

# NINE MILE CORNER

A PORTION OF THE NORTHEAST QUARTER OF SECTION 34  
AND THE SOUTHEAST QUARTER OF SECTION 27  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.  
11 LOTS, 9 TRACTS – 47.63 ACRES (2,074,772 SQ. FT.)  
MS-001118-2019

## CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW BY ALL MEN THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF BOULDER, COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 34 AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 34 AND MONUMENTED ON THE WEST BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 38064" IN A RANGE BOX FOR THE CENTER-NORTH 1/16 CORNER OF SECTION 34, AND MONUMENTED ON THE EAST BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 16406" FOR THE NORTH 1/16TH CORNER COMMON TO SECTIONS 34 AND 35, AND IS ASSUMED TO BEAR S89°54'51"W.

COMMENCING AT SAID CENTER-NORTH 1/16 CORNER OF SAID SECTION 34;

THENCE WITH SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34, N89°54'51"E A DISTANCE OF 57.27 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH 107TH STREET; SAID POINT BEING THE POINT OF BEGINNING;

THENCE WITH SAID EAST RIGHT OF WAY LINE OF NORTH 107TH STREET, N00°23'00"W A DISTANCE OF 1,388.64 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ARAPAHOE ROAD AND A POINT OF NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID RIGHT OF WAY LINE OF ARAPAHOE ROAD AND SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°39'37", HAVING A RADIUS OF 80.50 FEET, AN ARC LENGTH OF 33.24 FEET, AND WHOSE CHORD BEARS N66°05'34"E, A CHORD DISTANCE OF 33.01 FEET;

THENCE CONTINUING WITH SAID RIGHT OF WAY LINE, N77°55'23"E A DISTANCE OF 31.39 FEET;

THENCE CONTINUING WITH SAID RIGHT OF WAY LINE N64°30'37"E A DISTANCE OF 166.81 FEET;

THENCE CONTINUING WITH SAID RIGHT OF WAY LINE N87°36'30"E A DISTANCE OF 521.75 FEET;

THENCE CONTINUING WITH SAID RIGHT OF WAY LINE S50°58'13"E A DISTANCE OF 81.70 FEET;

THENCE CONTINUING WITH SAID RIGHT OF WAY LINE, S75°07'26"E A DISTANCE OF 67.64 FEET;

THENCE CONTINUING WITH SAID RIGHT OF WAY LINE, S68°54'48"E A DISTANCE OF 154.47 FEET;

THENCE CONTINUING WITH SAID RIGHT OF WAY LINE, S65°50'20"E A DISTANCE OF 12.93 FEET TO A POINT OF CURVATURE TO THE LEFT;

THENCE CONTINUING WITH SAID RIGHT OF WAY LINE AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°39'46", HAVING A RADIUS OF 960.68 FEET, AN ARC LENGTH OF 279.39 FEET, AND WHOSE CHORD BEARS S72°25'40"E, A CHORD DISTANCE OF 278.40 FEET;

THENCE CONTINUING WITH SAID RIGHT OF WAY LINE, S89°58'35"E A DISTANCE OF 355.68 FEET;

THENCE DEPARTING WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE, S00°01'26"E A DISTANCE OF 439.93 FEET;

THENCE N89°58'23"W A DISTANCE OF 252.20 FEET;

THENCE S00°00'29"E A DISTANCE OF 846.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE S89°54'51"W, ALONG SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 1377.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 47.63 ACRES (2,074,772 SQUARE FEET), MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, RIGHT OF WAY AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF NINE MILE CORNER. THE RIGHT OF WAY AND EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.

## OWNER / MORTGAGEE / LIEN HOLDER SIGNATURE: TOWN OF ERIE URBAN RENEWAL AUTHORITY

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

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

ATTEST:

SECRETARY/TREASURER

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

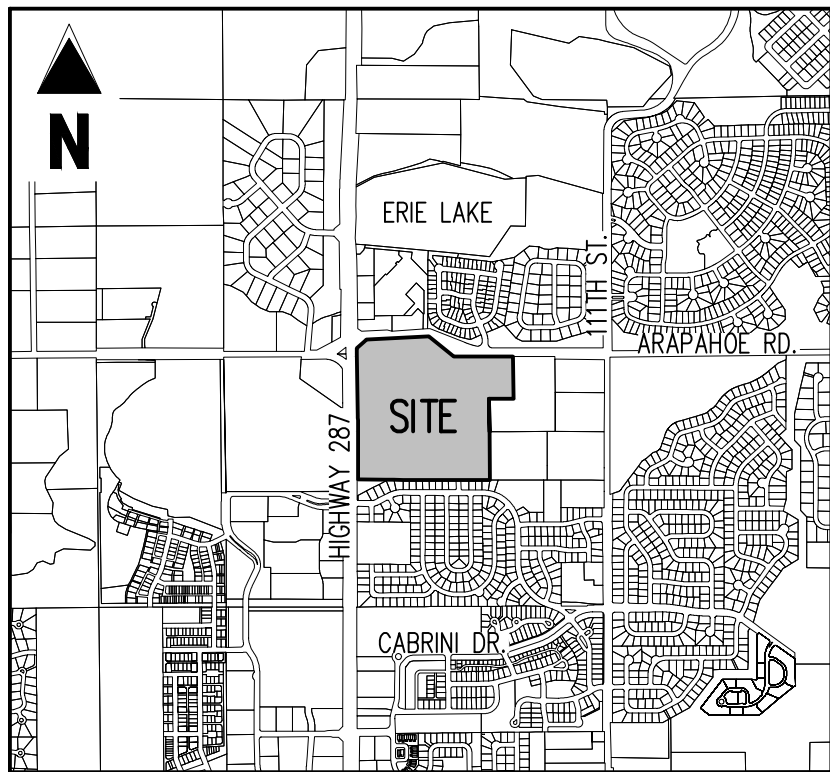
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ OF  
TOWN OF ERIE URBAN RENEWAL AUTHORITY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

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



VICINITY MAP  
1" = 2000'

## SHEET INDEX

SHEET 1	COVER / NOTES / DEDICAITON
SHEET 2	BOUNDARY & UTILITY EASEMENTS
SHEET 3	BOUNDARY & ACCESS EASEMENTS
SHEET 4	LINE / CURVE TABLES
SHEET 5	EXISTING DITCH EASEMENT (TO BE VACATED)

TRACT SUMMARY CHART			
TRACT	AREA	USE	MAINTENANCE
A	4.29 AC.	LANDSCAPE BUFFER	OWNER
B	0.16 AC.	LANDSCAPE BUFFER	OWNER
C1	0.74 AC.	LANDSCAPE BUFFER	OWNER
C2	0.20 AC.	LANDSCAPE BUFFER	OWNER
D	0.71 AC.	DRAINAGE EASEMENT	OWNER
E	1.17 AC.	DRAINAGE EASEMENT	OWNER
F	1.02 AC.	DRAINAGE EASEMENT	OWNER
G	0.70 AC.	DRAINAGE EASEMENT	OWNER
H	0.59 AC.	LANDSCAPE BUFFER	OWNER

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL LOTS	11.67 AC.	25%
COMMERCIAL LOTS	25.97 AC.	55%
TRACTS	9.57 AC.	20%
PUBLIC ROW	0.42 AC.	1%

## SURVEYORS NARRATIVE

THIS NARRATIVE IS INTENDED TO EXPLAIN THE MULTIPLE MONUMENTS FOUND FOR CORNERS AND THE REASONING FOR THE MONUMENTS HELD FOR THIS SURVEY.

TWO MONUMENTS WERE DISCOVERED REPRESENTING THE SAME CORNER FOR THE CENTER-NORTH 1/16<sup>TH</sup> CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST, LOCATED NEAR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. THIS SURVEYOR IS ACCEPTING THE 3-1/2" ALUMINUM CAP IN A RANGE BOX SET BY PLS 38064 AND NOT ACCEPTING THE 2.5" ALUMINUM CAP IN A RANGE BOX SET BY PLS 27936. THE MONUMENT SET BY PLS 38064 WAS ESTABLISHED USING THE EXISTING LOCAL EVIDENCE DISCOVERED ALONG THE NORTH LINE OF REPLAT OF BEACON HILL SUBDIVISION AS SHOWN ON THE PLAT TO BE ON THE ALIQUOT LINE. THE MONUMENT SET BY PLS 27936 APPEARS TO BE ESTABLISHED BY PROTRACTION ONLY (MID POINT).

TWO MONUMENTS WERE DISCOVERED REPRESENTING THE SAME CORNER FOR THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST, LOCATED NEAR THE NORTHEAST CORNER OF THE PROPERTY AT THE INTERSECTION OF NORTH 111<sup>TH</sup> STREET AND ARAPAHOE ROAD. THIS SURVEYOR IS ACCEPTING THE 2-1/2" ALUMINUM CAP IN A RANGE BOX SET BY PLS 12405 AND NOT ACCEPTING A No.5 REBAR (NO CAP) IN A RANGE BOX. THE MONUMENT SET BY PLS 12405 MATCHES PREVIOUS MONUMENT RECORDS DISCOVERED AND LOCAL EVIDENCE REPRESENTING THE POSITION OF THE ORIGINAL MONUMENT. THE No.5 REBAR DOES NOT HAVE ANY IDENTIFICATION TO THE ESTABLISHING SURVEYOR OR A MONUMENT RECORD NOTING EVIDENCE USED TO DETERMINE POSITION.

## GENERAL NOTES

- THIS SURVEY WAS BASED ON THE TITLE COMMITMENT/REPORT BY LAND TITLE GUARANTEE COMPANY, FILE NO.: ABZ70471321-16 WITH AN EFFECTIVE DATE OF JANUARY 22, 2020 AT 5:00 PM, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS.
- FIELD WORK WAS COMPLETED ON: JANUARY 5, 2020.
- BASIS OF BEARING: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34 AND MONUMENTED ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED "PLS29752" IN A RANGE BOX FOR THE NORTH 1/4 CORNER OF SECTION 34, AND MONUMENTED ON THE EAST BY A 2.5" ALUMINUM CAP STAMPED "PLS12405" FOR THE NE CORNER OF SECTION 34, AND IS ASSUMED TO BEAR S 89°58'01" E.
- PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08013C0438J, HAVING AN MAP REVISED DATE OF DECEMBER 18, 2012, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X OUTSIDE 0.2% CHANCE OF FLOOD. THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS MAP WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
- CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
- 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.
- UTILITY EASEMENTS, LABELED HEREON, SHALL BE GRANTED FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER LINES, WATER LINES, STORM DRAINAGE FACILITIES, AND FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES AND APPURTENANCES. SAID EASEMENTS AND RIGHTS ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
- A PERPETUAL EASEMENT OVER AND ACROSS ALL LOTS AND TRACTS SHALL BE GRANTED FOR EMERGENCY PUBLIC ACCESS; SAID EASEMENT BEING SUBJECT TO RESTRICTIONS AND REQUIREMENTS OF THE TOWN OF ERIE MUNICIPAL CODE.
- THE EXISTING SOUTH BOULDER CANYON IRRIGATION DITCH EASEMENT DESCRIBED IN RECEPTION NUMBER 913694 WILL BE VACATED, AND THE NEW PROPOSED EASEMENT SHOWN HEREON WILL BE DEDICATED PURSUANT TO A SEPARATE AGREEMENT AND ITS AMENDMENT, RECEPTION NUMBERS \_\_\_\_\_ & \_\_\_\_\_.
- THE OWNER OF THE LANDS DESCRIBED HEREIN, ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL DRAINAGE EASEMENTS SHOWN HEREON AND RELATED DRAINAGE FACILITIES, AS PROVIDED IN THE TOWN OF ERIE ENGINEERING STANDARDS AND SPECIFICATION, AS AMENDED. THE OWNER 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 ERIE MUNICIPAL CODE, AS AMENDED; AND TO INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH INSPECTION, MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).
- AN EASEMENT IS HEREBY GRANTED OVER TRACTS C1, C2, D, E, AND F FOR PLACEMENT, USE, AND MAINTENANCE OF DEVELOPMENT MONUMENT SIGNAGE.
- THIS PLAT DEDICATES A PUBLIC SERVICE COMPANY OF COLORADO UTILITY EASEMENT FOR ELECTRICAL AND GAS SERVICES THAT IS BLANKET IN NATURE UNLESS/UNTIL OTHERWISE DELINEATED BY A DEDICATED AS-BUILT EASEMENT(S) BY SEPARATE DOCUMENT.
- EASEMENTS ARE DEDICATED ACROSS ALL TRACTS FOR PUBLIC PEDESTRIAN AND BICYCLE USE.

## TITLE VERIFICATION STATEMENT

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:

LAND TITLE GUARANTEE COMPANY

BY: \_\_\_\_\_ (DATE)

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

ATTEST:

SECRETARY/TREASURER

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: \_\_\_\_\_

## BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS NINE MILE CORNER IS APPROVED AND ACCEPTED BY RESOLUTION NO. \_\_\_\_\_, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR

ATTEST \_\_\_\_\_  
TOWN CLERK

## SURVEYOR'S CERTIFICATE

I, BRIAN J. DENNIS, A DULY REGISTERED 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 MAY 1, 2016, 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\_\_\_\_.

BRIAN J. DENNIS  
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # 38069

## CLERK & RECORDER CERTIFICATE

STATE OF COLORADO )  
 ) ss.  
COUNTY OF BOULDER )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY

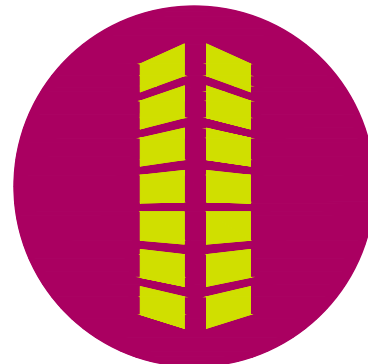
OF \_\_\_\_\_, 20\_\_\_\_ A.D. AND WAS RECORDED AT RECEPTION NUMBER

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ COUNTY CLERK AND RECORDER

#	Date	Issue / Description	Init.
1	11.20.19	ADDRESS COMMENTS	EMV
2	12.27.19	ADDRESS COMMENTS	EMV
3	1.24.20	ADDRESS COMMENTS	EMV
4	1.29.20	REVISED TRACTS	EMV
5	2.12.20	REVISED DITCH RIGHTS	EMV
6	2.19.20	ADDRESS COMMENTS	EMV
7	3.2.20	REVISED EASEMENTS	EMV
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**Galloway**

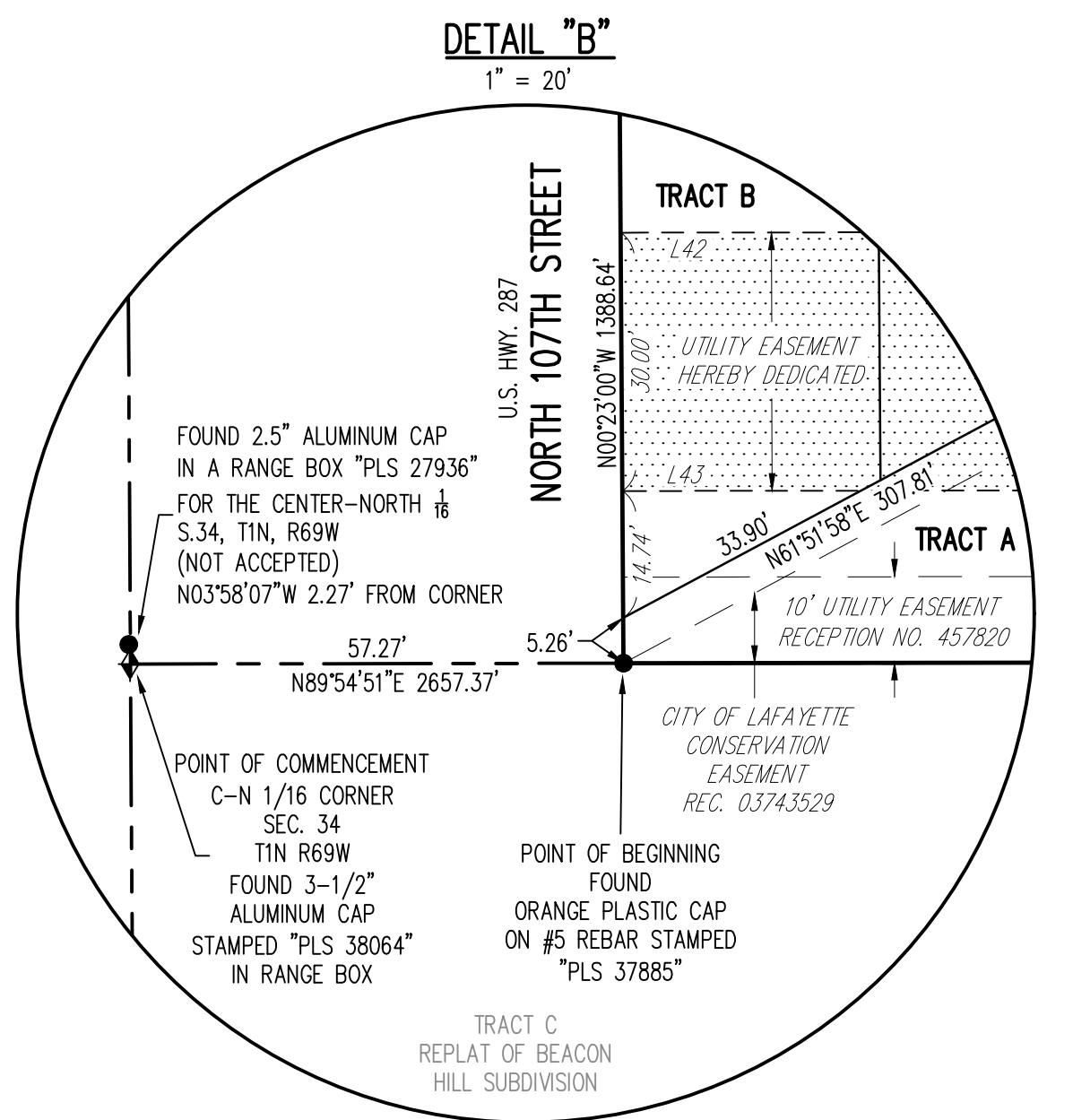
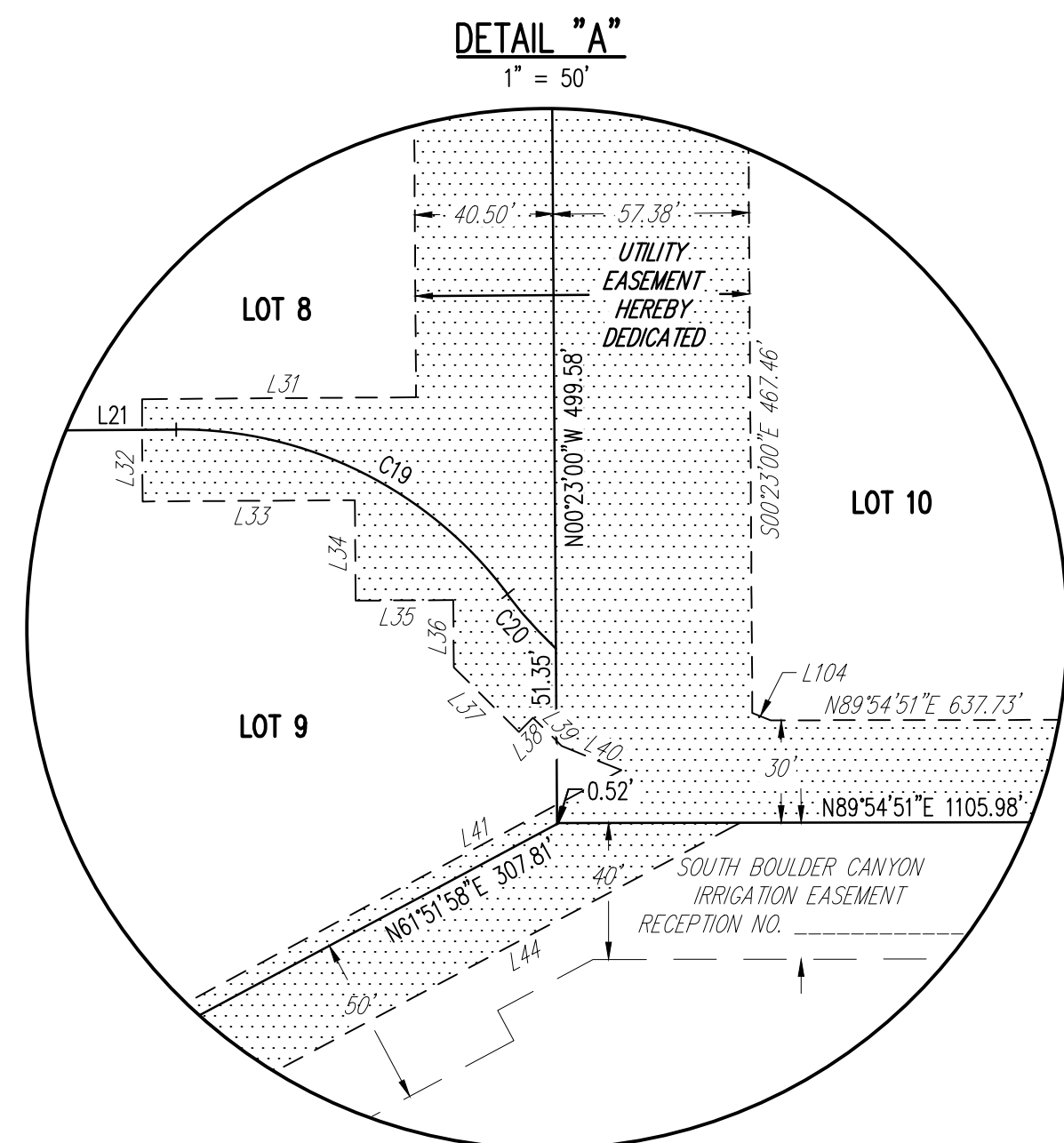
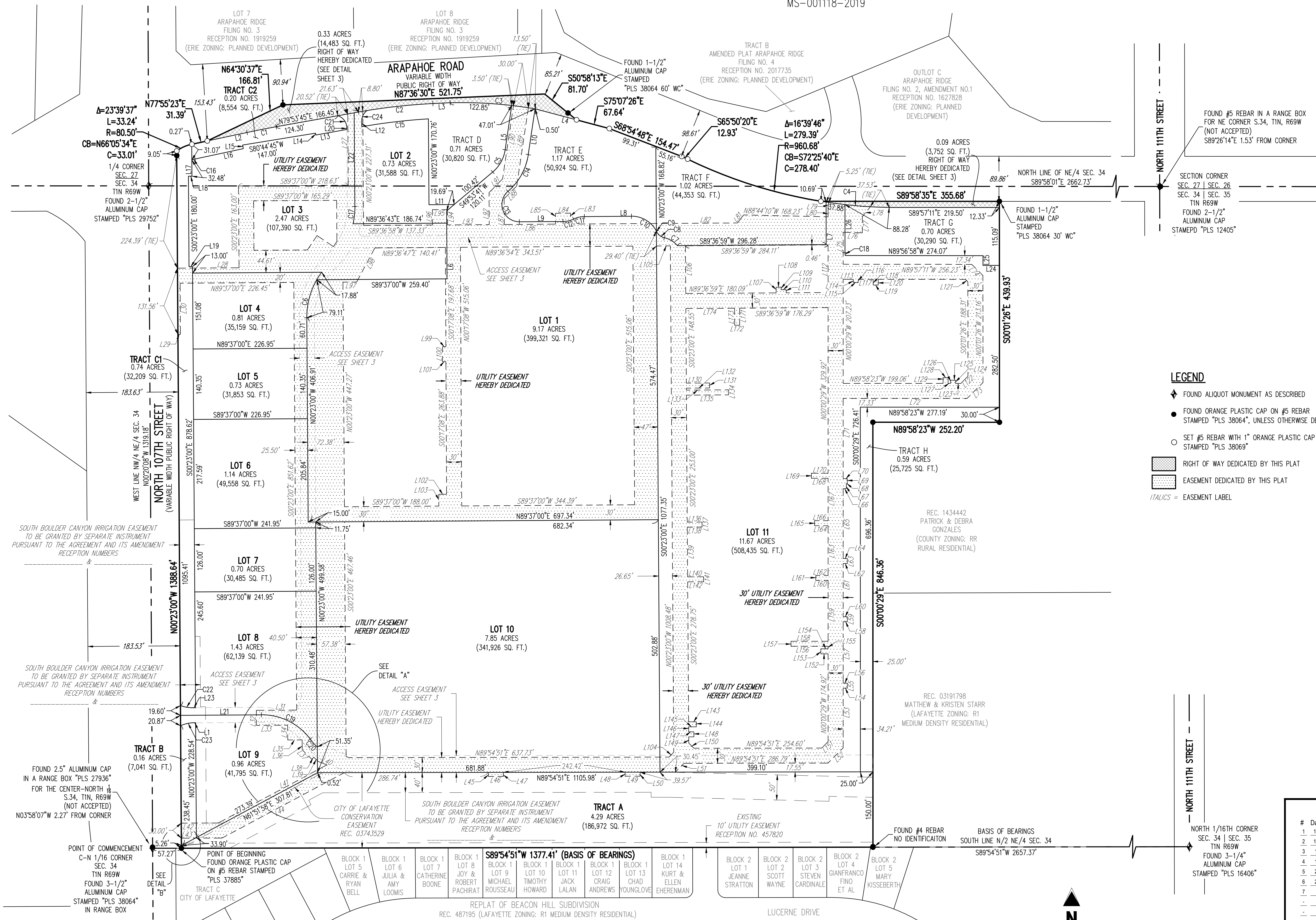
1155 Kelly Johnson Blvd., Suite 305  
Colorado Springs, CO 80920  
719.900.7220 • [GallowayUS.com](http://GallowayUS.com)

Project No.: EDI000018.10  
Drawn By: \_\_\_\_\_ EMV  
Checked By: \_\_\_\_\_ BJD  
Date: 10/15/2019



# NINE MILE CORNER

A PORTION OF THE NORTHEAST QUARTER OF SECTION 34,  
AND THE SOUTHEAST QUARTER OF SECTION 27  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.  
11 LOTS, 9 TRACTS - 47.63 ACRES (2,074,772 SQ. FT.)  
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## LEGEND

- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND ORANGE PLASTIC CAP ON #5 REBAR STAMPED "PLS 38064", UNLESS OTHERWISE DESCRIBED
- SET #5 REBAR WITH 1" ORANGE PLASTIC CAP STAMPED "PLS 38069"
- ▨ RIGHT OF WAY DEDICATED BY THIS PLAT
- ▨ EASEMENT DEDICATED BY THIS PLAT
- ITALICS = EASEMENT LABEL

#	Date	Issue / Description	Init.
1	11.20.19	ADDRESS COMMENTS	EMV
2	12.27.19	ADDRESS COMMENTS	EMV
3	1.24.20	ADDRESS COMMENTS	EMV
4	1.28.20	REVISED TRACTS	EMV
5	2.12.20	REVISED DITCH RIGHTS	EMV
6	2.19.20	ADDRESS COMMENTS	EMV
7	3.22.20	REVISED EASEMENTS	EMV

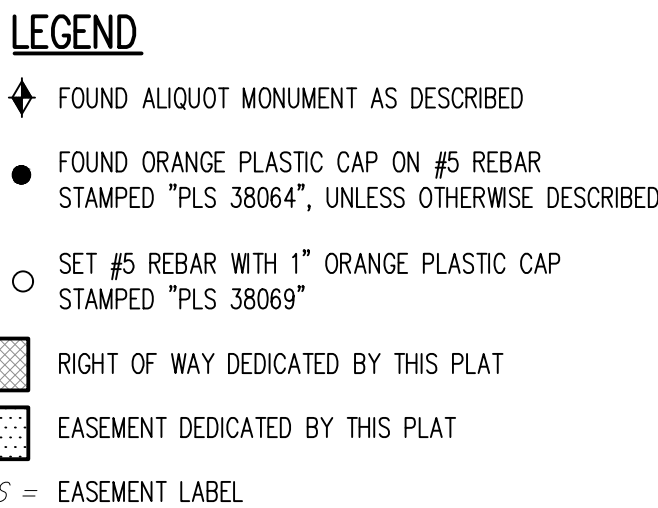
**Galloway**

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[illegible]

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LOT / TRACT LINE TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L1	S89°37'00"W	3.01
L2	N77°55'23"E	80.96
L3	N87°07'04"E	34.45
L4	S75°07'26"E	84.79
L5	S08°28'34"W	89.37
L6	S00°23'00"E	135.42
L7	S00°00'29"E	84.65
L8	S89°37'00"W	93.72
L9	S89°37'00"W	87.00
L10	N08°28'34"E	92.24
L11	N89°37'00"E	50.20
L12	S00°23'00"E	11.55
L13	S79°53'45"W	62.61
L14	N09°15'15"W	3.68
L15	S09°15'15"E	7.35
L16	S77°55'23"W	98.31
L17	S00°23'00"E	63.56
L18	S89°37'00"W	7.00
L19	N89°37'00"E	7.00
L20	S00°23'00"E	3.33
L21	N89°37'00"E	161.16
L22	S00°23'00"E	186.48
L23	S89°37'00"W	5.99
L24	S89°58'25"W	32.85
L25	N00°01'35"W	19.32
L26	N00°00'29"W	95.80

LOT / TRACT CURVE TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	1°58'22"	59.17	1718.50	N78°54'34"E	59.17
C2	7°13'19"	149.30	1184.50	N83°30'25"E	149.20
C3	11°20'11"	170.35	860.98	S85°52'15"E	170.07
C4	8°09'43"	136.85	960.68	S84°50'25"E	136.74
C5	41°25'07"	51.69	71.50	S29°11'07"W	50.57
C6	37°02'48"	96.99	150.00	N18°09'00"E	95.31
C7	34°03'00"	30.61	51.50	N58°48'18"W	30.16
C8	48°46'27"	20.86	24.50	N51°26'35"W	20.23
C9	0°30'19"	0.49	55.50	N27°18'31"W	0.49
C10	62°49'20"	60.85	55.50	N58°58'20"W	57.85
C11	25°15'26"	22.26	50.50	S76°59'17"W	22.08
C12	25°15'26"	21.82	49.50	S76°59'17"W	21.64
C13	139°45'29"	84.15	34.50	N20°30'16"W	64.79
C14	40°53'55"	85.30	119.50	N28°55'31"E	83.50
C15	6°37'44"	133.57	1154.50	S83°16'59"W	133.50
C16	7°28'21"	6.59	50.50	S74°11'13"W	6.58
C17	13°15'55"	34.73	150.00	S06°14'57"W	34.65
C18	13°35'15"	5.70	24.02	N06°46'48"W	5.68
C19	53°39'01"	112.37	120.00	S63°33'30"E	108.30
C20	10°12'35"	21.38	120.00	S41°50'16"E	21.35
C21	73°52'36"	32.24	25.00	S37°19'22"E	30.05
C22	21°40'46"	24.59	65.00	N79°32'37"W	24.45
C23	24°32'03"	27.83	65.00	S77°20'59"W	27.62
C24	55°33'13"	24.24	25.00	S27°23'36"W	23.30

UTILITY EASEMENT LINE TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L27	S00°23'00"E	141.83
L28	S89°37'00"W	122.54
L29	N89°37'00"E	5.00
L30	N00°23'00"W	101.56
L31	S89°37'00"W	80.29
L32	S00°23'00"E	30.00
L33	N89°37'00"E	62.18
L34	S00°23'00"E	29.47
L35	N89°37'00"E	28.61
L36	S00°23'00"E	19.75
L37	S45°23'00"E	26.90
L38	N44°36'59"E	5.83
L39	S45°23'00"E	11.74
L40	S67°33'00"E	18.89
L41	S61°51'58"W	245.52
L42	S89°54'51"W	73.57
L43	N89°54'31"E	80.91
L44	N61°31'58"E	276.47
L45	S00°05'09"E	8.00
L46	N89°54'51"E	30.00
L47	N00°05'09"W	8.00
L48	S00°05'09"E	8.00
L49	N89°54'51"E	30.00
L50	N00°05'09"W	8.00
L51	N44°37'00"E	24.74
L52	N44°59'31"E	42.81
L53	N00°00'29"W	119.01
L54	N89°59'31"E	8.33
L55	N00°00'29"W	10.00
L56	S89°59'31"W	8.33
L57	N00°00'29"W	122.39
L58	N89°59'31"E	8.33
L59	N00°00'29"W	10.00
L60	S89°59'31"W	8.33
L61	N00°00'29"W	105.69
L62	N89°59'31"E	8.33
L63	N00°00'29"W	10.00
L64	S89°59'31"W	8.33
L65	N00°00'29"W	139.16
L66	N89°59'31"E	6.33
L67	N00°00'29"W	10.00
L68	N89°59'31"E	2.00
L69	N00°00'29"W	10.00
L70	S89°59'31"W	8.33
L71	N00°00'29"W	159.75
L72	S89°58'23"E	246.72
L73	N45°01'37"E	44.91
L74	N44°57'11"W	31.42
L75	N00°00'29"W	63.68
L76	S88°28'21"E	38.19


UTILITY EASEMENT LINE TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L77	N00°00'00"E	32.13
L78	N39°13'45"E	25.46
L79	S08°52'46"W	8.82
L80	S00°00'29"E	19.74
L81	S37°15'02"W	20.02
L82	S89°36'58"W	332.50
L83	N00°23'01"W	21.66
L84	S89°36'59"W	30.00
L85	S00°23'01"E	21.66
L86	S89°36'58"W	102.01
L87	N00°23'01"W	51.33
L88	N44°36'59"E	35.67
L89	N08°28'34"E	157.54
L90	S08°28'34"W	147.43
L91	S44°36'59"W	38.31
L92	S00°23'01"E	63.76
L93	S89°36'58"W	83.02
L94	N00°23'01"W	30.50
L95	S89°36'59"W	30.00
L96	S00°23'01"E	30.50
L97	N89°37'00"E	27.34
L98	N28°02'58"E	77.09
L99	S89°42'52"W	6.67
L100	S00°17'08"E	30.00
L101	N89°42'52"E	6.67
L102	S89°42'52"W	15.56
L103	S00°17'08"E	23.54
L104	N44°37'00"E	13.52
L105	S89°36'59"W	27.65
L106	S00°23'00"E	94.96
L107	N00°23'01"W	11.33
L108	N89°36'59"E	10.00
L109	S00°23'01"E	5.00
L110	N89°36'59"E	10.00
L111	S00°23'01"E	6.33
L112	N00°00'29"W	94.96
L113	S89°57'11"E	20.23
L114	S00°02'49"W	6.33
L115	S89°57'11"E	10.00
L116	N00°02'49"E	6.33
L117	S89°57'11"E	29.62
L118	S00°02'49"W	11.33
L119	S89°57'11"E	10.00
L120	N00°02'49"E	11.33
L121	S44°57'11"E	6.59
L122	S45°01'37"W	20.04
L123	N89°58'23"W	10.25
L124	N00°01'37"E	6.33
L125	N89°58'23"W	10.00
L126	S00°01'37"W	6.33

UTILITY EASEMENT LINE TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L127	N89°58'23"W	5.00
L128	N89°58'23"W	10.00
L129	S00°01'37"W	11.33
L130	N89°37'00"E	46.33
L131	S00°23'00"E	10.00
L132	S89°37'00"W	46.33
L133	N89°37'00"E	84.00
L134	S00°23'00"E	10.00
L135	S89°37'00"W	84.00
L136	N89°37'00"E	29.43
L137	S00°23'00"E	10.00
L138	S89°37'00"W	29.43
L139	S00°23'00"E	98.87
L140	N89°37'00"E	31.83
L141	S00°23'00"E	10.00
L142	S89°37'00"W	31.83
L143	N89°37'00"E	15.33
L144	S00°23'00"E	10.00
L145	S89°37'00"W	15.33
L146	S00°23'00"E	9.94
L147	N89°37'00"E	10.33
L148	S00°23'00"E	10.00
L149	S00°23'00"E	12.49
L150	S45°23'00"E	14.48
L151	N44°59'31"E	17.98
L152	S89°59'31"W	14.56
L153	N00°00'29"W	10.00
L154	N89°59'31"E	14.56
L155	N00°00'29"W	5.00
L156	S89°59'31"W	73.95
L157	N00°00'29"W	10.00
L158	N89°59'31"E	73.95
L159	N00°00'29"W	121.08
L160	S89°59'31"W	24.47
L161	N00°00'29"W	10.00
L162	N89°59'31"E	24.47
L163	N00°00'29"W	99.13
L164	S89°59'31"W	26.97
L165	N00°00'29"W	10.00
L166	N89°59'31"E	26.97
L167	N00°00'29"W	84.41
L168	S89°59'31"W	33.33
L169	N00°00'29"W	10.00
L170	N89°59'31"E	33.33
L171	S00°23'01"E	33.83
L172	S89°36'59"W	10.00
L173	N00°23'01"W	33.83
L174	S89°36'59"W	97.00

ACCESS EASEMENT LINE TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L175	S89°37'00"W	131.16
L176	N89°37'00"E	158.00
L177	N00°23'00"W	27.71
L178	N49°53'41"E	108.80
L179	N08°28'34"E	65.69
L180	S08°28'34"W	68.81
L181	S00°23'00"E	65.00
L182	S89°37'00"W	75.73
L183	S00°23'00"E	10.16
L184	S89°37'00"W	131.16

ACCESS EASEMENT CURVE TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C25	47°25'46"	111.75	135.00	S23°19'53"W	108.59
C26	47°25'46"	136.59	165.00	S23°19'53"W	132.72
C27	11°35'16"	27.30	135.00	S05°24'00"W	27.26
C28	97°58'34"	42.75	25.00	S60°10'55"W	37.73
C29	19°33'12"	46.07	135.00	N80°36'24"W	45.85
C30	16°26'00"	47.32	165.00	S07°50'00"W	47.16
C31	9°7'18"01"	16.98	10.00	S32°36'00"E	15.01
C32	64°37'23"	11.28	10.00	N31°55'41"E	10.69
C33	50°16'41"	21.94	25.00	N24°45'20"E	21.24
C34	41°25'07"	52.05	72.00	N29°11'07"E	50.92
C35	67°21'14"	29.39	25.00	N25°12'03"W	27.73
C36	61°52'37"	27.00	25.00	S39°24'52"W	25.71
C37	40°53'55"	84.94	119.00	S28°55'31"W	83.15
C38	49°45'29"	30.40	35.00	S24°29'44"W	29.45
C39	90°00'00"	15.71	10.00	S44°37'00"W	14.14
C40	57°44'09"	10.08	10.00	S60°44'55"W	9.66
C41	15°09'55"	43.67	165.00	S39°27'48"W	43.55
C42	47°25'46"	111.75	135.00	S23°19'53"W	108.59
C43	47°15'15"	28.87	35.00	S24°00'38"E	28.05
C44	42°21'45"	77.63	105.00	S68°49'08"E	75.88
C45	31°07'59"	88.66	163.17	N69°04'46"W	87.57
C46	15°58'26"	37.64	135.00	N44°43'12"W	37.52
C47	53°39'01"	98.32	105.00	N63°33'30"W	94.77

#	Date	Issue / Description	Init.
1	11.20.19	ADDRESS COMMENTS	EMV
2	12.27.19	ADDRESS COMMENTS	EMV
3	1.24.20	ADDRESS COMMENTS	EMV
4	1.28.20	REVISED TRACTS	EMV
5	2.12.20	REVISED DITCH RIGHTS	EMV
6	2.19.20	ADDRESS COMMENTS	EMV
7	3.22.20	REVISED EASEMENTS	EMV
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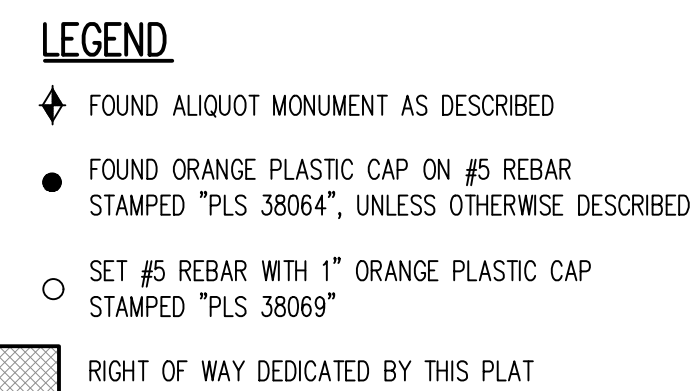
Project No.:	ED0000018.10
Drawn By:	EMV
Checked By:	BJD
Date:	10/15/2019

4

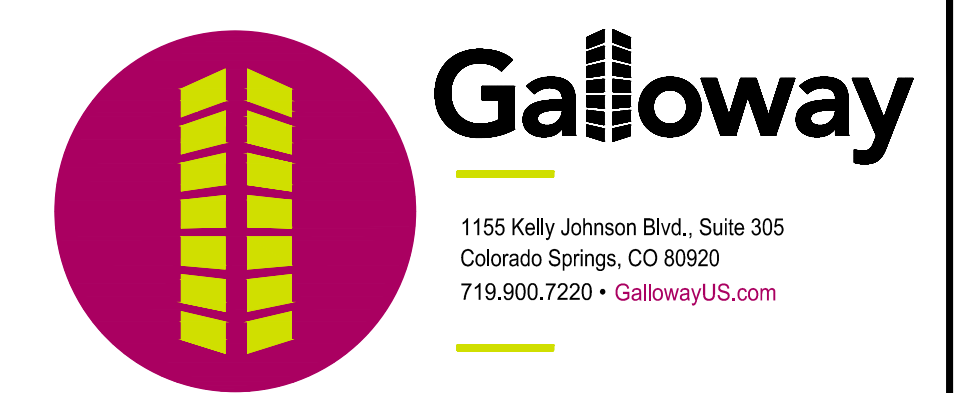
SHEET 4 OF 5



A PORTION OF THE NORTHEAST QUARTER OF SECTION 34,  
AND THE SOUTHEAST QUARTER OF SECTION 27  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.  
11 LOTS, 9 TRACTS - 47.63 ACRES (2,074,772 SQ. FT.)  
MS-001118-2019



DITCH EASEMENT LINE TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L185	S70°00'56"E	148.23
L186	N84°44'04"E	195.00
L187	N71°35'36"E	718.64
L188	S01°19'12"W	31.26
L189	S71°19'29"W	509.00
L190	N89°59'06"W	140.77
L191	N77°52'32"W	114.24
L192	N62°51'05"W	54.23

[illegible]

Project No: EDI000018.10  
 Drawn By: EMV  
 Checked By: BJD  
 Date: 10/15/2019