

# LAFFERTY AT CANYON CREEK SUBDIVISION

## FINAL PLAT

BEING A PART OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
39.665 ACRES - 132 LOTS / 10 TRACTS  
FP-001545-2023

### CERTIFICATE OF DEDICATION AND OWNERSHIP

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:

A PARCEL IN THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13, SAID TO BEAR NORTH 00°04'38" WEST, A DISTANCE OF 1316.98 FEET, FROM THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13 MONUMENTED BY A 2" ALUMINUM CAP, 0.3' BELOW ASPHALT ROADWAY, STAMPED "A.M. HASCALL, 6TH PM, PLS 23500 1995, 16TH, R69W", DAMAGED TO THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13 MONUMENTED BY A 2.5" ALUMINUM CAP, 0.4' DOWN IN A RANGE BOX WITH NO LID, TOP OF RANGE BOX IS 0.2' BELOW ASPHALT ROADWAY, STAMPED "CIVIL ARTS, TIN, 1/4, S14 | S13, R69W, 2016, PLS 25379";

BEGINNING (P.O.B.) AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SOUTHWEST ONE-QUARTER OF SECTION 13, MONUMENTED BY A 2.5" ALUMINUM CAP, 0.1' ABOVE GROUND SURFACE, STAMPED "JR ENG, TIN R69W, C, S1/16, | S13, C, 2000, LS 19606";

THENCE NORTH 89°30'10" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, A DISTANCE OF 1329.43 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13;

THENCE NORTH 89°30'20" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, A DISTANCE OF 9.39 FEET TO THE SOUTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1274, AT PAGE 188;

THENCE NORTH 00°04'38" WEST ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN THE DEED DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1274, AT PAGE 188, A DISTANCE OF 312.74 FEET TO THE NORTHEAST CORNER OF SAID DEED DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1274, AT PAGE 188;

THENCE NORTH 89°15'38" WEST ALONG THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN THE DEED DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1274, AT PAGE 188, A DISTANCE OF 1290.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTH 119TH STREET (60' PUBLIC RIGHT-OF-WAY WIDTH);

THENCE NORTH 00°04'38" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH 119TH STREET, A DISTANCE OF 22.60 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN THE DEED DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1300, AT PAGE 398;

THENCE SOUTH 89°15'38" EAST, A DISTANCE OF 1290.12 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN THE DEED DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1300, AT PAGE 398;

THENCE NORTH 00°04'38" WEST ALONG THE EAST LINE OF SAID DEED DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1300, AT PAGE 398, A DISTANCE OF 949.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE REGIONAL TRANSPORTATION DISTRICT RIGHT-OF-WAY (FORMERLY UNION PACIFIC RAILROAD RIGHT-OF-WAY);

THENCE NORTH 89°42'02" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 528.59 FEET TO A POINT OF CURVE;

THENCE EASTERLY A DISTANCE OF 819.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2764.79 FEET AND CENTRAL ANGLE OF 16°59'16", SUBTENDED BY A CHORD WHICH BEARS SOUTH 81°48'20" EAST, A DISTANCE OF 816.74 FEET, TO THE EAST LINE OF SAID NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, WHENCE THE CENTER CORNER OF SAID SECTION 13 BEARS NORTH 00°09'52" WEST, A DISTANCE OF 138.65 FEET;

THENCE SOUTH 00°09'52" EAST ALONG SAID EAST LINE, A DISTANCE 1182.60 FEET TO THE POINT OF BEGINNING (P.O.B.).

CONTAINING AN AREA OF 1,727,789 SQUARE FEET (39.665 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 LAFFERTY AT CANYON CREEK SUBDIVISION. ALL PUBLIC WAYS AND OTHER PUBLIC RIGHTS-OF-WAY, LANDS, EASEMENTS AND OTHER DESIGNATED PUBLIC IMPROVEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN OF ERIE AND THE PUBLIC, COLORADO, FOR PUBLIC USES AND PURPOSES SHOWN HEREON.

OWNER: STRATUS STONEGATE, LLC, A COLORADO LIMITED LIABILITY COMPANY

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

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024,

BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL:

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

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

LIENHOLDER: FIRSTIER BANK

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

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024,

BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL:

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

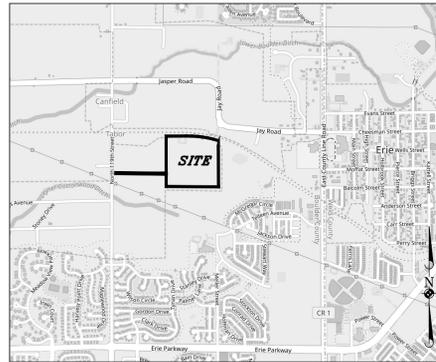
MY COMMISSION EXPIRES: \_\_\_\_\_

### CLERK & RECORDER CERTIFICATE

STATE OF COLORADO )  
                                  ) SS.  
COUNTY OF BOULDER )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 A.D. AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_

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



LOCATION MAP

SCALE: 1" = 2000'

### TITLE VERIFICATION CERTIFICATE

WE, FIRST AMERICAN 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:

FIRST AMERICAN TITLE INSURANCE COMPANY

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

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

ATTEST:

SECRETARY/TREASURER )  
STATE OF COLORADO ) SS.  
COUNTY OF \_\_\_\_\_ )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

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

WITNESS MY HAND AND OFFICIAL SEAL

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

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

### NOTES

1. DISTANCES ARE MARKED IN U.S. SURVEY FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (0.00') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.

3. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

4. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CWC CONSULTING GROUP, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: NCS-993297-CO, WITH AN EFFECTIVE DATE OF DECEMBER 19, 2023 AT 5:00 PM FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.

5. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE.

6. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID TO BEAR NORTH 00°04'38" WEST, A DISTANCE OF 1316.98 FEET, FROM THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13 BEING MONUMENTED BY A 2" ALUMINUM CAP, 0.3' BELOW ASPHALT ROADWAY, STAMPED "A.M. HASCALL, 6TH PM, PLS 23500 1995, 16TH, R69W", DAMAGED TO THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13 BEING MONUMENTED BY A 2.5" ALUMINUM CAP, 0.4' DOWN IN A RANGE BOX WITH NO LID, TOP OF RANGE BOX IS 0.2' BELOW ASPHALT ROADWAY, STAMPED "CIVIL ARTS, TIN, 1/4, S14 | S13, R69W, 2016, PLS 25379"

7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

8. DEFINITION: CERTIFY, CERTIFICATION - A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.

9. CWC CONSULTING GROUP, INC. DOES NOT WARRANT THAT THE PARCEL, AS DESCRIBED HEREON, COMPLIES WITH COLORADO SENATE BILL 35. (30-28-101).

### NOTES

11. 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.

12. THE PROPERTY IS LOCATED WITHIN "OTHER AREAS - ZONE X" (AREAS DETERMINED TO BE OUTSIDE THEN 0.2% ANNUAL CHANCE FLOODPLAIN.) AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP - COMMUNITY PANELS NUMBERED 08013C0437J WITH AN EFFECTIVE DATE OF DECEMBER 18, 2012.

13. 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 SPECIFICATIONS, AS AMENDED. THE OWNER(S) GRANT 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).

14. A BLANKET PUBLIC ACCESS EASEMENT IS GRANTED ACROSS TRACTS A, B, C, D, E, F, G, H AND I.

15. A BLANKET DRAINAGE EASEMENT IS GRANTED ACROSS TRACTS A AND I.

16. MINE SHAFT LOCATION DEPICTED HEREON AFTER REVIEW OF CLIENT PROVIDED DOCUMENT ENTITLED "MINE SUBSIDENCE INVESTIGATION, CANYON CREEK SUBDIVISION, FILINGS 7 AND 8, AND LAFFERTY PROPERTY, 109.41 ACRES, SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST, BOULDER COUNTY, COLORADO" (WESTERN ENVIRONMENT AND ECOLOGY, INC., JULY 8, 2020). FOLLOWING REVIEW OF THIS DOCUMENT THE MINE SHAFTS WERE LOCATED IN THE FIELD BY WESTERN ENVIRONMENT AND ECOLOGY, INC. THE LOCATIONS WERE SHOT BY CWC CONSULTING ON SEPTEMBER 13, 2021.

FROM TOWN OF ERIE'S UNIFIED DEVELOPMENT CODE, FEBRUARY 18, 2022:

10.6.13 ABANDONED MINES:

A. GENERAL PROVISIONS: ALL DEVELOPMENT WITH UNDERMINING AND/OR MINE SHAFTS SHALL PROVIDE THE TOWN WITH GEOLOGICAL AND GEOTECHNICAL HAZARDS REPORTS PREPARED, SIGNED AND STAMPED BY A PROFESSIONAL IN THE FIELD OF UNDERMINING. THE REPORTS SHALL BE REFERRED TO THE COLORADO GEOLOGICAL SURVEY FOR REVIEW AND COMMENT. RECOMMENDATIONS FROM THE REPORTS AND COLORADO GEOLOGICAL SURVEY SHALL BE EVALUATED BY THE TOWN WHEN CONSIDERING APPROPRIATE LAND USES, RESTRICTIONS APPLICABLE TO LAND DEVELOPMENT, AND FOUNDATION DESIGN DUE TO UNDERMINING CONSTRAINTS. UNDERMINING AND/OR MINE SHAFTS SHALL BE NOTED ON SKETCH PLANS, PRELIMINARY PLATS, FINAL PLATS AND SITE PLANS.

B. MINESHAFTS:

1. ALL MINESHAFTS SHALL BE CAPPED AND MONUMENTED IN ACCORDANCE WITH STATE REQUIREMENTS.

2. MINESHAFTS SHALL NOT BE LOCATED ON A RESIDENTIAL LOT.

3. MINESHAFTS MAY BE LOCATED IN A STREET RIGHT-OF-WAY, TRACT, OR IN A NON-RESIDENTIAL LOT WITH AN EASEMENT RESTRICTED FOR PARKING, OPEN SPACE OR LANDSCAPE USE. ANY MODIFICATIONS TO THIS PROVISION PROPOSED BY THE APPLICANT FOR TOWN CONSIDERATION SHALL BE IN COMPLIANCE WITH RECOMMENDATIONS FROM THE GEOLOGICAL AND GEOTECHNICAL HAZARDS REPORTS AND THE COLORADO GEOLOGICAL SURVEY.

4. MINIMUM DIMENSIONS FOR TRACTS/EASEMENTS AND MINIMUM DISTANCES FROM ABANDONED MINESHAFTS TO RESIDENTIAL LOTS AND NON-RESIDENTIAL STRUCTURES SHALL BE DETERMINED BASED ON RECOMMENDATIONS FROM THE GEOLOGICAL AND GEOTECHNICAL HAZARDS REPORTS AND THE COLORADO GEOLOGICAL SURVEY.

C. MINE TAILINGS: IF MINE TAILINGS ARE LOCATED ON A PROPERTY, THE REMOVAL OF MINE TAILINGS SHALL BE ADDRESSED IN A DEVELOPMENT AGREEMENT. THE TOWN SHALL REQUIRE SUBMITTAL OF A PROFESSIONAL CERTIFICATION THAT THE MINE TAILINGS AND HAZARD ASSOCIATED WITH THE TAILING HAS BEEN REMOVED AND COMPLETED.

THE JACKSON MINE SHAFT WILL BE MITIGATED USING A CONCRETE CAP AND COMPACTION TECHNIQUES AS SPECIFIED BY WESTERN ENVIRONMENT AND ECOLOGY, INC. THE MITIGATION WILL BE PERFORMED IN CONFORMANCE WITH THE CAPPING DETAIL PROVIDED AND AT THE TIME OF FINAL CONSTRUCTION DEVELOPMENT BASED ON THE SPECIFICATION AND DEPTH.

THE CANFIELD MINE SHAFT WILL BE MITIGATED USING A CONCRETE CAP, POND LINER AND COMPACTION TECHNIQUES AS SPECIFIED BY WESTERN ENVIRONMENT AND ECOLOGY, INC. THE CANFIELD SHAFT WILL BE REVIEWED AND ADDITIONAL CAP MATERIAL MAY BE REQUIRED TO ENSURE NO WATER RELEASES FROM THE DETENTION POND INTO THE MINE SHAFT. THE SHAFT AND DETENTION POND MITIGATION WILL BE PERFORMED IN CONFORMANCE WITH THE CAPPING DETAIL PROVIDED AND AT THE TIME OF FINAL CONSTRUCTION DEVELOPMENT BASED ON THE SPECIFICATION AND DEPTH.

17. TO REDUCE RISK OF SUBSIDENCE-RELATED DAMAGE, AND IN ACCORDANCE WITH THE RECOMMENDATIONS IN MINE SUBSIDENCE INVESTIGATION, CANYON CREEK SUBDIVISION FILINGS 7 AND 8, AND LAFFERTY PROPERTY, 109.41 ACRES, SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST, BOULDER COUNTY, COLORADO (WESTERN ENVIRONMENT AND ECOLOGY, INC., REVISED JULY 8, 2020 AND ON FILE WITH THE TOWN OF ERIE PLANNING AND DEVELOPMENT DEPARTMENT FILE NO. PP-001214-2020): NO BUILDING OR BUILDING SEGMENT WITHIN LAFFERTY AT CANYON CREEK, BLOCKS 5, 6, AND 7 MAY EXCEED 67 FEET IN LENGTH OR WIDTH. ALL STRUCTURES WITHIN LAFFERTY AT CANYON CREEK, BLOCKS 5, 6, AND 7 MUST BE CONSTRUCTED WITH STRAIN ISOLATION TRENCHES.

18. PER THE REQUEST RECEIVED FROM STRATUS CANYON CREEK, LLC; CWC CONSULTING GROUP, INC. FIELD OBSERVED AND RECORDED THE POSITION OF THE CANFIELD MINE SHAFT AND JACKSON MINE SHAFT WHICH WAS UNCOVERED IN THE FIELD BY WESTERN ENVIRONMENT AND ECOLOGY, INC. AND SURVEYED ON SEPTEMBER 14, 2021. THE PROJECT COORDINATE OF THE CANFIELD MINE SHAFT IS NORTHING: 262,028.6', EASTING: 121,600.9'. THE PROJECT COORDINATE OF THE JACKSON MINE SHAFT IS NORTHING: 261,012.3', EASTING: 121,369.9'. THE PROJECT COORDINATE SYSTEM IS A MODIFIED COLORADO STATE PLANE AT GROUND WITH THE FOLLOWING LOCAL SITE SETTINGS: PROJECT LATITUDE: N40°02'38.32882", PROJECT LONGITUDE: W105°03.54.06792", PROJECT HEIGHT: 5029.391' AND A GROUND SCALE FACTOR OF 1.0002400130275.

THE UNITED STATES/STATE PLANE 1983, NAD83 (2011), COLORADO NORTH 0501 ZONE STATE PLANE COORDINATE IS NORTHING: 1,259,544.4', EASTING: 3,121,561.4'.

THE LOCATION OF THE CANFIELD MINE SHAFT AND JACKSON MINE SHAFT IS SHOWN HEREON ON SHEET 3 AND 4 PER SAID FIELD OBSERVATIONS.

19. THE LAFFERTY AT CANYON CREEK FINAL PLAT CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN C.R.S. § 24-68-101, ET SEQ., AND CHAPTER 3 OF TITLE 9 OF THE ERIE MUNICIPAL CODE, AND SHALL CREATE VESTED PROPERTY RIGHTS FOR 3 YEARS FROM THE DATE OF TOWN APPROVAL OF THE FINAL PLAT.

20. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NOT COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCo) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS/GRANT TO REQUIRE THE PROPERTY OWNER TO SAND PSCo AND EASEMENT ON ITS STANDARD FORM.

### NOTES

21. LAFFERTY AT CANYON CREEK SUBDIVISION IS SUBJECT TO THE DITCH RELOCATION AND MAINTENANCE AGREEMENT AS SHOWN IN THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 04031210, RECORDED DECEMBER 14, 2023.

### SURVEYOR'S CERTIFICATE

I, ERIC DAVID CARSON, 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 SURVEY MADE ON APRIL 20, 2020, 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
ERIC DAVID CARSON

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #37890

### BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS LAFFERTY AT CANYON CREEK SUBDIVISION IS APPROVED AND ACCEPTED BY RESOLUTION NO. \_\_\_\_\_ PASSED AND ADOPTED AT A MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
MAYOR

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

### PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING & DEVELOPMENT DIRECTOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
PLANNING & DEVELOPMENT DIRECTOR

#### TRACT SUMMARY CHART

NAME	AREA (AC)	AREA (SF)	USE
TRACT A	5.380	234,361	DRAINAGE, OPEN SPACE, LANDSCAPING
TRACT B	0.619	26,999	DRAINAGE, LANDSCAPING
TRACT C	0.075	3,257	DRAINAGE, LANDSCAPING
TRACT D	0.041	1,778	DRAINAGE, LANDSCAPING
TRACT E	0.130	5,648	DRAINAGE, LANDSCAPING
TRACT F	0.088	3,818	DRAINAGE, LANDSCAPING
TRACT G	0.115	5,029	DRAINAGE, LANDSCAPING
TRACT H	0.539	23,500	POCKET PARK
TRACT I	1.474	64,214	DRAINAGE, LANDSCAPING
TRACT J	0.669	29,146	PRIVATE CONVEYANCE TO ADJACENT PROPERTY
TOTAL:	9.131	397,750	

#### LAND SUMMARY CHART

TYPE	AREA (AC)	AREA (SF)	% OF TOTAL AREA
LOTS (132)	21.610	941,349	54.483%
TRACTS (10)	9.131	397,750	23.021%
ROW	8.923	388,690	22.496%
TOTAL:	39.665	1,727,789	100.000%



DATE	REVISION	BY	DRAFTED: XXX	CHECKED: E.D.C.
10/10/23	TOWN COMMENTS-SECOND REVIEW, EASEMENT UPDATE	EDC		
01/12/24	DITCH LATERAL EASEMENT UPDATE, LOTS 3-5, BLOCK 8	EDC		
02/21/24	EASEMENT UPDATE, LOTS 2, BLOCK 15, TRACT A	EDC		
03/15/24	ADDED NOTE #21	EDC		
05/23/24	EASEMENT UPDATES	EDC		

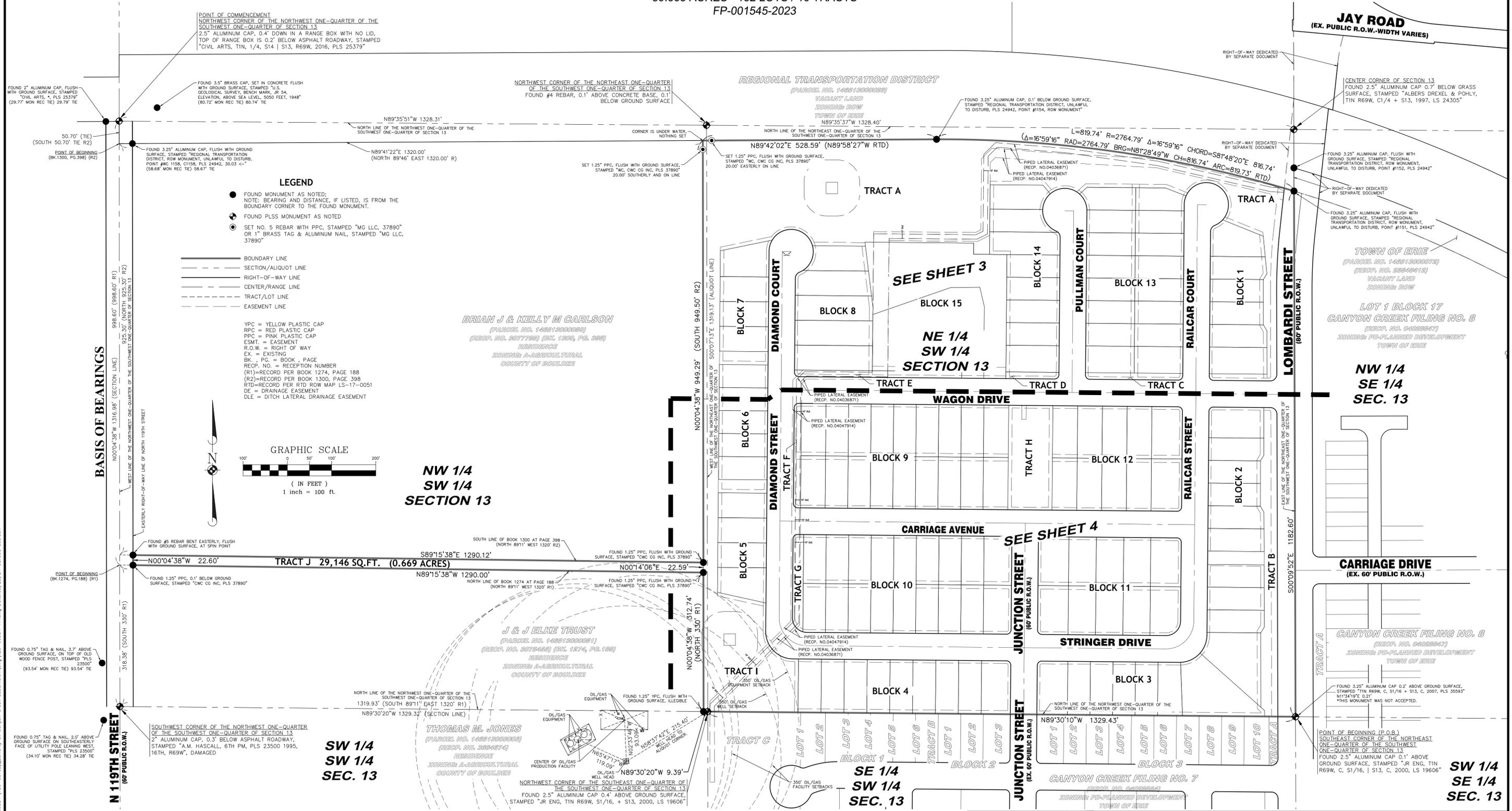
DATE: 01/25/2023 JOB NO: 120-00334  
130-00102  
SURVEY PREPARED FOR:  
**STRATUS STONEGATE, LLC**

SHEET NO. 1 OF 4 SHEETS

# LAFFERTY AT CANYON CREEK SUBDIVISION

## FINAL PLAT

BEING A PART OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
 39.665 ACRES - 132 LOTS / 10 TRACTS  
 FP-001545-2023



POINT OF COMMENCEMENT  
 NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13  
 2.5" ALUMINUM CAP, 0.4" DOWN IN A RANGE BOX WITH NO LID, TOP OF RANGE BOX IS 0.2' BELOW ASPHALT ROADWAY, STAMPED "CIVIL ARTS, TIN, 1/4, S14 | S13, R69W, 2016, PLS 25379" (29.77' MON REC TIE) 29.79' TIE

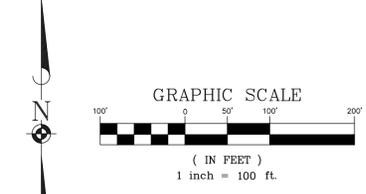
FOUND 3.5" BRASS CAP, SET IN CONCRETE FLUSH WITH GROUND SURFACE, STAMPED "U.S. GEOLOGICAL SURVEY, BENCH MARK # 54, ELEVATION, ABOVE SEA LEVEL, 5050 FEET, 1948" (60.72' MON REC TIE) 60.74' TIE

FOUND 3.25" ALUMINUM CAP, FLUSH WITH GROUND SURFACE, STAMPED "REGIONAL TRANSPORTATION DISTRICT, ROW MONUMENT, UNLAWFUL TO DISTURB, POINT #154, ROW MONUMENT" (58.68' MON REC TIE) 58.67' TIE

**LEGEND**  
 ● FOUND MONUMENT AS NOTED; NOTE: BEARING AND DISTANCE, IF LISTED, IS FROM THE BOUNDARY CORNER TO THE FOUND MONUMENT.  
 ○ FOUND PLS MONUMENT AS NOTED  
 ○ SET NO. 5 REBAR WITH PPC, STAMPED "MG LLC, 37890" OR 1" BRASS TAG & ALUMINUM NAIL, STAMPED "MG LLC, 37890"

— BOUNDARY LINE  
 - - - SECTION/ALIQUOT LINE  
 - - - RIGHT-OF-WAY LINE  
 - - - CENTER/RANGE LINE  
 - - - TRACT/LOT LINE  
 - - - EASEMENT LINE

YPC = YELLOW PLASTIC CAP  
 RPC = RED PLASTIC CAP  
 PPC = PINK PLASTIC CAP  
 ESMT. = EASEMENT  
 R.O.W. = RIGHT OF WAY  
 EX. = EXISTING  
 BK., PG. = BOOK, PAGE  
 RECP. NO. = RECEPTION NUMBER  
 (R1) = RECORD PER BOOK 1274, PAGE 188  
 (R2) = RECORD PER BOOK 1300, PAGE 398  
 RTD = RECORD PER RTD, ROW MAP LS-17-0051  
 DE = DRAINAGE EASEMENT  
 DLE = DITCH LATERAL DRAINAGE EASEMENT



NW 1/4  
 SW 1/4  
 SECTION 13

SW 1/4  
 SW 1/4  
 SEC. 13

BASIS OF BEARINGS

T:\\_0085\1-20 Survey\130-00334 (130-00102)\_Lafferty at Canyon Creek Subdivision\Draw\130-00334-FP.dwg Date:05/23/24 08:36:56 ecorson

**JAY ROAD**  
 (EX. PUBLIC R.O.W.-WIDTH VARIES)

CENTER CORNER OF SECTION 13  
 FOUND 2.5" ALUMINUM CAP 0.7' BELOW GRASS SURFACE, STAMPED "ALBERS DREXEL & POHLY, TIN R69W, C1/4 + S13, 1997, LS 24305"

FOUND 3.25" ALUMINUM CAP, FLUSH WITH GROUND SURFACE, STAMPED "REGIONAL TRANSPORTATION DISTRICT, ROW MONUMENT, UNLAWFUL TO DISTURB, POINT #152, PLS 24942"

FOUND 3.25" ALUMINUM CAP, FLUSH WITH GROUND SURFACE, STAMPED "REGIONAL TRANSPORTATION DISTRICT, ROW MONUMENT, UNLAWFUL TO DISTURB, POINT #151, PLS 24942"

TOWN OF ERIE  
 (PARCEL NO. 148913000079)  
 (RECP. NO. 28849412)  
 VACANT LAND  
 ZONING: ROW

LOT 1 BLOCK 17  
 CANYON CREEK FILING NO. 8  
 (RECP. NO. 04088847)  
 ZONING: PD-PLANNED DEVELOPMENT  
 TOWN OF ERIE

NW 1/4  
 SE 1/4  
 SEC. 13

CARRIAGE DRIVE  
 (EX. 60' PUBLIC R.O.W.)

CANYON CREEK FILING NO. 8  
 (RECP. NO. 04088847)  
 ZONING: PD-PLANNED DEVELOPMENT  
 TOWN OF ERIE

FOUND 3.25" ALUMINUM CAP 0.2' ABOVE GROUND SURFACE, STAMPED "TIN R69W, C, S1/16 + S13, C, 2007, PLS 35593" N1134.19'E 0.2' THIS MONUMENT WAS NOT ACCEPTED.

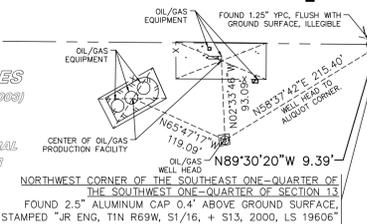
POINT OF BEGINNING (P.O.B.)  
 SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13  
 FOUND 2.5" ALUMINUM CAP 0.1' ABOVE GROUND SURFACE, STAMPED "JR ENG, TIN R69W, C, S1/16, 1 S13, C, 2000, LS 19606"

SW 1/4  
 SE 1/4  
 SEC. 13

BRIAN J & KELLY M CARLSON  
 (PARCEL NO. 148913000080)  
 (RECP. NO. 3077780) (EX. 1300, PG. 300)  
 RESIDENCE  
 ZONING: A-AGRICULTURAL  
 COUNTY OF BOULDER

J & J ELKE TRUST  
 (PARCEL NO. 148913000081)  
 (RECP. NO. 3075458) (EX. 1274, PG. 188)  
 RESIDENCE  
 ZONING: A-AGRICULTURAL  
 COUNTY OF BOULDER

THOMAS M. JONES  
 (PARCEL NO. 148913000083)  
 (RECP. NO. 3694874)  
 RESIDENCE  
 ZONING: A-AGRICULTURAL  
 COUNTY OF BOULDER



**CWC CONSULTING GROUP**  
 CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION SERVICES  
 9360 TEDDY LANE, SUITE 4003  
 LOUISVILLE, CO 80124  
 TELEPHONE: 303-395-2700  
 FAX: 303-395-2701

DATE	REVISION	BY	DRAWN BY	CHECKED BY
01/25/2023			S.L.G.3	E.D.C.
DATE:		JOB NO.:		
01/25/2023		120-00334		
SURVEY PREPARED FOR:		130-00102		
STRATUS				
STONEGATE, LLC				

SHEET NO.  
2 OF 4 SHEETS

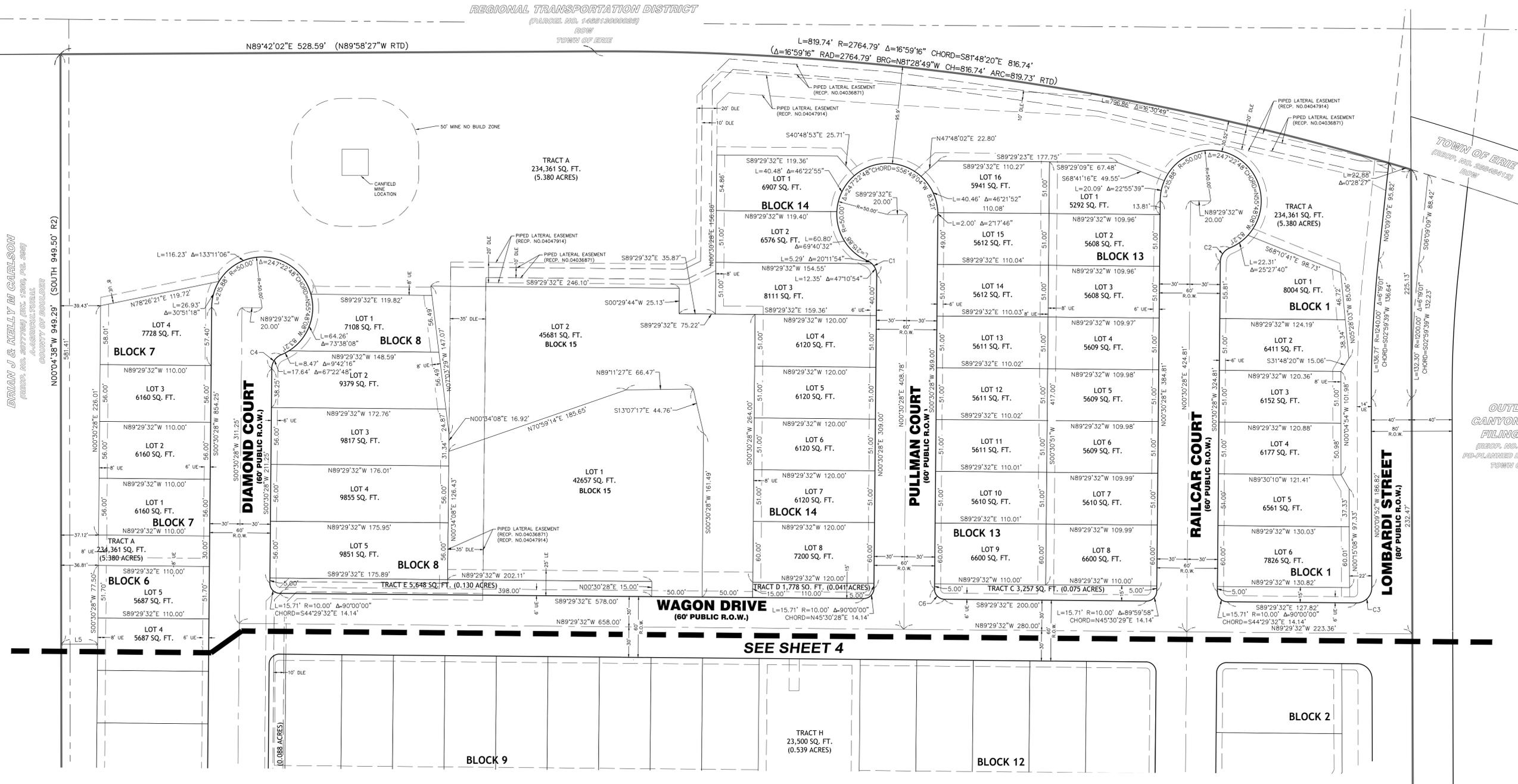
# LAFFERTY AT CANYON CREEK SUBDIVISION

## FINAL PLAT

BEING A PART OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
39.665 ACRES - 132 LOTS / 10 TRACTS  
FP-001545-2023

REGIONAL TRANSPORTATION DISTRICT  
(PARCEL NO. 14551300023)  
ROW

TOWN OF ERIE



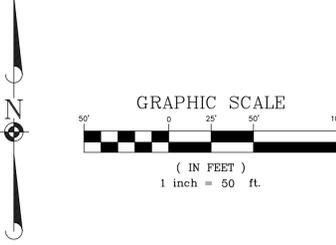
BRIAN J & KELLY M CARLSON  
REGISTERED PROFESSIONAL SURVEYORS  
COUNTY OF BOULDER

OUTLOT A  
CANYON CREEK  
FILING NO. 8  
(REC. NO. 0408947)  
PD-PLANNED DEVELOPMENT  
TOWN OF ERIE

**LEGEND**

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- - - EASEMENT LINE

ABBREVIATIONS:  
 UE = UTILITY EASEMENT  
 DLE = DITCH LATERAL EASEMENT BY SEPARATE DOCUMENT REC. NO.  
 LE = LANDSCAPE EASEMENT BY SEPARATE DOCUMENT REC. NO.  
 R.O.W. = RIGHT-OF-WAY



**CURVE/LINE DATA:**

C1: L=17.64' R=15.00' Δ=67°22'48" CHORD=N33°10'56"W 16.64'  
 C2: L=17.64' R=15.00' Δ=72°2'48" CHORD=S34°11'52"W 16.64'  
 C3: L=23.74' R=15.00' Δ=90°40'20" CHORD=N45°10'18"E 21.34'  
 C4: L=17.64' R=15.00' Δ=67°22'48" CHORD=N34°11'52"W 16.64'  
 C6: L=15.71' R=10.00' Δ=90°00'00" CHORD=S44°29'32"E 14.14'  
 L5: S89°55'22"W 36.02'

**CWC CONSULTING GROUP**  
 CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION SERVICES

9360 TEDDY LANE, SUITE 4003  
 LOUISVILLE, CO 80040-8014  
 TELEPHONE: 303-395-2700  
 FAX: 303-395-2701

DATE	REVISION	BY

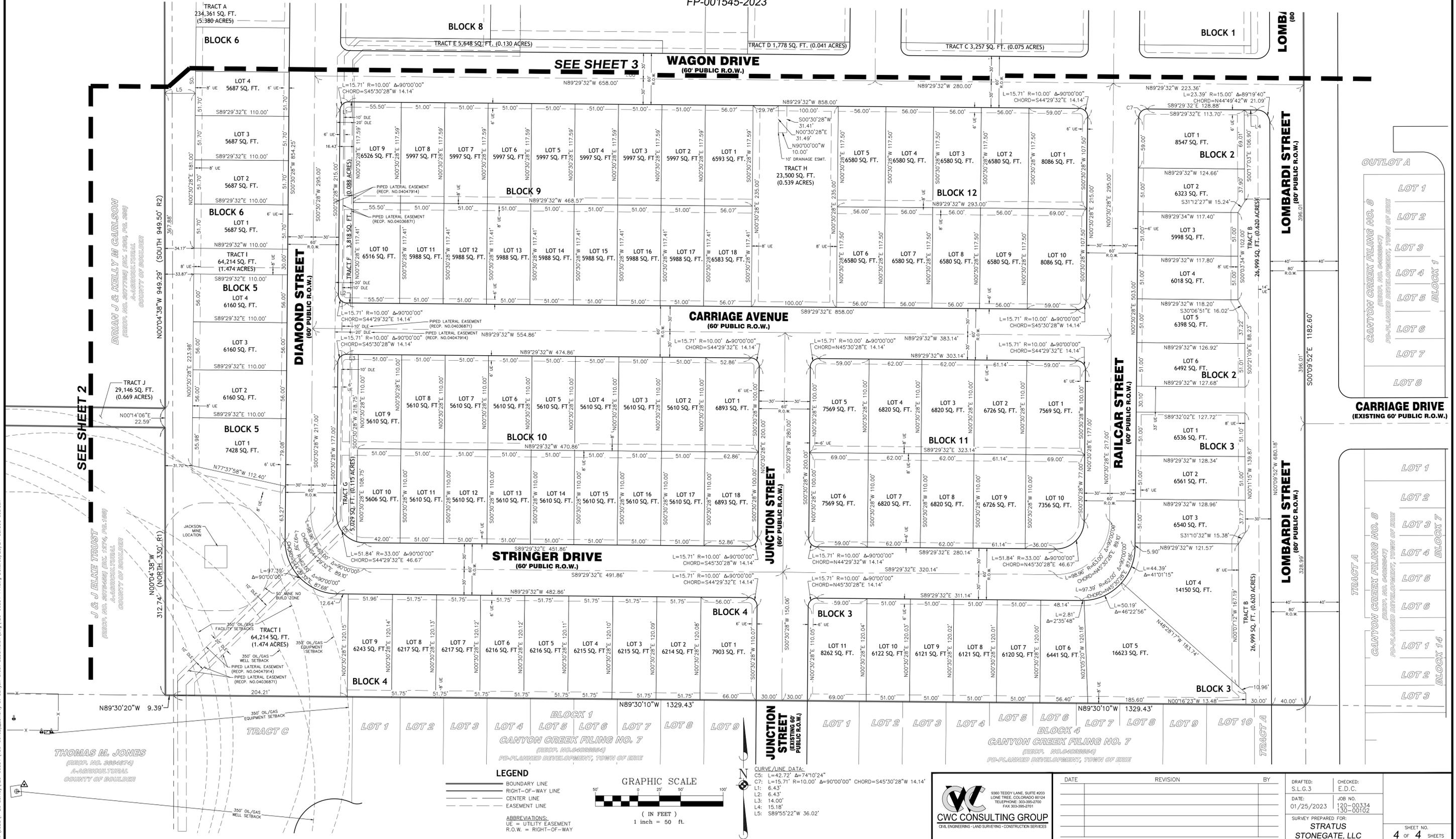
DRAFTED: S.L.G.3	CHECKED: E.D.C.
DATE: 01/25/2023	JOB NO. 130-00334
SURVEY PREPARED FOR: STRATUS	130-00102
STONEGATE, LLC	

T:\085\1-20\_Survey\130-00334 (130-00102)\_Lafferty at Canyon Creek Subdivision\cwa\20-00334-FP.dwg Date:05/23/24 08:36a escoron

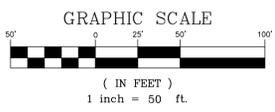
# LAFFERTY AT CANYON CREEK SUBDIVISION

## FINAL PLAT

BEING A PART OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
39.665 ACRES - 132 LOTS / 10 TRACTS  
FP-001545-2023



**LEGEND**  
 ——— BOUNDARY LINE  
 - - - - - RIGHT-OF-WAY LINE  
 - - - - - CENTER LINE  
 - - - - - EASEMENT LINE  
 --- ABBREVIATIONS:  
 UE = UTILITY EASEMENT  
 R.O.W. = RIGHT-OF-WAY



**CURVE/LINE DATA:**  
 C5: L=42.72' R=74°10'24"  
 C7: L=15.71' R=10.00' Δ=90°00'00" CHORD=S45°30'28"W 14.14'  
 L1: 6.43'  
 L2: 6.43'  
 L3: 14.00'  
 L4: 15.18'  
 L5: S89°55'22"W 36.02'



DATE	REVISION	BY	DRAFTED: S.L.G.3	CHECKED: E.D.C.
01/25/2023				
SURVEY PREPARED FOR:			JOB NO: 130-003334	
STRATUS			130-003334	
STONEGATE, LLC			130-003334	
			SHEET NO. 4 of 4 SHEETS	