

FLATIRON MEADOWS FILING NO.14 MINOR SUBDIVISION

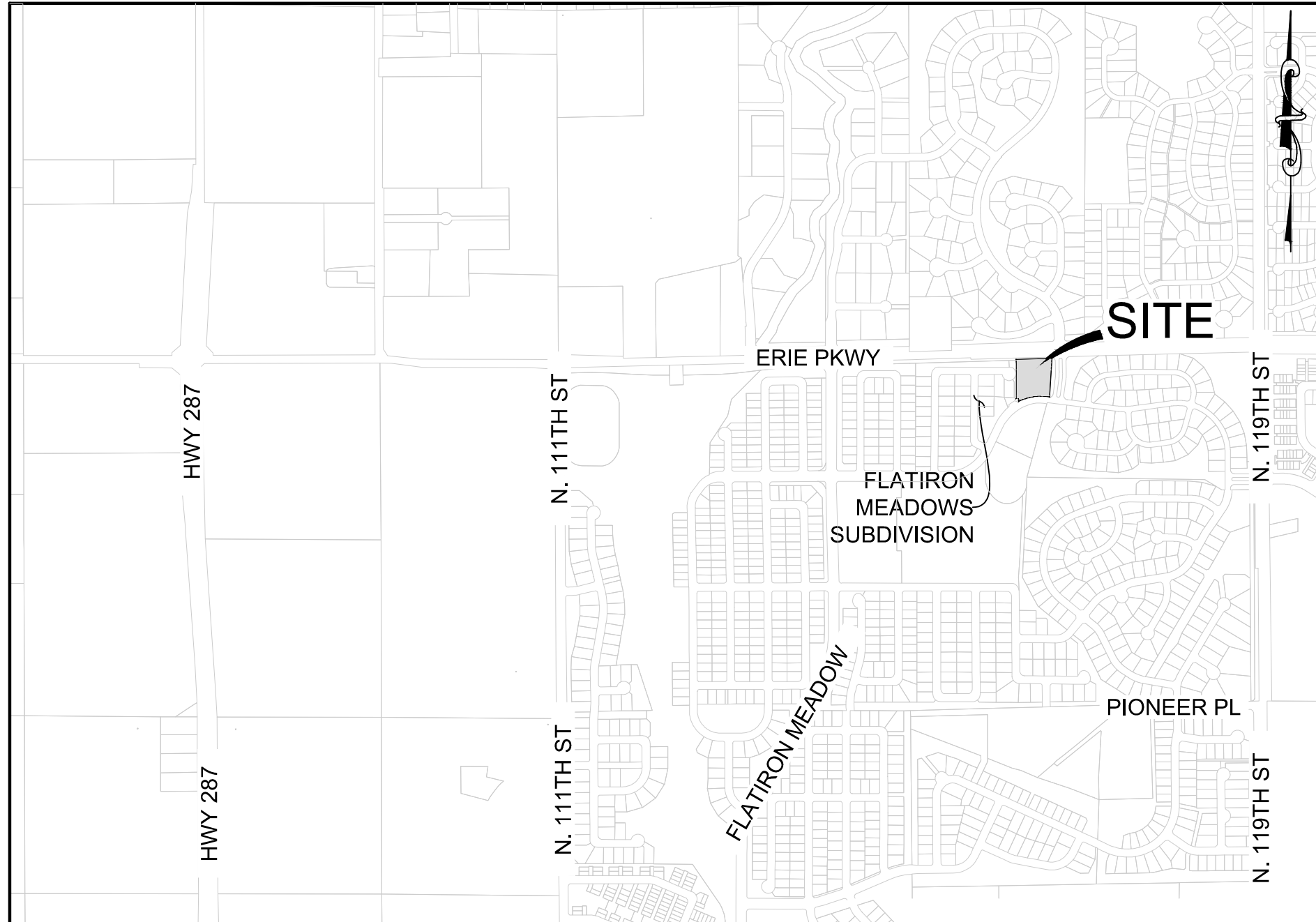
FLATIRON MEADOWS MASTER PLAT, TRACT G & TRACT E: ORCHARD GLEN FILING NO. 1 AT MEADOW SWEET FARM

LOCATED IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE

SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

1.56 ACRES - LOT 1,BLOCK 1

SUB2024-00003



VICINITY MAP

SCALE: 1" = 2000'

LAND SUMMARY CHART

TYPE	AREA (ACRES)	% OF TOTAL AREA
LOT 1 - PUBLIC SAFETY SERVICES	1.56	86.8%
TRACTS	0.00	0.0%
PUBLIC ROWS*	0.24	13.2%

* FORMERLY TRACT E OF ORCHARD GLEN FILING NO. 1 AT MEADOW SWEE FARM, REC. NO. 158595

PLAT NOTES

- BASIS OF BEARING: THE EAST/WEST MID-SECTION LINE OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST, MONUMENTED AT THE CENTER CORNER OF SAID SECTION 23 BY A FOUND 2.5" ALUMINUM CAP, STAMPED "LS96512" (2024) AND MONUMENTED AT THE EAST $\frac{1}{4}$ CORNER WITH A FOUND 3.5" ALUMINUM CAP STAMPED "INTEGRAL" LS37885 (2009), BASED ON COLORADO STATE PLANE '83 NORTH ZONE, BEING MEASURED TO BEAR NORTH 88°27'32" EAST FOR A DISTANCE OF 2620.67'
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOUR 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 CERTIFICATION SHOWN HEREON.

BENCHMARK

BEARINGS SHOWN HEREIN ARE BASED UPON THE EAST/WEST MID-SECTION LINE OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST, MONUMENTED AT THE CENTER CORNER OF SAID SECTION 23 BY A FOUND 2.5" ALUMINUM CAP, STAMPED "LS96512" (2024) AND MONUMENTED AT THE EAST $\frac{1}{4}$ CORNER WITH A FOUND 3.5" ALUMINUM CAP STAMPED "INTEGRAL" LS37885 (2009), BASED ON COLORADO STATE PLANE '83 NORTH ZONE, BEING MEASURED TO BEAR NORTH 88°27'32" EAST FOR A DISTANCE OF 2620.67'

TITLE VERIFICATION CERTIFICATE:

WE STEWART TITLE 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:

STEWART TITLE COMPANY

BY: _____ (DATE) _____

TITLE: _____

ATTEST: (IF CORPORATION)

SECRETARY/TREASURER

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: _____

SURVEYOR'S CERTIFICATE:

I, ANTHONY L. KNIEVEL, A DULY REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF THE SURVEY MADE ON MARCH 4 2024, 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 TOW OF ERIE UNIFIED DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # 38157



TOWN COUNCIL APPROVAL CERTIFICATE:

THIS PLAT IS TO BE KNOWN AS FLATIRON MEADOWS FILING NO. 14 IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____, PASSED AND ADOPTED AT A MEETING OF THE TOWN COUNCIL OF ERIE, COLORADO, HELD ON THE _____ DAY OF _____, 20____.

MAYOR

ATTEST

TOWN CLERK

PLANNING & DEVELOPMENT APPROVAL CERTIFICATE:

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING & DEVELOPMENT DIRECTOR ON THIS _____ DAY OF _____, 20____.

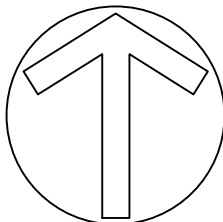
PLANNING & DEVELOPMENT DIRECTOR

CLERK & RECORDER CERTIFICATE:

STATE OF COLORADO)
COUNTY OF BOULDER) SS.

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER.



INDEX OF PLAN SHEETS

1 COVER SHEET
2 SUBDIVISION PLAT



GeoVista Survey and Mapping
88 Inverness Cir East, Suite 101
Englewood, Colorado 80112
Phone: (303) 549-5903 | www.Geo-Vista.com

FLATIRON MEADOWS FILING NO. 14
MINOR SUBDIVISION

COVER SHEET

REVISIONS

Description

Date

By

DRAWN

BMS

CHECKED

AK

DESIGNED

JOB NO.

2321-001

SCALE

N.A.

DATE

APRIL 18, 2025

SHEET

SHEETS

1 of 2

FLATIRON MEADOWS FILING NO.14 MINOR SUBDIVISION

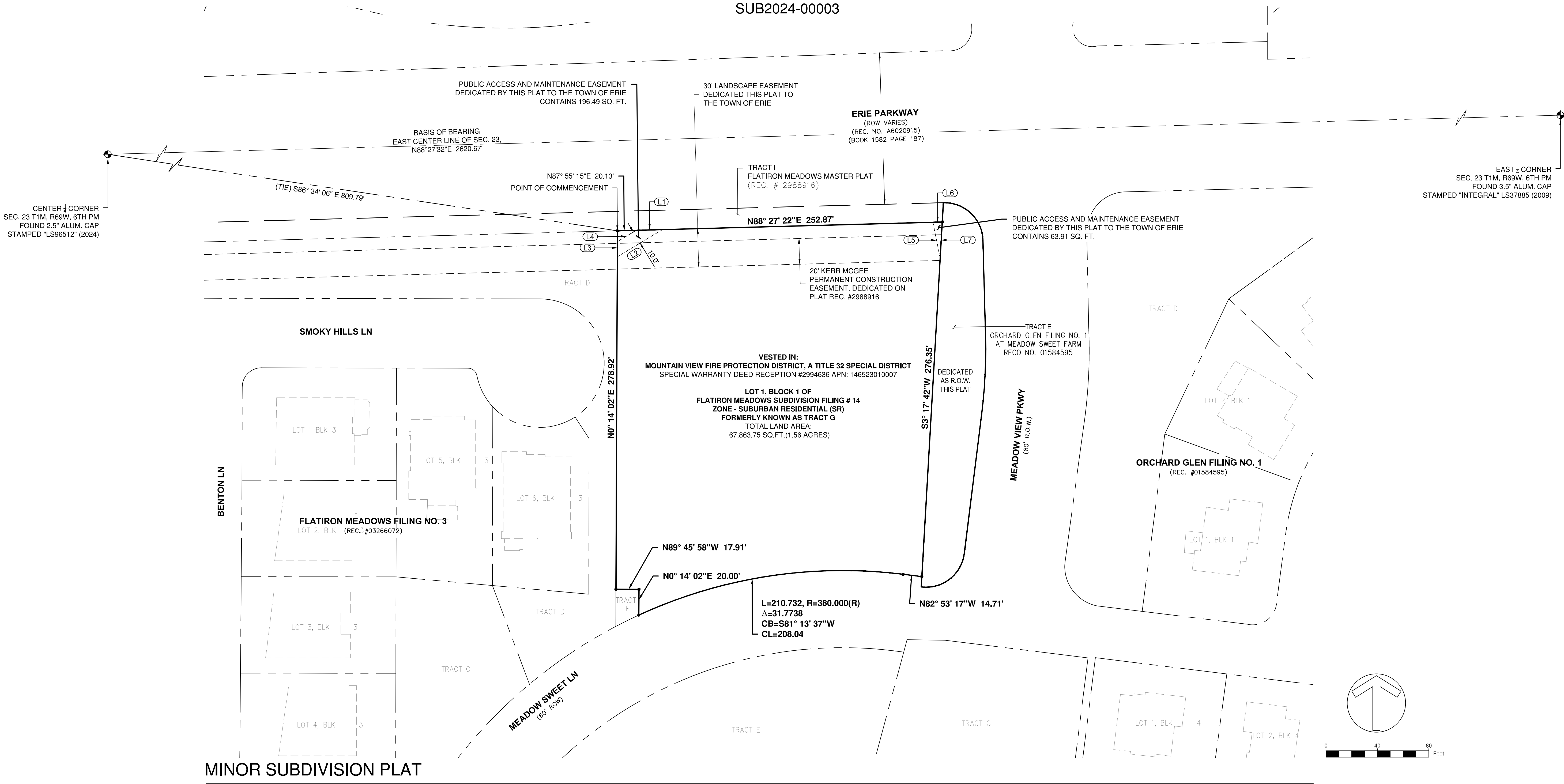
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1.56 ACRES - LOT 1,BLOCK 1

SUB2024-00003



MINOR SUBDIVISION PLAT

SCALE: 1" = 40'

LEGEND

—————	PROPERTY LINE
-----	LOT LINE
-----	EASEMENT BOUNDARY
⊕	PLSS MONUMENTATION FOUND AS DESCRIBED
⊙	FOUND MONUMENTATION AS DESCRIBED
●	SET 5/8" REBAR WITH ALUMINUM CAP MARKED PLS 38157

ACCESS & MAINTENANCE EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.12	N88° 49' 49.32"E
L2	41.40	S58° 55' 53.47"W
L3	11.75	N0° 14' 02.46"E
L4	17.85	N58° 58' 16.12"E
L5	28.47	N11° 31' 04.06"W
L6	7.30	N88° 27' 22.46"E
L7	28.14	S3° 17' 42.46"W

BASIS AND BEARING

BEARINGS SHOWN HEREIN ARE BASED UPON THE EAST/WEST MID-SECTION LINE OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST, MONUMENTED AT THE CENTER CORNER OF SAID SECTION 23 BY A FOUND 2.5" ALUMINUM CAP, STAMPED "LS96512" (2024) AND MONUMENTED AT THE EAST 1/4 CORNER WITH A FOUND 3.5" ALUMINUM CAP STAMPED "INTEGRAL" LS37885 (2009), BASED ON COLORADO STATE PLANE '83 NORTH ZONE, BEING MEASURED TO BEAR NORTH 88°27'32" EAST FOR A DISTANCE OF 2620.67'

BENCHMARK

THE PROJECT BENCHMARK IS THE CENTER CORNER OF SECTION 23, LOCATED IN THE CENTER OF ERIE PARKWAY AND MONUMENTED BY A 2.5" ALUMINUM CAP, STAMPED "LS96512" (2024). ELEVATIONS ARE BASED UPON THE NAVD 88 DATUM AND ESTABLISHED USING THE RTK NETWORK. THE ELEVATION IS 5146.36 US SURVEY FT.

FLATIRON MEADOWS FILING NO. 14
MINOR SUBDIVISION

MINOR SUBDIVISION PLAT

REVISIONS	
Description	
Date	
By	
DRAWN	<i>BMS</i>
CHECKED	<i>AK</i>
DESIGNED	
JOB NO.	<i>2321-001</i>
SCALE	<i>1" = 40'</i>
DATE	<i>APRIL 18, 2025</i>
SHEET	SHEETS