

MORGAN HILL FILING NO. 2 FINAL PLAT

LOCATED IN THE NORTH HALF OF SECTION 7,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
145.77 ACRES – 339 LOTS/19 TRACTS
FP-001120-2019

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 E, TRACT H AND LOT 1, BLOCK 19 OF "MORGAN HILL FILING NO 1", TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, CONTAINING 145.77 ACRES, 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 "MORGAN HILL FILING NO. 2". 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.

MORGAN HILL INVESTORS, LLC

BY: JON R. LEE DATE

TITLE: AUTHORIZED REPRESENTATIVE

CDG MORGAN HILL, INC.

BY: JON R. LEE DATE

TITLE: AUTHORIZED REPRESENTATIVE

MORGAN HILL METROPOLITAN DISTRICT NO. 1

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 MORGAN HILL INVESTORS, LLC, CDG MORGAN HILL, INC. AND MORGAN HILL METROPOLITAN DISTRICT NO. 1.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

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 - 1 OF THE LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT, POLICY DATE _____ COMMITMENT NUMBER _____

BY: _____ DATE _____
AS:

ACKNOWLEDGMENT

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

NOTES:

1) NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2) BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., BEING N89°42'31"E, 2,627.25 FEET BETWEEN THE NORTH QUARTER CORNER (BEING A 3.5" BRASS CAP, BLM 1952) AND THE NORTHEAST SECTION CORNER (BEING A 3.5" ILLEGIBLE BRASS CAP).

3) DUE TO THE PROXIMITY OF THE PROPERTY TO PARKLAND ESTATES AIRPARK, 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 AND PARKLAND ESTATES HOMEOWNERS ASSOCIATION FOR AIRCRAFT OPERATIONS.

4) PROPERTY IS LOCATED IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) SET ON #5 INSURANCE RATE MAP PANEL NUMBER 0801300441J WITH A REVISION DATE OF 12/18/2012.

5) UNLESS OTHERWISE NOTED, ALL SUBDIVISION CORNERS WILL BE MONUMENTED WITH 1" PLASTIC CAPS MARKED LS 37990 SET ON #5 REBAR. WESTERLY BOUNDARY IS APPROXIMATE CENTERLINE OF IRRIGATION DITCH AND NOT MONUMENTED.

6) A BLANKET PUBLIC ACCESS EASEMENT IS GRANTED OVER TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R AND S.

7) ALL LOTS SHALL HAVE A 8' (EIGHT FOOT) UTILITY EASEMENT ALONG RIGHTS OF WAY. ALL RESIDENTIAL LOTS SHALL HAVE AN 8' (EIGHT FOOT) DRAINAGE AND UTILITY EASEMENT ALONG REAR LOT LINES AND 6' (SIX FOOT) UTILITY EASEMENTS ALONG SIDE LOT LINES ADJACENT TO TRACTS.

8) 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.

9) TRACT A SHALL BE OWNED BY METRO DISTRICT AND MAINTAINED BY THE H.O.A. UNTIL TRACT A IS DEDICATED TO THE TOWN.

10) ALL DISTANCES ARE U.S. SURVEY FEET.

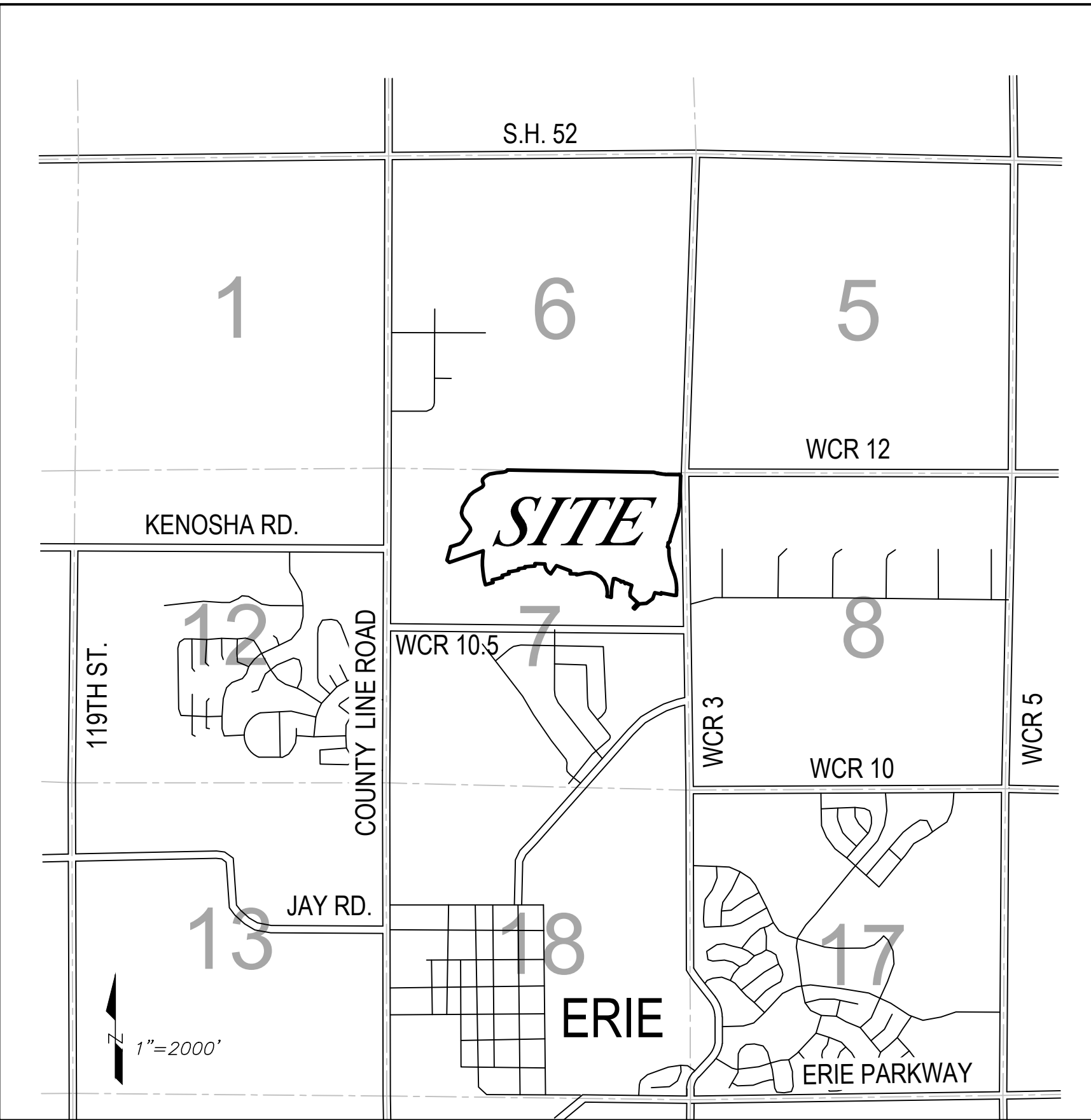
11) THE 100 FOOT WIDE RESTRICTED USE AREA ACROSS PORTIONS OF TRACKS K AND M IS A NO BUILD ZONE. NO TREES OR ABOVE GROUND STRUCTURES ARE ALLOWED WITHIN THIS STRIP.

12) 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 SPECIFICATION, AS AMENDED. THE OWNERS GRANTS 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).

13) STATUS OF GAS WELLS SHOWN ON PLAT BASED ON COLORADO OIL & GAS CONSERVATION COMMISSION GIS ACCESSED 08/19/20. ALL WELLS NOT SHOWN AS PLUGGED AND ABANDONED (P&A), INCLUDING SHUT-IN AND TEMPORARILY ABANDONED ARE CONSIDERED "ACTIVE" BY THE TOWN OF ERIE. P&A WELLS SHOWN ON THIS PLAT SHALL BE MONUMENTED PER TOWN OF ERIE UNIFIED DEVELOPMENT CODE SECTION 10.6.14-C.2 AFTER FINAL GRADING AND LOCATIONS NOTED PER CERTIFICATE OF LOCATION TO BE RECORDED. ACTIVE WELLS HAVE A 150' SETBACK TO RESIDENTIAL LOTS, STREETS RIGHT-OF-WAY AND TRAILS PER UDC SECTION 10.6.14.

14) THE FOLLOWING EASEMENTS CREATED BY THE MORGAN HILL FILING NO. 1 PLAT ACROSS TRACT H OF FILING NO. 1 ARE VACATED BY THE FILING NO. 2 PLAT:

- "50' DRAINAGE EASEMENT (CENTERLINE DESCRIBED)" BETWEEN THE DRAINAGE POND EASEMENT AND THE END OF MARLOWE DRIVE AS SHOWN ON SHEETS 3, 6 AND 9 OF THE FILING NO. 1 PLAT.
- "TEMPORARY 16' TRAIL EASEMENT" AS SHOWN ON SHEET 9 OF THE FILING NO. 1 PLAT.
- THE PORTION OF THE UTILITY EASEMENT SHOWN ON SHEET 11 OF THE FILING NO. 1 PLAT THAT IS LOCATED IN THE RIGHT OF WAY OF METCALF DRIVE AS DEDICATED BY THIS FILING NO. 2 PLAT.
- THE PORTION OF THE DRAINAGE EASEMENT LOCATED SOUTH OF THE LINE (SOUTHEAST OF THE END OF MORA PLACE) SHOWN ON SHEET 8 OF THIS FILING NO. 2 PLAT.



VICINITY MAP

TRACT SUMMARY CHART				
TRACT	AREA	USE	OWNERSHIP	MAINTENANCE
A	13.69 Ac.	SPINE TRAIL, OPEN SPACE, DRAINAGE, UTILITIES	METRO DISTRICT/TOWN*	H.O.A./TOWN†
B	0.16 Ac.	TRAILS, LANDSCAPING, UTILITIES	DEVELOPER/METRO DISTRICT	H.O.A.
C	0.36 Ac.	POCKET PARK, UTILITIES	METRO DISTRICT	H.O.A.
D	0.15 Ac.	TRAIL, LANDSCAPING, UTILITIES	METRO DISTRICT	H.O.A.
E	14.32 Ac.	PARK, UTILITIES	TOWN	TOWN
F	2.20 Ac.	OPEN SPACE, LANDSCAPING, UTILITIES	METRO DISTRICT	H.O.A.
G	3.56 Ac.	OPEN SPACE, LANDSCAPING, UTILITIES	DEVELOPER/METRO DISTRICT	H.O.A.
H	0.42 Ac.	POCKET PARK, UTILITIES	METRO DISTRICT	H.O.A.
I	2.38 Ac.	TRAIL, DRAINAGE, COTTONWOOD DITCH, LANDSCAPING, UTILITIES	METRO DISTRICT	H.O.A.
J	0.80 Ac.	TRAIL, DRAINAGE, LANDSCAPING, UTILITIES	METRO DISTRICT	H.O.A.
K	3.18 Ac.	DRAINAGE, COTTONWOOD DITCH, LANDSCAPING, UTILITIES‡	DEVELOPER/METRO DISTRICT	H.O.A.
L	9.88 Ac.	TRAIL, DRAINAGE, COTTONWOOD DITCH, LANDSCAPING, GAS WELL OPERATIONS, UTILITIES	METRO DISTRICT	H.O.A.
M	2.53 Ac.	TRAIL, COTTONWOOD DITCH, LANDSCAPING, UTILITIES‡	METRO DISTRICT	H.O.A.
N	0.09 Ac.	TRAIL, LANDSCAPING, UTILITIES	METRO DISTRICT	H.O.A.
O	0.08 Ac.	TRAIL, LANDSCAPING, UTILITIES	METRO DISTRICT	H.O.A.
P	0.33 Ac.	TRAIL, LANDSCAPING, UTILITIES	METRO DISTRICT	H.O.A.
Q	2.58 Ac.	TRAIL, LANDSCAPING, UTILITIES	METRO DISTRICT	H.O.A.
R	0.21 Ac.	PLUGGED AND ABANDONED WELL SITE	METRO DISTRICT	H.O.A.
S	3.00 Ac.	SPINE TRAIL, DRAINAGE	METRO DISTRICT	H.O.A.

1 - SEE NOTE 9
2 - SEE NOTE 11

ACCEPTANCE CERTIFICATE:

THE DEDICATION OF TRACTS A, B, C, D, F, G, H, I, J, K, L, M, N, O, P, Q, R, S ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE MORGAN HILL MASTER ASSOCIATION, INC.

MORGAN HILL MASTER ASSOCIATION, INC.

BY: _____ DATE _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ OF THE MORGAN HILL MASTER ASSOCIATION, INC.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ACCEPTANCE CERTIFICATE:

THE DEDICATION OF TRACTS A, B, C, D, F, G, H, I, J, K, L, M, N, O, P, Q, R AND S ARE HEREBY ACCEPTED FOR OWNERSHIP BY THE MORGAN HILL METROPOLITAN DISTRICT NO. 1.

MORGAN HILL METROPOLITAN DISTRICT NO. 1

BY: _____ DATE _____

TITLE: _____

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ OF THE MORGAN HILL METROPOLITAN DISTRICT NO. 1.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS "MORGAN HILL FILING NO. 2" 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 _____, 20____.

MAYOR _____

ATTEST: _____

TOWN CLERK _____

PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE

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

PLANNING AND DEVELOPMENT DIRECTOR _____

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 FEBRUARY, 2014 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

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 _____, A.D. 20____, AND WAS RECORDED AT RECEPTION NUMBER _____

WELD COUNTY CLERK AND RECORDER _____

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL LOTS	62.99 Ac.	43.2%
TRACTS	59.92 Ac.	41.1%
PUBLIC ROW	22.86 Ac.	15.7%
TOTAL	145.77 Ac.	100.0%

OWNER/DEVELOPER:
MORGAN HILL INVESTORS, LLC (OWNER)
CDG MORGAN HILL, INC. (OWNER/DEVELOPER)
2500 ARAPAHOE ROAD, SUITE 220
BOULDER, CO 80302

MORGAN HILL METROPOLITAN DISTRICT NO. 1 (OWNER)
2154 E. COMMONS AVE. SUITE 2000
CENTENNIAL, CO 80122

ENGINEER/SURVEYOR:
HURST & ASSOCIATES, INC.
1260 S PUBLIC ROAD, SUITE B
LAFAYETTE, CO 80026

SCALE VERIFICATION

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

REVISIONS		DATE	BY
NO.	DESCRIPTION		
1	Original	10/24/19	Ba
2	Various Edits, update per town 02/27/20 comments	04/20/20	Ba
3	Update well annotations, addition no build zone	05/18/20	Ba
4	Edits per town comments, adjust tract lines	10/19/20	Ba

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING
HURST & ASSOCIATES, INC.
1260 S Public Road, Suite B
Lafayette CO 80026
303.449.9105

MORGAN HILL FILING NO. 2
FINAL PLAT
ERIE, COLORADO

DRAWN BY: BO	DESIGNED BY: JJ	APPROVED BY: JJ
JOB NUMBER: 2527-02		
DATE: 10/19/20		
SCALE: N/A		
SHEET NO: 1 OF 10		

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FP-001120-2019

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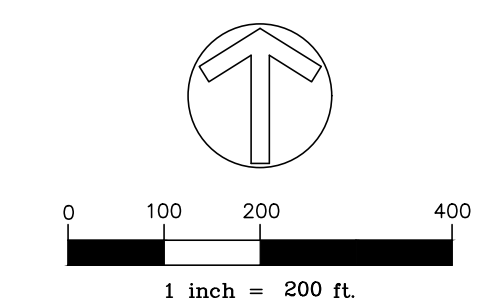
SURVEYORS STAMP

HURST & ASSOCIATES, INC.
1265 S Public Road, Suite B
Lafayette CO 80026
303.440.0105

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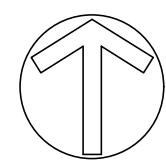
MORGAN HILL FILING NO. 2
FINAL PLAT
ERIE COLORADO

DRAWN BY: BO	DESIGNED BY:	APPROVED BY: JJ
JOB NUMBER: 2020-46		
DATE: 10/19/20		
SCALE: 1"=200'		
SHEET NO: 2 OF 10		

[illegible]

FP-001120-2019

NORTH QUARTER CORNER
SECTION 7, T1N, R68W 3.5"
BRASS CAP, BLM 1952



0 30 60 120

1 inch = 60 ft.

SCALE VERIFICATION
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SURVEYORS STAMP:

THURST & ASSOCIATES, INC.
1265 S Public Road, Suite B
Lafayette CO 80026
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

MORGAN HILL FILING NO. 2
FINAL PLAT
ERIE, COLORADO

DRAWN BY: BO DESIGNED BY: APPROVED BY: JJ	JOB NUMBER:	2020-46
	DATE:	10/16/20
	SCALE:	1"=60'
	SHEET NO:	3 OF 10
	FILE LOCATION:	

U.S. 20204030URVET IMORGAN HILL FILL 2 FINAL FILL 311 319

MORGAN HILL FILING NO. 2 FINAL PLAT

FP-001120-2019

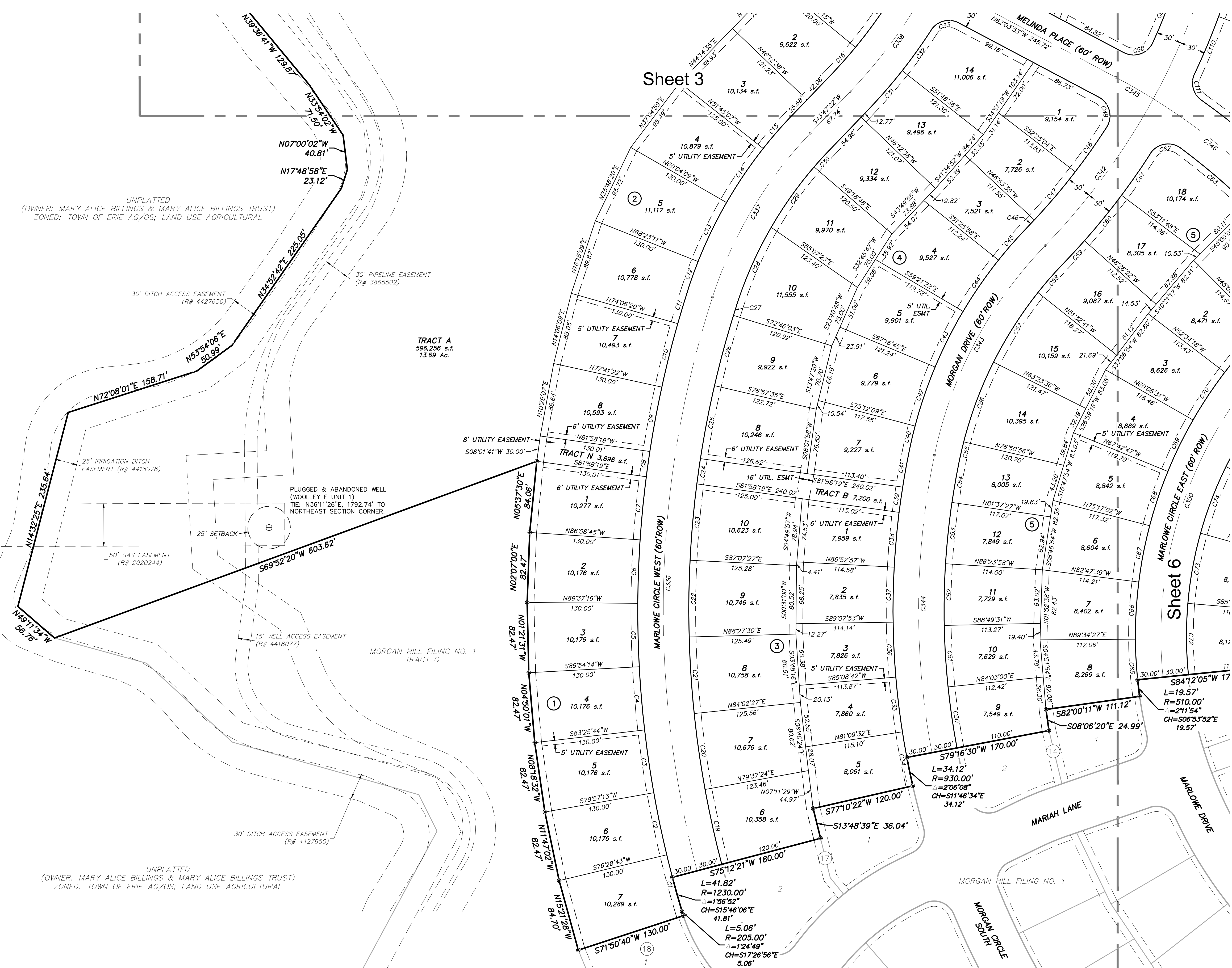
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HURST & ASSOCIATES, INC.
1265 S Public Road, Suite B
Lafayette CO 80026
303.449.9105

MORGAN HILL FILING NO. 2
FINAL PLAT
ERIE, COLORADO

DRAWN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ
JOB NUMBER: 2020-46
DATE: 10/16/20
SCALE: 1"=60'
SHEET NO. 4 OF 10
FILE LOCATION: C:\GORDASURVEY\MORGAN HILL FL 2 FINAL PLAT SH-45



LEGEND:

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EASEMENT LINE
- ROW CENTERLINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- MATCH LINE
- SECTION LINE
- WELL/FACILITIES SETBACK LINE
- EXTENTS OF EXISTING DRAINAGE EASEMENT ACROSS TRACTS I-L
- ALIQUOT CORNER
- SUBDIVISION CORNER MONUMENT
- ACTIVE GAS WELL
- DRY/PLUGGED & ABANDONED WELL
- BLOCK NUMBER

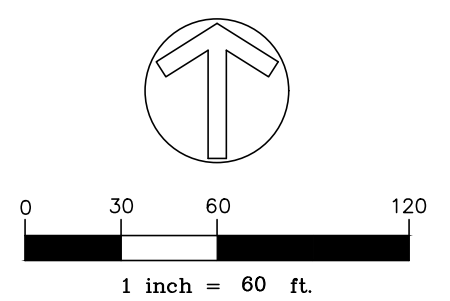
EASEMENT NOTES:

1. ALL LOTS AND TRACTS SHALL HAVE 8' UTILITY EASEMENTS ADJACENT TO RIGHT OF WAY.

2. ALL RESIDENTIAL LOTS SHALL HAVE 8' DRAINAGE AND UTILITY EASEMENTS ALONG REAR LOT LINES.

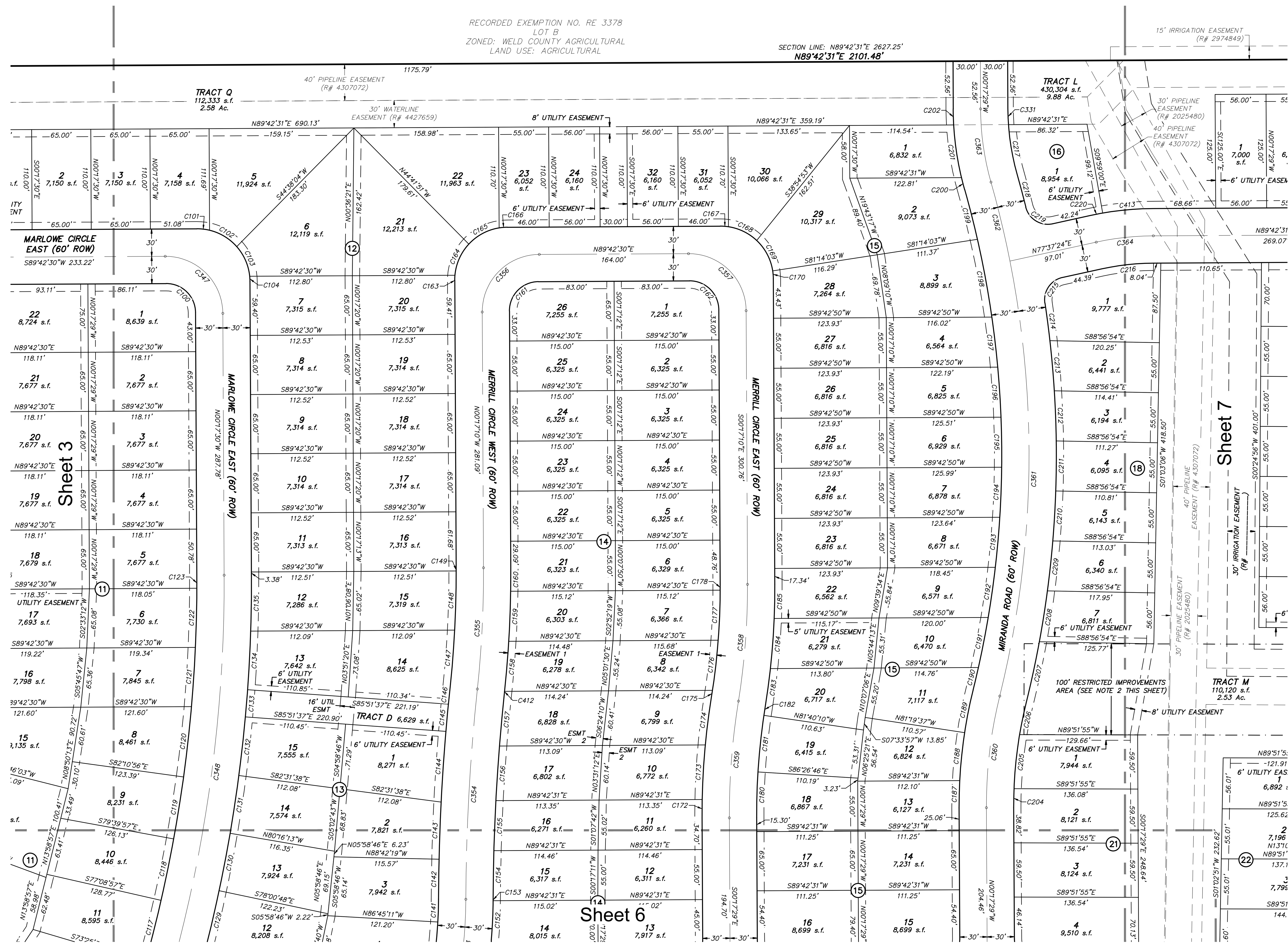
NOTES:

SEE SHEET 9 FOR LINE AND CURVE TABLE INFORMATION.



MORGAN HILL FILING NO. 2 FINAL PLAT
FP-001120-2019

SCALE VERIFICATION
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CIVIL ENGINEERING
PLANNING
SURVEYING

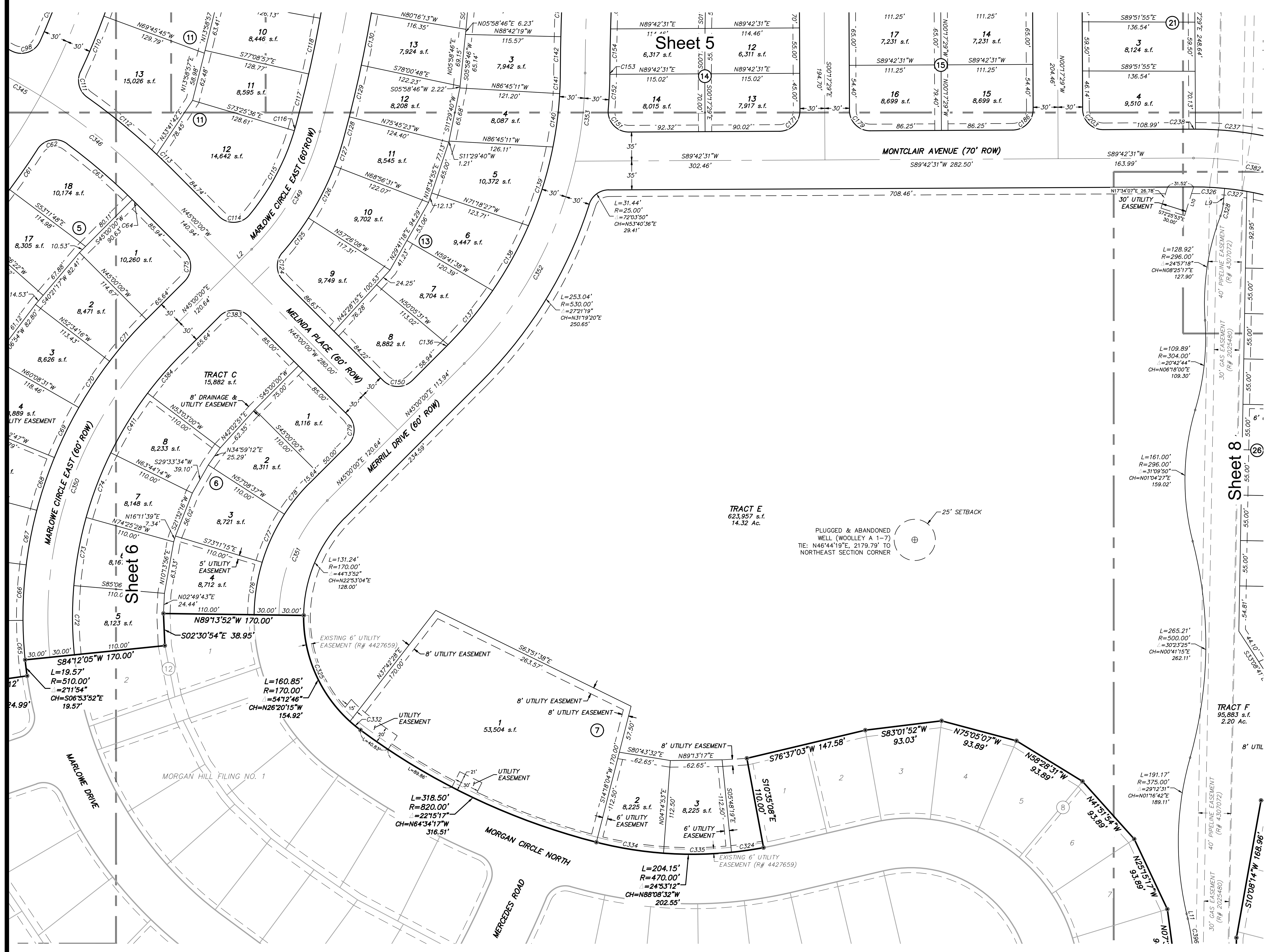
MORGAN HILL FILING NO. 2
FINAL PLAT
ERIE, COLORADO

DRAWN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ
JOB NUMBER: 2020-46
DATE: 10/16/20
SCALE: 1"=60'
SHEET NO: 5 OF 10

FILE LOCATION:
S:\2020\SUBSURVEY\MORGAN HILL FILING NO. 2 FINAL PLAT SH 5-10

MORGAN HILL FILING NO. 2 FINAL PLAT
FP-001120-2019

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LEGEND:

- SUBDIVISION BOUNDARY
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- ALLOT CORNER
- SUBDIVISION CORNER MONUMENT
- ACTIVE GAS WELL
- DRY/PLUGGED & ABANDONED WELL
- BLOCK NUMBER

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- ALL RESIDENTIAL LOTS SHALL HAVE 8' DRAINAGE AND UTILITY EASEMENTS ALONG REAR LOT LINES.

NOTE:

SEE SHEET 9 FOR LINE AND CURVE TABLE INFORMATION.

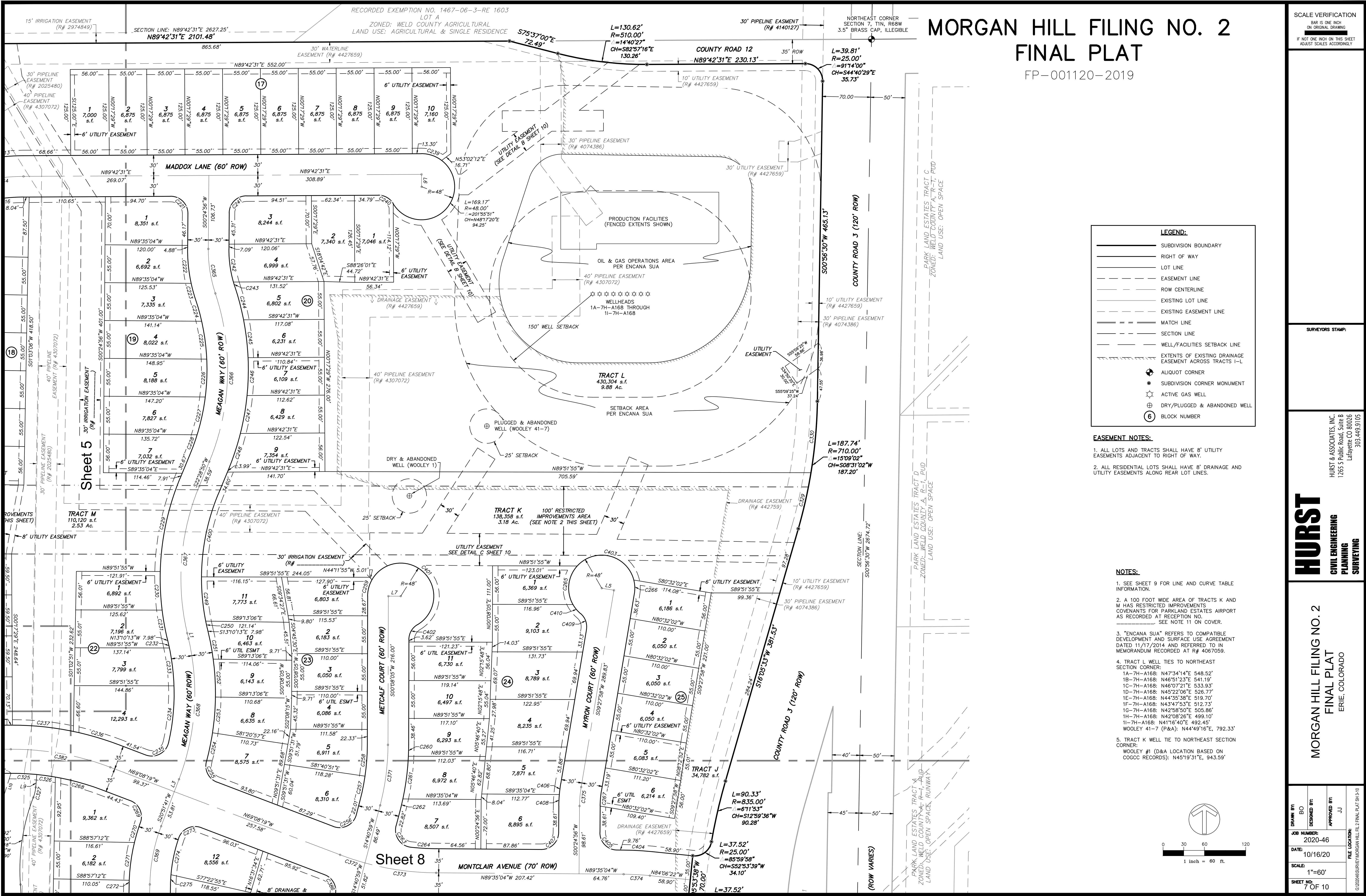
SURVEYORS STAMP:

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING
HURST & ASSOCIATES, INC.
1265 S Public Road, Suite B
Lafayette CO 80026
303.449.9105

MORGAN HILL FILING NO. 2
FINAL PLAT
ERIE, COLORADO

DRAWN BY: BO	DESIGNED BY: JJ	APPROVED BY: JJ
JOB NUMBER: 2020-46		
DATE: 10/16/20		
SCALE: 1"=60'		
SHEET NO: 6 OF 10		

FILE LOCATION:
S:\2020\SURVEY\MORGAN HILL.F 2.FINAL PLAT SH 3-10



SCALE VERIFICATION

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

SURVEYORS STAMP:

HURST CIVIL ENGINEERING PLANNING SURVEYING

HURST & ASSOCIATES, INC. 1265 S Public Road, Suite B Lafayette CO 80026 303.449.9105

MORGAN HILL FILING NO. 2 FINAL PLAT

ERIE, COLORADO

DRAWN BY: BO

DESIGNED BY: JJ

APPROVED BY: JJ

JOB NUMBER: 2020-46

DATE: 10/16/20

SCALE: 1"=60'

SHEET NO. 7 OF 10

FILE LOCATION: C:\2020\SUBMIT\2020\MORGAN HILL 2 FINAL PLAT SH 3-10

MORGAN HILL FILING NO. 2
FINAL PLAT
FP-001120-2019

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HURST
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PLANNING
SURVEYING

MORGAN HILL FILING NO. 2
FINAL PLAT
ERIE, COLORADO

DRAWN BY: BO	DESIGNED BY: JJ	APPROVED BY: JJ
JOB NUMBER: 2020-46	DATE: 10/16/20	SCALE: 1"=60'
SHEET NO. 8 OF 10	FILE LOCATION: S:\2020\SUBMIT\2020\MORGAN HILL FILING NO. 2 FINAL PLAT SH 3-10	

LEGEND:

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EASEMENT LINE
- ROW CENTERLINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- MATCH LINE
- SECTION LINE
- WELL/FACILITIES SETBACK LINE
- EXTENTS OF EXISTING DRAINAGE EASEMENT ACROSS TRACTS I-L

ALLOT CORNER
SUBDIVISION CORNER MONUMENT
ACTIVE GAS WELL
DRY/PLUGGED & ABANDONED WELL
BLOCK NUMBER

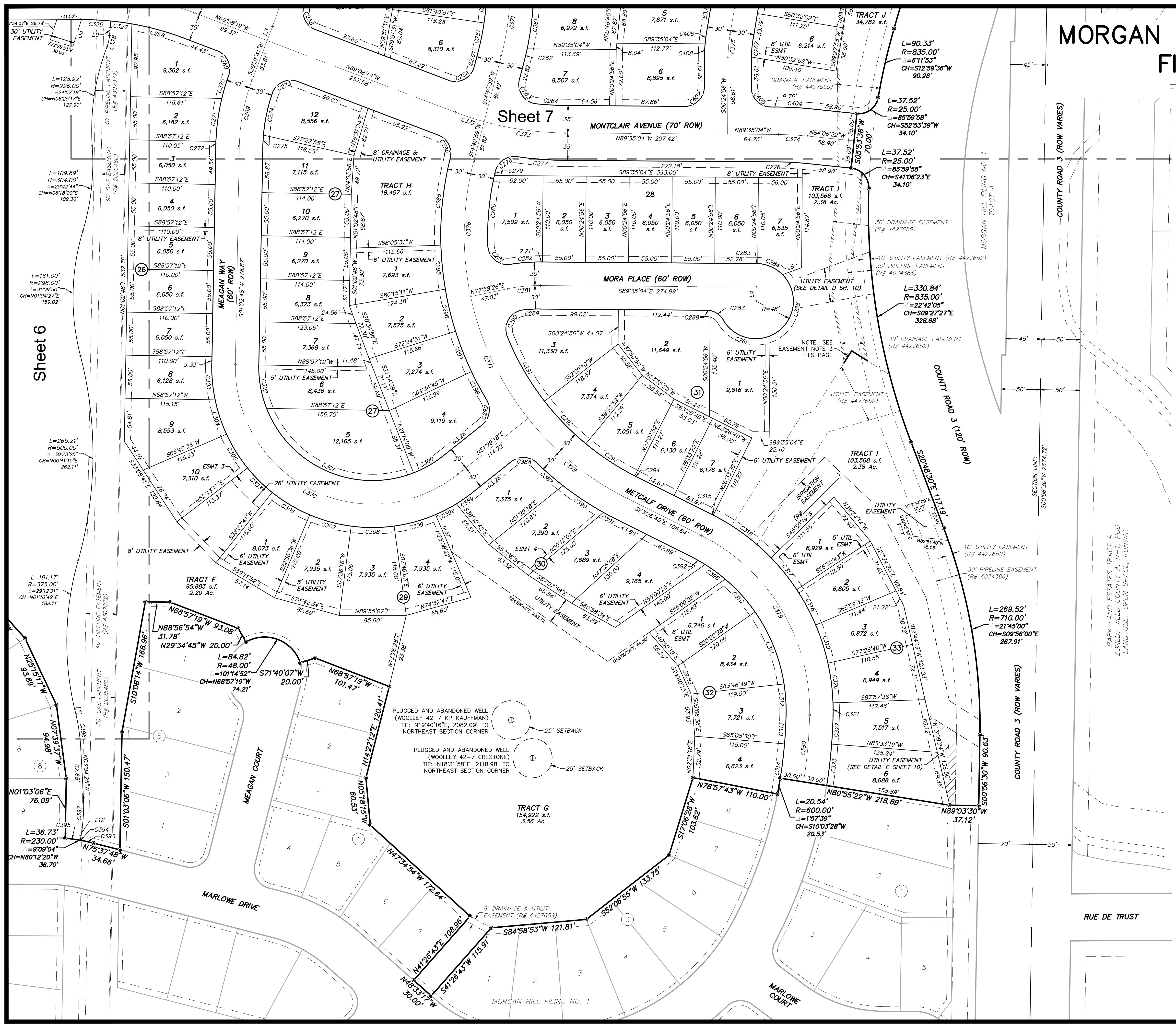
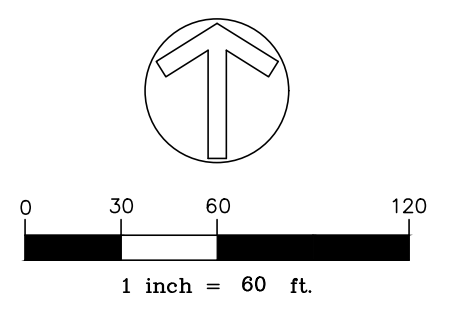
EASEMENT NOTES:

1. ALL LOTS AND TRACTS SHALL HAVE 8' UTILITY EASEMENTS ADJACENT TO RIGHT OF WAY.

2. ALL RESIDENTIAL LOTS SHALL HAVE 8' DRAINAGE AND UTILITY EASEMENTS ALONG REAR LOT LINES.

3. THE PORTION OF THE DRAINAGE EASEMENT AS CREATED BY THE FILING NO. 1 PLAT SOUTH OF THIS LINE (BEING THE NORTHERLY LINE OF THE EXISTING UTILITY EASEMENT) IS VACATED BY THIS FILING NO. 2 PLAT.

NOTE:
SEE SHEET 9 FOR LINE AND CURVE TABLE INFORMATION.



MORGAN HILL FILING NO. 2 FINAL PLAT

FP-001120-2019

SCALE VERIFICATION

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

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	69.14'	1230.00'	3°13'14"	S15°07'55"E	69.13'
C2	74.60'	1230.00'	3°28'30"	S11°47'02"E	74.59'
C3	74.60'	1230.00'	3°28'30"	S08°18'32"E	74.59'
C4	74.60'	1230.00'	3°28'30"	S04°50'01"E	74.59'
C5	74.60'	1230.00'	3°28'30"	S01°21'31"E	74.59'
C6	74.60'	1230.00'	3°28'30"	S02°07'00"W	74.59'
C7	74.60'	1230.00'	3°28'30"	S05°35'30"W	74.59'
C8	30.00'	1230.00'	1°23'51"	S08°01'41"W	30.00'
C9	76.94'	1230.00'	3°35'02"	S10°31'07"W	76.92'
C10	76.94'	1230.00'	3°35'02"	S14°06'09"W	76.92'
C11	42.23'	1230.00'	1°58'01"	S16°52'41"W	42.22'
C12	34.71'	530.00'	3°45'08"	S19°44'15"W	34.70'
C13	76.94'	530.00'	8°19'02"	S25°46'20"W	76.87'
C14	76.94'	530.00'	8°19'02"	S25°46'20"W	76.87'
C15	51.26'	530.00'	5°32'28"	S41°01'08"W	51.24'
C16	41.96'	560.00'	4°17'33"	S41°38'33"W	41.95'
C17	105.77'	560.00'	10°49'17"	S34°05'07"W	105.61'
C18	30.01'	560.00'	3°04'15"	S27°08'21"W	30.01'
C19	90.21'	1170.00'	4°25'03"	S12°35'08"E	90.19'
C20	90.21'	1170.00'	4°25'03"	S08°10'05"E	90.19'
C21	90.21'	1170.00'	4°25'03"	S03°45'02"E	90.19'
C22	90.21'	1170.00'	4°25'03"	S00°40'02"W	90.19'
C23	90.21'	1170.00'	4°25'03"	S05°05'05"W	90.19'
C24	30.01'	1170.00'	1°28'09"	N08°01'41"E	30.00'
C25	87.35'	1170.00'	4°16'40"	S10°54'05"W	87.33'
C26	85.61'	1170.00'	4°11'32"	S15°08'11"W	85.59'
C27	12.84'	1170.00'	0°37'44"	S17°32'49"W	12.84'
C28	99.96'	470.00'	1°21'09"	S23°57'16"W	99.77'
C29	87.27'	470.00'	1°03'22"	S35°22'01"W	87.15'
C30	25.45'	470.00'	3°06'10"	S42°14'17"W	25.45'
C31	60.23'	620.00'	5°33'58"	N41°00'23"E	60.21'
C32	58.39'	620.00'	5°23'47"	S35°31'30"W	58.37'
C33	37.14'	25.00'	85°06'30"	S75°22'52"W	33.81'
C34	64.70'	930.00'	3°59'10"	S10°50'03"E	64.69'
C35	64.70'	930.00'	3°59'10"	N06°50'53"W	64.69'
C36	64.70'	930.00'	3°59'10"	N02°51'10"W	64.69'
C37	64.70'	930.00'	3°59'10"	N01°07'28"E	64.69'
C38	64.70'	930.00'	3°59'10"	N05°06'39"W	64.69'
C39	30.00'	930.00'	1°50'54"	S08°01'41"W	30.00'
C40	28.60'	530.00'	3°05'32"	N13°15'05"E	28.60'
C41	44.69'	930.00'	2°45'12"	N10°19'44"E	44.68'
C42	73.29'	530.00'	7°55'24"	N18°45'33"E	73.23'
C43	73.29'	530.00'	7°55'24"	N26°40'57"E	73.23'
C44	73.29'	530.00'	7°55'24"	N34°36'20"E	73.23'
C45	50.69'	530.00'	5°28'49"	N41°18'26"E	50.67'
C46	12.65'	770.00'	0°56'29"	N43°34'36"E	12.65'
C47	74.23'	770.00'	5°31'25"	S40°20'39"W	74.20'
C48	63.95'	770.00'	4°45'32"	N35°12'10"E	63.94'
C49	41.40'	25.00'	94°53'17"	N14°37'14"W	36.83'
C50	72.51'	870.00'	4°46'31"	N08°20'15"W	72.49'
C51	72.51'	870.00'	4°46'31"	S03°33'44"E	72.49'
C52	72.51'	870.00'	4°46'31"	S01°12'47"W	72.49'
C53	72.51'	870.00'	4°46'31"	S05°59'18"W	72.49'
C54	50.56'	870.00'	3°19'46"	S10°02'26"W	50.55'
C55	21.95'	470.00'	2°40'34"	S13°02'36"W	21.95'
C56	100.28'	470.00'	12°13'30"	S20°29'39"W	100.09'
C57	97.20'	470.00'	11°50'55"	S32°31'52"W	97.02'
C58	45.87'	470.00'	5°35'32"	S41°15'05"W	45.85'
C59	36.02'	830.00'	2°29'12"	S42°48'15"W	36.02'
C60	68.92'	830.00'	4°45'27"	S39°10'55"W	68.90'
C61	58.39'	830.00'	4°05'54"	S34°45'15"W	58.36'
C62	40.89'	25.00'	93°43'00"	S79°33'48"W	36.48'
C63	104.07'	720.00'	8°16'54"	N49°26'16"W	103.98'
C64	3.73'	720.00'	0°17'49"	N45°08'54"W	3.73'
C65	67.39'	510.00'	7°34'16"	S04°12'41"E	67.34'

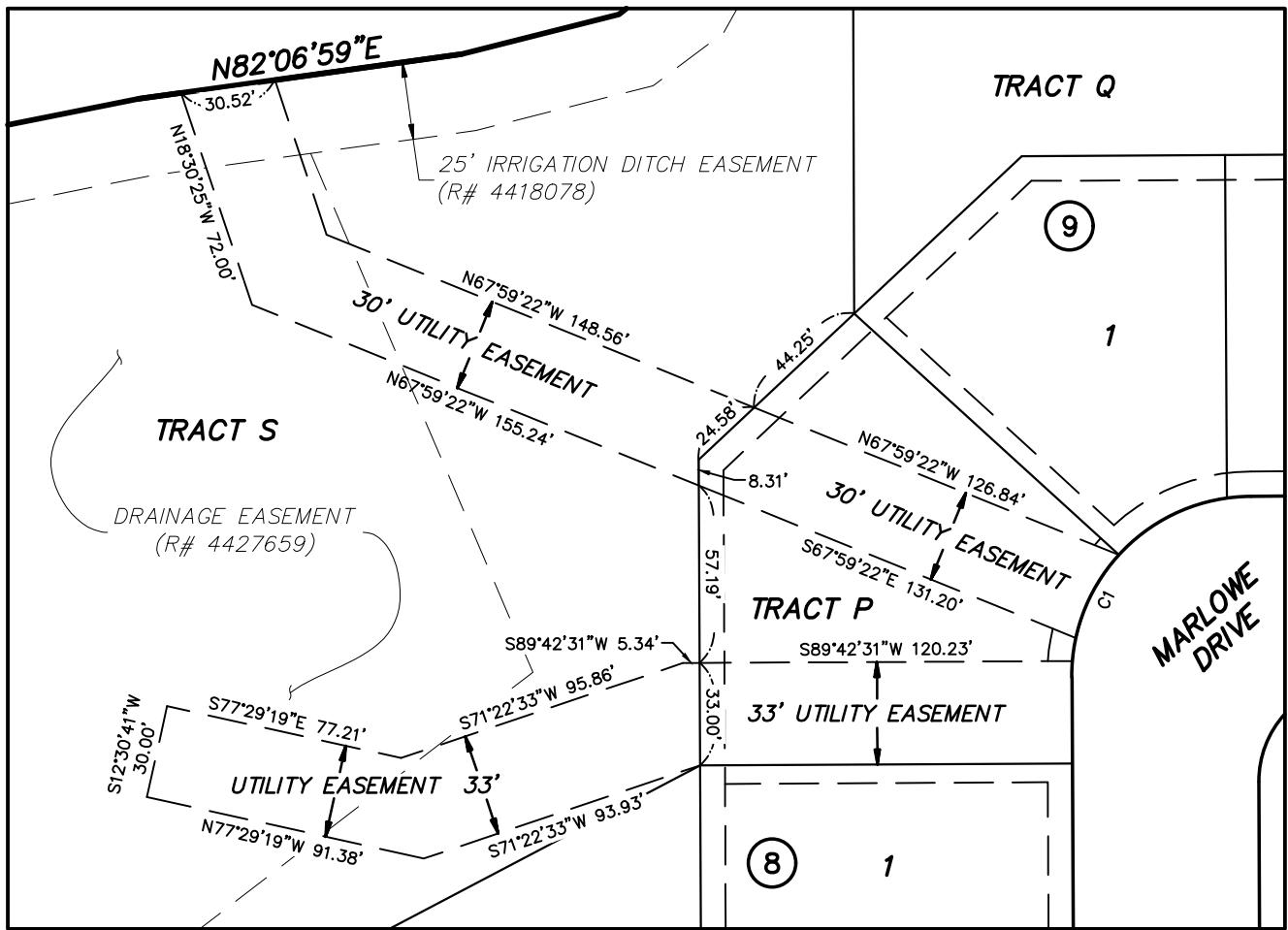
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C66	67.39'	510.00'	7°34'16"	N03°21'34"E	67.34'
C67	67.39'	510.00'	7°34'16"	N10°55'50"E	67.34'
C68	67.39'	510.00'	7°34'16"	N18°30'05"E	67.34'
C69	67.39'	510.00'	7°34'16"	N26°04'21"E	67.34'
C70	67.39'	510.00'	7°34'16"	N33°38'37"E	67.34'
C71	67.39'	510.00'	7°34'16"	N41°12'52"E	67.34'
C72	83.94'	450.00'	10°41'14"	N00°27'18"W	83.82'
C73	83.94'	450.00'	10°41'14"	S10°13'56"W	83.82'
C74	83.94'	450.00'	10°41'14"	S20°55'09"W	83.82'
C75	39.27'	25.00'	90°00'00"	N00°00'00"E	35.36'
C76	64.40'	230.00'	16°02'38"	S08°47'26"W	64.19'
C77	64.40'	230.00'	16°02'38"	N24°50'04"E	64.19'
C78	48.75'	230.00'	12°08'37"	S38°55'41"W	48.66'
C79	39.27'	25.00'	90°00'00"	N00°00'00"E	35.36'
C80	98.62'	560.00'	10°05'24"	S20°33'31"W	98.49'
C81	97.12'	560.00'	9°56'14"	S30°32'42"W	97.00'
C82	57.35'	560.00'	5°52'04"	S02°38'33"W	57.33'
C83	37.14'	25.00'	85°06'30"	S19°30'38"E	33.81'
C84	64.99'	620.00'	6°00'21"	S20°02'27"W	64.96'
C85	68.77'	620.00'	6°21'20"	S13°51'36"W	68.74'
C86	65.66'	620.00'	6°04'04"	S07°38'54"W	65.63'
C87	53.09'	620.00'	4°54'21"	S02°09'41"W	53.07'
C88	43.18'	580.00'	4°23'31"	S21°02'16"W	42.19'
C89	40.04'	580.00'	39°33'28"	S62°08'45"W	39.25'
C90	7.88'	580.00'	7°47'00"	S85°48'59"W	7.87'
C91	50.27'	32.00'	89°59'59"	S44°42'30"W	45.25'
C92	39.27'	25.00'	90°00'01"	N45°17'30"W	35.36'
C93	19.71'	770.00'	1°27'59"	N00°26'30"E	19.71'
C94	79.92'	770.00'	5°56'50"	N04°08'54"E	79.89'
C95	80.19'	770.00'	5°58'01"	N10°06'20"E	80.15'
C96	78.61'	770.00'	5°50'59"	N16°00'50"E	78.58'
C97	72.80'	770.00'	5°25'00"	N21°38'49"E	72.77'
C98	40.83'	25.00'	83°34'28"	N71°08'43"E	36.44'
C99	39.27'	25.00'	89°59'59"	S44°42'30"W	35.36'
C100	50.27'	32.00'	90°00'00"	S45°17'30"E	45.25'
C101	14.06'	580.00'	13°33'16"	N03°05'52"E	14.02'
C102	35.32'	580.00'	34°33'39"	S58°57'25"E	34.78'
C103	36.12'	580.00'	35°40'42"	S23°40'14"E	35.54'
C104	5.61'	580.00'	5°32'23"	S03°03'42"E	5.61'
C105	19.71'	830.00'	1°21'37"	S00°23'19"W	19.71'
C106	65.15'	830.00'	4°29'50"	S03°19'03"W	65.13'
C107	65.68'	830.00'	4°32'01"	S07°49'56"W	65.66'
C108	59.87'	830.00'	4°07'58"	S12°09'58"W	59.86'
C109	86.99'	830.00'	6°00'18"	S17°14'06"W	86.95'
C110	72.97'	830.00'	5°02'13"	S22°45'22"W	72.94'
C111	34.85'	25.00'	79°52'23"	S14°39'43"E	32.10'
C112	108.92'	780.00'	8°00'03"	S50°35'54"E	108.83'
C113	21.75'	780.00'	1°35'52"	N45°47'56"W	21.75'
C114	41.65'	25.00'	95°27'24"	S87°16'18"W	37.00'
C115	116.26'	290.00'	22°58'13"	S28°03'30"W	115.49'
C116	7.06'	290.00'	1°23'40"	N15°52'34"E	7.06'
C117	63.79'	1570.00'	2°19'41"	N14°00'53"E	63.79'
C118	68.96'	1570.00'	2°30'59"	N11°35'33"E	68.95'
C119	68.96'	1570.00'	2°30'59"	N09°04'34"E	68.95'
C120	77.79'	1570.00'	2°39'54"	N06°23'54"E	77.78'
C121	65.17'	1570.00'	2°22'42"	N03°47'23"E	65.17'
C122	65.03'	1570.00'	2°22'24"	N01°24'50"E	65.03'
C123	14.22'	1570.00'	0°31'05"	N00°01'56"W	14.22'
C124	37.59'	25.00'	86°08'49"	S01°55'35"E	34.15'
C125	52.43'	350.00'	3°34'57"	S36°51'21"W	52.38'
C126	70.29'	350.00'	11°30'23"	S26°48'41"W	70.17'
C127	35.91'	350.00'	5°52'45"	S18°07'06"W	35.90'
C128	26.61'	1630.00'	0°56'07"	S14°42'40"W	26.61'
C129	64.21'	1630.00'	2°15'25"	S26°53'54"W	64.20'
C130	64.21'	1630.00'	2°15'25"	S10°51'30"W	64.20'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C131	64.21'	1630.00'	2°15'25"	S08°36'05"W	64.20'
C132	64.82'	1630.00'	2°16'43"	S06°20'01"W	64.82'
C133	30.00'	1630.00'	1°03'16"	N04°40'01"E	30.00'
C134	64.43'	1630.00'	2°15'54"	S03°00'26"W	64.43'
C135	61.64'	1630.00'	2°10'00"	S00°47'30"W	61.63'
C136	2.29'	470.00'	0°16'46"	N44°51'37"E	2.29'
C137	85.00'	470.00'	10°21'43"	N39°32'22"E	84.88'
C138	90.00'	470.00'	10°58'18"	N28°52'22"E	89.86'
C139	100.00'	470.00'	12°11'26"	N17°17'30"E	99.81'
C140	65.21'	470.00'	7°56'58"	N07°13'18"E	65.16'
C141	25.08'	470.00'	3°03'27"	N01°43'06"E	25.08'
C142	43.98'	2280.00'	1°06'18"	N00°44'32"E	43.97'
C143	62.84'	2280.00'	1°34'45"	N02°05'04"E	62.84'
C144	77.61'	2280.00'	1°57'19"	N03°51'06"E	77.80'
C145	30.01'	2280.00'	0°45'15"	S05°12'22"W	30.01'
C146	20.00'	2280.00'	0°30'09"	N05°50'04"E	20.00'
C147	61.76'	1170.00'	3°01'28"	S04°34'25"E	61.75'
C148	65.04'	1170.00'	3°11'06"	N01°28'08"E	65.03'
C149	3.32'	1170.00'	0°09'45"	N00°12'18"W	3.32'
C150	39.27'	25.00'	90°00'00"	S90°00'00"E	35.36'
C151	41.57'	25.00'	95°15'49"	S42°39'35"E	36.94'
C152	42.77'	530.00'	4°37'27"	S02°39'37"W	42.76'
C153	1.47'	530.00'	0°09'30"	S00°16'08"W	1.47'
C154	53.55'	2220.00'	1°22'55"	S00°52'50"W	53.55'
C155	55.06'	2220.00'	1°25'15"	S02°16'56"W	55.06'
C156	60.16'	2220.00'	1°33'09"	S03°46'08"W	60.15'
C157	59.69'	2220.00'	1°32'26"	N05°18'56"E	59.69'
C158	55.22'	1230.00'	2°34'20"	S04°46'18"W	55.22'
C159	55.06'	1230.00'	2°33'53"	S02°12'12"W	55.05'
C160	25.92'	1230.00'	1°12'26"	S00°19'03"W	25.91'
C161	50.26'	32.00'	89°59'40"	S44°42'40"W	45.25'
C162	50.27'	32.00'	90°00'20"	N45°17'20"W	45.26'
C163	5.60'	580.00'	5°32'03"	N02°28'51"E	5.60'
C164	38.09'	580.00'	3°73'74"	N24°03'44"E	37.41'
C165	38.37'	580.00'	3°75'40"	N61°49'39"E	37.67'
C166	9.04'	580.00'	6°11'39"	N85°14'35"E	9.03'
C167	9.03'	580.00'	8°55'24"	S85°49'48"E	9.02'
C168	35.00'	580.00'	34°34'30"	S64°04'51"E	34.47'
C169	38.49'	580.00'	38°01'39"	S27°46'47"E	37.79'
C170	8.58'	580.00'	8°28'47"	S04°31'34"E	8.58'
C171	39.27'	25.00'	90°00'00"	N44°42'31"E	35.36'
C172	20.30'	810.00'	1°26'09"	N00°25'35"E	20.30'
C173	60.14'	810.00'	4°15'13"	N03°16'16"E	60.12'
C174	53.41'	810.00'	3°46'42"	N07°17'14"E	53.40'
C175	7.15'	750.00'	0°32'48"	N08°54'11"E	7.15'
C176	55.40'	750.00'	4°13'57"	N06°30'48"E	55.39'
C177	55.07'	750.00'	4°12'25"	N02°17'33"E	55.06'
C178	6.24'	750.00'	0°28'35"	N00°02'53"W	6.24'
C179	39.27'	25.00'	90°00'00"	S45°19'29"E	35.36'
C180	50.34'	750.00'	3°50'43"	S01°37'52"W	50.33'
C181	62.53'	750.00'	4°46'36"	S05°56'32"E	62.51'
C182	11.07'	750.00'	0°50'44"	S08°45'16"E	11.07'
C183	40.91'	810.00'	2°53'37"	S07°34'46"W	40.90'
C184	55.19'	810.00'	3°54'14"	S04°49'51"E	55.18'
C185	37.68'	810.00'	2°39'54"	S01°02'47"W	37.67'
C186	39.27'	25.00'	90°00'00"	N44°42'31"E	35.36'
C187	29.96'	530.00'	3°14'18"	N01°19'40"E	29.95'
C188	52.97'	530.00'	5°43'34"	N05°46'36"E	52.95'
C189	48.37'	530.00'	5°13'44"	N11°17'15"E	48.35'
C190	24.83'	1070.00'	1°19'46"	N13°14'14"E	24.83'
C191	56.10'	1070.00'	3°00'15"	N11°04'13"E	56.10'
C192	55.60'	1070.00'	2°58'38"	N08°04'47"E	55.59'
C193	55.25'	1070.00'	2°57'31"	N05°06'43"E	55.25'
C194	55.06'	1070.00'	2°56'53"	N02°09'31"E	55.05'
C195	55.01'	1070.00'	2°56'44"	N00°47'18"W	55.00'

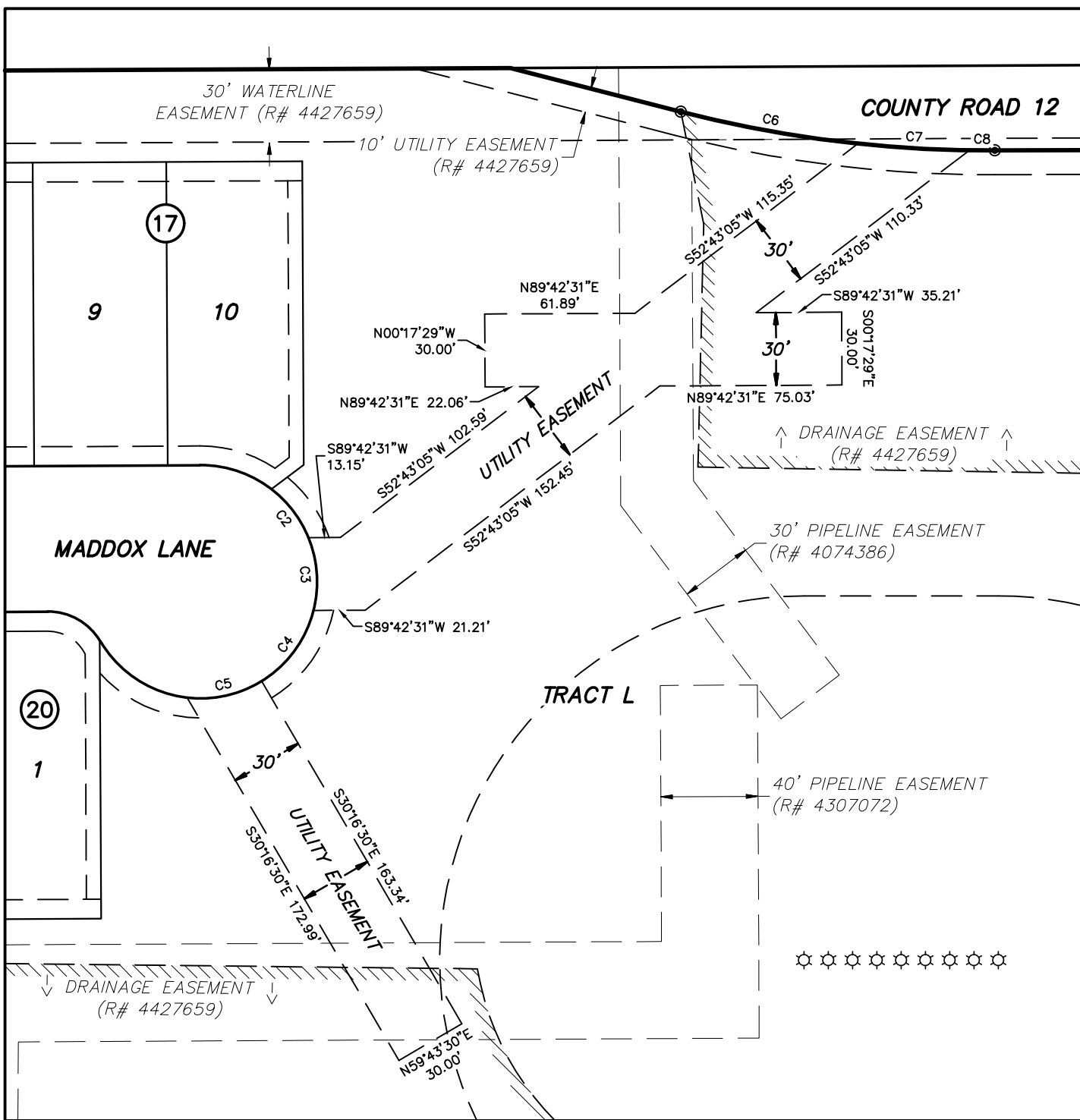
MORGAN HILL FILING NO. 2 FINAL PLAT

FP-001120-2019

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

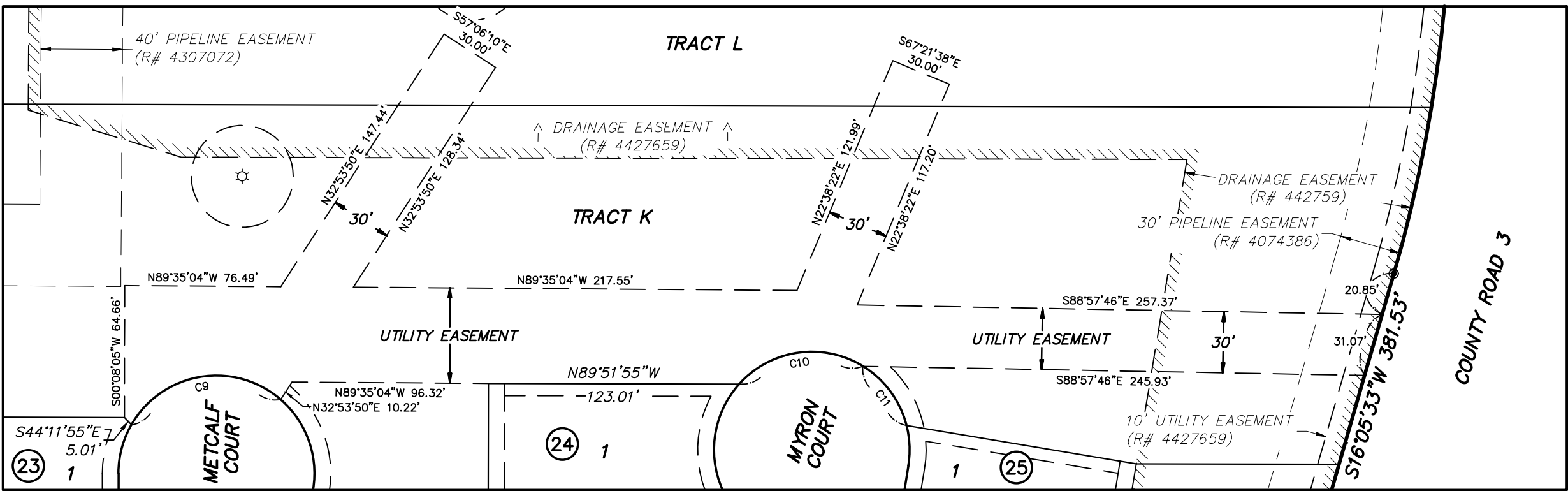
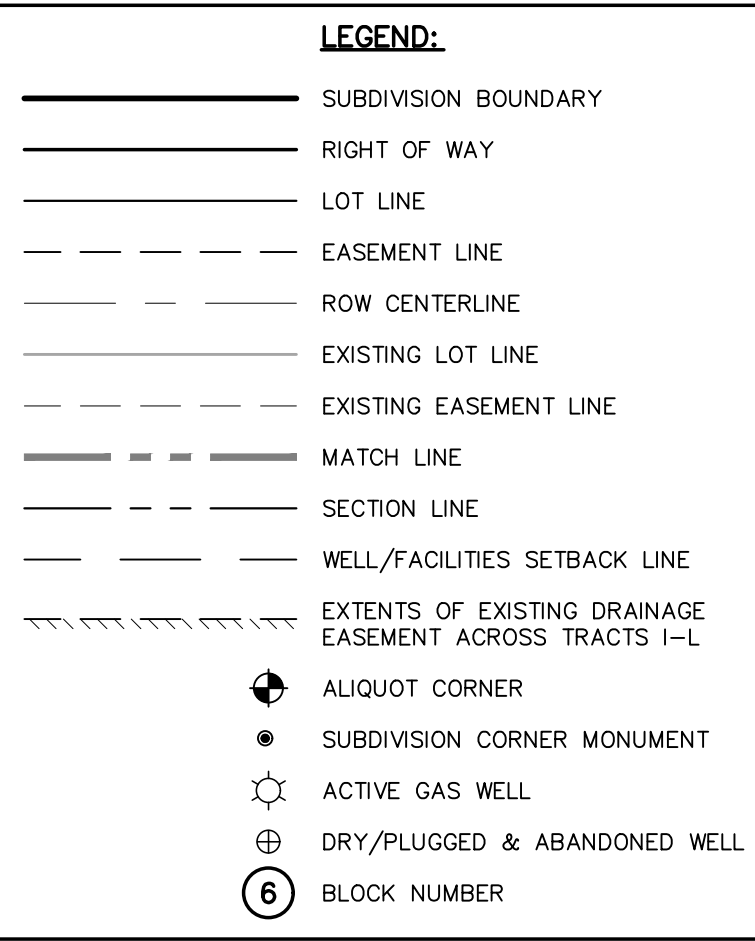


DETAIL A
(SEE SHEET 3)

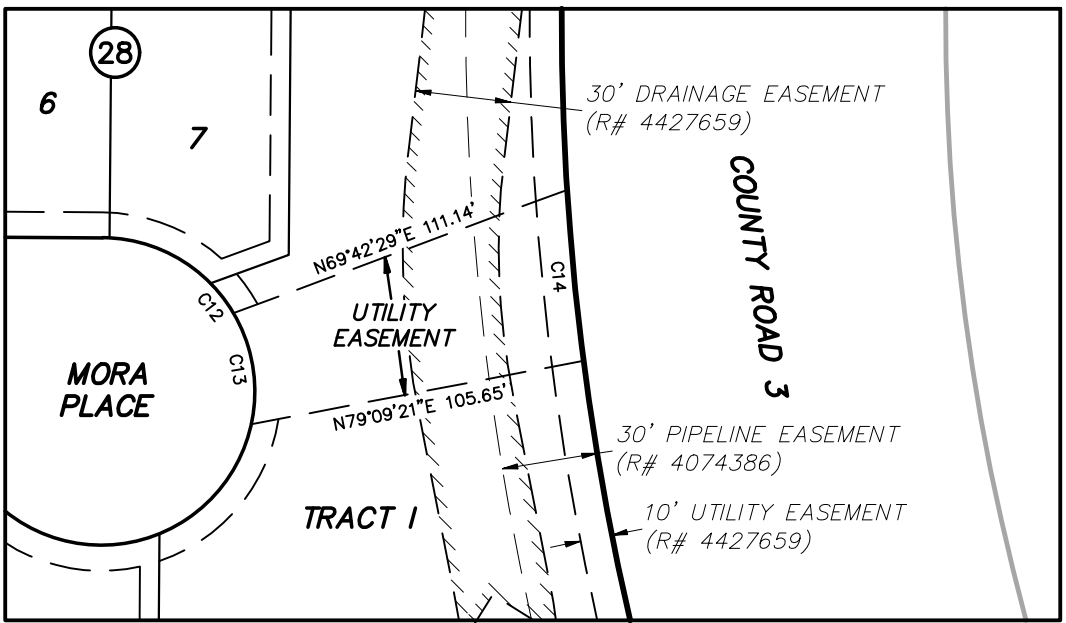


DETAIL B
(SEE SHEET 7)

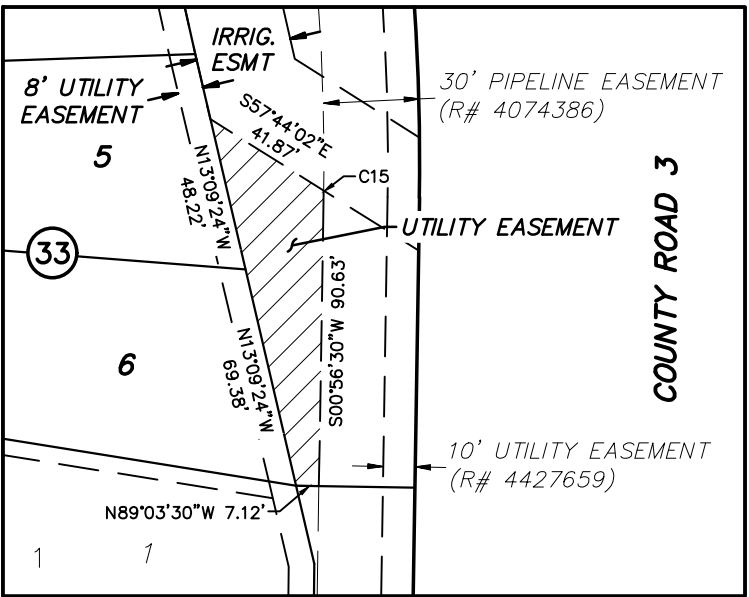
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	30.48'	58.00'	30°06'30"	S27°18'47"W	30.13'
C2	25.43'	48.00'	30°21'39"	N37°29'46"W	25.14'
C3	30.58'	48.00'	36°30'07"	N04°03'53"W	30.07'
C4	37.03'	48.00'	44°12'02"	N36°17'11"E	36.12'
C5	32.11'	48.00'	38°19'34"	N77°32'59"E	31.51'
C6	74.13'	510.00'	8°19'39"	N79°46'52"W	74.06'
C7	45.97'	510.00'	5°09'52"	N86°31'38"W	45.95'
C8	10.52'	510.00'	1°10'56"	N89°42'01"W	10.52'
C9	84.75'	48.00'	101°09'29"	S80°21'55"W	74.16'
C10	66.41'	48.00'	79°16'35"	S81°51'55"W	61.24'
C11	37.00'	48.00'	44°10'10"	N36°24'42"W	36.09'
C12	11.86'	48.00'	14°09'18"	N37°46'58"W	11.83'
C13	36.02'	48.00'	42°59'49"	N09°12'25"W	35.18'
C14	53.65'	835.00'	3°40'53"	S05°30'51"E	53.64'
C15	1.67'	680.00'	0°08'27"	N00°52'17"E	1.67'



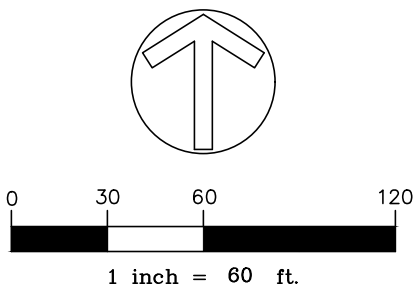
DETAIL C
(SEE SHEET 7)



DETAIL D
(SEE SHEET 8)



DETAIL E
(SEE SHEET 8)



SURVEYORS STAMP:

HURST
CIVIL ENGINEERING
PLANNING
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HURST & ASSOCIATES, INC.
1265 S Public Road, Suite B
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MORGAN HILL FILING NO. 2
FINAL PLAT
ERIE, COLORADO

DRAWN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ
JOB NUMBER: 2020-46
DATE: 10/16/20
SCALE: 1"=60'
SHEET NO.: 10 OF 10
FILE LOCATION: S:\2020\46\HURST\MORGAN HILL FILING NO. 2 FINAL PLAT SH 3-10