

OWNER'S SIGNATURE:

OEO, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
CHRISTOPHER P. ELLIOTT DATE

TITLE: _____

STATE OF COLORADO)
) SS.
COUNTY OF _____)
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY
_____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNER'S SIGNATURE:

BY: _____
ARLENE C. PENNER DATE

TITLE: _____

STATE OF COLORADO)
) SS.
COUNTY OF _____)
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY
_____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

TITLE VERIFICATION CERTIFICATE:

WE, HERITAGE TITLE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

AS SHOWN ON HERITAGE TITLE COMPANY FILE NUMBER _____, COMMITMENT DATE: _____

HERITAGE TITLE COMPANY

BY: _____ DATE: _____

NAME: _____

TITLE: _____

ATTEST:
SECRETARY/TREASURER

STATE OF _____)
) SS.
COUNTY OF _____)

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

_____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

PARKDALE FILING NO. 3

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
33.956 ACRES - 204 LOTS / 46 TRACTS
FP-001320-2021

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER H. McELVAIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 01/30/2018, 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 PREVISIONS OF THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE.

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

CHRISTOPHER H. McELVAIN
FOR AND ON BEHALF OF KT ENGINEERING, LLC.
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #36561

BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS PLAT IS TO BE KNOWN AS PARKDALE FILING NO. 3 IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE _____ DAY OF _____, 20____.

MAYOR

ATTEST
TOWN CLERK

PLANNING AND DEVELOPMENT DEPARTMENT 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

ACCEPTANCE CERTIFICATE DISTRICT:

THE DEDICATION OF TRACT(S) A THROUGH AQ AND TRACT AT ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE PARKDALE COMMUNITY AUTHORITY.

BY: _____ DATE

NAME: _____

TITLE: _____

STATE OF COLORADO)
) SS.
COUNTY OF _____)
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY
_____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ACCEPTANCE CERTIFICATE PRIVATE:

THE DEDICATION OF TRACT(S) AR AND AS ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE UNDERSIGNED.

BY: _____ DATE

NAME: _____

TITLE: _____

STATE OF COLORADO)
) SS.
COUNTY OF _____)
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY
_____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CLERK & RECORDER CERTIFICATE:

STATE OF COLORADO)
) SS.
COUNTY OF _____)
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

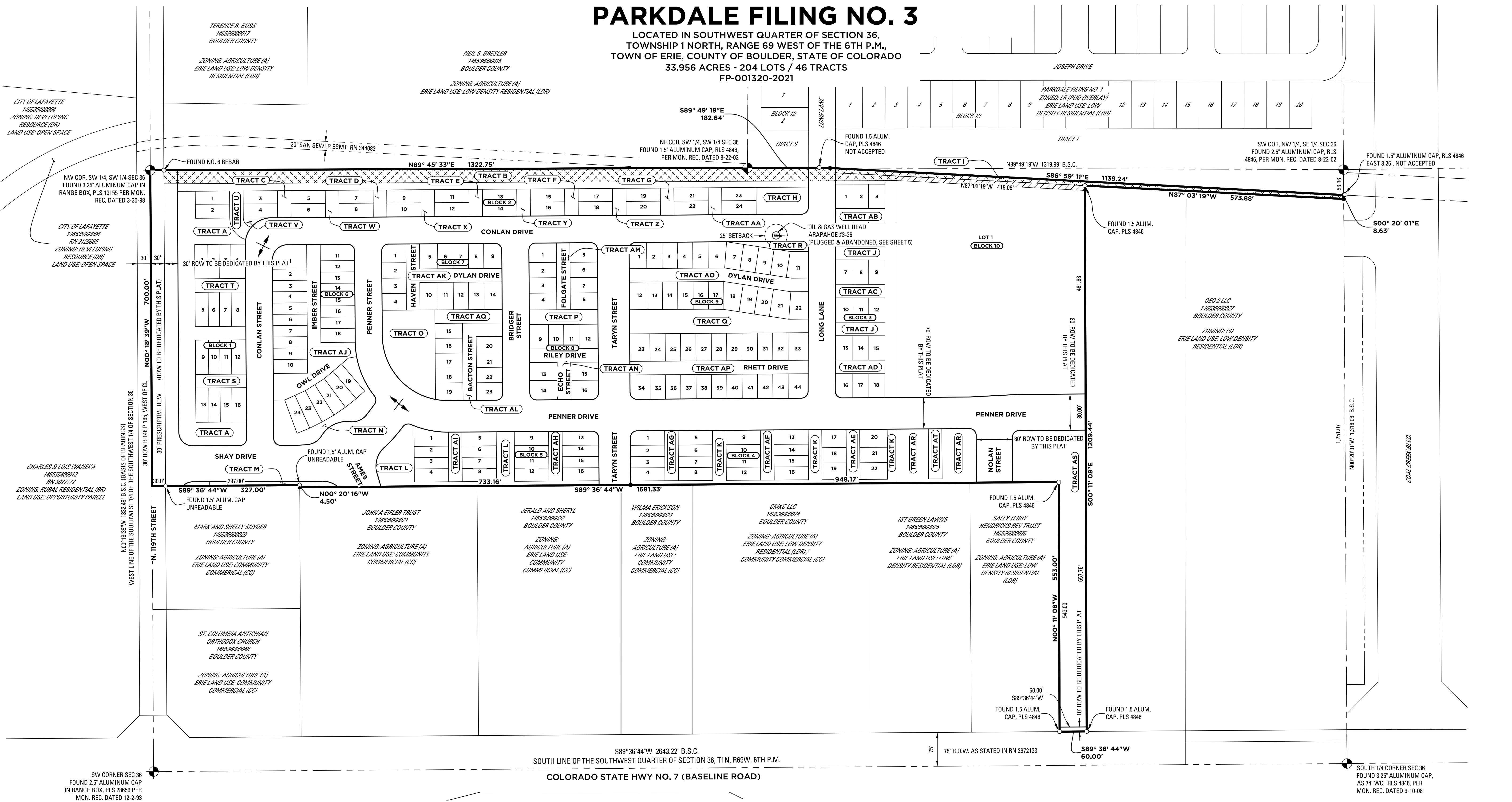
DATE SUBMITTED: 07.19.2021		
REVISION NO.	DATE	
1	10.29.2021	
2	12.16.2021	
3	01.24.2022	
4		
5		
PREPARED FOR: OEO, LLC 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111		
SCALE: 1" = N/A	JOB NO: 0043-1715	BY: EST
SHEET 2 OF 6		



KT ENGINEERING
ENGINEERS • SURVEYORS
12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

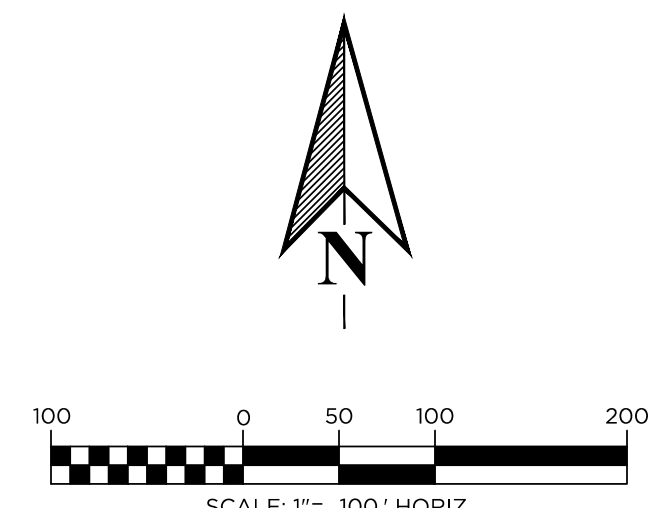
PARKDALE FILING NO. 3

LOCATED IN SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
33.956 ACRES - 204 LOTS / 46 TRACTS
FP-001320-2021



LEGEND:

- SECTION CORNER
- FOUND PROPERTY PIN AS DESCRIBED
- SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 36561, KT ENG
- ⊙ OIL & GAS WELL HEAD
- UE UTILITY EASEMENT AS DESCRIBED
- B.S.C. BETWEEN SECTION CORNERS
- SECTION LINE
- - - EASEMENT LINE
- CITY OF LAFAYETTE UTILITY EASEMENT, RN: 03756019 (SEE SHEET 6 FOR DETAILS)
- CITY OF LAFAYETTE UTILITY EASEMENT, RN: 03756020 (SEE SHEET 6 FOR DETAILS)



DATE SUBMITTED: 07.19.2021	
REVISION NO.	DATE
1	10.29.2021
2	12.16.2021
3	01.24.2022
4	
5	
PREPARED FOR: OEO, LLC 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111	
SCALE: 1" = 100'	JOB NO: 0043-1715
BY: EST	
SHEET 3 OF 6	



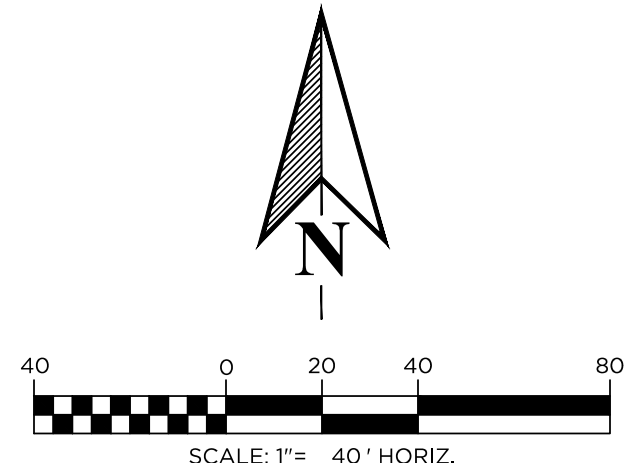
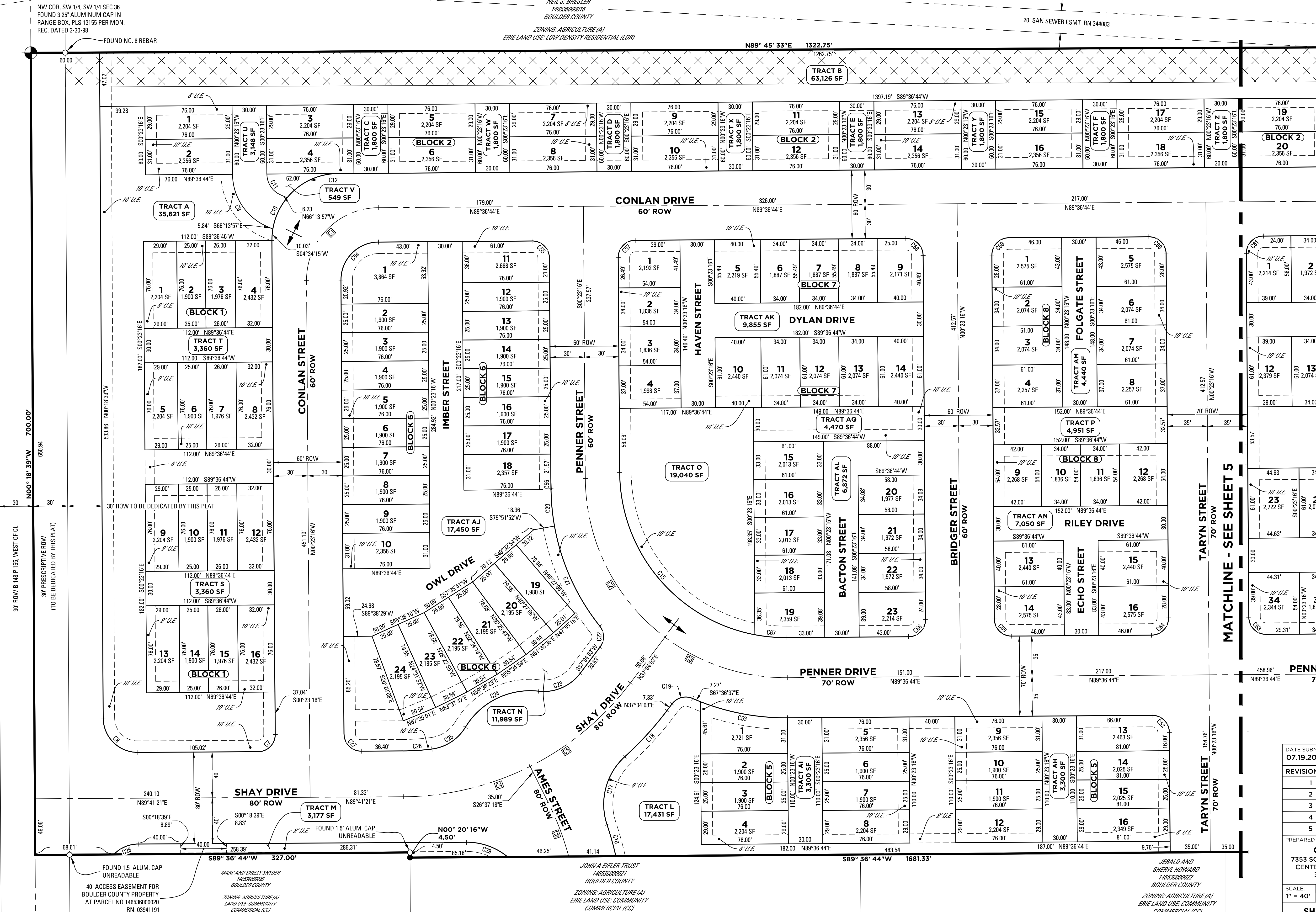
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12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

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PARKDALE FILING NO. 3

LOCATED IN SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
33,956 ACRES - 204 LOTS / 46 TRACTS
FP-001320-2021



- LEGEND:**
- SECTION CORNER
 - FOUND PROPERTY PIN AS DESCRIBED
 - SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 36561, KT ENG
 - OIL & GAS WELL HEAD
 - UTILITY EASEMENT AS DESCRIBED
 - B.S.C. BETWEEN SECTION CORNERS
 - SECTION LINE
 - EASEMENT LINE
 - CITY OF LAFAYETTE UTILITY EASEMENT, RN: 03756019 (SEE SHEET 6 FOR DETAILS)
 - CITY OF LAFAYETTE UTILITY EASEMENT, RN: 03756020 (SEE SHEET 6 FOR DETAILS)

DATE SUBMITTED:		07.19.2021	
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3	01.24.2022	4	
4		5	
PREPARED FOR:			
OEO, LLC			
7353 SOUTH ALTON WAY			
CENTENNIAL, CO 80112			
303.770.9111			
SCALE:	JOB NO.:	BY:	
1" = 40'	0043-1715	EST	
SHEET 4 OF 6			

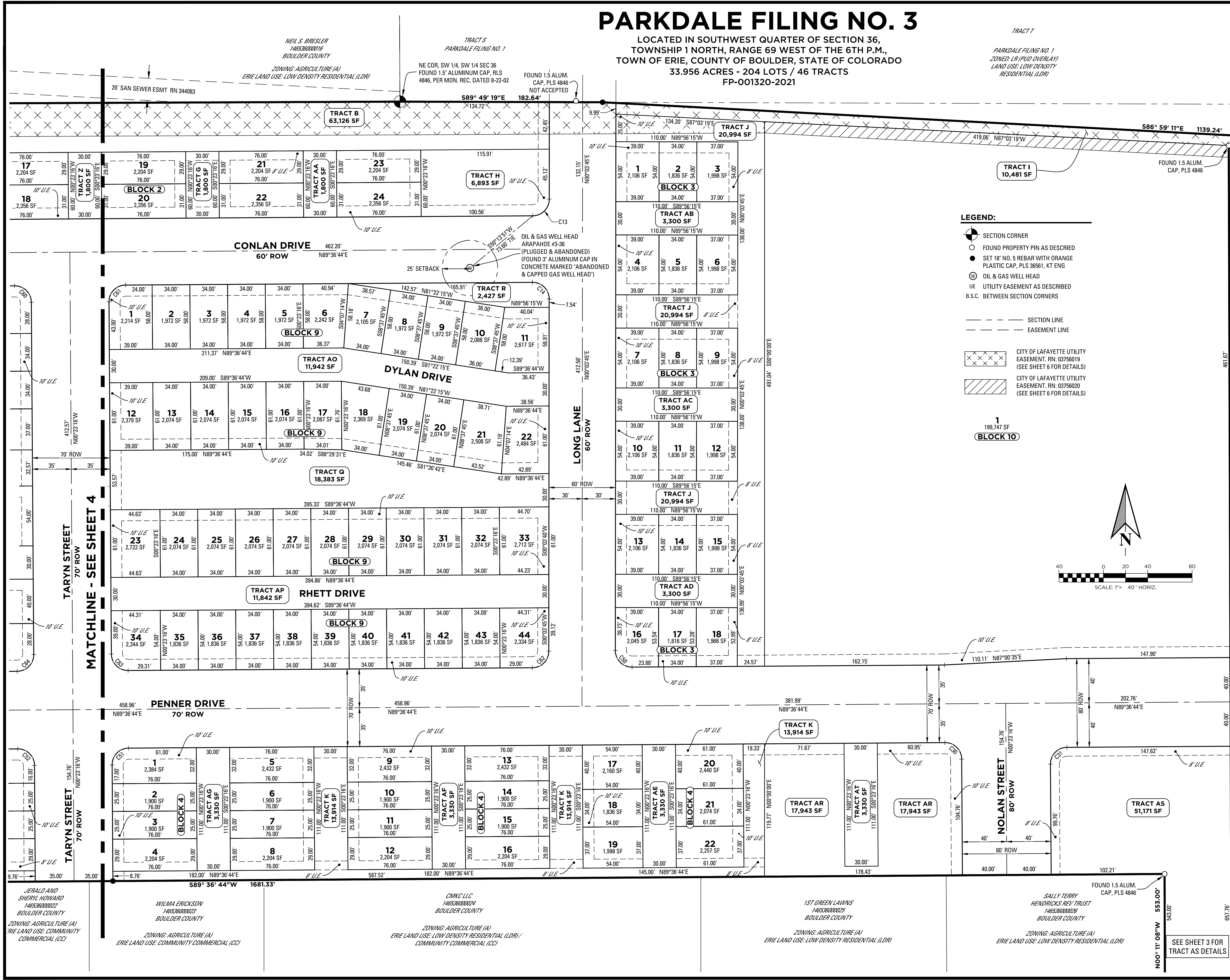
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PARKDALE FILING NO. 3

LOCATED IN SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
33.956 ACRES - 204 LOTS / 46 TRACTS
FP-001320-2021

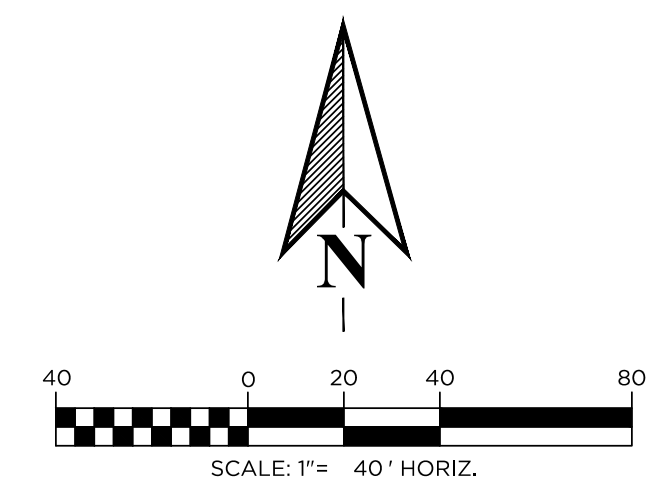


CENTERLINE CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGHT	CHD BEARING	CHD LENGTH
C1	90°00'00"	63.00'	98.96'	N44°36'44"E	89.10'
C2	52°32'41"	175.00'	160.49'	S26°39'37"E	154.92'
C3	37°27'19"	175.00'	114.40'	S71°39'37"E	112.37'
C4	26°18'38"	250.00'	114.80'	N76°32'01"E	113.80'
C5	26°18'39"	250.00'	114.80'	N50°13'22"E	113.80'
C6	11°37'53"	250.00'	50.75'	S20°48'21"E	50.66'

TRACTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C7	90°04'37"	15.00'	23.58'	S44°39'03"W	21.23'
C8	90°00'00"	30.00'	47.12'	N45°18'39"W	42.43'
C9	65°50'41"	50.00'	57.46'	S33°18'36"E	54.35'
C10	29°58'45"	58.00'	30.35'	S24°31'08"W	30.00'
C11	65°50'41"	20.00'	22.98'	N33°18'36"W	21.74'
C12	50°06'14"	58.00'	50.72'	S64°33'37"W	49.12'
C13	89°32'59"	15.00'	23.44'	S44°50'15"W	21.13'
C14	90°27'01"	15.00'	23.68'	S45°09'45"W	21.30'
C15	78°51'58"	145.00'	199.59'	N39°49'15"W	184.20'
C16	5°38'37"	290.00'	28.57'	N15°45'44"W	28.55'
C17	66°26'20"	56.00'	64.94'	N14°38'07"E	61.36'
C18	12°05'25"	258.85'	54.62'	N42°27'40"E	54.52'
C19	76°20'20"	15.00'	19.99'	N75°14'13"E	18.54'
C20	9°25'03"	195.00'	32.05'	S5°25'36"E	32.02'
C21	28°25'43"	195.00'	96.75'	S24°20'59"E	95.76'
C22	75°37'53"	15.00'	19.80'	S0°44'54"E	18.39'
C23	59°18'39"	40.00'	41.41'	S66°43'22"W	39.58'
C24	65°13'29"	66.00'	75.13'	S63°45'57"W	71.14'
C25	51°38'42"	40.00'	36.05'	S56°58'34"W	34.85'
C26	6°53'27"	210.00'	25.26'	S86°14'38"W	25.24'
C27	89°55'23"	15.00'	23.54'	N45°20'57"W	21.20'
C28	45°28'54"	30.00'	23.81'	N66°56'54"E	23.19'
C29	39°50'39"	56.00'	38.94'	S70°23'19"E	38.16'
C30	90°00'00"	15.00'	23.56'	S45°23'16"E	21.21'
C31	90°00'00"	15.00'	23.56'	N44°36'44"E	21.21'

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C50	90°27'01"	15.00'	23.68'	N45°09'45"W	21.30'
C51	90°00'00"	15.00'	23.56'	N44°36'44"E	21.21'
C52	90°00'00"	15.00'	23.56'	S45°23'16"E	21.21'
C53	21°45'39"	205.00'	77.86'	S79°30'27"E	77.39'
C54	90°00'00"	33.00'	51.84'	N44°36'44"E	46.67'
C55	90°00'00"	15.00'	23.56'	S45°23'16"E	21.21'
C56	2°38'12"	205.00'	9.43'	S1°42'22"E	9.43'
C57	90°00'00"	15.00'	23.56'	N44°36'44"E	21.21'
C58	90°00'00"	15.00'	23.56'	S45°23'16"E	21.21'
C59	90°00'00"	15.00'	23.56'	N44°36'44"E	21.21'
C60	90°00'00"	15.00'	23.56'	S45°23'16"E	21.21'
C61	90°00'00"	15.00'	23.56'	N44°36'44"E	21.21'
C62	89°32'59"	15.00'	23.44'	S44°50'15"W	21.13'
C63	90°00'00"	15.00'	23.56'	N45°23'16"W	21.21'
C64	90°00'00"	15.00'	23.56'	S44°36'44"W	21.21'
C65	90°00'00"	15.00'	23.56'	N45°23'16"W	21.21'
C66	90°00'00"	15.00'	23.56'	S44°36'44"W	21.21'
C67	11°08'02"	145.00'	28.18'	N84°49'15"W	28.13'

- LEGEND:**
- SECTION CORNER
 - FOUND PROPERTY PIN AS DESCRIBED
 - SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 38551, KT ENG
 - OIL & GAS WELL HEAD
 - UTILITY EASEMENT AS DESCRIBED
 - B.S.C. BETWEEN SECTION CORNERS
 - SECTION LINE
 - EASEMENT LINE
 - CITY OF LAFAYETTE UTILITY EASEMENT, RN: 03756019 (SEE SHEET 6 FOR DETAILS)
 - CITY OF LAFAYETTE UTILITY EASEMENT, RN: 03756020 (SEE SHEET 6 FOR DETAILS)



DATE SUBMITTED: 07.19.2021	
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5	
PREPARED FOR: OEO, LLC 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111	
SCALE: 1" = 40'	JOB NO: 0043-1715
BY: EST	
SHEET 5 OF 6	

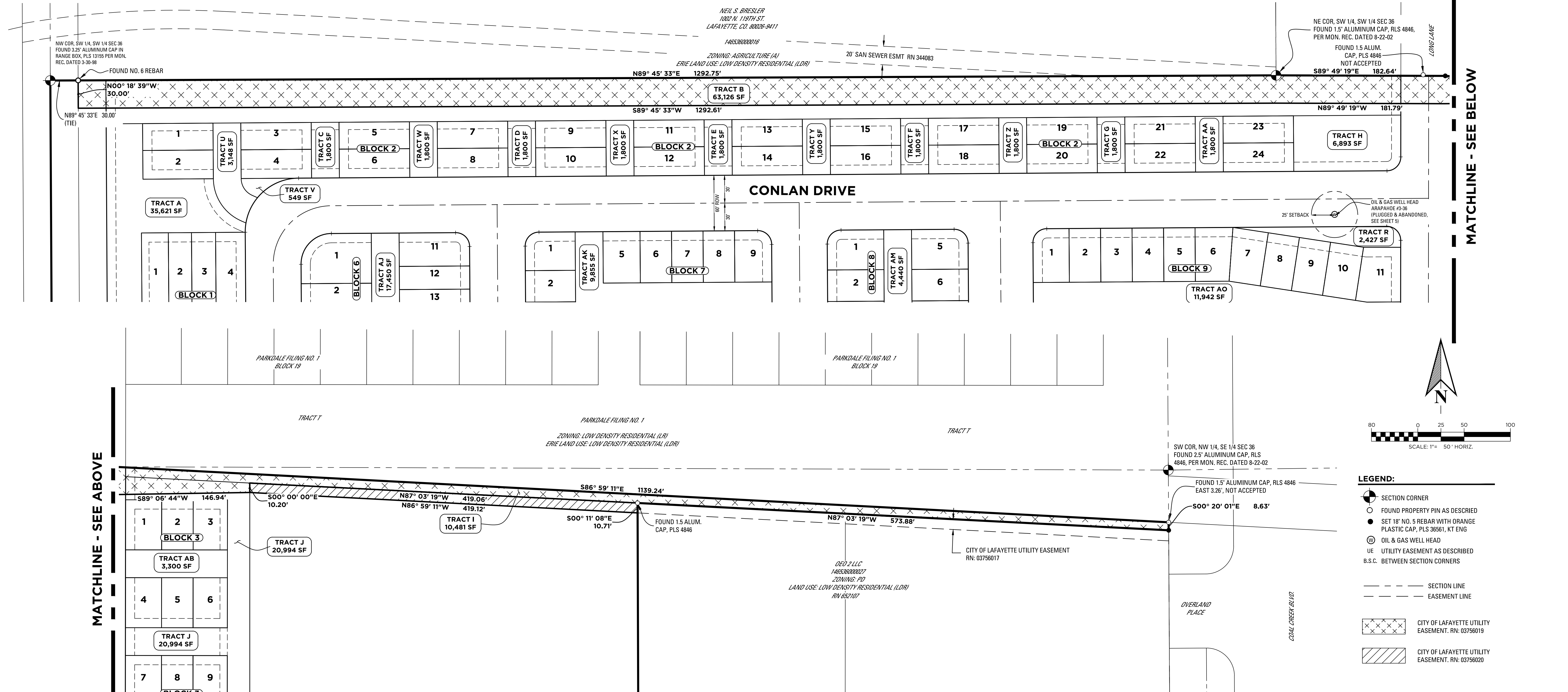
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12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

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PARKDALE FILING NO. 3

LOCATED IN SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
33.956 ACRES - 204 LOTS / 46 TRACTS
FP-001320-2021



MATCHLINE - SEE ABOVE

MATCHLINE - SEE BELOW

LEGEND:

- SECTION CORNER
- FOUND PROPERTY PIN AS DESCRIBED
-
- OIL & GAS WELL HEAD
- UTILITY EASEMENT AS DESCRIBED
- B.S.C. BETWEEN SECTION CORNERS
- SECTION LINE
- EASEMENT LINE
- CITY OF LAFAYETTE UTILITY EASEMENT. RN: 03756019
- CITY OF LAFAYETTE UTILITY EASEMENT. RN: 03756020

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REVISION NO.	DATE
1	10.29.2021
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PREPARED FOR:
OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

SCALE: 1" = 50'
JOB NO: 0043-1715
BY: EST

SHEET 6 OF 6

KT ENGINEERING
ENGINEERS • SURVEYORS

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ARVADA, CO 80002
PH: 720.638.5190

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