

REX RANCH PUD ZONING MAP

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
68.47 ACRES - PUD-001017-2018

OVERALL BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING LOT 1 AND TRACT A, REX RANCH MINOR SUBDIVISION AS RECORDED AT RECEPTION NO. 2874660 OF THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER, TOGETHER WITH PARCEL A, REX RANCH FILING NO. 1 AS RECORDED AT RECEPTION NO. 03626300 OF THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER, TOGETHER WITH A PART OF THAT PROPERTY DESCRIBED AT RECEPTION NO. 3653124 OF THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER, ALL 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 BEING SUBORDINATELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26 AND CONSIDERING THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 26 TO BEAR SOUTH 88°33'50" WEST 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 91.95 FEET;

THENCE SOUTH 89°40'21" WEST, A DISTANCE OF 70.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 119TH STREET AS RECORDED AT RECEPTION NO. 2874660 OF THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING A POINT ON THE EASTERLY LINE OF SAID PARCEL A, REX RANCH FILING NO. 1, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°19'39" EAST ALONG SAID PARCEL A, A DISTANCE OF 354.45 FEET;
THENCE SOUTH 00°19'39" EAST A DISTANCE OF 349.89 FEET;

THENCE ALONG THE BOUNDARY OF SAID PARCEL A, REX RANCH FILING NO. 1 THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°19'39" EAST, A DISTANCE OF 545.86 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 26;
2. SOUTH 88°46'04" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2,556.07 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF;

THENCE NORTH 00°21'53" WEST, ALONG THE WEST LINE OF SAID NORTH HALF, A DISTANCE OF 1,187.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, REX RANCH MINOR SUBDIVISION;

THENCE NORTH 00°21'53" WEST, CONTINUING ALONG THE WEST LINE OF SAID NORTH HALF OF SECTION 26 AND ALONG THE WEST LINES OF SAID LOT 1 AND SAID TRACT A A DISTANCE OF 144.47 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 26;

THENCE NORTH 88°33'50" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26 AND ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 1,600.10 FEET TO THE NORTHEAST CORNER OF SAID TRACT A;

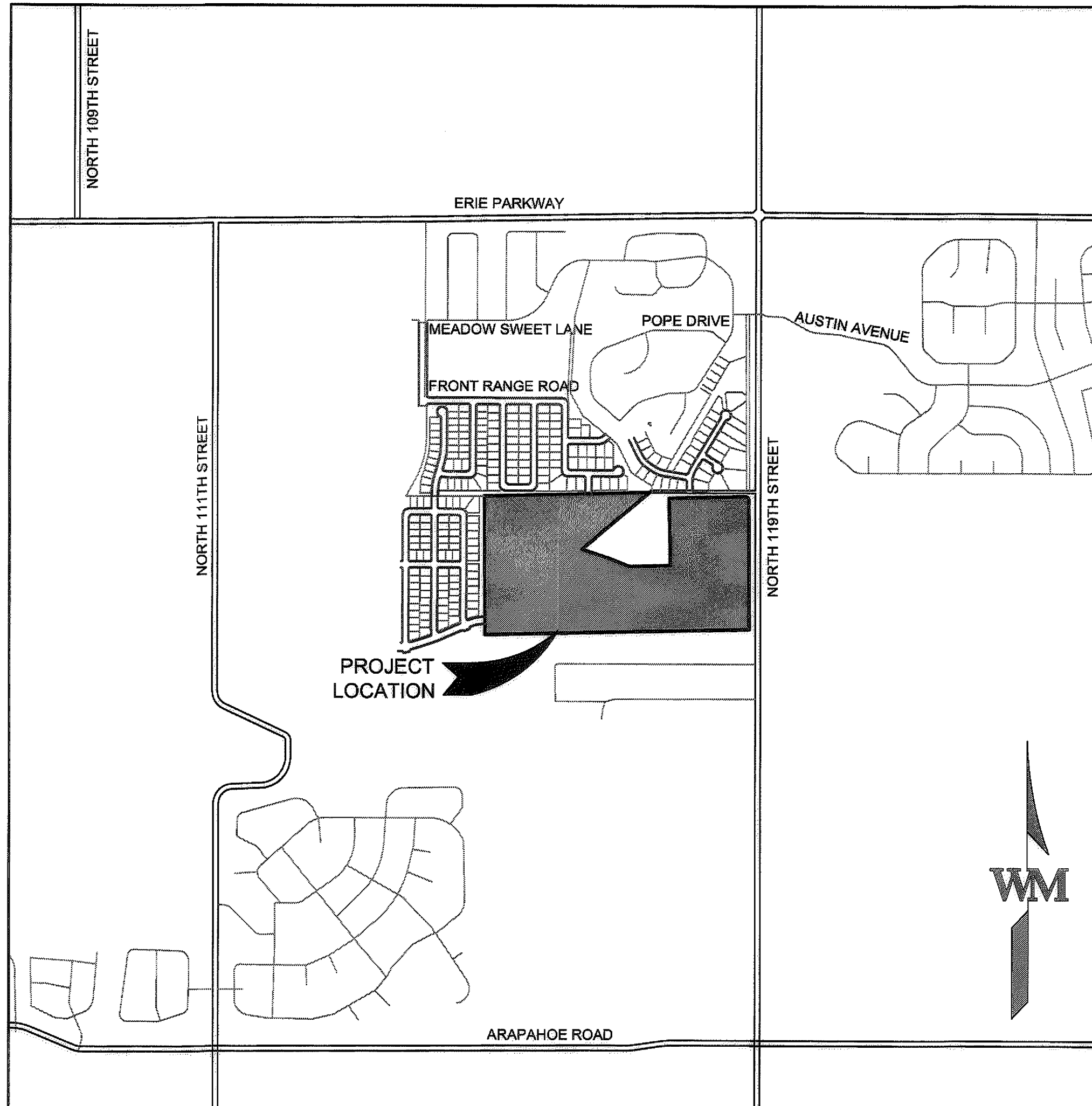
THENCE ALONG THE SOUTHEASTERLY LINES OF SAID TRACT A THE FOLLOWING THREE (3) COURSES:

1. SOUTH 50°24'50" WEST, A DISTANCE OF 686.36 FEET;
2. SOUTH 52°52'15" EAST, A DISTANCE OF 3.40 FEET;
3. SOUTH 50°03'56" WEST, A DISTANCE OF 169.03 FEET TO A POINT ON THE BOUNDARY OF SAID PARCEL A, REX RANCH FILING NO. 1;

THENCE ALONG THE BOUNDARY OF SAID PARCEL A THE FOLLOWING SIX (6) COURSES:

1. SOUTH 71°27'49" EAST, A DISTANCE OF 282.66 FEET;
2. SOUTH 68°34'55" EAST, A DISTANCE OF 205.25 FEET;
3. NORTH 88°34'13" EAST, A DISTANCE OF 400.14 FEET;
4. NORTH 01°25'48" WEST, A DISTANCE OF 647.63 FEET;
5. NORTH 88°33'50" EAST, A DISTANCE OF 739.63 FEET TO A POINT OF CURVATURE;
6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 91°06'32", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.70 FEET, THE CHORD OF WHICH BEARS SOUTH 45°52'54" EAST A DISTANCE OF 42.83 FEET; TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 2,982,433 SQUARE FEET, OR 68.467 ACRES, MORE OR LESS;



VICINITY MAP
1"=1000'

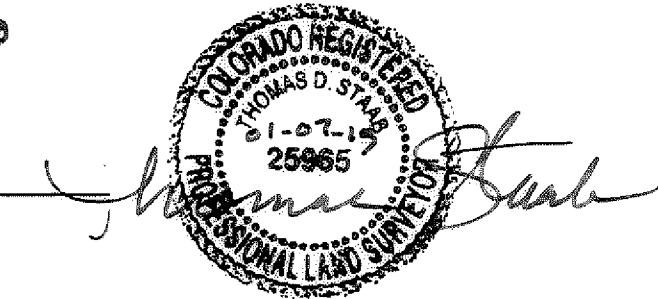
NOTES

1. **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.
2. 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.
3. BASED UPON A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080213C0439 G, MAP REVISED OCTOBER 4, 2002, THE SUBJECT PROPERTY IS NOT WITHIN THE THE 100-YEAR FLOOD PLAIN LIMITS.
4. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN WAS ASSUMED TO BEAR NORTH 88°33'50" EAST AND IS MONUMENTED AS SHOWN HEREON.
5. THE LINEAL UNIT USED IN THE PREPARATION OF THIS DOCUMENT 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.
6. ANY PROVISIONS THAT ARE NOT SPECIFICALLY ADDRESSED IN THE APPROVED PUD SHALL COMPLY WITH THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE.
7. SIDE SETBACKS SHALL ALLOW FOR ENCRoACHMENTS UP TO 3 FEET BEYOND THE BUILDING FOUNDATIONS FOR BELOW-GRADE WINDOW WELLS AND 2-FEET FOR EAVES. IN THOSE CASES WHERE ENCRoACHMENTS ARE UTILIZED, THE WINDOW WELLS SHALL ONLY BE ALLOWED ON ONE SIDE OF THE STRUCTURE.

SURVEYOR'S CERTIFICATE

I, THOMAS D. STAAB, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS REX RANCH PLANNED UNIT DEVELOPMENT (PUD) ZONING MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT REPRESENT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS 7TH DAY OF JANUARY 2019
AND WAS RECORDED AT RECEPTION NO. _____



THOMAS D. STAAB, P.L.S. NO. 25965
FOR AND ON BEHALF OF WARE MALCOMB

PLANNING COMMISSION CERTIFICATE

THIS PUD MAP WAS REVIEWED BY THE PLANNING COMMISSION ON THIS 17th DAY OF October, 2018

[Signature]
CHAIRPERSON

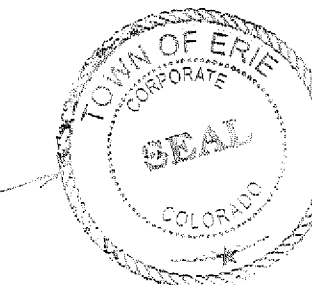
18 Jan 2019
DATE

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PUD ZONING MAP IS TO BE KNOWN AS THE REX RANCH PUD ZONING MAP AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. 21-2018 PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO, HELD ON THE 11th DAY OF December, 2018

[Signature]
MAYOR

ATTEST: [Signature]
TOWN CLERK



CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS.
COUNTY OF _____)

I HEREBY CERTIFY THAT THIS PUD MAP WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____ 20____ A.D.
AND WAS RECORDED AT RECEPTION NO. _____

COUNTY CLERK AND RECORDER

03694814 01/22/2019 08:42 AM
RF: \$23.00 DF: \$0.00 Page: 1 of 2

Electronically recorded in Boulder County Colorado. Recorded as received.

OWNER/DEVELOPER

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

JOB NO.	15035
DATE:	12/21/2018
SCALE:	N/A
Sheet	01 of 02

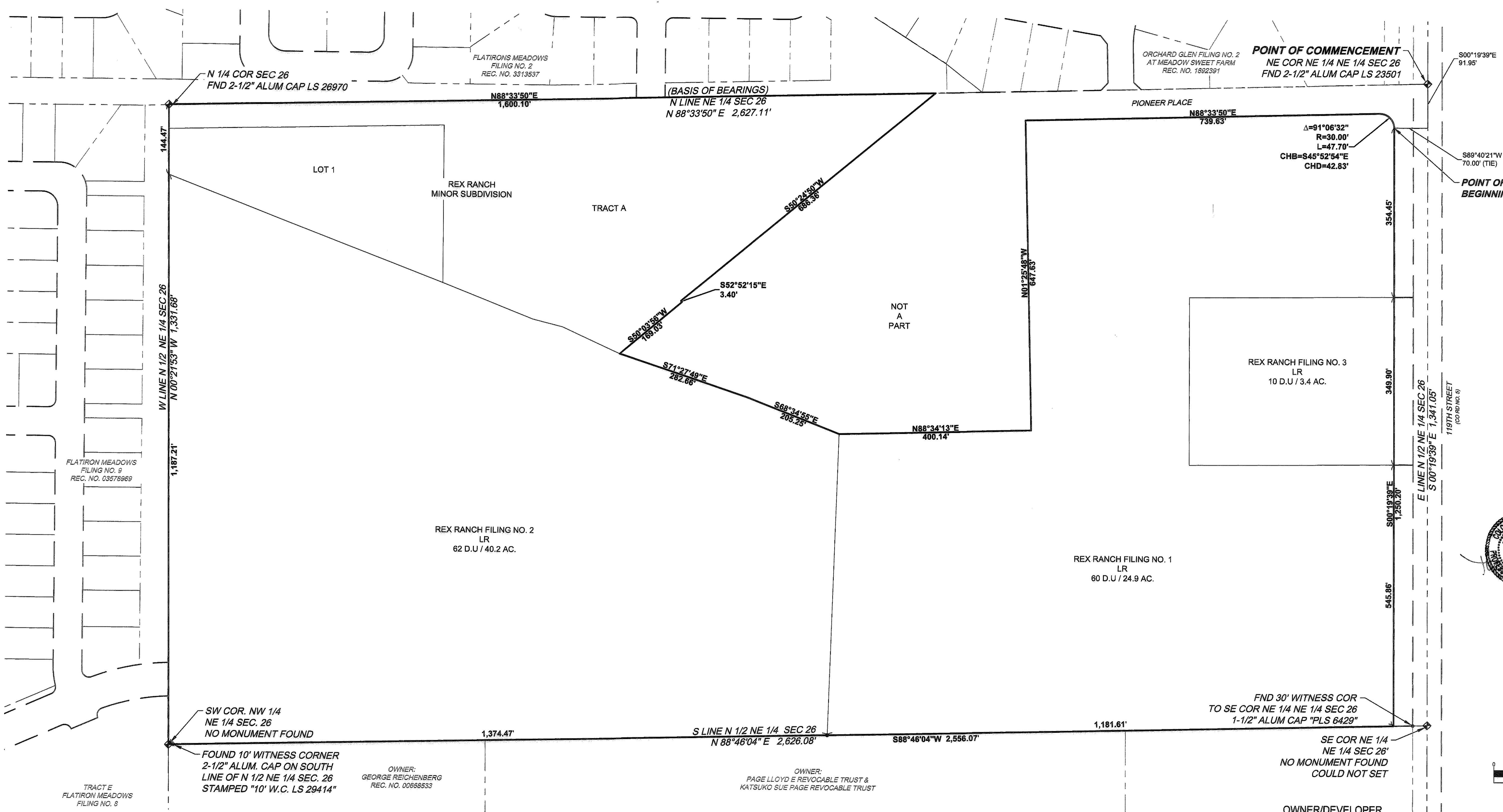
990 south broadway st.
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS
DRAWN BY:	SL	PA/PM: GB

REX RANCH PUD ZONING MAP

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
68.47 ACRES - PUD-001017-2018



N 1/4 COR SEC 26
FND 2-1/2" ALUM CAP LS 26970

FLATIRON MEADOWS
FILING NO. 2
REC. NO. 3313537

ORCHARD GLEN FILING NO. 2
AT MEADOW SWEET FARM
REC. NO. 1882331

POINT OF COMMENCEMENT
NE COR NE 1/4 NE 1/4 SEC 26
FND 2-1/2" ALUM CAP LS 23501

S00°19'39"E
91.95'

(BASIS OF BEARINGS)
N LINE NE 1/4 SEC 26
N 88°33'50" E 2,627.11'

PIONEER PLACE

N88°33'50"E
739.63'

Δ=91°06'32"
R=30.00'
L=47.70'
CHB=S45°52'54"E
CHD=42.83'

S88°40'21"W
70.00' (TIE)

POINT OF BEGINNING

LOT 1

REX RANCH
MINOR SUBDIVISION

TRACT A

NOT
A
PART

REX RANCH FILING NO. 3
LR
10 D.U. / 3.4 AC.

REX RANCH FILING NO. 2
LR
62 D.U. / 40.2 AC.

REX RANCH FILING NO. 1
LR
60 D.U. / 24.9 AC.

W LINE N 1/2 NE 1/4 SEC 26
N 00°21'53" W 1,331.68'
144.47'
1,187.21'

FLATIRON MEADOWS
FILING NO. 9
REC. NO. 03578969

S50°24'30"W
605.36'

S52°52'15"E
3.40'

S90°03'55"W
169.03'

S71°27'49"E
282.66'

S68°34'55"E
205.25'

N88°34'13"E
400.14'

N01°25'48"W
647.63'

E LINE N 1/2 NE 1/4 SEC 26
S 00°19'39" E 1,347.05'
354.45'
349.90'
S00°19'39"E
1,260.20'
545.86'

119TH STREET
(CO. RD. NO. 9)

SW COR. NW 1/4
NE 1/4 SEC. 26
NO MONUMENT FOUND

FOUND 10' WITNESS CORNER
2-1/2" ALUM. CAP ON SOUTH
LINE OF N 1/2 NE 1/4 SEC. 26
STAMPED "10" W.C. LS 29414"

OWNER:
GEORGE REICHENBERG
REC. NO. 00668533

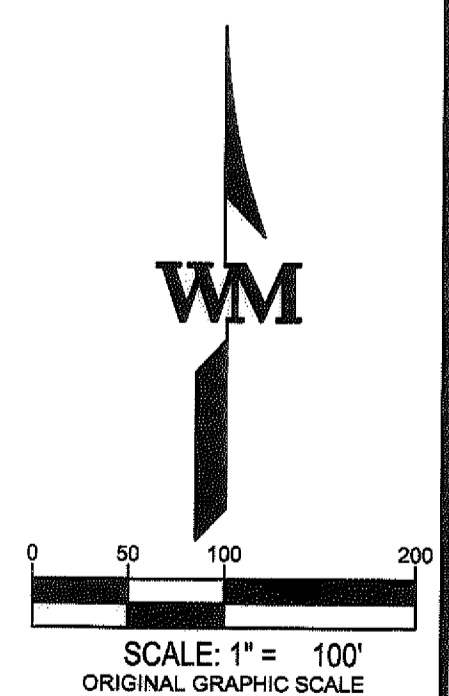
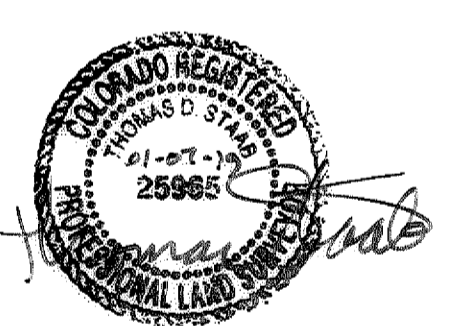
OWNER:
PAGE LLOYD E REVOCABLE TRUST &
KATSUKO SUE PAGE REVOCABLE TRUST

FND 30' WITNESS COR
TO SE COR NE 1/4 NE 1/4 SEC 26
1-1/2" ALUM CAP "PLS 6429"

SE COR NE 1/4
NE 1/4 SEC 26'
NO MONUMENT FOUND
COULD NOT SET

OWNER/DEVELOPER

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



NOTE

1. SIDE SETBACKS SHALL ALLOW FOR ENCROACHMENTS UP TO 3 FEET BEYOND THE BUILDING FOUNDATIONS FOR BELOW-GRADE WINDOW WELLS AND 2- FEET FOR EAVES. IN THOSE CASES WHERE ENCROACHMENTS ARE UTILIZED, THE WINDOW WELLS SHALL ONLY BE ALLOWED ON ONE SIDE OF THE STRUCTURE.

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CIVIL ENGINEERING & SURVEYING

JOB NO. 15035
DATE: 12/21/2018
SCALE: 1" = 100'
Sheet 02 of 02

NO.	DATE	REMARKS
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