

COLLIERS HILL FILING NO. 4B FINAL PLAT

A REPLAT OF TRACT R OF "COLLIERS HILL FILING NO. 4A"
LOCATED IN THE WEST HALF OF SECTION 17,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
39.26 ACRES - 136 LOTS, 5 TRACTS
FP-000786-2016

DEDICATION STATEMENT:

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

TRACT R OF "COLLIERS HILL FILING NO. 4A", TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, CONTAINING 39.26 ACRES.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON, UNDER THE NAME AND STYLE OF "COLLIERS HILL FILING NO. 4B". THE STREETS AND EASEMENTS NOTED HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES AS NOTED HEREON.

DAYBREAK RECOVERY ACQUISITION, LLC

BY: JON SHUMAKER _____ DATE _____
AS: AUTHORIZED SIGNATORY

ACKNOWLEDGMENT

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ BY JON SHUMAKER AS AUTHORIZED SIGNATORY OF DAYBREAK ACQUISITION, LLC

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

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), IS FREE AND CLEAR OF ALL MONETARY LIENS AND MONETARY ENCUMBRANCES AND IS OTHERWISE SUBJECT ONLY TO THOSE ITEMS OF RECORD SHOWN IN SCHEDULE B-2 OF THE LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NUMBER _____ WITH AN EFFECTIVE DATE OF _____

BY: _____ DATE _____
AS: _____

ACKNOWLEDGMENT

STATE OF COLORADO)
COUNTY OF _____) SS

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

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

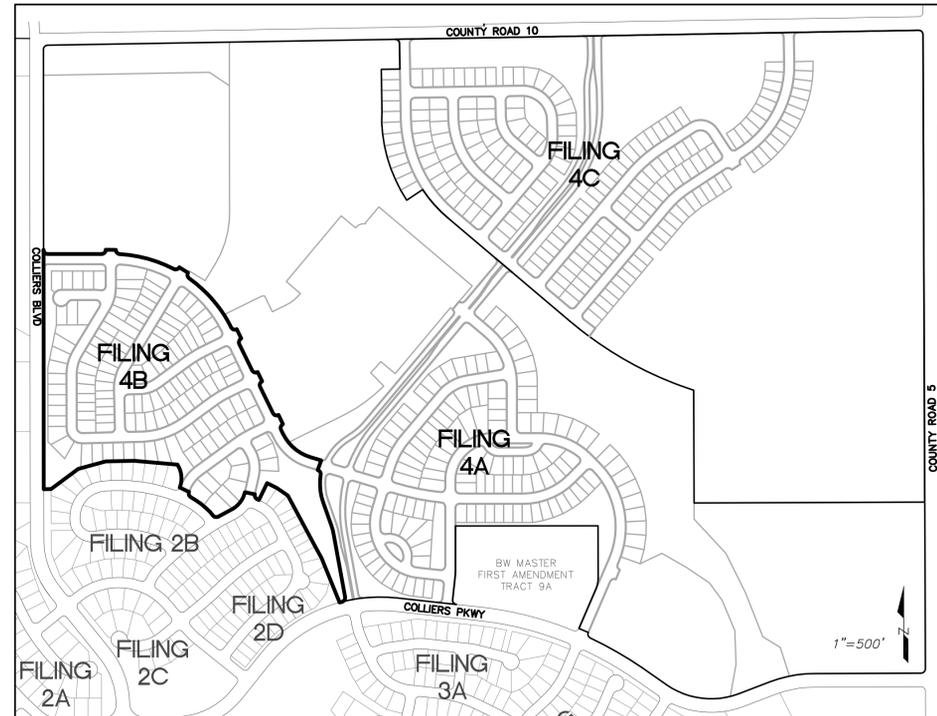
NOTARY PUBLIC



VICINITY MAP

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL LOTS	22.30 Ac.	56.8%
TRACTS	6.55 Ac.	16.7%
PUBLIC ROW	10.41 Ac.	26.5%
TOTAL	39.26 Ac.	100.0%

TRACT SUMMARY CHART				
TRACT	AREA	USE	OWNERSHIP	MAINTENANCE*
A	2.23 Ac.	LANDSCAPE BUFFER	H.O.A.	H.O.A. OR METRO DISTRICT
B	0.30 Ac.	LANDSCAPING	H.O.A.	H.O.A. OR METRO DISTRICT
C	0.41 Ac.	LANDSCAPE BUFFER	H.O.A.	H.O.A. OR METRO DISTRICT
D	0.45 Ac.	LANDSCAPING	H.O.A.	H.O.A. OR METRO DISTRICT
E	3.17 Ac.	OPEN SPACE	H.O.A.	H.O.A. OR METRO DISTRICT



ACCEPTANCE CERTIFICATE:

TRACTS A, B, C, D AND E ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE COLLIERS HILL METROPOLITAN DISTRICT NO. 1.

COLLIERS HILL METROPOLITAN DISTRICT NO. 2

BY: JERRY RICHMOND _____ DATE _____
TITLE: PRESIDENT

ACKNOWLEDGMENT

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ BY JERRY RICHMOND AS PRESIDENT OF COLLIERS HILL METROPOLITAN DISTRICT NO. 2.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

NOTES:

- 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.
- THE PURPOSE OF THIS PLAT IS TO FURTHER SUBDIVIDE EXISTING TRACTS INTO LOTS, TRACTS AND RIGHTS OF WAY.
- BASES OF BEARINGS: BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 17 TO MATCH THE COLLIERS HILL MASTER SUBDIVISION PLAT: N88°48'09"E, 2648.37 FEET BETWEEN THE SOUTH QUARTER CORNER BEING A 2" ALUMINUM CAP MARKED "LS 28258 1999" AND THE SOUTHEAST CORNER OF SECTION 17, BEING A 2.5" ALUMINUM CAP MARKED "LS 23501 1993".
- 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. SEE PERMANENT AVIGATION EASEMENT AGREEMENT RECORDED 11/19/2007 AT RECEPTION NO. 3518318 IN THE RECORDS OF WELD COUNTY, COLORADO.
- PROPERTY IS LOCATED IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER FLOOD INSURANCE RATE MAP PANEL NUMBER 080130441J WITH A REVISION DATE OF 12/18/2012.
- UNLESS OTHERWISE NOTED, ALL SUBDIVISION CORNERS WILL BE MONUMENTED WITH 1" PLASTIC CAPS MARKED LS 37990 SET ON #5 REBAR AFTER OVERLOT GRADING.
- A BLANKET PUBLIC ACCESS EASEMENT IS GRANTED OVER TRACTS A, B, C, D AND E.
- PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND IS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
- MAINTENANCE DEFINITION: MAINTENANCE IS THE PROCESS OF PRESERVING CAPITAL IMPROVEMENTS, STRUCTURES, DEVELOPMENT, OR SYSTEMS TO MEET ITS FUNCTION OR ORIGINAL INTENT OF THE FACILITY. THIS IS THE PRESERVATION, CONSERVATION, KEEPING IN GOOD CONDITIONS, OPERATING SAFELY, OPERATING EFFICIENTLY, TESTING, INSPECTION, SERVICING, REPAIRING, GRADING, CLEANING, PICKING UP TRASH AND DEBRIS, PEST CONTROL, PAINTING, MOWING, PRUNING, AND PROLONGING OF THESE FACILITIES. MAINTENANCE ALSO INCLUDES THE PROVISION OF FINANCIAL SUPPORT TO MAINTAIN THE FACILITIES. FACILITIES INCLUDE BUT ARE NOT LIMITED TO: LANDSCAPING, OPEN AREAS, GRASS, SHRUBS, TREES, PLAYGROUNDS, SITE FURNITURE AND FIXTURES, RETAINING WALLS, SIGNS, SIDEWALKS, DRAINAGE STRUCTURES SUCH AS PONDS, SWALES, DRAIN PANS, INLETS, AND OUTLET STRUCTURES.

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS "COLLIERS HILL FILING NO. 4B" AND 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 _____

COMMUNITY DEVELOPMENT AND PUBLIC WORKS APPROVAL CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE COMMUNITY DEVELOPMENT DIRECTOR AND PUBLIC WORKS DIRECTOR ON THIS _____ DAY OF _____ 20____.

COMMUNITY DEVELOPMENT DIRECTOR _____

PUBLIC WORKS DIRECTOR _____

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF WELD)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____ 20____ A.D., AND WAS RECORDED AT RECEPTION NUMBER _____

WELD COUNTY CLERK AND RECORDER _____

SURVEYOR'S CERTIFICATE

I, BO BAIZE, 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 IN JUNE, 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 MUNICIPAL CODE, TITLE 10.

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

BO BAIZE,
FOR AND ON BEHALF OF HURST AND ASSOCIATES, INC.
COLORADO PLS NO. 37990

APPLICANT/DEVELOPER:

DAYBREAK RECOVERY ACQUISITION LLC
1251 AVENUE OF THE AMERICAS, FLOOR 50
NEW YORK, NY 10020

ENGINEER/SURVEYOR:

HURST & ASSOCIATES, INC.
2500 BROADWAY, SUITE B
BOULDER, CO 80304

SCALE VERIFICATION
BAR IS ONE INCH
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	DATE	BY
1	First Submittal	08/23/16	Bo
1	Edits per 09/01 Item comments	08/23/16	Bo

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

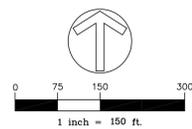
COLLIERS HILL FILING NO. 4B
FINAL PLAT
ERIE, COLORADO

DRAWN BY: BO	DESIGNED BY: JJ	APPROVED BY: JJ
JOB NUMBER: 2527-02	DATE: 08/23/16	SCALE: N/A
SHEET NO. 1 OF 5		

FILE LOCATION:
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COLLIERS HILL FILING NO. 4B FINAL PLAT

SHEET 2 OF 5
FP-000786-2016



SCALE VERIFICATION
BAR IS ONE INCH
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

SURVEYORS STAMP:

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL FILING NO. 4B
FINAL PLAT
ERIE, COLORADO

DRAWN BY:	BO
DESIGNED BY:	JJ
APPROVED BY:	JJ
JOB NUMBER:	2527-02
DATE:	08/23/16
SCALE:	1"=150'
SHEET NO.:	2 OF 5

FILE LOCATION:
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COLLIERS HILL FILING NO. 4B FINAL PLAT

SHEET 4 OF 5
RP-000786-2016

Match to Sheet 3

EASEMENT NOTES:
RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
-10' UTILITY ALONG RIGHTS OF WAY (ESMT 1)
-8" DRAINAGE & UTILITY ALONG REAR LOT LINE (ESMT 2)
-6" UTILITY ALONG LOT LINES ADJACENT TO TRACTS (ESMT 3)
-6" DRAINAGE & UTILITY ALONG SIDE LOT LINES ADJACENT TO REARS OF ADJACENT LOTS (ESMT 4)
-5' UTILITY ALONG SIDE LOT LINE AS SHOWN FOR STREET LIGHT (ESMT 5)
UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY



SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

SURVEYORS STAMP:
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL FILING NO. 4B
FINAL PLAT
ERIE, COLORADO

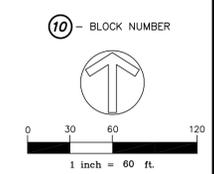
DATE: 08/23/16
SCALE: 1"=60'
SHEET NO: 4 OF 5

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
OB1	37.54'	25.00'	86.02°06'	34.11'	N32°40'57"E
OB2	14.11'	915.00'	0°33'02"	14.11'	S73°12'29"W
OB3	83.16'	25.00'	78°27'53"	30.94'	S28°45'23"E
OB4	132.83'	150.00'	50°44'14"	128.53'	N37°50'40"E
OB5	88.03'	1710.00'	2°56'59"	88.02'	S81°44'17"W
OB6	36.22'	25.00'	83°00'01"	33.13'	S78°14'12"E
OB7	26.35'	210.00'	71°11'21"	26.33'	N40°19'52"W
OB8	142.49'	480.00'	17°00'31"	141.97'	N52°23'48"W
OB9	102.35'	170.00'	34°29'42"	33.17'	N71°15'04"E
OB10	138.09'	150.00'	53°28'19"	134.96'	N05°46'16"W
C4	136.87'	250.00'	31°22'03"	135.16'	S15°38'33"W
C5	100.57'	63.00'	91°27'37"	90.22'	S45°46'12"E
C6	270.92'	450.00'	34°29'42"	266.85'	N71°15'04"E
C7	77.93'	450.00'	9°55'21"	77.83'	S58°57'53"W
C8	134.64'	235.00'	32°49'40"	132.81'	S14°54'45"W
C9	102.35'	170.00'	34°29'42"	33.17'	N71°15'04"E
C13	101.07'	600.00'	4°27'10"	240.14'	S49°40'01"E
C14	68.19'	600.00'	6°30'40"	68.15'	S60°40'14"W
C15	100.57'	63.00'	91°27'37"	90.22'	S45°46'12"E
C16	135.96'	250.00'	31°09'35"	134.28'	S38°25'26"W
C17	157.29'	200.00'	45°03'40"	153.27'	N10°03'17"W
C31	58.00'	280.00'	11°52'07"	57.90'	S07°03'46"W
C32	4.72'	280.00'	11°01'01"	5.71'	S00°32'37"W
C33	13.98'	58.00'	134°21'	13.94'	S08°56'39"E
C34	60.01'	58.00'	59°16'53"	57.37'	S43°29'15"E
C35	18.60'	58.00'	18°22'23"	18.52'	S82°18'53"E
C42	69.16'	220.00'	18°00'42"	68.87'	S12°12'27"W
C43	12.45'	220.00'	374°34"	12.45'	S01°34'49"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C44	52.68'	33.00'	91°27'37"	47.26'	S45°46'12"E
C45	39.27'	25.00'	90°00'00"	35.36'	N43°29'55"E
C46	37.14'	25.00'	78°27'53"	30.94'	S28°45'23"E
C47	44.87'	265.00'	9°42'04"	44.82'	S11°22'43"W
C48	44.87'	265.00'	9°42'04"	44.82'	S21°04'47"W
C49	24.96'	265.00'	5°23'45"	24.95'	S28°37'42"W
C53	13.66'	480.00'	1°37'49"	13.66'	N40°19'52"W
C54	59.56'	480.00'	7°06'33"	59.52'	N8°18'49"E
C55	46.55'	480.00'	1°06'31"	46.52'	N78°21'16"E
C56	65.32'	480.00'	7°47'48"	65.27'	N68°45'06"E
C57	59.22'	480.00'	7°04'09"	59.19'	N61°19'02"E
C58	31.67'	480.00'	3°46'50"	31.67'	N55°53'38"E
C59	72.74'	420.00'	9°55'21"	72.64'	S58°57'53"W
C60	39.27'	25.00'	90°00'00"	35.36'	N71°04'26"W
C61	39.27'	25.00'	90°00'00"	35.36'	N18°55'34"E
C62	32.18'	630.00'	7°55'36"	32.11'	S82°27'46"W
C63	60.12'	600.00'	5°28'02"	60.09'	S88°15'57"W
C64	16.81'	630.00'	1°31'43"	16.81'	S54°46'04"W
C65	14.05'	280.00'	2°52'28"	14.05'	S52°33'59"W
C66	138.23'	280.00'	28°17'07"	136.83'	S36°59'11"W
C79	42.14'	140.00'	17°14'51"	41.98'	N62°37'39"E
C80	42.14'	140.00'	17°14'51"	41.98'	N79°52'30"E
C81	46.55'	25.00'	108°11'41"	40.11'	S38°09'28"E
C82	72.75'	200.00'	16°08'26"	57.56'	S23°15'22"W
C83	39.27'	25.00'	90°00'00"	35.36'	S43°29'55"W
C84	6.73'	200.00'	1°55'45"	6.73'	N87°32'03"E
C85	44.18'	200.00'	12°39'21"	44.09'	N80°14'30"E
C86	44.79'	200.00'	12°49'52"	44.70'	N67°29'53"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C87	24.71'	200.00'	7°04'44"	24.69'	N57°32'35"E
C88	45.50'	700.00'	3°43'28"	45.49'	S55°51'57"W
C91	40.76'	25.00'	8°21'46"	37.11'	S07°44'48"W
C92	66.85'	170.00'	22°31'50"	66.42'	N21°19'12"W
C93	66.85'	170.00'	22°31'50"	66.42'	S21°04'47"W
C94	64.82'	150.00'	24°45'30"	64.31'	N24°51'18"E
C95	62.61'	150.00'	23°54'54"	62.16'	N49°11'31"E
C96	5.40'	150.00'	2°03'49"	5.40'	N62°10'52"E
C97	52.89'	480.00'	6°18'16"	52.79'	N47°04'40"W
C98	89.68'	480.00'	10°21'51"	89.59'	N55°34'56"W
C99	81.57'	220.00'	21°14'42"	81.11'	S33°27'59"W
C100	38.07'	220.00'	9°54'53"	38.02'	S49°02'46"W
C101	37.97'	230.00'	9°27'35"	37.93'	N07°44'46"E
C102	57.19'	230.00'	14°14'46"	57.04'	N04°06'25"W
C103	56.89'	230.00'	14°07'21"	56.55'	N18°17'28"W
C104	28.03'	230.00'	7°13'58"	28.01'	N80°58'08"W
C105	41.89'	28.00'	8°54'71"	37.10'	S15°18'39"W
C106	7.15'	570.00'	0°43'09"	7.15'	S63°33'59"W
C107	39.27'	25.00'	90°00'00"	35.36'	N71°04'26"W
C108	271.27'	330.00'	47°11'10"	264.16'	S49°40'01"E
C109	39.27'	25.00'	90°00'00"	35.36'	S46°30'05"E
C110	26.41'	420.00'	3°36'09"	26.40'	N86°41'51"E
C111	68.81'	420.00'	9°23'12"	68.73'	N80°12'10"E
C112	68.81'	420.00'	9°23'12"	68.73'	N70°48'58"E
C113	68.81'	420.00'	9°23'12"	68.73'	N61°25'46"E
C114	20.03'	420.00'	2°43'57"	20.03'	N55°22'11"E
C115	52.92'	480.00'	6°19'00"	52.89'	S57°09'43"W
C116	30.21'	480.00'	3°36'21"	30.20'	S62°07'23"W

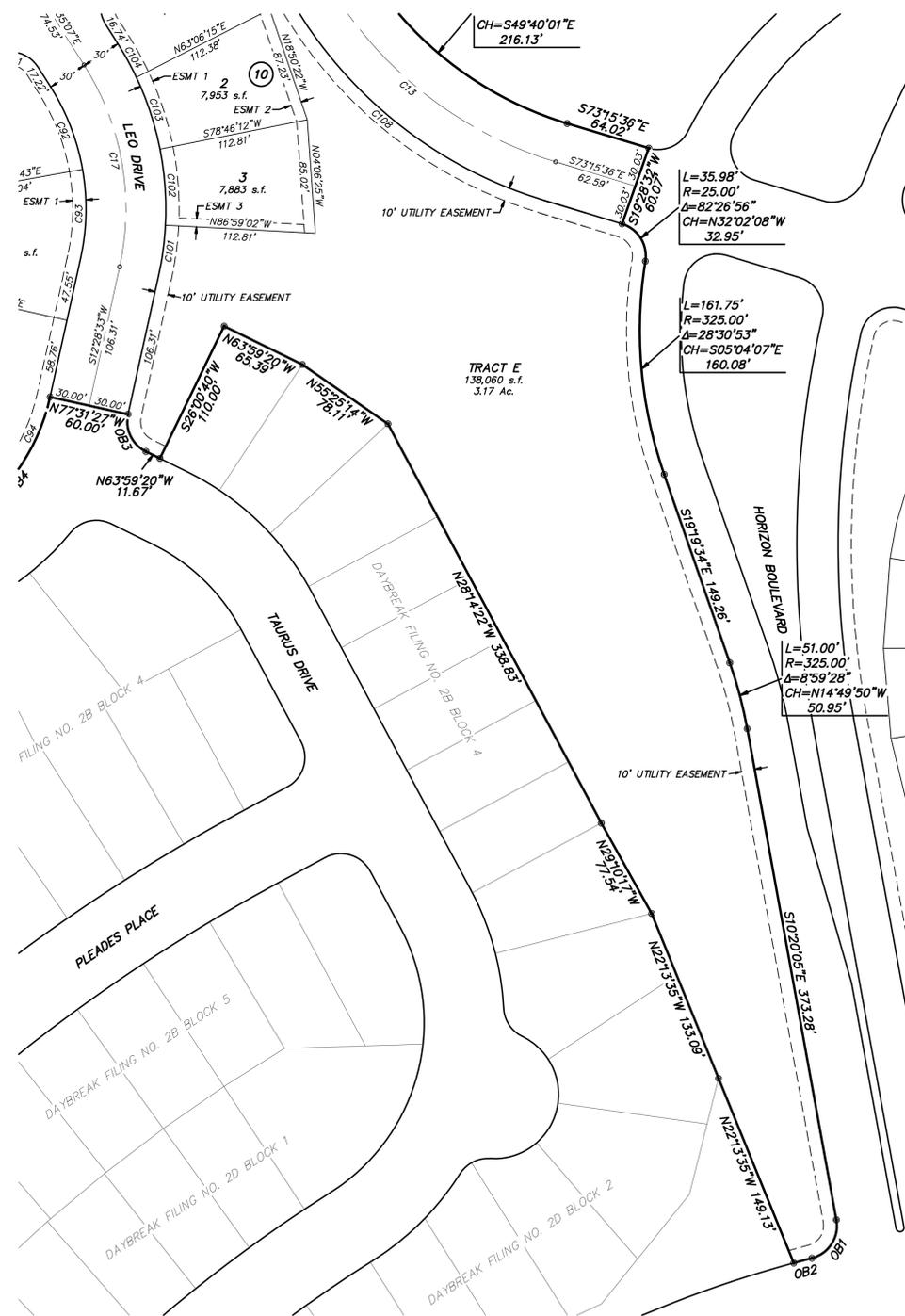
Match to Sheet 5



COLLIERS HILL FILING NO. 4B FINAL PLAT

SHEET 5 OF 5
RP-000786-2016

Match to Sheet 4



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
OB1	32.54'	25.00'	88°02'06"	34.11'	N32°40'57"E
OB2	14.11'	915.00'	0°53'02"	14.11'	S75°15'29"W
OB3	33.36'	25.00'	76°27'53"	30.94'	S25°45'23"E
C5	100.57'	63.00'	91°27'37"	90.22'	S45°46'17"E
C6	270.92'	450.00'	34°29'42"	266.85'	N71°15'04"E
C7	77.93'	450.00'	9°55'21"	77.83'	S58°57'53"W
C8	134.64'	235.00'	32°49'40"	132.81'	S14°54'45"W
C9	102.35'	170.00'	34°28'42"	100.81'	N71°15'04"E
C10	126.42'	730.00'	9°55'21"	126.26'	S58°57'53"W
C11	410.60'	750.00'	31°22'03"	405.49'	N74°21'27"W
C12	426.73'	750.00'	32°35'59"	421.00'	N42°22'26"W
C13	247.07'	300.00'	47°11'10"	240.14'	S49°40'01"E
C17	157.29'	200.00'	45°03'40"	153.27'	N10°03'17"W
C101	32.97'	230.00'	9°27'36"	32.83'	N07°44'46"E
C102	52.16'	230.00'	14°44'46"	52.04'	N04°06'28"W
C103	56.69'	230.00'	14°02'21"	56.55'	N18°17'28"W
C108	271.77'	330.00'	47°11'10"	264.16'	S49°40'01"E

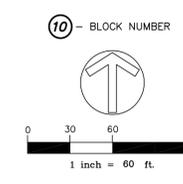
EASEMENT NOTES:
RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
-10' UTILITY ALONG RIGHTS OF WAY (ESMT 1)
-8' DRAINAGE & UTILITY ALONG REAR LOT LINE (ESMT 2)
-6' UTILITY ALONG LOT LINES ADJACENT TO TRACTS (ESMT 3)
-6' DRAINAGE & UTILITY ALONG SIDE LOT LINES ADJACENT TO REARS OF ADJACENT LOTS (ESMT 4)
-5' UTILITY ALONG SIDE LOT LINE AS SHOWN FOR STREET LIGHT (ESMT 5)
UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

SURVEYORS STAMP:
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL FILING NO. 4B
FINAL PLAT
ERIE, COLORADO



⑩ - BLOCK NUMBER
DRAWN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ
JOB NUMBER: 2527-02
DATE: 08/23/16
SCALE: 1"=60'
SHEET NO: 5 OF 5
FILE LOCATION: G:\2017\SURVEY\COLLIERS HILL FL 4B PLAT SH 5