

SUNSET - FILING NO. 1

A REPLAT OF TRACT A, SUNSET-MINOR SUBDIVISION
 A PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.
 103.832 ACRES - 188 RESIDENTIAL LOTS - 18 TRACTS
 FP-001182-2020

CERTIFICATE OF DEDICATION AND OWNERSHIP

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

TRACT A, SUNSET - MINOR SUBDIVISION AS RECORDED ON MARCH 13, 2013 UNDER RECEPTION NO. 3916652 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE. LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING AN AREA OF 103.832 ACRES, (4,522,901 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 SUBDIVISION OF **SUNSET - FILING NO. 1**. THE STREETS AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN AND THE PUBLIC FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.

OWNER: FS ERIE ESTATES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Stephen J. Foley

NAME: STEPHEN J. FOLEY

TITLE: Manager

STATE OF Colorado

COUNTY OF Douglas

ACKNOWLEDGED BEFORE ME THIS 22 DAY OF Nov, 2021

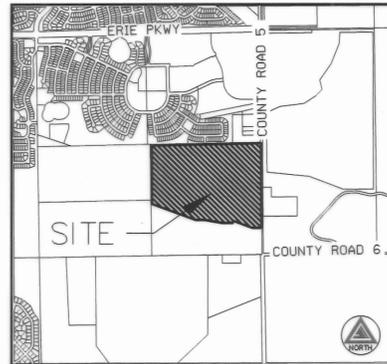
BY Stephen J. Foley AS Manager

OF FS ERIE ESTATES, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-2024



VICINITY MAP
 SCALE: 1" = 2000'

GENERAL NOTES

- THE FIELD WORK FOR THIS PLAT WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON JUNE 24, 2020.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- 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.
- NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NUMBER AB25192384-6 WITH AN EFFECTIVE DATE OF MAY 18, 2021 AT 5:00 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, ASSUMED TO BEAR NORTH 88°52'41" EAST, A DISTANCE OF 2837.97 FEET; MONUMENTED AT THE EAST QUARTER CORNER OF SECTION 20 BY A 3-1/4" ALUMINUM CAP ON PIPE STAMPED "PLS 26606 WGL LAND CONSULTANTS 2006", AND MONUMENTED AT THE CENTER QUARTER CORNER OF SECTION 20 BY A 2-1/2" ALUMINUM CAP ON PIPE STAMPED "PLS 28258 1999".
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.
- THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE TOWN OF ERIE ENGINEERING STANDARDS AND SPECIFICATIONS, AS AMENDED. THE OWNERS GRANT THE TOWN OF ERIE A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY THE TOWN OF ERIE MUNICIPAL CODE, AS AMENDED; AND TO INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).
- THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE TRACT A, SUNSET-MINOR SUBDIVISION INTO LOTS, RIGHTS-OF-WAY, TRACTS, AND EASEMENTS.
- FLOODPLAIN: BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 08123C2070E (PANEL NOT PRINTED), THE SUBJECT PROPERTY LIES WITHIN "ZONE X", BEING DEFINED AS "NO SPECIAL FLOOD HAZARD AREAS".
- AN AVIGATION EASEMENT RECORDED NOVEMBER 26, 2007 AT RECEPTION NO. 3519430 AFFECTS THE SUBJECT PROPERTY DESCRIBED HEREIN.
- THE 250' OIL/GAS SETBACK DEPICTED ON THE SUNSET - MINOR SUBDIVISION IS NOT SHOWN HEREON. OIL/GAS WELL SETBACK INFORMATION SHOWN HEREON IS TAKEN FROM THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE TITLE 10.6.14.
- INFORMATION REGARDING THE 75' WIDE WESTERN AREA POWER ADMINISTRATION (WAPA) EASEMENT SHOWN HEREON IS AS FOLLOWS:
 - THE UNITED STATES ELECTRIC TRANSMISSION LINE EASEMENTS ARE RESTRICTED AREAS AND ALL CONSTRUCTION ACTIVITIES WITHIN SAID EASEMENT SHOULD BE COORDINATED WITH WESTERN AREA POWER ADMINISTRATION, LANDS DEPARTMENT, P.O. BOX 3700, LOVELAND, COLORADO 80539-3003 (970-461-7200).
 - NO TREES OR OTHER VEGETATION, WHICH WILL EXCEED 3 FEET IN HEIGHT AT FULL MATURITY, ARE ALLOWED WITHIN THE 75' EASEMENT AREA.
 - NO BUILDINGS OR OTHER STRUCTURES ARE ALLOWED WITHIN THE TRANSMISSION LINE EASEMENT AREA.
 - A MINIMUM OVERHEAD CLEARANCE OF 16 FEET FROM THE TRANSMISSION LINE CONDUCTORS MUST BE MAINTAINED AT ALL TIMES.
 - INDUCED VOLTAGES AND CURRENTS MAY OCCUR ON THE FACILITY CONSTRUCTED OR PLACED UNDER OR NEAR HIGH VOLTAGE TRANSMISSION LINES. THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF PERSONNEL AND EQUIPMENT IN THEIR DESIGN, CONSTRUCTION, OPERATION AND MAINTENANCE OF THE FACILITY.
 - ANY CHANGES IN EXISTING TOPOGRAPHY MUST BE COORDINATED AND APPROVED BY WAPA. EXCAVATION IS NOT PERMITTED WITHIN 20 FEET OF ANY TRANSMISSION LINE STRUCTURE.
 - NO FENCES SHALL BE INSTALLED ON OR ACROSS THE EASEMENT AREA WITHOUT FIRST SUBMITTING THE FENCE/GATE PLANS FOR REVIEW AND APPROVAL BY WAPA.
- THE LEGALLY DESCRIBED LOCATION OF THE 75' WIDE WESTERN AREA POWER ADMINISTRATION (WAPA) EASEMENT IS QUESTIONABLE DUE TO CALLS IN THE RECORD DESCRIPTION RECORDED AT RECEPTION NO. 1074938 IN SAID RECORDS. THE EASEMENT SHOWN HEREON IS BASED ON THE PHYSICAL CENTERLINE LOCATION OF THE POWER LINES.
- PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
- A BLANKET PUBLIC ACCESS EASEMENT IS GRANTED ACROSS TRACTS A,B,C,D,E,H,I,L,M,N,O,P AND R.
- PORTIONS OF SUNSET - FILING NO. 1 ARE UNDERMINED. TO REDUCE RISK OF SUBSIDENCE-RELATED DAMAGE, NO BUILDING FOUNDATION WITHIN THE SUNSET - FILING NO. 1 SUBDIVISION MAY EXCEED 115 FEET IN LENGTH OR WIDTH. UTILITIES SHOULD BE DESIGNED AND CONSTRUCTED TO WITHSTAND UP TO 0.17% STRAIN. THE SUBSIDENCE HAZARD AND MITIGATION RECOMMENDATIONS ARE DESCRIBED IN MINE SUBSIDENCE INVESTIGATION, ERIE ESTATES SUBDIVISION (WESTERN ENVIRONMENT AND ECOLOGY, MAY 16, 2008). THIS REPORT IS ON FILE WITH THE TOWN OF ERIE PLANNING AND DEVELOPMENT DEPARTMENT, FILE NO. FP-001182-2020. (NOTE). INFORMATION PROVIDED TO THIS OFFICE BY COLORADO GEOLOGICAL SURVEY IN LETTER FORM DATED JANUARY 5, 2021 AUTHORED BY BY JILL CARLSON, C.E.G., ENGINEERING GEOLOGIST.

TRACT TABLE				
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY / MAINTAINED BY
TRACT A	49,972	1.147	PUBLIC ACCESS ESMT/LANDSCAPE BUFFER/DRAINAGE	METRO DISTRICT
TRACT B	27,156	0.623	PUBLIC ACCESS ESMT/LANDSCAPE BUFFER/DRAINAGE	METRO DISTRICT
TRACT C	271,667	6.237	PUBLIC ACCESS ESMT/SPINE TRAIL/OPEN SPACE/DRAINAGE	METRO DISTRICT
TRACT D	3,900	0.090	PUBLIC ACCESS ESMT/UTILITIES	METRO DISTRICT
TRACT E	13,200	0.303	PUBLIC ACCESS ESMT/LANDSCAPE BUFFER/TRAIL	METRO DISTRICT
TRACT F	110,948	2.547	DRAINAGE	METRO DISTRICT
TRACT G	896,371	20.578	PUBLIC LAND DEDICATION	METRO DISTRICT
TRACT H	12,236	0.281	POCKET PARK	METRO DISTRICT
TRACT J	7,320	0.168	PUBLIC ACCESS ESMT/UTILITIES	METRO DISTRICT
TRACT K	2,293	0.053	LANDSCAPE BUFFER	METRO DISTRICT
TRACT L	56,207	1.290	PUBLIC ACCESS ESMT/LANDSCAPE BUFFER	METRO DISTRICT
TRACT M	3,684	0.085	PUBLIC ACCESS ESMT/UTILITIES	METRO DISTRICT
TRACT N	7,653	0.176	PUBLIC ACCESS ESMT/UTILITIES	METRO DISTRICT
TRACT O	28,450	0.653	PUBLIC ACCESS ESMT	METRO DISTRICT
TRACT P	32,276	0.741	PUBLIC ACCESS ESMT	METRO DISTRICT
TRACT Q	897,559	20.605	O/G WELL AND PIPELINES/FUTURE DEVELOPEMENT	METRO DISTRICT
TRACT R	52,920	1.215	PUBLIC ACCESS ESMT/LANDSCAPE BUFFER/UTILITIES	METRO DISTRICT
TRACT S	15,020	0.345	LANDSCAPE BUFFER	METRO DISTRICT

TRACT I IS INTENTIONALLY OMITTED
 METRO DISTRICT = SUNSET METROPOLITAN DISTRICT

LAND SUMMARY TABLE			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (188)	1,408,090	32.341	31.13
PUBLIC RIGHT-OF-WAY	625,977	14.354	13.84
TRACTS (18)	2,488,834	57.137	55.03
TOTALS	4,522,901	103.832	100.00

SHEET INDEX

- SHEET 1 - COVER
 SHEET 2 - OVERALL BOUNDARY
 SHEETS 3-6 - LOT DETAIL SHEETS
 SHEET 7 - LINE AND CURVE TABLES

DATE	DESCRIPTION	BY
08/28/2020	BASE CHANGE	GLW
11/10/2020	INITIAL REVIEW COMMENTS ADDRESSED	DED
11/19/2020	2ND SUBMITTAL	DED
2/22/2021	3RD SUBMITTAL BASE CHANGE COMMENTS	DED
5/19/2021	UPDATED TITLE NOTE	DED
7/22/2021	ADDRESSED 3RD REVIEW COMMENTS	DED
10/14/2021	ADDRESSED 4TH REVIEW COMMENTS	KDS

TITLE VERIFICATION CERTIFICATE

WE, AS THE CLERK, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: THOSE MATTERS SHOWN IN TITLE COMMITMENT ABC 25192384-6, EFFECTIVE NOVEMBER 12, 2021.

BY: Scott Bennetts DATE: 11.23.2021

TITLE: COMMERCIAL TITLE OFFICER

STATE OF COLORADO)

COUNTY OF HANCOCK)SS

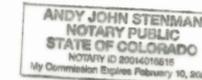
ACKNOWLEDGED BEFORE ME THIS 23 DAY OF NOVEMBER, 2021

BY Scott Bennetts AS COMMERCIAL TITLE OFFICER OF LAND TITLE

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC [Signature]

MY COMMISSION EXPIRES: FEBRUARY 10, 2024



ACCEPTANCE CERTIFICATE

THE DEDICATION OF TRACTS A-H AND J-S, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY SUNSET METROPOLITAN DISTRICT.

BY: Stephen J. Foley DATE: 11-22-2021

TITLE: President

STATE OF Colorado)

COUNTY OF Douglas)SS

ACKNOWLEDGED BEFORE ME THIS 22 DAY OF Nov, 2021 BY

Stephen J. Foley AS President OF Sunset Metro District

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC [Signature]

MY COMMISSION EXPIRES: 11-12-2024



PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING AND DEVELOPMENT DIRECTOR ON THIS ____ DAY OF _____, 20__.

PLANNING AND DEVELOPMENT DIRECTOR _____

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS **SUNSET - FILING NO. 1** AND IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____, PASSED AND

ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE ____ DAY OF _____ A.D. 20__.

MAYOR: _____

ATTEST: _____

TOWN CLERK

CLERK & RECORDER 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 _____

_____, COUNTY CLERK AND RECORDER

SURVEYORS CERTIFICATE

I, DANIEL E. DAVIS, 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 FIELD SURVEY MADE ON JUNE 24, 2020, 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 UNIFIED DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS 22nd DAY OF NOVEMBER, 2021.

DANIEL E. DAVIS
 COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #38256
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
 300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122



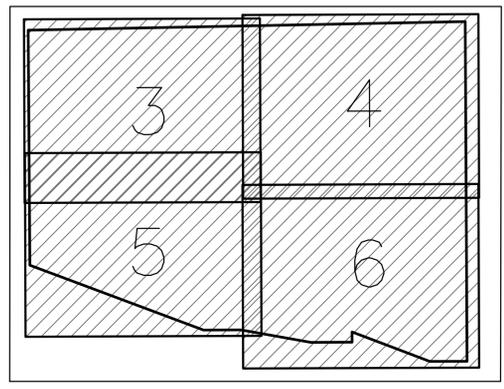
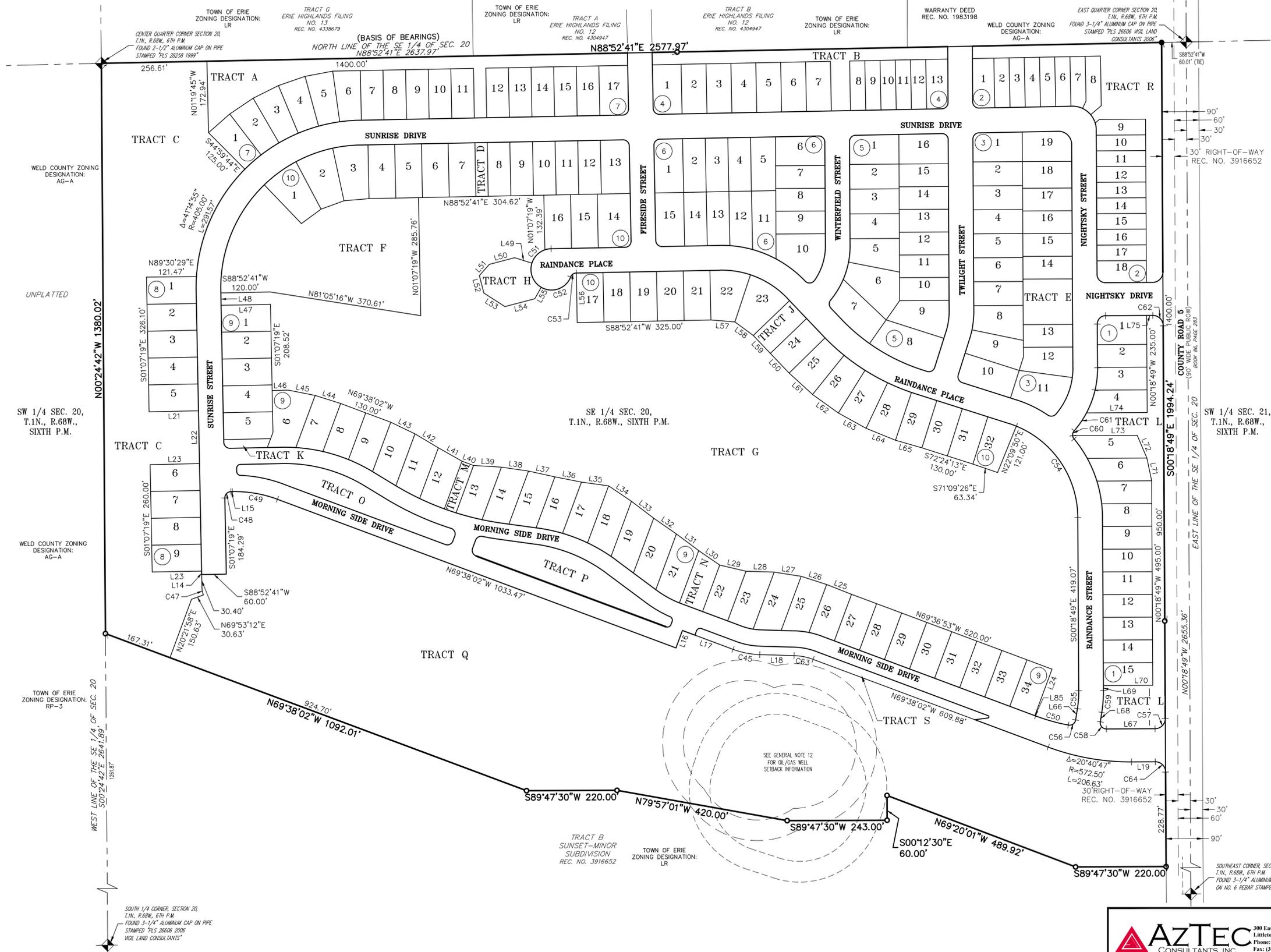
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DEVELOPER
CALIBRE ENGINEERING INC.
 9090 S. RIDGELINE BLVD, SUITE 105
 HIGHLANDS RANCH, COLORADO

DATE OF PREPARATION:	07-06-2020
SCALE:	N/A
SHEET	1 OF 7

SUNSET - FILING NO. 1

A REPLAT OF TRACT A, SUNSET-MINOR SUBDIVISION
 A PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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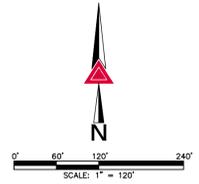


KEY MAP
N.T.S.

LEGEND

- ◆ SECTION CORNER AS DESCRIBED
- SET NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- FOUND PIN AND CAP STAMPED "LS 20685"
- ## BLOCK NUMBER
- U.E. = UTILITY EASEMENT

SEE SHEET 7 FOR LINE AND CURVE TABLES



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1899
Fax: (303) 713-1897
www.aztecconsultants.com

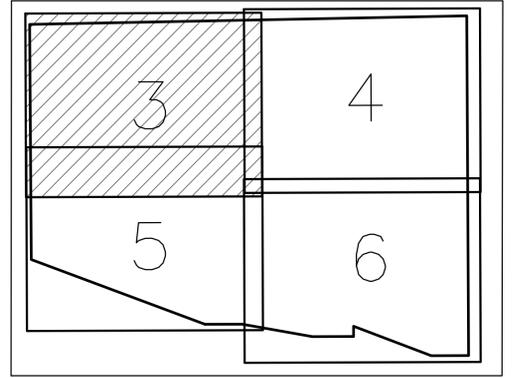
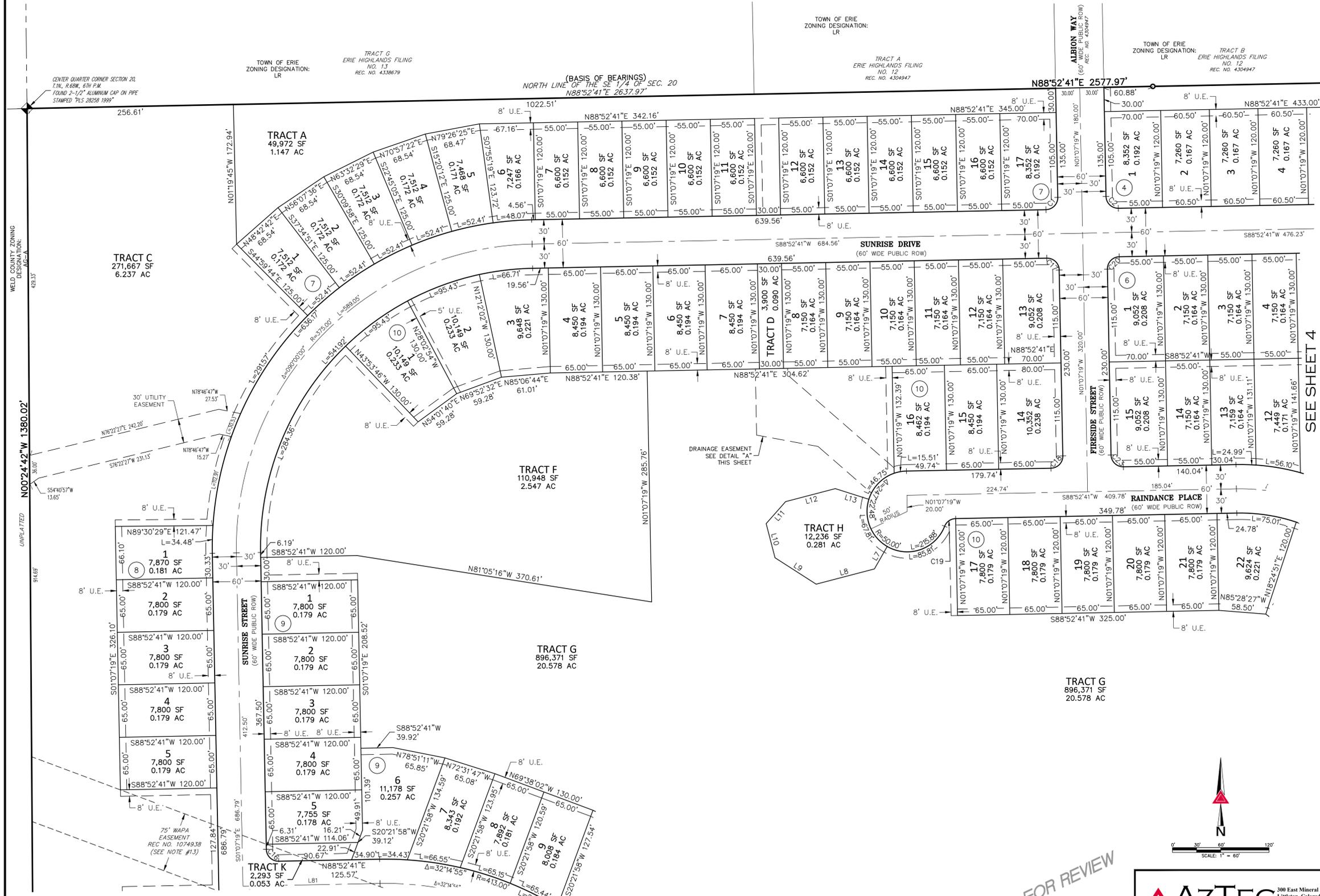
DEVELOPER
CALIBRE ENGINEERING INC.

9090 S. RIDGELINE BLVD, SUITE 105
HIGHLANDS RANCH, COLORADO

DATE OF PREPARATION:	07-06-2020
SCALE:	1" = 120'
SHEET 2 OF 7	

SUNSET - FILING NO. 1

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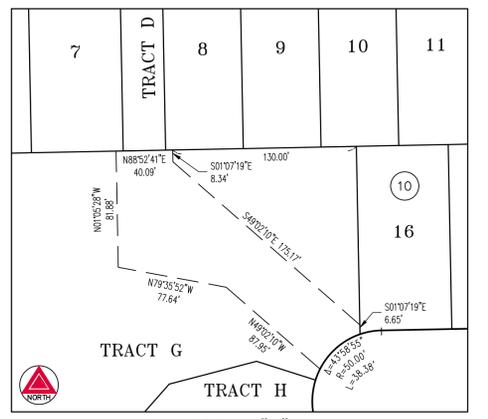
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SEE SHEET 7 FOR LINE AND CURVE TABLES

SEE SHEET 4



SEE SHEET 5

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FOR AND ON BEHALF OF
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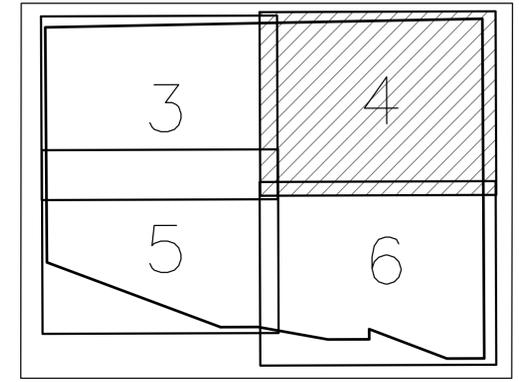
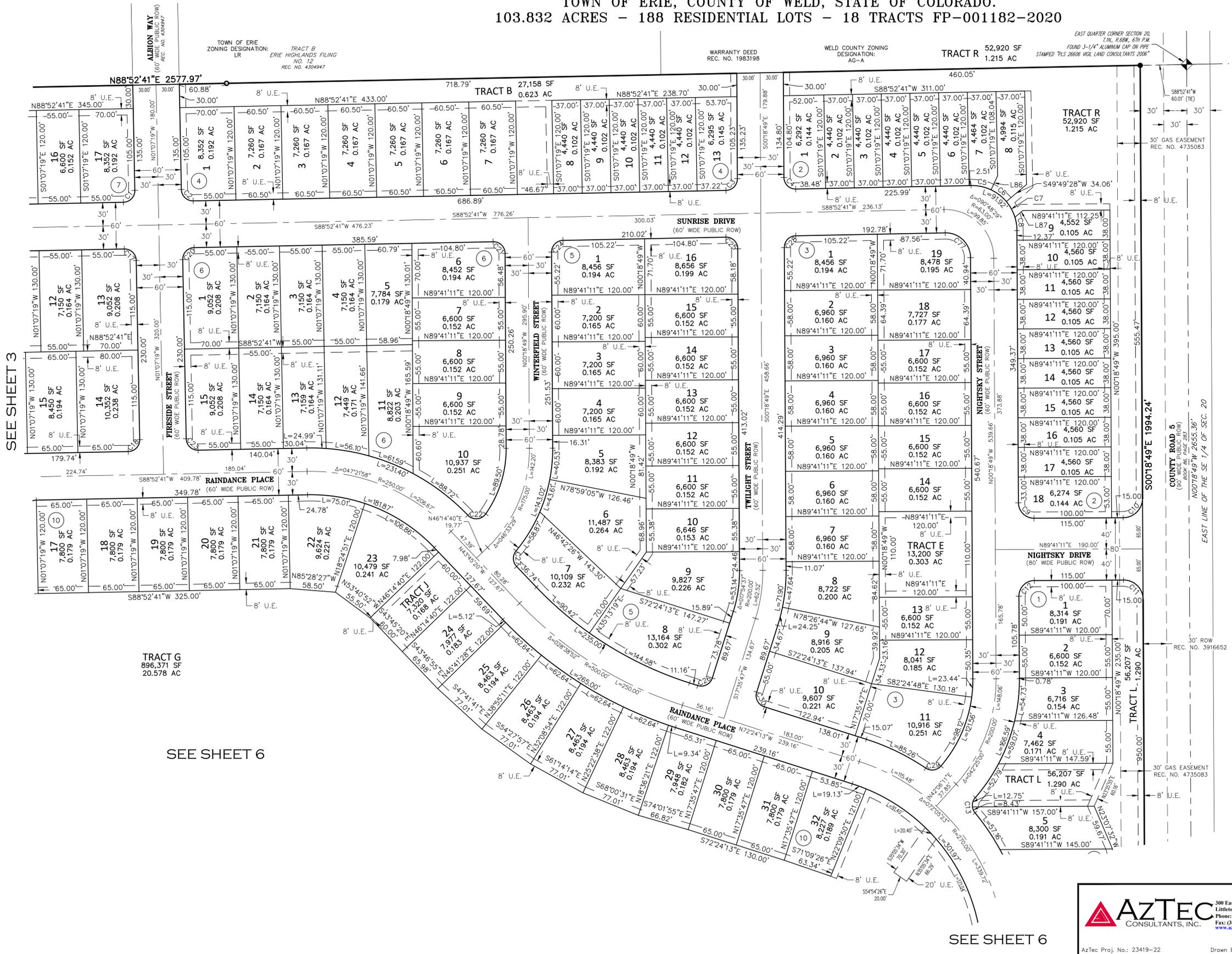
DEVELOPER
CALIBRE ENGINEERING INC.
 9090 S. RIDGELINE BLVD, SUITE 105
 HIGHLANDS RANCH, COLORADO

DATE OF PREPARATION:	07-06-2020
SCALE:	1" = 60'
SHEET 3 OF 7	

Aztec Proj. No.: 23419-22 Drawn By: GLW

SUNSET - FILING NO. 1

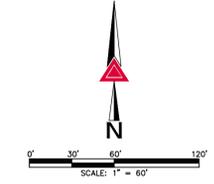
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 www.aztecconsultants.com

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9090 S. RIDGELINE BLVD, SUITE 105
 HIGHLANDS RANCH, COLORADO

DATE OF PREPARATION:	07-06-2020
SCALE:	1" = 60'
SHEET 4 OF 7	

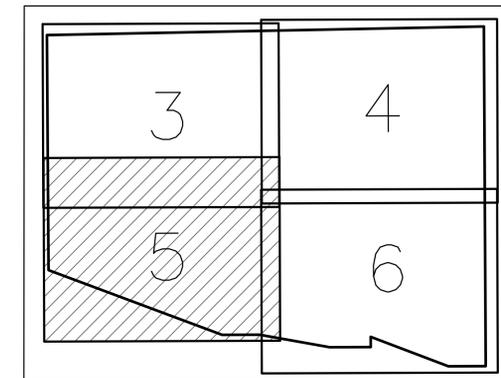
SEE SHEET 3

SEE SHEET 6

SEE SHEET 6

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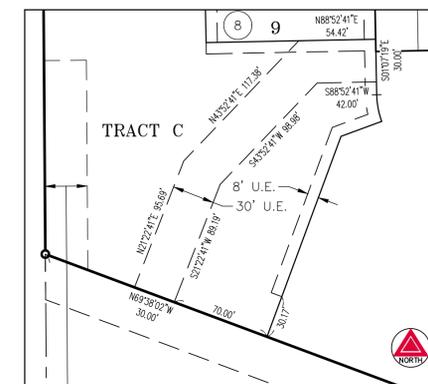


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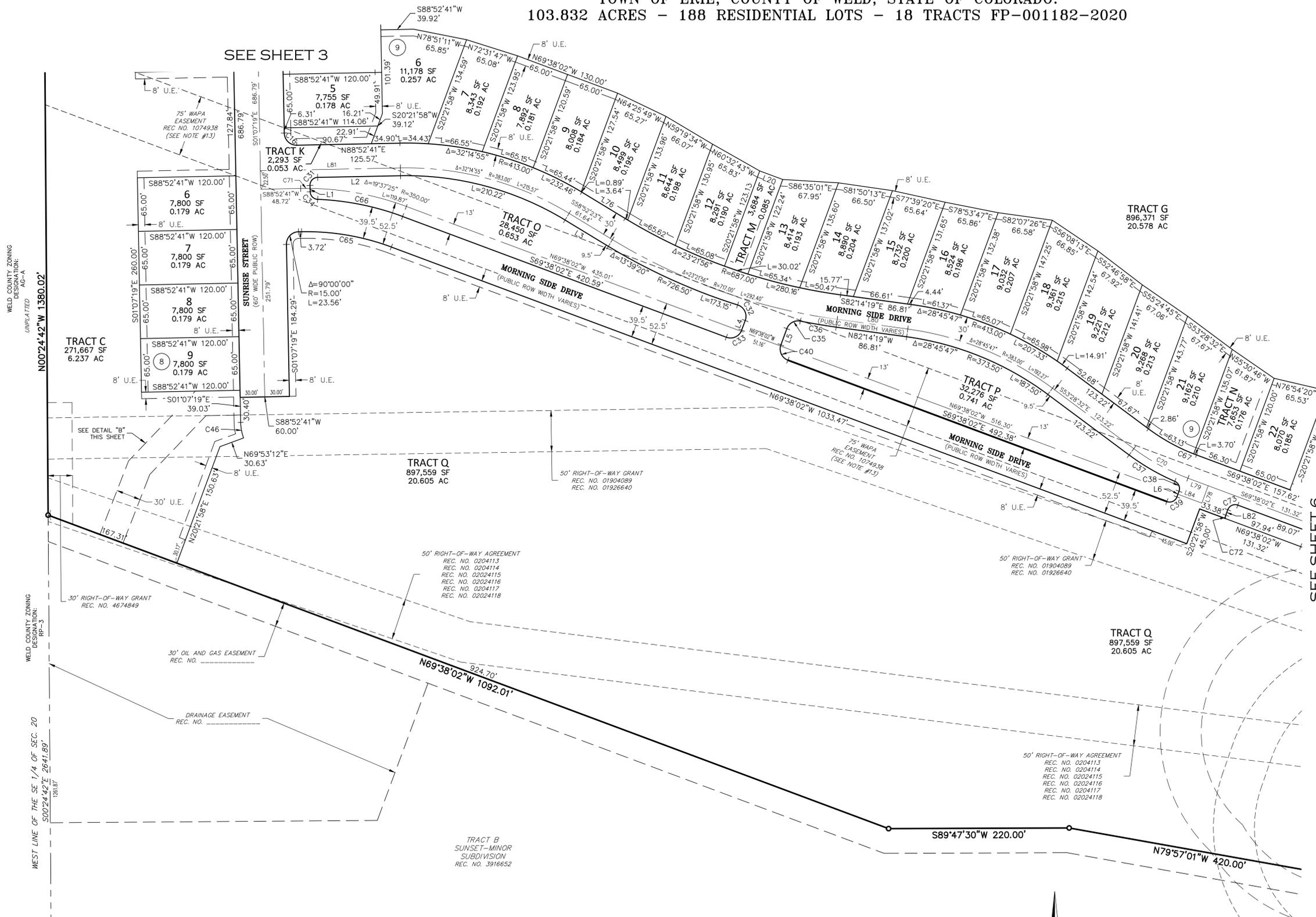
SEE SHEET 7
FOR LINE AND
CURVE TABLES



DETAIL "B"
1" = 60'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



TRACT G
896,371 SF
20,578 AC

TRACT Q
897,559 SF
20,605 AC

TRACT C
271,667 SF
6,237 AC

TRACT K
2,293 SF
0.053 AC

TRACT B
SUNSET-MINOR
SUBDIVISION
REC. NO. 3916652

50' RIGHT-OF-WAY AGREEMENT
REC. NO. 0204113
REC. NO. 0204114
REC. NO. 02024115
REC. NO. 02024116
REC. NO. 0204117
REC. NO. 02024118

50' RIGHT-OF-WAY GRANT
REC. NO. 01904089
REC. NO. 01926640

50' RIGHT-OF-WAY AGREEMENT
REC. NO. 0204113
REC. NO. 0204114
REC. NO. 02024115
REC. NO. 02024116
REC. NO. 0204117
REC. NO. 02024118

30' OIL AND GAS EASEMENT
REC. NO.

DRAINAGE EASEMENT
REC. NO.

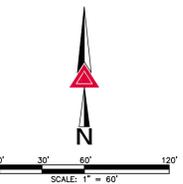
30' RIGHT-OF-WAY GRANT
REC. NO. 4674849

WEST LINE OF THE SE 1/4 OF SEC. 20
S00°24'42"E 2641.89'

WELD COUNTY ZONING
DESCRIPTION:
UNPLATTED
AC-A

N00°24'42"W 1380.02'

SOUTH 1/4 CORNER, SECTION 20,
T.1N., R.68W., 6TH P.M.
FOUND 3-1/4" ALUMINUM CAP ON PIPE
STAMPED "LS 3808 2006"
WGL LAND CONSULTANTS"



AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
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AzTec Proj. No.: 23419-22

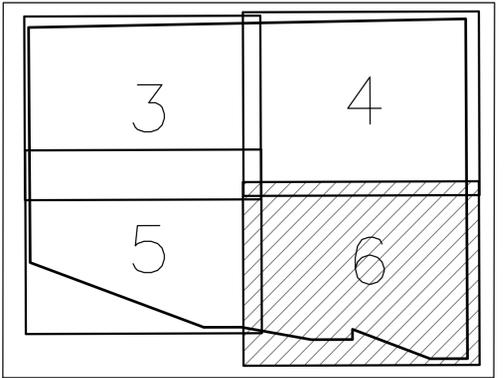
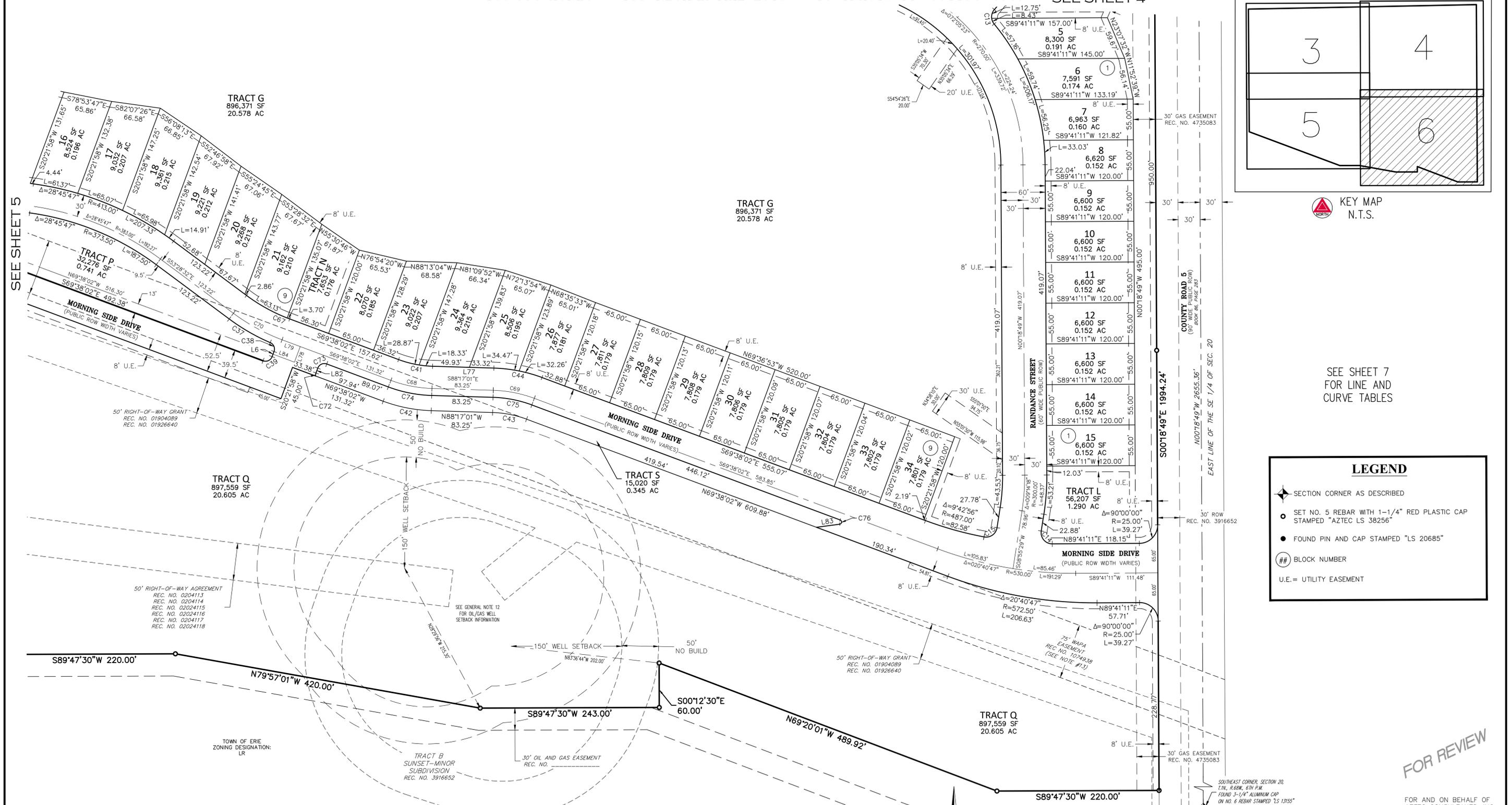
Drawn By: GLW

DEVELOPER
CALIBRE ENGINEERING INC.
9090 S. RIDGELINE BLVD, SUITE 105
HIGHLANDS RANCH, COLORADO

DATE OF PREPARATION:	07-06-2020
SCALE:	1" = 60'
SHEET 5 OF 7	

SUNSET - FILING NO. 1

A REPLAT OF TRACT A, SUNSET-MINOR SUBDIVISION
 A PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.
 103.832 ACRES - 188 RESIDENTIAL LOTS - 18 TRACTS FP-001182-2020 SEE SHEET 4



KEY MAP
N.T.S.

SEE SHEET 7
FOR LINE AND
CURVE TABLES

LEGEND

- ◆ SECTION CORNER AS DESCRIBED
- SET NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- FOUND PIN AND CAP STAMPED "LS 20685"
- ## BLOCK NUMBER
- U.E. = UTILITY EASEMENT

50' RIGHT-OF-WAY AGREEMENT
 REC. NO. 0204113
 REC. NO. 0204114
 REC. NO. 0204115
 REC. NO. 0204116
 REC. NO. 0204117
 REC. NO. 0204118

SEE GENERAL NOTE 12
 FOR OIL/GAS WELL
 SETBACK INFORMATION

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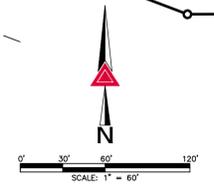
DEVELOPER
CALIBRE ENGINEERING INC.
 9090 S. RIDGELINE BLVD, SUITE 105
 HIGHLANDS RANCH, COLORADO

DATE OF PREPARATION:	07-06-2020
SCALE:	1" = 60'
SHEET 6 OF 7	

Aztec Proj. No.: 23419-22 Drawn By: GLW

FOR REVIEW

FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.



SOUTHEAST CORNER, SECTION 20,
 T.1N., R.68W., 6TH P.M.
 FOUND 3-1/4" ALUMINUM CAP
 ON NO. 6 REBAR STAMPED "LS 13155"

SUNSET – FILING NO. 1

A REPLAT OF TRACT A, SUNSET-MINOR SUBDIVISION
 A PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.
 103.832 ACRES – 188 RESIDENTIAL LOTS – 18 TRACTS FP-001182-2020

LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°37'55"E	7.63'
L2	S88°52'41"W	101.00'
L3	N58°52'23"W	61.64'
L4	N20°21'58"E	12.46'
L5	S20°21'58"W	20.88'
L6	N20°21'58"E	7.35'
L7	S29°49'39"W	32.00'
L8	S75°24'43"W	74.86'
L9	N57°25'27"W	60.71'
L10	N14°35'17"W	43.67'
L11	N41°34'18"E	36.38'
L12	N75°24'43"E	63.85'
L13	S72°28'05"E	43.81'
L14	N01°07'19"W	39.03'
L15	S88°52'41"W	3.72'

LINE TABLE		
LINE	BEARING	LENGTH
L16	S20°21'58"W	45.00'
L17	N69°38'02"W	131.32'
L18	N88°17'01"W	83.25'
L19	N89°41'11"E	57.71'
L20	N69°38'02"W	30.00'
L21	S88°52'41"W	120.00'
L22	S01°07'19"E	127.84'
L23	S88°52'41"W	120.00'
L24	S20°21'58"W	120.00'
L25	N68°35'33"W	65.01'
L26	N72°13'54"W	65.07'
L27	N81°09'52"W	66.34'
L28	N88°13'04"W	68.58'
L29	N76°54'20"W	65.53'
L30	N55°30'46"W	61.87'

LINE TABLE		
LINE	BEARING	LENGTH
L31	S53°28'32"E	67.67'
L32	S55°24'45"E	67.06'
L33	S52°46'58"E	67.92'
L34	S56°08'13"E	66.85'
L35	S82°07'26"E	66.58'
L36	S78°53'47"E	65.86'
L37	S77°39'20"E	65.64'
L38	S81°50'13"E	66.50'
L39	S86°35'01"E	67.95'
L40	N69°38'02"W	30.00'
L41	N60°32'43"W	65.83'
L42	N59°19'34"W	66.07'
L43	N64°25'49"W	65.27'
L44	N72°31'47"W	65.08'
L45	N78°51'11"W	65.85'

LINE TABLE		
LINE	BEARING	LENGTH
L46	S88°52'41"W	39.92'
L47	S88°52'41"W	120.00'
L48	S01°07'19"E	30.00'
L49	S72°28'05"E	43.81'
L50	N75°24'43"E	63.85'
L51	N41°34'18"E	36.38'
L52	N14°35'17"W	43.67'
L53	N57°25'27"W	60.71'
L54	S75°24'43"W	74.86'
L55	S29°49'39"W	32.00'
L56	N01°07'19"W	120.00'
L57	N85°28'27"W	58.50'
L58	N53°40'52"W	55.50'
L59	S43°45'20"E	60.00'
L60	S43°46'55"E	65.98'

LINE TABLE		
LINE	BEARING	LENGTH
L61	S47°41'41"E	77.01'
L62	S54°27'57"E	77.01'
L63	S61°14'14"E	77.01'
L64	S68°00'31"E	77.01'
L65	S74°01'55"E	66.82'
L66	S08°55'29"W	27.78'
L67	N89°41'11"E	118.15'
L68	S08°55'29"W	22.88'
L69	S00°18'49"E	12.03'
L70	S89°41'11"W	120.00'
L71	N11°52'39"W	56.14'
L72	N23°07'32"W	59.67'
L73	S89°41'11"W	157.00'
L74	S89°41'11"W	147.59'
L75	N89°41'11"E	15.00'

LINE TABLE		
LINE	BEARING	LENGTH
L76	S58°52'23"E	61.64'
L77	S88°17'01"E	33.32'
L78	S20°21'58"W	22.50'
L79	S69°38'02"E	26.30'
L80	S82°14'19"E	86.81'
L81	N88°52'41"E	170.57'
L82	S20°21'58"W	7.00'
L83	N82°25'01"E	31.68'
L84	N69°38'02"W	31.00'
L85	S69°38'02"E	2.19'
L86	S25°07'06"W	20.00'
L87	S49°49'28"W	13.42'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	90°00'00"	15.00'	23.56'
C3	89°11'31"	15.00'	23.35'
C4	90°48'29"	15.00'	23.77'
C5	26°14'25"	58.00'	26.56'
C6	24°42'21"	58.00'	25.01'
C7	22°47'37"	58.00'	23.07'
C8	17°04'06"	58.00'	17.28'
C9	90°00'00"	20.00'	31.42'
C10	90°00'00"	25.00'	39.27'
C11	90°00'00"	25.00'	39.27'
C12	90°00'00"	20.00'	31.42'
C13	80°52'32"	15.00'	21.17'
C14	99°14'18"	15.00'	25.98'
C15	91°43'33"	15.00'	24.01'
C16	90°00'00"	15.00'	23.56'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C17	90°00'00"	15.00'	23.56'
C18	90°00'00"	15.00'	23.56'
C19	67°22'48"	15.00'	17.64'
C20	90°00'00"	15.00'	23.56'
C21	90°48'29"	15.00'	23.77'
C22	101°10'33"	15.00'	26.49'
C23	90°00'00"	15.00'	23.56'
C24	89°11'31"	15.00'	23.35'
C25	90°48'29"	15.00'	23.77'
C26	90°00'00"	15.00'	23.56'
C27	83°24'50"	15.00'	21.84'
C28	89°11'31"	15.00'	23.35'
C29	83°13'23"	15.00'	21.79'
C30	90°00'00"	15.00'	23.56'
C31	90°30'36"	9.50'	15.01'
C32	92°53'41"	14.50'	23.51'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C33	90°00'00"	14.50'	22.78'
C34	86°01'42"	9.50'	14.26'
C35	80°52'56"	14.50'	20.47'
C36	3°29'13"	726.50'	44.21'
C37	13°18'42"	276.50'	64.24'
C38	87°09'11"	9.50'	14.45'
C39	90°00'00"	9.50'	14.92'
C40	90°00'00"	14.50'	22.78'
C41	18°38'58"	145.00'	47.20'
C42	18°43'35"	204.17'	66.73'
C43	18°38'58"	145.00'	47.20'
C44	18°38'58"	205.00'	66.73'
C45	18°43'35"	204.17'	66.73'
C46	18°59'29"	58.00'	19.22'
C47	18°59'29"	58.00'	19.22'
C48	90°00'00"	15.00'	23.56'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C49	21°29'16"	297.50'	111.57'
C50	9°42'56"	487.00'	82.58'
C51	53°34'23"	50.00'	46.75'
C52	98°19'46"	50.00'	85.81'
C53	67°22'48"	15.00'	17.64'
C54	67°31'20"	240.00'	282.84'
C55	91°4'18"	270.00'	43.53'
C56	91°43'33"	15.00'	24.01'
C57	90°00'00"	25.00'	39.27'
C58	99°14'18"	15.00'	25.98'
C59	91°4'18"	330.00'	53.21'
C60	48°41'06"	15.00'	12.75'
C61	13°08'59"	230.00'	52.79'
C62	90°00'00"	25.00'	39.27'
C63	18°38'58"	145.00'	47.20'
C64	90°00'00"	25.00'	39.27'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C65	21°29'16"	297.50'	111.57'
C66	18°01'35"	337.00'	106.03'
C67	16°09'31"	237.00'	66.84'
C68	18°38'58"	175.00'	56.96'
C69	18°38'58"	175.00'	56.96'
C70	16°09'31"	267.00'	75.30'
C71	1°51'51"	350.00'	11.39'
C72	24°54'04"	9.50'	4.13'
C73	90°00'00"	9.50'	14.92'
C74	18°43'35"	184.50'	60.30'
C75	18°38'58"	165.50'	53.87'
C76	152°03'03"	3.00'	7.96'

FOR REVIEW

FOR AND ON BEHALF OF
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DATE OF PREPARATION:	07-06-2020
SCALE:	N/A
SHEET 7 OF 7	