

CANYON CREEK SUBDIVISION FILING NO. 11

PRELIMINARY PLAT

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS L, N AND P, CANYON CREEK SUBDIVISION FILING NO. 8, AS RECORDED UNDER RECEPTION NO. 04028847 FILED ON NOVEMBER 20, 2023, IN THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE. SITUATE IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°09'52" WEST BASED ON NAD83 (92) COLORADO STATE PLANE CENTRAL ZONE (502) COORDINATES, BEING MONUMENTED ON THE SOUTH BY THE CENTER-SOUTH SIXTEENTH-SECTION CORNER OF SAID SECTION 13 BEING A 2.5" ALUMINUM CAP STAMPED "JR ENG T1N R69W C-S1/16 S13 2000 LS19606" AND ON THE NORTH BY A 3.25" ALUMINUM CAP STAMPED "REGIONAL TRANSPORTATION DISTRICT ROW MONUMENT POINT #1152 PLS 24942"

BEGINNING AT THE NORTHWEST CORNER OF TRACT O, SAID CANYON CREEK SUBDIVISION FILING NO. 8, SAID POINT ALSO BEING A SOUTHWEST CORNER OF SAID TRACT P, CANYON CREEK SUBDIVISION FILING NO. 8;

THENCE ALONG THE WEST LINE OF SAID TRACT P AND THE EAST RIGHT-OF-WAY LINE OF LOMBARDI STREET THE FOLLOWING THREE (3) COURSES:

- NORTH 00°09'52" WEST A DISTANCE OF 337.49 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST;
- THENCE ALONG THE ARC OF SAID CURVE CONCAVE EASTERLY A DISTANCE OF 127.89 FEET, SAID CURVE HAVING A RADIUS OF 1160.00 FEET AND A DELTA ANGLE OF 06°19'01" (THE CHORD OF WHICH BEARS N02°59'39"E, 127.82);
- NORTH 06°09'09" EAST A DISTANCE OF 80.41 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST;

THENCE ALONG THE NORTH LINE OF SAID TRACT P AND SAID SOUTH RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD THE FOLLOWING TWO (2) COURSES:

- ALONG THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY A DISTANCE OF 729.83 FEET, SAID CURVE HAVING A RADIUS OF 2764.79 FEET AND A DELTA ANGLE OF 15°07'28" (THE CHORD OF WHICH BEARS S64°32'06"E, 727.71);
- SOUTH 56°58'24" EAST A DISTANCE OF 43.79 FEET;

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD AND ALONG THE EASTERLY BOUNDARY OF SAID TRACT P THE FOLLOWING TWO (2) COURSES:

- SOUTH 33°01'36" WEST A DISTANCE OF 75.99 FEET;
- SOUTH 00°09'36" EAST A DISTANCE OF 389.75 FEET TO THE NORTHEAST CORNER OF SAID TRACT N, CANYON CREEK SUBDIVISION FILING NO. 8;

THENCE ALONG THE EAST LINE OF SAID TRACT N, SOUTH 00°09'36" EAST A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT N;

THENCE ALONG THE SOUTH LINE OF SAID TRACT N, SOUTH 89°50'24" WEST A DISTANCE OF 127.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3, CANYON CREEK SUBDIVISION FILING NO. 8;

THENCE ALONG AN EAST LINE OF SAID TRACT N AND THE WEST LINE OF SAID LOT 1, BLOCK 3, SOUTH 00°09'36" EAST A DISTANCE OF 27.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST;

THENCE DEPARTING SAID WEST LINE OF LOT 1, BLOCK 3 AND ALONG THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, SAID CURVE BEING THE EASTERLY RIGHT-OF-WAY OF BLUEBIRD STREET AND THE NORTH RIGHT-OF-WAY OF CARRIAGE DRIVE, A DISTANCE OF 67.54 FEET, SAID CURVE HAVING A RADIUS OF 43.00 FEET AND A DELTA ANGLE OF 90°00'00" (THE CHORD OF WHICH BEARS N45°09'36"W, 60.81);

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY OF CARRIAGE DRIVE, SOUTH 89°50'24" WEST A DISTANCE OF 217.00 FEET TO THE SOUTHEAST CORNER OF TRACT M, CANYON CREEK SUBDIVISION FILING NO. 8;

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY OF CARRIAGE DRIVE AND ALONG THE EAST LINE OF SAID TRACT M, NORTH 00°09'36" WEST A DISTANCE OF 69.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT M;

THENCE ALONG THE NORTH LINE OF LOT 1, BLOCK 2, CANYON CREEK SUBDIVISION FILING NO. 8 EXTENDED EASTERLY, SOUTH 89°50'24" WEST A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2;

THENCE ALONG THE WEST LINE OF SAID BLOCK 2, SOUTH 00°09'36" EAST A DISTANCE OF 69.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 2, CANYON CREEK SUBDIVISION FILING NO. 8, THE SOUTHEAST CORNER OF SAID TRACT L AND A POINT ON SAID NORTH RIGHT-OF-WAY OF CARRIAGE DRIVE;

THENCE ALONG SAID NORTH RIGHT-OF-WAY OF CARRIAGE DRIVE AND THE SOUTH LINE OF SAID TRACT L, SOUTH 89°50'24" WEST A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT L;

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY OF CARRIAGE DRIVE AND ALONG THE EAST LINE OF BLOCK 1, CANYON CREEK SUBDIVISION FILING NO. 8, NORTH 00°09'36" WEST A DISTANCE OF 260.99 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, CANYON CREEK SUBDIVISION FILING NO. 8;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1 AND THE NORTH LINE OF SAID TRACT O, CANYON CREEK SUBDIVISION FILING NO. 8, SOUTH 89°50'26" WEST A DISTANCE OF 125.05 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 409,488 SQUARE FEET OR 9.401 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 CANYON CREEK FILING NO. 11 PRELIMINARY PLAT. 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 CANYON CREEK, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

ACKNOWLEDGE BEFORE ME THIS ____ DAY OF _____, 20__.

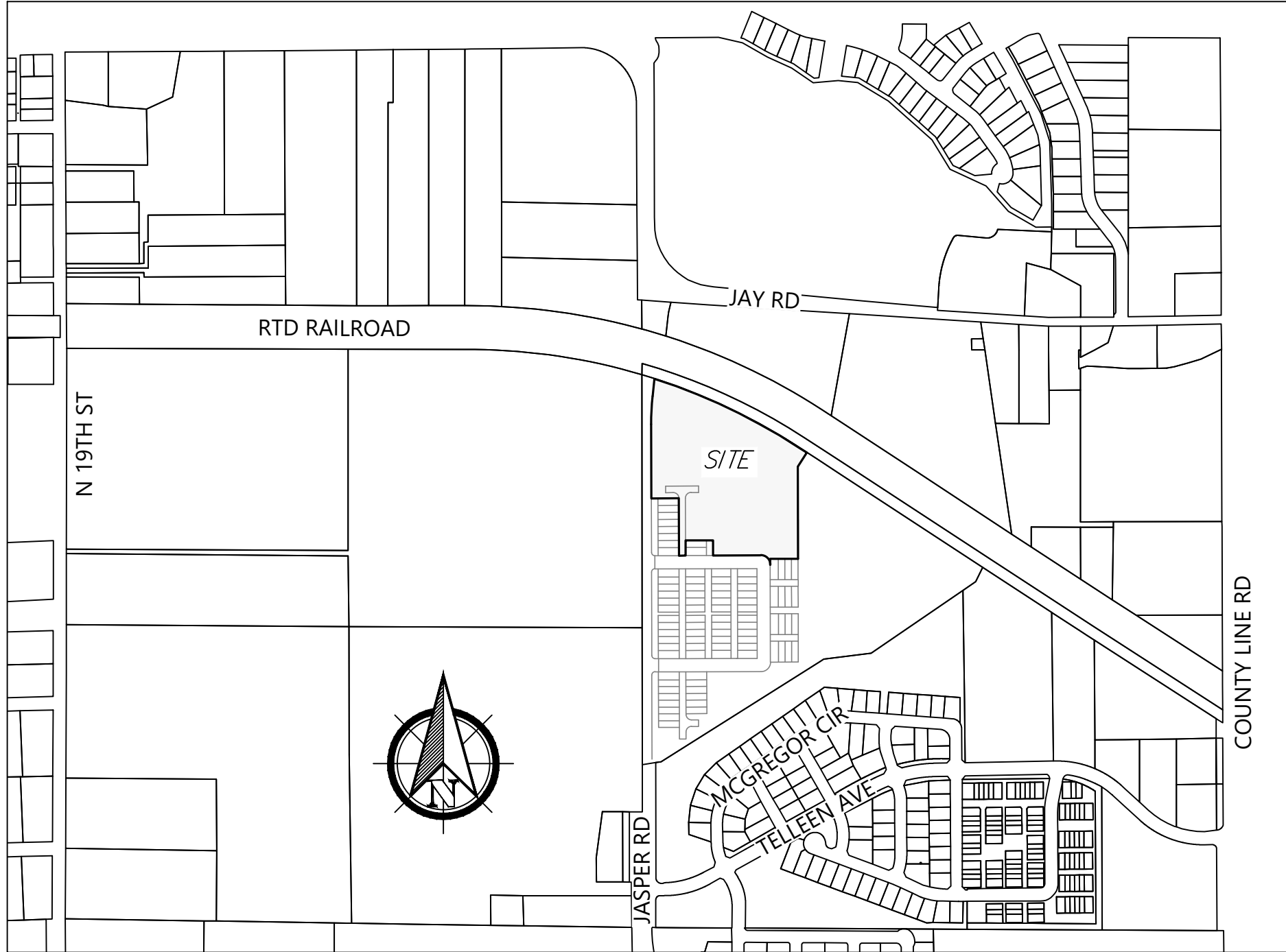
BY: _____

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

REPLAT OF TRACTS L, N AND P, CANYON CREEK FILING NO. 8, SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO 9.401 ACRES, 81 LOTS / 15 TRACTS - PP-001731-2024



VICINITY MAP

SCALE: 1" = 600'

TRACT OWNERSHIP, MAINTENANCE AND EASEMENTS

- OWNERSHIP OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, AND N SHALL BE DEEDED TO THE HOMEOWNERS ASSOCIATION (HOA):
 - CONCURRENTLY WITH THE RECORDATION OF THE PLAT OR
 - AT THE TIME OF THE ESTABLISHMENT OF THE HOMEOWNERS ASSOCIATION, WHICHEVER OCCURS LATER IN TIME.
- ALL DRAINAGE FACILITIES WITHIN TRACTS A, C, AND K SHALL BE OWNED, OPERATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE AREA WITHIN TRACTS J, K, L, M, AND N ARE HEREBY DEDICATED FOR ALLEY PURPOSES AS PUBLIC ACCESS EASEMENT.
- THE AREA WITHIN TRACTS A, B, D, E, F, H, AND I ARE HEREBY DEDICATED AS EASEMENTS FOR THE PURPOSES IDENTIFIED ON THE PLAT.
- A BLANKET PUBLIC ACCESS EASEMENT IS HEREBY DEDICATED FOR ALL TRACTS.
- A BLANKET UTILITY EASEMENT IS HEREBY DEDICATED ACROSS TRACTS J, K, L, M, AND N.
- A BLANKET DRAINAGE EASEMENT IS HEREBY DEDICATED ACROSS TRACT D.

LAND SUMMARY CHART

TYPE	SQ. FT.	ACRES	%
LOTS (81)	164,151	3.768	40%
TRACTS (15)	197,172	4.526	48%
RIGHT-OF-WAY	48,165	1.106	12%
TOTALS	409,488	9.401	100%

Canyon Creek Filing 11 Park & Open Space Dedication Requirements

Park Type	Acres Required per 1,000 residents*	Required Acres	Provided Acres
Neighborhood Parks	3	0.73	0.00
Pocket Parks	0.5	0.12	0.00
Open Space	17	4.12	0.00
Total		4.97	0.00

NOTE: Open space and neighborhood parks dedication is provided in PUD, pocket park requirements are provided in Canyon Creek Filing 8

*Residents per unit 2.99
Total Units 81

GENERAL 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 LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LJA SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, LJA SURVEYING RELIED UPON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER AB270814366-4, WITH A COMMITMENT DATE OF AUGUST 31, 2023 AT 5:00 P.M.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS WERE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THIS SITE WAS NOT COVERED BY SNOW.
- BASIS OF BEARINGS: A PORTION OF THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°09'52" WEST BASED ON NAD83 (92) COLORADO STATE PLANE CENTRAL ZONE (502) COORDINATES, BEING MONUMENTED ON THE SOUTH BY THE CENTER-SOUTH SIXTEENTH-SECTION CORNER OF SAID SECTION 13 BEING A 2.5" ALUMINUM CAP STAMPED "JR ENG T1N R69W C-S1/16 S13 2000 LS19606" AND ON THE NORTH BY A 3.25" ALUMINUM CAP STAMPED "REGIONAL TRANSPORTATION DISTRICT ROW MONUMENT POINT #1152 PLS 24942"
- FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBERS 08013C0437J WITH A MAP REVISED DATE OF DECEMBER 18, 2012.
- THE UNDERSIGNED, AS OWNER 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 SPECIFICATIONS, AS AMENDED. THE UNDERSIGNED 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 FACILITY COVERED BY THE ERIE MUNICIPAL CODE, AS AMENDED; AND TO INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES, WHEN THE OWNER FAILS TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH INSPECTION, MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER.
- PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY 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 NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

PROJECT TEAM

APPLICANT

TRI POINTE HOMES
5350 SOUTH ROSLYN STREET, SUITE 437
GREENWOOD VILLAGE, COLORADO 80111
720.427.4553
CONTACT: MATTHEW NAPIER

CIVIL ENGINEER

LJA ENGINEERING, INC
1765 WEST 121st AVENUE, SUITE 300
WESTMINSTER, COLORADO 80234
303.421.4224
CONTACT: TIMOTHY HOFFMAN

PLANNER

TERRACINA DESIGN
10200 E. GIRARD AVE
DENVER, COLORADO 80231
303.632.8867
CONTACT: ANTHONY FILES

SURVEYOR

LJA SURVEYING, INC.
7800 E UNION AVENUE, SUITE 575
DENVER, COLORADO 80237
303.531.6261
CONTACT: DEREK BROWN

SURVEYOR'S CERTIFICATE

I, MARK A. HALL, 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 AUGUST 21, 2023, 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__.

MARK A. HALL
COLORADO PLS NO. 36073
FOR AND ON BEHALF OF LJA SURVEYING
7800 E UNION AVENUE, SUITE 575,
DENVER, COLORADO 80237

FOR REVIEW ONLY

7800 E Union Avenue
Suite 575
Denver, CO 80237
303-590-4510
www.lja.com

Date: 7/31/2025

Job No.: 1071-0007

Sheet: 1 of 5

CANYON CREEK SUBDIVISION FILING NO. 11 PRELIMINARY PLAT

REPLAT OF TRACTS L, N AND P, CANYON CREEK FILING NO. 8,
SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
9.401 ACRES, 81 LOTS / 15 TRACTS - PP-001731-2024

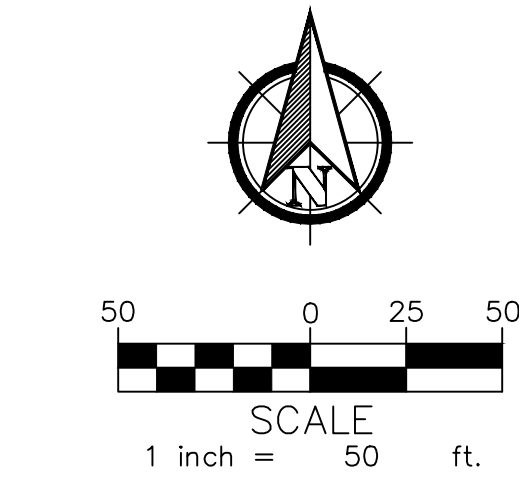
TRACT TABLE				
TRACT	AREA (SQ.FT.)	AREA (AC.±)	USE	OWNED/MAINTAINED
TRACT A	78,024	1.791	GARDEN COURT/LANDSCAPE/UTILITIES	HOA
TRACT B	1,232	0.028	LANDSCAPE/UTILITIES	HOA
TRACT C	10,822	0.248	P&A WELLS/LANDSCAPE	HOA
TRACT D	4,192	0.096	GARDEN COURT/LANDSCAPE/UTILITIES	HOA
TRACT E	1,335	0.031	LANDSCAPE/UTILITIES	HOA
TRACT F	1,267	0.029	LANDSCAPE/UTILITIES	HOA
TRACT G	4,234	0.097	PRIVATE PARK	HOA
TRACT H	18,331	0.421	GARDEN COURT/LANDSCAPE/UTILITIES	HOA
TRACT I	2,731	0.063	GARDEN COURT/LANDSCAPE/UTILITIES	HOA
TRACT J	12,301	0.282	PRIVATE DRIVE	HOA
TRACT K	25,979	0.596	PRIVATE DRIVE	HOA
TRACT L	13,261	0.304	PRIVATE DRIVE	HOA
TRACT M	4,254	0.098	PRIVATE DRIVE	HOA
TRACT N	10,690	0.245	PRIVATE DRIVE	HOA
TRACT O	8,518	0.196	GARDEN COURT	HOA

LEGEND

D.E. = PUBLIC DRAINAGE EASEMENT HEREBY GRANTED
HOA = HOMEOWNERS ASSOCIATION
S.E. = SANITARY SEWER EASEMENT HEREBY GRANTED
U.E. = UTILITY EASEMENT HEREBY GRANTED
W.E. = WATER EASEMENT HEREBY GRANTED

MONUMENT SYMBOL LEGEND

- RECOVERED SECTION CORNER AS NOTED HEREON
- SET 18" LONG NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP STAMPED "LJA SURVEYING PLS 36073" FLUSH WITH GROUND
- RECOVERED 1.25" ORANGE PLASTIC CAP STAMPED "LS 29414"
- RECOVERED 3.25" ALUMINUM CAP STAMPED "PLS 24942"
- RECEPTION NUMBER
- BLOCK NUMBER
- STREET NAME CHANGE



LAFFERTY AT
CANYON CREEK SUBDIVISION
REC. NO. 04051976
LAND USE: RESIDENTIAL
ZONE: LR-LOW DENSITY RESIDENTIAL

SW 1/4 SEC. 13,
T.1N., R.69W., SIXTH P.M.

WAGON DR.
(60' PUBLIC R.O.W.)
REC. NO. 04028847

LAFFERTY AT
CANYON CREEK SUBDIVISION
REC. NO. 04051976
LAND USE: RESIDENTIAL
ZONE: LR-LOW DENSITY RESIDENTIAL

POINT OF BEGINNING
(P.O.B.)

WEST LINE OF THE NORTHWEST 1/4
OF THE SOUTHEAST 1/4 OF SECTION 13
N00°09'52"W 1321.25'
N00°09'52"W
(BASIS OF BEARINGS)

N00°09'52"W 619.98'

CENTER QUARTER-SECTION CORNER OF SECTION 13
NO MONUMENT RECOVERED, POSITION BASED ON
CANYON CREEK FILING NO. 8 FINAL PLAT

OWNER: TOWN OF ERIE

REGIONAL TRANSPORTATION DISTRICT (RTD) RAILROAD

DEED #2548412
(REC. NO. 25848412)
UNPLATTED
ZONING: ROW

SE 1/4 SEC. 13,
T.1N., R.69W., SIXTH P.M.

TRACT D
CANYON CREEK SUBDIVISION
FILING NO. 8
REC. NO. 04028847
LAND USE: DRAINAGE, UTILITIES, OIL &
GAS, PEDESTRIAN WALK
ZONE: PD-PLANNED DEVELOPMENT

TRACT N
CANYON CREEK SUBDIVISION
FILING NO. 8
REC. NO. 04028847

TRACT K
CANYON CREEK SUBDIVISION
FILING NO. 8
REC. NO. 04028847

FOR REVIEW ONLY

FOR AND ON BEHALF OF
LJA SURVEYING, INC.

CANYON CREEK SUBDIVISION FILING NO. 11 PRELIMINARY PLAT

REPLAT OF TRACTS L, N AND P, CANYON CREEK FILING NO. 8,
SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
9.401 ACRES, 81 LOTS / 15 TRACTS - PP-001731-2024

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD LENGTH
C1	90°00'00"	2.00'	3.14'	N45°09'52"W	2.83'
C2	90°00'00"	2.00'	3.14'	N44°50'08"E	2.83'
C3	90°00'00"	2.00'	3.14'	S45°09'52"E	2.83'
C4	90°00'00"	2.00'	3.14'	S44°50'08"W	2.83'
C5	90°00'00"	25.00'	39.27'	S45°09'52"E	35.36'
C6	90°00'00"	25.00'	39.27'	S44°50'08"W	35.36'
C7	27°16'22"	22.00'	10.47'	N25°54'08"E	10.37'
C8	19°19'02"	55.00'	18.54'	N80°30'21"W	18.46'
C24	120°19'13"	25.00'	52.50'	S59°59'45"W	43.37'
C25	26°11'12"	22.00'	10.05'	S74°41'28"W	9.97'
C26	25°41'10"	22.00'	9.86'	N00°00'36"E	9.78'
C27	13°31'05"	100.00'	23.59'	N06°35'41"E	23.54'
C28	30°19'13"	40.00'	21.17'	S75°00'15"E	20.92'
C29	90°00'00"	37.00'	58.12'	S14°50'38"E	52.33'
C31	88°14'50"	2.00'	3.08'	S13°58'03"E	2.78'
C32	26°11'12"	22.00'	10.05'	S48°30'16"W	9.97'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°50'08"W	18.00'
L2	N00°09'52"W	20.00'
L3	N89°50'08"E	18.00'
L4	N89°50'08"E	18.00'
L5	S89°50'08"W	18.00'
L6	N89°50'08"E	10.00'
L7	N72°47'41"E	12.25'
L8	S14°50'38"E	14.14'
L9	S59°50'38"E	5.00'
L10	N75°09'22"E	14.14'
L11	S58°05'28"E	18.01'
L12	N28°24'08"W	18.00'
L27	S04°39'01"E	12.51'
L28	S86°14'39"W	133.49'
L29	N86°14'58"E	137.86'
L30	N34°57'14"E	2.12'
L31	N04°38'33"E	50.34'
L32	N31°23'57"E	10.85'
L33	N45°34'54"E	38.58'
L34	N04°37'28"W	54.53'
L35	S38°43'57"W	15.80'
L36	N51°16'03"W	25.00'
L37	N38°43'57"E	8.88'
L38	S89°50'12"W	35.14'
L39	N00°09'48"W	25.00'
L40	N89°50'12"E	35.14'
L41	S18°36'15"W	21.03'
L42	N71°23'45"W	25.00'
L43	N18°36'15"E	20.71'
L53	N89°50'08"E	30.00'
L62	N89°50'12"E	11.22'
L63	N00°09'48"W	10.00'
L64	S45°34'54"W	16.56'
L65	S31°23'57"W	1.81'

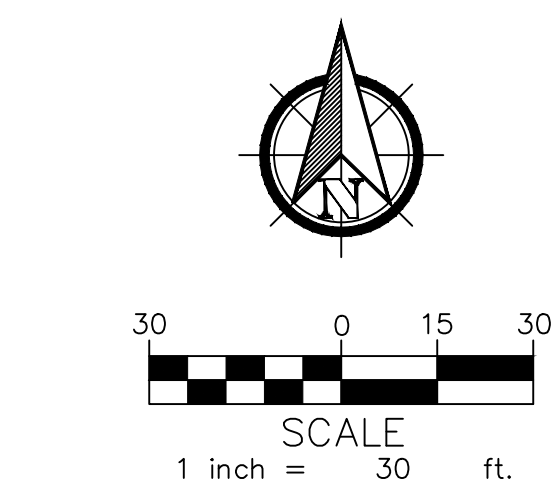
SE 1/4 SEC. 13,
T.1N., R.69W., SIXTH P.M.

TRACT D
CANYON CREEK SUBDIVISION
FILING NO. 8
REC. NO. 04028847
LAND USE: DRAINAGE, UTILITIES, OIL
& GAS, PEDESTRIAN WALK
ZONE: PD-PLANNED DEVELOPMENT

SE 1/4 SEC. 13,
T.1N., R.69W., SIXTH P.M.



7800 E Union Avenue
Suite 575
Denver, CO 80237
303-390-8510
www.lja.com



LAFFERTY AT
CANYON CREEK SUBDIVISION
REC. NO. 04051976
LAND USE: RESIDENTIAL
ZONE: LR-LOW DENSITY RESIDENTIAL

SW 1/4 SEC. 13,
T.1N., R.69W., SIXTH P.M.

LOMBARDI STREET
(80' PUBLIC ROW)
REC. NO. 04028847

WEST LINE OF THE NORTHWEST 1/4
OF THE SOUTHEAST 1/4 OF SECTION 13
N00°09'52"W 1321.25'

N00°09'52"W
(BASIS OF BEARINGS)

MATCH TO SHEET 4

LEGEND

D.E. = PUBLIC DRAINAGE EASEMENT HEREBY GRANTED
HOA = HOMEOWNERS ASSOCIATION
S.E. = SANITARY SEWER EASEMENT HEREBY GRANTED
U.E. = UTILITY EASEMENT HEREBY GRANTED
W.E. = WATER EASEMENT HEREBY GRANTED

MONUMENT SYMBOL LEGEND

Recovered Section Corner as Noted Hereon
Set 18" Long No. 5 Rebar with 1-1/4" Blue Plastic Cap
Stamped "LJA SURVEYING PLS 36073" Flush with Ground
Recovered 1.25" Orange Plastic Cap Stamped "LS 29414"
Recovered 3.25" Aluminum Cap Stamped "PLS 24942"
REC. NO. RECEPTION NUMBER
BLOCK NUMBER

P&A WELL NAMES

- CANYON CREEK 4-6-13
- CANYON CREEK 34-13
- CANYON CREEK 33-13
- CANYON CREEK 44-13
- CANYON CREEK 43-13
- CANYON CREEK 8-6-13X
- CANYON CREEK 4-8-13
- CANYON CREEK 4-13

MONUMENT SYMBOL LEGEND

- ◆ RECOVERED SECTION CORNER AS NOTED HEREON
- 1 SET 18" LONG NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP
STAMPED "LJA SURVEYING PLS 36073" FLUSH WITH GROUND
- REC. NO. RECEPTION NUMBER
- ⊙ BLOCK NUMBER
- +— STREET NAME CHANGE

CANYON CREEK SUBDIVISION FILING NO. 11 PRELIMINARY PLAT

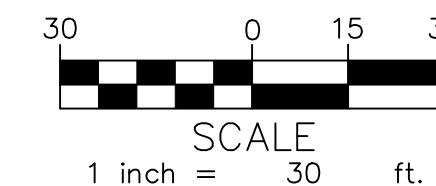
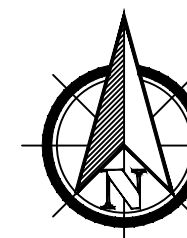
REPLAT OF TRACTS L, N AND P, CANYON CREEK FILING NO. 8,
SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
9.401 ACRES, 81 LOTS / 15 TRACTS - PP-001731-2024

MATCH TO SHEET 3

MATCH TO SHEET 3

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C9	90°00'00"	2.00'	3.14'	N73°24'08"W 2.83'
C10	89°59'44"	2.00'	3.14'	N44°50'16"E 2.83'
C11	90°00'16"	2.00'	3.14'	S45°09'44"E 2.83'
C12	89°59'44"	2.00'	3.14'	S44°50'16"W 2.83'
C13	90°00'16"	2.00'	3.14'	N45°09'44"W 2.83'
C14	44°01'53"	22.00'	16.91'	S83°36'49"W 16.49'
C15	78°09'41"	25.00'	34.10'	S38°54'59"W 31.52'
C16	90°00'00"	2.00'	3.14'	N45°09'52"W 2.83'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C17	90°00'00"	2.00'	3.14'	N44°50'08"E 2.83'
C18	90°00'00"	2.00'	3.14'	S45°09'52"E 2.83'
C19	90°00'00"	2.00'	3.14'	S44°50'08"W 2.83'
C20	105°30'46"	15.00'	27.62'	S52°55'14"E 23.88'
C21	44°01'53"	22.00'	16.91'	N39°34'56"E 16.49'
C22	90°00'00"	2.00'	3.14'	S45°09'36"E 2.83'
C23	90°00'00"	2.00'	3.14'	S44°50'24"W 2.83'
C30	28°14'16"	100.00'	49.28'	S75°43'00"W 48.79'



TRACT D
CANYON CREEK SUBDIVISION
FILING NO. 8
REC. NO. 04028847
LAND USE: DRAINAGE UTILITIES, OIL
& GAS, PEDESTRIAN WALK
ZONE: PD-PLANNED DEVELOPMENT

LINE TABLE		
LINE	BEARING	LENGTH
L13	N00°09'36"W	18.00'
L14	N89°50'08"E	11.00'
L15	S00°09'36"E	18.00'
L16	S00°09'36"E	18.00'
L17	S89°50'08"W	11.00'
L18	N00°09'36"W	18.00'
L19	S89°50'08"W	18.00'
L20	N00°09'52"W	47.00'
L21	N89°50'08"E	18.00'
L22	N89°50'08"E	18.00'
L23	S89°50'08"W	18.00'
L24	N89°50'24"E	18.00'
L25	S89°50'24"W	18.00'
L26	S89°50'08"W	11.28'
L44	S00°05'55"E	8.70'
L45	S73°32'48"W	55.81'
L46	S00°09'36"E	26.05'
L47	S85°55'29"W	49.53'
L48	N03°39'52"W	25.00'
L50	N85°55'29"E	17.43'
L51	N00°18'16"W	30.21'
L52	N89°41'44"E	11.33'
L54	N89°50'08"E	30.00'
L55	S00°09'36"E	29.00'
L56	N00°09'36"W	30.00'
L57	S89°50'24"W	25.00'
L58	N00°09'50"W	8.41'
L59	N89°50'10"E	10.00'
L60	S00°09'36"E	31.24'
L61	S89°50'24"W	25.00'

LEGEND

- D.E. = PUBLIC DRAINAGE EASEMENT HEREBY GRANTED
- HOA = HOMEOWNERS ASSOCIATION
- S.E. = SANITARY SEWER EASEMENT HEREBY GRANTED
- U.E. = UTILITY EASEMENT HEREBY GRANTED
- W.E. = WATER EASEMENT HEREBY GRANTED

LJA
SURVEYING

7800 E Union Avenue
Suite 575
Denver, CO 80237
303-390-4510
www.lja.com

FOR REVIEW ONLY

FOR AND ON BEHALF OF
LJA SURVEYING, INC.

CANYON CREEK SUBDIVISION FILING NO. 11
PRELIMINARY PLAT

REPLAT OF TRACTS L, N AND P, CANYON CREEK FILING NO. 8,
SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
9.401 ACRES, 81 LOTS / 15 TRACTS - PP-001731-2024

CANYON CREEK PARK & OPEN SPACE DEDICATION CHART						
	DEDICATIONS REQUIRED (2.79 PPDU's used for Filings 1-6 and 9, 2.89 and 2.1 PPDU's used for Filing 9 – Amendment 1 and 7 & 8)			DEDICATIONS PROVIDED (Note – not all tracts are dedicated to the TOE but represent a credit toward the dedication requirement)		
FILING	POCKET PARKS	NEIGHBORHOOD PARKS	OPEN SPACE	POCKET PARKS	NEIGHBORHOOD PARKS	OPEN SPACE
FILING 1 & FILING 1 – 1 ST AMENDMENT						
TRACT C					18.15 ACRES	
TRACT D				2.57 ACRES		
TRACT E						0.31 ACRES
TRACT G						1.18 ACRES
TRACT H						0.46 ACRES
TRACT L						0.31 ACRES
FILING 1 TOTALS	0.58 ACRES	3.48 ACRES	19.73 ACRES	2.57 ACRES	18.15 ACRES	2.26 ACRES
FILING 2						
TRACT A						1.05 ACRES
TRACT C						2.09 ACRES
TRACT E						0.36 ACRES
TRACT I						4.35 ACRES
FILING 2 TOTALS	0.28 ACRES	1.68 ACRES	9.53 ACRES	0 ACRES	0 ACRES	7.85 ACRES
FILING 3						
TRACT A						5.08 ACRES
TRACT B						0.98 ACRES
TRACT C						1.13 ACRES
TRACT H						0.08 ACRES
FILING 3 TOTALS	0.24 ACRES	1.44 ACRES	8.16 ACRES	0 ACRES	0 ACRES	7.27 ACRES
FILING 4						
TRACT A						0.08 ACRES
TRACT B						1.24 ACRES
TRACT C				0.37 ACRES		
TRACT D						1.00 ACRES
TRACT E						0.20 ACRES
TRACT F						0.04 ACRES
FILING 4 TOTALS	0.17 ACRES	1.03 ACRES	5.83 ACRES	0.37 ACRES	0 ACRES	2.56 ACRES
FILING 5						
TRACT A						0.83 ACRES
TRACT C						0.54 ACRES
TRACT D						0.31 ACRES
TRACT E						0.27 ACRES
TRACT F				0.50 ACRES		
TRACT G						0.07 ACRES
FILING 5 TOTALS	0.13 ACRES	0.80 ACRES	4.51 ACRES	0.50 ACRES	0 ACRES	2.02 ACRES
FILING 5 – 1 ST AMENDMENT						
FILING 5 – 1 ST AMENDMENT TOTALS	0.02 ACRES	1.10 ACRES	0.59 ACRES	0 ACRES	0 ACRES	0 ACRES
FILING 6						
TRACT A						1.01 ACRES
TRACT B						1.36 ACRES
TRACT C						3.99 ACRES
TRACT E						10.13 ACRES
TRACT G						0.13 ACRES
TRACT H						1.32 ACRES
TRACT J						1.64 ACRES
FILING 6 TOTALS	0.23 ACRES	1.39 ACRES	7.87 ACRES	0 ACRES	0 ACRES	20.59 ACRES
FILING 7						
TRACT C						7.614 ACRES
TRACT E						2.064 ACRES
TRACT J				0.351 ACRES		
FILING 7 TOTALS	0.15 ACRES	0.92 ACRES	5.21 ACRES	0.351 ACRES	0 ACRES	9.678 ACRES
FILING 8						
TRACT E				0.595 ACRES		
FILING 8 TOTALS	0.09 ACRES	0.55 ACRES	3.14 ACRES	0.595 ACRES	0 ACRES	0 ACRES
FILING 9						
TRACT A						0.10 ACRES
TRACT C				0.73 ACRES		
TRACT E						18.51 ACRES
TRACT F						11.60 ACRES
FILING 9 TOTALS	0.07 ACRES	0.43 ACRES	2.42 ACRES	0.73 ACRES	0 ACRES	30.21 ACRES
FILING 9 – 1 ST AMENDMENT						
TRACT G						2.83 ACRES
TRACT H						2.06 ACRES
TRACT I						0.37 ACRES
TRACT J						0.54 ACRES
TRACT K				1.18 ACRES		
FILING 9 – 1 ST AMENDMENT TOTALS	0.16 ACRES	0.98 ACRES	5.53 ACRES	1.18 ACRES	0 ACRES	5.8 ACRES
FILING 10 - COMMERCIAL	N/A	N/A	N/A	N/A	N/A	N/A
FILING 11						
FILING 11 TOTALS	0.12 ACRES	0.73 ACRES	4.12 ACRES	0 ACRES	0 ACRES	0 ACRES
TOTALS	2.24 ACRES	14.53 ACRES	76.64 ACRES	6.296 ACRES	18.15 ACRES	87.228 ACRES

FOR REVIEW ONLY

FOR AND ON BEHALF OF
LJA SURVEYING, INC.



7800 E. Union Avenue
Suite 575
Denver, CO 80237
303-390-8510
www.lja.com

Date7/31/2025

Job No.1071-0007

Sheet5 of 5

I:\JOB FOLDERS\1071\071-0007\SURVEY\06 CAD\PRODUCTION FILES\PRELIMINARY PLAT\071-0007_CANYON CREEK_F11 - SHEETS PRINTED ON: 7/31/2025 2:25 PM