

ERIE HIGHLANDS PRELIMINARY PLAT NO. 3

A REPLAT OF TRACTS K AND L, ERIE HIGHLANDS FILING NO. 11
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.
86.879 ACRES – 103 LOTS, 6 TRACTS
PP-000924-2017

LEGAL DESCRIPTION

TRACTS K AND L, ERIE HIGHLANDS FILING NO. 11, AS RECORDED UNDER RECEPTION NO. 4291875 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE. LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING AN AREA OF 86.879 ACRES, (3,784,477 SQUARE FEET), MORE OR LESS.

GENERAL NOTES

1. THE FIELD WORK FOR THIS PLAT WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEYCREW AND COMPLETED ON JUNE 9, 2017.

2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."

3. ADJACENT CITY ZONING BASED ON TOWN OF ERIE ZONING MAP WITH A REVISION DATE OF 10/16/2017. COUNTY ZONING INFORMATION FROM COUNTY WEBSITE ZONING MAP APPLICATION ACCESSED 08/15/2017.

4. **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.

5. **NOTICE:** PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN STEWART TITLE GUARANTY COMPANY COMMITMENT FILE NO. 17000310774-AMENDMENT NO. 1, WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2017 AT 5:30 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

7. PLEASE REFER TO THE ENCANA SURFACE USE AGREEMENT RECORDED UNDER RECEPTION NO. 3982954 FOR ALL SETBACK AND USE RESTRICTIONS.

8. PLEASE REFER TO THE KERR-MCGEE SURFACE USE AGREEMENT RECORDED UNDER RECEPTION NO. 3952706 FOR ALL SETBACK AND USE RESTRICTIONS.

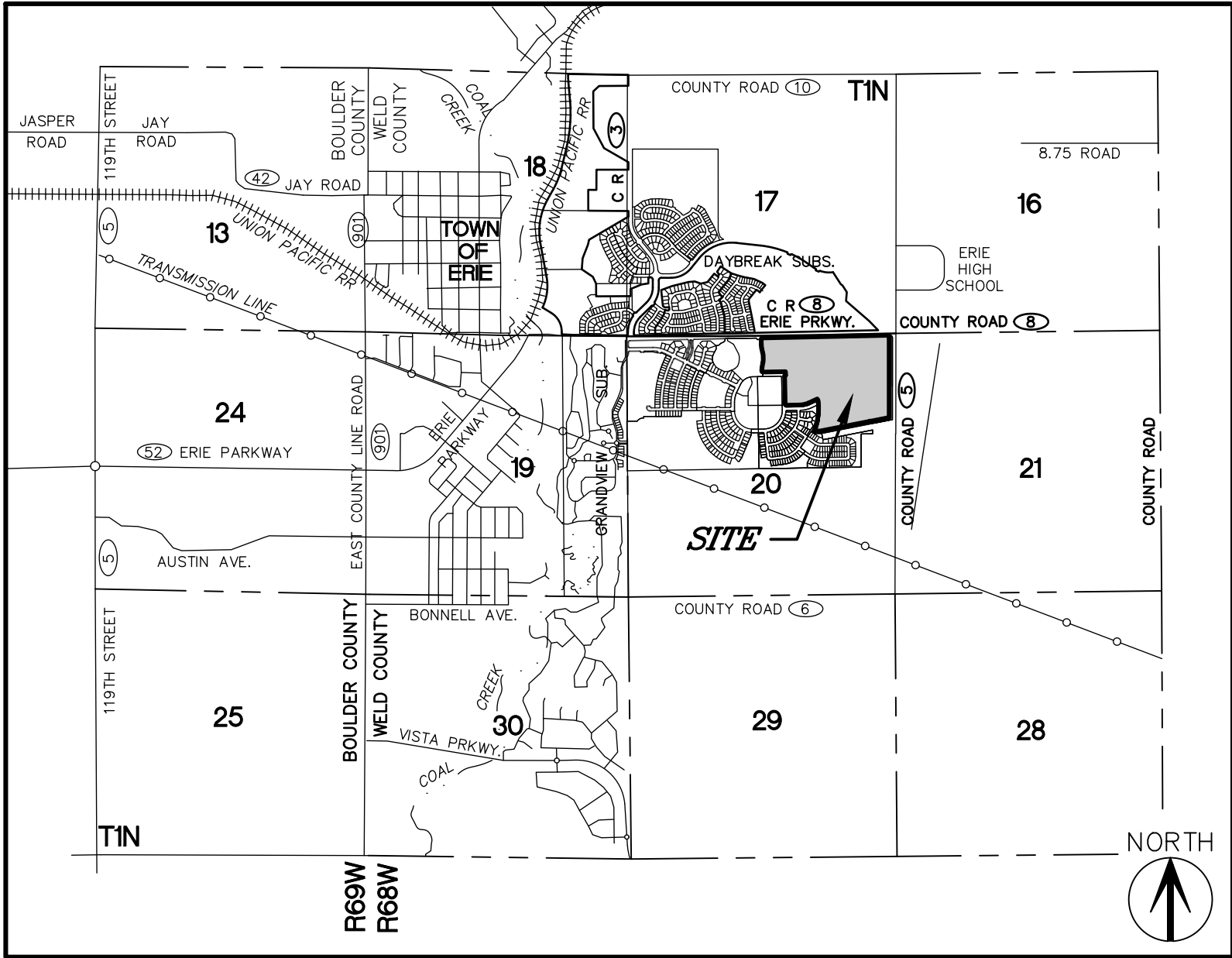
9. PROPOSED TEMPORARY CONSTRUCTION AND PIPE LINE EASEMENTS ARE SHOWN HEREON BASED ON GRAPHICAL REPRESENTATION OF EXHIBIT D WITHIN THE SURFACE USE AGREEMENT RECORDED UNDER RECEPTION NO. 3952706.

10. THE PROPERTY WITHIN THE ERIE HIGHLANDS PRELIMINARY PLAT NO. 3 IS SUBJECT TO A PERMANENT AVIGATION EASEMENT AS DESCRIBED WITHIN THE AGREEMENT RECORDED UNDER RECEPTION NO. 3984166.

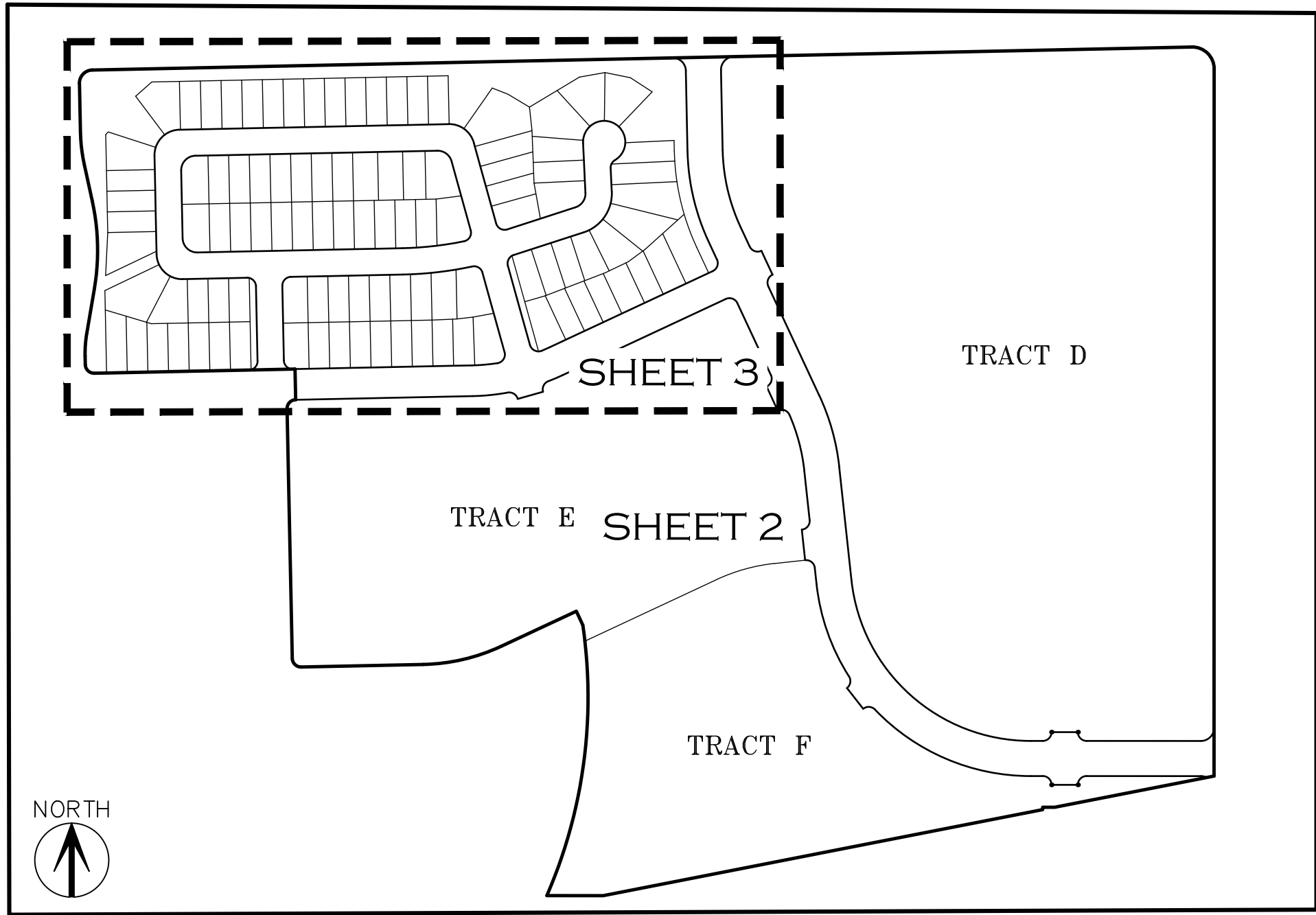
11. TRACTS A, B AND C ARE PUBLIC ACCESS EASEMENTS IN THEIR ENTIRETY.

12. **BASIS OF BEARINGS:** THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, ASSUMED TO BEAR NORTH 88°48'06" EAST, A DISTANCE OF 2648.24 FEET; MONUMENTED AT THE NORTH QUARTER CORNER OF SECTION 20 BY A NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "LS 28258" IN A MONUMENT BOX, AND MONUMENTED AT THE NORTHEAST CORNER OF SECTION 20 BY A NO. 6 REBAR WITH 2-1/2"ALUMINUM CAP STAMPED "PLS 23501" IN A MONUMENT BOX.

13. **FLOODPLAIN:** BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 08013C0442J, PANEL 442 OF 615 (PER INDEX MAP NO. 08013CIND28 DATED DECEMBER 18, 2012 PANEL 442 WAS NOT PRINTED) THE SUBJECT PROPERTY LIES WITHIN "ZONE X", BEING DEFINED AS "OTHER AREAS ... DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".



VICINITY MAP
SCALE: 1"=3000'



KEY MAP
1"=300'

SHEET INDEX

SHEET 1 – COVER, LEGAL DESCRIPTION, NOTES, VICINITY MAP
SHEET 2 – OVERALL BOUNDARY, LARGE TRACT DETAIL
SHEET 3 – LOT DETAIL

LAND SUMMARY TABLE				
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY / MAINTAINED BY
TRACT A	133,512	3.065	PUBLIC ACCESS, LANDSCAPE, UTILITIES	METRO DIST./METRO. DIST.
TRACT B	3,256	0.075	PUBLIC ACCESS, LANDSCAPE, UTILITIES	METRO DIST./METRO. DIST.
TRACT C	2,980	0.068	PUBLIC ACCESS, LANDSCAPE, UTILITIES	METRO DIST./METRO. DIST.
TRACT D	1,444,422	33.159	FUTURE DEVELOPMENT	OWNER
TRACT E	679,023	15.588	FUTURE DEVELOPMENT	OWNER
TRACT F	479,509	11.008	FUTURE DEVELOPMENT	OWNER
TOTAL	2,740,566	62.914		

TRACT SUMMARY CHART			
TYPE	AREA (S.F.)	AREA (AC.)	% OF TOTAL AREA
LOTS	605,662	13.904	16.00%
TRACTS	2,740,566	62.914	72.42%
PUBLIC ROW	438,249	10.061	11.58%
TOTAL	3,784,477	86.879	100%

LINE TABLE		
LINE	BEARING	LENGTH
L1	N24°54'48"W	34.89'
L2	S64°58'03"W	189.11'
L4	N01°11'21"W	19.26'
L5	N09°40'12"E	102.30'
L6	N12°19'51"W	86.09'
L7	N01°11'21"W	111.26'
L8	S89°59'35"E	60.00'
L9	N89°59'35"W	27.65'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	91°12'20"	50.00'	79.59'
C2	1°51'37"	1135.00'	36.85'
C3	23°50'36"	440.00'	183.10'
C4	90°00'00"	20.00'	31.42'
C5	90°00'00"	20.00'	31.42'
C6	90°00'00"	20.00'	31.42'
C7	10°51'33"	277.00'	52.50'
C8	22°00'02"	523.00'	200.82'
C9	11°08'30"	377.00'	73.31'
C10	89°59'27"	30.00'	47.12'
C11	89°59'12"	30.00'	47.12'
C12	23°50'52"	435.00'	181.06'
C13	18°51'50"	515.00'	169.56'
C14	75°31'21"	20.00'	26.36'
C15	92°26'45"	20.00'	32.27'
C16	74°45'04"	33.00'	43.05'
C17	61°56'39"	20.00'	21.62'
C18	87°33'15"	20.00'	30.56'
C19	0°09'20"	7970.00'	21.62'
C20	96°50'14"	20.00'	33.80'
C21	2°33'02"	440.00'	19.59'
C22	90°00'00"	20.00'	31.42'
C23	90°00'48"	30.00'	47.13'
C24	89°59'12"	30.00'	47.12'
C25	90°00'00"	30.00'	47.12'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C26	26°43'01"	30.00'	13.99'
C27	90°00'00"	20.00'	31.42'
C28	18°51'50"	415.00'	136.63'
C29	9°02'33"	510.00'	80.49'
C30	84°35'12"	20.00'	29.53'
C31	84°35'12"	20.00'	29.53'
C32	3°58'28"	510.00'	35.38'
C33	90°00'00"	20.00'	31.42'
C34	90°00'00"	58.00'	91.11'
C35	96°50'14"	20.00'	33.80'
C36	0°09'20"	8030.00'	21.78'
C37	86°37'40"	20.00'	30.24'
C38	90°00'00"	20.00'	31.42'
C39	90°00'00"	33.00'	51.84'
C40	90°00'00"	33.00'	51.84'
C41	75°41'59"	33.00'	43.60'
C42	93°49'21"	20.00'	32.75'
C43	75°41'59"	58.00'	76.63'
C44	241°55'39"	48.00'	202.68'
C45	90°00'00"	20.00'	31.42'
C46	90°00'00"	20.00'	31.42'
C47	90°00'00"	20.00'	31.42'
C48	90°00'00"	20.00'	31.42'
C49	90°00'00"	20.00'	31.42'
C50	90°00'00"	20.00'	31.42'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

 AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No.: 19317-26	REVISIONS			DATE OF PREPARATION:	2017-09-18
	DATE	DESCRIPTION	BY	SCALE:	NA
	09/12/18	ADDRESS TOWN COMMENTS	TP		
	07/19/18	ADDRESS TOWN COMMENTS	TP		
	05/24/18	ADDRESS TOWN COMMENTS	TP		
	03/21/18	ADDRESS TOWN COMMENTS	TP	SHEET 1 OF 3	
12/21/17	ADDRESS TOWN COMMENTS	TP			

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PP-000924-2017

(BASIS OF BEARINGS)
NORTH LINE NE 1/4 SECTION 20
N88°48'06"E 2648.24'

NORTH 1/4 CORNER SECTION 20
T.1N., R.68W., 6TH P.M.
RECOVERED NO. 6 REBAR
WITH 2-1/2" ALUMINUM CAP
"LS 28258" IN A MONUMENT BOX

ERIE PARKWAY
(140' WIDE PUBLIC ROW)
REC. NO. 4044915

10' UTILITY EASEMENT
REC. NO. 4044915

30' LANDSCAPE EASEMENT
REC. NO. 4044915



SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

TRACT E
679,023 SF
15.588 AC

LEGEND

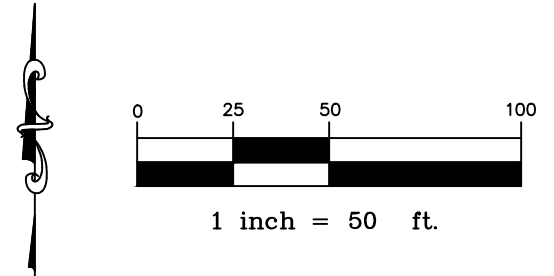
- RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
- RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- R.O.W. RIGHT-OF-WAY
- (NR) NON RADIAL
- UE UTILITY EASEMENT

NOTE: SEE SHEET 1 FOR LINE AND CURVE TABLE INFORMATION

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DATE OF PREPARATION:	2017-09-18
SCALE:	1"=50'
SHEET 3 OF 3	