

SUMMERFIELD PRELIMINARY PLAT - NO. 2

TRACTS AD, AE, AF, AND AG, SUMMERFIELD FILING NO. 1, AND TRACTS N AND R SUMMERFIELD FILING NO. 2
 LOCATED IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 333.7511 ACRES - 1301 LOTS, 52 TRACTS
 PP-001537-2022

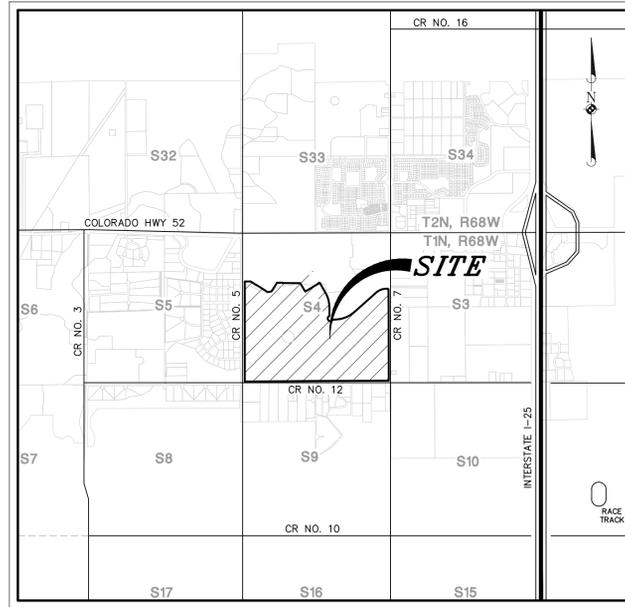
LEGAL DESCRIPTION

TRACTS AD, AE, AF, AND AG, SUMMERFIELD FILING NO. 1, RECORDED ON AUGUST 1, 2023, AT RECEPTION NUMBER 4912631,
 AND TRACTS N AND R, SUMMERFIELD FILING NO. 2, RECORDED ON _____ 20____ AT RECEPTION NUMBER _____
 IN THE WELD COUNTY CLERK AND RECORDERS OFFICE LOCATED IN SECTION 4, TOWNSHIP 1 NORTH, RANGE
 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO,

CONTAINING A CALCULATED AREA OF 14,538,198 SQUARE FEET OR 333.7511 ACRES, MORE OR LESS.

TRACT SUMMARY CHART

TRACT	AREA (S.F.)	AREA (AC.)	USE
TRACT A	108,261	2.4853	LANDSCAPE, DRAINAGE, DETENTION, OPEN SPACE, LANDSCAPE BUFFER & UTILITIES
TRACT B	291,494	6.6918	LANDSCAPE, DRAINAGE, OPEN SPACE, LANDSCAPE BUFFER & UTILITIES
TRACT C	26,924	0.6181	POCKET PARK & UTILITIES
TRACT D	13,271	0.3047	PRIVATE STREET & UTILITIES
TRACT E	37,278	0.8558	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT F	310,513	7.1284	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT G	11,706	0.2687	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT H	54,454	1.2501	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT I	9,583	0.2200	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT J	68,569	1.5741	POCKET PARK & UTILITIES
TRACT K	18,192	0.4176	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT L	143,627	3.2972	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT M	8,591	0.1972	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT N	77,393	1.7767	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT O	11,049	0.2537	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT P	289,736	6.6514	NEIGHBORHOOD PARK
TRACT Q	33,691	0.7734	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT R	42,064	0.9657	POCKET PARK & UTILITIES
TRACT S	8,532	0.1959	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT T	108,994	2.5022	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT U	9,229	0.2119	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT V	309,081	7.0955	LANDSCAPE, DRAINAGE, OPEN SPACE, LANDSCAPE BUFFER & UTILITIES
TRACT W	144,665	3.3210	LANDSCAPE, DRAINAGE, OPEN SPACE, LANDSCAPE BUFFER & UTILITIES
TRACT X	29,987	0.6884	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT Y	15,392	0.3533	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT Z	15,961	0.3664	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT AA	20,634	0.4737	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT AB	140,703	3.2301	LANDSCAPE, DRAINAGE, OPEN SPACE, LANDSCAPE BUFFER & UTILITIES
TRACT AC	17,308	0.3973	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT AD	23,883	0.5483	POCKET PARK & UTILITIES
TRACT AE	16,275	0.3736	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT AF	32,261	0.7406	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT AG	37,023	0.8499	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT AH	4,442	0.1020	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT AI	16,802	0.3857	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT AJ	8,752	0.2009	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT AK	4,735	0.1087	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT AL	452,725	10.3931	LANDSCAPE, DRAINAGE, OPEN SPACE, LANDSCAPE BUFFER & UTILITIES
TRACT AM	708,433	16.2634	LANDSCAPE, DRAINAGE, DETENTION, OPEN SPACE, LANDSCAPE BUFFER & UTILITIES
TRACT AN	29,986	0.6884	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT AO	30,259	0.6946	PRIVATE ALLEY & UTILITIES
TRACT AP	2,616	0.0601	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT AQ	7,432	0.1706	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT AR	4,742	0.1089	PRIVATE ALLEY & UTILITIES
TRACT AS	4,739	0.1088	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT AT	4,739	0.1088	PRIVATE ALLEY & UTILITIES
TRACT AU	4,739	0.1088	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT AV	5,116	0.1174	PRIVATE ALLEY & UTILITIES
TRACT AW	11,053	0.2537	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT AX	1,857	0.0426	LANDSCAPE, OPEN SPACE & UTILITIES
TRACT AY	19,925	0.4574	PRIVATE ALLEY & UTILITIES
TRACT AZ	11,953	0.2744	LANDSCAPE, OPEN SPACE & UTILITIES



VICINITY MAP

(1" = 3000')

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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE PROPERTY INFORMATION BINDER PREPARED BY LAND TITLE GUARANTY COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. RND2509106.1 WITH AN EFFECTIVE DATE OF MARCH 12, 2024 AT 5:00 P.M.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON(S) OR ENTITY(S).
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°02'06" EAST BETWEEN THE FOUND MONUMENTS AS SHOWN HEREON.
- FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAPS (FIRM) - MAP NUMBER 08001C0715H WITH AN EFFECTIVE DATE OF MARCH 5, 2007 AND MAP NUMBER 08013C0453J DATED DECEMBER 18, 2012, SHOWN AS NOT PRINTED.
- BLANKET UTILITY EASEMENTS ARE HEREBY GRANTED OVER TRACTS A THROUGH Q, O THROUGH Z, AND AA THROUGH AZ. BLANKET PUBLIC ACCESS EASEMENTS ARE HEREBY GRANTED OVER TRACTS A THROUGH Z AND AA THROUGH AZ. BLANKET DRAINAGE EASEMENTS ARE HEREBY GRANTED OVER TRACTS A, B, V, W, AB, AL, AND AM.
- UTILITY EASEMENTS (U.E.) TO BE GRANTED FOR PUBLIC UTILITIES AS SHOWN HEREON. ACCESS EASEMENTS (A.E.) FOR PEDESTRIAN ACCESS TO BE GRANTED FOR PUBLIC ACCESS AS SHOWN HEREON.
- WELL LOCATIONS SHOWN HEREON ARE BASED ON THE MAG LAT AND MAG LONG COORDINATES LISTED ON SHEET 10 OF THE REPORT DONE BY OLSON ENGINEERING FOR THEIR MAGNETIC SURVEY, JOB#7238A, DATED MAY 02, 2022. PER THE OLSON ENGINEERING REPORT, THE ACCURACY OF THE WELL LOCATIONS ARE 1 METER AND MEET THE REQUIREMENT FOR COGCC (COLORADO OIL AND GAS CONSERVATION COMMISSION) RULE 216. THE WELL SETBACKS SHOWN ON THIS PLAT ARE 25-FOOT PLUS 1-METER (28.3 FEET). CAPPED PLUGGED AND ABANDONED WELLS SHALL BE IDENTIFIED AT THE LOCATIONS SHOWN ON THIS PLAT WITH A BRASS MONUMENT ON THE SURFACE OF THE GROUND PER TOWN OF ERIE REQUIREMENTS.
- TRACT P SHALL BE OWNED BY THE METRO DISTRICT AND MAINTAINED BY THE METRO DISTRICT/HOA UNTIL TRACT P IS DEDICATED TO THE TOWN FOR CONSTRUCTION OF THE NEIGHBORHOOD PARK.
- ALL LOTS IN BLOCKS 1 THROUGH 18, LOTS 11-35 IN BLOCK 27, AND ALL LOTS IN BLOCKS 28 THROUGH 34 SHALL BE DEVELOPED AS AGE-TARGETED OR AGE-RESTRICTED HOUSING CONSISTENT WITH SECTION XI SPECIAL PROVISIONS OF THE ANNEXATION AGREEMENT RECEPTION NO. 3908281.
- GAS LINES AND EASEMENTS WITHIN THE AREA TO BE DEVELOPED WILL BE ABANDONED PRIOR TO APPROVAL OF THE FINAL PLAT.
- 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 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).

LAND SUMMARY CHART

TYPE	AREA (S.F.)	AREA (AC.)	% OF TOTAL
RESIDENTIAL LOTS	7,632,010	175.2068	52.50%
TRACTS	3,821,370	87.7266	26.29%
ROW	3,084,818	70.8177	21.22%
TOTAL	14,538,198	333.7511	100.00%

SHEET INDEX

SHEET 1: LEGAL DESCRIPTION, NOTES & CHARTS

SHEET 2: OVERALL SHEET

SHEETS 3-20: LOT DETAIL SHEETS

SHEETS 21-23: TOWNHOUSE DETAIL SHEETS

LOT SUMMARY CHART

HOUSING TYPE	VARIATION TYPE	TOTAL
SINGLE FAMILY DETACHED	LOT SIZE LESS THAN 5,000 S.F.	192
	LOT SIZE BETWEEN 5,000 S.F. & 9,999 S.F.	813
	LOT SIZE GREATER THAN 10,000 S.F.	46
	TOWNHOUSE	106
	DUPLEX	144
	TOTAL	1301

SUMMERFIELD PRELIMINARY PLAT 2 - OPEN SPACE AND PARKS TABLE

	Required by UDC for Overall Summerfield Development (acres)	Required by UDC for Summerfield Preliminary Plat 2 (acres)	Proposed for Summerfield Filing No. 1 and No. 2 (acres)	Proposed for Summerfield Preliminary Plat 2 (acres)	Proposed for Overall Summerfield Development (acres)
Pocket Parks (0.5 ac/1,000 residents)	2.85	1.88	2.51	3.71	6.22
Neighborhood Parks (3.0 ac/1,000 residents)	17.09	11.28	7.91	6.65	14.56
Community Park (5.0 ac/1,000 residents)	28.48	18.80	Fees per Annexation Agreement	Fees per Annexation Agreement	Fees per Annexation Agreement
Open Space (17.0 ac/1,000 residents)	96.84	63.92	52.33	75.57	127.90

Notes:

- The current overall Summerfield development (Filing 1, Filing 2, and Preliminary Plat 2) consists of 1,971 dwelling units. Applying 2.89 people per dwelling unit produces a total of 5,696 residents for the overall Summerfield development, which is used in the table above.
- The Neighborhood Park provided acreage does not meet the minimum requirements per the UDC. However, discussions with Park staff has determined that the sizes for each park meet the Town's intent for a neighborhood park and the overall open space and pocket park area provided for the subdivision is well in excess of the UDC requirements.

November 14, 2024 - 08:27 Dwg Name: P:\Vibeerc01\New\300\Final\Drawings\Plat of Subdivision\Preliminary Plat\Phase 2\01-LEGAL-DESCRIPTION.dwg Updated By: mwood

DEVELOPER/APPLICANT

TOLL BROTHERS
 7100 EAST BELLEVUE AVENUE, SUITE 200
 GREENWOOD VILLAGE, COLORADO 80111
 203.913.9147
 CONTACT: BRAD DIXON
 EMAIL: BDIXON@TOLLBROTHERS.COM

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
 6200 SOUTH SYRACUSE WAY, SUITE 300
 GREENWOOD VILLAGE, COLORADO 80111
 303.228.2300
 CONTACT: KEVIN BARNEY
 EMAIL: KEVIN.BARNEY@KIMLEY-HORN.COM

LAND SURVEYOR

MANHARD CONSULTING
 7600 EAST ORCHARD ROAD, SUITE 150-N
 GREENWOOD VILLAGE, COLORADO 80111
 303.531.3252
 CONTACT: STACY LYNN JACOBS
 EMAIL: SJACOBS@MANHARD.COM

DATE	REVISIONS	BY	CHK
11/14/24	TOWN COMMENTS	MKW	MKW
8/23/24	TOWN COMMENTS	MKW	MKW
7/26/24	TOWN COMMENTS	MKW	MKW

Manhard CONSULTING
 7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111, ph: 303.531.3250
 Manhard.com
 Surveying & Mapping | Construction Management | Water Resource Management

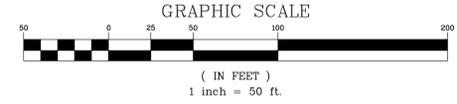
SUMMERFIELD - PHASE 2
 TOWN OF ERIE, COUNTY OF WELD, COLORADO
 PRELIMINARY PLAT

PROJ MGR: DSB
 PROJ ASSOC: DJB
 DRAWN BY: JLM
 DATE: 11/30/22
 SCALE: N/A

SHEET
1 OF **23**
 KHA.ERC001.29

SUMMERFIELD PRELIMINARY PLAT - NO. 2

TRACTS AD, AE, AF, AND AG, SUMMERFIELD FILING NO. 1, AND TRACTS N AND R SUMMERFIELD FILING NO. 2
 LOCATED IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 333.7511 ACRES - 1301 LOTS, 52 TRACTS
 PP-001537-2022



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C27	90°00'00"	15.00'	23.56'	N45°01'29"E	21.21'
C28	90°00'00"	15.00'	23.56'	N44°58'31"W	21.21'
C29	90°00'00"	56.00'	87.96'	S45°01'29"W	79.20'
C30	90°00'00"	56.00'	87.96'	N44°58'31"W	79.20'
C31	90°00'00"	15.00'	23.56'	S45°01'29"W	21.21'
C32	90°00'00"	15.00'	23.56'	S44°58'31"E	21.21'
C33	90°00'00"	15.00'	23.56'	N45°01'29"E	21.21'
C34	90°00'00"	15.00'	23.56'	S44°58'31"E	21.21'



DRAWN BY

REVISIONS

NO.	DATE	DESCRIPTION	BY

DATE

TOWN COMMENTS

MKNW

MKNW

TOWN COMMENTS

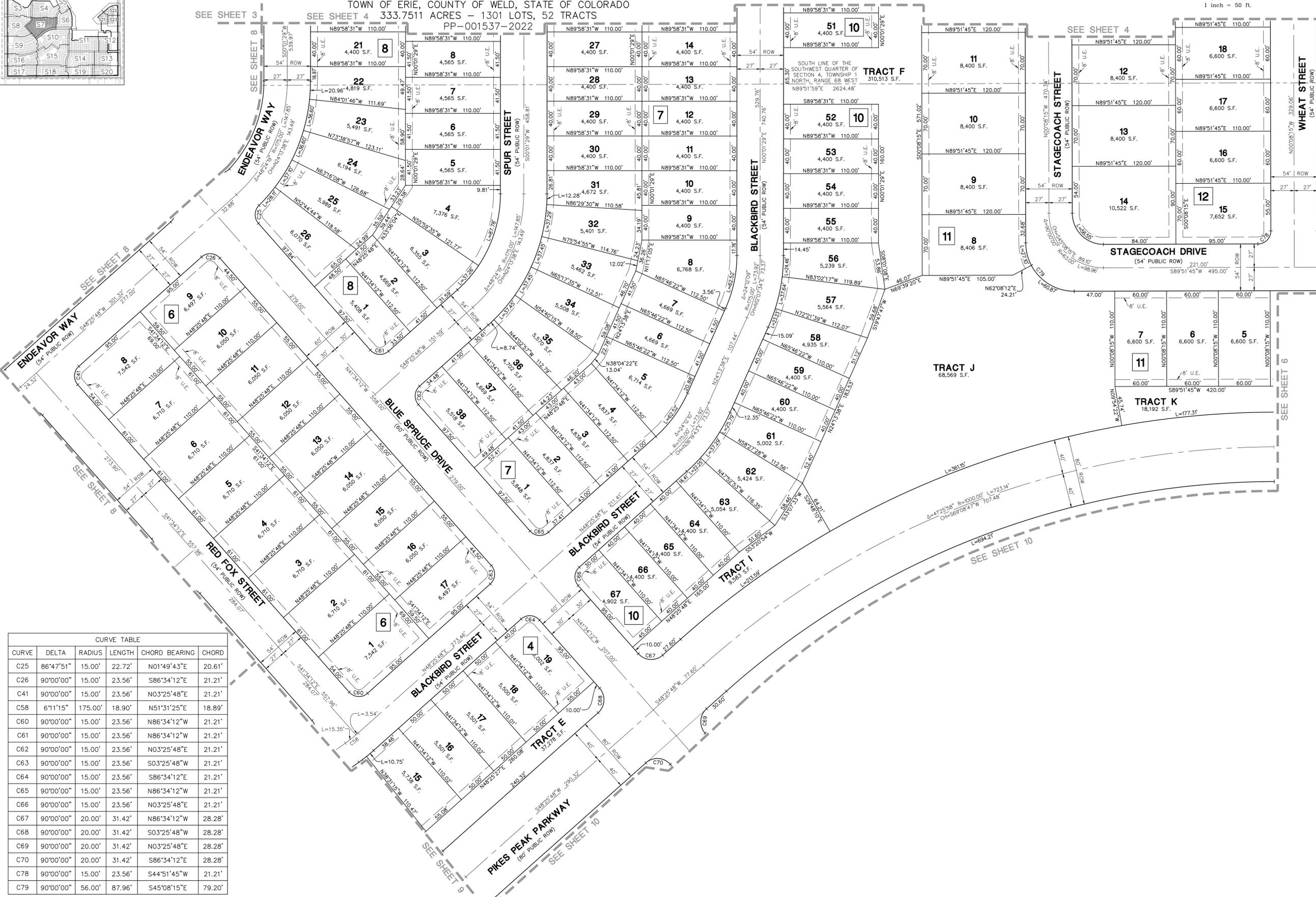
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GRAPHIC SCALE



(IN FEET)
 1 inch = 50 ft.



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C25	86°47'51"	15.00'	22.72'	N01°49'43"E	20.61'
C26	90°00'00"	15.00'	23.56'	S86°34'12"E	21.21'
C41	90°00'00"	15.00'	23.56'	N03°25'48"E	21.21'
C58	6°11'15"	175.00'	18.90'	N51°31'25"E	18.89'
C60	90°00'00"	15.00'	23.56'	N86°34'12"W	21.21'
C61	90°00'00"	15.00'	23.56'	N86°34'12"W	21.21'
C62	90°00'00"	15.00'	23.56'	N03°25'48"E	21.21'
C63	90°00'00"	15.00'	23.56'	S03°25'48"W	21.21'
C64	90°00'00"	15.00'	23.56'	S86°34'12"E	21.21'
C65	90°00'00"	15.00'	23.56'	N86°34'12"W	21.21'
C66	90°00'00"	15.00'	23.56'	N03°25'48"E	21.21'
C67	90°00'00"	20.00'	31.42'	N86°34'12"E	28.28'
C68	90°00'00"	20.00'	31.42'	S03°25'48"W	28.28'
C69	90°00'00"	20.00'	31.42'	N03°25'48"E	28.28'
C70	90°00'00"	20.00'	31.42'	S86°34'12"E	28.28'
C78	90°00'00"	15.00'	23.56'	S44°51'45"W	21.21'
C79	90°00'00"	56.00'	87.96'	S45°08'15"E	79.20'

REVISIONS

NO.	DATE	DESCRIPTION
1	8/23/24	TOWN COMMENTS
2	7/26/24	TOWN COMMENTS

DATE: 8/23/24

DESIGNED BY: JLM

DRAWN BY: JLM

CHECKED BY: JLM

DATE: 11/30/22

SCALE: 1"=50'

SHEET 7 OF 23

KHA.ERC001.29

Manhard CONSULTING

1800 East Orchard Road, Suite 1500, Greenwood Village, CO 80111, PH: 303.768.0500, manhard.com

City of Erie, Planning & Engineering Department, Construction Management, Water Resource Management

SUMMERFIELD - PHASE 2

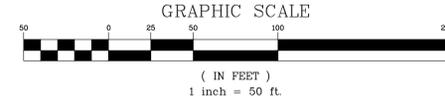
TOWN OF ERIE, COUNTY OF WELD, COLORADO

PRELIMINARY PLAT

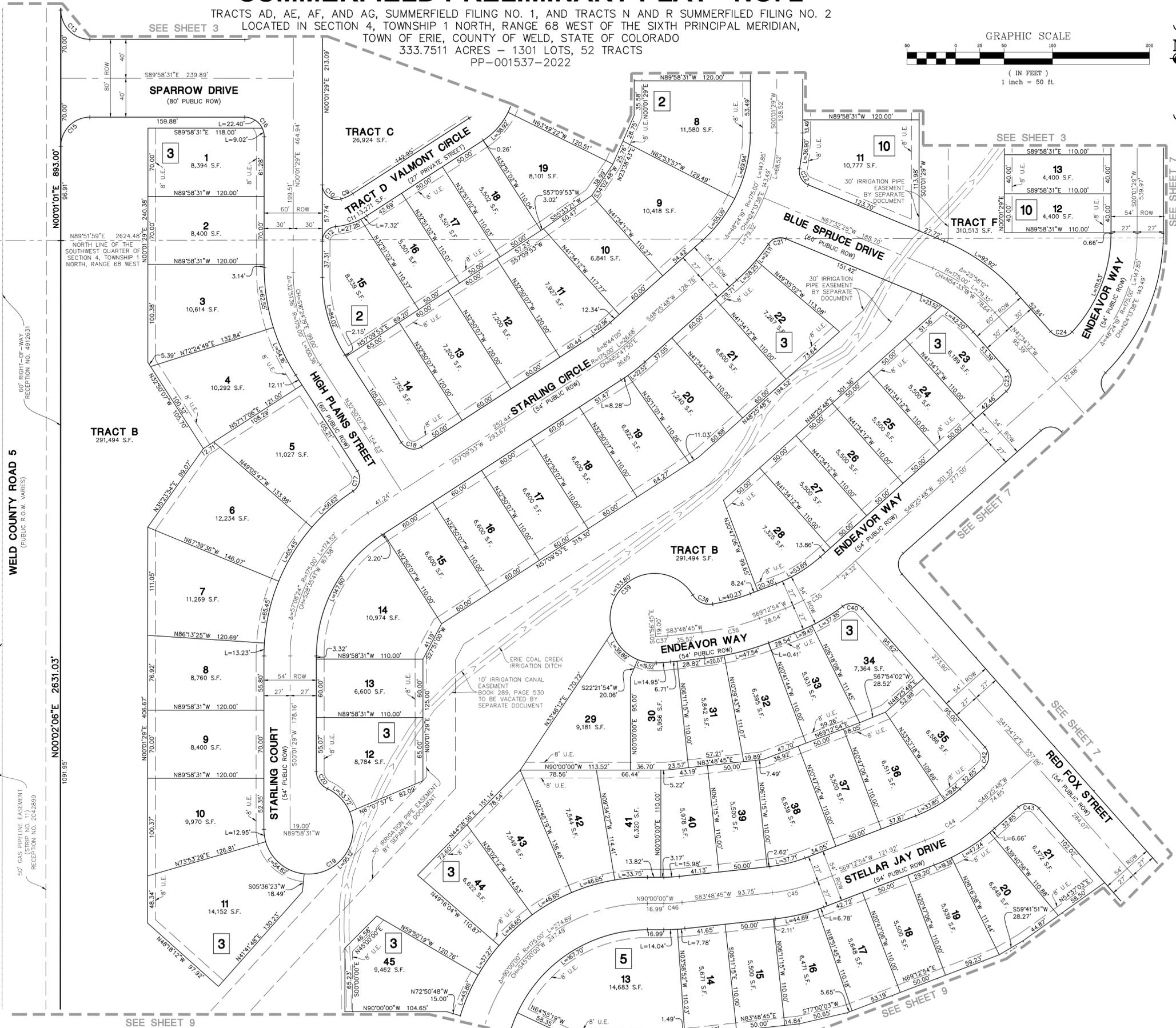
November 14, 2024 - 08:25 - Dwg Name: P:\Summerfield\Drawings\Final of Subdivision\Preliminary Plat\Phase 2\10-114-ERC001-29-5100.dwg Updated By: mwood

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CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C9	17°11'01"	45.00'	13.50'	N65°44'28"E	13.45'
C10	105°41'31"	15.00'	27.67'	S52°49'16"E	23.91'
C11	27°31'26"	72.00'	34.59'	N70°54'41"E	34.26'
C12	84°38'55"	15.00'	22.16'	N42°20'56"E	20.20'
C13	89°59'32"	30.00'	47.12'	S44°58'45"E	42.42'
C15	90°00'28"	30.00'	47.13'	S45°01'15"W	42.43'
C16	90°00'00"	20.00'	31.42'	N44°58'31"W	28.28'
C17	89°47'54"	15.00'	23.51'	S12°03'50"W	21.18'
C18	90°00'00"	15.00'	23.56'	N77°50'07"W	21.21'
C19	244°53'50"	46.00'	196.62'	N57°34'34"E	77.64'
C20	64°53'50"	20.00'	22.65'	N32°25'26"W	21.46'
C21	78°01'54"	15.00'	20.43'	S73°26'39"W	18.89'
C22	78°01'54"	15.00'	20.43'	N28°31'28"W	18.89'
C23	90°00'00"	15.00'	23.56'	S03°25'48"W	21.21'
C24	95°13'48"	15.00'	24.93'	N89°11'06"W	22.16'
C35	20°47'06"	175.00'	63.48'	N58°49'21"E	63.14'
C36	14°35'51"	240.00'	61.15'	N76°30'49"E	60.98'
C37	4°14'30"	175.00'	12.96'	N85°56'00"E	12.95'
C38	68°40'52"	20.00'	23.97'	S65°37'22"E	22.56'
C39	240°39'49"	46.00'	193.22'	S28°23'09"W	79.41'
C40	85°19'39"	15.00'	22.34'	S84°14'02"E	20.33'
C42	90°00'00"	15.00'	23.56'	S03°25'48"W	21.21'
C43	90°00'00"	15.00'	23.56'	S86°34'12"E	21.21'
C44	20°47'06"	175.00'	63.48'	N58°49'21"E	63.14'
C45	14°35'51"	175.00'	44.59'	N76°30'49"E	44.46'
C46	6°11'15"	175.00'	18.90'	N86°54'22"E	18.89'



DRAWN BY: MKW
 CHECKED BY: MKW
 DATE: 11/30/22
 SCALE: 1"=50'
 SHEET: 8 OF 23
 KHA.ERC001.29

Manhard CONSULTING

1650 East Orchard Road, Suite 1500, Greenwood Village, CO 80111 | PH: 303.768.6560 | manhard.com
 1500 East Erie Street, Greenwood Village, CO 80111 | PH: 303.768.6560 | manhard.com
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REVISIONS:

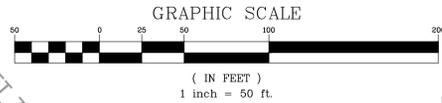
SUMMERFIELD - PHASE 2

TOWN OF ERIE, COUNTY OF WELD, COLORADO

PRELIMINARY PLAT

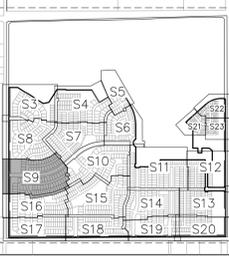
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 PP-001537-2022



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C47	90°00'00"	15.00'	23.56'	N45°00'00"W	21.21'
C48	90°00'00"	15.00'	23.56'	N45°00'00"E	21.21'
C49	90°00'00"	20.00'	31.42'	N45°00'00"E	28.28'
C50	90°02'06"	30.00'	47.14'	S44°58'57"E	42.44'
C51	89°57'54"	30.00'	47.11'	N45°01'03"E	42.41'
C52	90°00'00"	20.00'	31.42'	S45°00'00"E	28.28'
C53	90°00'00"	20.00'	31.42'	N45°00'00"E	28.28'
C54	90°00'00"	20.00'	31.42'	N45°00'00"W	28.28'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C179	10°23'33"	175.00'	31.74'	N64°01'07"E	31.70'
C180	10°23'33"	175.00'	31.74'	N74°24'40"E	31.70'
C181	10°23'33"	250.00'	45.35'	N84°48'13"E	45.28'



60' RIGHT-OF-WAY RECEPTION NO. 4872631
 30' IRRIGATION PIPE EASEMENT BY SEPARATE DOCUMENT
 10' IRRIGATION CANAL EASEMENT BOOK 289, PAGE 530 TO BE VACATED BY SEPARATE DOCUMENT ERIE COAL CREEK IRRIGATION DITCH
 50' RIGHT-OF-WAY BOOK 11, PAGE 90
 30' RIGHT-OF-WAY BOOK 86, PAGE 273
 50' GAS PIPELINE EASEMENT RECEPTION NO. 2042899
 30' IRRIGATION PIPE EASEMENT BY SEPARATE DOCUMENT

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C182	90°00'00"	15.00'	23.56'	N45°00'00"W	21.21'
C183	90°00'00"	15.00'	23.56'	N45°00'00"E	21.21'
C184	90°00'00"	15.00'	23.56'	S45°00'00"E	21.21'
C185	90°00'00"	15.00'	23.56'	S45°00'00"W	21.21'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C186	89°57'54"	56.00'	87.93'	S45°01'03"W	79.17'
C188	77°42'23"	15.00'	20.34'	N54°43'11"W	18.82'
C191	6°49'10"	175.00'	20.83'	N83°01'02"E	20.82'
C193	10°23'33"	175.00'	31.74'	N74°24'40"E	31.70'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C231	10°23'33"	175.00'	31.74'	N64°01'07"E	31.70'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C55	6°11'15"	175.00'	18.90'	N86°54'22"E	18.89'
C56	14°35'51"	175.00'	44.59'	N76°30'49"E	44.46'
C57	14°35'51"	175.00'	44.59'	N61°54'59"E	44.46'
C58	6°11'15"	175.00'	18.90'	N51°31'25"E	18.89'
C59	96°11'15"	15.00'	25.18'	S06°31'25"W	22.33'
C178	90°00'00"	56.00'	87.96'	N76°10'39"W	79.20'

DATE	REVISIONS

Manhard CONSULTING
 7600 East Orchard Road, Suite 1500, Greenwood Village, CO 80111, PH: 303.768.6560
 CYNTHIA E. COOPER, P.E., C.S., Construction Management
 MANHARD CONSULTING, Construction Management

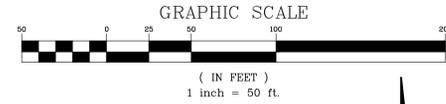
SUMMERFIELD - PHASE 2
 TOWN OF ERIE, COUNTY OF WELD, COLORADO
 PRELIMINARY PLAT

PROJ MGR: DSB
 PROJ ASSOC: DJB
 DRAWN BY: JLM
 DATE: 11/30/22
 SCALE: 1"=50'

SHEET
9 OF **23**
 KHA.ERC001.29

SUMMERFIELD PRELIMINARY PLAT - NO. 2

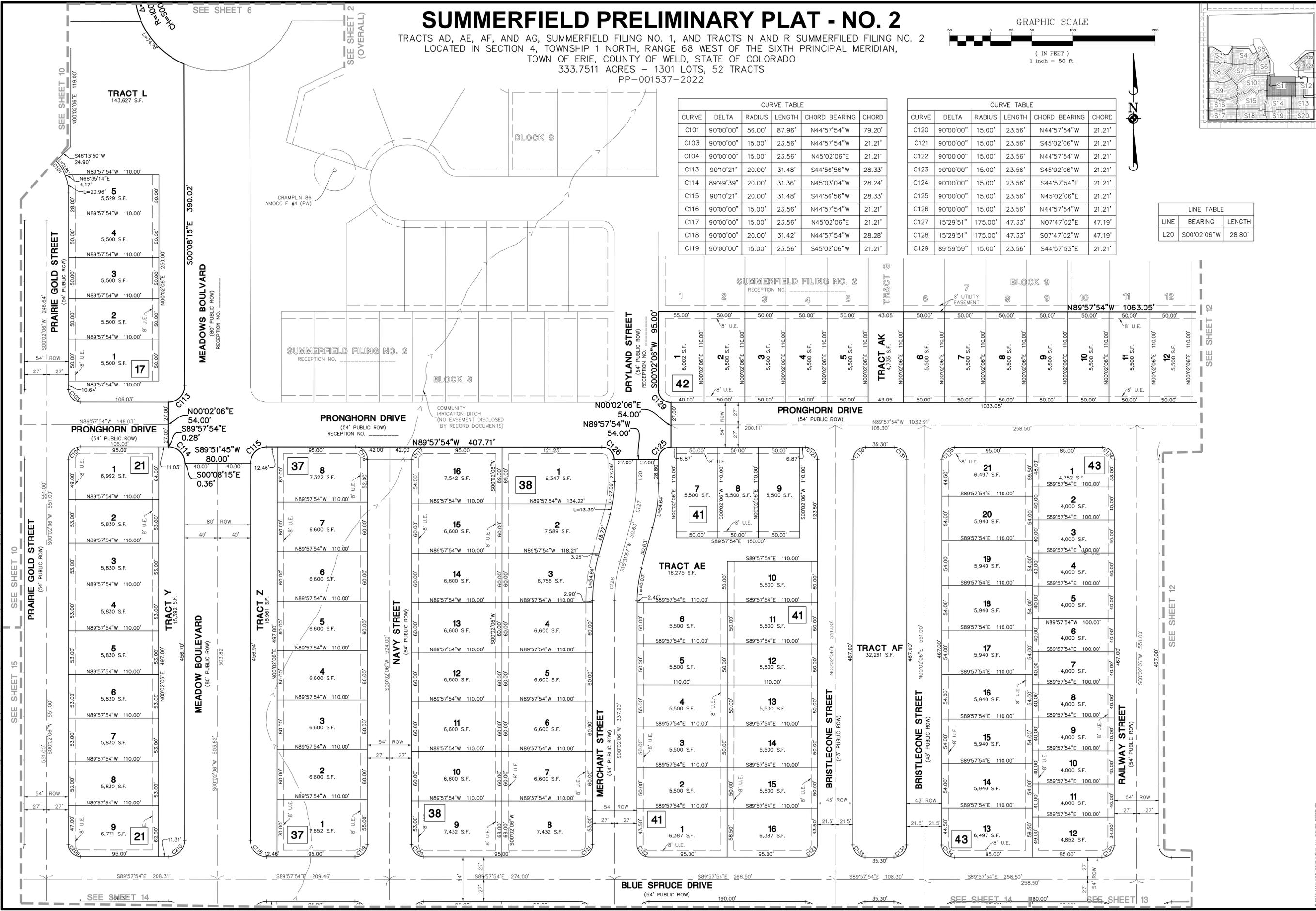
TRACTS AD, AE, AF, AND AG, SUMMERFIELD FILING NO. 1, AND TRACTS N AND R SUMMERFILED FILING NO. 2
 LOCATED IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 333.7511 ACRES - 1301 LOTS, 52 TRACTS
 PP-001537-2022



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C101	90°00'00"	56.00'	87.96'	N44°57'54"W	79.20'
C103	90°00'00"	15.00'	23.56'	N44°57'54"W	21.21'
C104	90°00'00"	15.00'	23.56'	N45°02'06"E	21.21'
C113	90°10'21"	20.00'	31.48'	S44°56'56"W	28.33'
C114	89°49'39"	20.00'	31.36'	N45°03'04"W	28.24'
C115	90°10'21"	20.00'	31.48'	S44°56'56"W	28.33'
C116	90°00'00"	15.00'	23.56'	N44°57'54"W	21.21'
C117	90°00'00"	15.00'	23.56'	N45°02'06"E	21.21'
C118	90°00'00"	20.00'	31.42'	N44°57'54"W	28.28'
C119	90°00'00"	15.00'	23.56'	S45°02'06"W	21.21'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C120	90°00'00"	15.00'	23.56'	N44°57'54"W	21.21'
C121	90°00'00"	15.00'	23.56'	S45°02'06"W	21.21'
C122	90°00'00"	15.00'	23.56'	N44°57'54"W	21.21'
C123	90°00'00"	15.00'	23.56'	S45°02'06"W	21.21'
C124	90°00'00"	15.00'	23.56'	S44°57'54"E	21.21'
C125	90°00'00"	15.00'	23.56'	N45°02'06"E	21.21'
C126	90°00'00"	15.00'	23.56'	N44°57'54"W	21.21'
C127	15°29'51"	175.00'	47.33'	N07°47'02"E	47.19'
C128	15°29'51"	175.00'	47.33'	S07°47'02"W	47.19'
C129	89°59'59"	15.00'	23.56'	S44°57'53"E	21.21'

LINE TABLE		
LINE	BEARING	LENGTH
L20	S00°02'06"W	28.80'



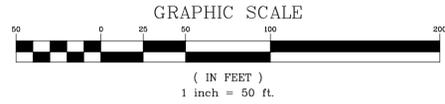
Manhard CONSULTING
 7800 East Orchard Road, Suite 1500, Greenwood Village, CO 80111, phone: 303.768.0560, manhard.com
 SVP: Eric S. Greenwald, P.E., SCS, SCS
 Construction Management
 Water Resource Management

SUMMERFIELD - PHASE 2
 TOWN OF ERIE, COUNTY OF WELD, COLORADO
 PRELIMINARY PLAT

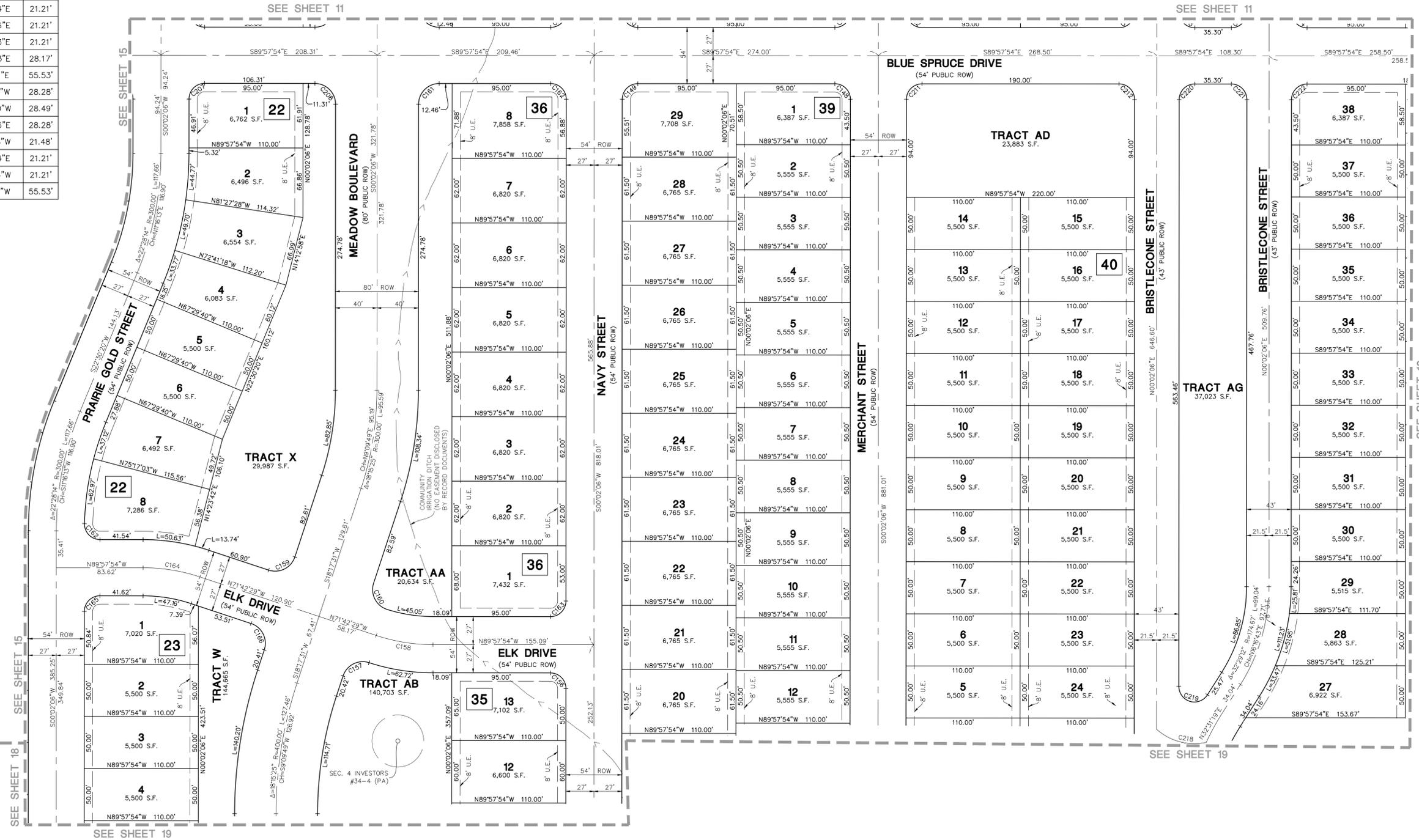
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 PROJ ASSOC: DJB
 DRAWN BY: JLM
 DATE: 11/30/22
 SCALE: 1"=50'
 SHEET
11 OF 23
 KHA.ERC001.29

SUMMERFIELD PRELIMINARY PLAT - NO. 2

TRACTS AD, AE, AF, AND AG, SUMMERFIELD FILING NO. 1, AND TRACTS N AND R SUMMERFILED FILING NO. 2
 LOCATED IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 333.7511 ACRES - 1301 LOTS, 52 TRACTS
 PP-001537-2022



CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C148	90°00'00"	15.00'	23.56'	S44°57'54"E	21.21'
C149	90°00'00"	15.00'	23.56'	N45°02'06"E	21.21'
C156	90°00'00"	15.00'	23.56'	S44°57'53"E	21.21'
C157	89°31'44"	20.00'	31.25'	N63°03'23"E	28.17'
C158	18°15'25"	175.00'	55.76'	S80°50'11"E	55.53'
C159	90°00'00"	20.00'	31.42'	S63°17'31"W	28.28'
C160	90°49'02"	20.00'	31.70'	N27°07'00"W	28.49'
C161	90°00'00"	20.00'	31.42'	N45°02'06"E	28.28'
C162	91°27'52"	15.00'	23.95'	N44°13'58"W	21.48'
C162	90°00'00"	15.00'	23.56'	S44°57'54"E	21.21'
C163	90°00'00"	15.00'	23.56'	S45°02'06"W	21.21'
C164	18°15'25"	175.00'	55.76'	N80°50'11"W	55.53'



November 14, 2024 - 08:25 Dwg Name: P:\Misc\001\Drawings\Final\Drawings\Pre\Phase 2\03-04-14-2024\KHA.ERC001-29-5100.dwg Updated By: mwood

DATE	REVISIONS	TOWN COMMENTS	MKW
8/23/24			MKW
7/26/24			MKW

Manhard CONSULTING
 7600 East Orchard Road, Suite 1500 Greenwood Village, CO 80111, phone: 303.768.0500
 5500 East Hampden Avenue, Suite 100 Greenwood Village, CO 80111, phone: 303.768.0500
 1500 East Colfax Avenue, Suite 100 Denver, CO 80202, phone: 303.768.0500
 Construction Management | Water Resource Management

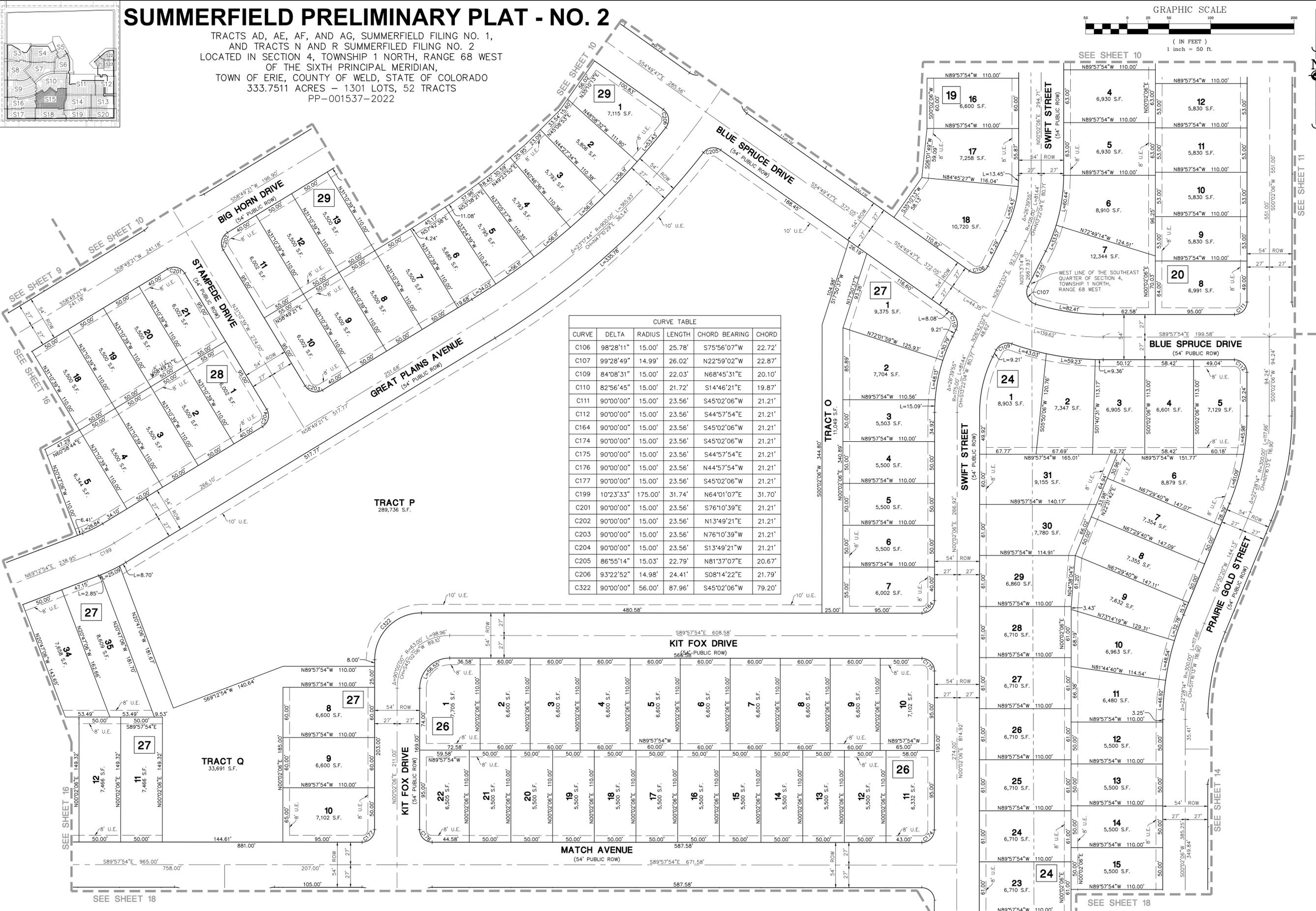
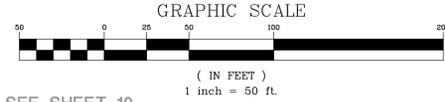
SUMMERFIELD - PHASE 2
TOWN OF ERIE, COUNTY OF WELD, COLORADO
PRELIMINARY PLAT

PROJ MGR: DSB
 PROJ ASSOC: DJB
 DRAWN BY: MKW
 DATE: 11/30/22
 SCALE: 1"=50'

SHEET
14 OF 23
 KHA.ERC001.29

SUMMERFIELD PRELIMINARY PLAT - NO. 2

TRACTS AD, AE, AF, AND AG, SUMMERFIELD FILING NO. 1,
 AND TRACTS N AND R SUMMERFIELD FILING NO. 2
 LOCATED IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST
 OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 333.7511 ACRES - 1301 LOTS, 52 TRACTS
 PP-001537-2022



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C106	98°28'11"	15.00'	25.78'	S75°56'07"W	22.72'
C107	99°28'49"	14.99'	26.02'	N22°59'02"W	22.87'
C109	84°08'31"	15.00'	22.03'	N68°45'31"E	20.10'
C110	82°56'45"	15.00'	21.72'	S14°46'21"E	19.87'
C111	90°00'00"	15.00'	23.56'	S45°02'06"W	21.21'
C112	90°00'00"	15.00'	23.56'	S44°57'54"E	21.21'
C164	90°00'00"	15.00'	23.56'	S45°02'06"W	21.21'
C174	90°00'00"	15.00'	23.56'	S45°02'06"W	21.21'
C175	90°00'00"	15.00'	23.56'	S44°57'54"E	21.21'
C176	90°00'00"	15.00'	23.56'	N44°57'54"W	21.21'
C177	90°00'00"	15.00'	23.56'	S45°02'06"W	21.21'
C199	10°23'33"	175.00'	31.74'	N64°01'07"E	31.70'
C201	90°00'00"	15.00'	23.56'	S76°10'39"E	21.21'
C202	90°00'00"	15.00'	23.56'	N13°49'21"E	21.21'
C203	90°00'00"	15.00'	23.56'	N76°10'39"W	21.21'
C204	90°00'00"	15.00'	23.56'	S13°49'21"W	21.21'
C205	86°55'14"	15.03'	22.79'	N81°37'07"E	20.67'
C206	93°22'52"	14.98'	24.41'	S08°14'22"E	21.79'
C322	90°00'00"	56.00'	87.96'	S45°02'06"W	79.20'

Manhard CONSULTING
 1600 East Orchard Road, Suite 1600, Greenwood Village, CO 80111, phone: 303.768.6560, manhard.com
 5000 E. Hampden Ave., Suite 100, Greenwood Village, CO 80111, phone: 303.768.6560, manhard.com
 1500 E. Hampden Ave., Suite 100, Greenwood Village, CO 80111, phone: 303.768.6560, manhard.com

DATE: _____

REVISIONS:

TOWN COMMENTS: 8/23/24

CONTRACTOR COMMENTS: 7/25/24

DATE: _____

REVISIONS:

PROJECT: SUMMERFIELD - PHASE 2

PROJECT ASSOC: DSB

DRAWN BY: MKW

DATE: 11/30/22

SCALE: 1"=50'

TOWN OF ERIE, COUNTY OF WELD, COLORADO

PRELIMINARY PLAT

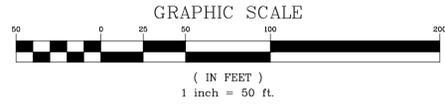
SHEET

15 OF 23

KHA.ERC001.29

SUMMERFIELD PRELIMINARY PLAT - NO. 2

TRACTS AD, AE, AF, AND AG, SUMMERFIELD FILING NO. 1, AND TRACTS N AND R SUMMERFIELD FILING NO. 2
 LOCATED IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 333.7511 ACRES - 1301 LOTS, 52 TRACTS
 PP-001537-2022



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C191	6°49'10"	175.00'	20.83'	N83°01'02"E	20.82'
C192	10°25'39"	250.00'	45.50'	N05°10'43"W	45.44'
C193	10°23'33"	175.00'	31.74'	N74°24'40"E	31.70'
C194	86°23'31"	15.00'	22.62'	N43°13'52"E	20.53'
C195	90°00'00"	15.00'	23.56'	S55°23'33"E	21.21'
C196	89°36'35"	15.00'	23.46'	N45°09'36"W	21.14'
C197	90°00'00"	15.00'	23.56'	N45°02'06"E	21.21'
C198	90°00'00"	15.00'	23.56'	N44°57'54"W	21.21'
C199	20°49'12"	175.00'	63.59'	N79°37'30"E	63.24'
C200	90°00'00"	15.00'	23.56'	N34°36'27"E	21.21'
C231	10°23'33"	175.00'	31.74'	N64°01'07"E	31.70'

Manhard
CONSULTING

1690 East Orchard Road, Suite 1500, Greenwood Village, CO 80111, PH: 303.768.0500
 CIVIL ENGINEERING, SURVEYING, GIS, Siting, Construction Management, Water Resource Management

PROJECT: SUMMERFIELD - PHASE 2

TOWN OF ERIE, COUNTY OF WELD, COLORADO

PRELIMINARY PLAT

DATE	REVISIONS	BY	CHK	APP

PROJ MGR: DSB

PROJ ASSOC: DJB

DRAWN BY: JLM

DATE: 11/30/22

SCALE: 1"=50'

SHEET

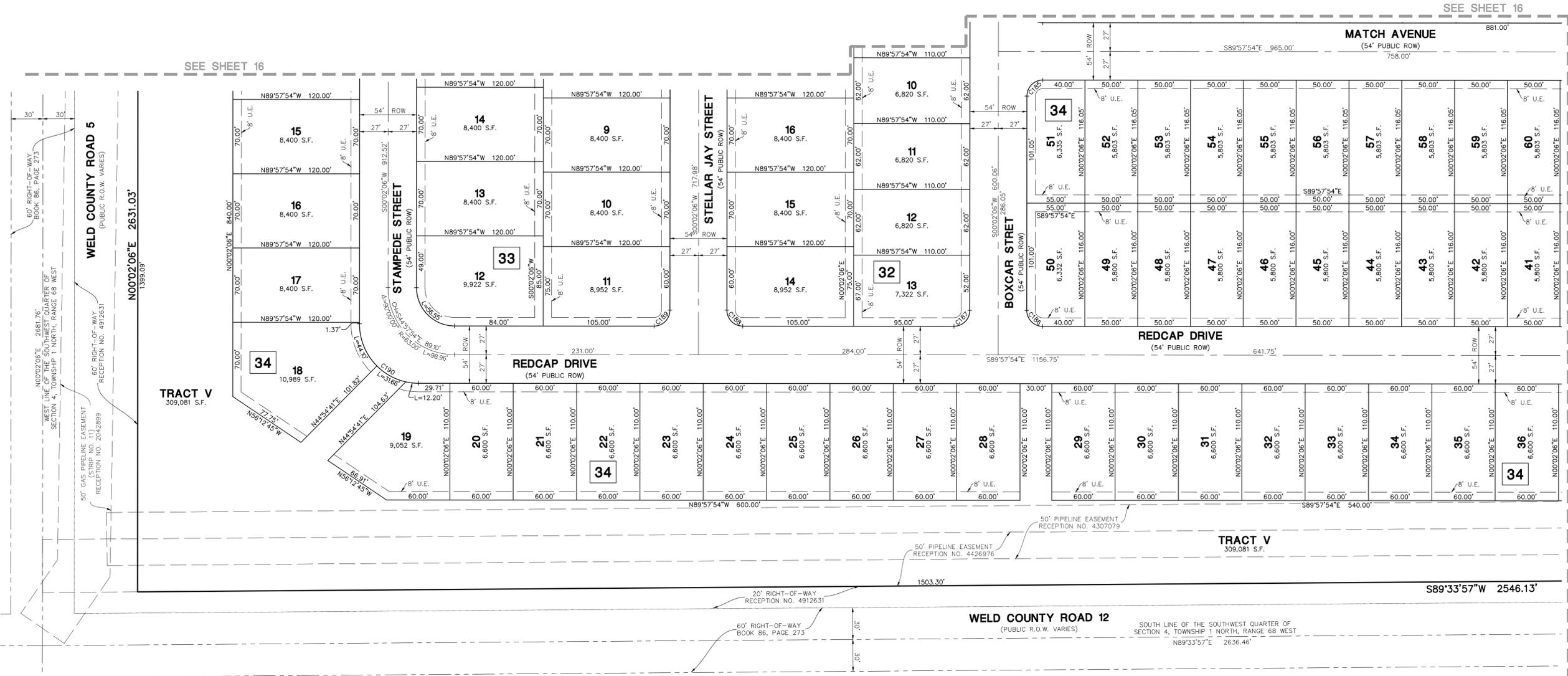
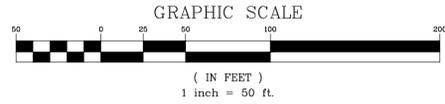
16 OF 23

KHA.ERC001.29

November 14, 2022 08:25 Dwg Name: P:\Wbarrco\1\New_Sum_VFinal_Drainage\Plat_of_Subdivision\Preliminary_Plat\Phase_2\103-KHA.ERC001.29-5100.dwg Updated By: mwood

SUMMERFIELD PRELIMINARY PLAT - NO. 2

TRACTS AD, AE, AF, AND AG, SUMMERFIELD FILING NO. 1, AND TRACTS N AND R SUMMERFILED FILING NO. 2
 LOCATED IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 333.7511 ACRES - 1301 LOTS, 52 TRACTS
 PP-001537-2022



SEE SHEET 16

SEE SHEET 16

SEE SHEET 18

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C185	90°00'00"	15.00'	23.56'	N45°02'06"E	21.21'
C186	90°00'00"	15.00'	23.56'	N44°57'54"W	21.21'
C187	90°00'00"	15.00'	23.56'	S45°02'06"W	21.21'
C188	90°00'00"	15.00'	23.56'	N44°57'54"W	21.21'
C189	90°00'00"	15.00'	23.56'	S45°02'06"W	21.21'
C190	90°00'00"	56.00'	87.96'	S44°57'54"E	79.20'

DATE	REVISIONS	BY	CHKD
8/23/24	TOWN COMMENTS	JKW	JKW
7/25/24	TOWN COMMENTS	JKW	JKW

Manhard CONSULTING
 7899 East Orchard Road, Suite 1500, Greenwood Village, CO 80111, PH: 303.768.0560 manhard.com
 3700 E. E. Ave., Suite 100, Greenwood Village, CO 80111, PH: 303.768.0560 manhard.com
 1500 S. Colorado Ave., Suite 100, Greenwood Village, CO 80111, PH: 303.768.0560 manhard.com
 1500 S. Colorado Ave., Suite 100, Greenwood Village, CO 80111, PH: 303.768.0560 manhard.com
 Water Resource Management | Construction Management

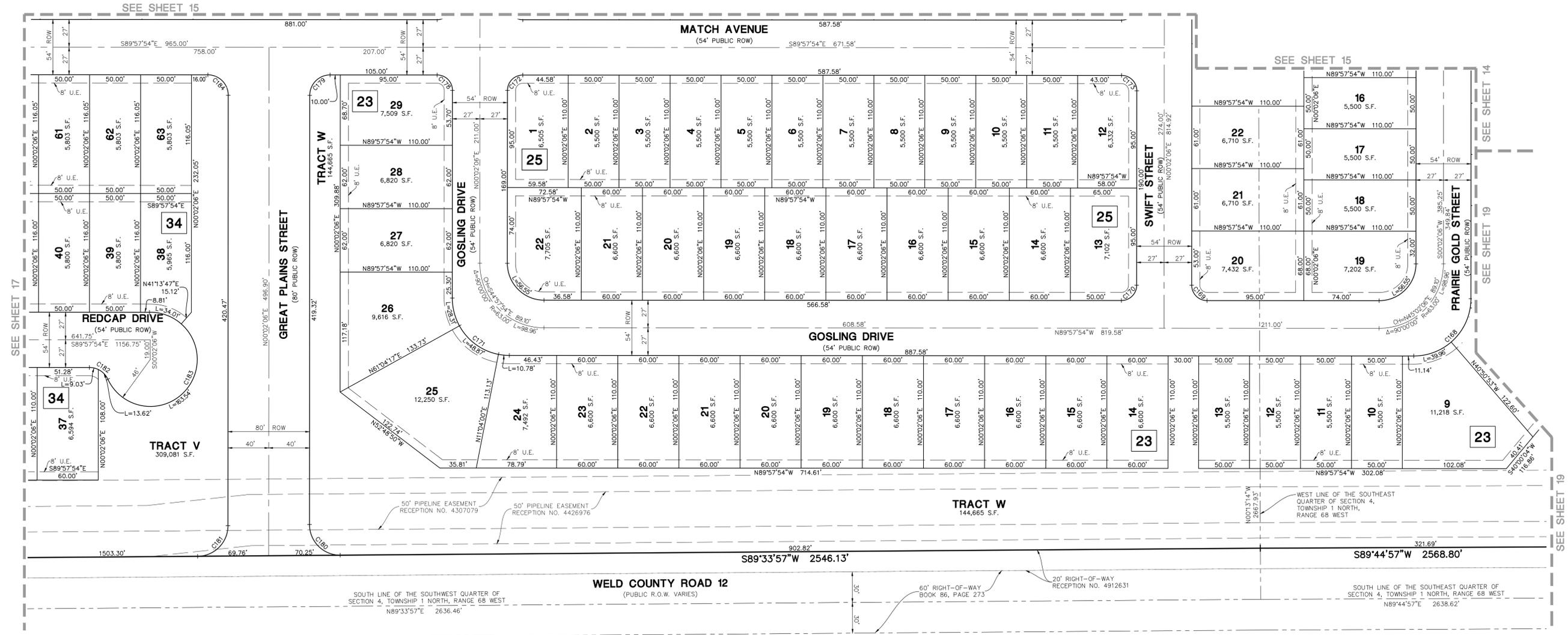
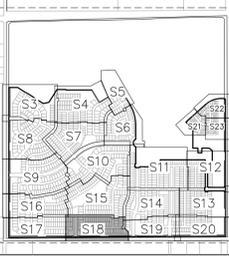
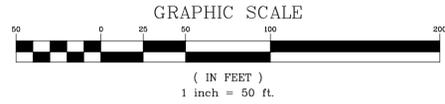
SUMMERFIELD - PHASE 2
TOWN OF ERIE, COUNTY OF WELD, COLORADO
PRELIMINARY PLAT

PROJ MGR: DSB
 PROJ ASSOC: DJB
 DRAWN BY: JLM
 DATE: 11/30/22
 SCALE: 1"=50'
SHEET
17 OF 23
 KHA.ERC001.29

November 14, 2024 - 08:25 Dwg Name: P:\Misc\01\Weld\Sum\Final\Drawings\Plat of Subdivision\Preliminary Plat\Phase 2\103-KHA.ERC001.29-5100.dwg Updated By: mwood

SUMMERFIELD PRELIMINARY PLAT - NO. 2

TRACTS AD, AE, AF, AND AG, SUMMERFIELD FILING NO. 1, AND TRACTS N AND R SUMMERFILED FILING NO. 2
 LOCATED IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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 333.7511 ACRES - 1301 LOTS, 52 TRACTS
 PP-001537-2022



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C168	90°00'00"	56.00'	87.96'	N45°02'06"E	79.20'
C169	90°00'00"	15.00'	23.56'	N44°57'54"W	21.21'
C170	90°00'00"	15.00'	23.56'	S45°02'06"W	21.21'
C171	90°00'00"	56.00'	87.96'	S44°57'54"E	79.20'
C172	90°00'00"	15.00'	23.56'	N45°02'06"E	21.21'
C173	90°00'00"	15.00'	23.56'	S44°57'54"E	21.21'
C178	90°00'00"	15.00'	23.56'	S44°57'54"E	21.21'
C179	90°00'00"	20.00'	31.42'	N45°02'06"E	28.28'
C180	90°28'11"	30.00'	47.37'	N45°11'58"W	42.60'
C181	89°31'51"	30.00'	46.88'	S44°48'02"W	42.25'
C182	64°53'17"	20.00'	22.65'	S57°31'15"E	21.46'
C183	246°03'35"	46.00'	197.55'	N31°53'36"E	77.13'
C184	90°00'00"	20.00'	31.42'	S44°57'54"E	28.28'

DATE	REVISIONS	BY	CHK	APP
8/23/24	TOWN COMMENTS			
7/25/24	TOWN COMMENTS			

Manhard CONSULTING
 7650 East Orchard Road, Suite 1500, Greenwood Village, CO 80111, PH: 303.768.0560
 3700 East Erie Avenue, Suite 100, Greenwood Village, CO 80111, PH: 303.768.0560
 Construction Management | Water Resource Management

SUMMERFIELD - PHASE 2
TOWN OF ERIE, COUNTY OF WELD, COLORADO
PRELIMINARY PLAT

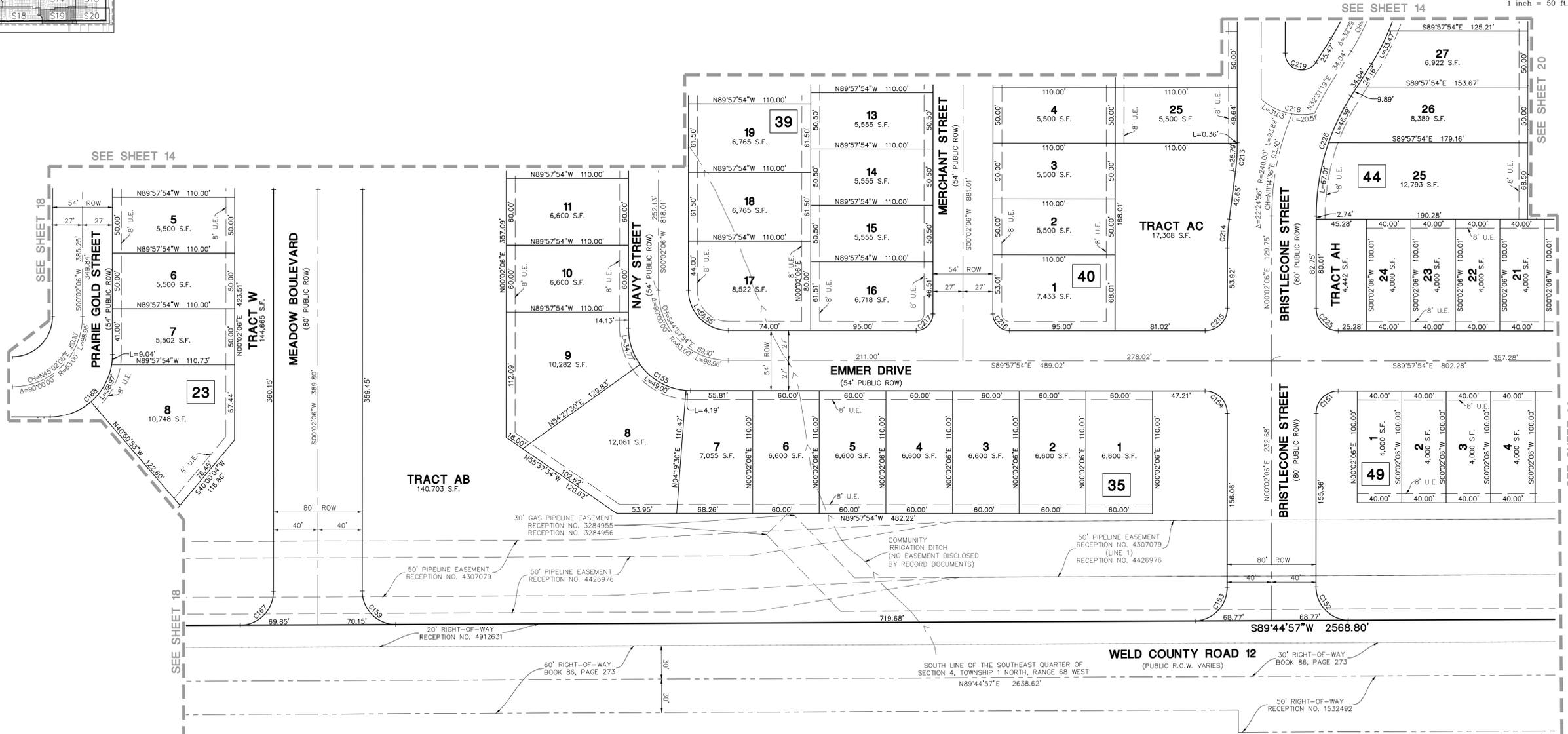
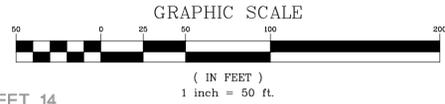
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 PROJ ASSOC: DJB
 DRAWN BY: JLM
 DATE: 11/30/22
 SCALE: 1"=50'

SHEET
18 OF 23
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November 14, 2024 - 08:25 Data Name: P:\Mharc001\New\Summ\Final\Drawings\Plat of Subdivision\Preliminary\Plat\Phase 2\10-114.ERC001.29-5100.dwg Updated By: mwood

SUMMERFIELD PRELIMINARY PLAT - NO. 2

TRACTS AD, AE, AF, AND AG, SUMMERFIELD FILING NO. 1, AND TRACTS N AND R SUMMERFIELD FILING NO. 2
 LOCATED IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 333.7511 ACRES - 1301 LOTS, 52 TRACTS
 PP-001537-2022



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C151	90°00'00"	20.00'	31.42'	S45°02'06"W	28.28'
C152	87°56'07"	30.00'	46.04'	S43°55'57"E	41.66'
C153	87°21'48"	30.00'	45.74'	N43°43'00"E	41.44'
C154	90°00'00"	20.00'	31.42'	N44°57'54"W	28.28'
C155	90°00'00"	56.00'	87.96'	S44°57'54"E	79.20'
C159	90°17'10"	30.00'	47.27'	N45°06'28"W	42.53'
C167	89°42'50"	30.00'	46.97'	S44°53'32"W	42.32'
C168	90°00'00"	56.00'	87.96'	N45°02'06"E	79.20'
C213	7°23'23"	200.00'	25.79'	S03°49'58"W	25.78'
C214	7°29'33"	200.00'	26.15'	S03°46'53"W	26.14'
C215	90°00'00"	20.00'	31.42'	S45°02'06"W	28.28'
C216	90°00'00"	15.00'	23.56'	N44°57'54"W	21.21'
C217	90°00'00"	15.00'	23.56'	S45°02'06"W	21.21'
C218	53°41'46"	55.00'	51.54'	S75°14'07"E	49.68'
C219	147°30'48"	15.00'	38.62'	N73°43'17"W	28.80'
C225	90°00'00"	20.00'	31.42'	N44°57'54"W	28.28'
C226	32°29'12"	200.00'	113.40'	N16°16'43"E	111.89'

DATE	REVISIONS	TOWN COMMENTS
8/23/24		
7/26/24		

Manhard CONSULTING
 7889 East Orchard Road, Suite 1500, Greenwood Village, CO 80111, phone: 303.768.0500
 3700 E. Erie St., Suite 100, Greenwood Village, CO 80111, phone: 303.768.0500
 Construction Management | Water Resource Management

SUMMERFIELD - PHASE 2
TOWN OF ERIE, COUNTY OF WELD, COLORADO
PRELIMINARY PLAT

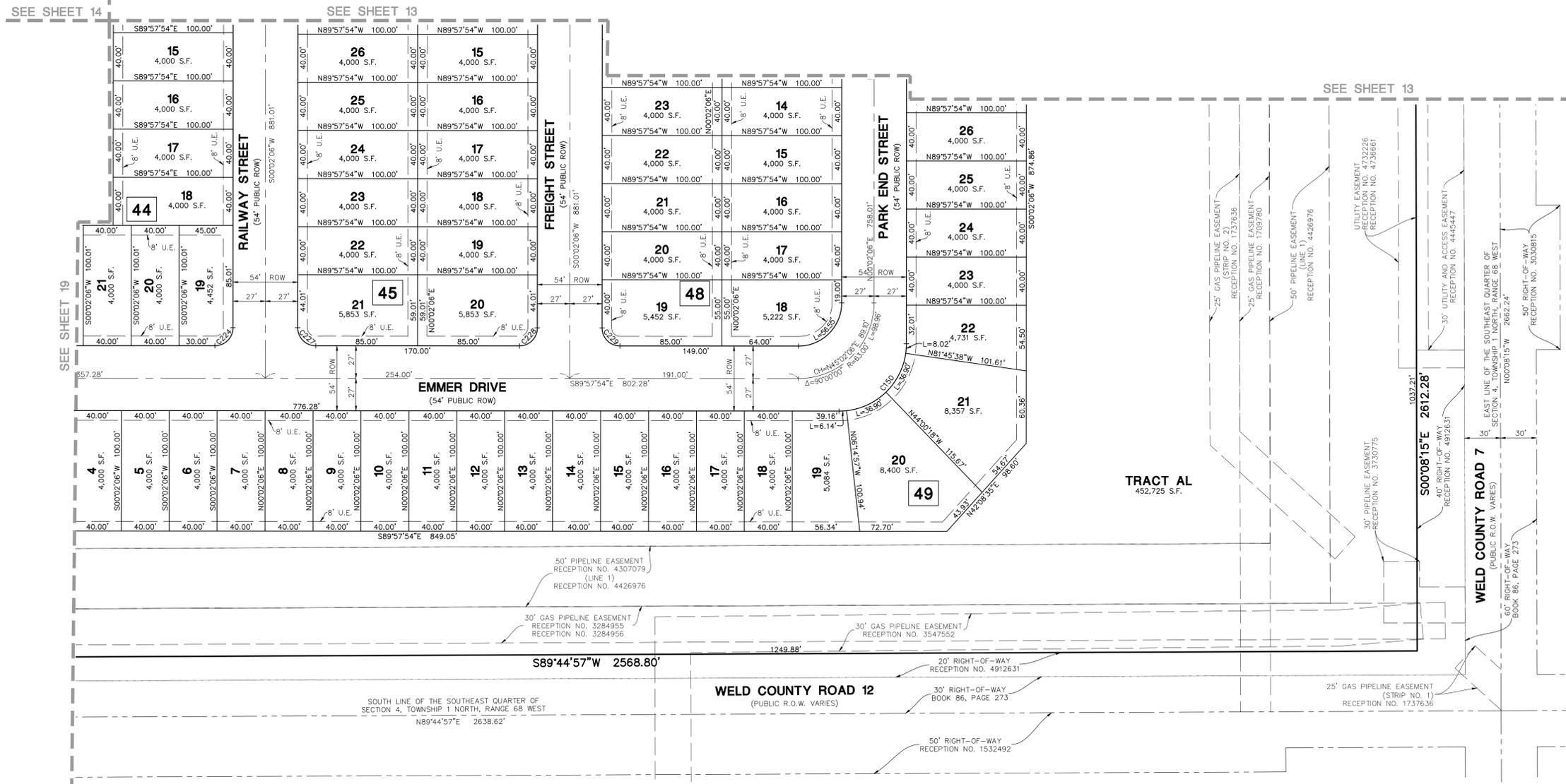
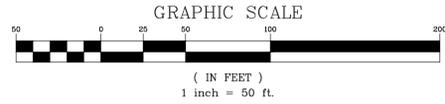
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 PROJ ASSOC: DJB
 DRAWN BY: JLM
 DATE: 11/30/22
 SCALE: 1"=50'

SHEET
19 OF 23
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SUMMERFIELD PRELIMINARY PLAT - NO. 2

TRACTS AD, AE, AF, AND AG, SUMMERFIELD FILING NO. 1, AND TRACTS N AND R SUMMERFIELD FILING NO. 2
 LOCATED IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 333.7511 ACRES - 1301 LOTS, 52 TRACTS
 PP-001537-2022



CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C150	90°00'00"	56.00'	87.96'	N45°02'06"E	79.20'
C224	90°00'00"	15.00'	23.56'	S45°02'06"W	21.21'
C227	90°00'00"	15.00'	23.56'	S44°57'54"E	21.21'
C228	90°00'00"	15.00'	23.56'	N45°02'06"E	21.21'
C229	90°00'00"	15.00'	23.56'	N44°57'54"W	21.21'

DATE	REVISIONS	BY	CHK	APP
8/23/24				
4/26/24				

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 7890 East Orchard Road, Suite 1500, Greenwood Village, CO 80111, PH: 303.768.0560
 3500 Lincoln Street, Suite 100, Greenwood Village, CO 80111, PH: 303.768.0560
 www.manhard.com
 Construction Management | Water Resource Management

SUMMERFIELD - PHASE 2
TOWN OF ERIE, COUNTY OF WELD, COLORADO
PRELIMINARY PLAT

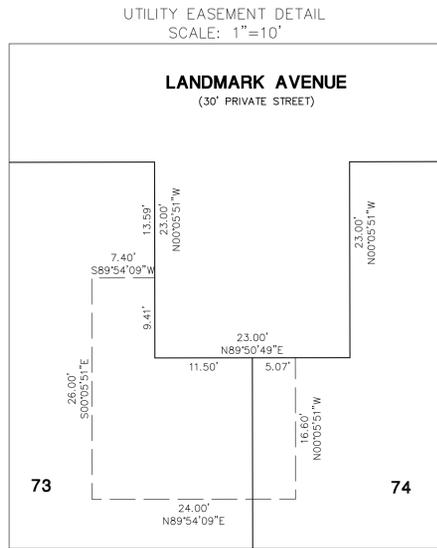
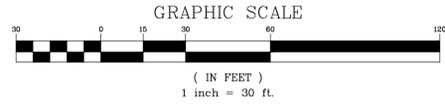
PROJ MGR: DSB
 PROJ ASSOC: DJB
 DRAWN BY: JLM
 DATE: 11/30/22
 SCALE: 1"=50'

SHEET
20 OF 23
 KHA.ERC001.29

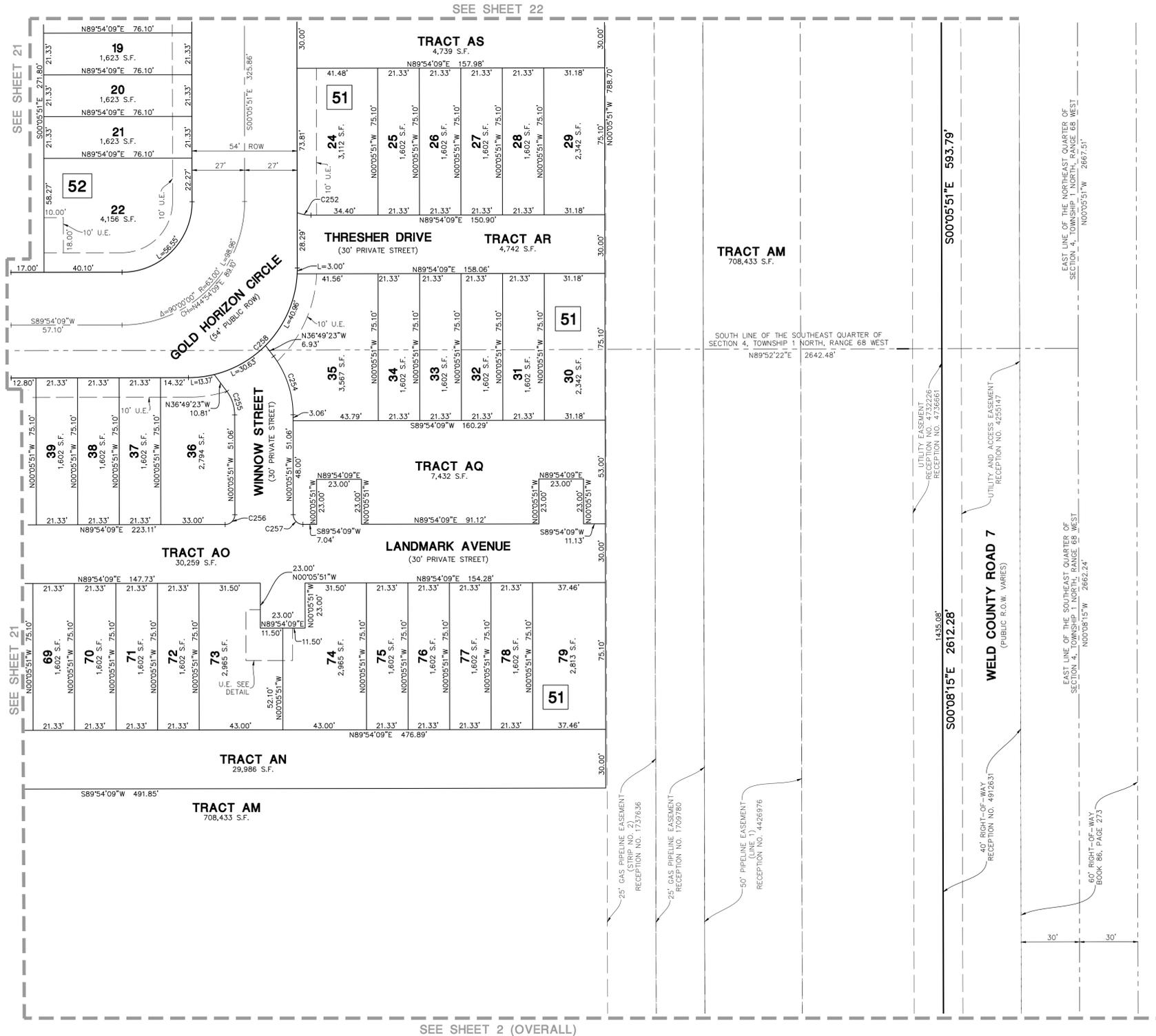
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SUMMERFIELD PRELIMINARY PLAT - NO. 2

TRACTS AD, AE, AF, AND AG, SUMMERFIELD FILING NO. 1, AND TRACTS N AND R SUMMERFILED FILING NO. 2
 LOCATED IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 333.7511 ACRES - 1301 LOTS, 52 TRACTS
 PP-001537-2022



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C256	90°00'00"	5.00'	7.85'	S44°54'09"W	7.07'
C257	90°00'00"	5.00'	7.85'	N45°05'51"W	7.07'
C258	90°00'00"	56.00'	87.96'	N44°54'09"E	79.20'



SEE SHEET 2 (OVERALL)

DATE	REVISIONS	BY	CHKD	APP'D
8/23/24				
7/26/24				

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SUMMERFIELD - PHASE 2
TOWN OF ERIE, COUNTY OF WELD, COLORADO
PRELIMINARY PLAT

PROJ MGR: DSB
 PROJ ASSOC: DJB
 DRAWN BY: JLM
 DATE: 11/30/22
 SCALE: 1"=30'

SHEET
23 OF 23
 KHA.ERC001.29

November 14, 2024 - 08:25 Dwg Name: P:\Misc\erc001\Drawings\Final\Drawings\Pre\Summerfield\Pre\Summerfield_Preliminary_Plat\Phase 2\103-KHA.ERC001.29-5100.dwg Updated By: mwood