

MEADOWLARK—PRELIMINARY PLAT
LOCATED IN NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 1 NORTH, RANGE 69 WEST 6TH P.M.
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
118 LOTS, 5 TRACTS CONTAINING 86.495 ACRES±
PROJECT #PP-000946-2017

LEGAL DESCRIPTION

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 13,
THENCE NORTH 82 DEGREES 21 MINUTES 26 SECONDS WEST, A DISTANCE OF 1,333.92
FEET TO A POINT ON THE APPARENT NORTH RIGHT OF WAY LINE OF JAY ROAD AND THE
TRUE POINT OF BEGINNING;
THENCE NORTH 86 DEGREES 53 MINUTES 01 SECOND WEST, A DISTANCE OF 93.00 FEET;
THENCE NORTH 84 DEGREES 46 MINUTES 00 SECONDS WEST, A DISTANCE OF 929.46
FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET
AND A CENTRAL ANGLE OF 84 DEGREES 10 MINUTES 43 SECONDS, AN ARC DISTANCE OF
440.76 FEET, (CHORD BEARS NORTH 42 DEGREES 40 MINUTES 38 SECONDS WEST, A
DISTANCE OF 402.17 FEET TO A POINT OF TANGENT;
THENCE NORTH 00 DEGREES 35 MINUTES 17 SECONDS WEST, A DISTANCE OF 708.07
FEET;
THENCE NORTH 00 DEGREES 07 MINUTES 43 SECONDS EAST, A DISTANCE OF 156.84
FEET;
THENCE NORTH 89 DEGREES 54 MINUTES 17 SECONDS WEST, A DISTANCE OF 40.13 FEET
TO A POINT ON THE WEST LINE OF THE SAID NORTHEAST QUARTER OF SECTION 13 FROM
WHENCE THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST
QUARTER OF SAID SECTION BEARS SOUTH 00 DEGREES 07 MINUTES 34 SECONDS WEST,
A DISTANCE OF 65.45 FEET;
THENCE NORTH 00 DEGREES 07 MINUTES 34 SECONDS EAST ALONG SAID WEST LINE, A
DISTANCE OF 1264.78 FEET TO THE NORTH QUARTER CORNER OF SAID
SECTION 13, EVIDENCED BY A 4" BRASS CAP SET IN CONCRETE, PLS 13446;
THENCE NORTH 89 DEGREES 08 MINUTES 12 SECONDS EAST ALONG THE NORTH LINE OF
THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1789.05 FEET TO A
POINT ON THE APPROXIMATE CENTERLINE OF AN IRRIGATION DITCH;
THENCE ALONG SAID DITCH CENTERLINE THE FOLLOWING FIVE COURSES:
1. SOUTH 05 DEGREES 18 MINUTES 53 SECONDS WEST, A DISTANCE OF 85.95 FEET;
2. SOUTH 09 DEGREES 21 MINUTES 45 SECONDS WEST, A DISTANCE OF 18.85 FEET
TO A POINT OF CURVE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 171.00 FEET
AND A CENTRAL ANGLE OF 71 DEGREES 01 MINUTE 12 SECONDS, AN ARC
DISTANCE OF 211. 96 FEET; (CHORD BEARS SOUTH 44 DEGREES 52 MINUTES 21
SECONDS WEST, A DISTANCE OF 198.65 FEET) TO A POINT OF TANGENT;
4. SOUTH 80 DEGREES 22 MINUTES 57 SECONDS WEST, A DISTANCE OF 39.94 FEET;
5. SOUTH 84 DEGREES 33 MINUTES 07 SECONDS WEST, A DISTANCE OF 108.82 FEET
TO A POINT ON THE NORTH LINE OF AN EASEMENT FOR THE LOWER BOULDER
IRRIGATION CANAL, AS RECORDED AT BOOK 986, PAGES 266 AND 269, BOULDER
COUNTY CLERK AND RECORDER'S OFFICE;
THENCE ALONG THE NORTH LINE OF SAID EASEMENT THE FOLLOWING TWO COURSES:
1. NORTH 76 DEGREES 16 MINUTES 12 SECONDS WEST, A DISTANCE OF 118.14 FEET;
2. SOUTH 67 DEGREES 07 MINUTES 48 SECONDS WEST, A DISTANCE OF 46.69 FEET
TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST
QUARTER OF SAID SECTION 13;
THENCE SOUTH 00 DEGREES 09 MINUTES 11 SECONDS WEST ALONG SAID WEST LINE, A
DISTANCE OF 847.48 FEET TO A POINT, EVIDENCED BY A 5/8" REBAR AND PLASTIC
CAP, PLS 6716;
THENCE NORTH 89 DEGREES 29 MINUTES 13 SECONDS EAST, A DISTANCE OF 104.55
FEET;
THENCE SOUTH 00 DEGREES 09 MINUTES 16 SECONDS WEST, A DISTANCE OF 17.93 FEET
TO A POINT ON THE APPROXIMATE CENTERLINE OF AN IRRIGATION DITCH;
THENCE ALONG SAID DITCH CENTERLINE THE FOLLOWING NINE COURSES:
1. SOUTH 87 DEGREES 53 MINUTES 01 SECOND EAST, A DISTANCE OF 96.53 FEET;
2. SOUTH 54 DEGREES 47 MINUTES 37 SECONDS EAST, A DISTANCE OF 37.79 FEET;
3. SOUTH 35 DEGREES 58 MINUTES 27 SECONDS EAST, A DISTANCE OF 46.95 FEET;
4. SOUTH 30 DEGREES 22 MINUTES 26 SECONDS EAST, A DISTANCE OF 187.12 FEET;
5. SOUTH 27 DEGREES 11 MINUTES 53 SECONDS EAST, A DISTANCE OF 237.04 FEET;
6. SOUTH 20 DEGREES 56 MINUTES 33 SECONDS EAST, A DISTANCE OF 133.69 FEET;
7. SOUTH 8 DEGREES 5 MINUTES 21 SECONDS EAST, A DISTANCE OF 67.96 FEET;
8. SOUTH 1 DEGREES 39 MINUTES 24 SECONDS EAST, A DISTANCE OF 209.10 FEET;
9. SOUTH 00 DEGREES 14 MINUTES 08 SECONDS WEST, A DISTANCE OF 178.90 FEET
TO THE NORTHEAST CORNER OF LOT 1, SCHMIDT PROPERTY FILING NO. 1;
THENCE ALONG SAID LOT 1 THE FOLLOWING SIX (6) COURSES AND DISTANCES;
1. THENCE NORTH 87°31'40" WEST, A DISTANCE OF 246.29 FEET;
2. THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00
FEET, A CENTRAL ANGLE OF 82°34'31", WHOSE CHORD BEARS SOUTH 53°56'45"
WEST A DISTANCE OF 65.98 FEET, FOR AN ARC DISTANCE OF 72.06 FEET;
3. THENCE NORTH 84°46'00" WEST, A DISTANCE OF 128.96 FEET;
4. THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A
CENTRAL ANGLE OF 65°46'18", WHOSE CHORD BEARS SOUTH 62°20'51" WEST A
DISTANCE OF 21.72 FEET, FOR AN ARC DISTANCE OF 22.96 FEET;
5. THENCE ALONG A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 525.00
FEET, A CENTRAL ANGLE OF 26°20'43", WHOSE CHORD BEARS SOUTH 16°17'21"
WEST A DISTANCE OF 239.28 FEET, FOR AN ARC DISTANCE OF 241.40 FEET;
6. THENCE SOUTH 03°06'59" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF
BEGINNING.



VICINITY MAP
1"=1000'

LAND SUMMARY CHART

TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL LOTS	20.533 ACRES±	23.74%±
TRACTS	56.497 ACRES±	65.32%±
DEDICATED AS		
PUBLIC RIGHT-OF-WAY	9.463 ACRES±	10.94%±
TOTAL	86.493 ACRES±	100%

TRACT SUMMARY CHART

TRACT	PURPOSE(S)	OWNER/MAINTAINED BY	SQ. FT.	ACRES
A	PUBLIC ACCESS, OPEN SPACE, DRAINAGE	TOWN OF ERIE	777,959±	17.86±
B	DRAINAGE, PUBLIC ACCESS, OPEN SPACE	DISTRICT	186,425±	4.28±
C	PUBLIC ACCESS, OPEN SPACE, DRAINAGE	DISTRICT	3,918±	0.09±
D	DRAINAGE, PUBLIC ACCESS, OPEN SPACE, PARK, STRAIN ISOLATION TRENCH	DISTRICT	110,256±	2.53±
E	VACANT, DRAINAGE, PUBLIC ACCESS, ISOLATION TRENCH	DISTRICT	1,382,471±	31.74±

SHEET INDEX LIST

SHEET	COVER
SHEET 1	COVER
SHEET 2	FULL BOUNDARY AND SECTION LINE TIE.
SHEET 3	TRACT A DETAIL.
SHEET 4-6	LOTS AND TRACT C DETAILS
SHEET 7	FULL GRAPHIC FOR TRACT D & E (SHOWN IN PART ON OTHER SHEETS).
SHEET 8	FULL GRAPHIC FOR TRACT B (SHOWN IN PART ON OTHER SHEETS).

ALL LOTS SHOWN AS PARTIAL ON ANY SHEET
APPEAR IN FULL ON THE MATCH SHEET.

NOTE: LINE AND CURVE TABLES ARE ON SHEET 6

GENERAL NOTES:

- 1.) THE LINEAL UNITS USED ON THIS PLAT ARE IN U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.
- 2.) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND SURVEY BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
- 3.) 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 CERTIFICATION SHOWN HEREON.
- 4.) LAND TITLE GUARANTEE COMPANY PROPERTY INFORMATION BINDER ORDER NO., AB270583040, EFFECTIVE DATE OF POLICY: AUGUST 10, 2018 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
- 5.) JEHN ENGINEERING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR RECORDED/UNRECORDED EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 6.) ALL LOT CORNER MONUMENTS SHALL BE SET PER COLORADO STATE STATUTE 38-51-105.
- 7.) TRACT A IS UNBUILDABLE UNTIL A REPLAT IS RECORDED FOR THE TRACT FOR WHICH BUILDING IS INTENDED.
- 8.) BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, ASSUMED TO BEAR NORTH 89°18'28" WEST BETWEEN THE MONUMENTS AS SHOWN HEREON.
- 9.) REQUEST FOR NOTICE OF SURFACE DEVELOPMENT IS RECORDED UNDER RECEPTION NUMEBRS 03032258 AND 2769128,
- 10.) NOTICE OF RIGHT TO USE SURFACE OF LANDS IS RECORDED UNDER RECEPTION NUMBER 01666167.
- 11.) THE SITE, SOUTH OF STRAIN LINE, IS SUBJECT TO UNDERMINING AND THE POTENTIAL FOR SUBSIDENCE.
- 12.) A BLANKET PUBLIC ACCESS AND DRAINAGE EASEMENT IS GRANTED ON TRACTS A THROUGH E INTENDED/REQUIRED FOR SUCH USE.

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	TOWN REDLINES	5/10/18	RH
2	TOWN REDLINES AND REVISIONS	8/29/18	RJH
3	ENGINEERING UPDATES	1/2/19	RJH
#	#	#	#
#	#	#	#
#	#	#	#

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ENGINEERING JE

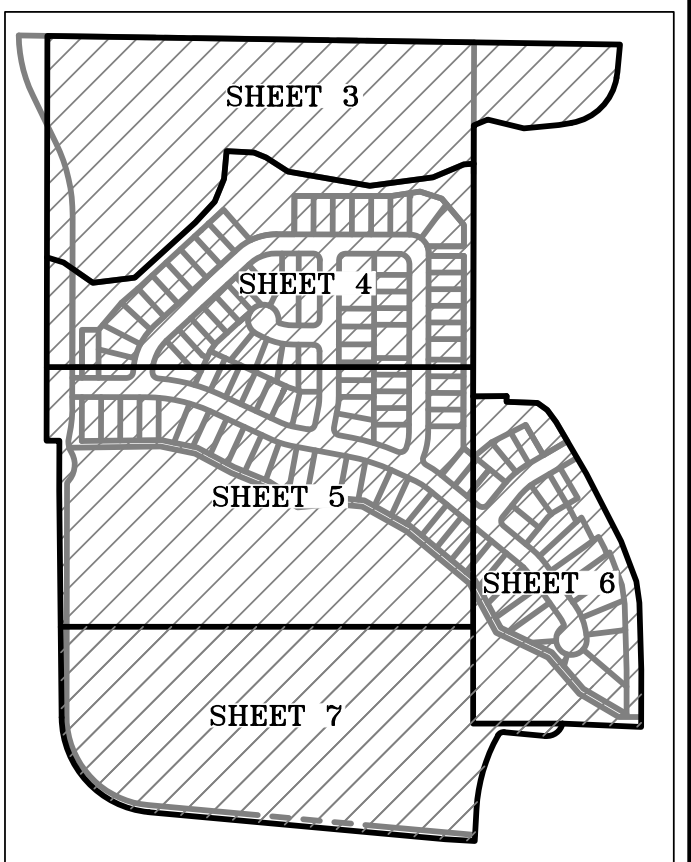
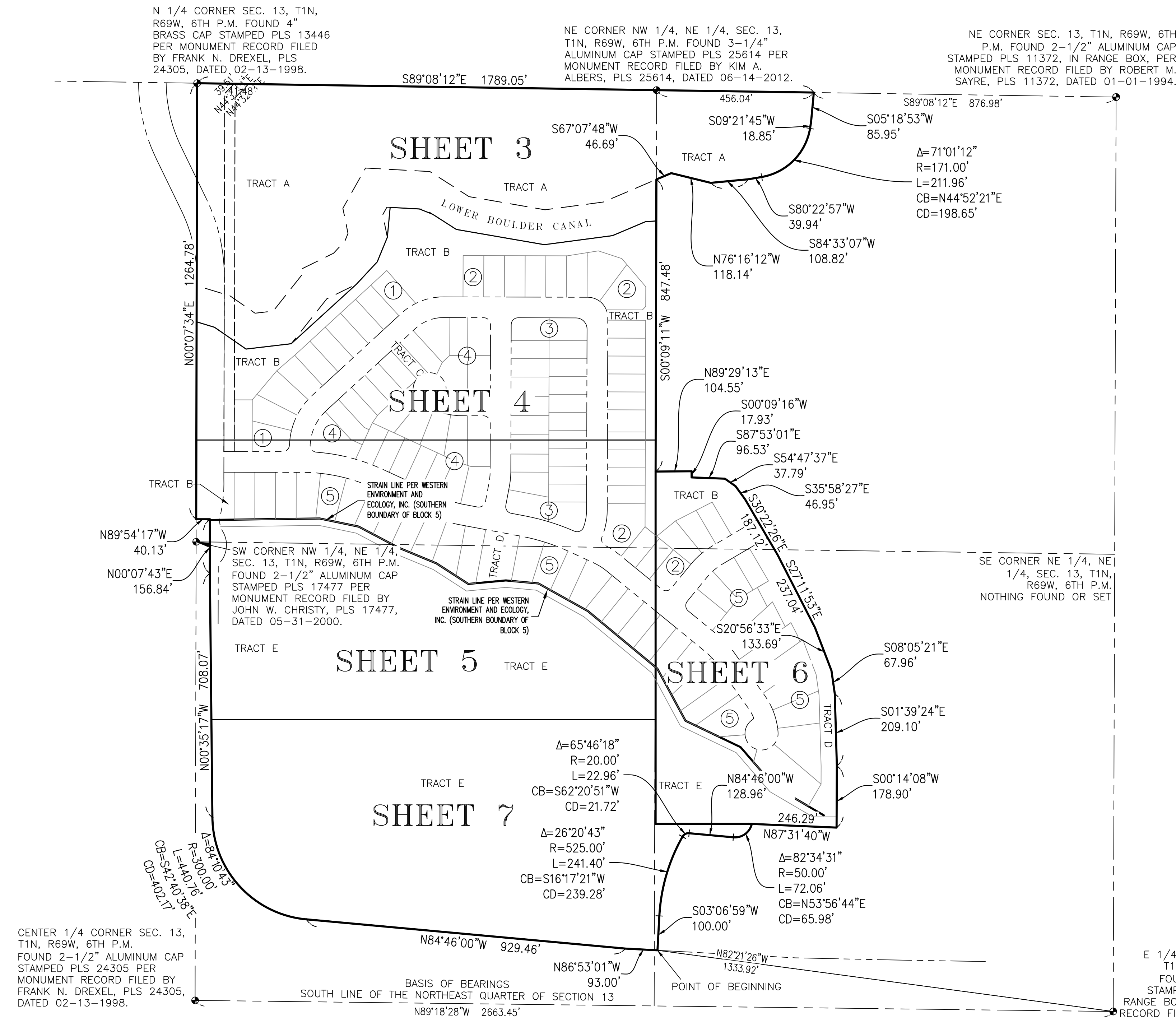
5690 WEBSTER STREET
ARVADA, CO 80002
PH. (303) 423-6036 FAX (303) 467-9438

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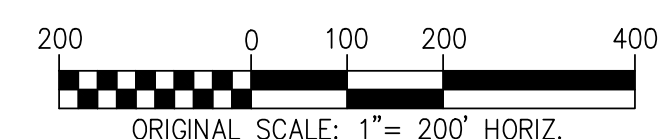
PROJECT #PP-000946-2017



SHEET INDEX
1"=600'

LEGEND

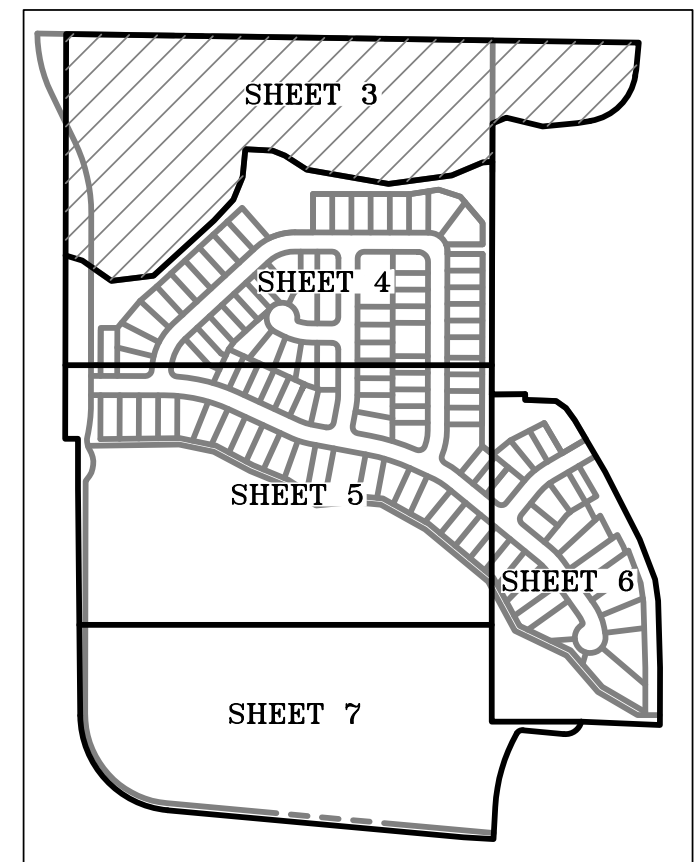
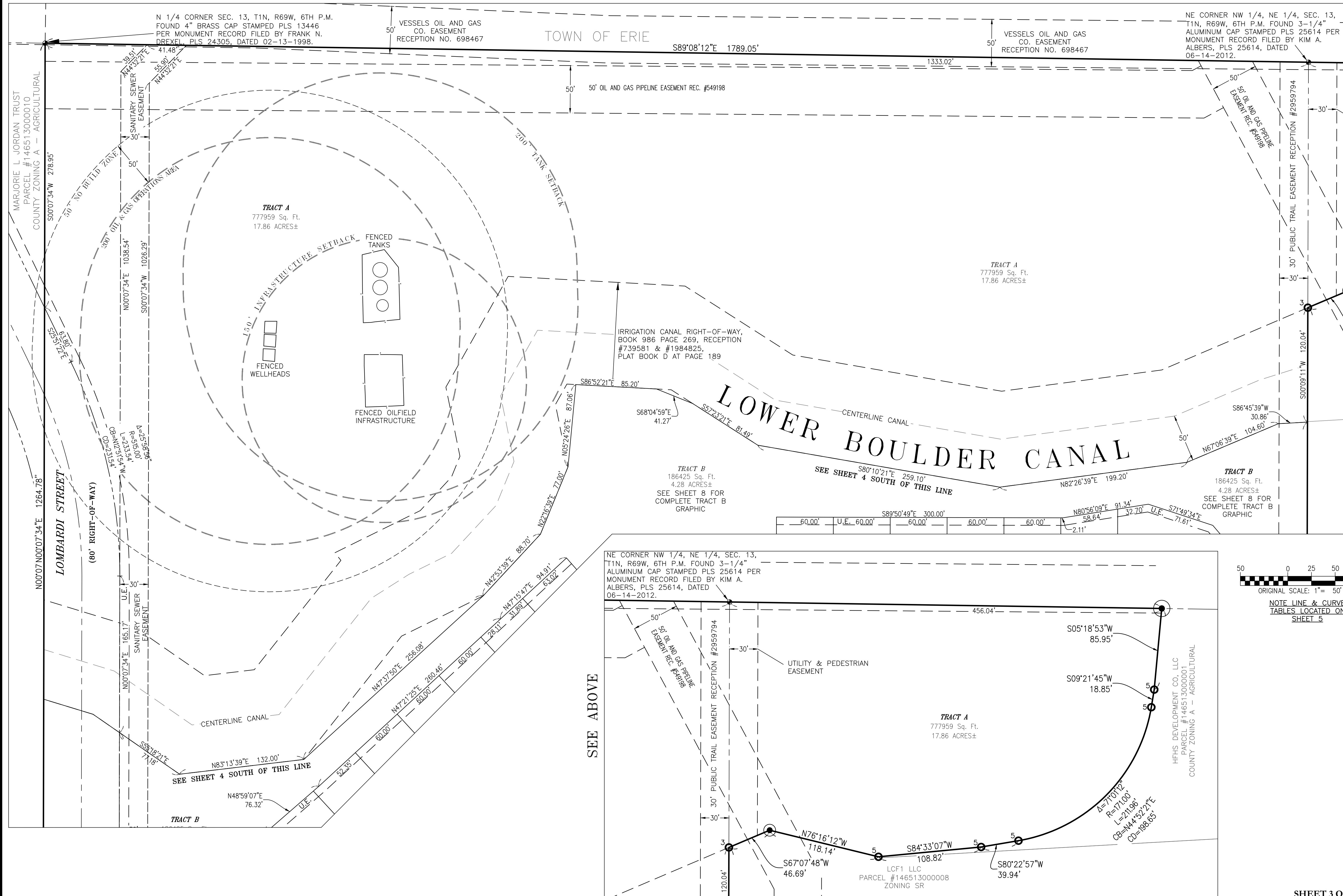
- SET #5X24" REBAR AND 1" RED PLASTIC CAP PLS 36062
- FOUND SECTION CORNER AS DESCRIBED HEREON
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- # BLOCK NUMBER DESIGNATION



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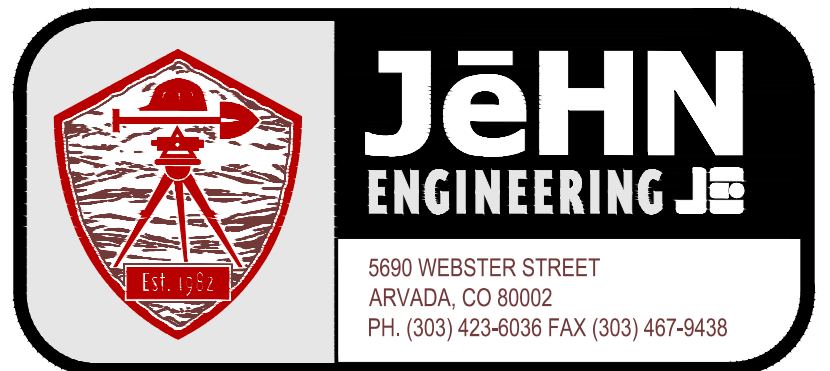
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FOUND SECTION CORNER AS DESCRIBED HEREON

LOT LINE
EASEMENT LINE
SECTION LINE
BOUNDARY LINE
RIGHT-OF-WAY LINE
ROAD CENTERLINE

BLOCK NUMBER DESIGNATION

U.E.=UTILITY EASEMENT
NOTE: FRONT UTILITY EASEMENTS ARE 6' AND REAR ARE 8' UNLESS OTHERWISE NOTED.



SHEET 3 OF 8

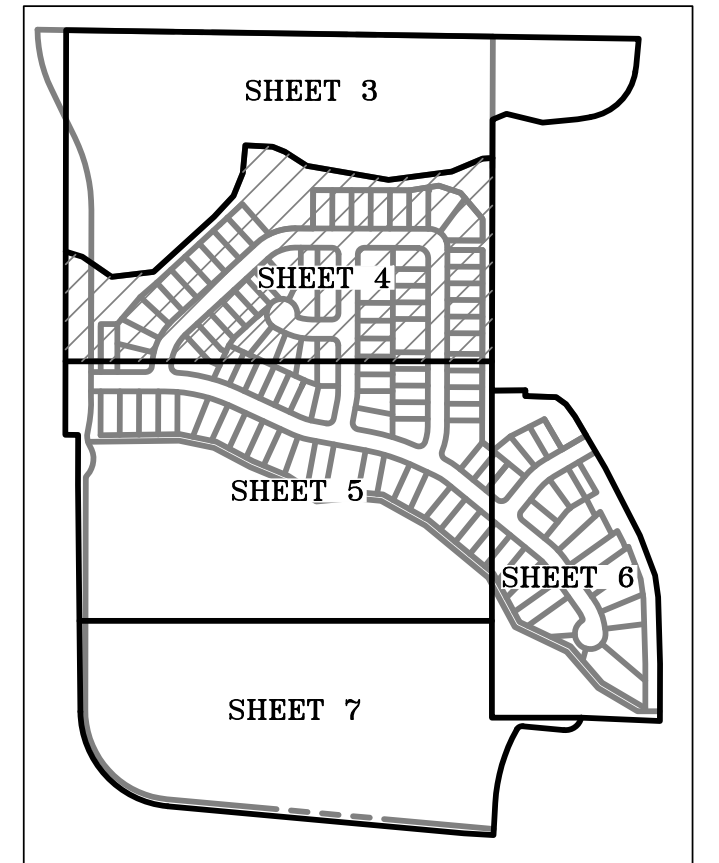
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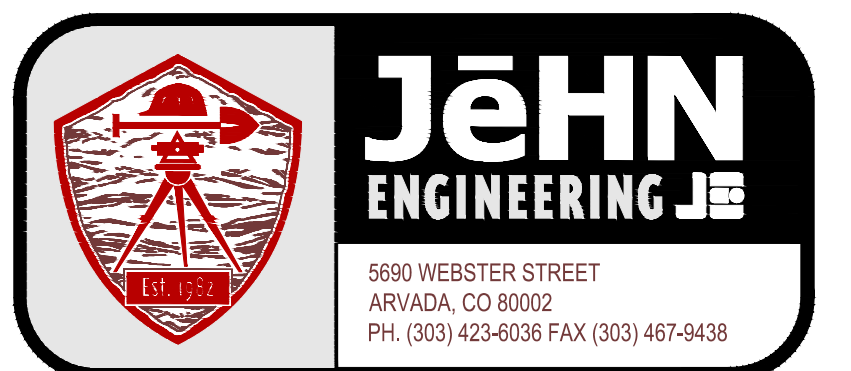
LOT LINE
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SECTION LINE
BOUNDARY LINE
RIGHT-OF-WAY LINE
ROAD CENTERLINE

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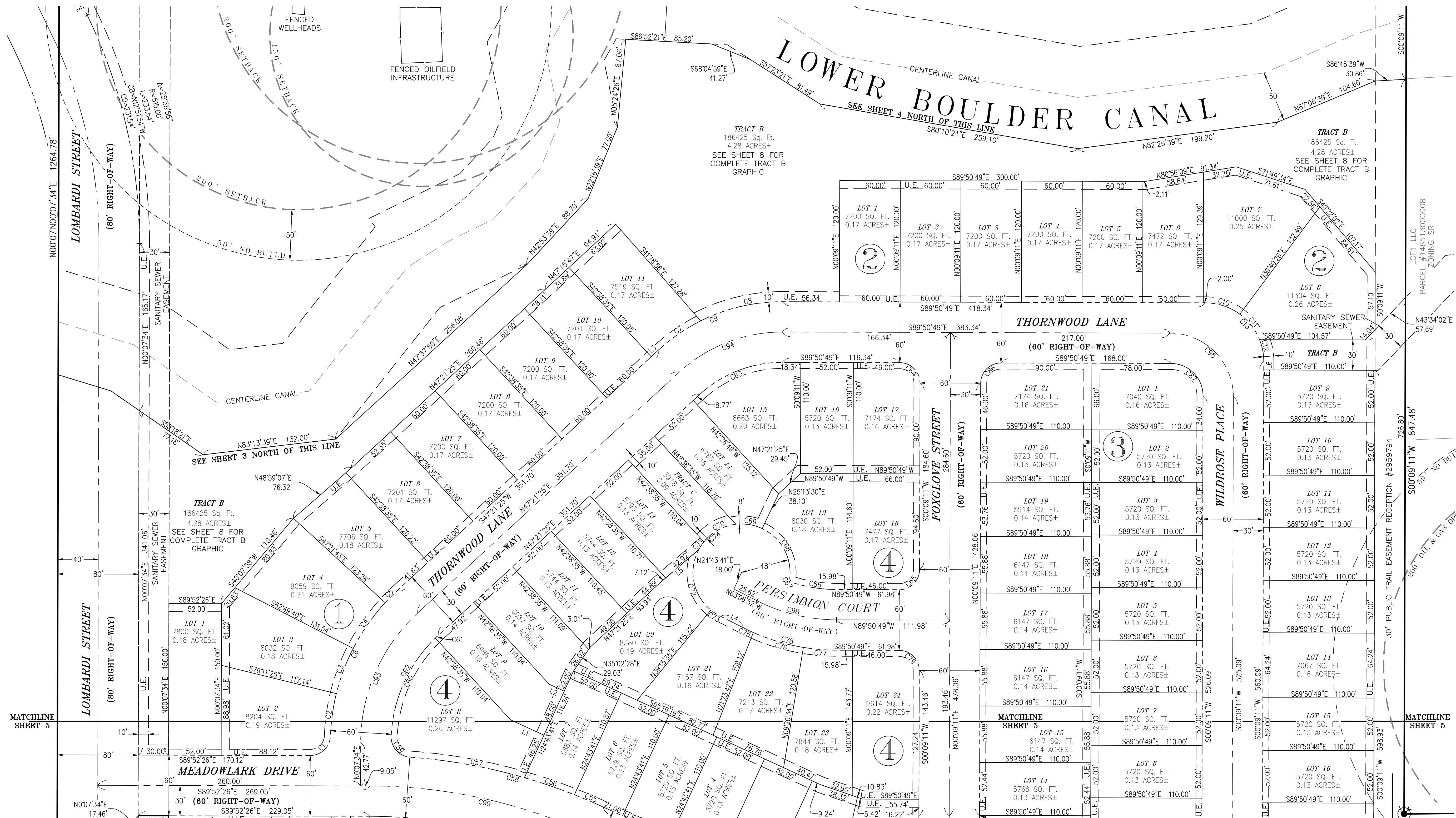
NOTE LINE & CURVE TABLES LOCATED ON SHEET 6

50 0 25 50 100
ORIGINAL SCALE: 1"= 50' HORIZ.



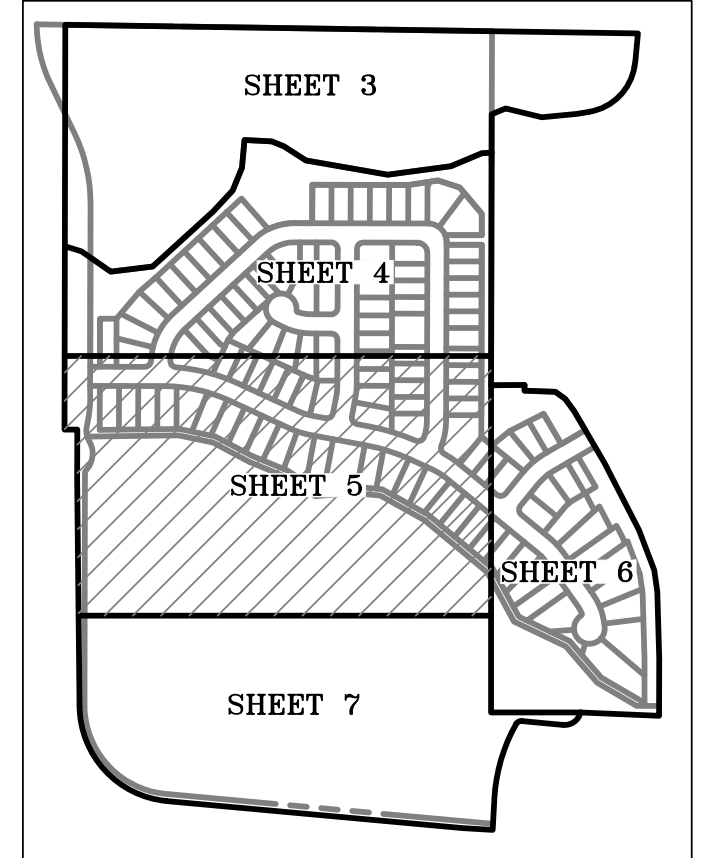
SHEET 4 OF 8

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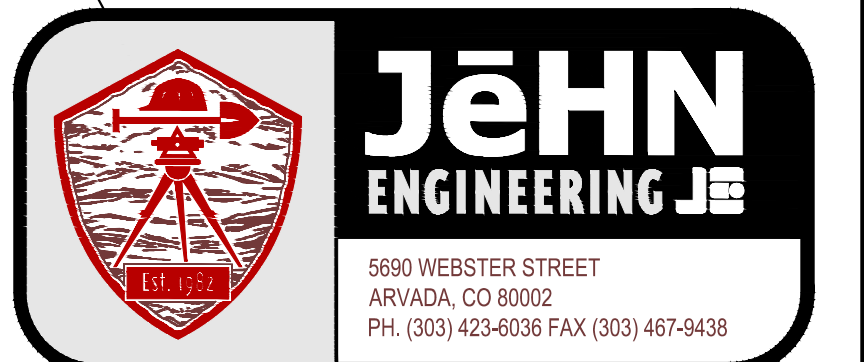
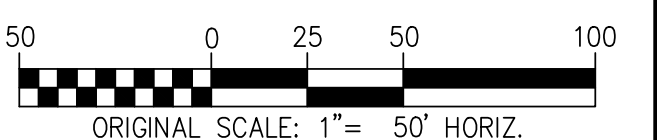
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ROAD CENTERLINE

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NOTE LINE & CURVE TABLES LOCATED ON SHEET 6



SHEET 5 OF 8

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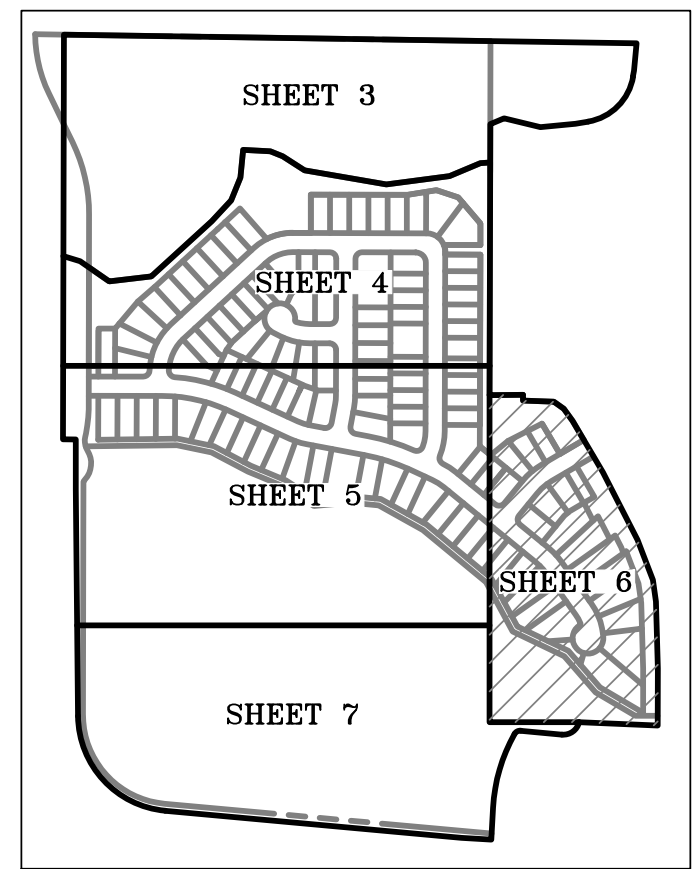
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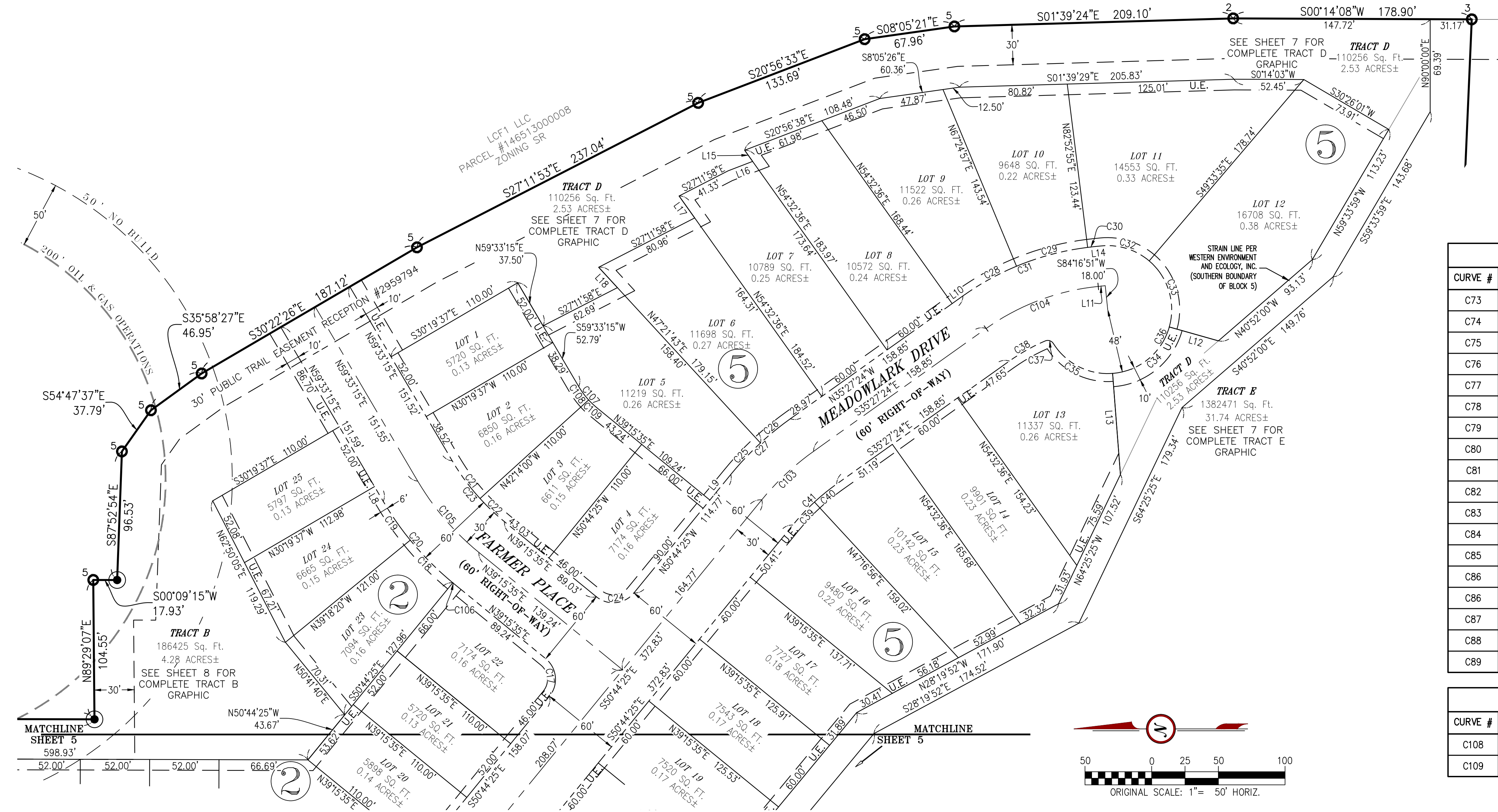
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LCF1 LLC
PARCEL #146513000008
ZONING SR



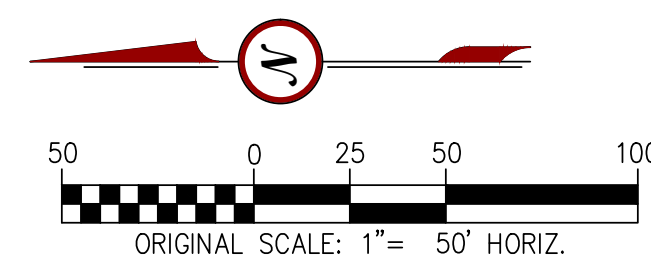
SHEET INDEX
1"=600'



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C73	11.47'	48.00'	013°41'44"	S57°35'16"E	11.45'
C74	209.75'	48.00'	250°22'26"	S60°45'05"W	78.46'
C75	11.00'	205.00'	003°04'26"	S64°39'05"E	11.00'
C76	51.77'	205.00'	014°28'09"	S73°25'22"E	51.63'
C77	32.88'	205.00'	009°11'23"	S85°15'08"E	32.84'
C78	95.65'	205.00'	026°43'57"	S76°28'50"E	94.78'
C79	31.42'	20.00'	090°00'00"	N44°50'49"W	28.28'
C80	26.47'	145.00'	010°27'40"	N5°23'01"E	26.44'
C81	31.42'	20.00'	090°00'00"	N55°36'51"E	28.28'
C82	6.45'	170.00'	002°10'23"	S78°17'57"E	6.45'
C83	35.43'	170.00'	011°56'26"	S71°14'32"E	35.36'
C84	41.88'	170.00'	014°06'49"	S72°19'44"E	41.77'
C85	31.42'	20.00'	090°00'00"	S34°23'09"E	28.28'
C86	31.42'	20.00'	090°00'00"	S45°09'11"W	28.28'
C86	37.43'	205.00'	010°27'40"	N5°23'01"E	37.38'
C87	50.27'	32.00'	090°00'00"	N44°50'49"W	45.25'
C88	49.87'	145.00'	019°42'23"	N10°00'23"E	49.63'
C89	32.77'	20.00'	093°52'59"	N66°48'04"E	29.23'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C108	12.56'	60.00'	011°59'23"	S53°33'34"W	12.53'
C109	8.70'	60.00'	008°18'17"	S43°24'43"W	8.69'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C90	79.57'	655.00'	006°57'38"	N69°44'16"W	79.52'
C91	70.51'	655.00'	006°10'04"	N76°18'07"W	70.47'
C92	150.08'	655.00'	013°07'41"	N72°49'18"W	149.75'
C93	144.26'	175.00'	047°13'50"	S23°44'30"W	140.21'
C94	112.04'	150.00'	042°47'46"	S68°45'18"W	109.45'
C95	98.96'	63.00'	090°00'00"	N44°50'49"W	89.10'
C96	75.22'	175.00'	024°37'41"	N12°28'02"E	74.64'
C97	31.95'	175.00'	010°27'40"	N5°23'01"E	31.91'
C98	81.65'	175.00'	026°43'57"	S76°28'50"E	80.91'
C99	225.42'	525.00'	024°36'06"	N77°34'23"W	223.70'
C100	49.27'	200.00'	014°06'49"	S72°19'44"E	49.14'
C101	154.54'	625.00'	014°10'01"	N72°18'08"W	154.14'
C102	50.54'	200.00'	014°28'43"	N57°58'46"W	50.41'
C103	53.35'	200.00'	015°17'01"	N43°05'55"W	53.19'
C104	90.83'	175.00'	029°44'16"	N20°35'17"W	89.81'
C105	70.84'	200.00'	020°17'40"	S49°24'25"W	70.47'
C106	0.76'	230.00'	000°11'22"	S39°21'16"W	0.76'
C107	21.25'	60.00'	020°17'40"	S49°24'25"W	21.14'



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.77'	20.00'	088°09'35"	N46°02'47"E	27.83'
C2	42.37'	205.00'	011°50'35"	S7°53'17"W	42.30'
C3	47.81'	205.00'	013°21'45"	S20°29'27"W	47.70'
C4	55.34'	205.00'	015°27'58"	S34°54'19"W	55.17'
C5	16.88'	205.00'	004°43'07"	S44°59'51"W	16.88'
C6	162.40'	205.00'	045°23'25"	S24°39'42"W	158.19'
C7	50.67'	180.00'	016°07'48"	S55°25'18"W	50.51'
C8	83.78'	180.00'	026°39'59"	S76°49'11"W	83.02'
C9	134.45'	180.00'	042°47'47"	S68°45'18"W	131.35'
C10	36.55'	58.00'	036°06'31"	N71°47'33"W	35.95'
C11	32.29'	58.00'	031°54'07"	N37°47'14"W	31.88'
C12	22.26'	58.00'	021°59'22"	N10°50'30"W	22.12'
C13	91.11'	58.00'	090°00'00"	N44°50'49"W	82.02'
C14	78.42'	205.00'	021°55'08"	N11°06'45"E	77.95'
C15	29.67'	20.00'	084°59'47"	S20°25'34"E	27.02'
C16	48.91'	230.00'	012°11'03"	N56°49'56"W	48.82'
C17	31.42'	20.00'	090°00'00"	N84°15'35"E	28.28'
C18	45.23'	230.00'	011°16'00"	S45°04'57"W	45.15'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C19	35.48'	230.00'	008°50'19"	S55°08'06"W	35.44'
C20	81.47'	230.00'	020°17'40"	S49°24'25"W	81.04'
C21	35.19'	170.00'	011°51'32"	S53°37'29"W	35.12'
C22	25.24'	170.00'	008°30'28"	S43°26'30"W	25.22'
C23	60.43'	170.00'	020°21'58"	S49°22'16"W	60.11'
C24	31.42'	20.00'	090°00'00"	S5°44'25"E	28.28'
C25	32.52'	230.00'	008°06'08"	N46°41'21"W	32.50'
C26	28.83'	230.00'	007°10'53"	N39°02'51"W	28.81'
C27	61.35'	230.00'	015°17'01"	N43°05'55"W	61.17'
C28	46.06'	205.00'	012°52'22"	N29°01'13"W	45.96'
C29	55.34'	205.00'	015°27'58"	N14°51'04"W	55.17'
C30	5.01'	205.00'	001°23'58"	N6°25'07"W	5.01'
C31	106.40'	205.00'	029°44'16"	N20°35'17"W	105.21'
C32	38.67'	48.00'	046°09'34"	N17°21'38"E	37.63'
C33	54.72'	48.00'	065°19'21"	N73°06'06"E	51.81'
C34	58.50'	48.00'	069°49'37"	S39°19'25"E	54.94'
C35	52.24'	48.00'	062°21'24"	S26°46'06"W	49.70'
C36	204.13'	48.00'	243°39'57"	S63°53'11"E	81.56'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C37	7.09'	5.00'	081°12'31"	N17°20'32"E	6.51'
C38	30.86'	145.00'	012°11'41"	N29°21'34"W	30.80'
C39	23.80'	170.00'	008°01'21"	N46°43'45"W	23.78'
C40	21.54'	170.00'	007°15'40"	N39°05'14"W	21.53'
C41	45.35'	170.00'	015°17'01"	N43°05'55"W	45.21'
C42	42.96'	170.00'	014°28'43"	N57°58'46"W	42.84'
C43	4.29'	595.00'	000°24'47"	N65°25'31"W	4.29'
C44	72.64'	595.00'	006°59'41"	N69°07'45"W	72.59'
C45	70.19'	595.00'	006°45'33"	N76°00'22"W	70.15'
C46	147.12'	595.00'	014°10'01"	N72°18'08"W	146.75'
C47	36.96'	230.00'	009°12'21"	S74°46'58"E	36.92'
C48	19.70'	230.00'	004°54'28"	S67°43'33"E	19.69'
C49	56.66'	230.00'	014°06'49"	S72°19'44"E	56.51'
C50	7.58'	495.00'	000°52'37"	N65°42'38"W	7.58'
C51	77.49'	495.00'	008°58'10"	N70°38'02"W	77.41'
C52	75.86'	495.00'	008°46'53"	N79°30'33"W	75.79'
C53	51.61'	495.00'	005°58'26"	N86°53'13"W	51.59'
C54	212.54'	495.00'	024°36'06"	N77°34'23"W	210.91'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C55	31.01'	555.00'	003°12'05"	N66°52'22"W	31.01'
C56	52.30'	555.00'	005°23'56"	N71°10'23"W	52.28'
C57	115.31'	555.00'	011°54'16"	N79°49'29"W	115.11'
C58	198.62'	555.00'	020°30'17"	N75°31'28"W	197.56'
C59	30.91'	20.00'	088°32'33"	S41°30'20"E	27.92'
C60	108.78'	145.43'	042°51'22"	S24°13'37"W	106.26'
C61	4.08'	120.97'	001°55'53"	N47°21'25"E	4.08'
C62	112.86'	144.77'	044°39'57"	S25°03'40"W	110.02'
C63	89.63'	120.00'	042°47'46"	S68°45'18"W	87.56'
C64	31.42'	20.00'	090°00'00"	N44°50'49"W	28.28'
C65	31.42'	20.00'	090°00'00"	N45°09'11"E	28.28'
C66	43.52'	145.00'	017°11'41"	S41°14'58"E	43.35'
C67	6.86'	5.00'	078°35'25"	S33°21'25"E	6.33'
C68	59.24'	48.00'	070°42'48"	N29°25'06"W	55.55'
C69	26.74'	48.00'	031°54'47"	N80°43'53"W	26.39'
C70	36.96'	48.00'	044°07'11"	S61°15'08"W	36.06'
C71	9.40'	48.00'	011°13'04"	S33°35'01"W	9.38'
C72	65.94'	48.00'	078°42'53"	S11°22'58"E	60.88'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	36.32'	N65°16'19"W
L2	16.32'	N65°16'19"W
L3	10.06'	N47°21'25"E
L4	25.19'	S63°06'52"E
L5	50.03'	N49°27'04"E
L6	8.28'	S00°09'11"W
L7	6.44'	S50°44'25"E
L8	12.89'	N59°33'15"E
L9	24.77'	N50°44'25"W
L10	9.87'	N35°27'24"W
L11	5.30'	N05°43'09"W
L12	38.26'	N15°45'47"E
L13	76.09'	N85°35'23"E
L14	5.30'	N05°43'09"W
L15	10.33'	N54°32'36"E
L16	19.73'	S20°56'38"E
L17	20.21'	N54°32'36"E
L18	20.75'	N47°21'43"E

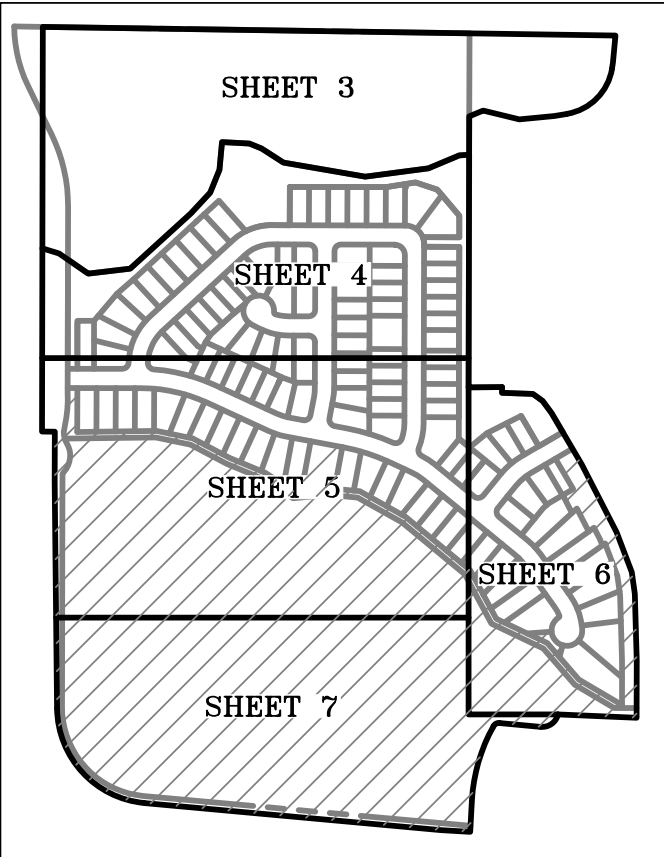
- LEGEND**
- FOUND #5 REBAR AND 1" RED PLASTIC CAP PLS 36062
 - FOUND AS DESCRIBED
 - FOUND #5 REBAR AND 1.25" PLASTIC CAP ILLEGIBLE
 - FOUND #5 REBAR AND 1.25" RED PLASTIC CAP PLS 17477
 - FOUND #5 REBAR AND 1.25" ORANGE PLASTIC CAP PLS 36580
 - FOUND #5 REBAR AND 1.25" ORANGE PLASTIC CAP ILLEGIBLE
 - FOUND #5 REBAR AND 1.25" YELLOW PLASTIC CAP PLS 17477
 - FOUND SECTION CORNER AS DESCRIBED HEREON
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - ROAD CENTERLINE
 - BLOCK NUMBER DESIGNATION

U.E.=UTILITY EASEMENT
NOTE: FRONT UTILITY EASEMENTS ARE 6' AND REAR ARE 8' UNLESS OTHERWISE NOTED.

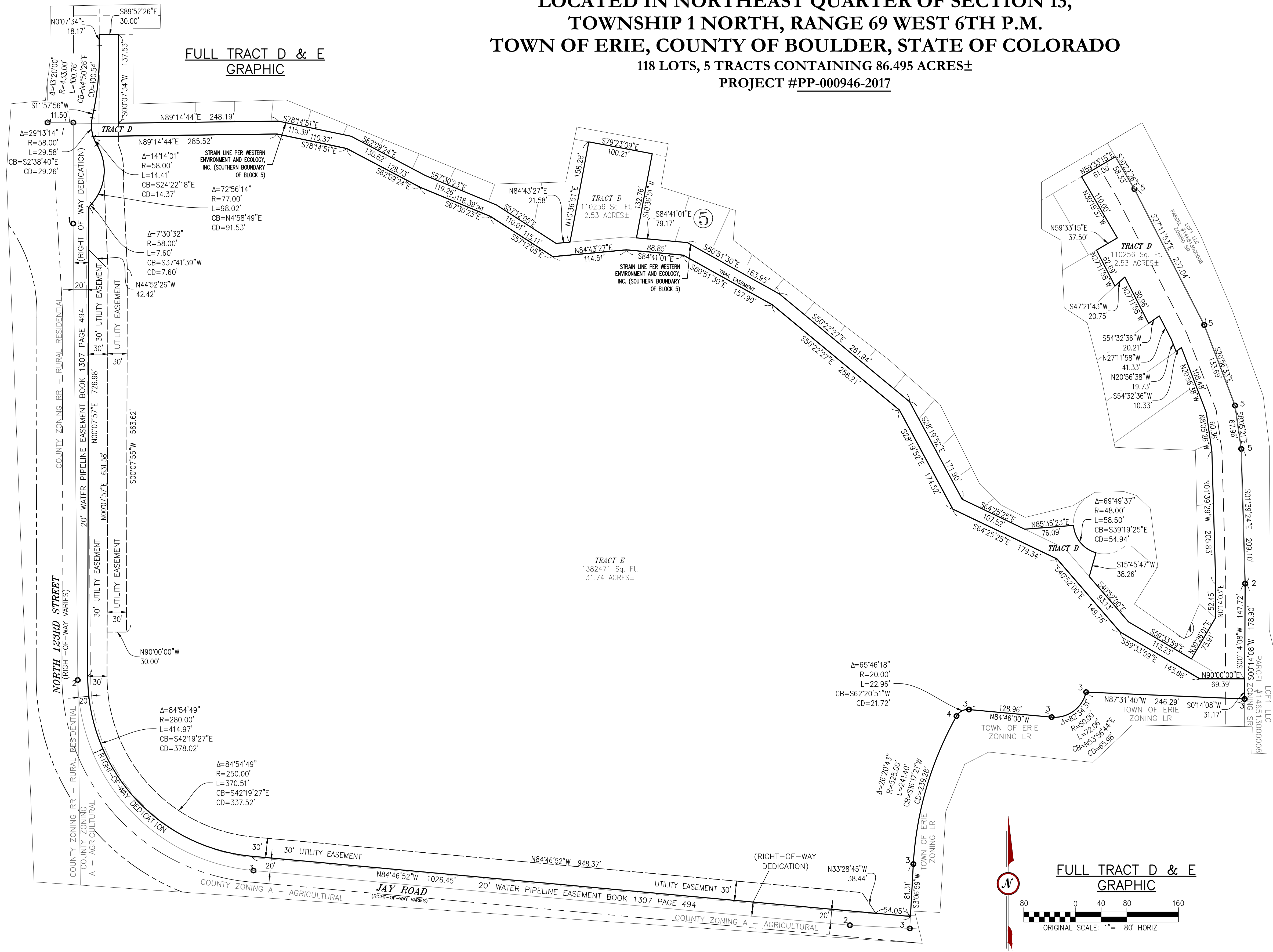


MMEADOWLARK—PRELIMINARY PLAT

LOCATED IN NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 1 NORTH, RANGE 69 WEST 6TH P.M.
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
118 LOTS, 5 TRACTS CONTAINING 86.495 ACRES±
PROJECT #PP-000946-2017



SHEET INDEX
1"=600'



LEGEND

- ⑤ FOUND #5 REBAR AND 1" RED PLASTIC CAP PLS 36062
- FOUND AS DESCRIBED
- 1' FOUND #5 REBAR AND 1.25" PLASTIC CAP ILLEGIBLE
- 2' FOUND #5 REBAR AND 1.25" RED PLASTIC CAP PLS 17477
- 3' FOUND #5 REBAR AND 1.25" ORANGE PLASTIC CAP PLS 36580
- 4' FOUND #5 REBAR AND 1.25" ORANGE PLASTIC CAP ILLEGIBLE
- 5' FOUND #5 REBAR AND 1.25" YELLOW PLASTIC CAP PLS 17477
- ⊕ FOUND SECTION CORNER AS DESCRIBED HEREON

—	LOT LINE
---	EASEMENT LINE
---	SECTION LINE
---	BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	ROAD CENTERLINE



**LOCATED IN NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 1 NORTH, RANGE 69 WEST 6TH P.M.
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