

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

PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO REDEFINE THE PARCEL OF LAND BEING ENTIRELY TRACT G OF THE FLATIRON MEADOWS MASTER PLAT, AS RECORDED AT RECEIPTION NO. 2988916, TO FLATIRON MEADOWS FILING NO. 14, LOT 1, BLOCK 1.

DEDICATION AND OWNERSHIP STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, COLORADO, DESCRIBED AS FOLLOWS:

TRACT G OF THE RECORDED PLAT, FLATIRON MEADOWS MASTER PLAT, RECORDED AT RECEIPTION NO. 2988916, RECORDED MARCH 31, 2009, IN THE OFFICE OF CLERK AND RECORDER OF BOULDER COUNTY AND ALSO BEING A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

SAID PARCEL CONTAINS 67,863.75 SQUARE FEET OR 1.56 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 FLATIRON MEADOWS SUBDIVISION, THE PEDESTRIAN AND MAINTENANCE EASEMENT SHOWN HEREON IS DEDICATED TO THE TOWN OF ERIE AND PUBLIC, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON. TRACT E SHOWN HEREON IS DEDICATED BY AND FOR THE TOWN OF ERIE, FOR PUBLIC USES AND PURPOSES SHOWN HEREON.

OWNER: MOUNTAIN VIEW FIRE RESCUE DISTRICT, A TITLE 32 SPECIAL DISTRICT

BY: (DAVID BEEBE) (DATE)

TITLE: FIRE CHIEF

STATE OF COLORADO) SS.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 20____ BY
AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER: TOWN OF ERIE

BY: (DATE)

TITLE: _____

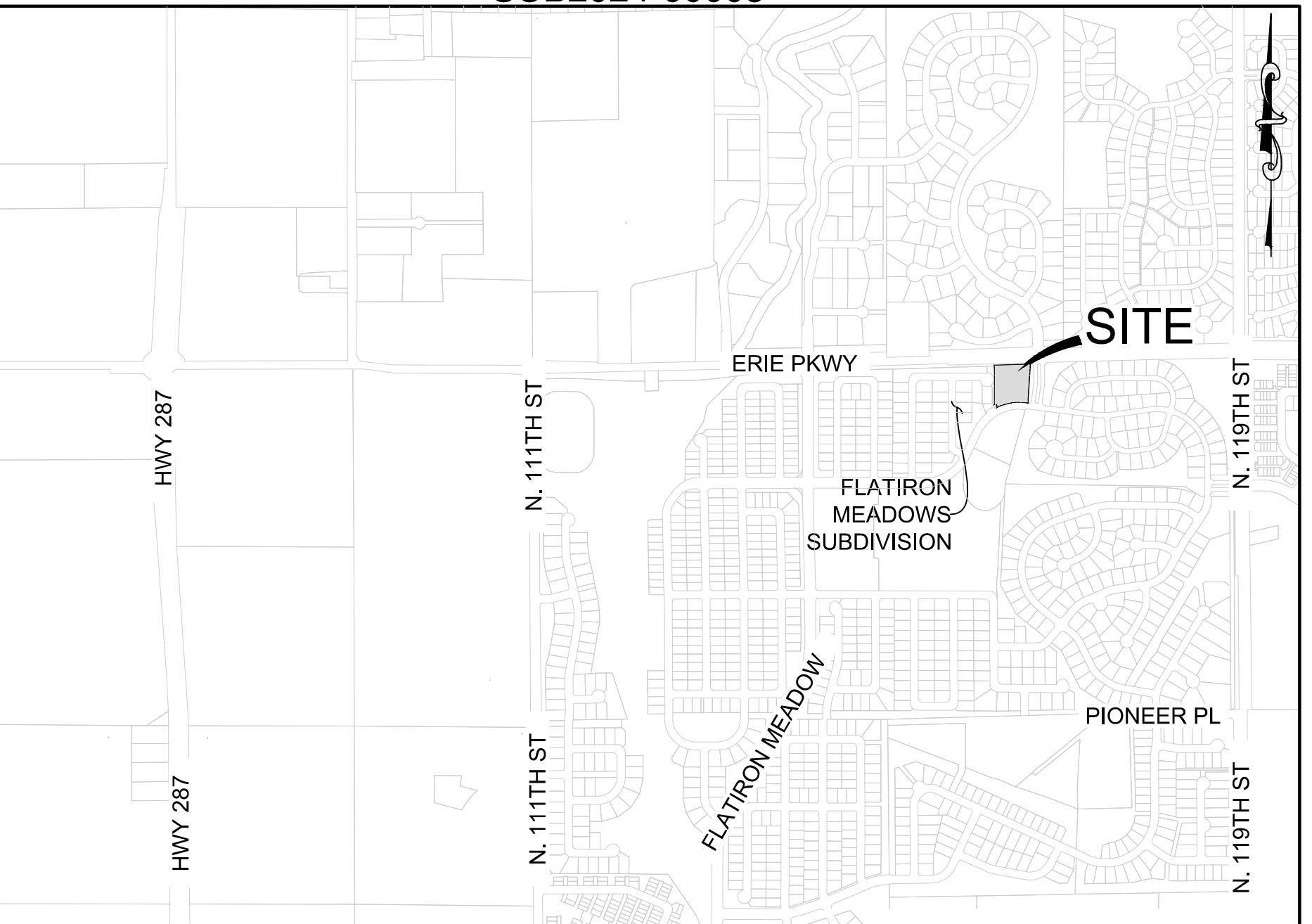
STATE OF COLORADO) SS.
COUNTY OF BOULDER)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 20____ BY
AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



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 SWEET FARM. REC. NO. 158595

PLAT NOTES

1. 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"
2. 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) SS.

COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 20____ BY
AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

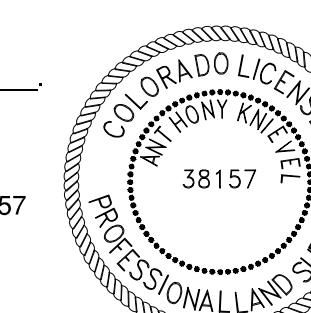
MY COMMISSION EXPIRES: _____

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) SS.

COUNTY OF BOULDER)

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

COUNTY CLERK AND RECORDER

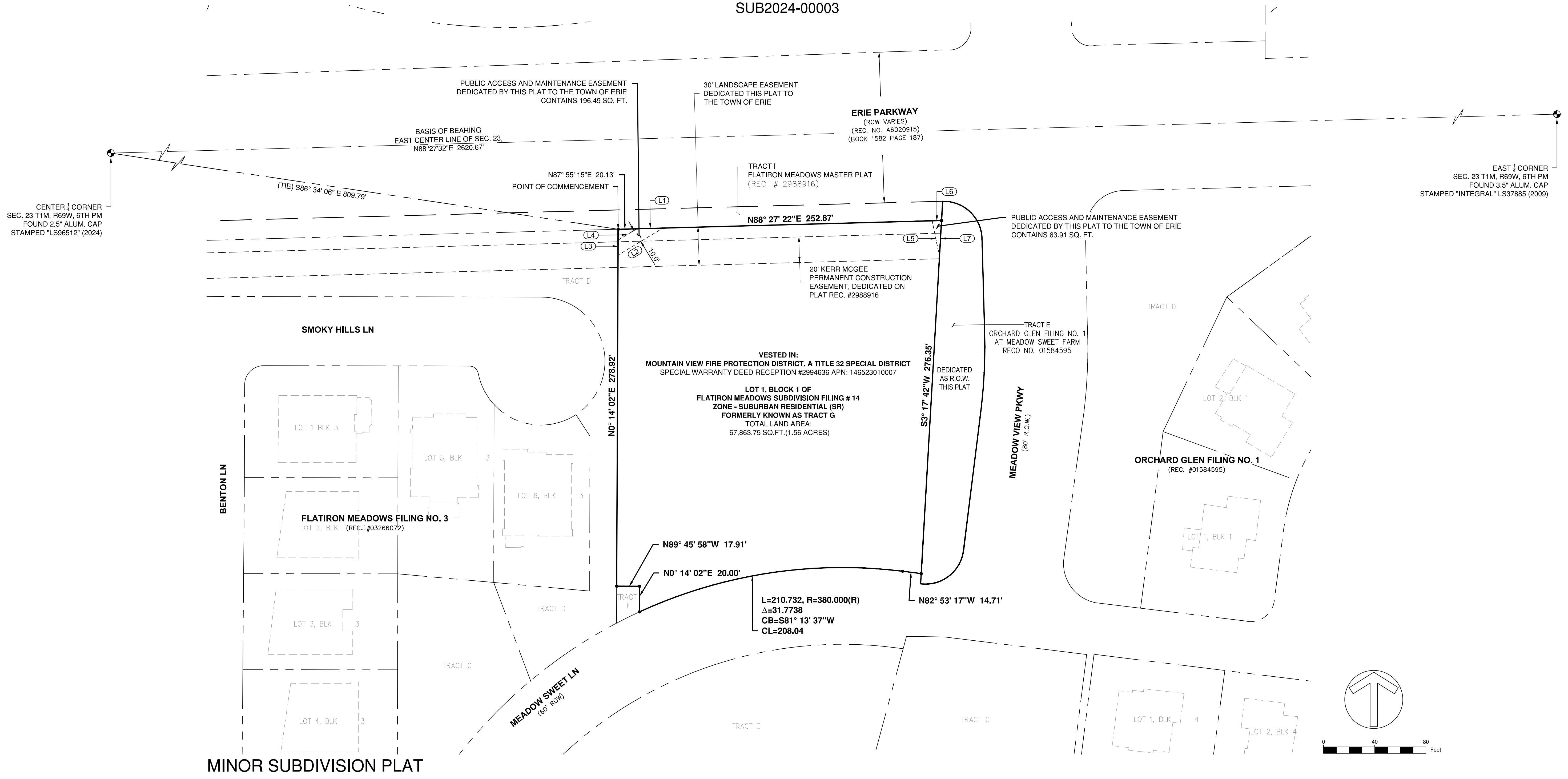
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1.56 ACRES - LOT 1, BLOCK 1

SUB2024-00003



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