

BASIS OF BEARINGS STATEMENT

THE BASIS OF BEARINGS FOR THIS MAP IS THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED ON THE NORTH END BY A FOUND 2-1/2 INCH ALUMINUM CAP WITHIN A MONUMENT CASING STAMPED WITH THE APPROPRIATE TEXT AND SYMBOLLOGY FOR THE NORTHWEST CORNER OF SECTION 21 AND "LS 23501" AND MONUMENTED ON THE SOUTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP WITHIN A MONUMENT CASING STAMPED WITH THE APPROPRIATE TEXT AND SYMBOLLOGY FOR THE WEST ONE-QUARTER CORNER OF SECTION 21 AND "PLS 26606" AND IS ASSUMED TO BEAR NORTH 00°00'31" EAST A DISTANCE OF 2654.72 FEET.

OVERALL LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 89°38'17" EAST, COINCIDENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 2,663.55 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE SOUTH 00°16'01" EAST, COINCIDENT WITH THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 2,649.90 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER SECTION 21;

THENCE SOUTH 00°16'04" EAST, COINCIDENT WITH THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 414.50 FEET;

THENCE SOUTH 89°43'56" WEST, A DISTANCE OF 430.01 FEET;

THENCE SOUTH 17°55'57" WEST, A DISTANCE OF 121.26 FEET TO A 380.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 71°49'29" WEST;

THENCE SOUTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 63°32'08", AN ARC DISTANCE OF 421.38 FEET TO A 720.00 FOOT RADIUS REVERSE CURVE;

THENCE SOUTHWESTERLY, COINCIDENT WITH SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 7°33'56", AN ARC DISTANCE OF 95.07 FEET;

THENCE SOUTH 15°51'17" EAST, A DISTANCE OF 110.00 FEET TO A 610.03 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 15°51'20" EAST;

THENCE SOUTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 31°16'36", AN ARC DISTANCE OF 333.00 FEET;

THENCE SOUTH 42°52'05" WEST, A DISTANCE OF 524.23 FEET TO A 2,251.04 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 06°20'32" WEST;

THENCE WESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 06°26'49", AN ARC DISTANCE OF 253.29 FEET;

THENCE NORTH 89°53'43" WEST, A DISTANCE OF 111.61 FEET TO THE EXTERIOR BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY UNDER AT RECEPTION NO. 2978817.

THENCE NORTHERLY AND WESTERLY, COINCIDENT WITH SAID EXTERIOR BOUNDARY, THE FOLLOWING FOUR (4) COURSES:

1. THENCE NORTH 00°06'17" WEST, A DISTANCE OF 143.39 FEET;
2. THENCE SOUTH 89°53'43" WEST A DISTANCE OF 608.07 FEET;
3. THENCE NORTH 00°06'17" WEST A DISTANCE OF 230.00 FEET;
4. THENCE SOUTH 89°53'43" WEST, COINCIDENT WITH THE NORTHERLY LINE OF SAID EXTERIOR BOUNDARY AND ITS WESTERLY EXTENSION, A DISTANCE OF 229.57 FEET TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 00°06'17" WEST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 1,064.00 FEET TO THE NORTHWEST CORNER OF THE SAID SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 00°00'31" EAST, COINCIDENT WITH THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 2,654.72 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 9,828,961 SQUARE FEET (225.64189 ACRES), MORE OR LESS.

LOW DENSITY RESIDENTIAL (LR) LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 21;

THENCE NORTH 89°38'17" EAST, COINCIDENT WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 912.10 FEET;

THENCE SOUTH 00°21'43" EAST A DISTANCE OF 70.00 FEET TO THE SOUTHERLY LINE OF THE WELD COUNTY ROAD 8 RIGHT-OF-WAY AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JULY 18, 2019 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER 4506864;

THENCE SOUTH 00°24'06" EAST A DISTANCE OF 230.92 FEET;

THENCE SOUTH 48°32'14" WEST A DISTANCE OF 182.44 FEET TO A 48.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 41°27'42" EAST;

THENCE SOUTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 48°04'50" AN ARC DISTANCE OF 40.70 FEET;

THENCE SOUTH 00°27'32" WEST A DISTANCE OF 32.42 FEET TO A 507.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 00°44'28" WEST;

THENCE WESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°03'12" AN ARC DISTANCE OF 168.76 FEET;

THENCE SOUTH 71°41'16" WEST A DISTANCE OF 38.58 FEET TO A 40.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE SOUTHWESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 62.83 FEET;

THENCE SOUTH 18°18'44" EAST A DISTANCE OF 67.50 FEET;

THENCE NORTH 71°41'16" EAST A DISTANCE OF 78.58 FEET TO A 400.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 38°15'27" AN ARC DISTANCE OF 267.09 FEET;

THENCE SOUTH 70°03'17" EAST A DISTANCE OF 144.50 FEET TO A 1,000.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 14°25'38" AN ARC DISTANCE OF 251.80 FEET TO A 933.88 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 68°31'21" EAST;

THENCE NORTHERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 16°19'47" AN ARC DISTANCE OF 266.16 FEET;

WESTERLY - ZONING MAP

A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN

TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

225.64 ACRES

RZ-001097-2019

LOW DENSITY RESIDENTIAL (LR) LEGAL DESCRIPTION (CONTINUED):

THENCE SOUTH 71°45'45" EAST A DISTANCE OF 61.10 FEET TO A 93.50 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°57'37" AN ARC DISTANCE OF 30.94 FEET;

THENCE NORTH 89°16'38" EAST A DISTANCE OF 46.45 FEET;

THENCE NORTH 13°58'51" WEST A DISTANCE OF 72.68 FEET TO A 15.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE SOUTHEASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 109°08'30" AN ARC DISTANCE OF 28.57 FEET TO A 850.00 FOOT RADIUS COMPOUND CURVE;

THENCE EASTERLY, COINCIDENT WITH SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17" AN ARC DISTANCE OF 312.11 FEET TO A 15.00 FOOT COMPOUND CURVE;

THENCE NORTHERLY, COINCIDENT WITH SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 84°07'44" AND ARC DISTANCE OF 22.02 FEET;

THENCE NORTH 21°00'43" WEST A DISTANCE OF 41.78 FEET TO A 10.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 68°59'33" WEST;

THENCE NORTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 69°21'30" AN ARC DISTANCE OF 12.10 FEET;

THENCE SOUTH 89°38'19" WEST A DISTANCE OF 173.31 FEET TO A 15.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE SOUTHWESTERLY, COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°05'03" AN ARC DISTANCE OF 23.85 FEET;

THENCE SOUTH 00°43'22" EAST A DISTANCE OF 14.42 FEET;

THENCE SOUTH 89°16'38" WEST A DISTANCE OF 30.00 FEET;

THENCE NORTH 00°21'41" WEST A DISTANCE OF 159.90 FEET;

THENCE NORTH 89°38'19" EAST A DISTANCE OF 162.65 FEET;

THENCE NORTH 00°25'16" WEST A DISTANCE OF 30.00 FEET;

THENCE NORTH 00°03'27" WEST A DISTANCE OF 239.97 FEET TO THE SOUTHERLY LINE OF THE WELD COUNTY ROAD 8 RIGHT-OF-WAY AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 8, 2005 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER 3338310;

THENCE NORTH 00°21'43" WEST A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 89°38'17" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 965.11 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE SOUTH 00°16'01" EAST, COINCIDENT WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 2,649.90 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER OF SECTION 21;

THENCE SOUTH 00°16'04" EAST, COINCIDENT WITH THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 414.50 FEET;

THENCE SOUTH 89°43'56" WEST, A DISTANCE OF 430.01 FEET;

THENCE SOUTH 17°55'57" WEST, A DISTANCE OF 121.26 FEET TO A 380.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 71°49'29" WEST;

THENCE SOUTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 63°32'08" AN ARC DISTANCE OF 421.38 FEET TO A 720.00 FOOT RADIUS REVERSE CURVE;

THENCE WESTERLY, COINCIDENT WITH SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 07°33'56" AN ARC DISTANCE OF 95.07 FEET;

THENCE SOUTH 15°51'17" EAST A DISTANCE OF 110.00 FEET TO A 610.03 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 15°51'20" EAST;

THENCE SOUTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 31°16'36" AN ARC DISTANCE OF 333.00 FEET;

THENCE SOUTH 42°52'05" WEST A DISTANCE OF 524.23 FEET TO A 2,251.04 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 06°20'32" WEST;

THENCE WESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 06°26'49" AN ARC DISTANCE OF 253.29 FEET;

THENCE SOUTH 89°53'43" WEST A DISTANCE OF 111.61 FEET TO A POINT ON THE BOUNDARY OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2978817 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE COINCIDENT WITH SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. THENCE NORTH 00°06'17" WEST A DISTANCE OF 143.39 FEET;
2. THENCE SOUTH 89°53'43" WEST A DISTANCE OF 608.07 FEET;
3. THENCE NORTH 00°06'17" WEST A DISTANCE OF 230.00 FEET;
4. THENCE SOUTH 89°53'43" WEST, COINCIDENT WITH THE NORTH LINE OF SAID PARCEL AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 229.57 FEET TO A POINT ON THE WESTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 00°06'17" WEST, COINCIDENT WITH SAID WESTERLY LINE, A DISTANCE OF 1,064.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 00°00'31" EAST, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21 A DISTANCE OF 2,654.72 FEET TO THE NORTHWEST CORNER OF SAID SECTION 21 AND THE **POINT OF BEGINNING**;

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 9,318,978 SQUARE FEET (213.93430 ACRES), MORE OR LESS.

NEIGHBORHOOD MIXED USE (NMU) LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 89°38'17" EAST, COINCIDENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 912.10 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 89°38'17" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 766.34 FEET;

THENCE SOUTH 00°21'43" EAST A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF THE WELD COUNTY ROAD 8 RIGHT-OF-WAY AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 8, 2005 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER 3338310;

THENCE SOUTH 00°03'27" EAST A DISTANCE OF 239.97 FEET;

THENCE SOUTH 00°25'16" EAST A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89°38'19" WEST A DISTANCE OF 162.65 FEET;

THENCE SOUTH 00°21'41" EAST A DISTANCE OF 159.89 FEET;

THENCE NORTH 89°16'38" EAST A DISTANCE OF 29.37 FEET;

THENCE NORTH 00°43'22" WEST A DISTANCE OF 14.42 FEET TO A 15.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 68°33'16" EAST;

THENCE NORTHEASTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 91°05'03" AN ARC DISTANCE OF 23.85 FEET;

THENCE NORTH 89°38'19" EAST A DISTANCE OF 173.31 FEET TO A 10.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE SOUTHEASTERLY, COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°21'30" AN ARC DISTANCE OF 12.10 FEET;

THENCE SOUTH 21°00'43" EAST A DISTANCE OF 41.78 FEET TO A 15.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHWESTERLY;

THENCE SOUTHERLY, COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°07'44" AN ARC DISTANCE OF 22.02 FEET TO A 850.00 FOOT RADIUS COMPOUND CURVE;

THENCE WESTERLY, COINCIDENT WITH SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 21°22'17" AN ARC DISTANCE OF 317.05 FEET TO A 15.00 FOOT RADIUS COMPOUND CURVE;

THENCE NORTHWESTERLY, COINCIDENT WITH SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 109°08'30" AN ARC DISTANCE OF 28.57 FEET;

THENCE NORTH 13°58'51" EAST A DISTANCE OF 72.68 FEET;

THENCE SOUTH 89°38'19" WEST A DISTANCE OF 46.45 FEET TO A 93.50 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE WESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°57'37" AN ARC DISTANCE OF 30.94 FEET;

THENCE NORTH 71°45'45" WEST A DISTANCE OF 61.10 FEET TO A 933.88 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 72°11'33" EAST;

THENCE SOUTHERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 16°19'47" AN ARC DISTANCE OF 266.16 FEET TO A 1,000.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 05°31'05" EAST;

THENCE WESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 14°25'38" AN ARC DISTANCE OF 251.80 FEET;

THENCE NORTH 70°03'17" WEST A DISTANCE OF 144.50 FEET TO A 400.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE WESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 38°15'27" AN ARC DISTANCE OF 267.09 FEET;

THENCE SOUTH 71°41'16" WEST A DISTANCE OF 78.58 FEET;

THENCE NORTH 18°18'44" WEST A DISTANCE OF 67.50 FEET TO A 40.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHEASTERLY;

THENCE NORTHEASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 62.83 FEET;

THENCE NORTH 71°41'16" EAST A DISTANCE OF 38.58 FEET TO A 507.50 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°03'12" AN ARC DISTANCE OF 168.76 FEET;

THENCE NORTH 00°27'32" EAST A DISTANCE OF 32.42 FEET TO A 48.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 89°32'32" EAST;

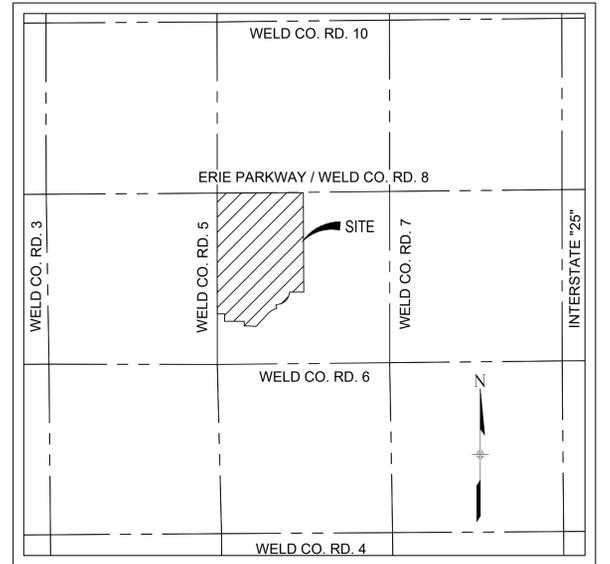
THENCE NORTHEASTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 48°04'50" AN ARC DISTANCE OF 40.70 FEET;

THENCE NORTH 48°32'14" EAST A DISTANCE OF 182.44 FEET;

THENCE NORTH 00°24'06" WEST A DISTANCE OF 230.92 FEET TO THE SOUTHERLY LINE OF THE WELD COUNTY ROAD 8 RIGHT-OF-WAY AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JULY 18, 2019 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER 4506864;

THENCE NORTH 00°21'43" WEST A DISTANCE OF 70.00 FEET TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21 AND THE **POINT OF BEGINNING**;

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 509,977 SQUARE FEET (11.70746 ACRES), MORE OR LESS.



SURVEYOR'S CERTIFICATION:

I, JEFFREY A. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTION FOR EACH ZONE DISTRICT.

I ATTEST THE ABOVE ON THIS 7TH DAY OF APRIL, 2020.

JEFFREY A. MILLER
COLORADO LICENSED
PROFESSIONAL LAND SURVEYOR NO. 38467
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS ZONING MAP IS APPROVED AND ACCEPTED BY THE ORDINANCE NO. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO HELD ON _____, 2020.

MAYOR

ATTEST _____
TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF WELD)

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

RECEPTION NUMBER _____

WELD COUNTY CLERK AND RECORDER

SHEET 1 of 3

DATE: 2019.06.18
REVISED 2019.09.06
REVISED 2019.10.09
REVISED 2019.12.11
REVISED 2020.04.07
REVISED 2020.04.15

DEVELOPER

ERIE LAND COMPANY, LLC
1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
(303) 572-0200
CONTACT: HEIDI MAJERIK
heid.majerik@southernland.com



SURVEYOR

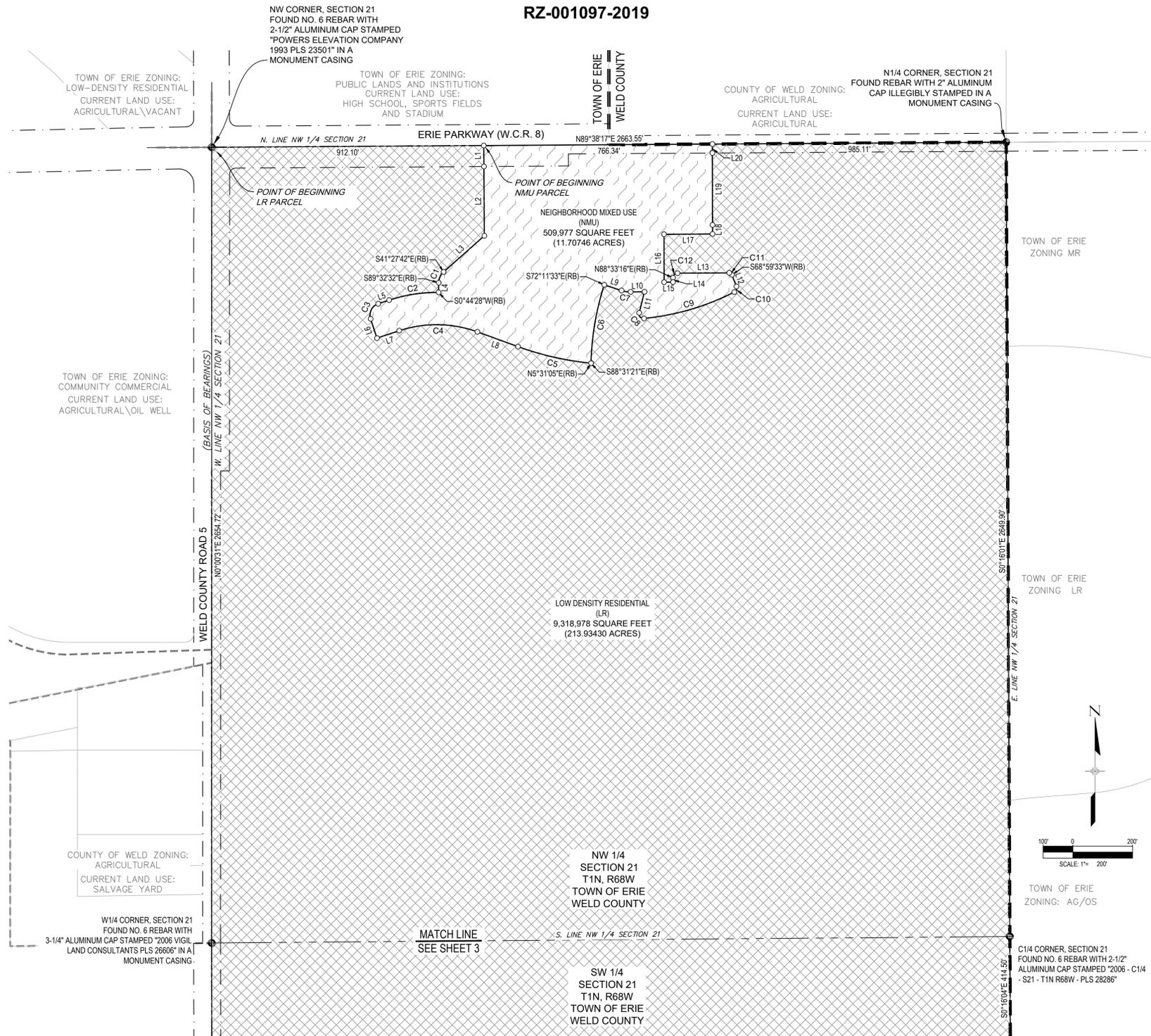
MATRIX DESIGN GROUP
1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
(303) 572-0200
CONTACT: BOB MEADOWS
bob_meadows@matrixdesigngroup.com



WESTERLY - ZONING MAP

A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

225.64 ACRES
RZ-001097-2019



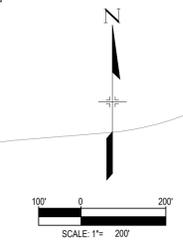
ZONING LEGEND

- NEIGHBORHOOD MIXED USE (NMU)
- LOW DENSITY RESIDENTIAL (LR)
- N XX°XXX'E(RB) INDICATES A RADIAL BEARING

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	048°04'50"	48.50	40.70	N24°29'33"E	39.52
C2	019°03'12"	507.50	168.76	N81°12'52"E	167.99
C3	090°00'00"	40.00	62.83	N26°41'16"E	56.57
C4	038°15'27"	400.00	267.09	N89°11'00"W	262.15
C5	014°25'38"	1000.00	251.80	N77°16'06"W	251.14
C6	016°19'47"	933.88	266.16	S09°38'33"W	265.26
C7	018°57'37"	93.50	30.94	N81°14'33"W	30.80
C8	109°08'30"	15.00	28.57	N40°56'28"W	24.44
C9	021°22'17"	850.00	317.05	S73°48'09"W	315.21
C10	084°07'44"	15.00	22.02	S21°03'09"W	20.10
C11	069°21'30"	10.00	12.10	S55°41'12"E	11.38
C12	091°05'03"	15.00	23.85	N44°05'47"E	21.41

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°21'43"W	70.00
L2	N00°24'06"W	230.92
L3	N48°32'14"E	182.44
L4	N00°27'32"E	32.42
L5	N71°41'16"E	38.58
L6	N18°18'44"W	67.50
L7	S71°41'16"W	78.58
L8	N70°03'17"W	144.50
L9	N71°45'45"W	61.10
L10	S89°16'38"W	46.45

LINE TABLE		
LINE	BEARING	LENGTH
L11	N13°58'51"E	72.68
L12	S21°00'43"E	41.78
L13	N89°38'19"E	173.31
L14	N00°01'08"E	14.42
L15	N89°16'38"E	30.00
L16	S00°04'04"E	159.80
L17	S89°38'19"W	162.65
L18	S00°25'16"E	30.00
L19	S00°03'27"E	239.97
L20	S00°21'43"E	30.00



- ### LEGEND
- ZONING DISTRICT BOUNDARY
 - TOWN OF ERIE BOUNDARY
 - RIGHT-OF-WAY

DEVELOPER

ERIE LAND COMPANY, LLC
1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
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CONTACT: HEIDI MAJERIK
heidi.majerik@southernland.com

SOUTHERN LAND COMPANY

SURVEYOR

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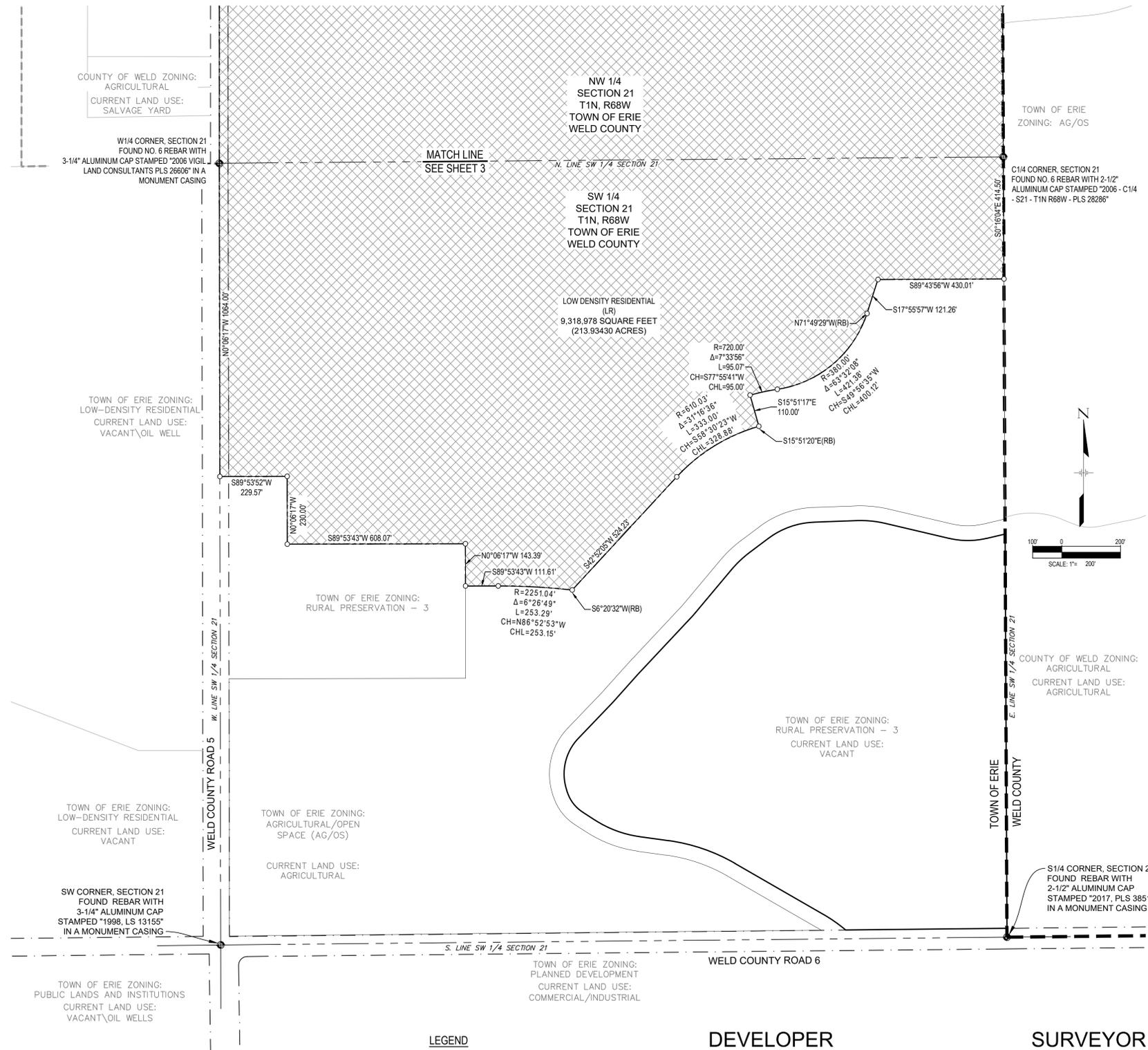


SHEET 2 of 3

DATE: 2019.06.18
REVISED 2019.09.06
REVISED 2019.10.09
REVISED 2019.12.11
REVISED 2020.04.07
REVISED 2020.04.15

WESTERLY - ZONING MAP

A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH,
 RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 225.64 ACRES
 RZ-001097-2019



ZONING LEGEND

- NEIGHBORHOOD MIXED USE (NMU)
- LOW DENSITY RESIDENTIAL (LR)
- N XX°XXX'E(RB) INDICATES A RADIAL BEARING

LEGEND

- PROPOSED ZONING DISTRICT BOUNDARY
- TOWN OF ERIE BOUNDARY
- RIGHT-OF-WAY

DEVELOPER
 ERIE LAND COMPANY, LLC
 1601 BLAKE STREET, SUITE 200
 DENVER, CO. 80202
 (303) 572-0200
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