

RESOLUTION NO. 16-___

A RESOLUTION MAKING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE COLLIERS HILL PRELIMINARY PLAT NO. 2, IMPOSING CONDITIONS OF APPROVAL; APPROVING THE COLLIERS HILL PRELIMINARY PLAT NO. 2 WITH CONDITIONS; AND SETTING FORTH DETAILS IN RELATION THERETO.

WHEREAS, the Board of Trustees of the Town of Erie, Colorado, following a public hearing noticed in accordance with the Town Code and held on Tuesday, May 10, 2016, considered the Colliers Hill Preliminary Plat No. 2 on the application of Daybreak Recovery Acquisition, LLC, 7200 S. Alton Way, Suite C-400, Centennial, CO 80112, such Preliminary Plat being a plat of the following real property; to wit:

Tracts 10, 12, 13, 14, 16, 17, 22, and 23 of Bridgewater Master Subdivision; Tract 9B of Bridgewater Master Subdivision First Amendment; and Tract A of Daybreak Filing No. 2B located in Section 17 and the northeast quarter of Section 18, Township 1 North, Range 68 West of the 6th Principle Meridian, Town of Erie, County of Weld, State of Colorado; and

WHEREAS, the Planning Commission of the Town of Erie, Colorado, conducted a Public Hearing for the Colliers Hill Preliminary Plat No. 2 on April 20, 2016, and;

WHEREAS, the Preliminary Plat is detailed on the attached "Exhibit A" Colliers Hill Preliminary Plat No. 2; and,

WHEREAS, said Colliers Hill Preliminary Plat No. 2 is incorporated herein and made part hereof by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO, AS FOLLOWS:

Section 1. Findings of Fact.

1. The applicant's application and supporting documents are in substantial compliance with Section 7.7.C of Title 10, Town of Erie Municipal Code.
2. The Preliminary Plat has met Municipal Code Title 10, Section 10.7.7.C.10. Approval Criteria:
 - a. The subdivision is generally consistent with the Town's Comprehensive Master Plan.
 - b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.
 - c. The general layout of lots, streets, driveways, utilities, drainage facilities,

and other services within the proposed subdivision is designed to meet the Town's standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.

- d. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter or this UDC. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.
 - e. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.
 - f. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.
 - g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.
 - h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.
 - i. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.
 - j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.
3. The Town of Erie Municipal Code shall be followed in the development of the property.
 4. That a detailed Development Agreement will be required at such time as the property is approved for the final plat.
 5. That the following conditions shall be imposed as a condition of approval:
 - a. A Surface Use Agreement between the owner of Colliers Hill and Anadarko Entities and any other mineral rights owners allowing full use of the surface as shown in the Preliminary Plat shall be required prior to Final Plat recordation.

- b. All existing encumbrances on proposed lots shall be vacated, removed, and/or relocated prior to Final Plat recordation.
 - c. Improvements, landscaping, and trails within existing easements to remain shall be acceptable to the easement owner in accordance with the existing easement agreements prior to Final Plat recordation.
 - d. Easements for off-site infrastructure improvements shall be required prior to Final Plat recordation.
 - e. At final plat and building permit the applicant shall follow recommendations made by CTL Thompson in the soils, geotechnical, and geological subsidence reports and the Colorado Geological Survey (CGS) recommendations.
 - f. Technical corrections to the Colliers Hill Preliminary Plat No. 2 shall be made to the Town's satisfaction
6. That the Preliminary Plat as proposed, subject to the conditions set forth herein, will preserve the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.

Section 2. Conclusions and Order Approving the Colliers Hill Preliminary Plat No. 2.

- 1. Based on the above Findings of Fact, the Board of Trustees hereby approves the Colliers Hill Preliminary Plat No. 2 application with the conditions of approval listed above.

ADOPTED AND APPROVED THIS 10TH DAY OF MAY 2016 BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO.

TOWN OF ERIE, COLORADO,
a Colorado municipal corporation

By: _____
Tina Harris, Mayor

ATTEST:

By: _____
Nancy J. Parker, CMC, Town Clerk

EXHIBIT A

COLLIERS HILL PRELIMINARY PLAT NO. 2

A REPLAT OF TRACTS 10, 12, 13, 14, 15, 16, 17, 22 & 23, "BRIDGEWATER MASTER SUBDIVISION",
TRACT 9B, "BRIDGEWATER MASTER SUBDIVISION FIRST AMENDMENT"
AND TRACT A, "DAYBREAK FILING NO. 2B"
LOCATED IN SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 18,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
400.74 ACRES – 726 LOTS, 41 TRACTS
PP-000707-2015

PARCEL DESCRIPTION:

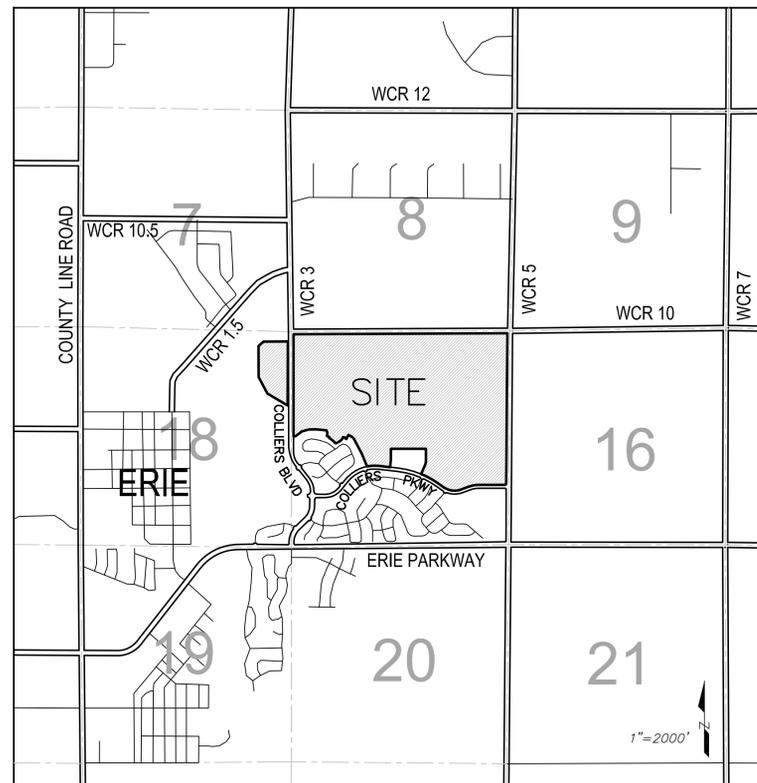
TRACTS 10, 12, 13, 14, 15, 16, 17, 22 AND 23 OF "BRIDGEWATER MASTER SUBDIVISION", TRACT 9B OF "BRIDGEWATER MASTER SUBDIVISION FIRST AMENDMENT", AND TRACT A OF "DAYBREAK FILING NO. 2B", LOCATED IN SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL LOTS	119.45 Ac.	29.8%
TRACTS	225.14 Ac.	56.2%
PUBLIC ROW	56.15 Ac.	14.0%
TOTAL:	400.74 Ac.	100.0%

PARKS & OPEN SPACE SUMMARY CHART		
	REQUIRED	PROVIDED
POCKET PARK	1.0 Ac.	3.5 Ac.
NEIGHBORHOOD PARK	6.1 Ac.	7.0 Ac.
COMMUNITY PARK	10.1 Ac.	47.1 Ac.(1)(3)
OPEN SPACE	34.3 Ac.	36.07 Ac.(1)(2)(4)

NOTES:

- (1) - THE NEIGHBORHOOD PARK, COMMUNITY PARK AND OPEN SPACE DEDICATIONS ARE BEING FULFILLED IN ACCORDANCE WITH THE PUD.
- (2) - 101.04 ACRES OF OPEN SPACE WERE DEDICATED IN TRACTS A, B, AND C OF DAYBREAK FILING NO. 1A.
- (3) - TRACTS GG AND HH MAKE UP THE REQUIRED ACREAGE FOR THE COMMUNITY PARK. 25.00 ACRES OF ACTIVE AREA SHALL BE PROVIDED IN TRACT HH.
- (4) - OPEN SPACE PROVIDED IS COMPRISED OF TRACTS A, E, JJ AND KK FOR A TOTAL OF 40.28 ACRES. HOWEVER, 4.21 ACRES IS WITHHELD FROM THIS TOTAL TO REMOVE THE DRAINAGE CHANNEL AND DETENTION FROM THE CREDITED OPEN SPACE.



VICINITY MAP

TRACT SUMMARY CHART				
TRACT	AREA	USE	OWNERSHIP	MAINTENANCE
A	2.83 Ac.	OPEN SPACE	TOWN OF ERIE	TOWN OF ERIE
B	0.20 Ac.	TRAILS, LANDSCAPING	H.O.A.	H.O.A.
C	0.66 Ac.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
D	0.33 Ac.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
E	0.12 Ac.	OPEN SPACE	TOWN OF ERIE	TOWN OF ERIE
F	32.43 Ac.	DRAINAGE, OPEN SPACE	TOWN OF ERIE	H.O.A./METRO DISTRICT
G	0.08 Ac.	TRAILS, LANDSCAPING	H.O.A.	H.O.A.
H	0.88 Ac.	POCKET PARK	H.O.A.	H.O.A.
I	0.23 Ac.	TRAILS, LANDSCAPING	H.O.A.	H.O.A.
J	0.44 Ac.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
K	2.23 Ac.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
L	0.30 Ac.	TRAILS, LANDSCAPING	H.O.A.	H.O.A.
M	0.41 Ac.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
N	0.45 Ac.	TRAILS, LANDSCAPING	H.O.A.	H.O.A.
O	0.30 Ac.	TRAILS, LANDSCAPING	H.O.A.	H.O.A.
P	2.44 Ac.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
Q	3.17 Ac.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
R	0.58 Ac.	LANDSCAPE BUFFER	TOWN OF ERIE	H.O.A.
S	0.68 Ac.	LANDSCAPE BUFFER	TOWN OF ERIE	H.O.A.
T	1.92 Ac.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
U	0.22 Ac.	TRAILS, LANDSCAPING	H.O.A.	H.O.A.
V	1.40 Ac.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
W	0.15 Ac.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
X	0.70 Ac.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
Y	2.03 Ac.	POCKET PARK	H.O.A.	H.O.A.
Z	0.12 Ac.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
AA	0.04 Ac.	LANDSCAPE BUFFER	TOWN OF ERIE	H.O.A.
BB	0.66 Ac.	LANDSCAPE BUFFER	TOWN OF ERIE	H.O.A.
CC	6.01 Ac.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
DD	0.58 Ac.	POCKET PARK	H.O.A.	H.O.A.
EE	13.68 Ac.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
FF	75.58 Ac.	FUTURE DEVELOPMENT	DEVELOPER	DEVELOPER
GG	22.12 Ac.	COMMUNITY PARK/DRAINAGE (A)	TOWN OF ERIE	H.O.A./METRO DISTRICT/TOWN OF ERIE (B)
HH	25.00 Ac.	COMMUNITY PARK	TOWN OF ERIE	TOWN OF ERIE
II	11.41 Ac.	FUTURE DEVELOPMENT	DEVELOPER	DEVELOPER
JJ	4.78 Ac.	OPEN SPACE	TOWN OF ERIE	H.O.A./METRO DISTRICT
KK	0.12 Ac.	OPEN SPACE	TOWN OF ERIE	TOWN OF ERIE
LL	0.24 Ac.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
MM	1.62 Ac.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
NN	1.02 Ac.	PRIVATE AMENITY AREA	H.O.A.	H.O.A.
OO	7.00 Ac.	NEIGHBORHOOD PARK	H.O.A.	TOWN OF ERIE

NOTES:

- (A) - TRACT GG IS IDENTIFIED AS COMMUNITY PARK AS SHOWN AND REQUIRED IN PUD.
- (B) - TRAIL WILL BE MAINTAINED BY TOWN OF ERIE WITH REMAINDER BEING MAINTAINED BY H.O.A./METRO DISTRICT

OWNER:

DAYBREAK RECOVERY ACQUISITION LLC
1251 AVENUE OF THE AMERICAS, FLOOR 51
NEW YORK, NY 10020

APPLICANT/DEVELOPER:

RAINTREE INVESTMENT CORPORATION
7200 S. ALTON WAY, SUITE C-400
CENTENNIAL, CO 80112

ENGINEER/SURVEYOR:

HURST & ASSOCIATES, INC.
2500 BROADWAY, SUITE B
BOULDER, CO 80304

SCALE VERIFICATION

BAR IS ONE INCH
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	BY	DATE		
			BY	DATE	BY
1	Original submitted		08/24/15	Ba	
2	Update per town comments/adjusted lots & tracts		10/14/15	Ba	
3	Blocks 40 & 41 (02/24); Block 60 & 60d tracts; Update per town		02/03/16	Ba	
			04/05/16	Ba	

REVISIONS
 HURST & ASSOCIATES, INC.
 2500 Broadway, Suite B
 Boulder, CO 80304
 303.449.9105

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

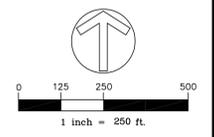
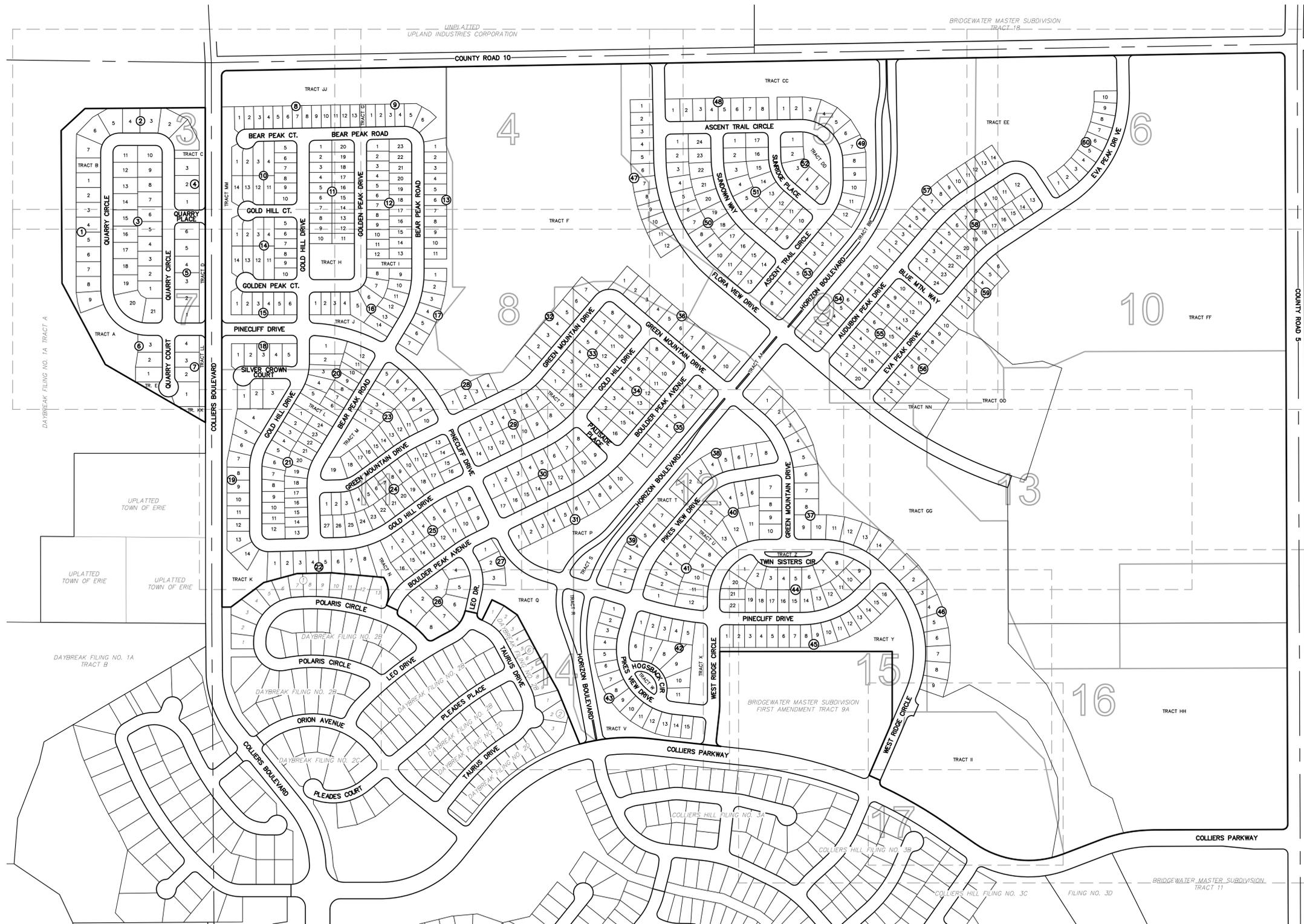
COLLIFIERS HILL
 PRELIMINARY PLAT NO. 2
 ERIE, COLORADO

DRAWN BY: BO	DESIGNED BY: JJ	APPROVED BY: JJ
JOB NUMBER: 2527-02	DATE: 04/05/16	FILE LOCATION: G:\2527\SURVEY\CH PRELIM PLAT NO. 2 SH-1-2
SCALE: N/A	SHEET NO.: 1 OF 18	

COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 2 OF 19
PP-000707-2015

SCALE VERIFICATION
BAR IS ONE INCH
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY



HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

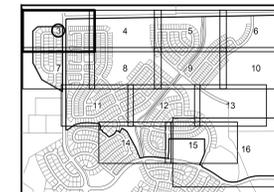
COLLIERS HILL
PRELIMINARY PLAT NO. 2
ERIE, COLORADO

DRAWN BY:	BO
DESIGNED BY:	JJ
APPROVED BY:	JJ
JOB NUMBER:	2527-02
DATE:	04/05/16
SCALE:	N/A
SHEET NO.:	2 OF 18

FILE LOCATION:
G:\2527\SURVEY\CH PRELIM PLAT NO. 2 SH 1-2

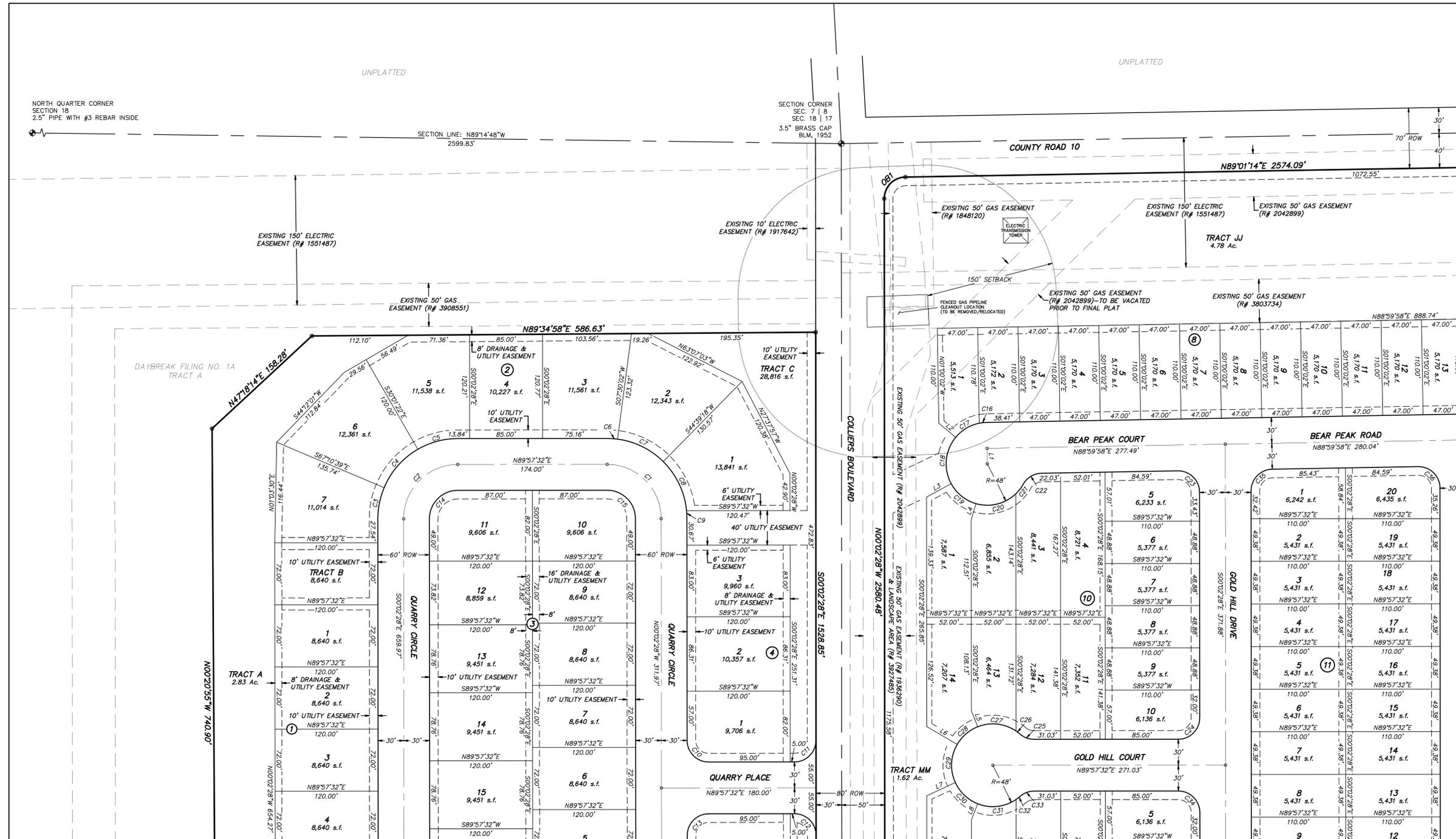
COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 3 OF 18
PP-000707-2015



KEY MAP

LINE	BEARING	LENGTH
L1	S81°00'02"E	18.00'
L2	N50°11'35"W	25.45'
L3	S61°25'23"W	32.64'
L4	S16°03'01"W	20.00'
L5	S21°34'59"E	20.00'
L6	S59°48'13"E	41.09'
L7	N65°20'11"E	36.67'
L8	N21°30'03"E	20.00'



Match to Sheet 4

Match to Sheet 7

NORTH QUARTER CORNER
SECTION 18
2.5" PIPE WITH #3 REBAR INSIDE

SECTION CORNER
SEC. 7 | 8
SEC. 18 | 17
3.5" BRASS CAP
BLM, 1952

SCALE VERIFICATION
BAR IS ONE INCH
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

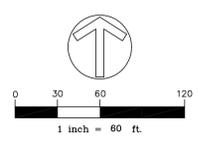
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINARY PLAT NO. 2
ERIE, COLORADO

DRAIN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ
JOB NUMBER: 2527-02
DATE: 04/05/16
SCALE: 1"=60'
SHEET NO: 3 OF 18

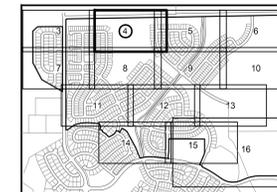
NOTES:
SEE SHEET 17 FOR CURVE TABLE
⑩ - BLOCK NUMBER

EASEMENT NOTES:
RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
-10' UTILITY ALONG RIGHTS OF WAY
-8' DRAINAGE & UTILITY ALONG REAR LOT LINE
-6' UTILITY ALONG LOT LINES ADJACENT TO TRACTS
UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY
EASEMENTS ALONG RIGHTS OF WAY

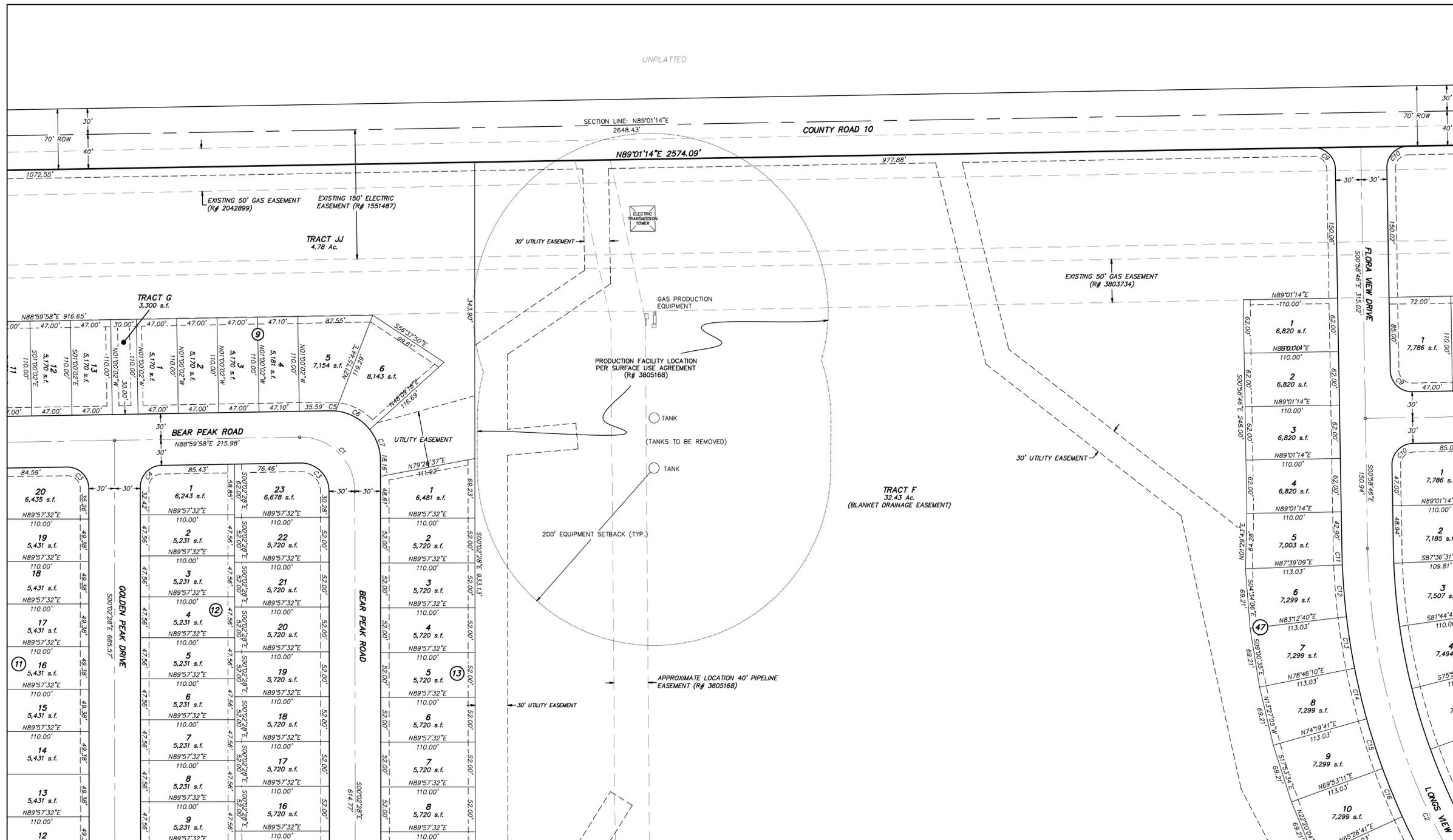


COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 4 OF 18
PP-000707-2015



KEY MAP



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	100.02'	63.00'	80°57'34"	89.84'	N45°31'15"W
C2	640.46'	750.00'	48°55'40"	621.18'	S25°26'36"E
C3	38.88'	28.00'	80°52'26"	35.06'	N45°31'15"W
C4	38.88'	28.00'	80°52'26"	35.06'	S44°28'45"W
C5	6.78'	58.00'	6°41'14"	6.77'	N87°39'09"W
C6	46.18'	58.00'	45°37'21"	44.97'	N61°29'35"W
C7	39.12'	58.00'	38°38'26"	38.38'	N19°21'41"W
C8	39.27'	25.00'	80°00'00"	35.36'	S45°58'46"E
C9	39.27'	25.00'	80°00'00"	35.36'	S44°01'14"W
C10	18.62'	780.00'	1°22'06"	18.62'	S01°39'48"E
C11	60.47'	780.00'	4°26'30"	60.45'	S04°34'06"E
C12	60.47'	780.00'	4°26'30"	60.45'	S09°00'35"E
C13	60.47'	780.00'	4°26'30"	60.45'	S13°27'05"E
C14	60.47'	780.00'	4°26'30"	60.45'	S17°53'34"E
C15	60.47'	780.00'	4°26'30"	60.45'	S22°20'04"E
C16	60.47'	780.00'	4°26'30"	60.45'	S27°00'04"E

Match to Sheet 3

Match to Sheet 5

Match to Sheet 8

SCALE VERIFICATION
BAR IS ONE INCH
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

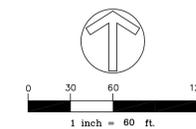
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINARY PLAT NO. 2
ERIE, COLORADO

DRAWN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ
JOB NUMBER: 2527-02
DATE: 04/05/16
SCALE: 1"=60'
SHEET NO: 4 OF 18

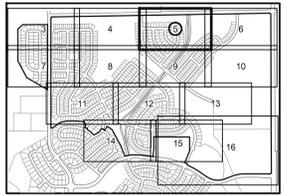
NOTE:
⑩ - BLOCK NUMBER

EASEMENT NOTES:
RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
-10' UTILITY ALONG RIGHTS OF WAY
-8' DRAINAGE & UTILITY ALONG REAR LOT LINE
-6' UTILITY ALONG LOT LINES ADJACENT TO TRACTS
UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY
EASEMENTS ALONG RIGHTS OF WAY



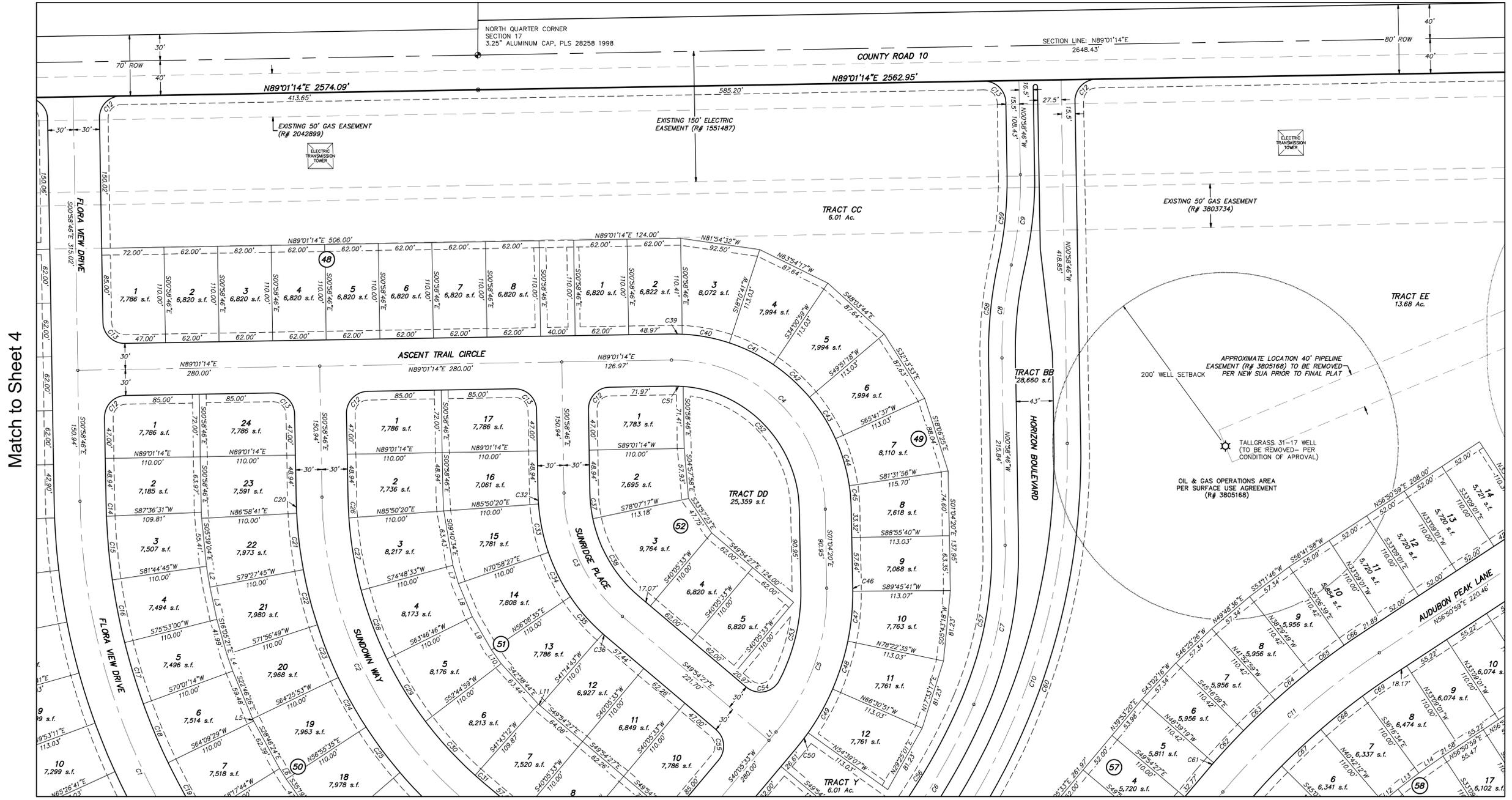
COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 5 OF 18
PP-000707-2015



KEY MAP

LINE	BEARING	LENGTH
L1	S40°05'33"W	12.61'
L2	S08°24'16"E	24.50'
L3	S12°20'09"E	37.91'
L4	S18°01'14"E	20.41'
L5	S25°42'19"E	2.91'
L6	S32°32'11"E	14.52'
L7	S17°06'30"E	22.08'
L8	S22°37'24"E	41.41'
L9	S30°03'20"E	44.14'
L10	S35°34'13"E	19.35'
L11	S49°54'27"E	2.74'
L12	N5°01'54"E	22.92'
L13	N52°27'43"E	30.39'
L14	N55°07'51"E	34.23'



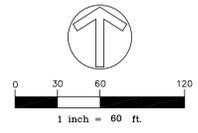
Match to Sheet 4

Match to Sheet 6

Match to Sheet 9

NOTES:
SEE SHEET 17 FOR CURVE TABLE.
10 - BLOCK NUMBER

EASEMENT NOTES:
RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
-10' UTILITY ALONG RIGHTS OF WAY
-8' DRAINAGE & UTILITY ALONG REAR LOT LINE
-6' UTILITY ALONG LOT LINES ADJACENT TO TRACTS
UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY



SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

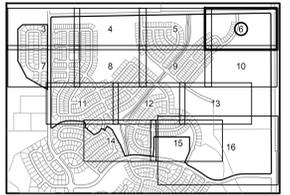
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING
HURST & ASSOCIATES, INC.
2510 Broadway, Suite B
Boulder, CO 80304
303.449.9105

COLLIERS HILL
PRELIMINARY PLAT NO. 2
ERIE, COLORADO

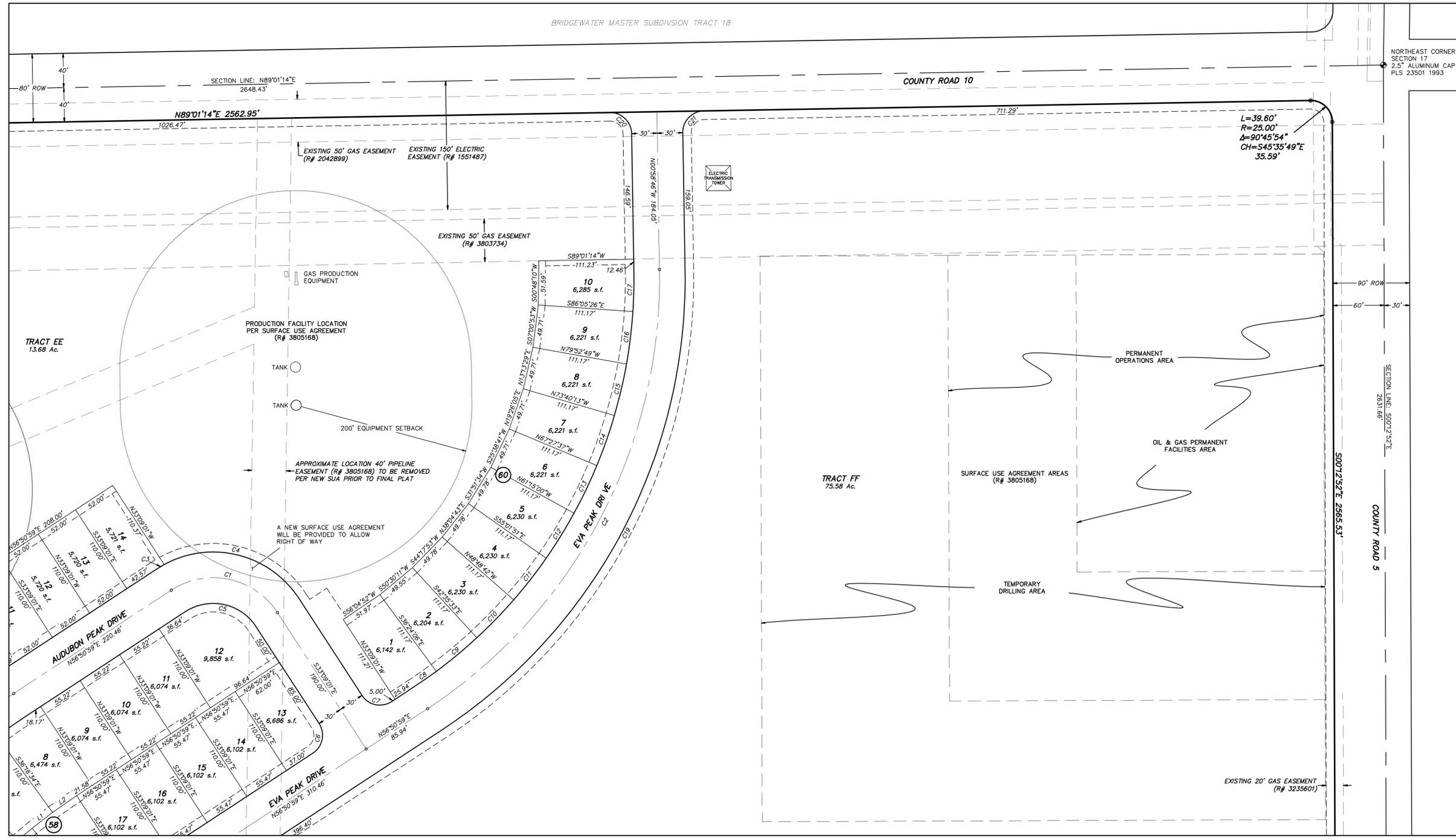
DRAWN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ
JOB NUMBER: 2527-02
DATE: 04/05/16
SCALE: 1"=60'
SHEET NO.: 5 OF 18
FILE LOCATION: G:\2527\SURVEY\CH PRELIM PLAT NO. 2 SH 5

COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 6 OF 18
PP-000707-2015



KEY MAP



Match to Sheet 5

Match to Sheet 10

LINE TABLE		
LINE	BEARING	LENGTH
L1	N52°27'43"E	30.39'
L2	N55°07'51"E	34.23'

SCALE VERIFICATION
BAR IS ONE INCH
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

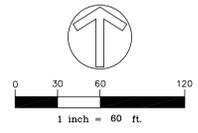
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINARY PLAT NO. 2
ERIE, COLORADO

DRAWN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ
JOB NUMBER: 2527-02
DATE: 04/05/16
SCALE: 1"=60'
SHEET NO: 6 OF 18

NOTES:
SEE SHEET 17 FOR CURVE TABLE
10 - BLOCK NUMBER

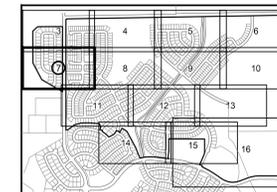
EASEMENT NOTES:
RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
-10' UTILITY ALONG RIGHTS OF WAY
-8' DRAINAGE & UTILITY ALONG REAR LOT LINE
-6' UTILITY ALONG LOT LINES ADJACENT TO TRACTS
UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY



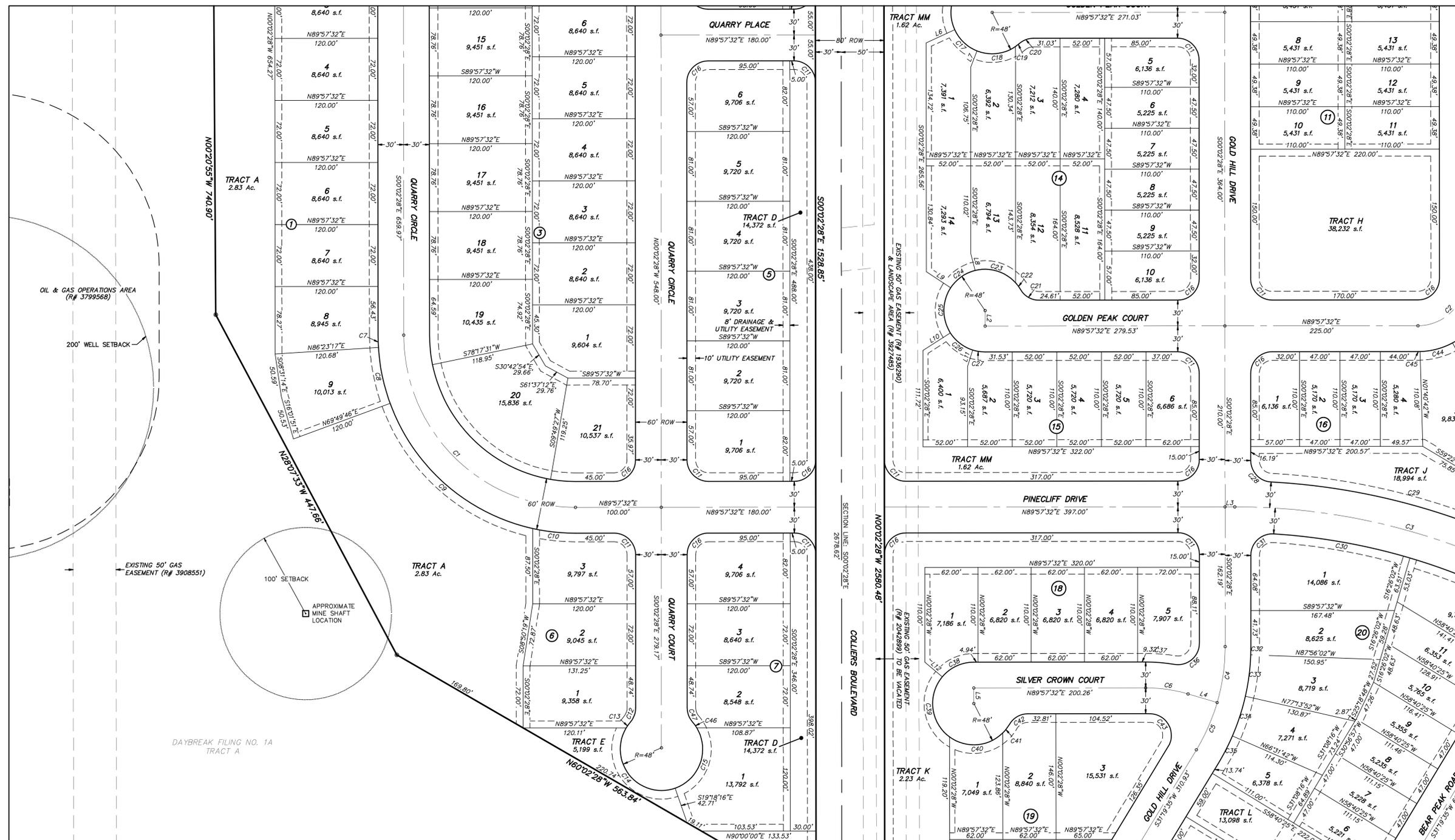
COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 7 OF 18
PP-000707-2015

Match to Sheet 3



KEY MAP



LINE	BEARING	LENGTH
L1	S89°57'32"W	18.00'
L2	N00°02'28"E	18.00'
L3	N89°57'32"E	11.30'
L4	N73°58'56"W	35.39'
L5	S00°02'28"E	18.00'
L6	N65°20'11"E	36.67'
L7	N21°30'03"E	20.00'
L8	S14°03'17"E	20.00'
L9	S26°32'52"E	34.02'
L10	N57°23'30"E	32.98'
L11	N17°28'30"E	20.00'
L12	S49°58'08"E	28.56'

Match to Sheet 8

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINARY PLAT NO. 2
ERIE, COLORADO

DRAWN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ
JOB NUMBER: 2527-02
DATE: 04/05/16
SCALE: 1"=60'
SHEET NO: 7 OF 18

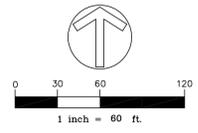
NOTES:
SEE SHEET 17 FOR CURVE TABLE

⑩ - BLOCK NUMBER

EASEMENT NOTES:

RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
-10' UTILITY ALONG RIGHTS OF WAY
-8' DRAINAGE & UTILITY ALONG REAR LOT LINE
-6' UTILITY ALONG LOT LINES ADJACENT TO TRACTS
UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY

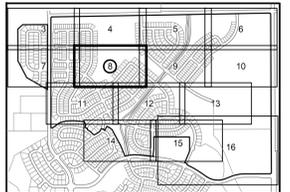
Match to Sheet 11



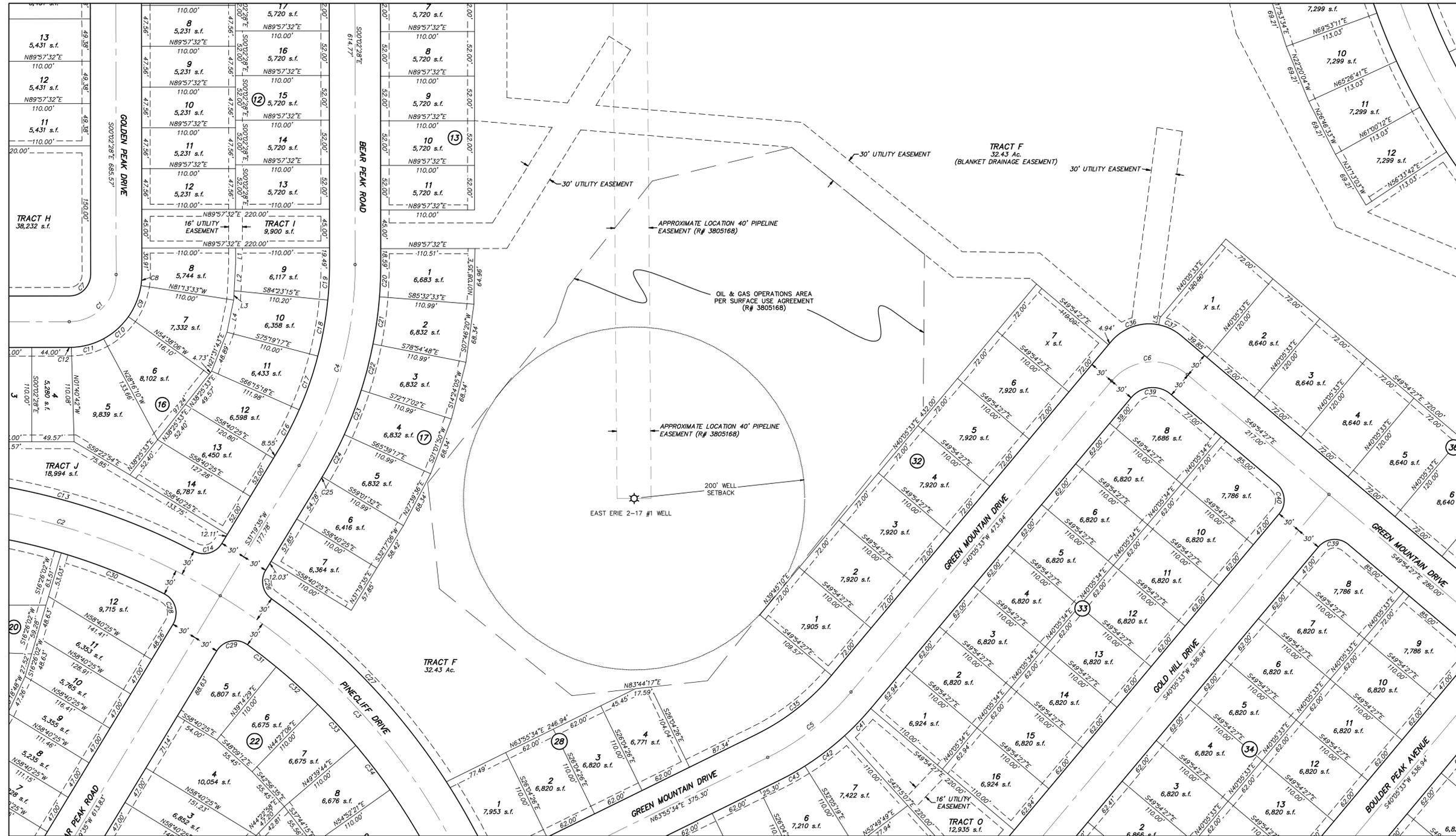
COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 8 OF 18
PP-000707-2015

Match to Sheet 4



KEY MAP



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°00'00"E	19.49'
L2	S03°07'53"W	30.57'
L3	S03°07'53"W	10.80'
L4	S11°49'22"W	38.28'
L5	S11°05'33"W	8.31'

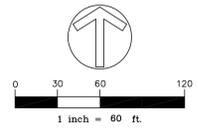
SCALE VERIFICATION
BAR IS ONE INCH
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINARY PLAT NO. 2
ERIE, COLORADO

DRAWN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ
JOB NUMBER: 2527-02
DATE: 04/05/16
SCALE: 1"=60'
SHEET NO: 8 OF 18



Match to Sheet 7

Match to Sheet 9

Match to Sheet 11

Match to Sheet 12

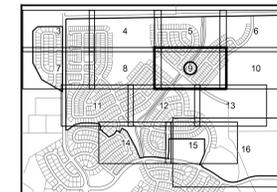
NOTES:
SEE SHEET 17 FOR CURVE TABLE
(10) - BLOCK NUMBER

EASEMENT NOTES:
RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
-10' UTILITY ALONG RIGHTS OF WAY
-8' DRAINAGE & UTILITY ALONG REAR LOT LINE
-6' UTILITY ALONG LOT LINES ADJACENT TO TRACTS
UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY
EASEMENTS ALONG RIGHTS OF WAY

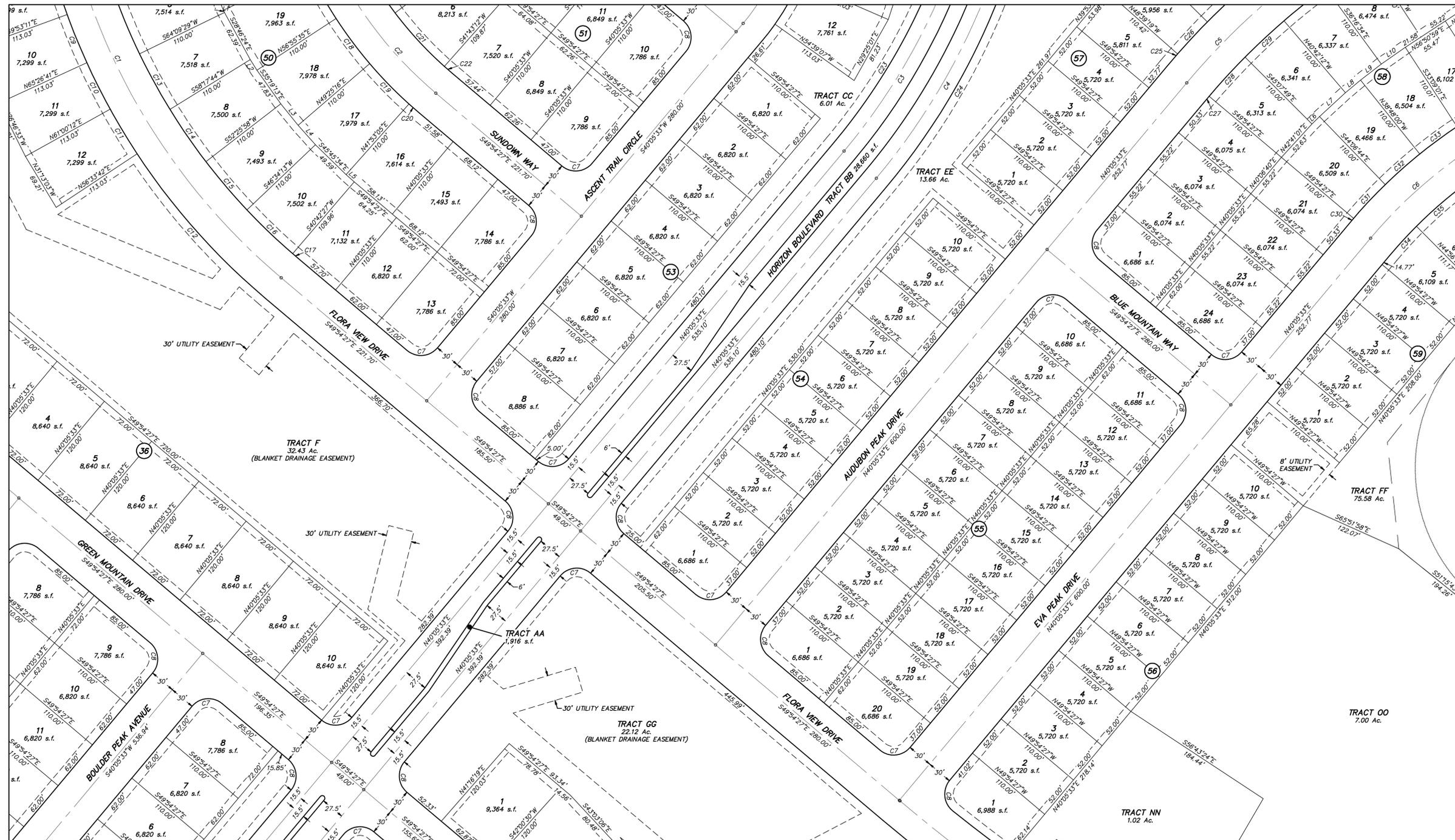
COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 9 OF 18
PP-000707-2015

Match to Sheet 5



KEY MAP



LINE	BEARING	LENGTH
L1	S25°42'19"E	2.91'
L2	S32°23'21"E	14.57'
L3	S39°04'23"E	32.06'
L4	S42°00'16"E	30.35'
L5	S48°32'01"E	12.81'
L6	N45°22'43"E	12.26'
L7	N47°35'32"E	41.05'
L8	N50°14'54"E	22.92'
L9	N52°22'43"E	30.38'
L10	N55°07'51"E	34.23'

Match to Sheet 8

Match to Sheet 10

Match to Sheet 12

Match to Sheet 13

NOTES:

SEE SHEET 17 FOR CURVE TABLE

10 - BLOCK NUMBER

EASEMENT NOTES:

RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:

- 10' UTILITY ALONG RIGHTS OF WAY
- 8' DRAINAGE & UTILITY ALONG REAR LOT LINE
- 6' UTILITY ALONG LOT LINES ADJACENT TO TRACTS

UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

HURST & ASSOCIATES, INC.
2510 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINARY PLAT NO. 2
ERIE, COLORADO

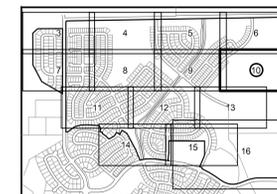
DRAWN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ
JOB NUMBER: 2527-02
DATE: 04/05/16
SCALE: 1"=60'
SHEET NO: 9 OF 18



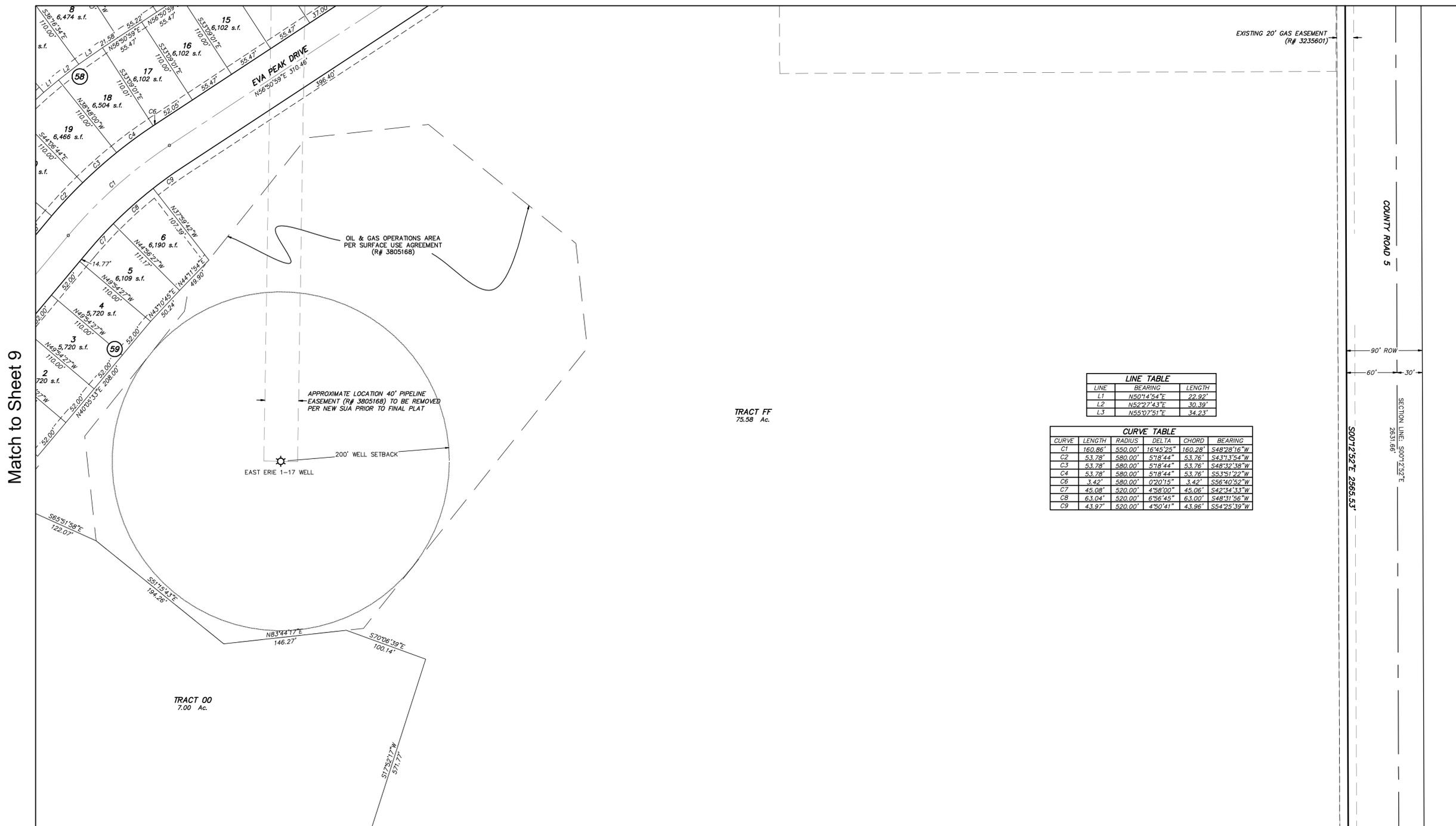
COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 10 OF 18
PP-000707-2015

Match to Sheet 6



KEY MAP



Match to Sheet 9

Match to Sheet 13

LINE TABLE

LINE	BEARING	LENGTH
L1	N50°14'54"E	22.92'
L2	N52°27'43"E	30.39'
L3	N55°07'51"E	34.23'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	160.86'	550.00'	16°45'25"	160.28'	S48°28'16"W
C2	53.78'	580.00'	5°18'44"	53.76'	S43°13'54"W
C3	53.78'	580.00'	5°18'44"	53.76'	S48°32'38"W
C4	53.78'	580.00'	5°18'44"	53.76'	S51°51'22"W
C6	3.42'	580.00'	0°20'15"	3.42'	S56°40'52"W
C7	45.08'	520.00'	4°58'00"	45.06'	S42°34'33"W
C8	63.04'	520.00'	6°56'45"	63.00'	S48°31'56"W
C9	43.97'	520.00'	4°50'41"	43.96'	S54°25'39"W

TRACT FF
75.98 Ac.

TRACT 00
7.00 Ac.

SCALE VERIFICATION
BAR IS ONE INCH
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

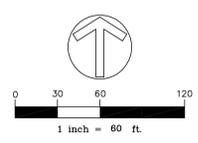
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINARY PLAT NO. 2
ERIE, COLORADO

DRAWN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ
JOB NUMBER: 2527-02
DATE: 04/05/16
SCALE: 1"=60'
SHEET NO: 10 OF 18
FILE LOCATION: G:\2527\SURVEY\CH PRELIM PLAT NO. 2 SH. 10

NOTES:
⑩ - BLOCK NUMBER

EASEMENT NOTES:
RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
-10' UTILITY ALONG RIGHTS OF WAY
-8' DRAINAGE & UTILITY ALONG REAR LOT LINE
-6' UTILITY ALONG LOT LINES ADJACENT TO TRACTS
UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY

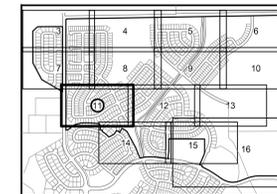


COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 11 OF 18
PP-000707-2015

Match to Sheet 7

Match to Sheet 8



KEY MAP



LINE	BEARING	LENGTH
L1	N85°44'50"E	12.76'
L2	N74°42'42"E	8.63'
L3	N70°01'08"E	42.12'
L4	N63°36'09"E	27.26'
L5	N59°46'05"E	23.53'
L6	N55°40'26"E	42.75'
L7	N59°40'26"E	26.69'
L8	N61°14'01"E	18.81'
L9	N63°02'11"E	18.32'
L10	N63°55'34"E	28.06'
L11	N63°55'34"E	25.30'

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINARY PLAT NO. 2
ERIE, COLORADO

DRAWN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ
JOB NUMBER: 2527-02
DATE: 04/05/16
SCALE: 1"=60'
SHEET NO: 11 OF 18

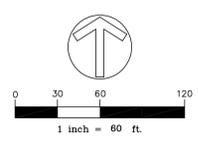
Match to Sheet 12

Match to Sheet 14

EASEMENT NOTES:
RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
-10' UTILITY ALONG RIGHTS OF WAY
-8' DRAINAGE & UTILITY ALONG REAR LOT LINE
-6' UTILITY ALONG LOT LINES ADJACENT TO TRACTS
UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY

NOTES:
SEE SHEETS 18 & 19 FOR CURVE TABLE

10 - BLOCK NUMBER



WEST QUARTER CORNER
SECTION 17
3.5" BRASS CAP, BLM 1950

EXISTING GAS EASEMENT
(BY PRIOR TO FINAL PLAT)

EXISTING GAS EASEMENT (BY 1983990)
& LANDSCAPE AREA (BY 1927483)

TRACT K
2.23 Ac.

TRACT K
2.23 Ac.

S89°34'50"W
43.67'

DAYBREAK FILING NO. 2B BLOCK 1

TRACT L
13,098 s.f.

TRACT M
17,693 s.f.

TRACT N
19,486 s.f.

TRACT O
19,486 s.f.

TRACT P
19,486 s.f.

TRACT Q
19,486 s.f.

TRACT R
19,486 s.f.

TRACT S
19,486 s.f.

TRACT T
19,486 s.f.

TRACT U
19,486 s.f.

TRACT V
19,486 s.f.

TRACT W
19,486 s.f.

TRACT X
19,486 s.f.

TRACT Y
19,486 s.f.

TRACT Z
19,486 s.f.

TRACT AA
19,486 s.f.

TRACT AB
19,486 s.f.

TRACT AC
19,486 s.f.

TRACT AD
19,486 s.f.

TRACT AE
19,486 s.f.

TRACT AF
19,486 s.f.

TRACT AG
19,486 s.f.

TRACT AH
19,486 s.f.

TRACT AI
19,486 s.f.

TRACT AJ
19,486 s.f.

TRACT AK
19,486 s.f.

TRACT AL
19,486 s.f.

TRACT AM
19,486 s.f.

TRACT AN
19,486 s.f.

TRACT AO
19,486 s.f.

TRACT AP
19,486 s.f.

TRACT AQ
19,486 s.f.

TRACT AR
19,486 s.f.

TRACT AS
19,486 s.f.

TRACT AT
19,486 s.f.

TRACT AU
19,486 s.f.

TRACT AV
19,486 s.f.

TRACT AW
19,486 s.f.

TRACT AX
19,486 s.f.

TRACT AY
19,486 s.f.

TRACT AZ
19,486 s.f.

TRACT BA
19,486 s.f.

TRACT BB
19,486 s.f.

TRACT BC
19,486 s.f.

TRACT BD
19,486 s.f.

TRACT BE
19,486 s.f.

TRACT BF
19,486 s.f.

TRACT BG
19,486 s.f.

TRACT BH
19,486 s.f.

TRACT BI
19,486 s.f.

TRACT BJ
19,486 s.f.

TRACT BK
19,486 s.f.

TRACT BL
19,486 s.f.

TRACT BM
19,486 s.f.

TRACT BN
19,486 s.f.

TRACT BO
19,486 s.f.

TRACT BP
19,486 s.f.

TRACT BQ
19,486 s.f.

TRACT BR
19,486 s.f.

TRACT BS
19,486 s.f.

TRACT BT
19,486 s.f.

TRACT BU
19,486 s.f.

TRACT BV
19,486 s.f.

TRACT BW
19,486 s.f.

TRACT BX
19,486 s.f.

TRACT BY
19,486 s.f.

TRACT BZ
19,486 s.f.

TRACT CA
19,486 s.f.

TRACT CB
19,486 s.f.

TRACT CC
19,486 s.f.

TRACT CD
19,486 s.f.

TRACT CE
19,486 s.f.

TRACT CF
19,486 s.f.

TRACT CG
19,486 s.f.

TRACT CH
19,486 s.f.

TRACT CI
19,486 s.f.

TRACT CJ
19,486 s.f.

TRACT CK
19,486 s.f.

TRACT CL
19,486 s.f.

TRACT CM
19,486 s.f.

TRACT CN
19,486 s.f.

TRACT CO
19,486 s.f.

TRACT CP
19,486 s.f.

TRACT CQ
19,486 s.f.

TRACT CR
19,486 s.f.

TRACT CS
19,486 s.f.

TRACT CT
19,486 s.f.

TRACT CU
19,486 s.f.

TRACT CV
19,486 s.f.

TRACT CW
19,486 s.f.

TRACT CX
19,486 s.f.

TRACT CY
19,486 s.f.

TRACT CZ
19,486 s.f.

TRACT DA
19,486 s.f.

TRACT DB
19,486 s.f.

TRACT DC
19,486 s.f.

TRACT DD
19,486 s.f.

TRACT DE
19,486 s.f.

TRACT DF
19,486 s.f.

TRACT DG
19,486 s.f.

TRACT DH
19,486 s.f.

TRACT DI
19,486 s.f.

TRACT DJ
19,486 s.f.

TRACT DK
19,486 s.f.

TRACT DL
19,486 s.f.

TRACT DM
19,486 s.f.

TRACT DN
19,486 s.f.

TRACT DO
19,486 s.f.

TRACT DP
19,486 s.f.

TRACT DQ
19,486 s.f.

TRACT DR
19,486 s.f.

TRACT DS
19,486 s.f.

TRACT DT
19,486 s.f.

TRACT DU
19,486 s.f.

TRACT DV
19,486 s.f.

TRACT DW
19,486 s.f.

TRACT DX
19,486 s.f.

TRACT DY
19,486 s.f.

TRACT DZ
19,486 s.f.

TRACT EA
19,486 s.f.

TRACT EB
19,486 s.f.

TRACT EC
19,486 s.f.

TRACT ED
19,486 s.f.

TRACT EE
19,486 s.f.

TRACT EF
19,486 s.f.

TRACT EG
19,486 s.f.

TRACT EH
19,486 s.f.

TRACT EI
19,486 s.f.

TRACT EJ
19,486 s.f.

TRACT EK
19,486 s.f.

TRACT EL
19,486 s.f.

TRACT EM
19,486 s.f.

TRACT EN
19,486 s.f.

TRACT EO
19,486 s.f.

TRACT EP
19,486 s.f.

TRACT EQ
19,486 s.f.

TRACT ER
19,486 s.f.

TRACT ES
19,486 s.f.

TRACT ET
19,486 s.f.

TRACT EU
19,486 s.f.

TRACT EV
19,486 s.f.

TRACT EW
19,486 s.f.

TRACT EX
19,486 s.f.

TRACT EY
19,486 s.f.

TRACT EZ
19,486 s.f.

TRACT FA
19,486 s.f.

TRACT FB
19,486 s.f.

TRACT FC
19,486 s.f.

TRACT FD
19,486 s.f.

TRACT FE
19,486 s.f.

TRACT FF
19,486 s.f.

TRACT FG
19,486 s.f.

TRACT FH
19,486 s.f.

TRACT FI
19,486 s.f.

TRACT FJ
19,486 s.f.

TRACT FK
19,486 s.f.

TRACT FL
19,486 s.f.

TRACT FM
19,486 s.f.

TRACT FN
19,486 s.f.

TRACT FO
19,486 s.f.

TRACT FP
19,486 s.f.

TRACT FQ
19,486 s.f.

TRACT FR
19,486 s.f.

TRACT FS
19,486 s.f.

TRACT FT
19,486 s.f.

TRACT FU
19,486 s.f.

TRACT FV
19,486 s.f.

TRACT FW
19,486 s.f.

TRACT FX
19,486 s.f.

TRACT FY
19,486 s.f.

TRACT FZ
19,486 s.f.

TRACT GA
19,486 s.f.

TRACT GB
19,486 s.f.

TRACT GC
19,486 s.f.

TRACT GD
19,486 s.f.

TRACT GE
19,486 s.f.

TRACT GF
19,486 s.f.

TRACT GG
19,486 s.f.

TRACT GH
19,486 s.f.

TRACT GI
19,486 s.f.

TRACT GJ
19,486 s.f.

TRACT GK
19,486 s.f.

TRACT GL
19,486 s.f.

TRACT GM
19,486 s.f.

TRACT GN
19,486 s.f.

TRACT GO
19,486 s.f.

TRACT GP
19,486 s.f.

TRACT GQ
19,486 s.f.

TRACT GR
19,486 s.f.

TRACT GS
19,486 s.f.

TRACT GT
19,486 s.f.

TRACT GU
19,486 s.f.

TRACT GV
19,486 s.f.

TRACT GW
19,486 s.f.

TRACT GX
19,486 s.f.

TRACT GY
19,486 s.f.

TRACT GZ
19,486 s.f.

TRACT HA
19,486 s.f.

TRACT HB
19,486 s.f.

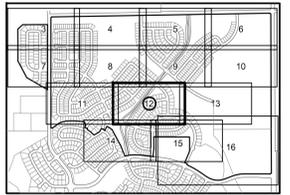
TRACT HC
19,486 s.f.

TRACT HD
19,486 s.f.

TRACT HE
19,486 s.f.

COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 12 OF 18
PP-000707-2015



KEY MAP

Match to Sheet 8

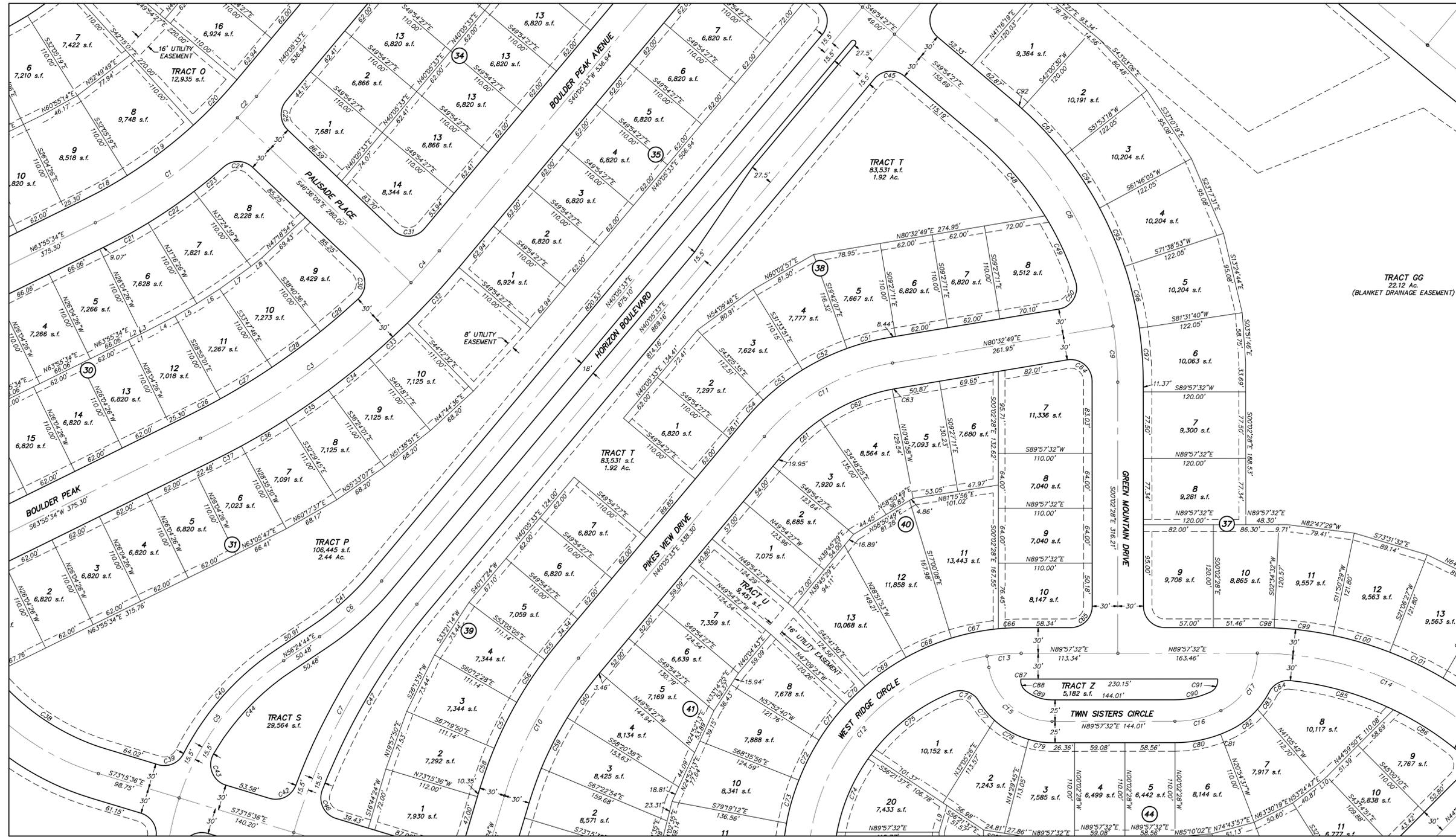
Match to Sheet 9

Match to Sheet 11

Match to Sheet 13

Match to Sheet 14

Match to Sheet 15



LINE TABLE		
LINE	BEARING	LENGTH
L1	N63°55'34"E	25.30'
L2	N63°55'34"E	18.23'
L3	N63°55'34"E	9.07'
L4	N62°30'17"E	35.72'
L5	N59°54'17"E	29.62'
L6	N57°23'47"E	31.69'
L7	N54°23'47"E	45.42'
L8	N51°57'22"E	15.90'
L9	N16°33'47"E	32.42'
L10	N48°32'40"E	9.77'

SCALE VERIFICATION
BAR IS ONE INCH
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

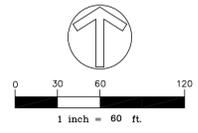
COLLIERS HILL
PRELIMINARY PLAT NO. 2
ERIE, COLORADO

DRAWN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ
JOB NUMBER: 2527-02
DATE: 04/05/16
SCALE: 1"=60'
SHEET NO: 12 OF 18

NOTES:
SEE SHEET 18 FOR CURVE TABLE

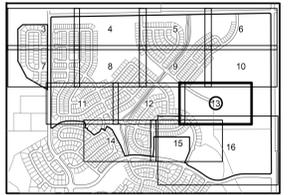
⑩ - BLOCK NUMBER

EASEMENT NOTES:
RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
-10' UTILITY ALONG RIGHTS OF WAY
-8' DRAINAGE & UTILITY ALONG REAR LOT LINE
-6' UTILITY ALONG LOT LINES ADJACENT TO TRACTS
UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY



COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 13 OF 18
PP-000707-2015

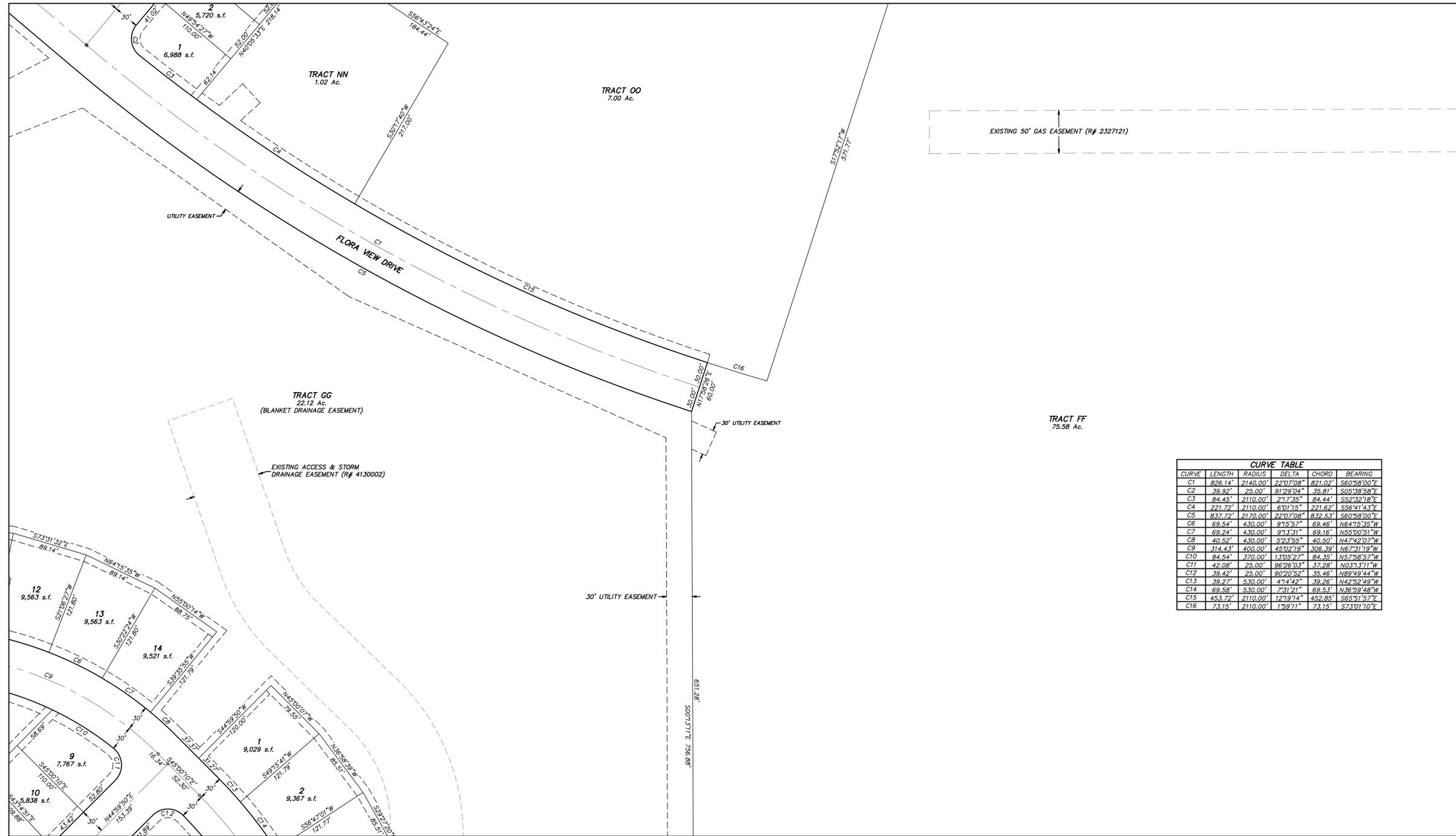


KEY MAP

Match to Sheet 9

Match to Sheet 10

Match to Sheet 12



Match to Sheet 15

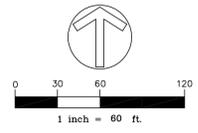
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	826.14'	2140.00'	22°07'08"	821.02'	S60°58'00"E
C2	39.92'	25.00'	91°29'04"	35.81'	S05°38'58"E
C3	84.45'	2110.00'	21°23'35"	84.44'	S52°39'18"E
C4	221.72'	2110.00'	6°01'15"	221.62'	S56°41'43"E
C5	832.72'	2170.00'	22°07'08"	832.53'	S60°58'00"E
C6	69.54'	430.00'	91°51'57"	69.46'	N64°15'35"W
C7	69.24'	430.00'	91°31'31"	69.16'	N55°00'51"W
C8	40.52'	430.00'	52°31'55"	40.50'	N47°42'07"W
C9	314.43'	400.00'	45°02'19"	306.39'	N67°41'10"W
C10	84.54'	370.00'	13°02'27"	84.35'	N57°58'52"W
C11	42.08'	25.00'	86°26'03"	37.28'	N03°31'11"W
C12	39.42'	25.00'	90°20'52"	35.46'	N89°49'44"W
C13	39.27'	530.00'	41°44'2"	39.26'	N42°52'49"W
C14	69.58'	530.00'	7°31'21"	69.53'	N36°59'48"W
C15	453.72'	2110.00'	12°19'14"	452.85'	S65°31'57"E
C16	73.15'	2110.00'	1°58'11"	73.15'	S73°01'10"E

NOTES:

⑩ - BLOCK NUMBER

EASEMENT NOTES:

RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
 -10' UTILITY ALONG RIGHTS OF WAY
 -8' DRAINAGE & UTILITY ALONG REAR LOT LINE
 -6' UTILITY ALONG LOT LINES ADJACENT TO TRACTS
 UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY



SCALE VERIFICATION
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

HURST & ASSOCIATES, INC.
 2500 Broadway, Suite B
 Boulder, CO 80304
 303.449.9105

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

COLLIERS HILL
 PRELIMINARY PLAT NO. 2
 ERIE, COLORADO

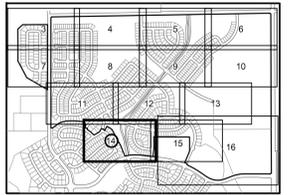
DRAWN BY: BO
 DESIGNED BY: JJ
 APPROVED BY: JJ
 JOB NUMBER: 2527-02
 DATE: 04/08/16
 SCALE: 1"=60'
 SHEET NO: 13 OF 18
 FILE LOCATION: G:\2527\SURVEY\CH PRELIM PLAT NO. 2 SH. 13

COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 14 OF 18
PP-000707-2015

Match to Sheet 11

Match to Sheet 12



LINE TABLE		
LINE	BEARING	LENGTH
L1	N22°50'38"E	7.97'
L2	N69°55'59"E	27.19'
L3	N24°08'21"E	27.19'

OUTER BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
OB1	341.44'	915.00'	21°22'51"	339.47'	S85°30'24"W
OB2	33.36'	25.00'	76°27'53"	30.94'	S25°45'23"E
OB3	132.83'	150.00'	50°44'14"	126.53'	N37°50'40"E
OB4	88.03'	1710.00'	2°58'59"	88.02'	S81°44'17"W
OB5	36.22'	25.00'	83°00'01"	33.13'	S78°14'12"E
OB6	26.35'	210.00'	7°11'21"	26.33'	N40°19'52"W
OB7	142.49'	480.00'	17°00'31"	141.97'	N52°25'48"W
OB8	36.27'	25.00'	83°07'33"	33.17'	S19°22'17"E
OB9	139.99'	150.00'	53°28'19"	134.96'	N05°45'15"W

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

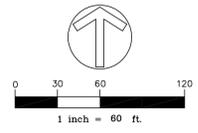
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINARY PLAT NO. 2
ERIE, COLORADO

DRAWN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ
JOB NUMBER: 2527-02
DATE: 04/05/16
SCALE: 1"=60'
SHEET NO: 14 OF 18
FILE LOCATION: G:\2527\SURVEY\CH PRELIM PLAT NO. 2 SH. 14

NOTES:
SEE SHEET 18 FOR CURVE TABLE
⑩ - BLOCK NUMBER

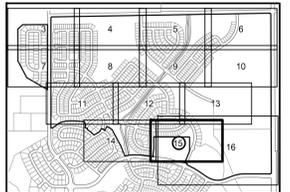
EASEMENT NOTES:
RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
-10' UTILITY ALONG RIGHTS OF WAY
-8' DRAINAGE & UTILITY ALONG REAR LOT LINE
-6' UTILITY ALONG LOT LINES ADJACENT TO TRACTS
UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY



Match to Sheet 15

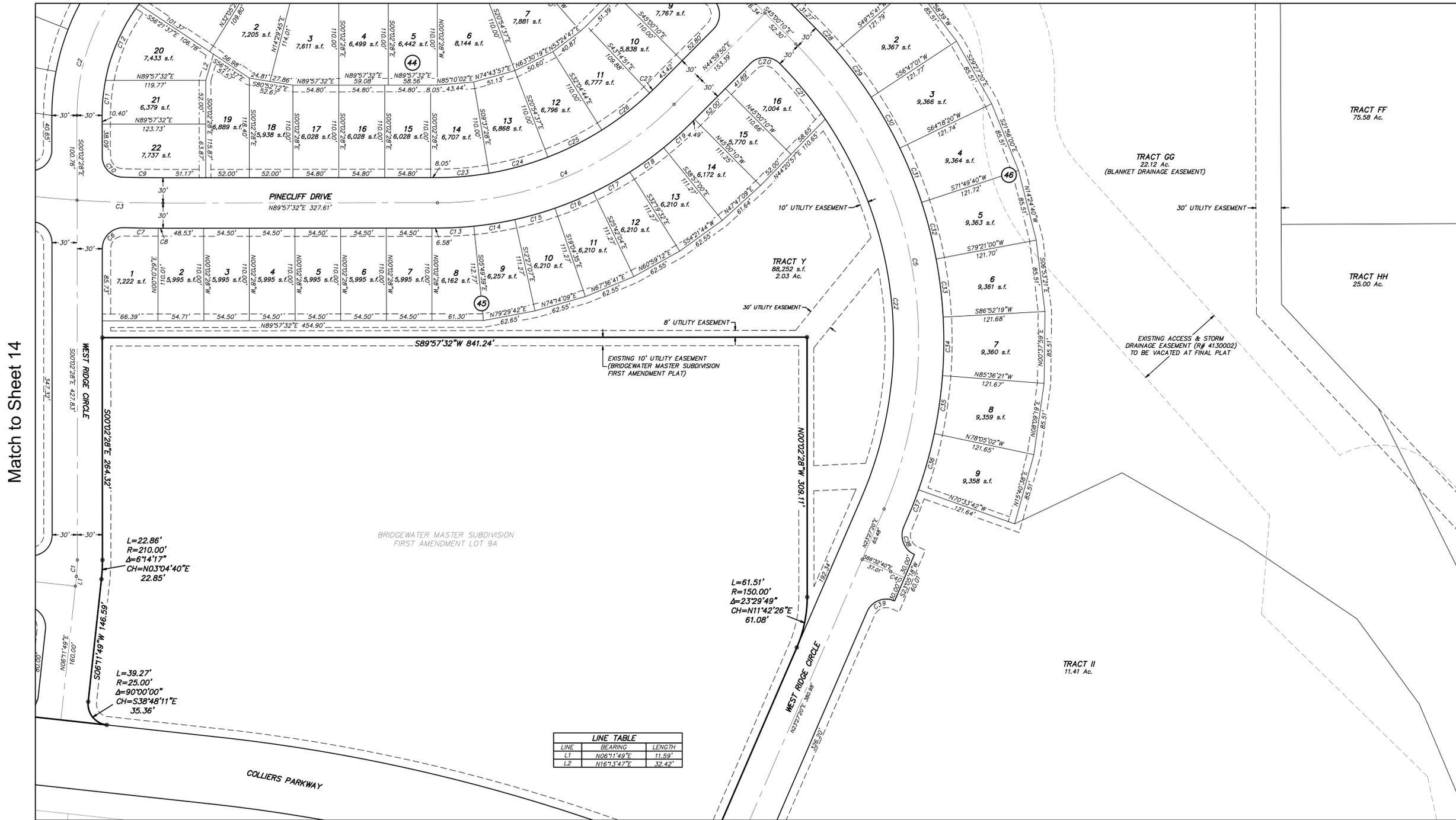
COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 15 OF 18
PP-000707-2015



Match to Sheet 12

Match to Sheet 13



Match to Sheet 14

LINE TABLE		
LINE	BEARING	LENGTH
L1	N08°11'49"E	11.59'
L2	N16°13'47"E	32.42'

SCALE VERIFICATION
BAR IS ONE INCH
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

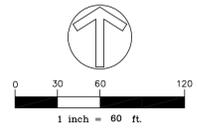
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINARY PLAT NO. 2
ERIE, COLORADO

NOTES:
SEE SHEET 18 FOR CURVE TABLE
⑩ - BLOCK NUMBER

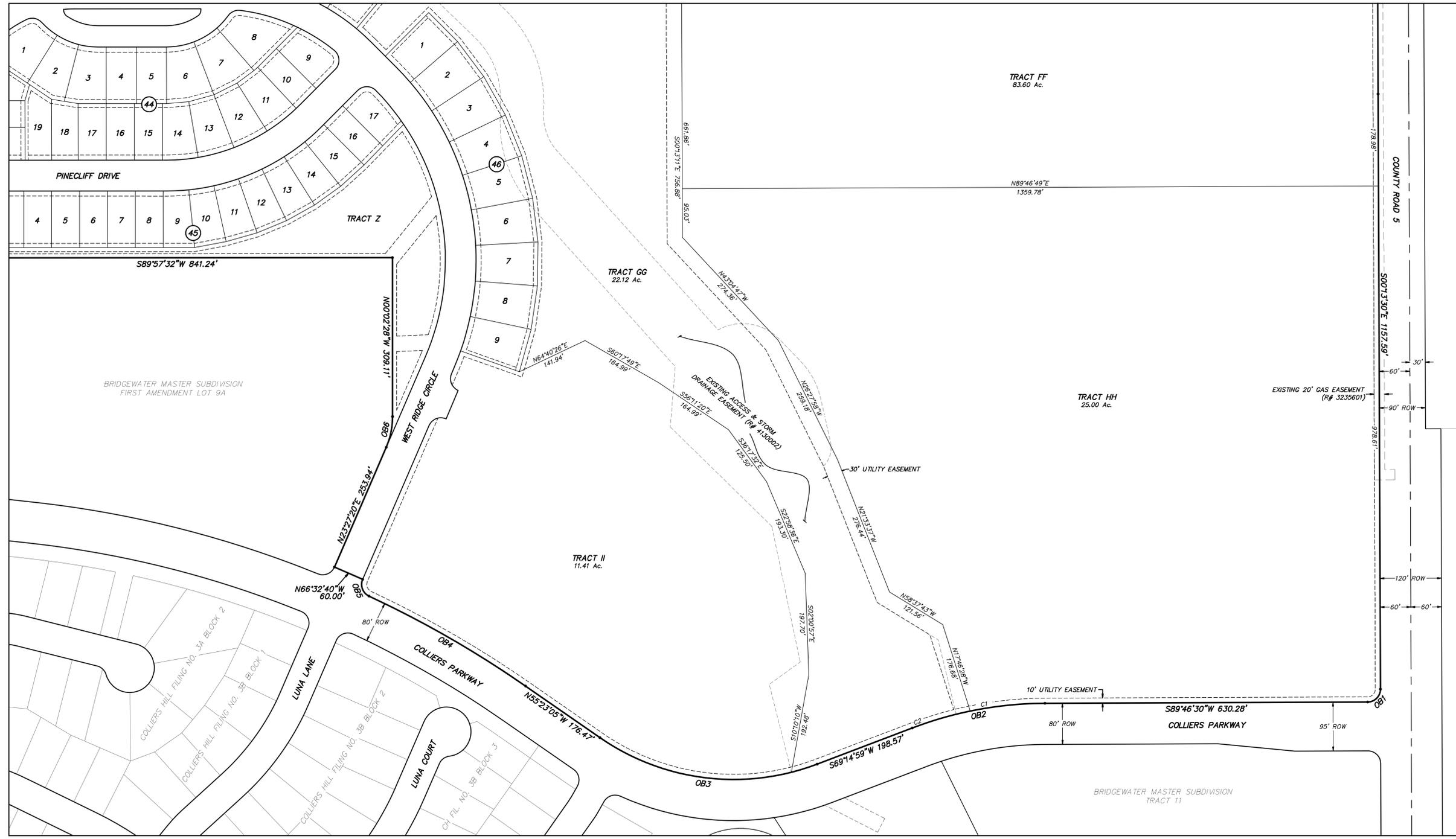
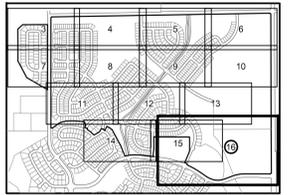
EASEMENT NOTES:
RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
-10' UTILITY ALONG RIGHTS OF WAY
-8' DRAINAGE & UTILITY ALONG REAR LOT LINE
-6' UTILITY ALONG LOT LINES ADJACENT TO TRACTS
UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY
EASEMENTS ALONG RIGHTS OF WAY



DRAWN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ
JOB NUMBER: 2527-02
DATE: 04/05/16
SCALE: 1"=60'
SHEET NO: 15 OF 18
FILE LOCATION: G:\2527\SURVEY\CH PRELIM PLAT NO. 2 SH. 15

COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 16 OF 18
PP-000707-2015



OUTER BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
OB1	39.27'	25.00'	90°00'00"	35.36'	N44°46'30"E
OB2	285.09'	740.00'	20°31'31"	263.68'	S79°39'44"W
OB3	444.90'	460.00'	55°21'56"	427.41'	S83°04'03"E
OB4	352.72'	2090.00'	9°40'10"	352.30'	N60°31'10"W
OB5	38.62'	25.00'	88°30'36"	34.89'	S20°42'52"E
OB6	61.51'	150.00'	23°29'49"	61.08'	N11°42'26"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	236.75'	740.00'	18°19'50"	235.74'	S80°36'35"W
C2	28.34'	740.00'	2°11'41"	28.34'	S70°20'49"W

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

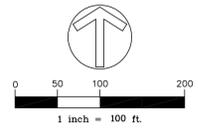
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL
PRELIMINARY PLAT NO. 2
ERIE, COLORADO

NOTES:
SEE SHEETS 18 & 19 FOR LINE AND CURVE TABLES
45 - BLOCK NUMBER

EASEMENT NOTES:
RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
-10' UTILITY ALONG RIGHTS OF WAY
-8' DRAINAGE & UTILITY ALONG REAR LOT LINE
-6' UTILITY ALONG LOT LINES ADJACENT TO TRACTS
UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY



DRAIN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ
JOB NUMBER: 2527-02
DATE: 04/08/16
SCALE: 1"=100'
SHEET NO: 16 OF 18
FILE LOCATION: G:\2527\SURVEY\CH PRELIM PLAT NO. 2 SH. 16

COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 17 OF 18
PP-000707-2015

SHEET 3 CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	98.96'	63.00'	90°00'00"	89.10'	N45°02'28"W
C2	98.96'	63.00'	90°00'00"	89.10'	S45°02'28"W
C3	37.11'	93.00'	22°51'49"	36.87'	S11°23'26"W
C4	60.31'	93.00'	37°09'17"	59.26'	S41°23'59"W
C5	48.66'	93.00'	28°58'54"	48.11'	S74°58'05"W
C6	12.24'	93.00'	7°32'30"	12.23'	N86°16'13"W
C7	60.31'	93.00'	37°09'17"	59.26'	N63°55'20"W
C8	64.19'	93.00'	39°32'38"	62.92'	N25°34'23"W
C9	9.35'	93.00'	5°45'35"	9.35'	N02°55'16"W
C10	39.27'	25.00'	90°00'00"	35.36'	S45°02'28"W
C11	39.27'	25.00'	90°00'00"	35.36'	N44°57'32"W
C12	39.27'	25.00'	90°00'00"	35.36'	N45°02'28"W
C13	39.27'	25.00'	90°00'00"	35.36'	S44°57'32"W
C14	51.84'	33.00'	90°00'00"	46.67'	S44°57'32"W
C15	51.84'	33.00'	90°00'00"	46.67'	N45°02'28"W
C16	8.64'	48.00'	10°18'49"	8.63'	S81°50'33"W
C17	32.57'	48.00'	38°52'44"	31.95'	S59°14'42"W
C18	57.29'	48.00'	68°23'02"	53.95'	S05°36'54"W
C19	38.01'	48.00'	45°22'22"	37.03'	S51°16'48"W
C20	50.08'	48.00'	59°46'30"	47.84'	N76°09'46"W
C21	14.09'	48.00'	16°49'18"	14.04'	N37°51'52"W
C22	25.98'	25.00'	59°32'45"	24.83'	S29°43'56"W
C23	39.69'	25.00'	90°57'34"	39.69'	N45°31'15"W
C24	39.27'	25.00'	90°00'00"	35.36'	N44°57'32"W
C25	17.94'	25.00'	41°06'44"	17.56'	S62°29'06"W
C26	5.73'	48.00'	6°50'15"	5.72'	N52°20'52"W
C27	46.76'	48.00'	55°48'59"	44.93'	N83°40'30"W
C28	32.02'	48.00'	38°13'44"	31.43'	S49°18'24"W
C29	45.96'	48.00'	54°51'36"	44.22'	S02°45'59"W
C30	36.72'	48.00'	43°50'08"	35.83'	S46°32'53"W
C31	46.76'	48.00'	55°48'59"	44.93'	N83°35'33"W
C32	5.73'	48.00'	6°50'15"	5.72'	N52°15'56"W
C33	17.94'	25.00'	41°06'44"	17.56'	S62°24'10"W
C34	39.27'	25.00'	90°00'00"	35.36'	N45°02'28"W
C35	38.85'	25.00'	89°02'26"	35.08'	S44°28'45"W
C36	39.69'	25.00'	90°57'34"	39.69'	N45°31'15"W
C37	38.86'	25.00'	89°01'42"	35.06'	S44°29'23"W

SHEET 5 CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	640.46'	750.00'	48°55'40"	621.18'	S25°26'36"E
C2	401.36'	470.00'	48°55'40"	389.27'	S25°26'36"E
C3	162.25'	190.00'	48°55'40"	157.37'	S25°26'36"E
C4	274.61'	175.00'	89°54'26"	247.29'	N46°01'33"W
C5	179.62'	250.00'	41°09'53"	175.28'	N19°30'37"E
C6	212.28'	725.00'	16°45'52"	211.52'	N31°42'38"E
C7	188.16'	443.50'	24°18'28"	186.75'	N11°10'28"E
C8	107.85'	456.50'	13°32'10"	107.60'	S05°47'19"W
C9	104.78'	443.50'	13°32'10"	104.53'	N05°47'19"E
C10	555.20'	774.50'	41°04'20"	543.38'	N19°33'24"E
C11	242.75'	830.00'	16°45'25"	241.88'	S48°28'16"W
C12	39.27'	25.00'	90°00'00"	35.36'	S44°01'14"W
C13	39.27'	25.00'	90°00'00"	35.36'	S45°58'46"E
C14	17.74'	720.00'	12°43'44"	17.74'	S01°41'08"E
C15	73.67'	720.00'	5°51'45"	73.64'	S05°19'22"E
C16	73.67'	720.00'	5°51'45"	73.64'	S11°11'08"E
C17	73.67'	720.00'	5°51'45"	73.64'	S17°02'53"E
C18	73.67'	720.00'	5°51'45"	73.64'	S22°54'38"E
C19	73.67'	720.00'	5°51'45"	73.64'	S28°46'24"E
C20	18.10'	500.00'	2°04'27"	18.10'	S02°01'00"E
C21	65.50'	500.00'	7°30'19"	65.45'	S06°48'23"E
C22	65.49'	500.00'	7°30'19"	65.45'	S14°18'41"E
C23	65.49'	500.00'	7°30'19"	65.44'	S21°48'58"E
C24	65.49'	500.00'	7°30'19"	65.45'	S29°19'16"E
C25	65.50'	500.00'	7°30'19"	65.45'	S36°49'34"E
C26	24.43'	440.00'	3°10'54"	24.43'	S02°34'13"E
C27	84.70'	440.00'	11°01'47"	84.57'	S09°40'34"E
C28	84.70'	440.00'	11°01'47"	84.57'	S20°42'21"E
C29	84.70'	440.00'	11°01'47"	84.57'	S31°44'08"E
C30	84.70'	440.00'	11°01'47"	84.57'	S42°45'55"E
C31	12.50'	440.00'	1°13'38"	12.50'	S49°05'37"E
C32	12.22'	220.00'	3°10'54"	12.22'	S02°34'13"E
C33	57.08'	220.00'	14°51'52"	56.92'	S11°35'36"E
C34	57.08'	220.00'	14°51'52"	56.92'	S26°27'29"E
C35	57.08'	220.00'	14°51'52"	56.92'	S41°19'21"E
C36	4.43'	260.00'	1°02'00"	4.43'	S49°19'52"E
C37	30.44'	160.00'	10°53'27"	30.39'	S08°25'44"E
C38	106.20'	160.00'	38°01'44"	104.26'	S30°53'35"E
C39	13.03'	205.00'	3°38'36"	13.03'	N89°09'29"W
C40	55.51'	205.00'	15°30'52"	55.34'	N79°34'45"W
C41	56.67'	205.00'	15°30'52"	56.49'	N63°54'10"W
C42	56.67'	205.00'	15°30'52"	56.49'	N48°03'51"W
C43	56.67'	205.00'	15°30'52"	56.49'	N32°13'33"W
C44	56.67'	205.00'	15°30'52"	56.49'	N16°23'14"W
C45	26.46'	205.00'	7°23'44"	26.44'	N04°46'12"W
C46	4.07'	280.00'	0°50'00"	4.07'	N00°39'20"W
C47	57.97'	280.00'	11°51'44"	57.87'	N05°41'33"E
C48	57.97'	280.00'	11°51'44"	57.87'	N17°33'17"E
C49	57.97'	280.00'	11°51'44"	57.87'	N29°25'01"E
C50	23.19'	280.00'	4°44'00"	23.18'	N37°43'33"E
C51	13.04'	145.00'	5°09'14"	13.04'	N88°24'08"W
C52	214.49'	145.00'	84°45'12"	195.46'	N43°26'56"W
C53	109.86'	220.00'	28°36'38"	108.72'	N13°13'59"E
C54	44.75'	25.00'	102°33'15"	39.01'	N78°48'56"E
C55	39.27'	25.00'	90°00'00"	35.36'	N04°54'27"W
C56	207.74'	710.00'	16°45'52"	207.00'	N31°42'38"E
C57	181.58'	428.00'	24°18'28"	180.22'	N11°10'28"E
C58	111.51'	422.00'	13°32'10"	111.25'	S05°47'19"W
C59	101.12'	428.00'	13°32'10"	100.88'	N05°47'19"E
C60	566.31'	790.00'	41°04'20"	554.26'	N19°33'24"E
C61	18.79'	860.00'	1°16'07"	18.79'	S40°43'02"W
C62	50.83'	860.00'	3°23'10"	50.82'	S43°02'16"W
C63	50.83'	860.00'	3°23'10"	50.82'	S46°25'28"W
C64	50.83'	860.00'	3°23'10"	50.82'	S49°48'38"W
C65	50.83'	860.00'	3°23'10"	50.82'	S53°11'46"W
C66	29.43'	860.00'	1°57'38"	29.43'	S55°52'10"W
C67	61.81'	800.00'	4°26'37"	61.80'	S47°05'00"W
C68	61.81'	800.00'	4°26'37"	61.80'	S51°30'37"W
C69	43.65'	800.00'	3°07'33"	43.64'	S55°17'12"W

SHEET 6 CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	141.37'	90.00'	90°00'00"	127.28'	N78°09'01"W
C2	605.59'	600.00'	57°49'45"	580.21'	N27°56'02"E
C3	9.44'	120.00'	4°30'22"	9.44'	S59°06'10"W
C4	179.06'	120.00'	85°29'38"	162.90'	N75°53'50"W
C5	94.25'	60.00'	90°00'00"	84.85'	N78°09'01"W
C6	39.27'	25.00'	90°00'00"	35.36'	N11°50'59"E
C7	39.27'	25.00'	90°00'00"	35.36'	S28°09'01"E
C8	6.08'	970.00'	0°36'34"	6.08'	N56°32'42"E
C9	63.06'	570.00'	6°20'18"	63.02'	N53°04'16"E
C10	61.87'	570.00'	6°13'08"	61.84'	N46°42'32"E
C11	39.45'	85.00'	26°35'28"	39.17'	N40°34'23"E
C12	61.87'	570.00'	6°13'08"	61.84'	N34°21'13"E
C13	61.78'	570.00'	6°12'36"	61.75'	N28°08'21"E
C14	61.78'	570.00'	6°12'36"	61.75'	N21°58'44"E
C15	61.78'	570.00'	6°12'36"	61.75'	N15°43'08"E
C16	61.78'	570.00'	6°12'36"	61.75'	N09°30'32"E
C17	61.78'	570.00'	6°12'36"	61.75'	N03°17'55"E
C18	11.67'	230.00'	5°39'13"	11.67'	N00°23'34"W
C19	635.87'	630.00'	57°49'45"	609.22'	N27°56'02"E
C20	39.27'	25.00'	90°00'00"	35.36'	N45°58'46"W
C21	39.27'	25.00'	90°00'00"	35.36'	S44°01'14"W

SHEET 7 CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	314.16'	200.00'	90°00'00"	282.84'	S45°02'28"E
C2	86.39'	50.00'	90°00'00"	77.78'	N44°57'32"E
C3	410.60'	750.00'	31°22'03"	405.48'	N74°21'27"W
C4	65.80'	230.00'	16°23'32"	65.58'	N08°09'18"E
C5	60.77'	230.00'	14°58'31"	59.94'	N23°50'19"E
C6	50.07'	175.00'	16°23'32"	49.90'	N61°50'42"E
C7	14.33'	230.00'	3°34'14"	14.33'	S01°49'15"E
C8	66.40'	230.00'	16°33'32"	66.24'	S11°53'28"E
C9	230.07'	230.00'	57°18'53"	220.60'	S48°49'41"E
C10	50.40'	230.00'	12°33'21"	50.30'	S81°45'48"E
C11	39.27'	25.00'	90°00'00"	35.36'	N45°02'28"W
C12	17.94'	25.00'	41°06'44"	17.56'	N20°30'54"E
C13	8.45'	48.00'	10°25'27"	8.44'	S39°01'32"W
C14	117.52'	48.00'	140°17'34"	90.29'	S39°09'32"E
C15	85.25'	48.00'	101°46'26"	74.48'	N19°49'17"E
C16	39.27'	25.00'	90°00'00"	35.36'	S44°57'32"W
C17	36.72'	48.00'	4°35'08"	35.83'	S46°34'53"E
C18	48.76'	48.00'	5°48'59"	44.93'	N83°36'33"E
C19	5.73'	48.00'	6°50'15"	5.72'	N95°15'56"E
C20	17.94'	25.00'	41°06'44"	17.56'	S62°24'10"W
C21	25.98'	25.00'	59°32'45"	24.83'	S60°16'06"E
C22	9.88'	48.00'	11°47'24"	9.86'	N36°21'25"W
C23	51.25'	48.00'	61°46'10"	49.28'	N73°10'12"W
C24	35.67'	48.00'	42°34'35"	34.85'	S54°39'25"W
C25	55.27'	48.00'	65°58'29"	52.27'	S00°22'53"W
C26	33.44'	48.00'	39°55'09"	32.77'	S39°31'56"E
C27	14.67'	48.00'	17°30'56"	14.62'	S81°16'58"E
C28	37.91'	25.00'	86°53'17"	34.38'	S43°29'07"E
C29	33.32'	780.00'	24°20'16"	32.84'	N74°45'37"W
C30	161.73'	720.00'	12°52'12"	161.39'	N80°00'04"W
C31	40.84'	25.00'	93°36'19"	36.45'	S46°45'41"W
C32	9.58'	260.00'	2°06'26"	9.58'	N01°00'45"E
C33	48.57'	260.00'	10°42'10"	48.50'	N07°25'03"E
C34	48.57'	260.00'	10°42'10"	48.50'	N18°07'13"E
C35	48.57'	260.00'	10°42'10"	48.50'	N27°21'56"E
C36	43.38'	25.00'	99°25'49"	38.14'	N49°40'26"E
C37	33.74'	205.00'	9°25'49"	33.70'	N85°19'34"W
C38	41.83'	48.00'	49°55'40"	40.52'	S64°59'42"W
C39	78.25'	48.00'	94°00'12"	70.21'	S06°58'14"E
C40	67.83'	48.00'	80°43'47"	62.17'	N85°39'46"E
C41	12.47'	48.00'	14°53'06"	12.43'	N37°51'20"E
C42	25.98'	25.00'	59°32'45"	24.83'	S60°11'09"W
C43	58.07'	25.46'	130		

COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 18 OF 18
PP-000707-2015

SHEET 12 CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	207.80'	580.00'	203°13'39"	206.69'	N53°39'44"E
C2	33.47'	580.00'	3°19'21"	33.46'	N41°44'44"E
C3	308.11'	860.00'	203°13'39"	306.47'	N53°39'44"E
C4	49.62'	860.00'	3°18'21"	49.61'	N41°44'44"E
C5	205.29'	309.50'	38°00'17"	201.55'	S37°24'35"W
C6	97.84'	343.50'	16°19'10"	97.51'	N48°15'09"E
C7	304.99'	750.50'	231°7'03"	302.90'	S28°27'02"W
C8	282.43'	400.00'	40°27'16"	276.60'	N29°40'49"W
C9	65.21'	400.00'	9°24'42"	65.63'	N04°44'49"W
C10	183.41'	450.00'	232°1'09"	182.14'	S28°24'59"W
C11	176.52'	250.00'	40°27'16"	172.87'	S60°19'11"W
C12	352.65'	250.00'	80°47'54"	324.05'	S40°21'29"W
C13	40.15'	250.00'	9°12'06"	40.11'	S85°21'29"W
C14	314.43'	400.00'	45°02'19"	306.39'	N67°31'19"W
C15	105.78'	75.00'	80°47'54"	97.22'	S49°38'31"E
C16	55.87'	125.00'	25°36'37"	55.41'	N77°09'13"E
C17	83.64'	75.00'	63°51'49"	79.37'	N32°24'00"E
C18	52.74'	550.00'	6°00'53"	52.71'	N60°55'02"E
C19	97.56'	550.00'	10°09'46"	97.43'	N52°49'48"E
C20	73.49'	550.00'	7°39'21"	73.44'	N43°55'14"E
C21	55.36'	610.00'	5°11'59"	55.34'	N61°19'34"E
C22	65.34'	610.00'	6°08'14"	65.31'	N55°39'27"E
C23	44.95'	610.00'	4°13'18"	44.94'	N50°28'42"E
C24	37.10'	25.00'	85°01'52"	33.79'	N89°07'01"W
C25	37.83'	25.00'	80°10'13"	34.32'	S03°15'16"E
C26	41.18'	830.00'	2°50'34"	41.18'	N62°30'17"E
C27	70.68'	830.00'	4°52'46"	70.66'	N58°38'37"E
C28	70.70'	830.00'	4°52'50"	70.68'	N53°45'49"E
C29	58.05'	830.00'	4°00'28"	58.04'	N49°19'11"E
C30	40.98'	25.00'	93°55'04"	36.54'	N00°21'26"E
C31	40.71'	25.00'	93°18'21"	36.36'	N86°44'44"E
C32	88.52'	890.00'	5°41'54"	88.48'	N42°56'31"E
C33	60.65'	890.00'	3°54'16"	60.64'	N47°44'36"E
C34	60.65'	890.00'	3°54'16"	60.64'	N51°38'51"E
C35	60.65'	890.00'	3°54'16"	60.64'	N55°33'07"E
C36	60.65'	890.00'	3°54'16"	60.64'	N59°27'23"E
C37	39.10'	890.00'	2°31'03"	39.10'	N62°40'02"E
C38	160.47'	270.00'	34°03'13"	158.12'	S56°13'58"E
C39	34.67'	25.00'	79°27'46"	31.96'	N67°00'31"E
C40	165.26'	325.00'	29°08'06"	163.49'	S41°50'41"W
C41	92.57'	325.00'	16°19'10"	92.26'	N48°15'09"E
C42	37.50'	25.00'	85°56'52"	34.08'	N63°45'58"E
C43	45.29'	25.00'	103°45'54"	39.34'	S21°22'39"E
C44	132.94'	294.00'	25°54'28"	131.81'	S43°22'31"W
C45	39.27'	25.00'	90°00'00"	35.36'	S85°05'33"W
C46	41.24'	25.00'	82°55'52"	36.72'	S26°00'08"E
C47	241.65'	735.00'	18°50'14"	240.56'	S30°40'27"W
C48	117.62'	370.00'	18°13'16"	117.17'	N40°47'48"W
C49	84.34'	370.00'	13°03'36"	84.16'	N25°09'22"W
C50	43.27'	25.00'	99°10'24"	38.07'	N30°57'38"E
C51	50.09'	280.00'	10°14'56"	50.02'	S79°25'21"W

SHEET 12 CURVE TABLE (CONTINUED)					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C52	57.97'	280.00'	11°51'44"	57.87'	S64°22'01"W
C53	57.97'	280.00'	11°51'44"	57.87'	S52°30'17"W
C54	31.67'	280.00'	6°28'51"	31.65'	S43°19'59"W
C55	26.62'	480.00'	1°10'38"	26.61'	S38°30'14"W
C56	59.67'	480.00'	7°07'23"	59.64'	S33°21'14"W
C57	59.67'	480.00'	7°07'23"	59.64'	S26°13'51"W
C58	49.67'	480.00'	5°55'45"	49.65'	S19°42'17"W
C59	66.25'	480.00'	9°02'16"	66.18'	S27°08'14"W
C60	81.84'	420.00'	8°26'12"	81.79'	S35°52'28"W
C61	57.98'	220.00'	15°06'01"	57.81'	S47°19'14"W
C62	92.05'	220.00'	23°58'27"	91.38'	S67°10'48"W
C63	5.30'	220.00'	1°22'47"	5.30'	S79°51'26"W
C64	43.27'	25.00'	99°10'24"	38.07'	N49°51'59"W
C65	39.27'	25.00'	90°00'00"	35.36'	N44°57'32"E
C66	26.70'	280.00'	5°27'51"	26.69'	S87°13'36"W
C67	12.41'	280.00'	11°29'43"	12.41'	S78°44'46"W
C68	57.97'	280.00'	11°51'44"	57.87'	S67°03'59"W
C69	58.29'	280.00'	11°55'13"	58.18'	S55°10'19"W
C70	31.10'	280.00'	6°21'53"	31.09'	S46°01'33"W
C71	52.39'	280.00'	10°43'16"	52.32'	S37°28'58"W
C72	52.39'	280.00'	10°43'16"	52.32'	S26°45'42"W
C73	52.39'	280.00'	10°43'16"	52.32'	S16°02'26"W
C74	99.65'	220.00'	25°57'07"	98.80'	S63°20'08"W
C75	121.95'	220.00'	31°45'40"	120.40'	S52°41'35"W
C76	35.13'	25.00'	80°10'13"	32.31'	N71°10'32"W
C77	29.15'	100.00'	16°42'11"	29.05'	S39°16'31"E
C78	46.10'	100.00'	26°24'45"	45.69'	S60°49'59"E
C79	27.93'	100.00'	16°00'07"	27.84'	S82°02'25"E
C80	54.64'	150.00'	20°52'09"	54.33'	N79°31'27"E
C81	12.41'	150.00'	4°44'28"	12.41'	N66°43'09"E
C82	40.31'	100.00'	23°05'42"	40.04'	N52°48'04"E
C83	24.25'	100.00'	13°53'40"	24.19'	N34°18'23"E
C84	29.93'	25.00'	68°33'06"	28.17'	S61°39'07"W
C85	126.10'	370.00'	19°31'40"	125.49'	N74°17'30"W
C86	84.54'	370.00'	13°05'27"	84.35'	N57°58'57"W
C87	0.35'	220.00'	0°05'30"	0.35'	S89°54'47"W
C88	15.01'	14.50'	59°17'54"	14.35'	S21°45'48"E
C89	33.71'	50.00'	38°37'44"	33.08'	S70°43'36"E
C90	42.95'	100.00'	24°36'40"	42.62'	N77°39'12"E
C91	18.55'	14.50'	73°19'02"	17.31'	N28°41'21"E
C92	14.36'	100.00'	1°54'57"	14.38'	N48°56'58"W
C93	74.15'	430.00'	9°52'47"	74.06'	N43°33'06"W
C94	74.15'	430.00'	9°52'47"	74.06'	N43°10'19"W
C95	74.15'	430.00'	9°52'47"	74.06'	N23°17'31"W
C96	74.15'	430.00'	9°52'47"	74.06'	N13°24'44"W
C97	63.27'	430.00'	8°25'52"	63.22'	N04°15'24"W
C98	19.64'	430.00'	2°37'00"	19.64'	N88°43'58"W
C99	69.54'	430.00'	9°15'57"	69.46'	N82°47'29"W
C100	69.54'	430.00'	9°15'57"	69.46'	N73°31'52"W
C101	69.54'	430.00'	9°15'57"	69.46'	N64°15'35"W

SHEET 14 CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	135.96'	250.00'	31°09'35"	134.29'	S38°25'26"W
C2	157.29'	200.00'	45°03'40"	153.27'	N10°03'17"W
C3	203.83'	309.50'	37°44'00"	200.16'	S00°27'34"E
C4	53.90'	343.50'	8°59'28"	53.85'	N14°49'50"W
C5	395.54'	750.50'	27°08'36"	392.23'	S03°14'13"W
C6	336.68'	1500.00'	12°51'37"	335.97'	S79°41'24"E
C7	186.30'	280.00'	36°48'25"	183.11'	S01°39'48"E
C8	231.78'	280.00'	45°47'38"	225.66'	S42°57'50"W
C9	90.91'	280.00'	17°56'32"	90.44'	S74°49'55"E
C10	280.00'	111.00'	134°22'22"	204.51'	N42°55'50"W
C11	19.60'	180.00'	6°41'17"	19.59'	N03°04'40"E
C12	138.23'	280.00'	28°17'07"	136.83'	S36°59'11"W
C13	14.05'	280.00'	2°52'28"	14.05'	S52°33'59"W
C14	81.57'	220.00'	21°14'42"	81.11'	S33°27'59"W
C15	38.07'	220.00'	9°44'53"	38.02'	S49°02'46"W
C16	89.68'	480.00'	10°42'15"	89.55'	N55°34'56"W
C17	52.82'	480.00'	6°18'16"	52.79'	N47°04'40"W
C18	5.40'	150.00'	2°03'49"	5.40'	N62°10'52"E
C19	62.61'	150.00'	23°54'54"	62.16'	N49°11'31"E
C20	64.82'	150.00'	24°45'30"	64.31'	N24°51'18"E
C21	66.85'	170.00'	22°31'50"	66.42'	N01°12'38"E
C22	57.19'	220.00'	14°14'48"	57.04'	N04°06'25"W
C23	37.97'	230.00'	9°27'33"	37.93'	N07°44'46"E
C24	35.98'	25.00'	82°26'56"	32.95'	N32°02'08"W
C25	161.75'	325.00'	28°30'53"	160.08'	S05°04'07"E
C26	51.00'	325.00'	8°59'28"	50.95'	N14°49'50"W
C27	37.54'	25.00'	86°02'06"	34.11'	S53°21'08"E
C28	37.54'	25.00'	86°02'06"	34.11'	S53°21'08"E
C29	291.26'	735.00'	22°42'17"	289.36'	S01°01'03"W
C30	43.57'	25.00'	89°50'42"	39.26'	S65°49'03"W
C31	37.56'	25.00'	86°04'41"	34.12'	N30°13'15"W
C32	41.18'	25.00'	84°22'13"	36.68'	S59°33'18"W
C33	37.50'	25.00'	85°56'52"	34.08'	N63°45'58"E
C34	41.24'	25.00'	82°55'52"	36.72'	S26°00'08"E
C35	39.27'	25.00'	90°00'00"	35.36'	N61°44'24"E
C36	39.27'	25.00'	90°00'00"	35.36'	S26°02'26"W
C37	41.02'	170.00'	5°24'42"	41.07'	S19°40'45"W
C38	136.02'	1470.00'	5°18'06"	135.97'	S75°54'39"E
C39	133.91'	1470.00'	5°13'09"	133.86'	N81°10'17"E
C40	42.00'	25.00'	96°15'37"	37.23'	N48°05'20"E
C41	52.39'	280.00'	10°43'16"	52.32'	S05°19'10"W
C42	52.39'	280.00'	10°43'16"	52.32'	S16°02'26"W
C43	39.27'	25.00'	90°00'00"	35.36'	S28°15'36"E
C44	44.93'	320.00'	8°22'58"	44.89'	S12°43'05"W
C45	50.25'	320.00'	8°59'53"	50.20'	S04°11'50"W
C46	50.25'	320.00'	8°59'53"	50.20'	S04°48'03"E
C47	50.25'	320.00'	8°59'53"	50.20'	S13°47'56"E
C48	50.25'	320.00'	8°59'53"	50.20'	S22°47'48"E
C49	50.25'	320.00'	8°59'53"	50.20'	S31°47'41"E
C50	50.25'	320.00'	8°59'53"	50.20'	S40°47'33"E
C51	50.25'	320.00'	8°59'53"	50.20'	S49°47'26"E
C52	50.25'	320.00'	8°59'53"	50.20'	S58°47'18"E
C53	50.25'	320.00'	8°59'53"	50.20'	S67°47'11"E
C54	50.25'	320.00'	8°59'53"	50.20'	S76°47'04"E
C55	14.07'	320.00'	2°31'11"	14.07'	S82°32'35"E
C56	29.42'	260.00'	6°29'00"	29.40'	S80°33'41"E
C57	39.19'	25.00'	89°48'51"	35.30'	S32°24'46"E
C58	33.31'	136.00'	14°02'05"	33.23'	N05°28'38"E
C59	49.43'	136.00'	20°49'32"	49.16'	N11°57'11"W
C60	49.43'	136.00'	20°49'35"	49.16'	N32°46'44"W
C61	49.43'	136.00'	20°49'31"	49.16'	N53°36'17"W
C62	48.35'	136.00'	20°22'16"	48.10'	N74°12'11"W
C63	33.31'	136.00'	14°02'01"	33.23'	S88°35'40"W
C64	39.19'	25.00'	89°48'51"	35.30'	S53°30'54"E
C65	115.03'	260.00'	28°20'53"	114.09'	S04°03'58"W
C66	39.27'	25.00'	90°00'00"	35.36'	S61°44'24"W
C67	31.53'	1530.00'	1°10'51"	31.53'	S73°51'01"E
C68	56.16'	1630.00'	2°06'10"	56.15'	S75°29'32"E
C69	56.03'	1630.00'	2°05'54"	56.03'	S77°35'34"E
C70	56.1				