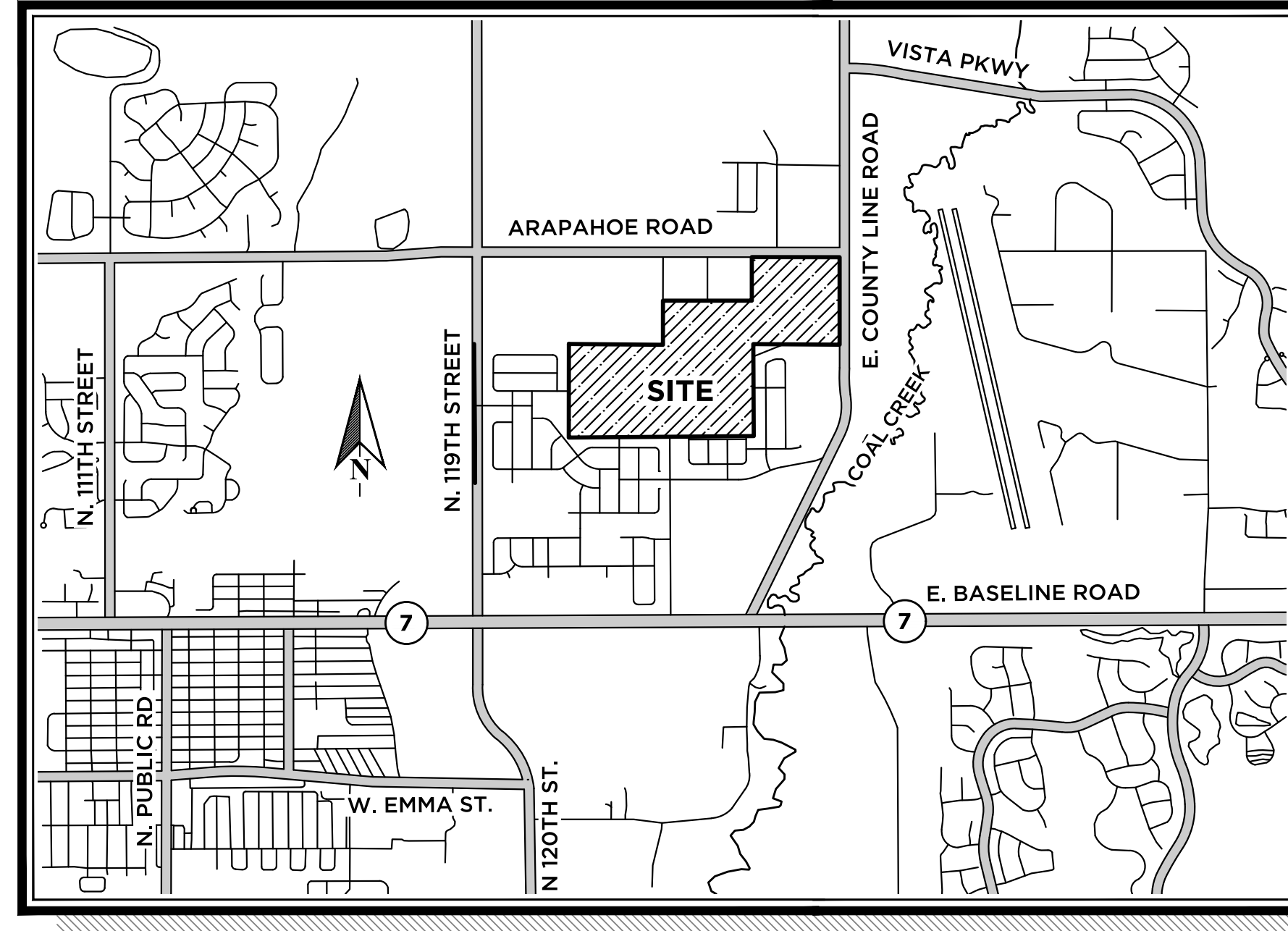


# PARKDALE PRELIMINARY PLAT NO. 4

LOCATED IN THE NORTH 1/2 AND SOUTHEAST QUARTER OF SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
141.5481 ACRES - 534 LOTS / 37 TRACTS  
PP-001658-2023



VICINITY MAP  
1" = 2000'

### BASIS OF BEARINGS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 BEING S 89°00'36" W AND MONUMENTED AS FOLLOWS:

- EAST CENTER 1/16 CORNER SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,
- CENTER 1/4 CORNER OF SECTION 36, BEING A FOUND 3.25" ALUMINUM CAP, PLS 38445

### NOTES

- 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 BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S CERTIFICATE SHOWN HEREON.
- DUE TO THE PROXIMITY OF THE PROPERTY TO THE ERIE MUNICIPAL AIRPORT, 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 FOR AIRCRAFT OPERATIONS.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY KT ENGINEERING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT OR TO VERIFY THE DESCRIPTION HEREON, OR THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR EASEMENTS OF RECORD.
- KT ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS RECORDED/UNRECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE INSURANCE COMMITMENT(S) MAY DISCLOSE. KT ENGINEERING RELIED UPON COMMONWEALTH TITLE COMPANY FILE NUMBER: 450-HS0807100-412, EFFECTIVE DATE: AUGUST 18, 2022.
- THE LINEAL UNITS USED ON THIS SURVEY ARE U.S. SURVEY FEET, THE BEARINGS ARE IN DEGREES-MINUTES-SECONDS.
- THREE WELLS ARE LOCATED WITHIN THE PROJECT BOUNDARY. ARAPAHOE MC#36-6 IS, DONEY MC#36-7 DONLEY MC#1-36. ALL WELLS HAVE A C.O.G.C.C. STATUS OF PLUGGED AND ABANDONED.
- ACCORDING TO FIRM FLOOD INSURANCE RATE MAP PANEL 08013L0439J, EFFECTIVE: DECEMBER 18, 2012 AND MAP PANEL 08013CO443K, EFFECTIVE: AUGUST 15, 2019 NO PORTION OF THIS SITE LIES WITHIN THE 100 YR FLOODPLAIN
- WITH FINAL PLAT A BLANKET PUBLIC ACCESS EASEMENTS TO BE GRANTED OVER ALL TRACTS EXCEPT J AND AJ.
- WITH FINAL PLAT A BLANKET DRAINAGE EASEMENTS TO BE GRANTED OVER TRACTS B, D, F, G, P, R, S, T, U, AH, AK.
- WITH FINAL PLAT A BLANKET UTILITY EASEMENT TO BE GRANTED OVER TRACTS V,Y, AA, AC, AE, AG, AI.
- AVIGATION EASEMENT TO BE DEDICATED BY FINAL PLAT. THE DEVELOPER AND ITS ASSIGNS HEREBY GRANT TO THE TOWN OF ERIE (THE "TOWN") A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR THE USE AND BENEFIT OF THE TOWN AND THE PUBLIC APPURTENANT TO, OVER, ACROSS AND THROUGH THE PROPERTY SUBJECT TO THIS PLAT (THE "PROPERTY"), FOR THE PASSAGE OF ALL AIRCRAFT ("AIRCRAFT" BEING DEFINED AS ANY DEVICE NOW KNOWN OR HEREAFTER INVENTED, USED OR DESIGNATED FOR NAVIGATION OF OR FLIGHT IN THE AIR) BY WHOMEVER OWNED AND OPERATED, IN THE AIRSPACE ABOVE THE SURFACE OF THE PROPERTY TO AN INFINITE HEIGHT ABOVE THE PROPERTY, TOGETHER WITH THE RIGHT TO CAUSE IN SAID AIRSPACE SUCH NOISE, VIBRATION, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT USING SAID AIRSPACE FOR LANDING AT, TAKING OFF FROM, OR OPERATING AT THE ERIE MUNICIPAL AIRPORT. THE DEVELOPER AND ITS ASSIGNS FURTHER GRANT AND CONVEY UNTO THE TOWN AND ITS AGENTS, OFFICIALS, REPRESENTATIVES AND EMPLOYEES, A CONTINUING RIGHT TO TAKE ANY ACTION NECESSARY TO PREVENT THE ERECTION OR GROWTH OF ANY STRUCTURE, TREE OR OTHER OBJECT INTO THE AIRSPACE, OR TO MARK OR LIGHT AS OBSTRUCTIONS TO AIR NAVIGATION ANY AND ALL STRUCTURES, TREES OR OTHER OBJECTS, THAT MAY INTERFERE WITH THE USE OF THE ERIE MUNICIPAL AIRPORT, TOGETHER WITH THE RIGHT OF INGRESS TO, EGRESS FROM, AND PASSAGE OVER THE PROPERTY FOR SUCH PURPOSES. THIS AVIGATION EASEMENT SHALL RUN WITH THE LAND AND BE BINDING ON ALL FUTURE OWNERS OF THE PROPERTY.

### LEGAL DESCRIPTION:

AN UNPLATTED PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO;

ALONG WITH TRACT AL, PARKDALE FILING NO. 1, A SUBDIVISION RECORDED AT RN: 03816093 ON SEPTEMBER 17, 2020 IN THE RECORDS OF THE BOULDER COUNTY CLERK & RECORDER;

ALONG WITH TRACT A, PARKDALE FILING NO. 1, AMENDMENT NO. 2, A SUBDIVISION RECORDED AT RN: 03991024 ON DECEMBER 5, 2022 IN THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 BEING S 89°00'36" W AND MONUMENTED AS FOLLOWS:

- EAST CENTER 1/16 CORNER SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846 PER MON REC DATED 8-22-02.
- CENTER 1/4 CORNER OF SECTION 36, BEING A FOUND 3.25" ALUMINUM CAP, PLS 38445 PER MON REC DATED 7-26-22.

POINT OF BEGINNING AT SAID EAST CENTER 1/16 CORNER OF SECTION 36 BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846;

THENCE S 89°00'36" W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36 A DISTANCE OF 131.79 FEET TO THE NORTHEAST CORNER OF TRACT A, PARKDALE FILING NO. 1, AMENDMENT NO. 2, A SUBDIVISION RECORDED AT RN: 03991024 ON DECEMBER 5, 2022 IN THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT A, PARKDALE FILING NO. 1, AMENDMENT NO. 2 THE FOLLOWING FOUR (4) COURSES:

- S 00°18'01" E A DISTANCE OF 5.95 FEET;
- ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 44°41'59" W 21.21 FEET, A RADIUS OF 15.00 FEET, AN ARC OF 23.56 FEET, AND A DELTA OF 90°00'00";
- S 89°41'59" W A DISTANCE OF 735.00 FEET;
- ALONG A CURVE TO THE RIGHT HAVING A CHORD OF N 51°33'44" W 18.77 FEET, A RADIUS OF 15.00 FEET, AN ARC OF 20.28 FEET, AND A DELTA OF 77°28'33" TO A POINT ON SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36;

THENCE S 89°00'36" W ALONG SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36 A DISTANCE OF 444.97 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 36, BEING A FOUND 3.25" ALUMINUM CAP, PLS 38445;

THENCE N 89°56'15" W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36 A DISTANCE OF 1319.94 FEET TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 36 TO A POINT BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846;

THENCE N 00°04'29" E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36 A DISTANCE OF 1345.89 FEET TO THE NORTHWEST 1/16 CORNER SAID SECTION 36 TO A POINT BEING A FOUND 2" ALUMINUM CAP, PLS 28273;

THENCE S 89°58'43" E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36 DISTANCE OF 1332.41 FEET TO THE CENTER NORTH 1/16 CORNER SAID SECTION 36 TO A POINT BEING A FOUND 2" ALUMINUM CAP, PLS 28273;

THENCE N 00°00'45" W ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 A DISTANCE OF 659.63 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 3678382 BEING A FOUND NO. 5 REBAR W/ YELLOW PLASTIC CAP PLS 22584;

THENCE N 89°56'07" E ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 3678382 A DISTANCE OF 659.86 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2710442 BEING A FOUND NO. 5 REBAR W/ 2" ALUMINUM CAP "SCOTT COX";

THENCE N 89°56'49" E ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 3678386 A DISTANCE OF 660.11 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 3678386 BEING A FOUND NO. 5 REBAR;

THENCE N 00°01'24" W ALONG THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 3678386 A DISTANCE OF 634.63 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ARAPAHOE ROAD;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD THE FOLLOWING SEVEN (7) COURSES:

- S 89°57'39" E A DISTANCE OF 1218.83 FEET;
- S 00°02'23" W A DISTANCE OF 30.00 FEET;
- S 89°57'37" E A DISTANCE OF 40.24 FEET;
- ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 44°45'36" E 35.48 FEET, A RADIUS OF 25.00 FEET, AN ARC OF 39.44 FEET, AND A DELTA OF 90°23'23";
- S 00°26'06" W A DISTANCE OF 40.00 FEET;
- S 89°33'54" E A DISTANCE OF 40.00 FEET;
- S 00°26'06" W A DISTANCE OF 1199.64 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF MUHR SUBDIVISION, A SUBDIVISION RECORDED AT RECEPTION NO. 03235164;

THENCE S 89°59'09" W ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 654.24 FEET TO THE SOUTHEAST CORNER OF TRACT R-6 ON PLAT OF SURVEY RECORDED AT RECEPTION NO. 807363 TO A POINT BEING A FOUND 1.5" ALUMINUM CAP, LS 25614;

THENCE S 89°59'59" W ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT R-6 ON PLAT OF SURVEY RECORDED AT RECEPTION NO. 807363 A DISTANCE OF 376.07 FEET TO THE NORTHEAST CORNER OF TRACT AL, PARKDALE FILING NO. 1, A SUBDIVISION RECORDED AT RN: 03816093 ON SEPTEMBER 17, 2020 IN THE RECORDS OF THE BOULDER COUNTY CLERK & RECORDER

THENCE S 68°08'37" W ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT AL A DISTANCE OF 305.11 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36

THENCE S 00°18'01" E ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36 A DISTANCE OF 1209.58 FEET TO THE POINT OF BEGINNING.

COMBINED TOTAL CONTAINS A NET AREA OF 6,165,836 SQUARE FEET OR 141.5481 ACRES MORE OR LESS.

### TRACT SUMMARY CHART:

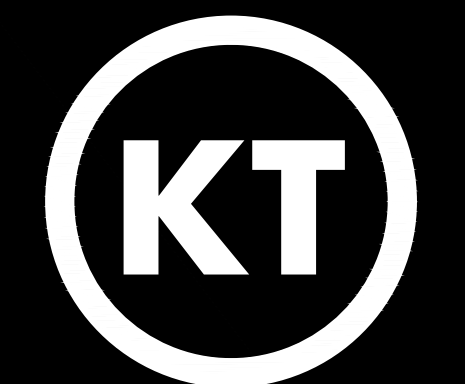
TRACT	AREA SF	AREA AC	USE	OWNERSHIP	MAINTENANCE
TRACT A	17,488 SF	0.401 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT B	6,501 SF	0.149 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT C	3,000 SF	0.069 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT D	139,521 SF	3.203 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT E	12,099 SF	0.278 AC	POCKET PARK	DISTRICT/HOA	DISTRICT/HOA
TRACT F	26,970 SF	0.619 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT G	39,586 SF	0.909 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT H	11,737 SF	0.269 AC	POCKET PARK	DISTRICT/HOA	DISTRICT/HOA
TRACT I	16,717 SF	0.384 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT J	656,280 SF	15.066 AC	BVSD SCHOOL PARCEL	PRIVATE	PRIVATE
TRACT K	38,613 SF	0.886 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT L	6,000 SF	0.138 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT M	8,763 SF	0.201 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT N	48,236 SF	1.107 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT O	5,470 SF	0.126 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT P	96,906 SF	2.225 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT Q	11,141 SF	0.256 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT R	28,835 SF	0.662 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT S	33,384 SF	0.766 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT T	124,963 SF	2.869 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT U	88,958 SF	2.042 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT V	22,401 SF	0.514 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT W	1,292 SF	0.030 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT X	9,123 SF	0.209 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT Y	16,253 SF	0.373 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT Z	26,252 SF	0.603 AC	POCKET PARK	DISTRICT/HOA	DISTRICT/HOA
TRACT AA	5,483 SF	0.126 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AB	6,893 SF	0.158 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT AC	5,514 SF	0.127 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AD	4,777 SF	0.110 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT AE	5,514 SF	0.127 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AF	4,777 SF	0.110 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT AG	5,514 SF	0.127 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AH	35,167 SF	0.807 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT AI	5,514 SF	0.127 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AJ	75,712 SF	1.738 AC	FUTURE DEVELOPMENT	PRIVATE	PRIVATE
TRACT AK	28,796 SF	0.661 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA

### LAND SUMMARY CHART:

TYPE	COUNT (EA)	AREA (AC)	% OF TOTAL
SINGLE FAMILY LOTS	408	56.4890 AC	39.91 %
TOWNHOME LOTS	126	4.8877 AC	3.45 %
PRIVATE ALLEY TRACTS	7	1.5196 AC	1.07 %
OPEN SPACE TRACTS	26	19.0973 AC	13.49 %
FUTURE DEVELOPMENT TRACTS	1	1.7381 AC	1.23 %
POCKET PARK TRACTS	3	1.1499 AC	0.81 %
PUBLIC R.O.W.	NA	41.6005 AC	29.39 %
SCHOOL SITE	1	15.0661 AC	10.65 %

TOTAL: 141.5481 AC 100 %

DATE SUBMITTED:		
10.24.2023		
REVISION NO.	DATE	
1	01.22.2024	
2	05.07.2024	
3	08.01.2024	
4	10.21.2024	
5		
PREPARED FOR:		
<b>OEO 2, LLC</b>		
7353 SOUTH ALTON WAY		
CENTENNIAL, CO 80112		
303.770.9111		
SCALE:	JOB NO:	BY:
1" = N/A	0043-1814	KBS
SHEET 1 OF 12		



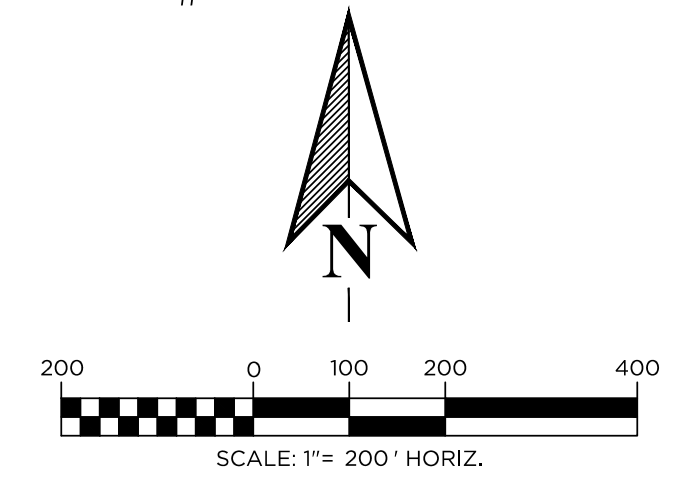
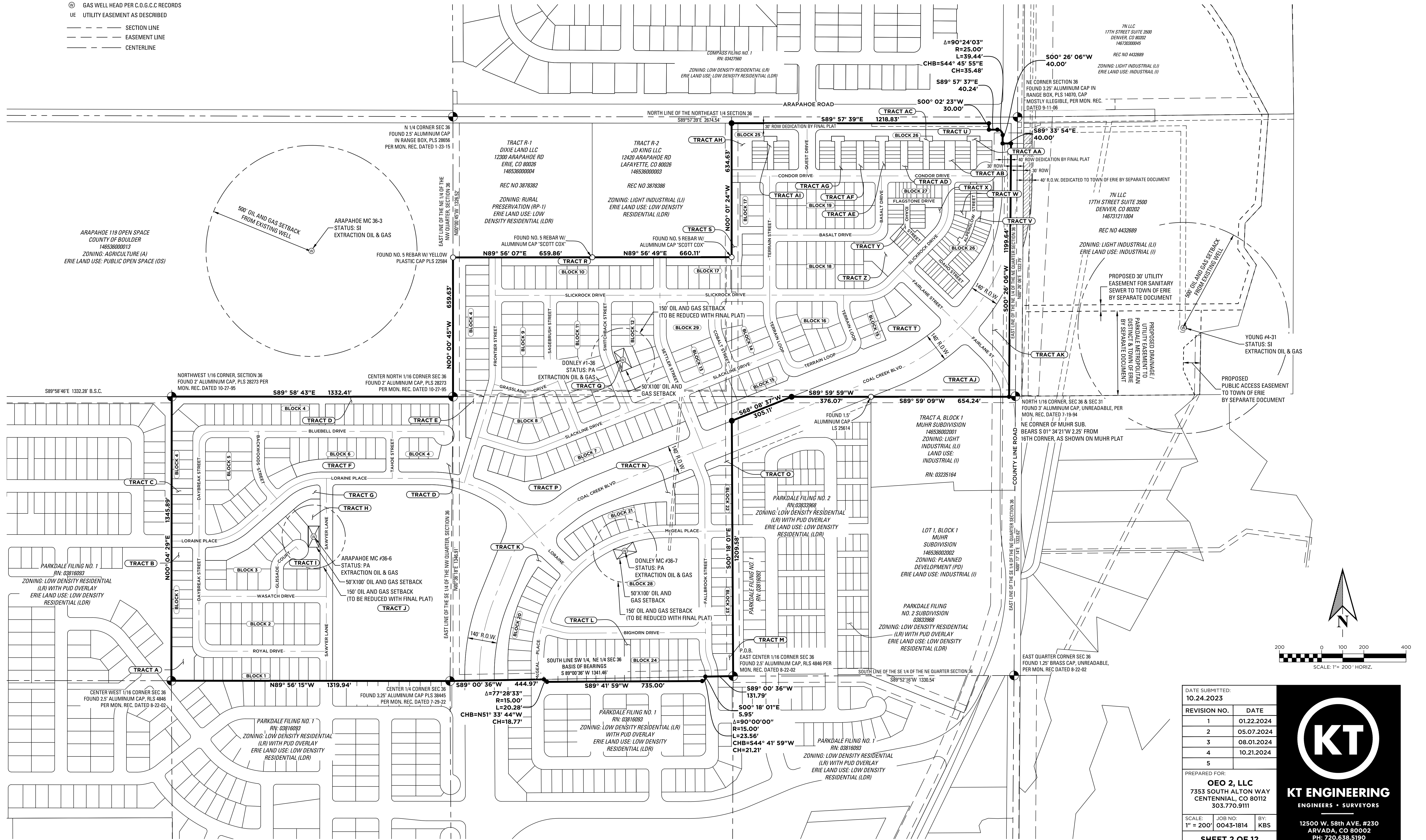
**KT ENGINEERING**  
ENGINEERS • SURVEYORS

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

# PARKDALE PRELIMINARY PLAT NO. 4

LOCATED IN THE NORTH 1/2 AND SOUTHEAST QUARTER OF SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
141.5481 ACRES - 534 LOTS / 37 TRACTS  
PP-001658-2023

- LEGEND:**
- SECTION CORNER
  - FOUND PROPERTY PIN AS DESCRIBED
  - SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 36561, KT ENG
  - ⊙ GAS WELL HEAD PER C.O.G.C.C RECORDS
  - UE UTILITY EASEMENT AS DESCRIBED
  - SECTION LINE
  - - - EASEMENT LINE
  - CENTERLINE



DATE SUBMITTED:  
**10.24.2023**

REVISION NO.	DATE
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3	08.01.2024
4	10.21.2024
5	

PREPARED FOR:  
**OEO 2, LLC**  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112  
303.770.9111

SCALE: 1" = 200' JOB NO: 0043-1814 BY: KBS

**SHEET 2 OF 12**

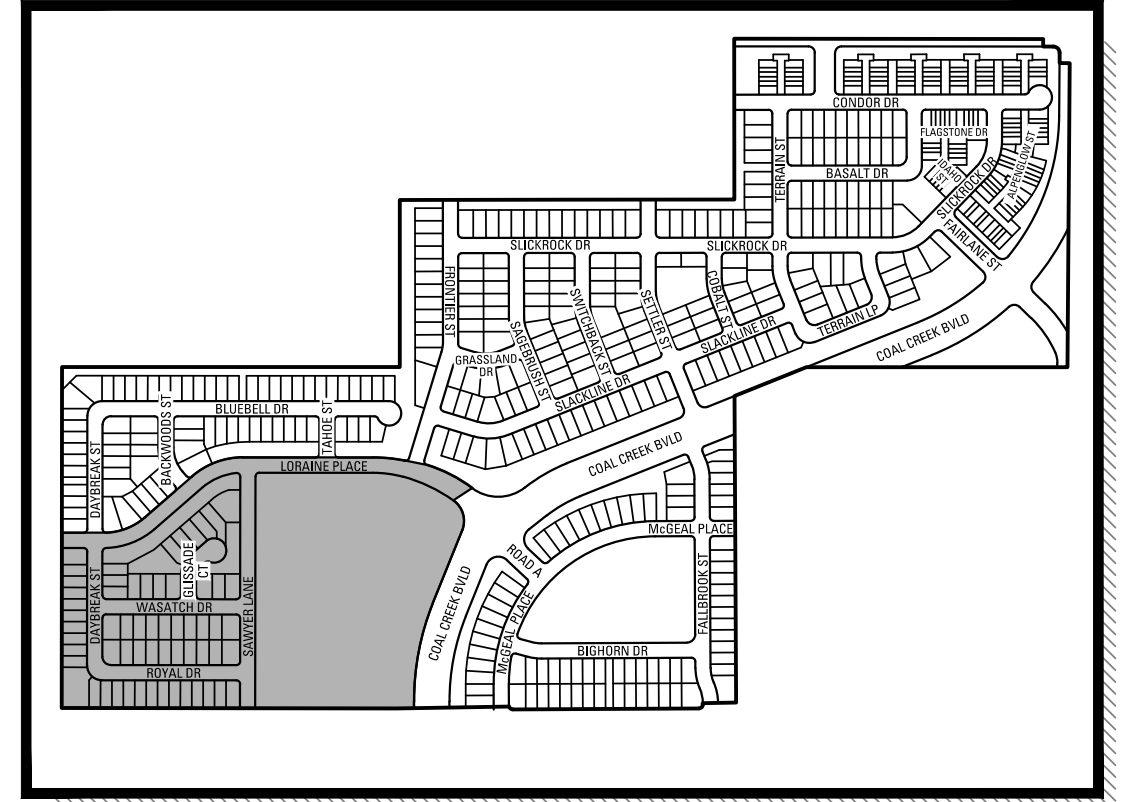
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# PARKDALE PRELIMINARY PLAT NO. 4

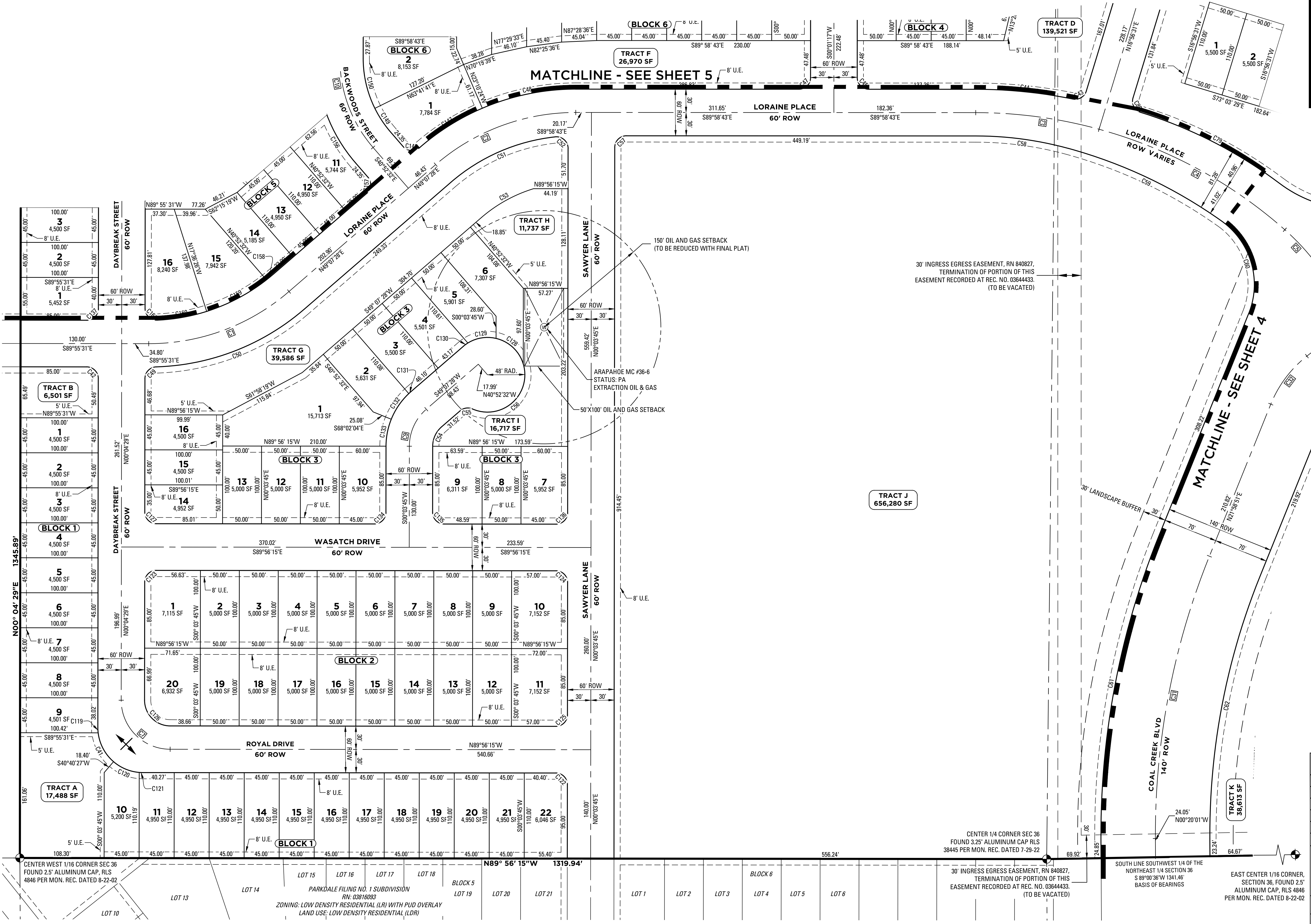
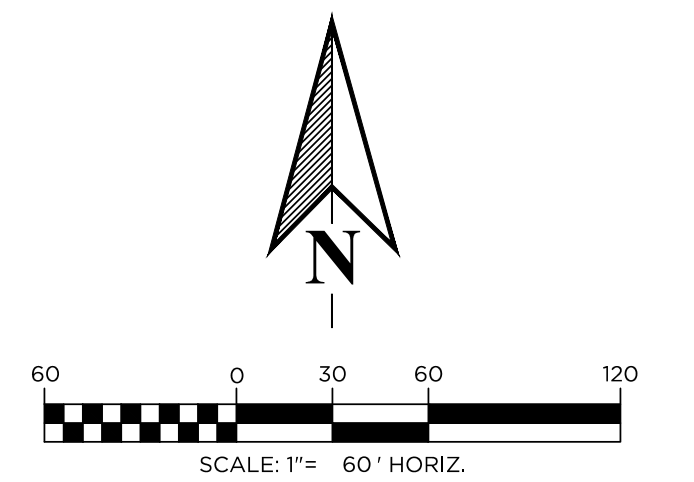
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KEYMAP  
NTS

### LEGEND:

- ⊕ SECTION CORNER
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- ⊙ OIL & GAS WELL HEAD PER C.O.G.C.C RECORDS
- ⊕ UTILITY EASEMENT AS DESCRIBED
- SECTION LINE
- - - EASEMENT LINE
- CENTERLINE



REVISION NO.	DATE
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2	05.07.2024
3	08.01.2024
4	10.21.2024
5	

DATE SUBMITTED:  
10.24.2023

PREPARED FOR:  
**OEO 2, LLC**  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112  
303.770.9111

SCALE: 1" = 60'  
JOB NO: 0043-1814  
BY: KBS

**SHEET 3 OF 12**

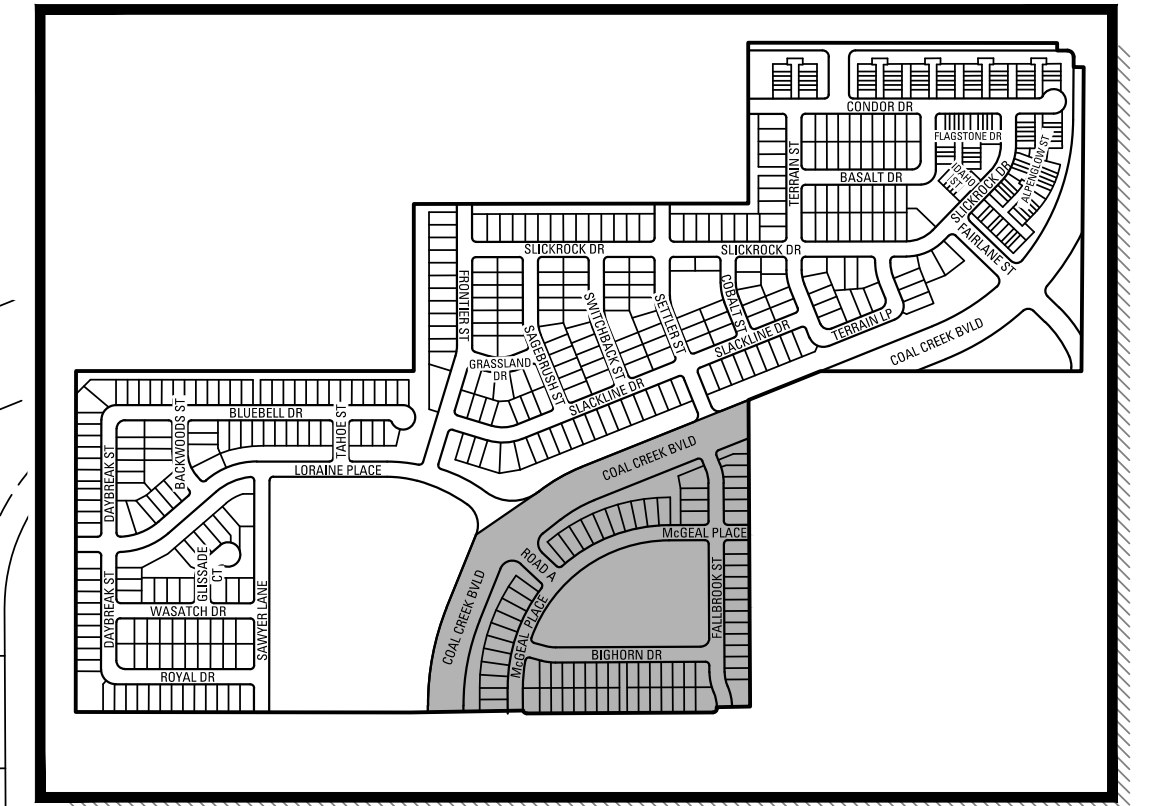
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12500 W. 58th AVE. #230  
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# PARKDALE PRELIMINARY PLAT NO. 4

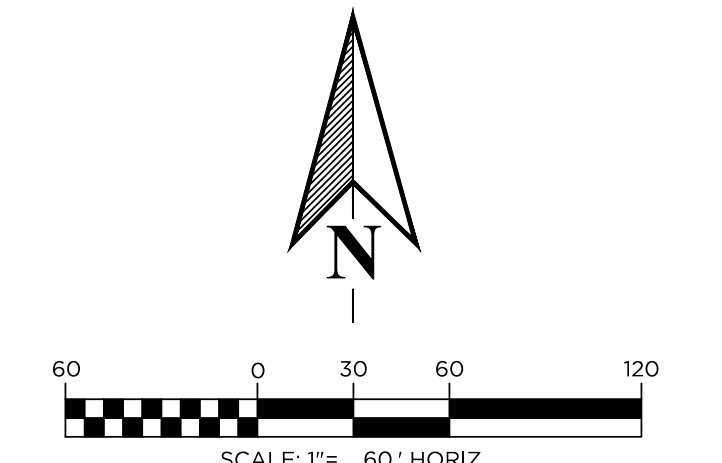
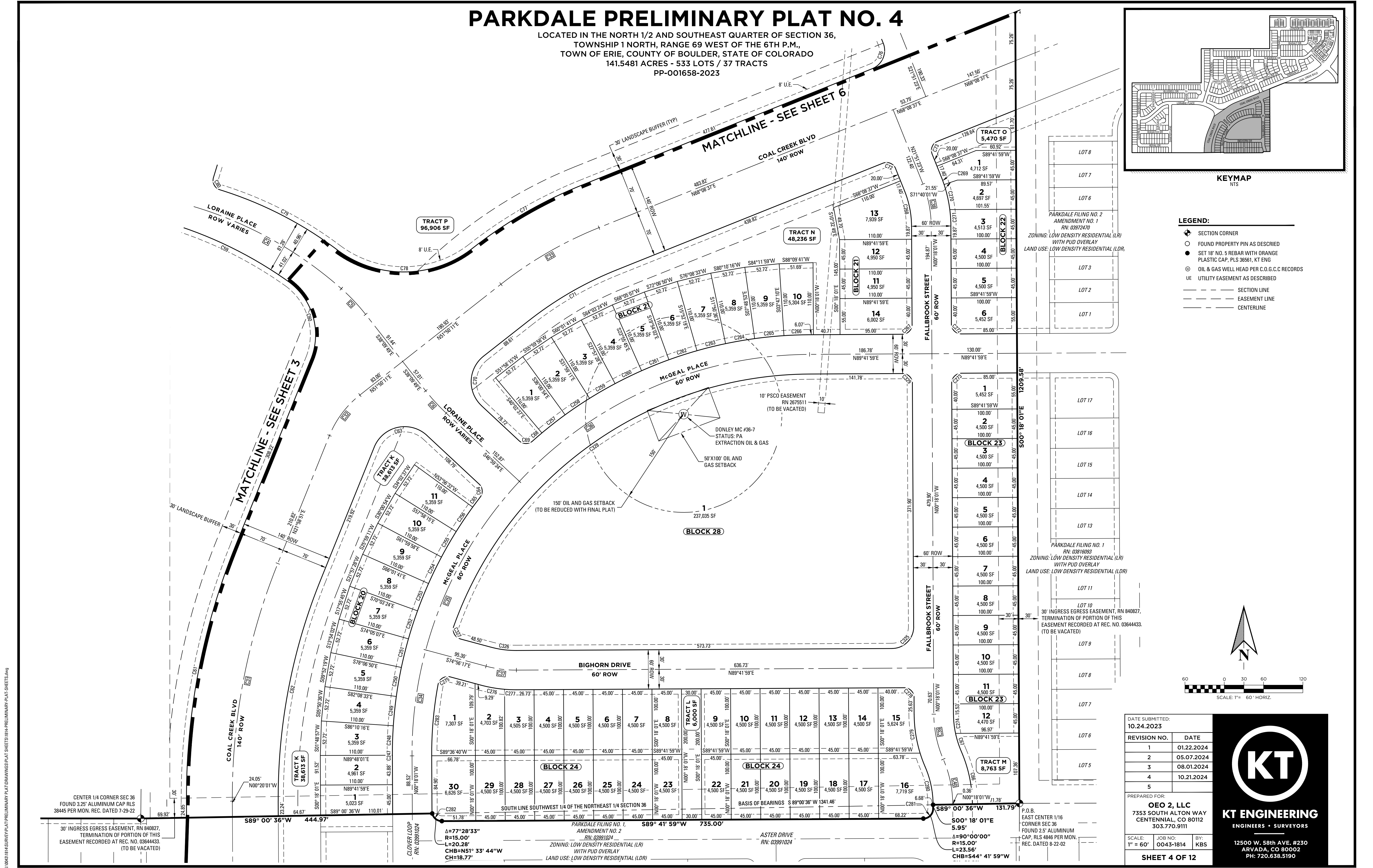
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KEYMAP  
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### LEGEND:

- SECTION CORNER
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- OIL & GAS WELL HEAD PER C.O.G.C.C RECORDS
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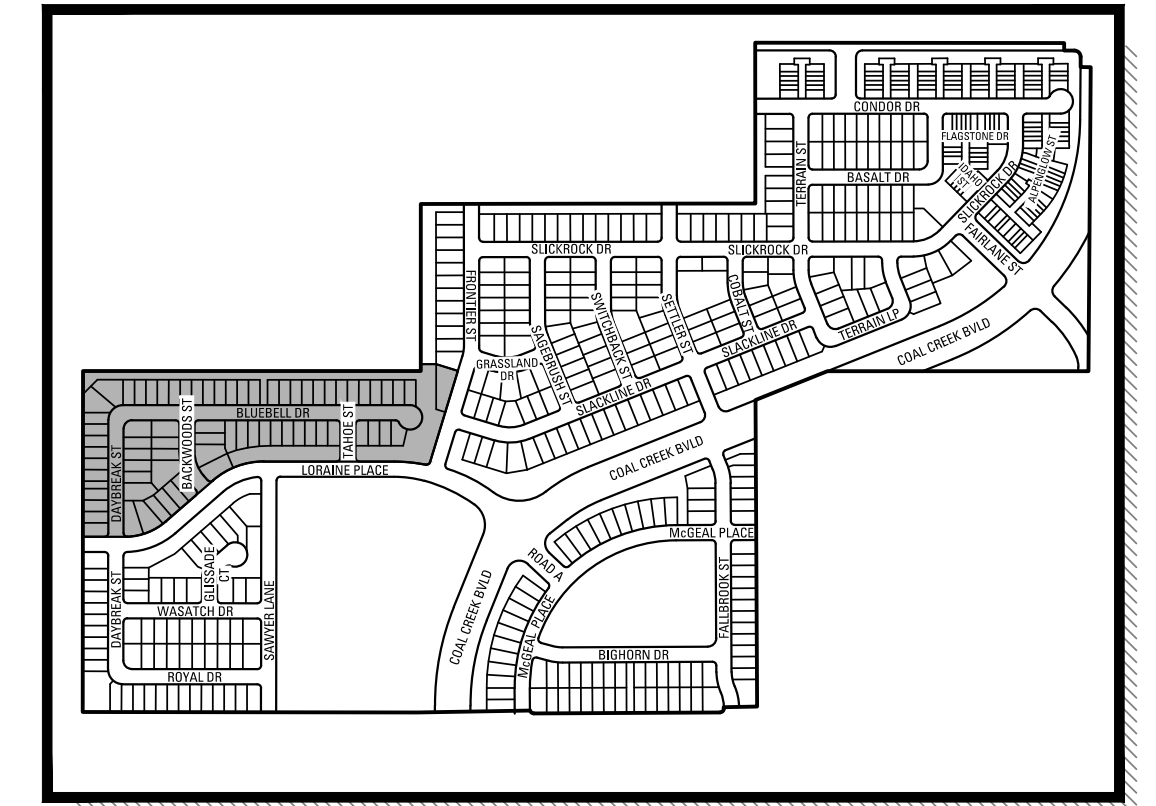
DATE SUBMITTED: <b>10.24.2023</b>		
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5		
PREPARED FOR: <b>OEO 2, LLC</b> 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111		
SCALE: 1" = 60'	JOB NO: O043-1814	BY: KBS
SHEET 4 OF 12		

**KT ENGINEERING**  
ENGINEERS • SURVEYORS  
12500 W. 58th AVE. #230  
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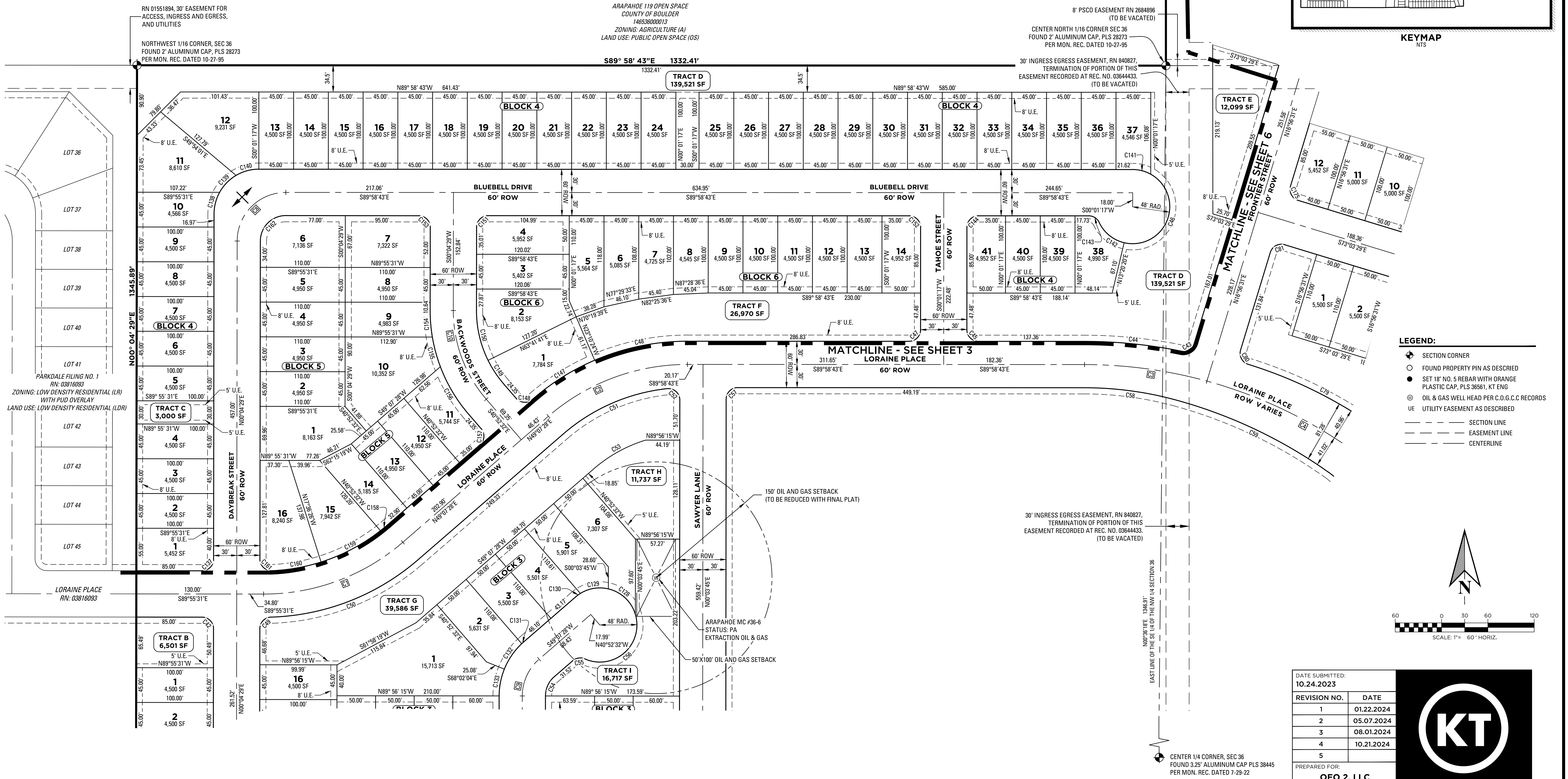
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# PARKDALE PRELIMINARY PLAT NO. 4

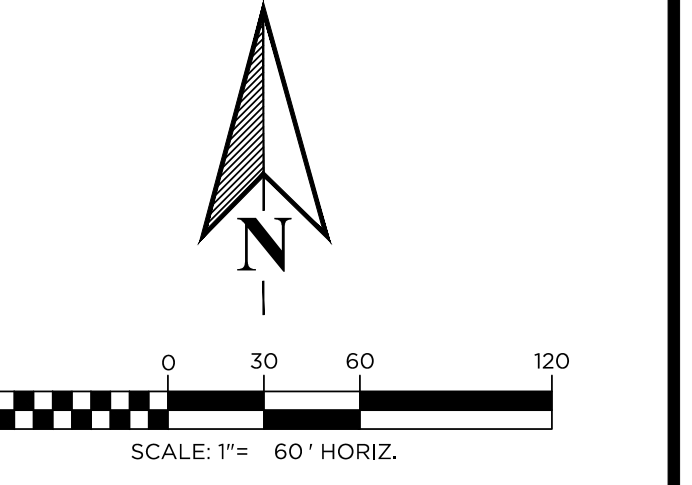
LOCATED IN THE NORTH 1/2 AND SOUTHEAST QUARTER OF SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
141.5481 ACRES - 534 LOTS / 37 TRACTS  
PP-001658-2023



KEYMAP  
NTS



- 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 PER C.O.G.C.C. RECORDS
  - UE UTILITY EASEMENT AS DESCRIBED
  - SECTION LINE
  - - - EASEMENT LINE
  - CENTERLINE



DATE SUBMITTED: 10.24.2023	
REVISION NO.	DATE
1	01.22.2024
2	05.07.2024
3	08.01.2024
4	10.21.2024
5	
PREPARED FOR: <b>OEO 2, LLC</b> 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111	
SCALE: 1" = 60'	JOB NO: 0043-1814
	BY: KBS
<b>SHEET 5 OF 12</b>	

**KT ENGINEERING**  
ENGINEERS • SURVEYORS

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

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TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
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TRACT R-2  
JD KING LLC  
12420 ARAPAHOE RD  
LAFAYETTE, CO 80026  
146536000003

30' INGRESS EGRESS EASEMENT, RN 840827,  
TERMINATION OF PORTION OF THIS  
EASEMENT RECORDED AT REC. NO. 03644433.  
(TO BE VACATED WITHIN PLAT BOUNDARY)

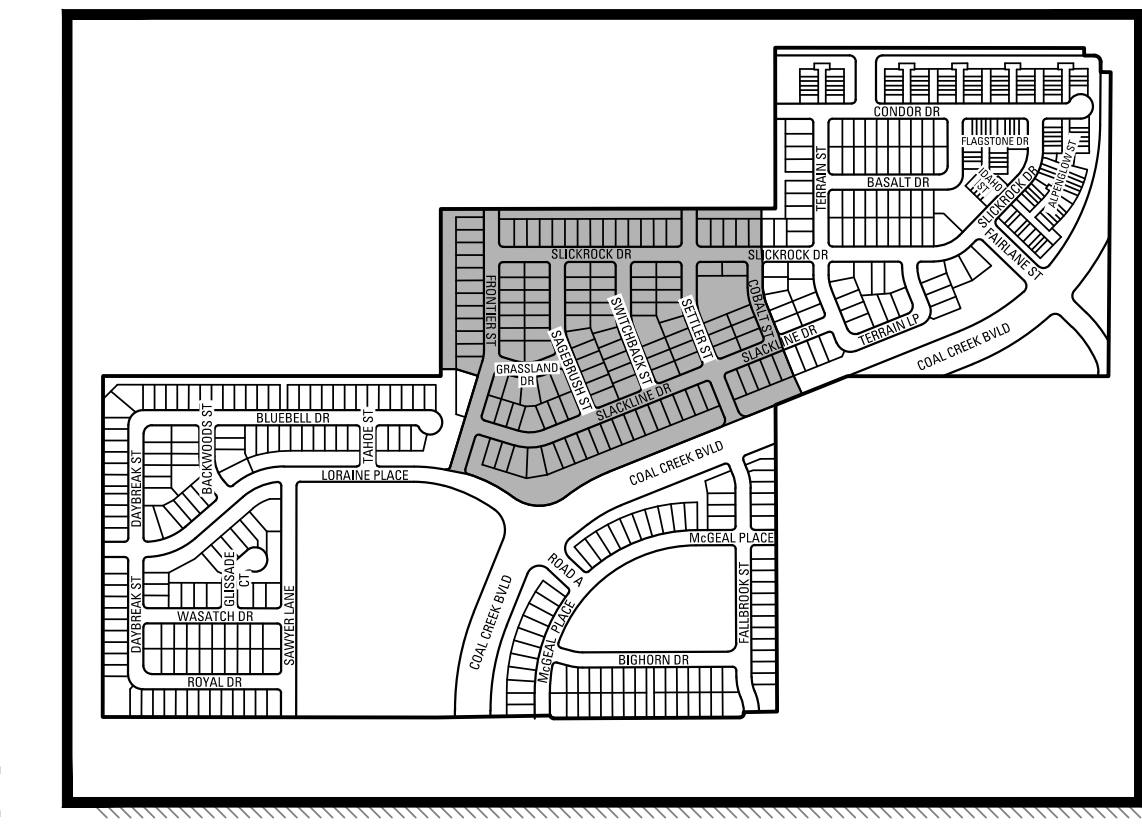
REC NO 3878286  
ZONING: LIGHT INDUSTRIAL (LI)  
ERIE LAND USE: LOW DENSITY RESIDENTIAL (LDR)

25' EASEMENT FOR INGRESS  
AND EGRESS RN 926741  
(TO BE VACATED)

TRACT R-1  
DIXIE LAND LLC  
12300 ARAPAHOE RD  
ERIE, CO 80026  
146536000004

REC NO 3878282  
ZONING: RURAL PRESERVATION (RP-1)  
ERIE LAND USE: LOW DENSITY RESIDENTIAL (LDR)

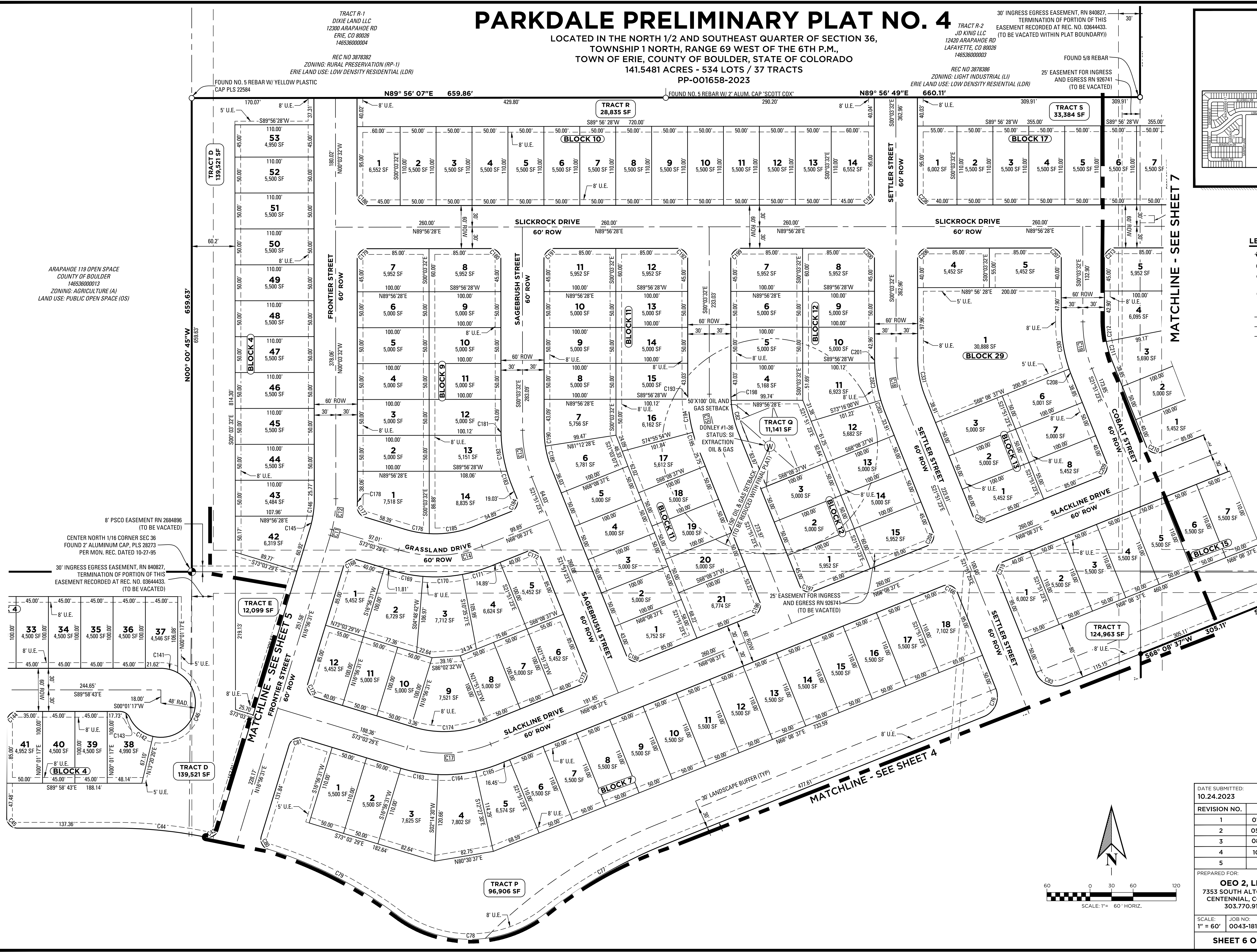
FOUND NO. 5 REBAR W/ YELLOW PLASTIC  
CAP PLS 22584



KEYMAP  
NTS

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- ⊙ OIL & GAS WELL HEAD PER C.O.G.C.C RECORDS
- UTILITY EASEMENT AS DESCRIBED
- SECTION LINE
- - - EASEMENT LINE
- CENTERLINE



MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 4

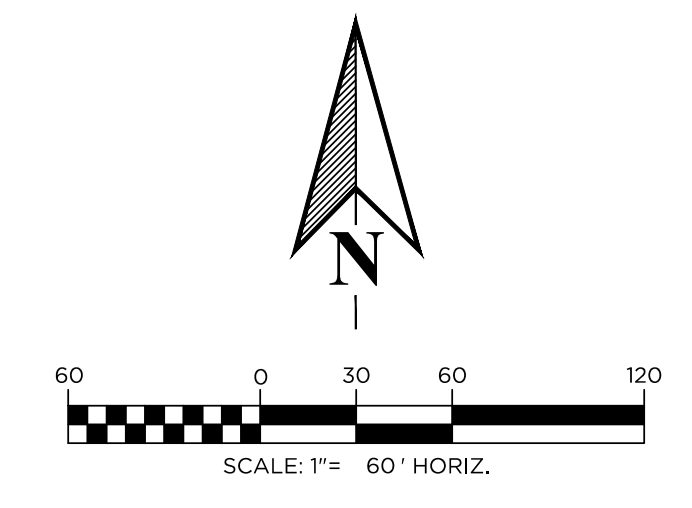
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DATE SUBMITTED:  
10.24.2023

PREPARED FOR:  
**OEO 2, LLC**  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112  
303.770.9111

SCALE: 1" = 60'  
JOB NO: 0043-1814  
BY: KBS

SHEET 6 OF 12

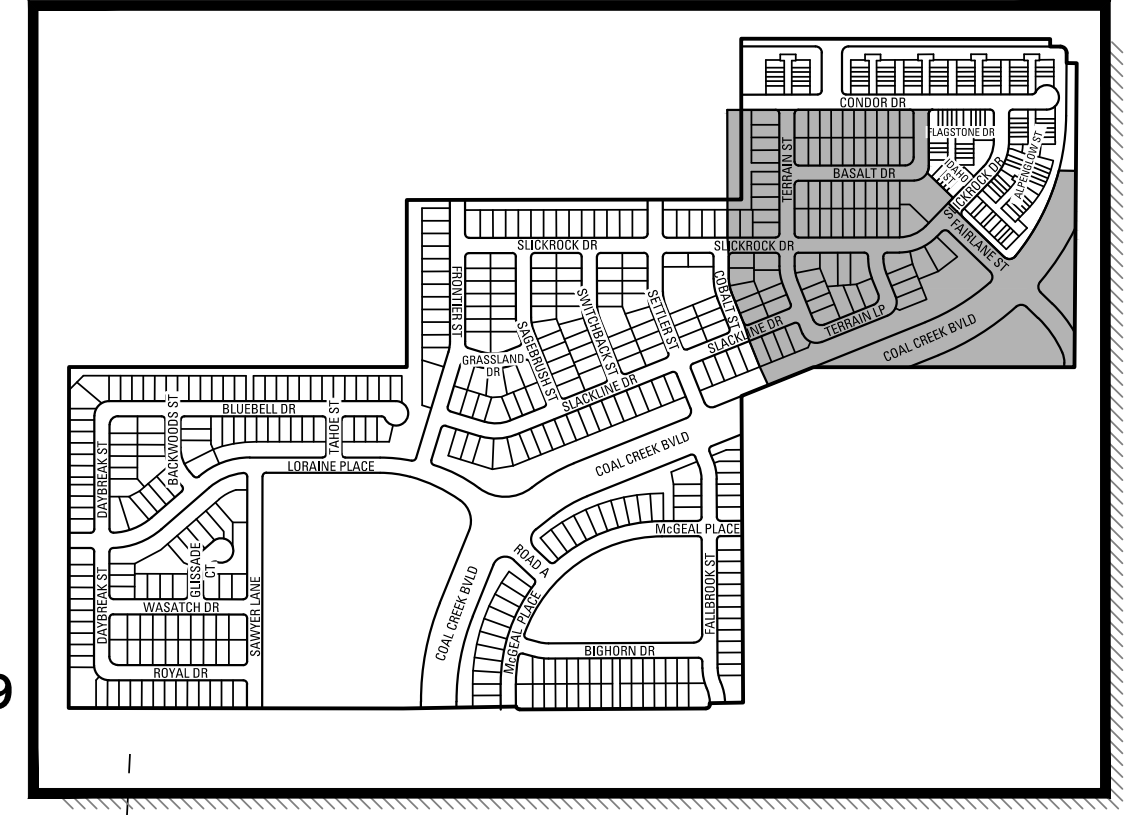


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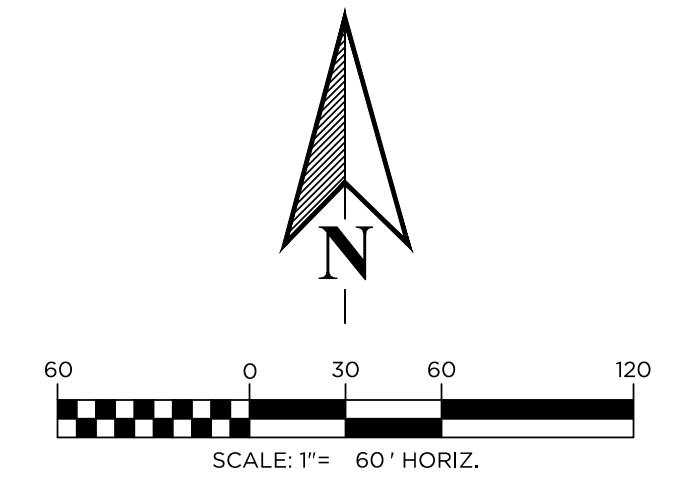
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141.5481 ACRES - 534 LOTS / 37 TRACTS  
FP-001658-2023

NE CORNER SECTION 36  
FOUND 3.25" ALUMINUM CAP IN RANGE  
BOX, PLS 14070, CAP MOSTLY ILLIGIBLE,  
PER MON. REC. DATED 9-11-06



KEYMAP  
NTS

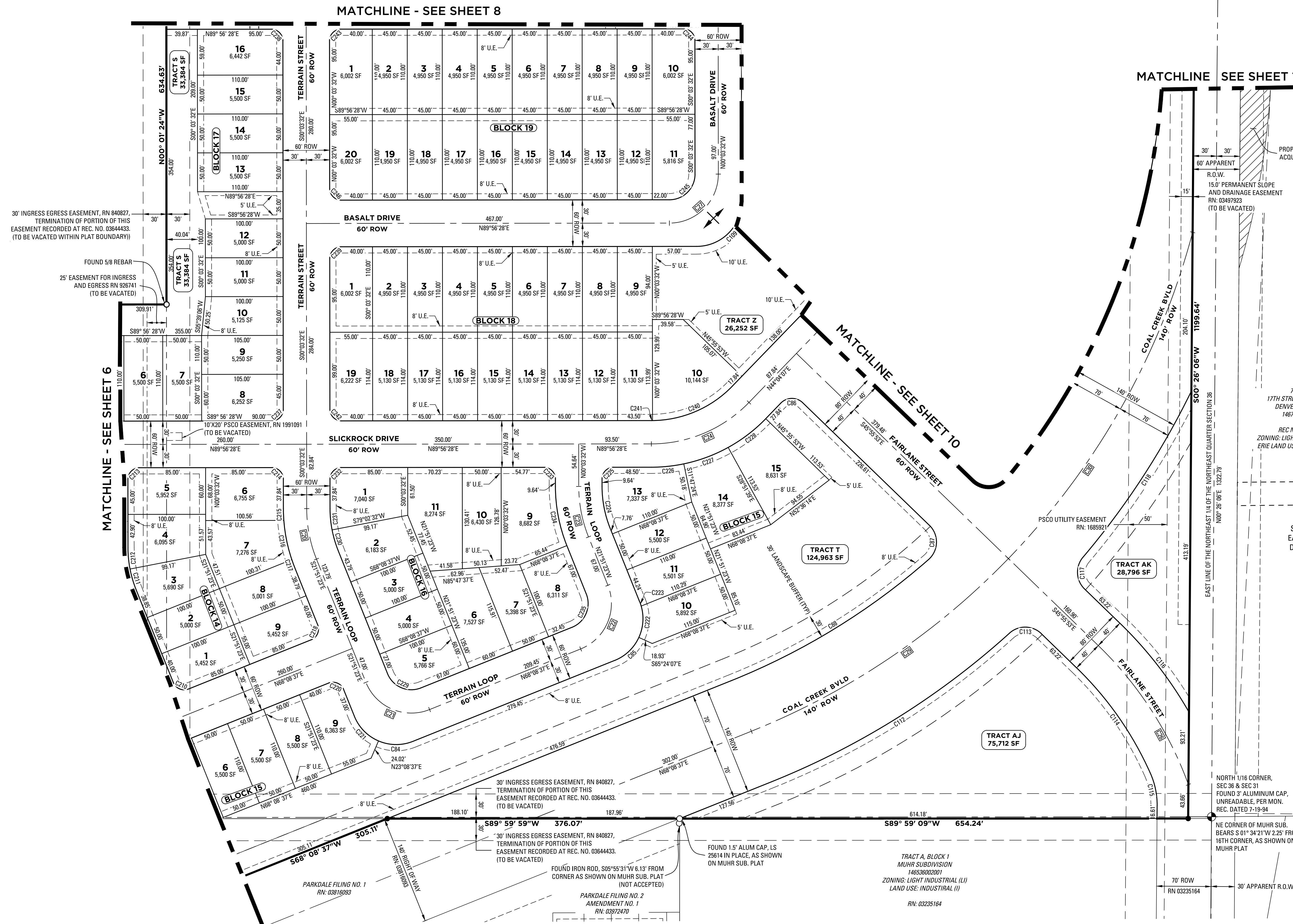
- LEGEND:**
- ⊕ SECTION CORNER
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  - SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 36861, KT ENG
  - ⊙ OIL & GAS WELL HEAD PER C.O.G.C.C RECORD
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PREPARED FOR: <b>OEO 2, LLC</b> 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111	
SCALE: 1" = 60'	JOB NO: O043-1814
	BY: KBS
<b>SHEET 7 OF 12</b>	

**KT**  
ENGINEERS • SURVEYORS

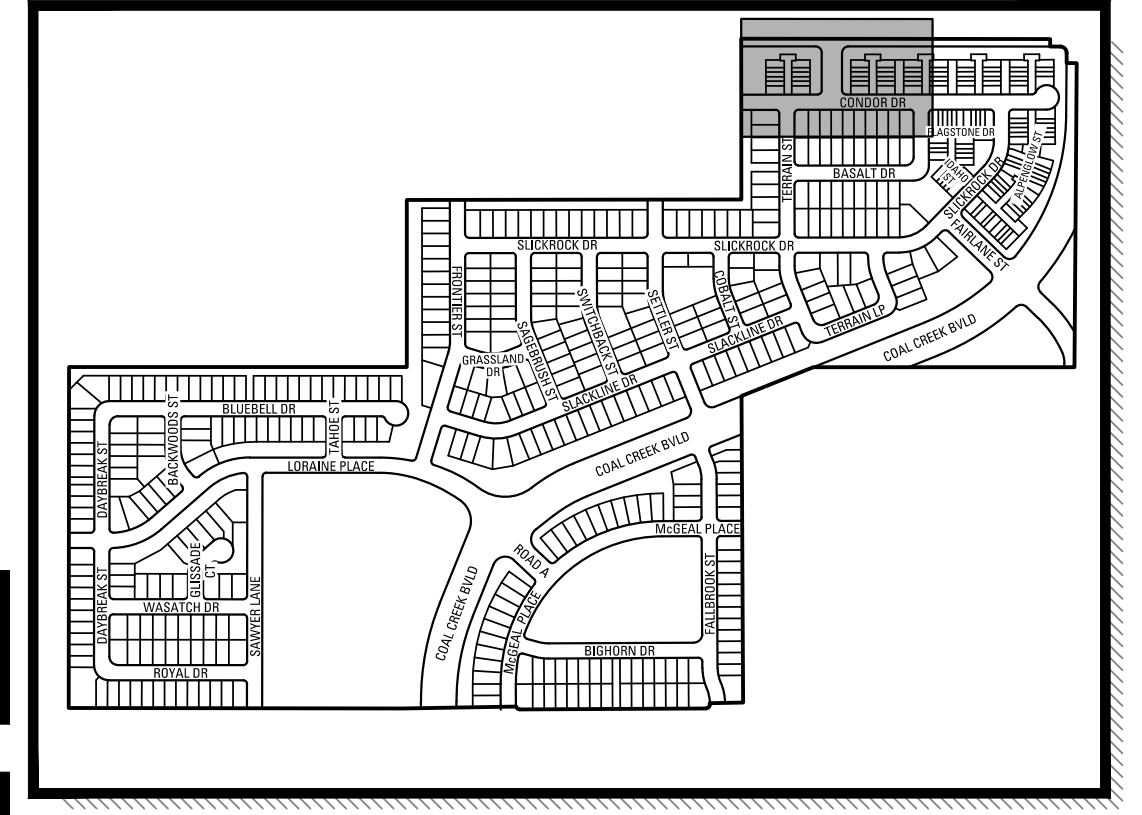
12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190



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KEYMAP  
NTS

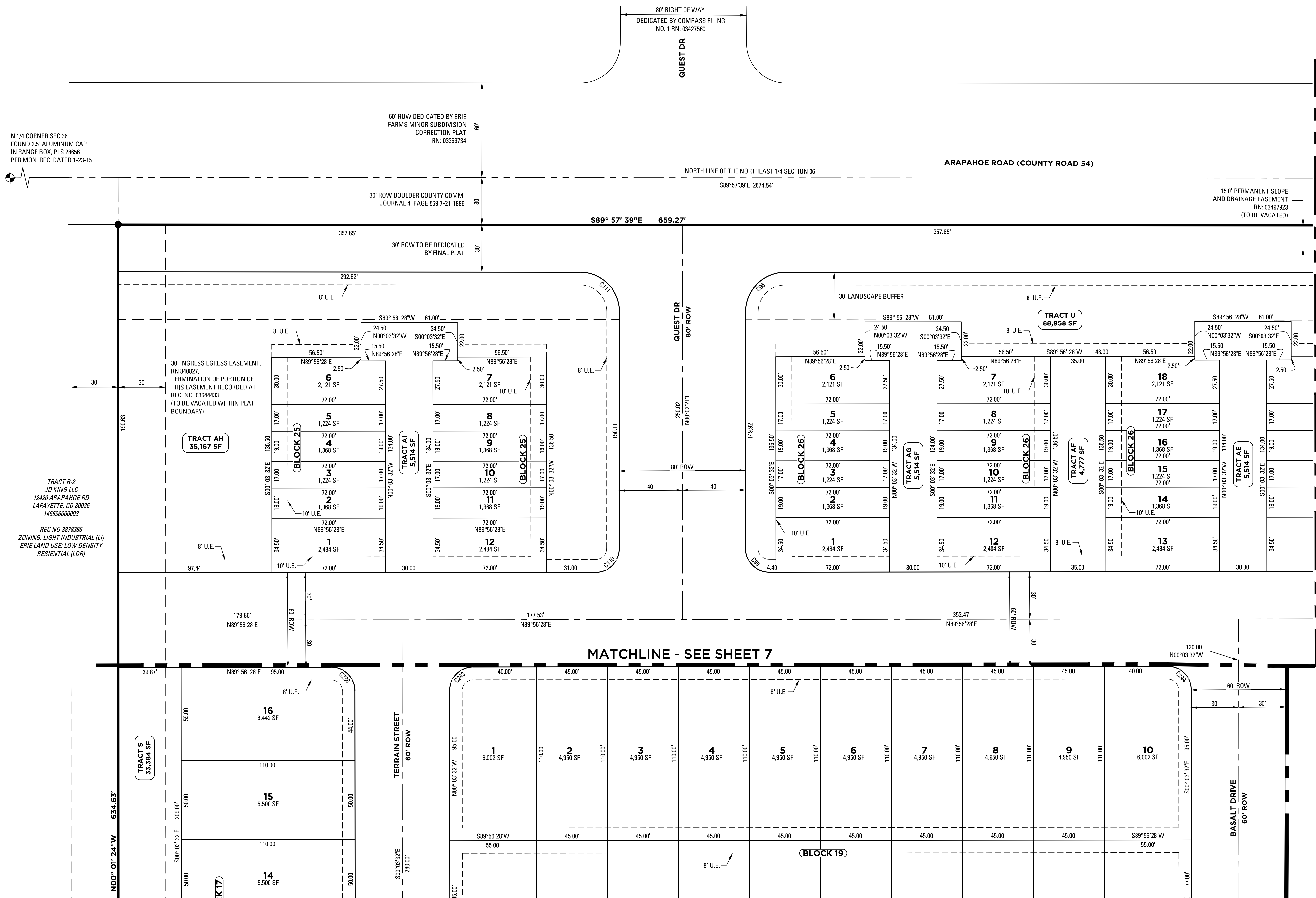
NE CORNER SECTION 36  
FOUND 3.25" ALUMINUM CAP IN RANGE  
BOX, PLS 14070, CAP MOSTLY ILLEGIBLE,  
PER MON. REC. DATED 9-11-06

N 1/4 CORNER SEC 36  
FOUND 2.5" ALUMINUM CAP  
IN RANGE BOX, PLS 28656  
PER MON. REC. DATED 1-23-15

60' ROW DEDICATED BY ERIE  
FARMS MINOR SUBDIVISION  
CORRECTION PLAT  
RN: 03369734

ARAPAHOE ROAD (COUNTY ROAD 54)

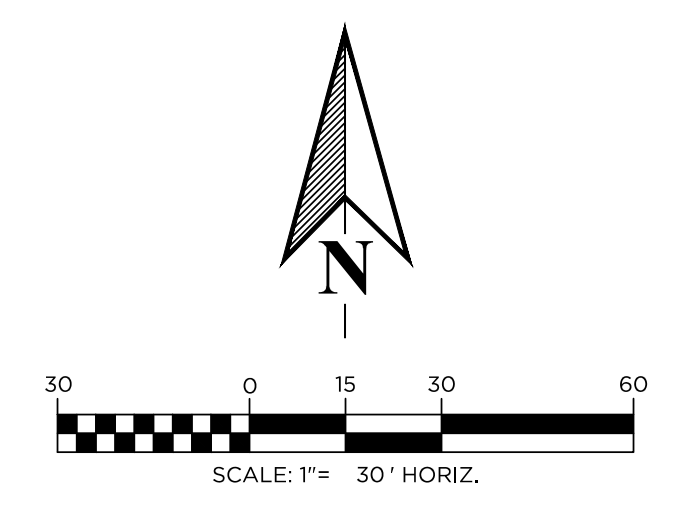
15.0' PERMANENT SLOPE  
AND DRAINAGE EASEMENT  
RN: 03497923  
(TO BE VACATED)



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MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 7



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SCALE: 1" = 30'	JOB NO: 0043-1814
BY: KBS	
<b>SHEET 8 OF 12</b>	

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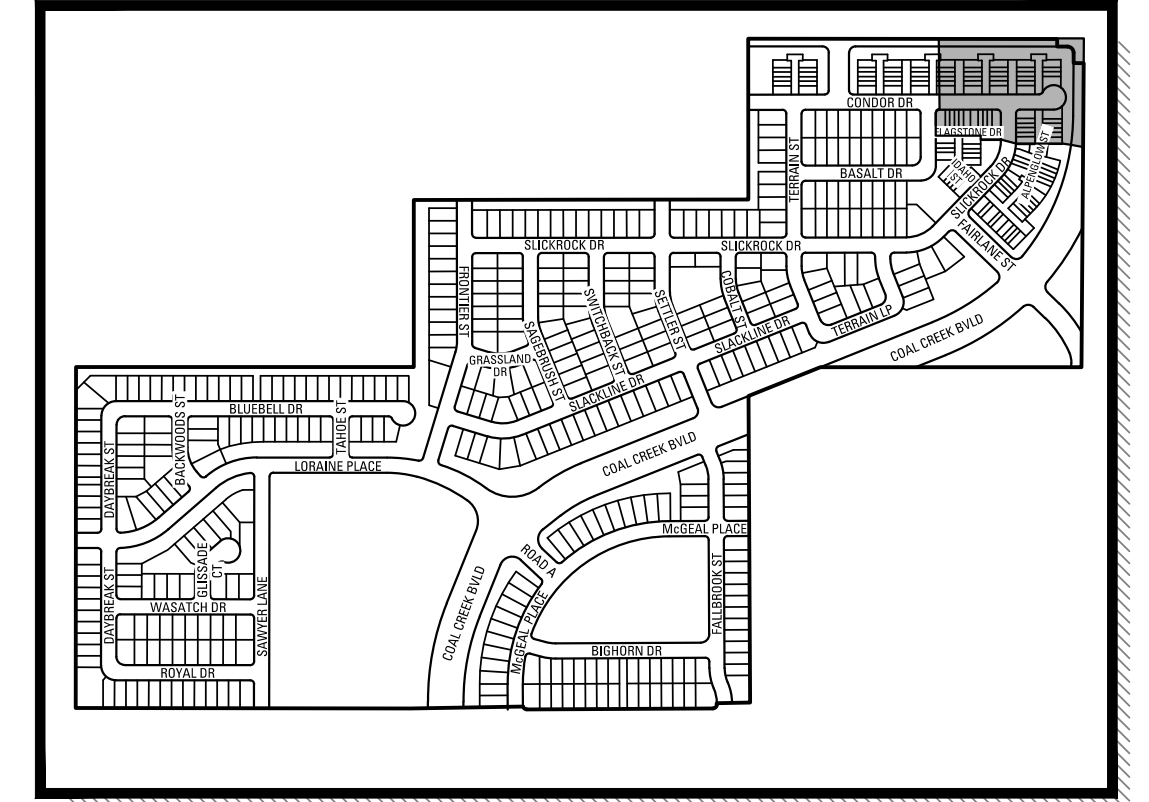
12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

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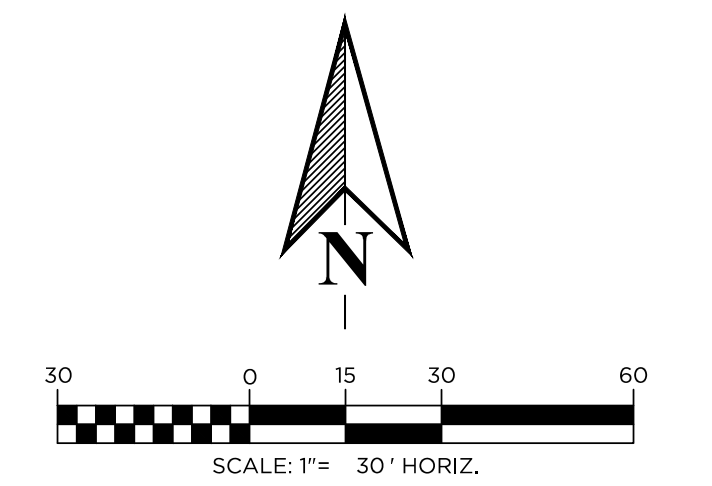
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**LEGEND:**

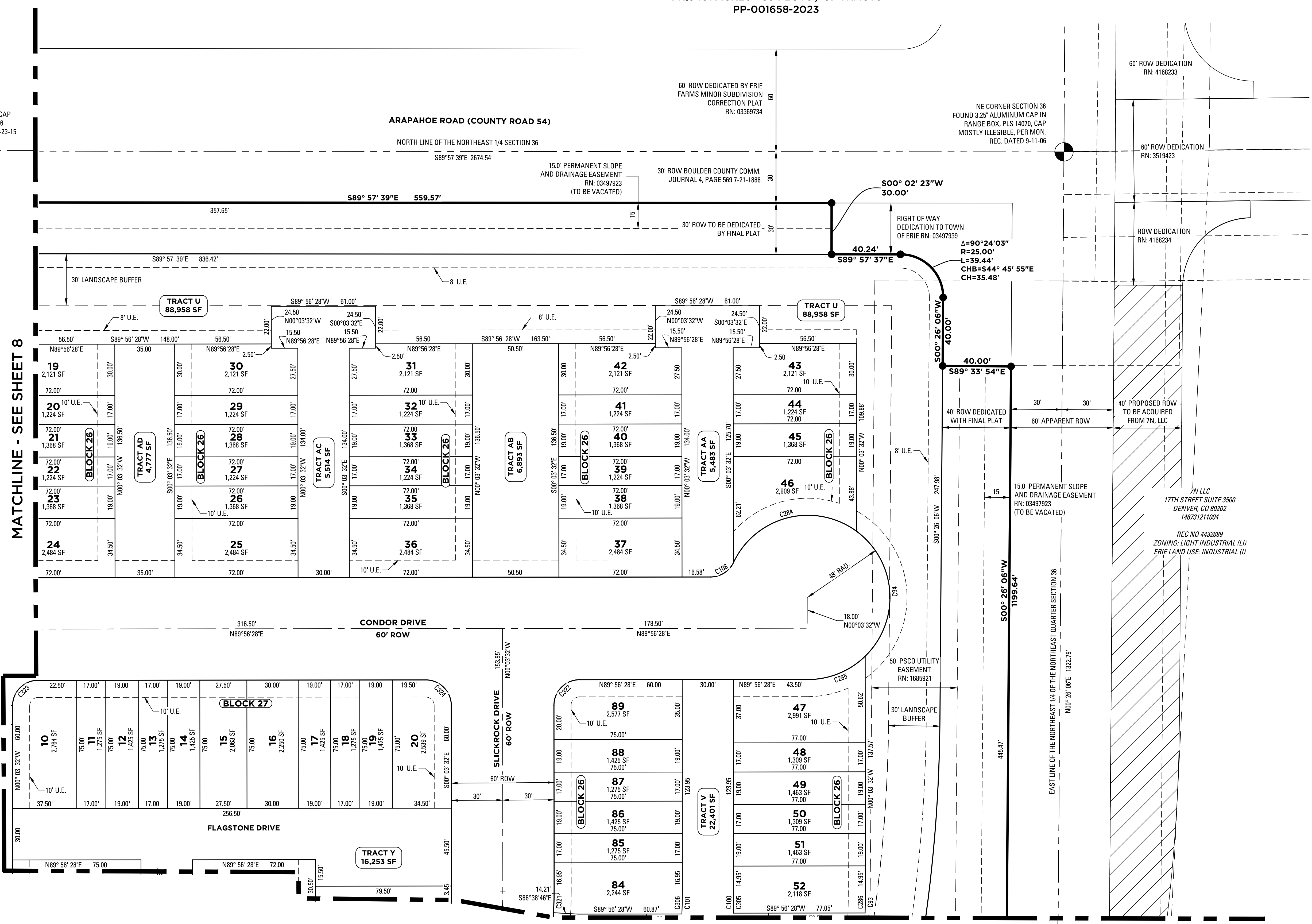
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N 1/4 CORNER SEC 36  
FOUND 2.5" ALUMINUM CAP  
IN RANGE BOX, PLS 28656  
PER MON. REC. DATED 1-23-15

NE CORNER SECTION 36  
FOUND 3.25" ALUMINUM CAP IN  
RANGE BOX, PLS 14070, CAP  
MOSTLY ILLEGIBLE, PER MON.  
REC. DATED 9-11-06

NORTH 1/16 CORNER, SEC 36 & SEC 31  
FOUND 3" ALUMINUM CAP, UNREADABLE,  
PER MON. REC. DATED 7-19-94



MATCHLINE - SEE SHEET 8

MATCHLINE  
SEE SHEET 7

MATCHLINE - SEE SHEET 10

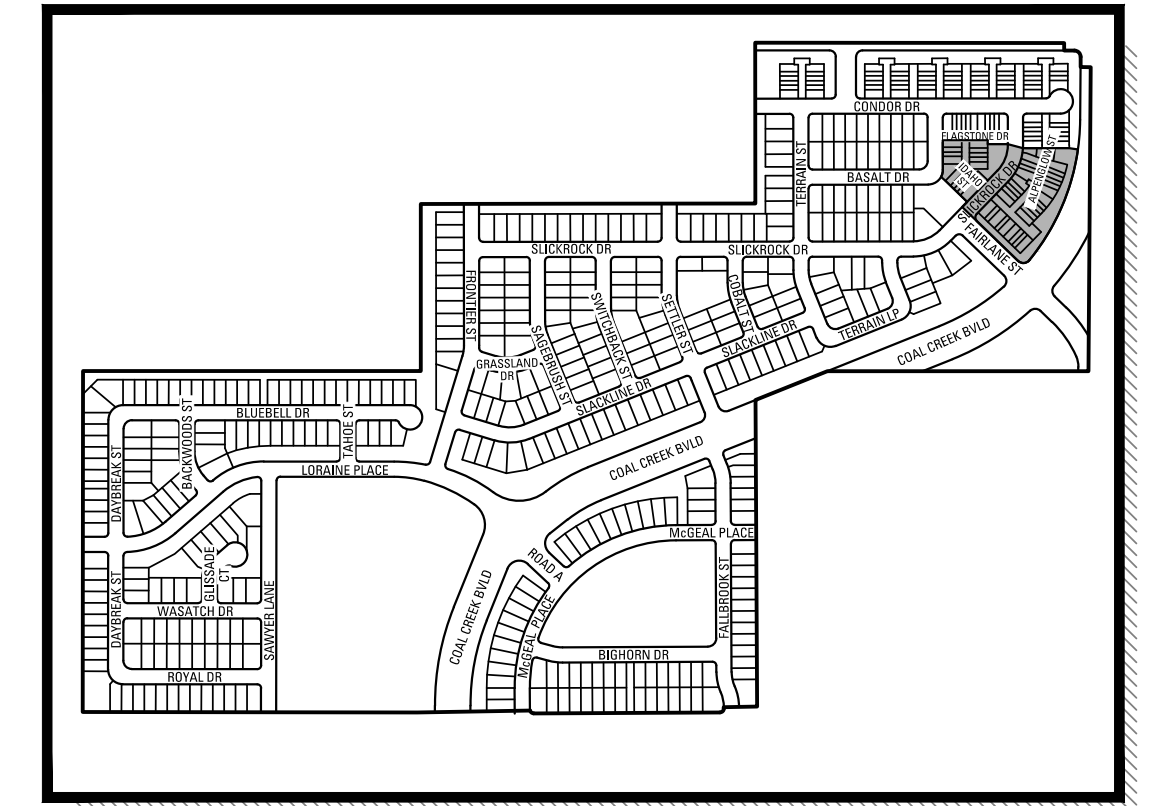
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PREPARED FOR:		
OEO 2, LLC 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111		
SCALE:	JOB NO.:	BY:
1" = 30'	0043-1814	KBS
SHEET 9 OF 12		

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ENGINEERS • SURVEYORS  
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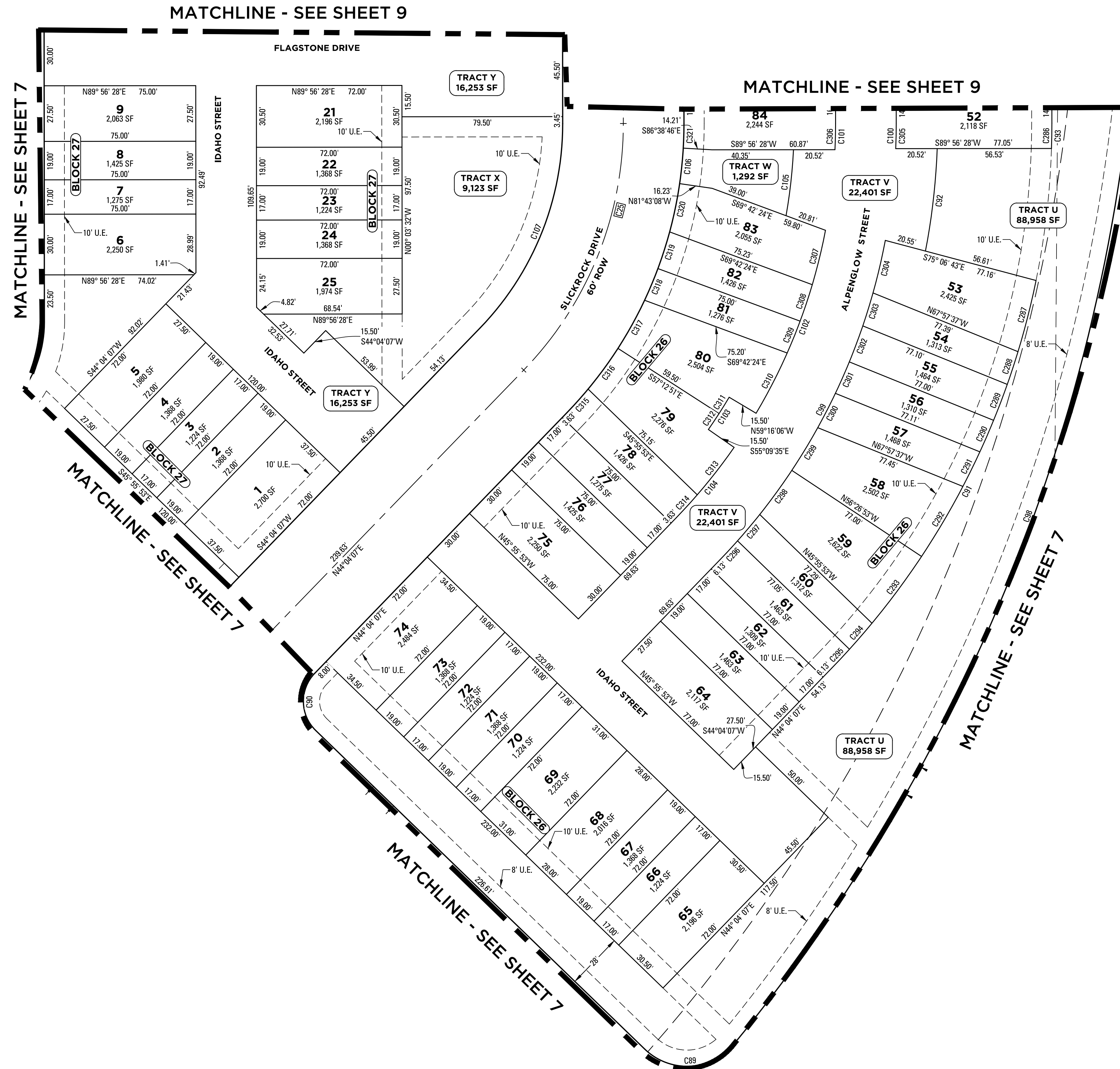
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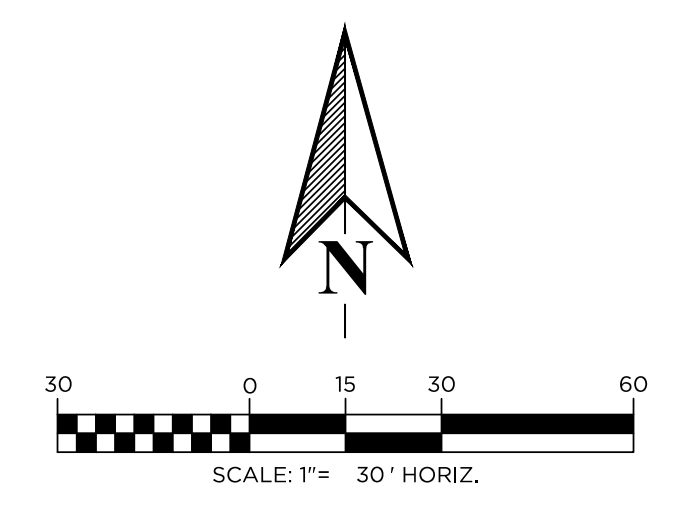
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<b>SHEET 10 OF 12</b>	

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