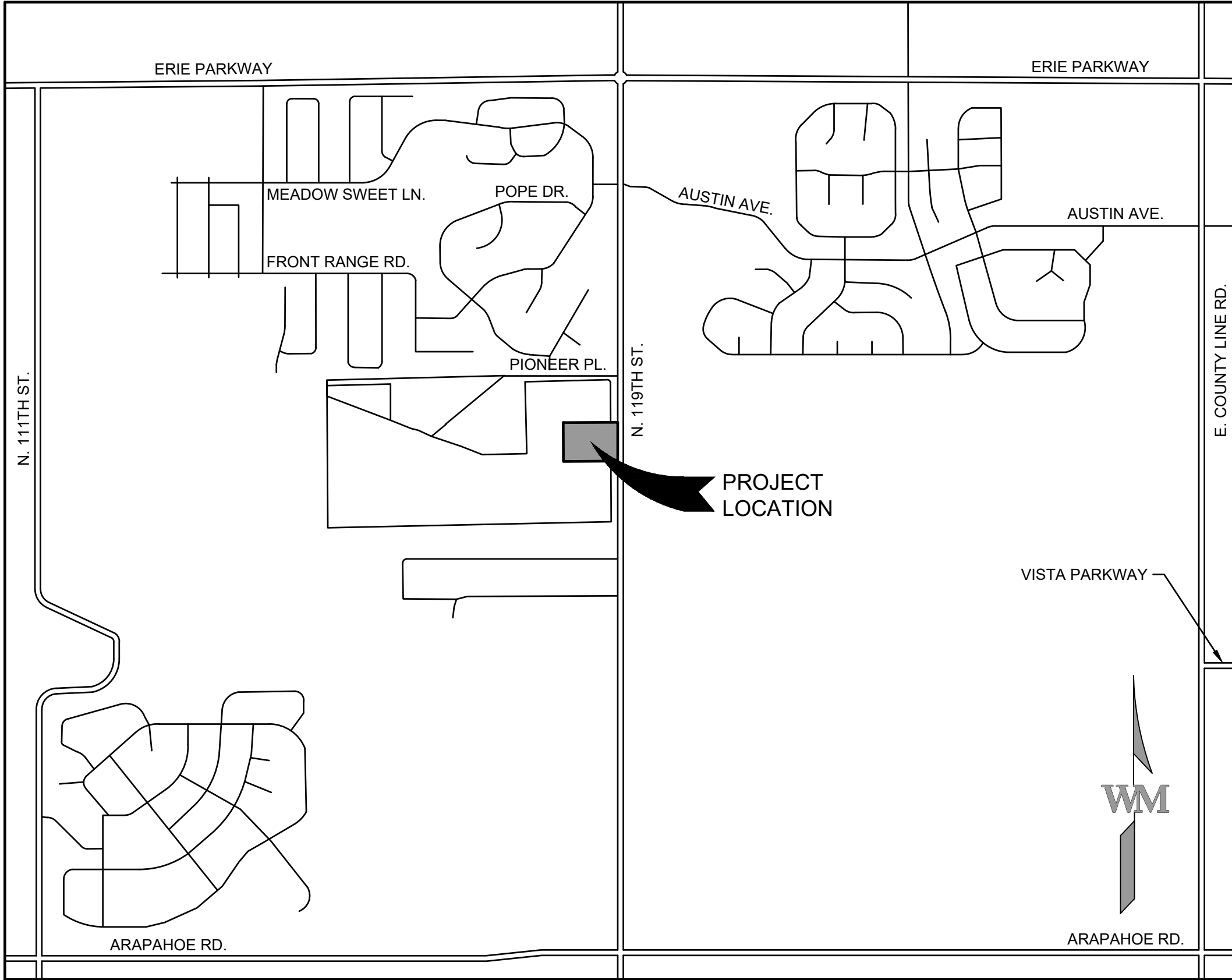
**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 26 AND CONSIDERING THE EAST LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26 TO BEAR SOUTH 00°19'39" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 00°19'39" EAST, ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 446.43 FEET;  
THENCE SOUTH 89°41'36" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 119TH STREET AS RECORDED IN BOOK 148 AT PAGE 135 OF THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 00°19'39" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 349.87 FEET;  
THENCE SOUTH 89°39'19" WEST A DISTANCE OF 467.58 FEET;  
THENCE NORTH 00°18'19" WEST A DISTANCE OF 350.18 FEET;  
THENCE NORTH 89°41'36" EAST A DISTANCE OF 467.45 FEET TO THE **POINT OF BEGINNING**;

PARCEL CONTAINS A CALCULATED AREA OF 163,641 SQUARE FEET, OR 3.76 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 OF **REX RANCH FILING NO. 3**. THE 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.



### VICINITY MAP

SCALE 1"=1000'

LAND SUMMARY CHART		
TYPE	AREA (ACRES)	% OF TOTAL AREA
RESIDENTIAL LOTS	2.60	69.12
TRACTS	0.37	9.85
PUBLIC ROW	0.79	21.03
TOTAL	3.76	100.00

TRACT SUMMARY CHART					
TRACT	AREA (sq. ft.)	AREA (AC.)	USE	OWNERSHIP	MAINTENANCE
A	16,124	0.37	LANDSCAPE/DRAINAGE	HOA	HOA
TOTAL	16,124	0.37			

### SHEET INDEX

1	COVER SHEET
2	PRELIMINARY PLAT
3	EROSION CONTROL PLAN
4	AREA GRADING PLAN
5	UTILITY PLAN
6	ROAD CONSTRUCTION PLAN

### NOTES:

- NOTICE:** ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BASED UPON A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08013C0439 J, MAP REVISED DECEMBER 18, 2012, THE SUBJECT PROPERTY IS NOT WITHIN THE THE 100-YEAR FLOOD PLAIN LIMITS.
- BASIS OF BEARINGS: THE EAST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN WAS ASSUMED TO BEAR SOUTH 00°19'39" EAST AND IS MONUMENTED AS SHOWN HEREON.
- FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 099-F0565946-015-PNX, AMENDMENT NO. 1, DATED MARCH 25, 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 FOR THE ACCURACY OF INFORMATION CONTAINED IN SAID COMMITMENT.
- TRACT AND BLOCK MONUMENTATION SHALL BE IN ACCORDANCE WITH THE COLORADO REVISED STATUTES (CRS 38-51-105).
- 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.
- NO DEVELOPMENT RIGHTS ARE GRANTED BY THE REX RANCH FILING NO. 3 SUBDIVISION, AND NO DEVELOPMENT SHALL BE ALLOWED ON ANY TRACT CREATED HEREIN UNTIL THE FOLLOWING REQUIREMENTS ARE FULLY COMPLIED WITH. NO DEVELOPMENT OR BUILDING OR IMPROVEMENTS SHALL BE ALLOWED ON ANY TRACT, AND NO BUILDING PERMIT SHALL BE ISSUED FOR ANY PURPOSE UNTIL THERE IS FULL COMPLIANCE WITH ALL TOWN OF ERIE MUNICIPAL CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO: COMPLETION OF SUBDIVISION PROCEDURES (SKETCH PLAN/PRELIMINARY PLAT/FINAL PLAT); A DEVELOPMENT AGREEMENT (AND ANY OTHER AGREEMENT THAT MAY BE REQUIRED BY THE TOWN OF ERIE MUNICIPAL CODE); AND IF NECESSARY COMPLETION OF THE SITE PLAN REVIEW PROCEDURE.
- UTILITIES, AND VEHICULAR AND PEDESTRIAN ACCESS ROUTES AND IMPROVEMENT GUARANTEE REQUIREMENTS WILL BE REQUIRED AS REQUIRED IN THE TOWN OF ERIE MUNICIPAL CODE, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- THE RESTRICTIONS AND REQUIREMENTS SET FORTH BY THE REX RANCH FILING NO. 3 SUBDIVISION SHALL RUN WITH THE LAND INCLUDED WITHIN THE REX RANCH FILING NO. 3 SUBDIVISION AND SHALL INSURE TO THE BENEFIT OF AND BE BINDING UPON THE SUCCESSORS AND ASSIGNS OF THE OWNER. ALL OBLIGATIONS AND RESPONSIBILITIES OF OWNERS HEREIN SHALL PASS TO EACH AND EVERY SUCCESSOR AND/OR ASSIGN. IT IS THE RESPONSIBILITY OF ANY PURCHASER OF A TRACT WITHIN THIS REX RANCH FILING NO. 3 SUBDIVISION TO FULLY INVESTIGATE THE REQUIREMENTS PRIOR TO SUCH PURCHASE.

### OWNER/DEVELOPER

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

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CIVIL ENGINEERING & SURVEYING

990 south broadway  
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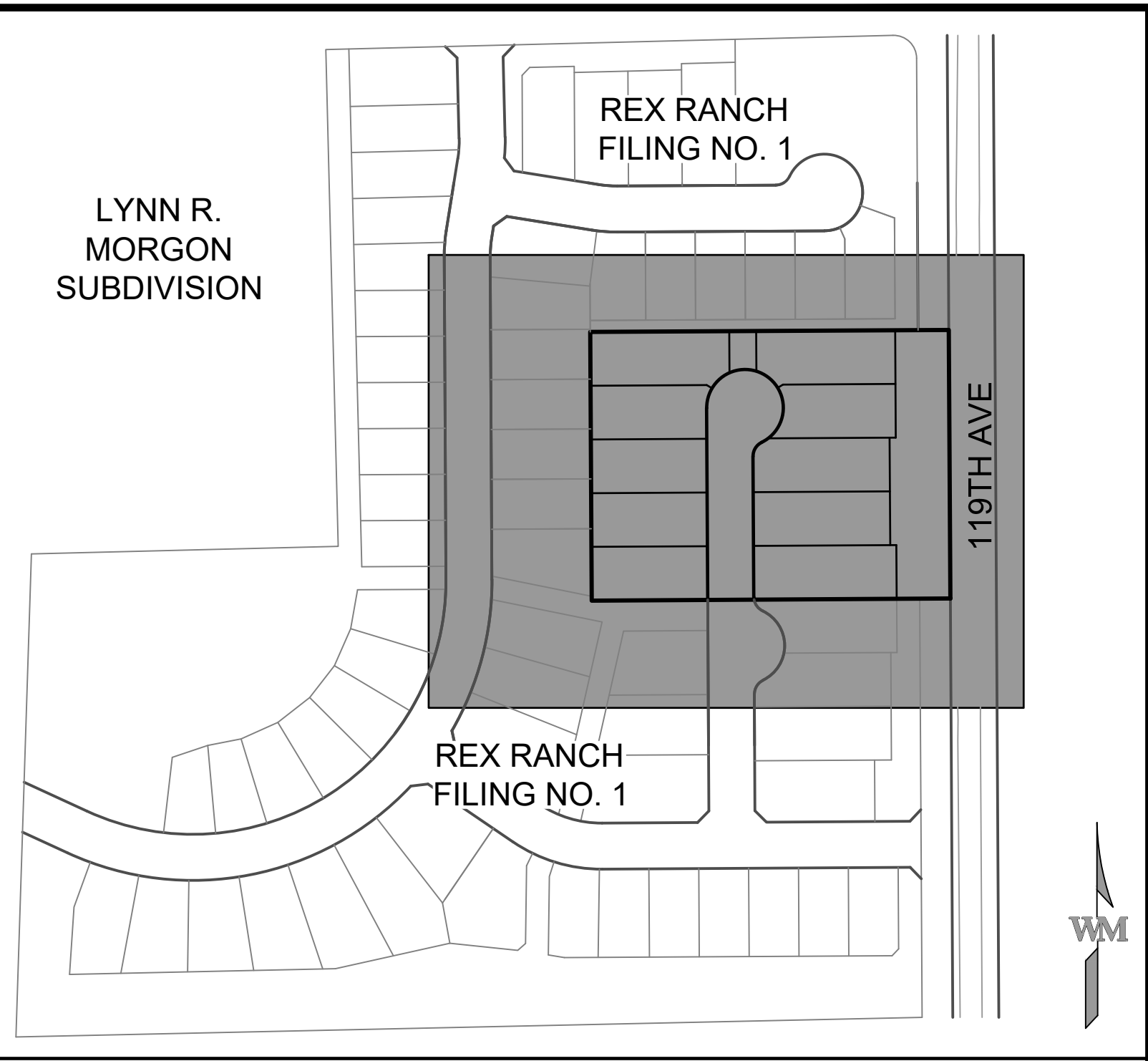
### COVER SHEET

JOB NO.	17000
DATE:	12/31/18
SCALE:	AS SHOWN
Sheet	1 of 6

NO.	DATE	REMARKS
DRAWN BY:	KB/IH	PA/PM: GB

# REX RANCH FILING NO. 3 PRELIMINARY PLAT

LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26,  
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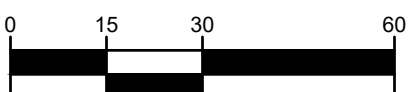
KEY MAP  
N.T.S.

## LEGEND

- SITE BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- SECTION LINE
- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- 1 BLOCK NUMBER
- U.E. UTILITY EASEMENT
- ROW RIGHT-OF-WAY

## CURVE TABLE

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	244°37'25"	50.00'	213.47'	N58°00'58"W	84.52'
C2	64°37'23"	20.00'	22.58'	S31°59'03"W	21.38'



SCALE: 1" = 30'  
ORIGINAL GRAPHIC SCALE

## PRELIMINARY PLAT

JOB NO. 17000  
DATE: 12/31/18  
SCALE: AS SHOWN  
Sheet 2 of 6

## OWNER/DEVELOPER

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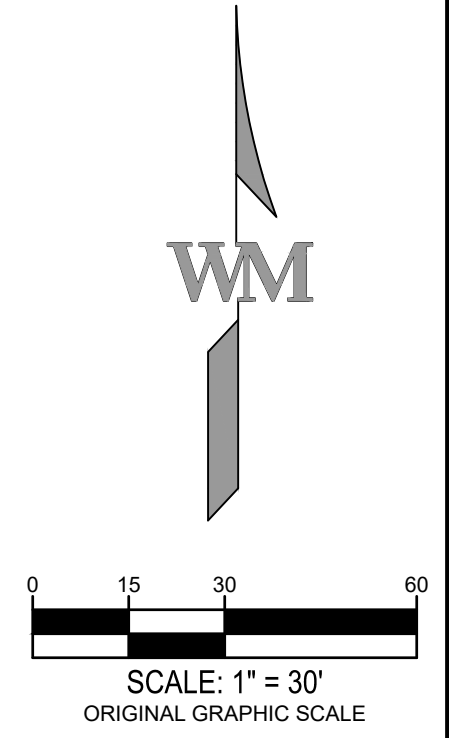
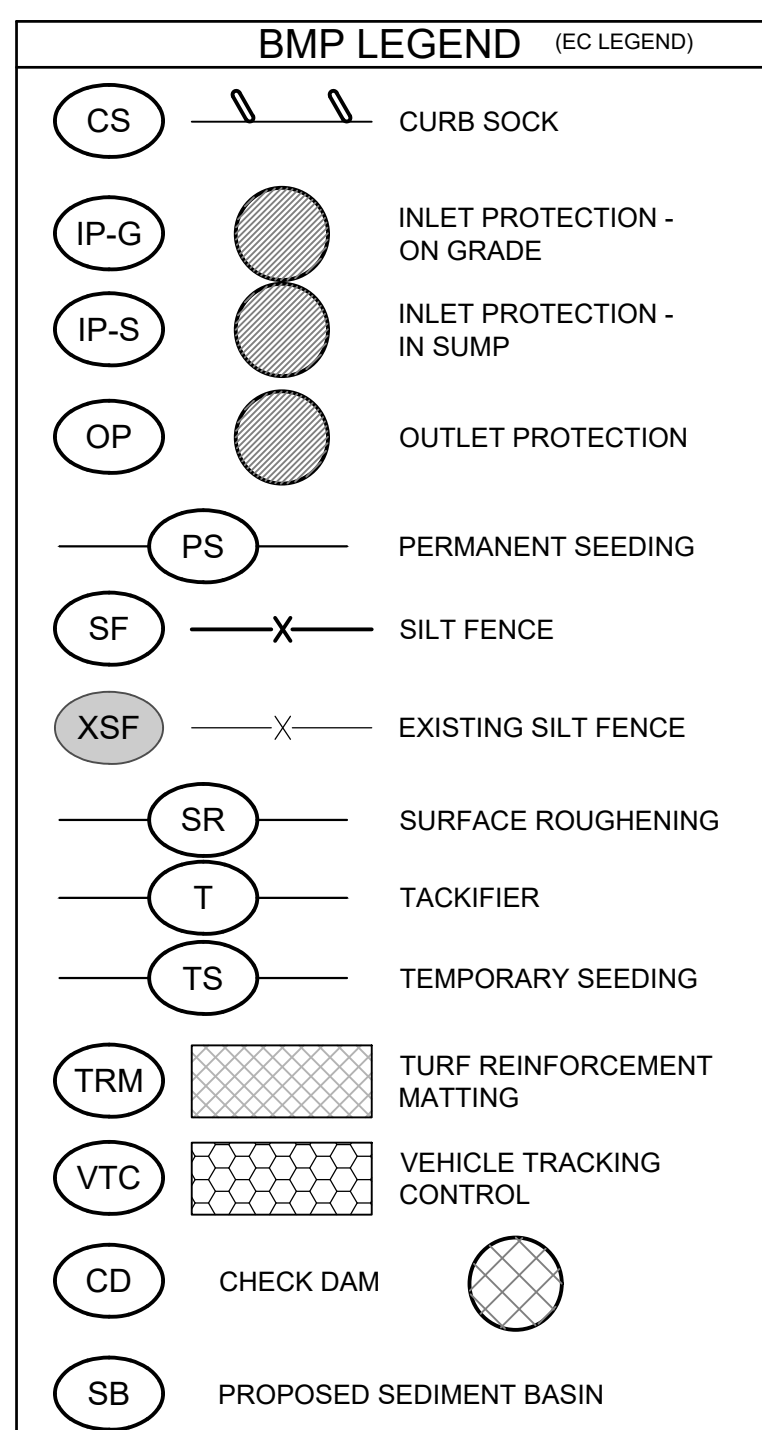
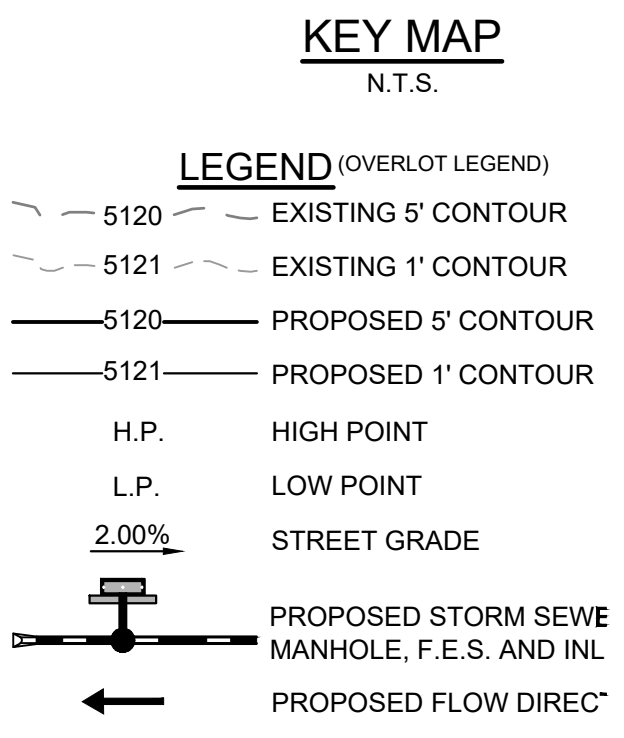
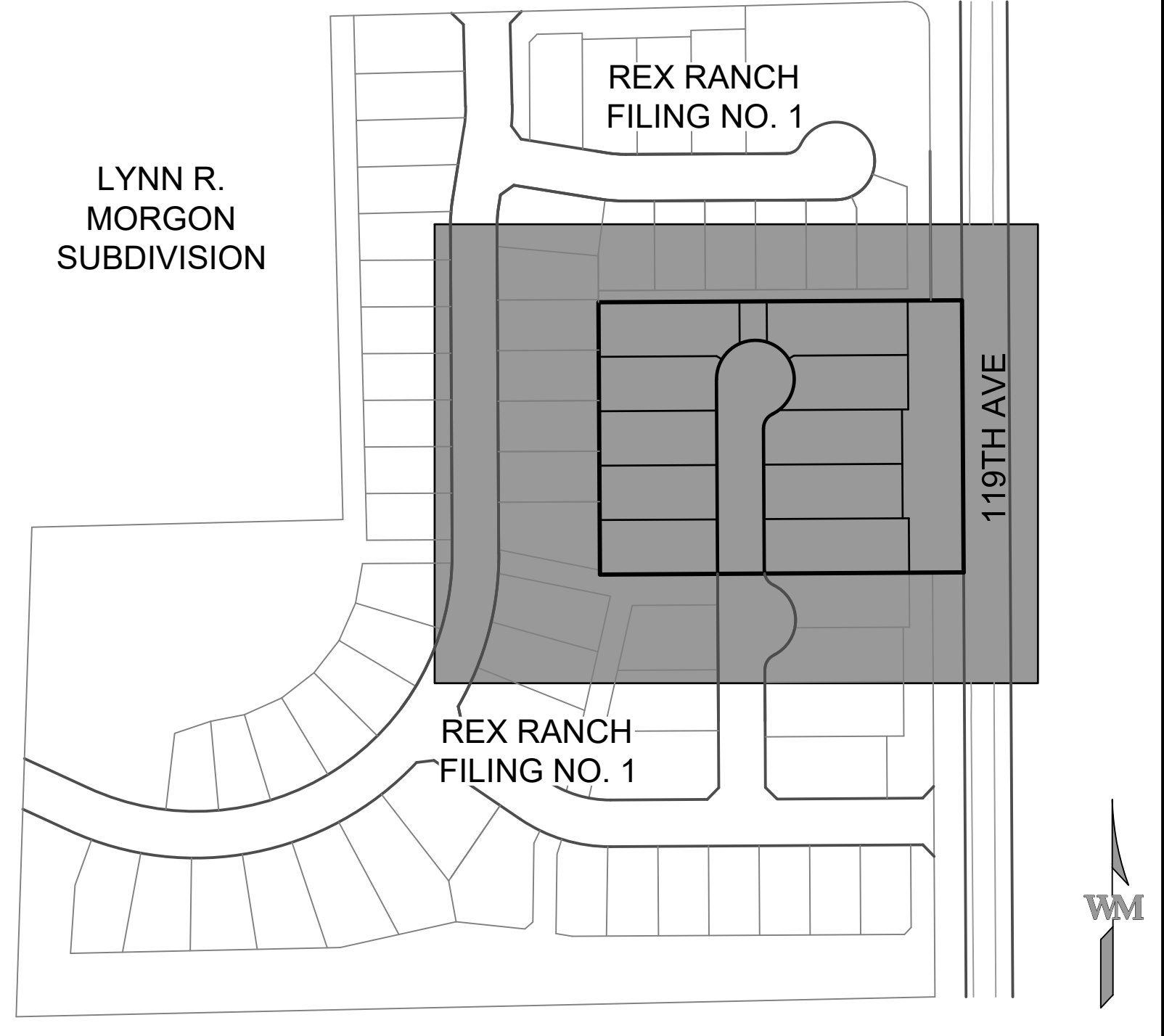
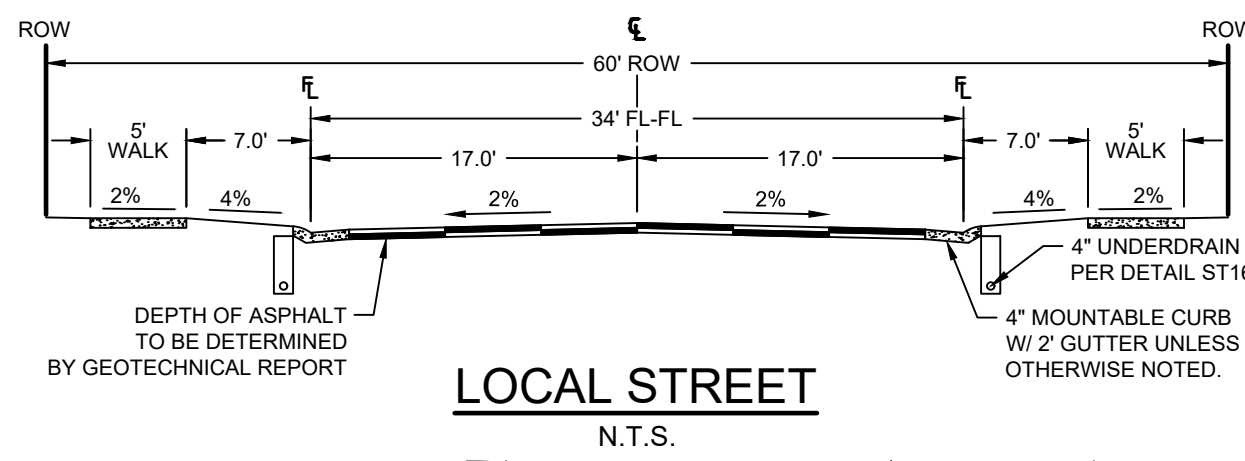
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## EROSION CONTROL PLAN

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SCALE: AS SHOWN  
Sheet 3 of 6

OWNER/DEVELOPER  
  
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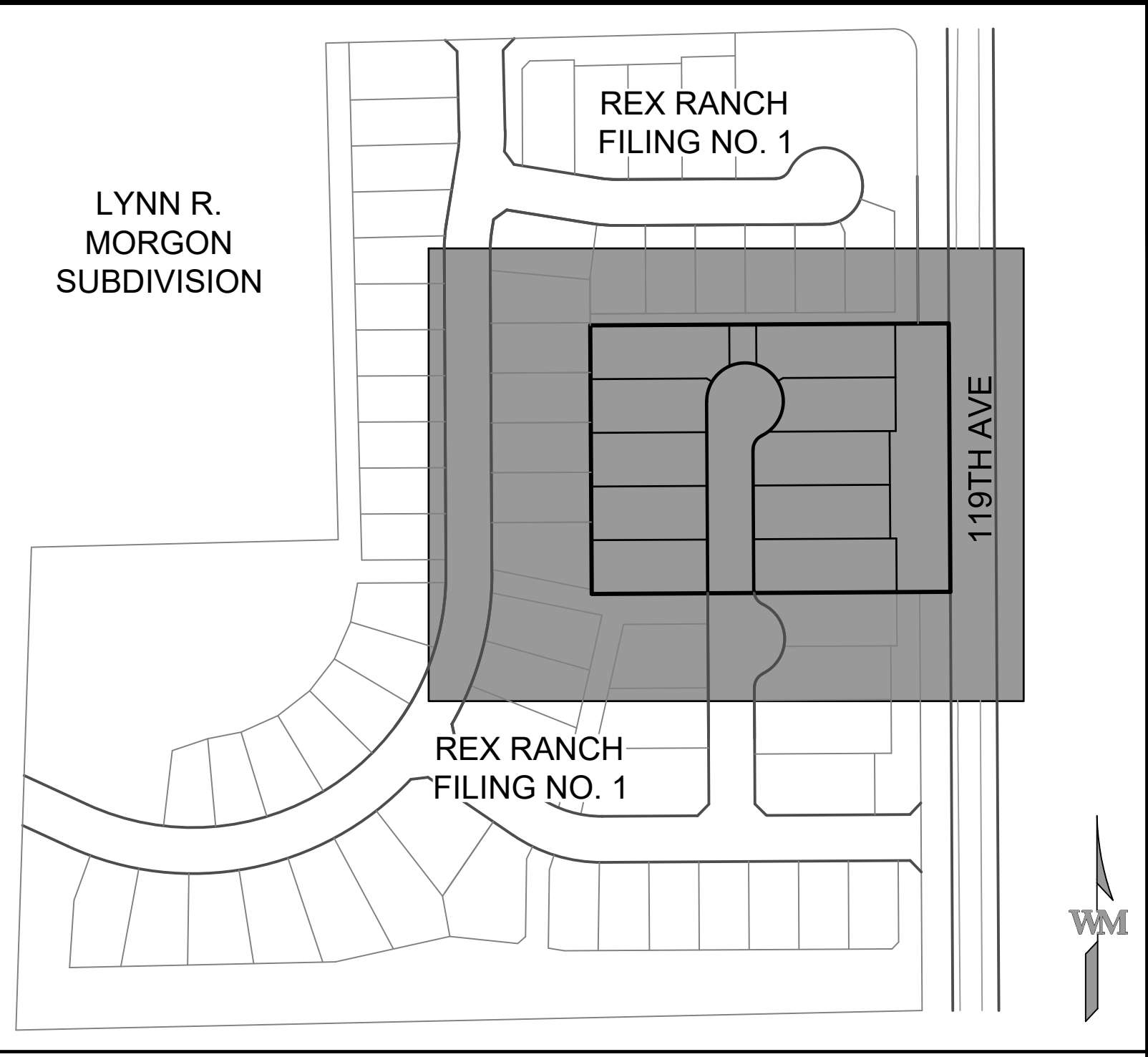
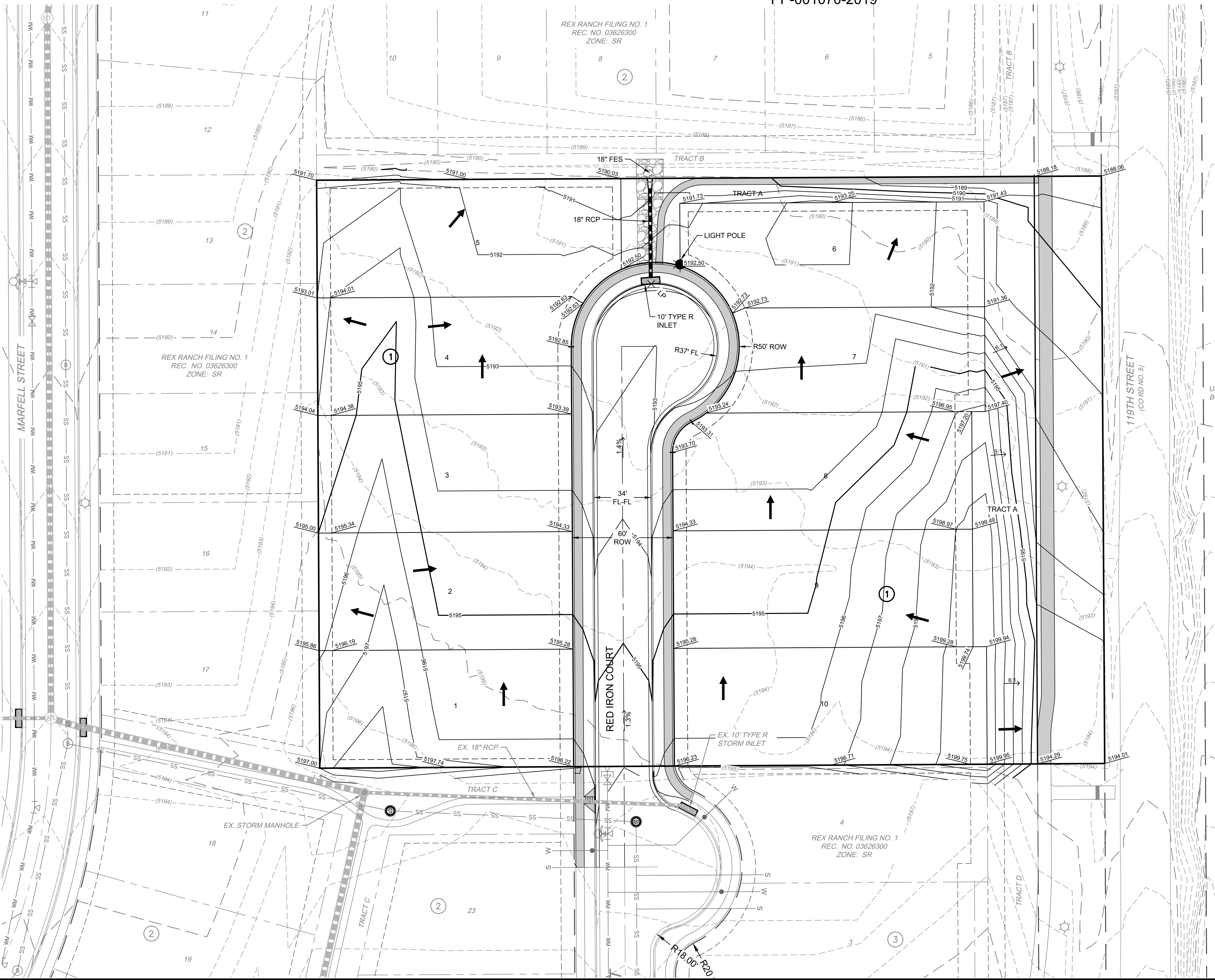
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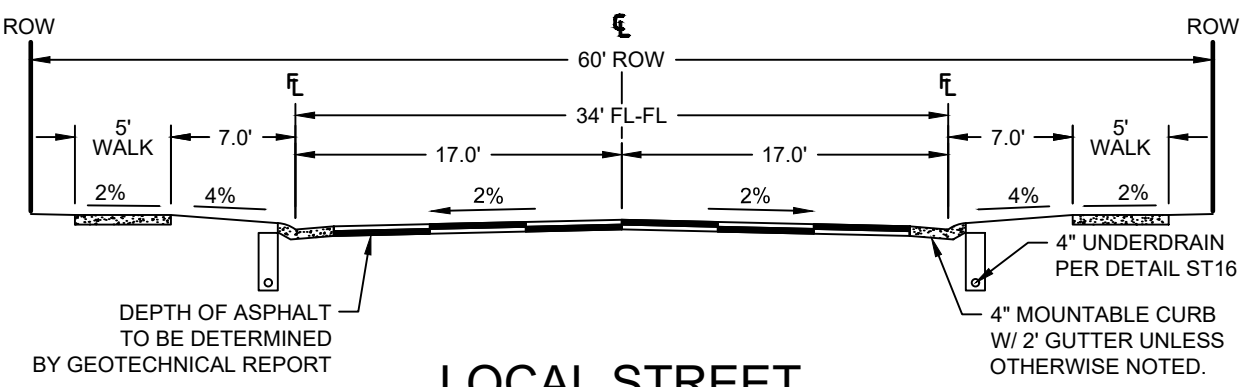
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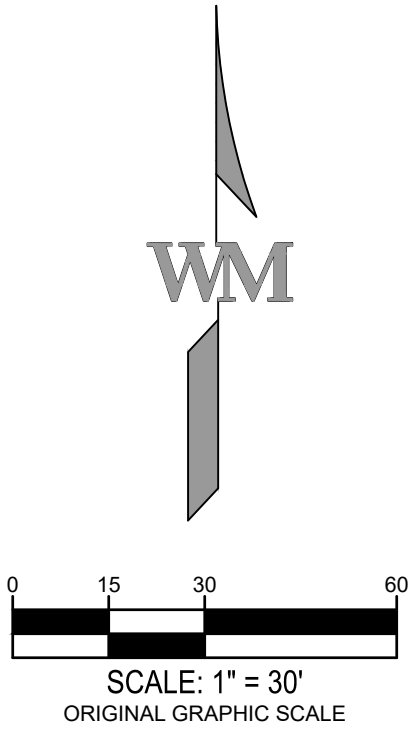


KEY MAP  
N.T.S.

- LEGEND**
- 5120 EXISTING 10' CONTOUR
  - 5121 EXISTING 2' CONTOUR
  - 5120 PROPOSED 10' CONTOUR
  - 5121 PROPOSED 2' CONTOUR
  - SIDEWALK/TRAILS
  - 2.00% PROPOSED STREET GRADE
  - H.P. HIGH POINT
  - L.P. LOW POINT
  - M.E. MATCH EXISTING



LOCAL STREET  
N.T.S.



SCALE: 1" = 30'  
ORIGINAL GRAPHIC SCALE

AREA GRADING  
PLAN

JOB NO. 17000
DATE: 12/31/18
SCALE: AS SHOWN
Sheet 4 of 6

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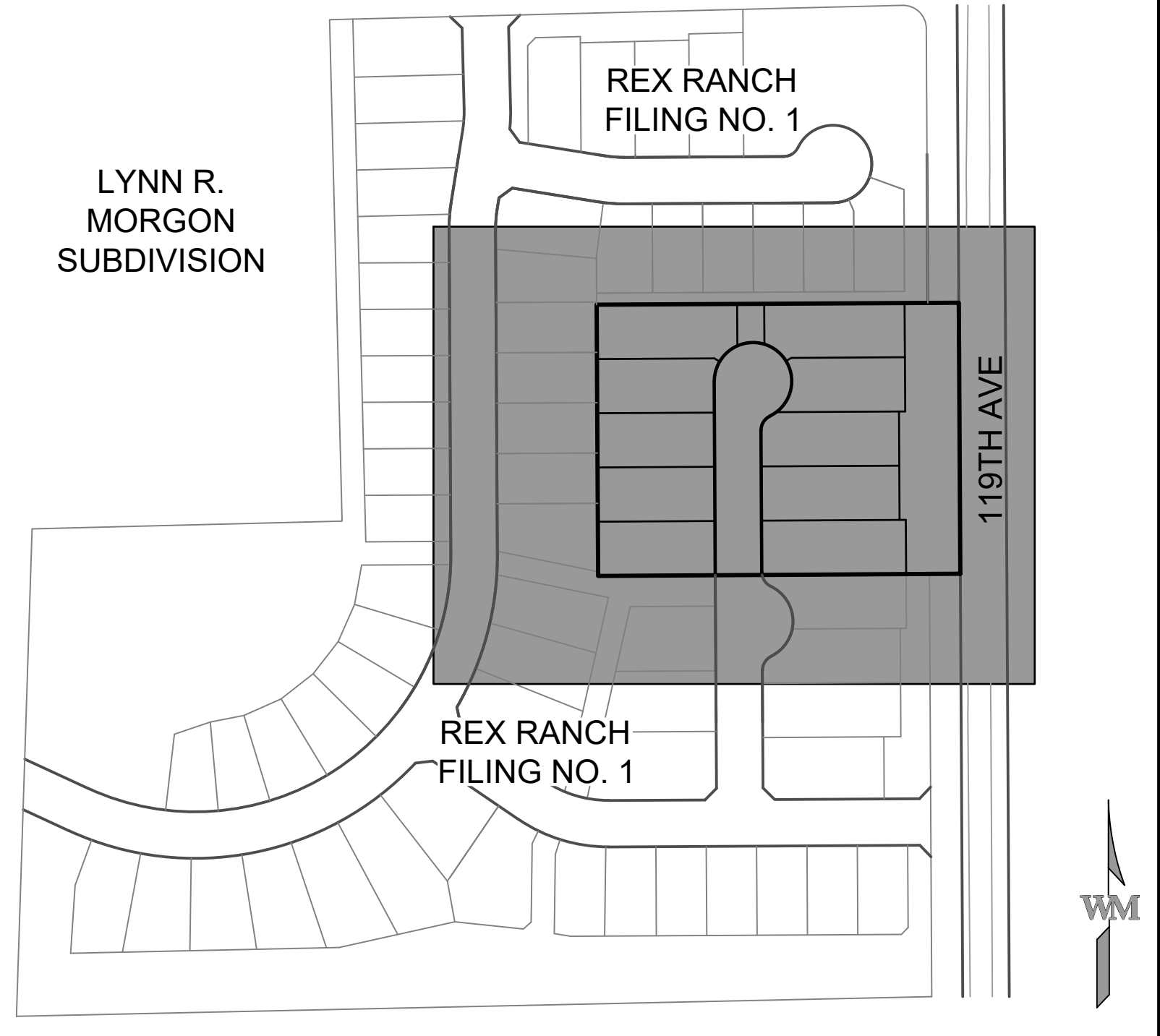
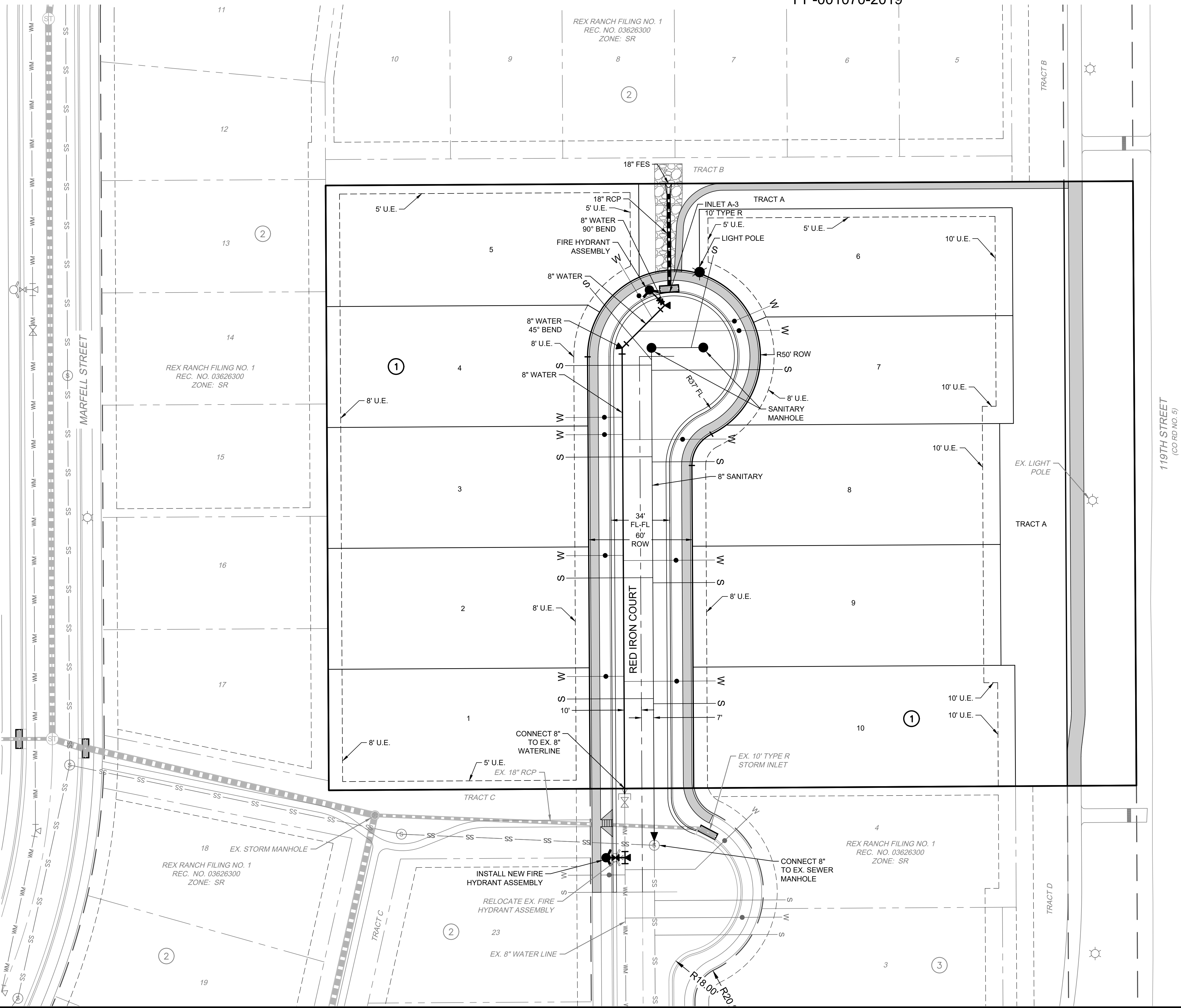
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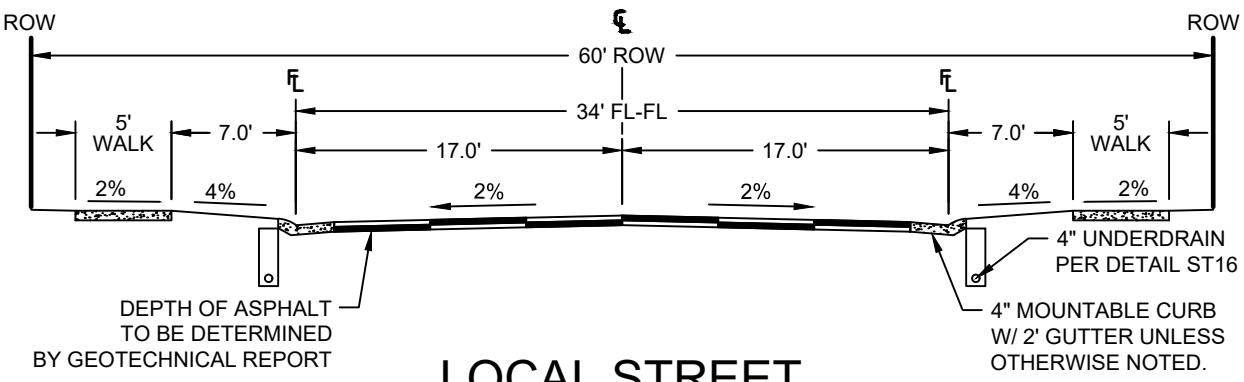
## KEY MAP

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## LEGEND

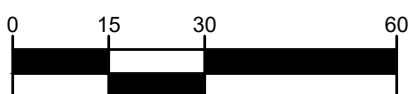
(UTILITY LEGEND)

- SITE BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED STORM SEWER, MANHOLE, F.E.S. AND INLET
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER W/ MH
- EXISTING SANITARY SEWER W/ MH
- PROPOSED WATER LINE, VALVE AND FIRE HYDRANT
- EXISTING WATER LINE AND VALVE
- UTILITY EASEMENT
- CONCRETE WALK
- RIGHT OF WAY
- PROPOSED WATER SERVICE W/ METER
- PROPOSED SANITARY SERVICE



## LOCAL STREET

N.T.S.



SCALE: 1" = 30'  
ORIGINAL GRAPHIC SCALE

## UTILITY PLAN

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Sheet 5 of 6

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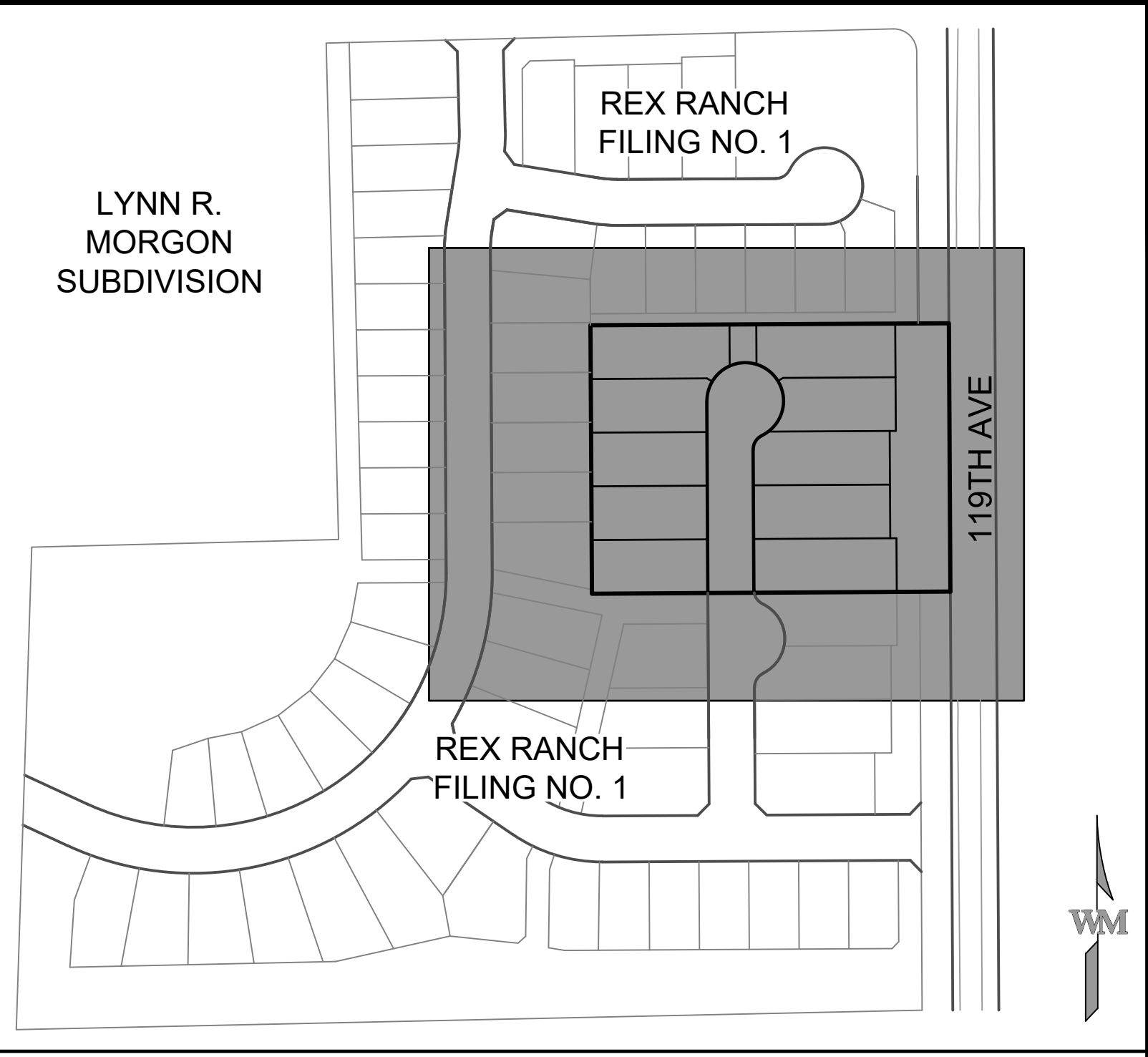
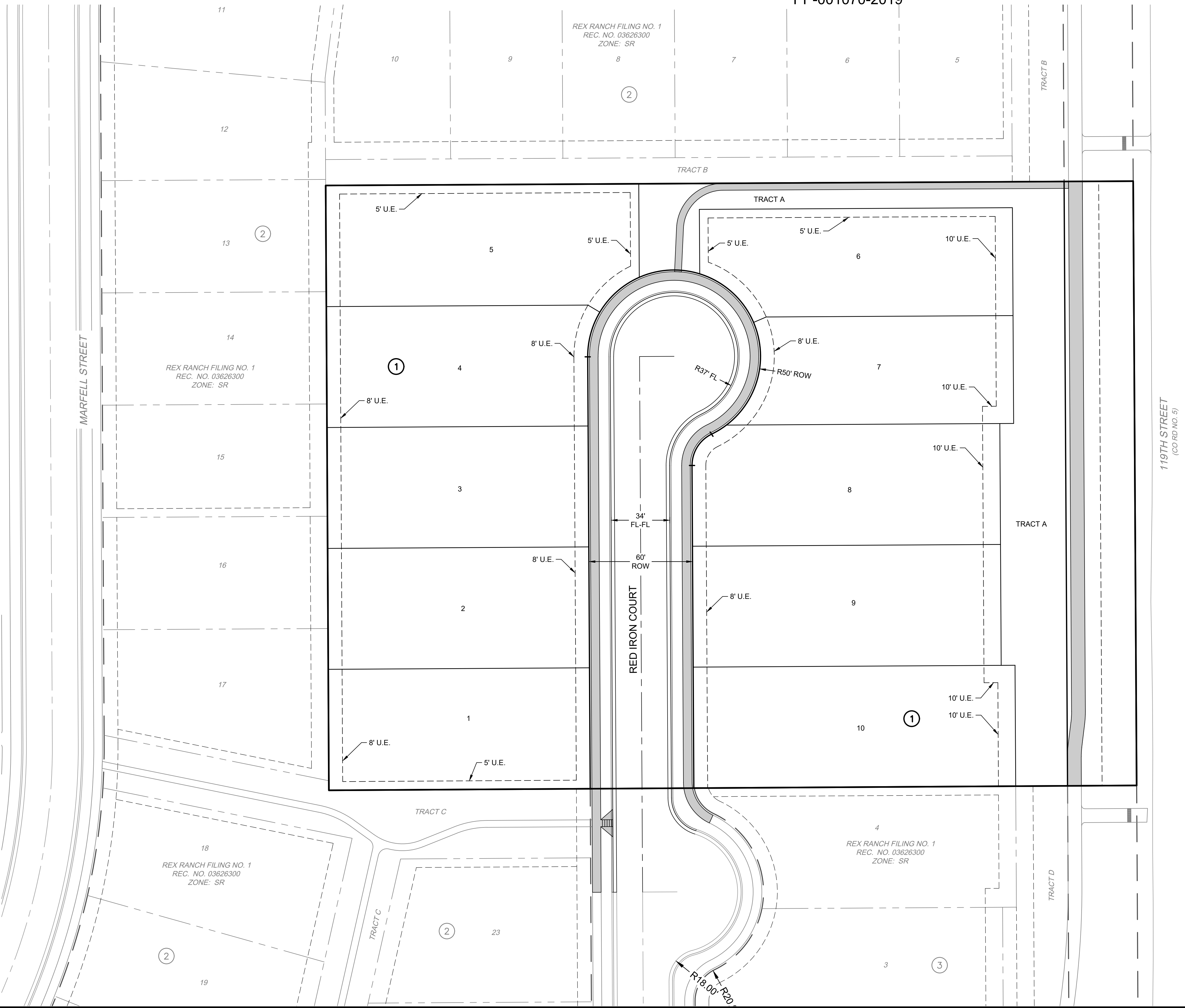
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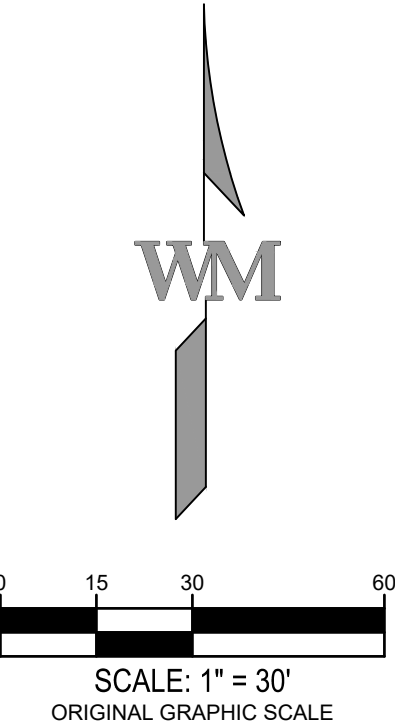
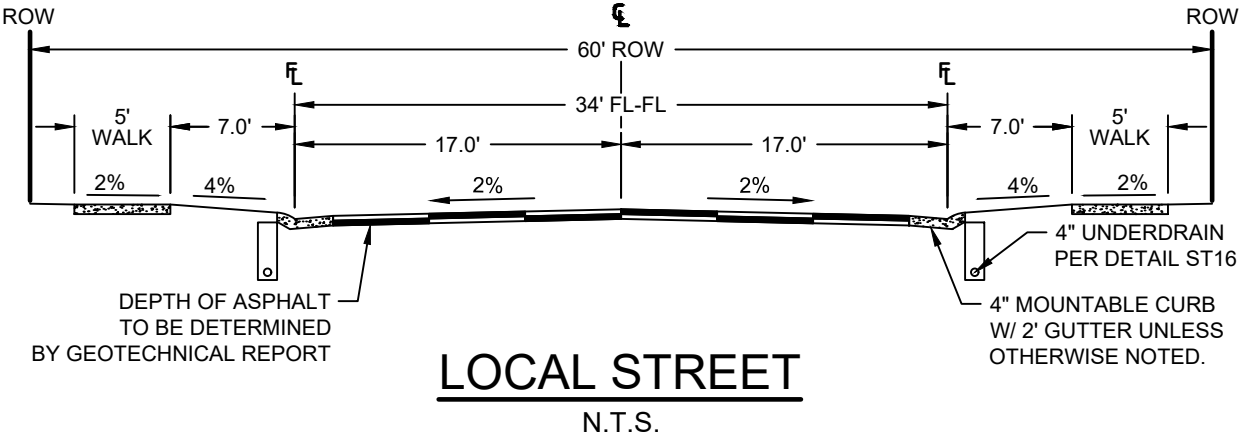
### KEY MAP

N.T.S.

### LEGEND

(UTILITY LEGEND)

- SITE BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- SECTION LINE
- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- RIGHT OF WAY
- CONCRETE WALK
- UTILITY EASEMENT



### ROAD CONSTRUCTION PLAN

JOB NO.	17000
DATE:	12/31/18
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Sheet	6 of 6

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