

COLLIERS HILL FILING NO. 2A FINAL PLAT

A REPLAT OF TRACTS 4 & 5, BRIDGEWATER MASTER SUBDIVISION
ALONG WITH A PORTION OF VACATED COUNTY ROAD 3
LOCATED IN THE SW 1/4 OF SECTION 17 & SE 1/4 OF SECTION 18,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
29.46 ACRES - 58 LOTS, 5 TRACTS
FP-000881-2017

DEDICATION STATEMENT:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES OR LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, COLORADO, DESCRIBED AS FOLLOWS:

TRACT 4 AND TRACT 5 OF "BRIDGEWATER MASTER SUBDIVISION", TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO;

TOGETHER WITH:

A PORTION OF VACATED WELD COUNTY ROAD 3 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17 AND THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17 (2.5" ALUMINUM CAP, LS 19003, 2002) FROM WHENCE THE WEST QUARTER CORNER OF SECTION 17 (3.5" BRASS CAP, BLM, 1952) LIES N00°25'10"W, 2,604.46 FEET (BASIS OF BEARINGS);
THENCE N03°15'39"W, 605.23 FEET TO A POINT ON A LINE PARALLEL WITH AND 30.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 18 AND THE POINT OF BEGINNING;

THENCE N00°25'10"W, 251.07 FEET ALONG SAID PARALLEL LINE (ALSO BEING THE EASTERLY LINES OF TRACTS E AND F OF "DAYBREAK FILING NO. 1A");

THENCE N89°34'50"E, 30.00 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 18;

THENCE N00°25'10"W, 141.75 FEET ALONG SAID EAST LINE;

THENCE N67°19'48"E, 32.41 FEET TO A POINT ON A LINE PARALLEL WITH AND 30.00 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 17 (ALSO BEING AN ANGLE POINT OF TRACT H OF "DAYBREAK FILING NO. 1A");

THENCE S00°25'10"E, 438.94 FEET ALONG SAID PARALLEL LINE (ALSO BEING THE WESTERLY LINE OF SAID TRACT H);

THENCE 69.20 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 18°52'49", AND A CHORD BEARING N60°59'39"W, 68.89 FEET TO THE POINT OF BEGINNING, CONTAINING 20,384 SQUARE FEET, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON, UNDER THE NAME AND STYLE OF "COLLIERS HILL FILING NO. 2A". THE STREETS AND EASEMENTS NOTED HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES AS NOTED HEREON.

COMMUNITY DEVELOPMENT GROUP OF ERIE, INC., A COLORADO CORPORATION

BY: JON R. LEE DATE
TITLE: AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT

STATE OF COLORADO }
COUNTY OF _____ } SS

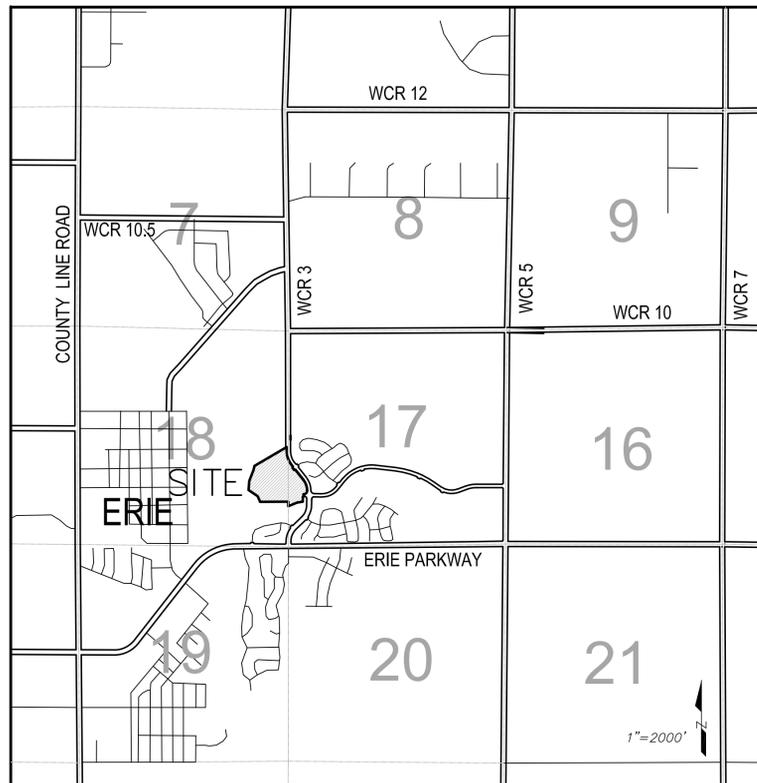
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY JON R. LEE AS AUTHORIZED REPRESENTATIVE OF COMMUNITY DEVELOPMENT GROUP OF ERIE, INC., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

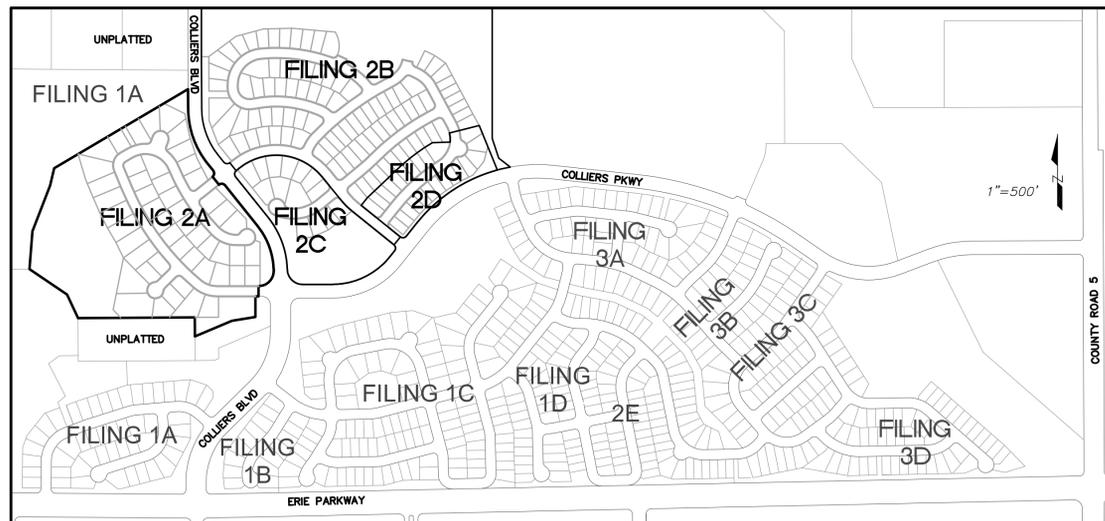
NOTARY PUBLIC

NOTES:

- 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.
- THE PURPOSE OF THIS PLAT IS TO FURTHER SUBDIVIDE EXISTING TRACTS INTO LOTS, TRACTS AND RIGHTS OF WAY.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 17 TO MATCH THE DAYBREAK MASTER SUBDIVISION PLAT: N00°25'10"W, 2604.46 FEET BETWEEN THE SOUTHWEST CORNER BEING A 2.5" ALUMINUM CAP MARKED "LS 19003 2002" AND THE WEST QUARTER CORNER BEING A 3.5" BRASS CAP, BLM 1952.
- DUE TO THE PROXIMITY OF THE PROPERTY TO THE ERIE MUNICIPAL AIRPORT, THERE WILL BE AIRCRAFT PASSING OVER THE PROPERTY. AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACTS ON THE PROPERTY. AIRCRAFT MAY CROSS PROPERTY AT LOW ALTITUDE IN ACCORDANCE WITH FAA REGULATIONS, THE FREQUENCY OF AIRCRAFT PASSING OVER THE PROPERTY MAY INCREASE IN THE FUTURE. THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, SPECIFICALLY ACKNOWLEDGE THE RIGHT OF PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE TOWN OF ERIE FOR AIRCRAFT OPERATIONS. SEE PERMANENT AVIGATION EASEMENT AGREEMENT RECORDED 11/19/2007 AT RECEPTION NO. 3518318 IN THE RECORDS OF WELD COUNTY, COLORADO.
- PROPERTY IS LOCATED IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER FLOOD INSURANCE RATE MAP PANEL NUMBER 080130441J WITH A REVISION DATE OF 12/18/2012.
- UNLESS OTHERWISE NOTED, ALL SUBDIVISION CORNERS ARE MONUMENTED WITH SET 1" PLASTIC CAP, MARKED LS 37990.
- A BLANKET PUBLIC ACCESS EASEMENT IS GRANTED OVER TRACTS A, B, C, D, E, F & G.
- FOUNDATION LENGTHS SHOULD NOT EXCEED 80 FEET. EXCAVATIONS INTO BEDROCK SHOULD BE MINIMIZED TO THE EXTENT POSSIBLE, AND SHOULD UNDER NO CIRCUMSTANCES RESULT IN DISTURBANCE OF BEDROCK WITHIN 78 FEET ABOVE THE "TOP OF COAL SEAM ELEVATION" CONTOURS SHOWN ON FIGURE 3 OF CULTHOMPSON'S FEBRUARY 28, 2013 "SUPPLEMENTAL SUBSIDENCE INVESTIGATION" REPORT. STRAIN ISOLATION TRENCHES ARE REQUIRED ON ALL LOTS UNLESS FURTHER MODIFIED. SAID 78 FOOT CONTOUR IS SHOWN ON SHEET 2.
- MAINTENANCE DEFINITION: MAINTENANCE IS THE PROCESS OF PRESERVING CAPITAL IMPROVEMENTS, STRUCTURES, DEVELOPMENT, OR SYSTEMS TO MEET ITS FUNCTION OR ORIGINAL INTENT OF THE FACILITY. THIS IS THE PRESERVATION, CONSERVATION, KEEPING IN GOOD CONDITIONS, OPERATING SAFELY, OPERATING EFFICIENTLY, TESTING, INSPECTION, SERVICING, REPAIRING, GRADING, CLEANING, PICKING UP TRASH AND DEBRIS, PEST CONTROL, PAINTING, MOWING, PRUNING, AND PROLONGING OF THESE FACILITIES. MAINTENANCE ALSO INCLUDES THE PROVISION OF FINANCIAL SUPPORT TO MAINTAIN THE FACILITIES. FACILITIES INCLUDE BUT ARE NOT LIMITED TO: LANDSCAPING, OPEN AREAS, GRASS, SHRUBS, TREES, PLAYGROUNDS, SITE FURNITURE, AND FIXTURES, RETAINING WALLS, SIGNS, SIDEWALKS, DRAINAGE STRUCTURES SUCH AS PONDS, SWALES, DRAIN PANS, INLETS, AND OUTLET STRUCTURES.
- THE TOWN OF ERIE SHALL ACCEPT THE DEDICATION OF TRACT A (AS REQUIRED IN NOTE 11) FOR OPEN SPACE AND TRACT D FOR PARK PURPOSES AS OUTLINED IN THE COLLIERS HILL FILING NO. 2A DEVELOPMENT AGREEMENT. COMMUNITY DEVELOPMENT GROUP OF ERIE, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRACTS A AND D UNTIL SUCH TIME THE TOWN ACCEPTS THE DEDICATION OF THE TRACTS FOR OPEN SPACE AND PARK PURPOSES.
- TRACT A SHALL BE DEDICATED TO THE TOWN OF ERIE AFTER ALL IMPROVEMENTS TO TRACT A HAVE BEEN COMPLETED BY THE DEVELOPER AND ACCEPTED BY THE TOWN OF ERIE.
- FOR LOTS 1 THROUGH 13 OF BLOCK 2 AND LOT 1 OF BLOCK 3, HABITABLE STRUCTURES SHALL NOT BE LOCATED WITHIN THE LIMITED DEVELOPMENT EASEMENT. IF NON-HABITABLE STRUCTURES ARE PROPOSED WITHIN THE LIMITED DEVELOPMENT EASEMENT, ANY ASSOCIATED EXCAVATION FOR SUCH STRUCTURE SHALL NOT EXCEED 8' (EIGHT FEET) IN DEPTH FROM THE FINISHED FLOOR ELEVATION AS SHOWN ON THE APPROVED AREA GRADING PLAN.
- ALL LINEAR DISTANCES ARE U.S. SURVEY FEET.



VICINITY MAP



FILING 2 KEY MAP

TITLE VERIFICATION CERTIFICATE:

WE, LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S), IS FREE AND CLEAR OF ALL MONETARY LIENS AND MONETARY ENCUMBRANCES AND IS OTHERWISE SUBJECT ONLY TO THOSE ITEMS OF RECORD SHOWN IN SCHEDULE B - 2 OF THE LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT, EFFECTIVE DATE _____ AT 5:00 P.M. COMMITMENT ORDER NUMBER _____

BY: _____ DATE _____
AS: _____

ACKNOWLEDGMENT

STATE OF COLORADO }
COUNTY OF _____ } SS

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

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, BO BAIZE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN APRIL, 2017 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE TOWN OF ERIE MUNICIPAL CODE, TITLE 10.

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

BO BAIZE,
FOR AND ON BEHALF OF HURST AND ASSOCIATES, INC.
COLORADO PLS NO. 37990

ACCEPTANCE CERTIFICATE:

THE DEDICATION OF TRACTS B, C, E, F AND G IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE COLLIERS HILL HOMEOWNERS ASSOCIATION.

COLLIERS HILL METRO DISTRICT 2

BY: _____ DATE _____
TITLE: _____

ACKNOWLEDGMENT

STATE OF COLORADO }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____ OF THE COLLIERS HILL METRO DISTRICT 2.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ACCEPTANCE CERTIFICATE:

THE DEDICATION OF TRACTS B, C, E, F AND G IS HEREBY ACCEPTED FOR MAINTENANCE BY THE COLLIERS HILL HOMEOWNERS ASSOCIATION.

COLLIERS HILL HOMEOWNERS ASSOCIATION

BY: _____ DATE _____
TITLE: _____

ACKNOWLEDGMENT

STATE OF COLORADO }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____ OF THE COLLIERS HILL HOMEOWNERS ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS "COLLIERS HILL FILING NO. 2A" AND IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____ PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE _____ DAY OF _____, 20____

MAYOR

ATTEST:

TOWN CLERK

COMMUNITY DEVELOPMENT AND PUBLIC WORKS APPROVAL CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE COMMUNITY DEVELOPMENT DIRECTOR AND PUBLIC WORKS DIRECTOR ON THIS _____ DAY OF _____, 20____

COMMUNITY DEVELOPMENT DIRECTOR

PUBLIC WORKS DIRECTOR

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL LOTS	15.24 Ac.	51.8%
TRACTS	10.21 Ac.	34.6%
PUBLIC ROW	4.01 Ac.	13.6%
TOTAL	29.46 Ac.	100.0%

TRACT SUMMARY CHART				
TRACT	AREA	USE	OWNERSHIP	MAINTENANCE
A	7.55 Ac.	OPEN SPACE	TOWN OF ERIE	TOWN OF ERIE*
B	0.50 Ac.	LANDSCAPE BUFFER	METRO DISTRICT	H.O.A./METRO DIST.
C	0.83 Ac.	LANDSCAPE BUFFER	METRO DISTRICT	H.O.A./METRO DIST.
D	1.00 Ac.	PARK / OPEN SPACE	TOWN OF ERIE	TOWN OF ERIE*
E	0.08 Ac.	OPEN SPACE	METRO DISTRICT	H.O.A./METRO DIST.
F	0.15 Ac.	LANDSCAPE BUFFER	METRO DISTRICT	H.O.A./METRO DIST.
G	0.10 Ac.	LANDSCAPE BUFFER	METRO DISTRICT	H.O.A./METRO DIST.

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF WELD) SS

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

WELD COUNTY CLERK AND RECORDER

APPLICANT/DEVELOPER:

COMMUNITY DEVELOPMENT GROUP OF ERIE, INC.
2500 ARAPAHOE ROAD, SUITE 220
BOULDER, CO 80302

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

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	Original submitted	04/24/17	Ba
2	Update per comments, add Tr. F & G	08/03/17	Ba
3	Update per comments	08/29/17	Ba

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

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL FILING NO. 2A
FINAL PLAT
ERIE, COLORADO

DRAWN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ
JOB NUMBER: 2020-42
DATE: 08/31/17
SCALE: N/A
SHEET NO: 1 OF 4
FILE LOCATION: C:\020042\SURVEY\PLATS\COLLIERS HILL FL 2A PLAT

COLLIERS HILL FILING NO. 2A FINAL PLAT

SHEET 2 OF 4
FP-000881-2017

SCALE VERIFICATION
BAR IS ONE INCH
ON ORIGINAL DRAWING
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ADJUST SCALES ACCORDINGLY

LIMITED DEVELOPMENT EASEMENT DESCRIPTION:

EASEMENT 1:

BEGINNING AT THE NORTHERNMOST CORNER OF LOT 2, BLOCK 2;
THENCE S67°23'17"E, 24.40 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 2;
THENCE 124.26 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 29°39'56", AND A CHORD BEARING S05°21'53"W, 122.88 FEET;
THENCE N78°36'39"E, 35.02 FEET ALONG THE LOT LINE COMMON TO LOTS 2 AND 3, BLOCK 2;
THENCE 48.98 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 13°41'25", AND A CHORD BEARING S15°59'07"E, 48.87 FEET;
THENCE S22°49'49"E, 117.54 FEET;
THENCE 152.10 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,650.00 FEET, A CENTRAL ANGLE OF 05°16'53", AND A CHORD BEARING S25°28'16"E, 152.04 FEET;
THENCE N61°53'17"E, 20.00 FEET ALONG THE LOT LINE COMMON TO LOTS 6 AND 7, BLOCK 2;
THENCE 231.40 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,650.00 FEET, A CENTRAL ANGLE OF 08°08'02", AND A CHORD BEARING S32°10'44"E, 231.21 FEET;
THENCE S51°55'07"W, 20.01 FEET ALONG THE LOT LINE COMMON TO LOTS 9 AND 10, BLOCK 2;
THENCE 67.89 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,650.00 FEET, A CENTRAL ANGLE OF 02°21'27", AND A CHORD BEARING S37°26'48"E, 67.89 FEET;
THENCE S51°22'28"W, 37.01 FEET ALONG THE LOT LINE COMMON TO LOTS 10 AND 12, BLOCK 2;
THENCE N44°18'44"W, 29.92 FEET ALONG THE LOT LINE COMMON TO LOTS 10 AND 13, BLOCK 2;
THENCE S13°45'18"W, 158.52 FEET;
THENCE S80°20'05"E, 65.39 FEET ALONG THE SOUTHERLY LINE OF LOT 13, BLOCK 2;
THENCE ALONG THE EASTERLY LINE OF TRACT A THE FOLLOWING NINE COURSES:

- 1) N13°45'18"E, 170.45 FEET;
- 2) N13°16'56"W, 92.37 FEET;
- 3) N52°09'22"W, 80.22 FEET;
- 4) N29°27'36"W, 80.22 FEET;
- 5) N26°45'50"W, 80.22 FEET;
- 6) N24°04'31"W, 79.89 FEET;
- 7) N22°49'49"W, 75.96 FEET;
- 8) N20°15'13"W, 98.65 FEET;
- 9) N16°24'05"W, 115.28 FEET;

THENCE N59°34'50"E, 50.53 FEET ALONG THE NORTHWESTERLY LINE OF LOT 2, BLOCK 2 TO THE POINT OF BEGINNING, CONTAINING 55,610 SQUARE FEET OR 1.28 ACRES, MORE OR LESS.

EASEMENT 2:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 3;
THENCE N80°20'05"E, 65.39 FEET ALONG THE NORTHERLY LINE OF SAID LOT 1;
THENCE ALONG A LINE PARALLEL WITH AND 60.00 FEET EAST OF THE WESTERLY LINE OF SAID LOT 1 THE FOLLOWING TWO COURSES:

- 1) S13°45'18"E, 57.34 FEET;
- 2) S43°07'42"E, 56.75 FEET;

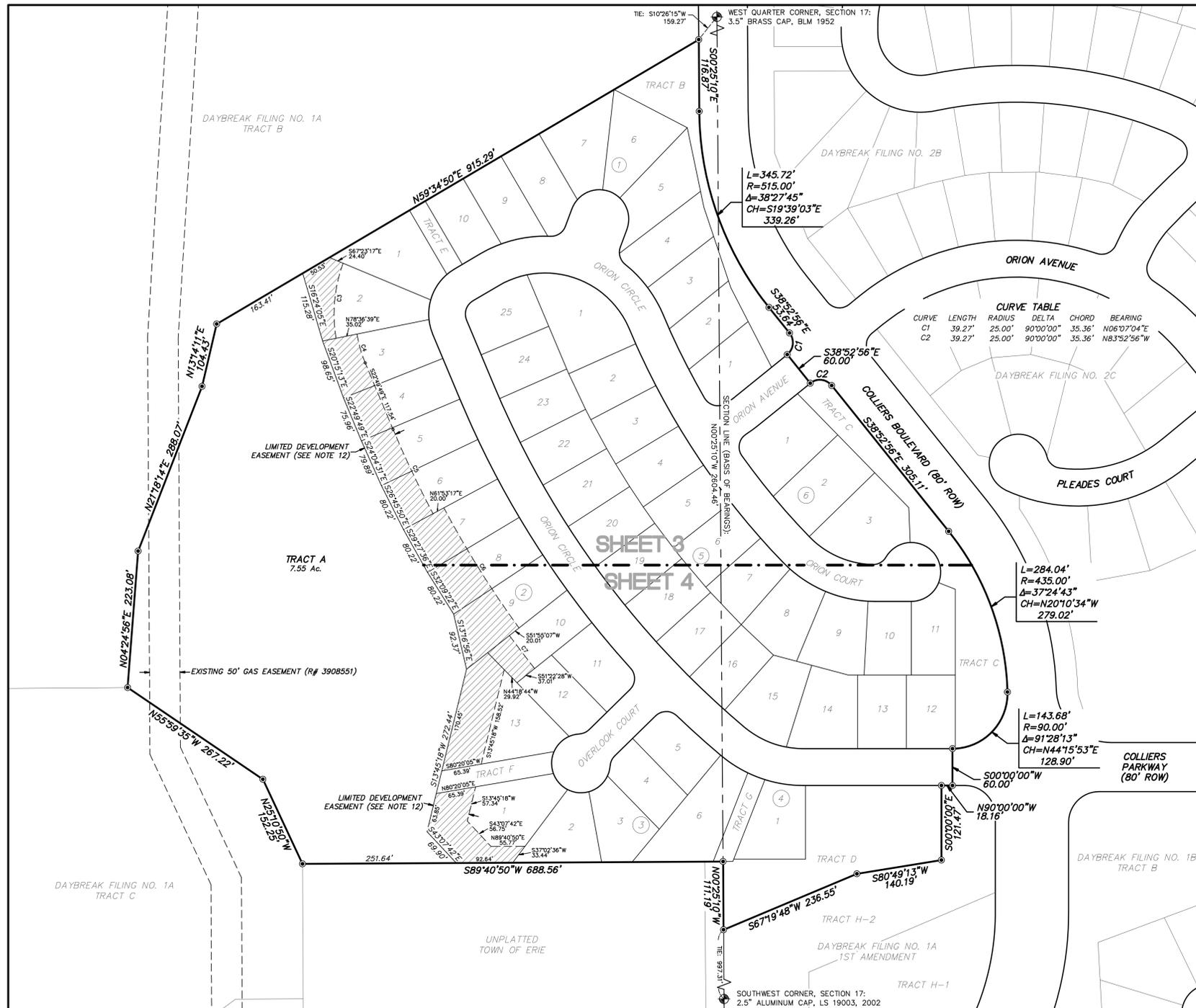
THENCE N89°40'50"E, 55.77 FEET;

THENCE S37°02'36"W, 33.44 FEET ALONG SOUTHEASTERLY LINE OF SAID LOT 1;

THENCE ALONG THE REAR OF SAID LOT 1 THE FOLLOWING THREE COURSES:

- 1) S89°40'50"W, 92.64 FEET;
- 2) N43°07'42"W, 69.90 FEET;
- 3) N13°45'18"E, 63.85 FEET TO THE POINT OF BEGINNING, CONTAINING 9,407 SQUARE FEET OR 0.22 ACRES, MORE OR LESS.

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C3	124.26'	240.00'	29°39'56"	122.88'	S05°21'53"W
C4	48.98'	205.00'	13°41'25"	48.87'	S15°59'07"E
C5	152.10'	1650.00'	5°16'53"	152.04'	S25°28'16"E
C6	231.40'	1650.00'	8°08'02"	231.21'	S32°10'44"E
C7	67.89'	1650.00'	2°21'27"	67.89'	S37°26'48"E



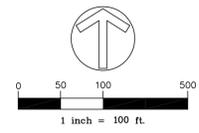
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	39.27'	25.00'	90°00'00"	35.36'	N06°07'04"E
C2	39.27'	25.00'	90°00'00"	35.36'	N83°52'56"W

L=284.04'
R=435.00'
Δ=37°24'43"
CH=N20°10'34"W
279.02'

L=143.68'
R=90.00'
Δ=91°28'13"
CH=N44°15'53"E
128.90'

L=345.72'
R=515.00'
Δ=38°27'45"
CH=S19°39'03"E
339.26'



HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

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

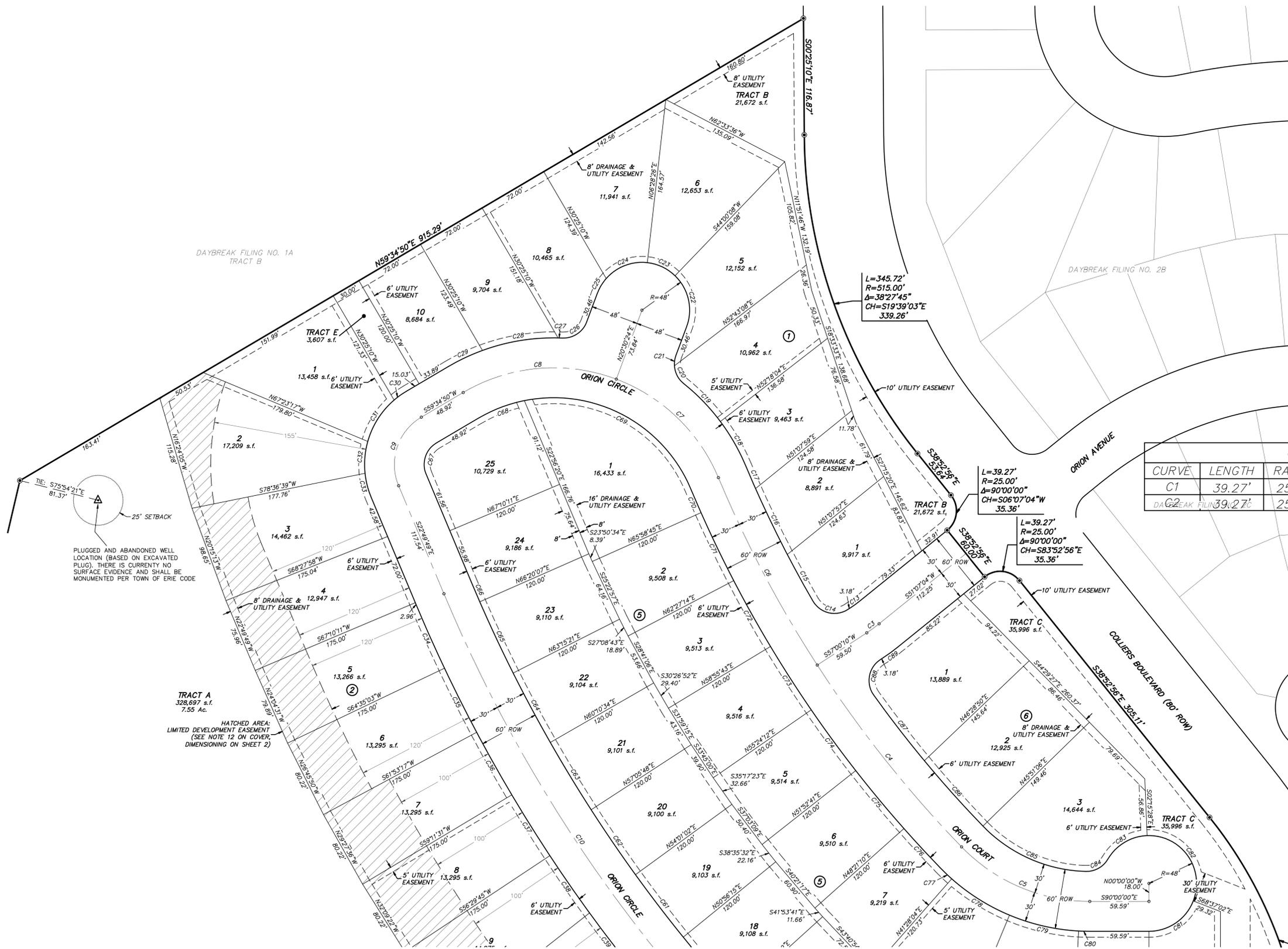
COLLIERS HILL FILING NO. 2A
FINAL PLAT
ERIE, COLORADO

DRWN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ
JOB NUMBER: 2020-42
DATE: 08/31/17
SCALE: 1"=100'
SHEET NO: 2 OF 4

COLLIERS HILL FILING NO. 2A FINAL PLAT

SHEET 3 OF 4
FP-000881-2017

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



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C3	15.41'	150.00'	5°3'06"	15.40'	N64°03'37"E
C4	233.55'	1200.00'	11°09'05"	233.18'	S38°34'22"E
C5	144.05'	180.00'	45°51'05"	140.23'	S67°04'27"E
C6	213.02'	1200.00'	10°10'15"	212.74'	S27°54'42"E
C7	146.61'	180.00'	46°40'02"	142.59'	N46°09'36"W
C8	159.99'	180.00'	50°55'34"	154.77'	S85°02'37"W
C9	79.11'	55.00'	82°24'39"	72.46'	S18°22'30"W
C10	562.39'	1500.00'	21°28'54"	559.10'	S33°34'17"E
C13	12.33'	120.00'	5°53'06"	12.32'	N64°03'37"E
C14	40.47'	25.00'	92°45'12"	36.19'	S76°37'14"E
C15	53.36'	1170.00'	2°36'48"	53.36'	S28°56'14"E
C16	73.48'	1170.00'	3°35'54"	73.46'	S25°49'54"E
C17	24.63'	1170.00'	1°22'22"	24.63'	S23°25'46"E
C18	51.62'	210.00'	14°05'04"	51.49'	N29°52'07"W
C19	53.09'	210.00'	14°22'06"	52.95'	N44°09'22"W
C20	20.79'	25.00'	47°38'10"	20.19'	S27°34'40"E
C21	10.59'	25.00'	24°15'59"	10.51'	S08°22'24"W
C22	55.71'	48.00'	66°30'15"	52.64'	N12°44'44"W
C23	31.44'	48.00'	37°31'42"	30.88'	N64°45'43"W
C24	46.11'	48.00'	55°02'21"	44.36'	S68°57'16"W
C25	17.53'	48.00'	20°55'42"	17.44'	S30°58'15"W
C26	31.37'	25.00'	71°54'08"	29.35'	N58°27'22"E
C27	4.41'	210.00'	1°21'13"	4.41'	N88°11'55"W
C28	77.58'	210.00'	21°10'04"	77.14'	S80°37'17"W
C29	38.33'	210.00'	10°27'25"	38.27'	S64°48'32"W
C30	15.04'	85.00'	10°08'27"	15.02'	S54°30'36"W
C31	49.93'	85.00'	33°39'33"	49.22'	S32°36'36"W
C32	32.25'	85.00'	21°44'19"	32.06'	S04°54'41"W
C33	25.03'	85.00'	16°52'41"	24.94'	S14°23'59"E
C34	69.04'	1530.00'	2°35'07"	69.03'	S24°07'23"E
C35	72.00'	1530.00'	2°41'46"	71.99'	S26°45'50"E
C36	72.00'	1530.00'	2°41'46"	71.99'	S29°27'36"E
C37	72.00'	1530.00'	2°41'46"	71.99'	S32°09'22"E
C38	70.01'	1530.00'	2°37'18"	70.00'	S34°48'54"E
C39	66.75'	1530.00'	2°29'59"	66.75'	S37°22'33"E
C40	79.01'	1470.00'	3°04'46"	79.00'	S37°31'22"E
C41	79.01'	1470.00'	3°04'46"	79.00'	S34°26'35"E
C42	79.01'	1470.00'	3°04'46"	79.00'	S31°21'49"E
C43	79.01'	1470.00'	3°04'46"	79.00'	S28°17'03"E
C44	79.01'	1470.00'	3°04'46"	79.00'	S25°12'16"E
C45	21.41'	1470.00'	0°50'04"	21.41'	S23°14'51"E
C46	35.96'	25.00'	82°24'39"	32.94'	S18°22'30"W
C47	49.90'	150.00'	19°23'52"	49.67'	S69°06'36"W
C48	205.60'	150.00'	78°32'04"	189.88'	N62°05'37"W
C49	25.65'	1230.00'	1°11'41"	25.65'	S23°25'25"E
C50	75.68'	1230.00'	3°31'31"	75.67'	S25°47'01"E
C51	75.68'	1230.00'	3°31'31"	75.67'	S29°18'32"E
C52	75.68'	1230.00'	3°31'31"	75.67'	S32°50'03"E
C53	75.68'	1230.00'	3°31'31"	75.67'	S36°21'34"E
C54	75.68'	1230.00'	3°31'31"	75.67'	S39°53'05"E
C55	53.70'	1230.00'	2°30'05"	53.70'	S42°53'33"E
C56	16.07'	210.00'	4°22'59"	16.06'	S46°20'26"E
C57	68.99'	210.00'	18°49'27"	68.68'	S67°56'39"E
C58	71.70'	210.00'	19°33'49"	71.36'	S77°08'17"E
C59	11.29'	210.00'	3°04'46"	11.29'	S88°27'36"E
C60	52.48'	48.00'	63°27'07"	54.11'	S54°11'29"E
C61	95.20'	48.00'	11°38'26"	80.35'	N35°26'15"W
C62	47.96'	48.00'	57°14'53"	45.99'	S99°07'06"W
C63	26.63'	25.00'	61°01'30"	25.39'	N61°00'24"E
C64	116.06'	180.00'	44°18'56"	113.19'	S66°18'53"E
C65	88.12'	1170.00'	4°19'00"	88.12'	S41°59'25"E
C66	83.35'	1170.00'	4°04'53"	83.33'	S37°47'29"E
C67	40.47'	25.00'	92°45'12"	36.19'	S76°37'14"E
C68	18.49'	180.00'	5°53'06"	18.48'	N54°03'37"E

CURVE	LENGTH	RAD.
C1	39.27'	25.00'
C2	39.27'	25.00'

L=39.27'
R=25.00'
Δ=90°00'00"
CH=S06°07'04"W
35.36'

L=39.27'
R=25.00'
Δ=90°00'00"
CH=S63°52'56"E
35.36'

2 - BLOCK NUMBER

Match to Sheet 4

SURVEYORS STAMP:

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

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL FILING NO. 2A
FINAL PLAT
ERIE, COLORADO

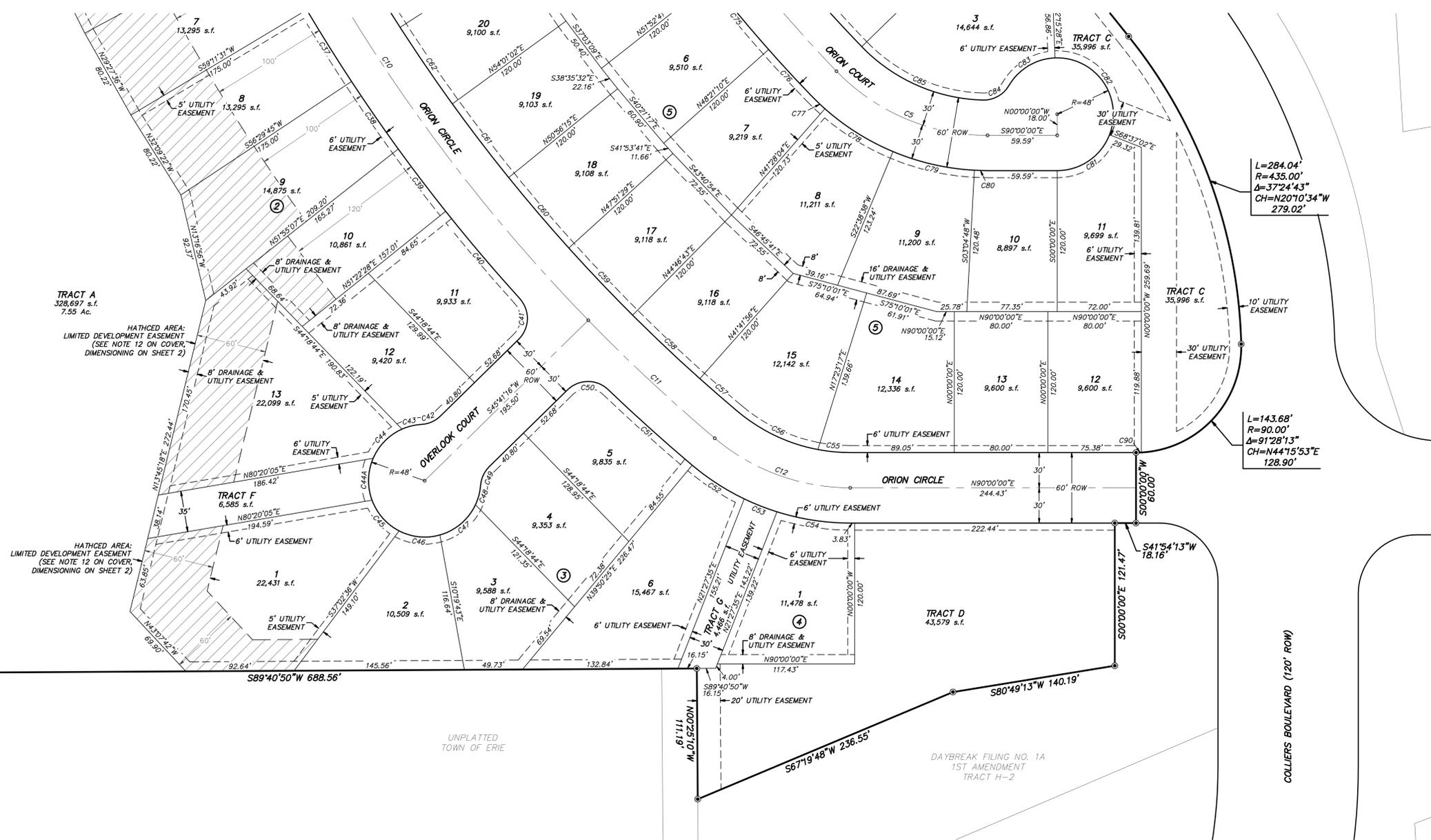
DRAWN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ
JOB NUMBER: 2020-42
DATE: 08/31/17
SCALE: 1"=100'
SHEET NO: 3 OF 4
FILE LOCATION: G:\2020\2020\SURVEYS\AT\COLLIERS HILL FL 2A PLAT

COLLIERS HILL FILING NO. 2A FINAL PLAT

SHEET 4 OF 4
FP-000881-2017

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

Match to Sheet 3



$L=284.04'$
 $R=435.00'$
 $\Delta=37^{\circ}24'43''$
 $CH=N20^{\circ}10'34''W$
 $279.02'$

$L=143.68'$
 $R=90.00'$
 $\Delta=91^{\circ}28'13''$
 $CH=N44^{\circ}15'53''E$
 $128.90'$

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C5	144.05'	180.00'	45°51'05"	140.23'	S67°04'27"E
C10	562.39'	1500.00'	21°28'54"	559.10'	S33°34'17"E
C11	147.62'	1500.00'	5°38'20"	147.56'	S47°07'54"E
C12	125.89'	180.00'	40°32'57"	123.27'	S89°58'32"E
C37	72.00'	1530.00'	2°41'46"	71.99'	S32°09'22"E
C38	70.01'	1530.00'	2°37'18"	70.00'	S34°48'54"E
C39	66.75'	1530.00'	2°29'59"	66.75'	S37°22'33"E
C40	97.72'	1530.00'	3°39'34"	97.71'	S40°27'19"E
C41	38.39'	25.00'	87°58'23"	34.72'	N01°42'05"E
C42	17.94'	25.00'	41°06'44"	17.56'	N66°14'38"E
C43	17.28'	48.00'	20°37'52"	17.19'	S76°29'04"W
C44	35.79'	48.00'	42°43'28"	34.97'	S44°48'24"W
C44A	36.57'	48.00'	43°38'58"	35.69'	S01°37'11"W
C45	35.83'	48.00'	42°45'50"	35.00'	S41°35'14"E
C46	35.83'	48.00'	42°45'50"	35.00'	S84°21'04"E
C47	41.10'	48.00'	49°03'37"	39.86'	N49°44'13"E
C48	17.28'	48.00'	20°37'52"	17.19'	N14°53'29"E
C49	17.94'	25.00'	41°06'44"	17.56'	S26°07'55"W
C50	38.39'	25.00'	87°58'23"	34.72'	S89°40'28"W
C51	96.45'	1530.00'	3°36'43"	96.43'	S48°08'42"E
C52	53.12'	210.00'	14°29'36"	52.98'	S57°11'51"E
C53	30.03'	210.00'	8°11'32"	30.00'	S68°32'25"E
C54	63.64'	210.00'	17°21'49"	63.40'	S81°19'06"E
C55	27.82'	150.00'	10°37'34"	27.78'	S84°41'13"E
C56	73.04'	150.00'	29°25'33"	76.19'	S64°39'45"E
C57	42.33'	1470.00'	1°39'00"	42.33'	S49°07'33"E
C58	79.01'	1470.00'	3°04'46"	79.00'	S46°45'41"E
C59	79.01'	1470.00'	3°04'46"	79.00'	S43°40'54"E
C60	79.01'	1470.00'	3°04'46"	79.00'	S40°36'08"E
C61	79.01'	1470.00'	3°04'46"	79.00'	S37°31'22"E
C62	79.01'	1470.00'	3°04'46"	79.00'	S34°26'35"E
C76	53.70'	1230.00'	2°30'05"	53.70'	S42°33'33"E
C77	16.02'	210.00'	4°22'59"	16.00'	S46°20'26"E
C78	68.99'	210.00'	18°49'27"	68.68'	S67°56'39"E
C79	71.70'	210.00'	19°33'49"	71.36'	S77°08'17"E
C80	11.28'	210.00'	3°04'48"	11.29'	S88°27'36"E
C81	57.48'	48.00'	68°37'02"	54.11'	N55°41'29"E
C82	95.20'	48.00'	113°38'26"	80.35'	N35°26'15"W
C83	47.96'	48.00'	1°21'45.3"	45.99'	S59°27'06"W
C84	26.63'	25.00'	61°01'30"	25.39'	N61°00'24"E
C85	116.06'	150.00'	44°19'56"	113.19'	S66°18'53"E
C90	4.62'	90.00'	2°56'32"	4.62'	N88°31'44"E

② - BLOCK NUMBER

SURVEYORS STAMP:

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
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COLLIERS HILL FILING NO. 2A
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ERIE, COLORADO

DRAWN BY: BO
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JOB NUMBER: 2020-42
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SCALE: 1"=100'
SHEET NO: 4 OF 4

