

# REGENCY AT NORTHSKYE ACTIVE ADULT AMENITY MINOR SUBDIVISION

BEING A REPLAT OF TRACT AH, SUMMERFIELD FILING NO. 1  
LOCATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 1 NORTH,  
RANGE 68 WEST OF THE 6TH P.M.

TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

5.5188 ACRES - 1 LOT

SUB2024-00001

## DEDICATION AND OWNERSHIP STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT AH, SUMMERFIELD FILING NO. 1  
RECORDED AT RECEPTION NO. 4912631

CONTAINING 240,400 SQUARE FEET OR 5.5188 ACRES, MORE OR LESS.

## SUBORDINATELY DESCRIBED AS

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY MOST CORNER OF SAID TRACT AH;  
THENCE AROUND THE PERIMETER OF SAID TRACT AH THE FOLLOWING TEN (10) COURSES:

1. SOUTH 59°08'44" WEST, A DISTANCE OF 596.98 FEET;
2. NORTH 30°51'16" WEST, A DISTANCE OF 342.90 FEET;
3. NORTH 45°01'01" EAST, A DISTANCE OF 310.96 FEET;
4. NORTH 55°45'58" EAST, A DISTANCE OF 101.12 FEET;
5. NORTH 70°50'11" EAST, A DISTANCE OF 158.74 FEET;
6. NORTH 19°54'49" WEST, A DISTANCE OF 120.00 FEET;
7. NORTH 70°05'11" EAST, A DISTANCE OF 10.76 FEET TO A TANGENT CURVE;
8. ON SAID TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 87°17'47" AND ARC LENGTH OF 30.47 FEET, AND A CHORD BEARING DISTANCE OF SOUTH 66°15'56" EAST, 27.61 FEET, TO A REVERSE CURVE;
9. ON SAID REVERSE CURVE TO THE LEFT WITH A RADIUS OF 1040.00 FEET, A CENTRAL ANGLE OF 08°14'14" AND AN ARC LENGTH OF 149.52 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 26°44'09" EAST, 149.39 FEET;
10. SOUTH 30°51'16" EAST A DISTANCE OF 338.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 240,400 SQUARE FEET OR 5.5188 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT, A TRACT, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **REGENCY AT NORTHSKYE ACTIVE ADULT AMENITY MINOR SUBDIVISION**. THE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN AND THE PUBLIC, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.

TL SUMMERFIELD LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
SECRETARY/TREASURER

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ ) ss.

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_. 20\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## 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) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
SECRETARY/TREASURER

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ ) ss.

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_. 20\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## SURVEYOR'S CERTIFICATION

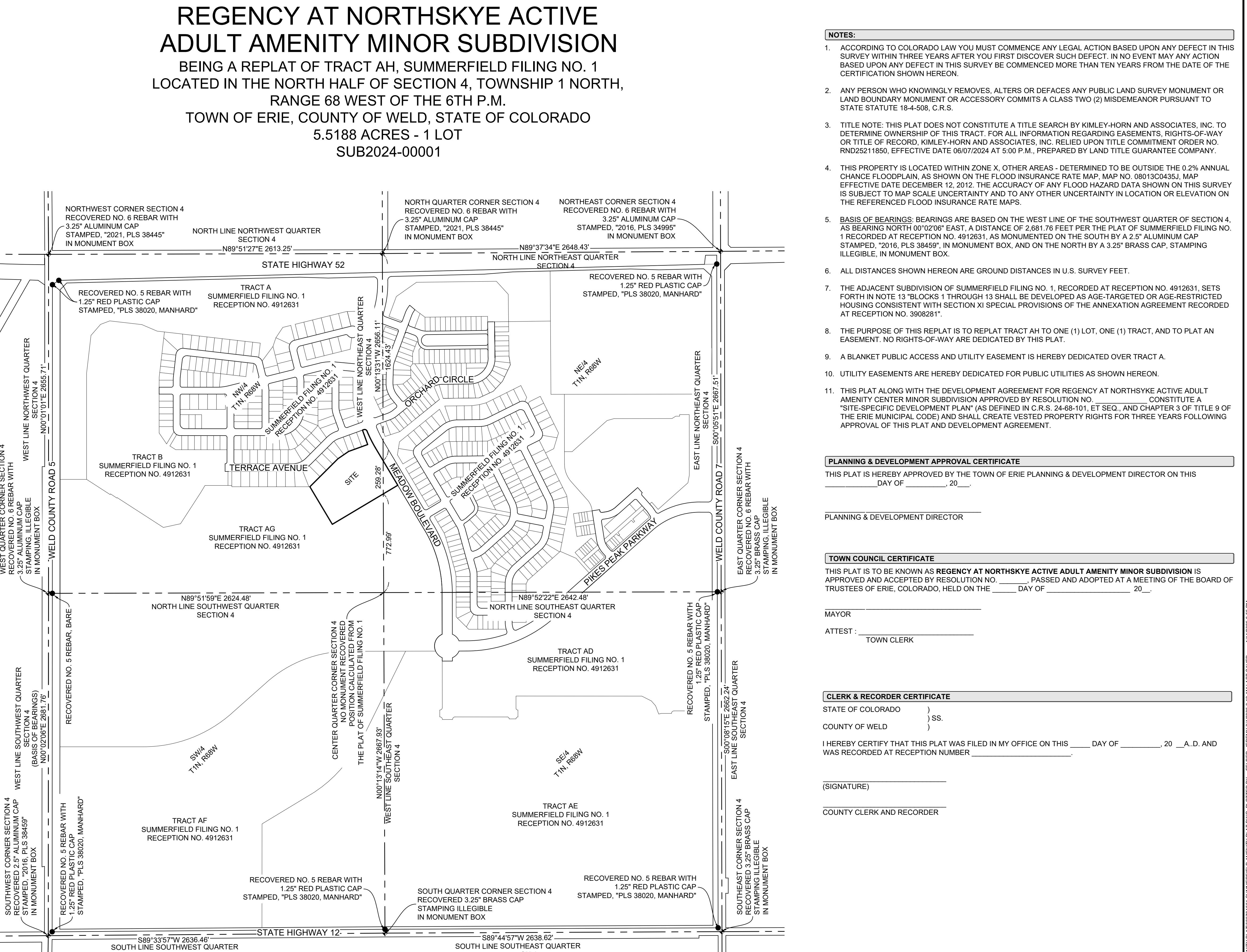
I, DARREN R. WOLTERSTORFF, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON MARCH 22, 2024, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL 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 \_\_\_\_ DAY OF \_\_\_\_\_. 20\_\_\_\_.

## PRELIMINARY

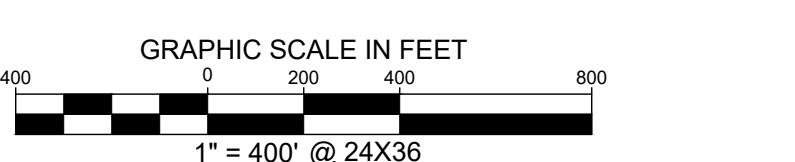
THIS DOCUMENT SHALL  
NOT BE RECORDED FOR  
ANY PURPOSE AND  
SHALL NOT BE USED OR  
VIEWED OR RELIED  
UPON AS A FINAL  
SURVEY DOCUMENT

DARREN R. WOLTERSTORFF, PLS 38281  
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.  
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM



## LEGEND

- ◆ RECOVERED SECTION CORNER AS NOTED
- RECOVERED PROPERTY MONUMENT AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- LOT LINE



## TRACT SUMMARY CHART

TRACT	ACRES	SQ. FT.	USE
TRACT A	0.735	32,003	PRIVATE OPEN SPACE, TRAIL, & UTILITIES

## NOTES:

1. 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. 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.
3. TITLE NOTE: THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY KIMLEY-HORN AND ASSOCIATES, INC. TO DETERMINE OWNERSHIP OF THIS TRACT. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD KIMLEY-HORN AND ASSOCIATES, INC. RELIED UPON TITLE COMMITMENT ORDER NO. RND25211850, EFFECTIVE DATE 06/07/2024 AT 5:00 P.M., PREPARED BY LAND TITLE GUARANTEE COMPANY.
4. THIS PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, MAP NO. 08013C0435J, MAP EFFECTIVE DATE DECEMBER 12, 2012. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS.
5. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 4, AS BEARING NORTH 00°02'06" EAST, A DISTANCE OF 2,681.76 FEET PER THE PLAT OF SUMMERFIELD FILING NO. 1 RECORDED AT RECEPTION NO. 4912631, AS MONUMENTED ON THE SOUTH BY A 2.5" ALUMINUM CAP STAMPED, "2016, PLS 38445" IN MONUMENT BOX, AND ON THE NORTH BY A 3.25" BRASS CAP, STAMPING ILLEGIBLE, IN MONUMENT BOX.
6. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
7. THE ADJACENT SUBDIVISION OF SUMMERFIELD FILING NO. 1, RECORDED AT RECEPTION NO. 4912631, SETS FORTH IN NOTE 13 "BLOCKS 1 THROUGH 13 SHALL BE DEVELOPED AS AGE-TARGETED OR AGE-RESTRICTED HOUSING CONSISTENT WITH SECTION XI SPECIAL PROVISIONS OF THE ANNEXATION AGREEMENT RECORDED AT RECEPTION NO. 3902821".
8. THE PURPOSE OF THIS REPLAT IS TO REPLAT TRACT AH TO ONE (1) LOT, ONE (1) TRACT, AND TO PLAT AN EASEMENT. NO RIGHTS-OF-WAY ARE DEDICATED BY THIS PLAT.
9. A BLANKET PUBLIC ACCESS AND UTILITY EASEMENT IS HEREBY DEDICATED OVER TRACT A.
10. UTILITY EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AS SHOWN HEREON.
11. THIS PLAT ALONG WITH THE DEVELOPMENT AGREEMENT FOR REGENCY AT NORTHSKYE ACTIVE ADULT AMENITY CENTER MINOR SUBDIVISION APPROVED BY RESOLUTION NO. \_\_\_\_\_ CONSTITUTE A "SITE-SPECIFIC PLAN" (AS DEFINED IN C.R.S. 24-68-101, ET SEQ., AND CHAPTER 3 OF TITLE 9 OF THE ERIE MUNICIPAL CODE) AND SHALL CREATE VESTED PROPERTY RIGHTS FOR THREE YEARS FOLLOWING APPROVAL OF THIS PLAT AND DEVELOPMENT AGREEMENT.

## PLANNING & DEVELOPMENT APPROVAL CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING & DEVELOPMENT DIRECTOR ON THIS \_\_\_\_ DAY OF \_\_\_\_\_. 20\_\_\_\_.

PLANNING & DEVELOPMENT DIRECTOR

## TOWN COUNCIL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS **REGENCY AT NORTHSKYE ACTIVE ADULT AMENITY MINOR SUBDIVISION** IS APPROVED AND ACCEPTED BY RESOLUTION NO. \_\_\_\_\_, PASSED AND ADOPTED AT A MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_. 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 \_\_\_\_\_.

(SIGNATURE)

COUNTY CLERK AND RECORDER

DEVELOPER/APPLICANT:  
TOLL BROTHERS  
7100 E. BELLEVUE AVE., SUITE 200  
GREENWOOD VILLAGE, CO 80111  
720-357-6344  
CONTACT: JOHRI LITMAN  
EMAIL: jllitman@tollbrothers.com>

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
6200 SOUTH SYRACUSE WAY, SUITE 300  
GREENWOOD VILLAGE, CO 80111  
PHONE: 720-647-6219  
CONTACT: WILLIE KONISHI

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
6200 SOUTH SYRACUSE WAY, SUITE 300  
GREENWOOD VILLAGE, CO 80111  
PHONE: 303-228-2300

CONTACT: DARREN R. WOLTERSTORFF, PLS

**Kimley » Horn**

Tel. No. (303) 228-2300  
www.kimley-horn.com

