

# COLLIERS HILL FILING NO. 4A FINAL PLAT

A REPLAT OF TRACTS 10, 13-17, 22 & 23 OF "BRIDGEWATER MASTER SUBDIVISION",  
TRACT 9B OF "BRIDGEWATER MASTER SUBDIVISION FIRST AMENDMENT" AND  
TRACT A OF "DAYBREAK FILING NO. 2B  
LOCATED IN SECTION 17, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
380.24 ACRES - 127 LOTS, 20 TRACTS  
FP-000785-2016

**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:

TRACTS 10, 13, 14, 15, 16, 17, 22 AND 23 OF "BRIDGEWATER MASTER SUBDIVISION", TRACT 9B OF "BRIDGEWATER MASTER SUBDIVISION FIRST AMENDMENT", AND TRACT A OF "DAYBREAK FILING NO. 2B", TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, CONTAINING 380.24 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. 4A". 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, FIRST AMERICAN TITLE INSURANCE 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 FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER \_\_\_\_\_ WITH AN EFFECTIVE DATE OF \_\_\_\_\_

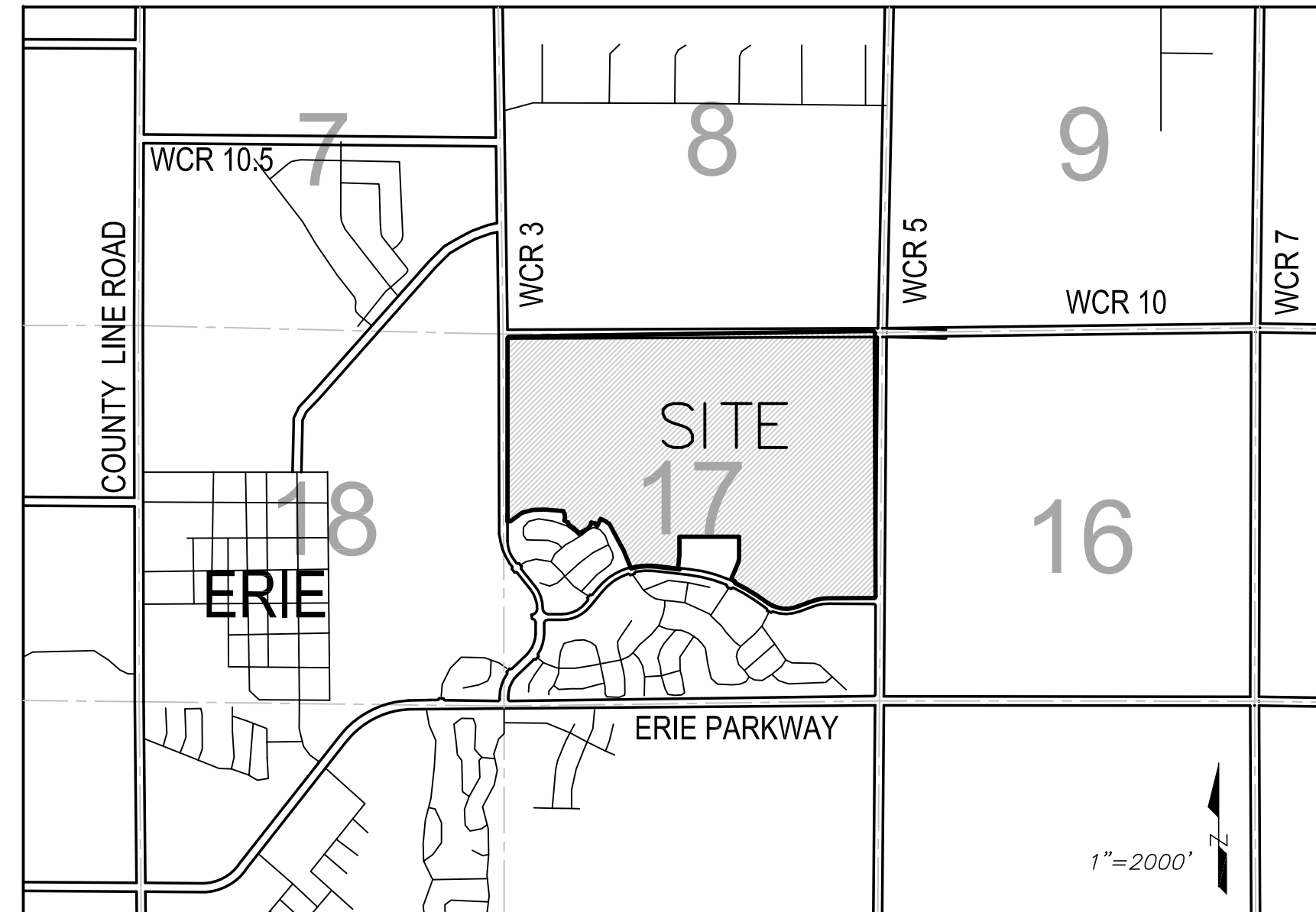
BY: \_\_\_\_\_ DATE  
AS: \_\_\_\_\_

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



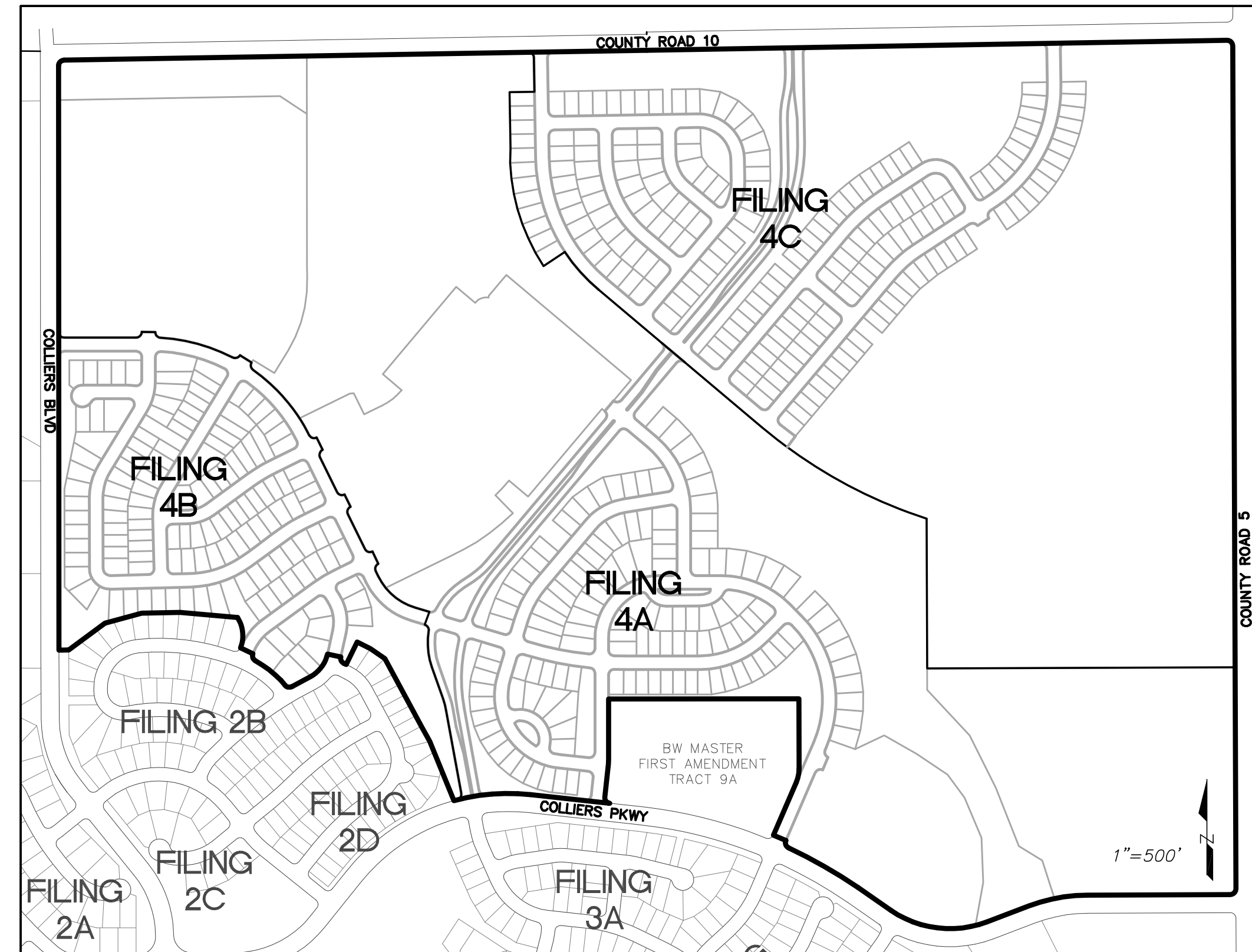
VICINITY MAP

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL LOTS	22.67 Ac.	6.0%
TRACTS	343.55 Ac.	90.3%
PUBLIC ROW	14.02 Ac.	3.7%
<b>TOTAL</b>	<b>380.24 Ac.</b>	<b>100.0%</b>

TRACT SUMMARY CHART				
TRACT	AREA	USE	OWNERSHIP	MAINTENANCE**
A	25.00 Ac.	COMMUNITY PARK	TOWN	TOWN
B	22.12 Ac.	OPEN SPACE/ DRAINAGE	TOWN	H.O.A./METRO DISTRICT
C	32.31 Ac.*	OPEN SPACE/ DRAINAGE	TOWN	H.O.A./METRO DISTRICT
D	4.53 Ac.	OPEN SPACE	TOWN	H.O.A./METRO DISTRICT
E	2.44 Ac.	TRAIL/LANDSCAPING	H.O.A.	H.O.A./METRO DISTRICT
F	0.58 Ac.	LANDSCAPED MEDIAN	H.O.A.	H.O.A./METRO DISTRICT
G	0.68 Ac.	LANDSCAPED MEDIAN	H.O.A.	H.O.A./METRO DISTRICT
H	0.04 Ac.	MEDIAN	H.O.A.	H.O.A./METRO DISTRICT
I	1.40 Ac.	LANDSCAPE BUFFER	H.O.A.	H.O.A./METRO DISTRICT
J	0.15 Ac.	LANDSCAPED MEDIAN	H.O.A.	H.O.A./METRO DISTRICT
K	0.70 Ac.	LANDSCAPE BUFFER	H.O.A.	H.O.A./METRO DISTRICT
L	1.92 Ac.	LANDSCAPE BUFFER	H.O.A.	H.O.A./METRO DISTRICT
M	0.22 Ac.	TRAIL/LANDSCAPING	H.O.A.	H.O.A./METRO DISTRICT
N	0.12 Ac.	LANDSCAPED MEDIAN	H.O.A.	H.O.A./METRO DISTRICT
O	2.03 Ac.	POCKET PARK	H.O.A.	H.O.A./METRO DISTRICT
P	11.41 Ac.	FUTURE DEVELOPMENT	OWNER	OWNER
Q	27.28 Ac.	FUTURE DEVELOPMENT	OWNER	OWNER
R	39.26 Ac.	FUTURE DEVELOPMENT	OWNER	OWNER
S	23.27 Ac.	FUTURE DEVELOPMENT	OWNER	OWNER
T	148.08 Ac.	FUTURE DEVELOPMENT	OWNER	OWNER

\*-TRACT C HAS AN AREA OF 32.31 ACRES, HOWEVER ONLY 28.10 ACRES HAVE BEEN ALLOCATED FOR OPEN SPACE AS 4.21 ACRES WITHIN THE OPEN SPACE HAS BEEN REMOVED FOR DRAINAGE CHANNEL AND DETENTION AREAS.

\*\*--SEE NOTE 11



FILING 4 KEY MAP

**ACCEPTANCE CERTIFICATE:**

TRACTS B, C, D, E, F, G, I, J, K, L, M, N AND O ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE COLLIERS HILL METROPOLITAN DISTRICT NO. 2.

COLLIERS HILL METROPOLITAN DISTRICT NO. 2

BY: JERRY RICHMOND DATE  
TITLE: PRESIDENT

TRACT H IS HEREBY ACCEPTED FOR MAINTENANCE BY THE COLLIERS HILL METROPOLITAN DISTRICT NO. 3.

COLLIERS HILL METROPOLITAN DISTRICT NO. 3

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 DISTRICTS NO. 2 AND 3.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

**NOTES:**

- 1) 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.
- 2) THE PURPOSE OF THIS PLAT IS TO FURTHER SUBDIVIDE EXISTING TRACTS INTO LOTS, TRACTS AND RIGHTS OF WAY.
- 3) BASIS 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".
- 4) 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.
- 5) PROPERTY IS LOCATED IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN) PER FLOOD INSURANCE RATE MAP PANEL NUMBER 0801300441J WITH A REVISION DATE OF 12/18/2012.
- 6) UNLESS OTHERWISE NOTED, ALL SUBDIVISION CORNERS WILL BE MONUMENTED WITH 1" PLASTIC CAPS MARKED LS 37990 SET ON #5 REBAR AFTER OVERLOT GRADING.
- 7) A BLANKET PUBLIC ACCESS EASEMENT IS GRANTED OVER TRACTS B, C, D, E, I, J, K, L, M, N AND O.
- 8) A BLANKET UTILITY EASEMENT IS GRANTED OVER TRACTS F, G, AND H.
- 9) THE TOWN OF ERIE SHALL ACCEPT THE DEDICATION OF TRACTS B AND C FOR OPEN SPACE AND DRAINAGE PURPOSES. THE COLLIERS HILL METRO DISTRICT AND/OR COLLIERS HILL H.O.A. SHALL RETAIN RESPONSIBILITY FOR MAINTENANCE OF TRACT B FOLLOWING DEDICATION ACCEPTANCE BY THE TOWN.
- 10) THE TOWN OF ERIE SHALL ACCEPT THE DEDICATION OF TRACT A FOR COMMUNITY PARK PURPOSES PURSUANT TO THE SECOND AMENDMENT TO THE BRIDGEWATER ANNEXATION AGREEMENT.
- 11) 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.

**ACCEPTANCE CERTIFICATE:**

THE DEDICATION OF TRACTS E, F, G, H, I, J, K, L, M, N AND O ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE COLLIERS HILL HOMEOWNERS ASSOCIATION.

TRACTS B, C AND D ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE COLLIERS HILL HOMEOWNERS ASSOCIATION.  
COLLIERS HILL HOMEOWNERS ASSOCIATION

BY: JON LEE DATE  
TITLE: PRESIDENT

**ACKNOWLEDGMENT**

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY JON LEE AS PRESIDENT OF THE COLLIERS HILL HOMEOWNERS ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

**BOARD OF TRUSTEES APPROVAL CERTIFICATE**

THIS PLAT IS TO BE KNOWN AS "COLLIERS HILL FILING NO. 4A" 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 ) SS

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 \_\_\_\_\_, 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  
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ADJUST SCALES ACCORDINGLY

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	First Submittal	08/29/16	Ba
2	Edits per 09/01 town comments	08/29/16	Ba
3	Edits per 10/18 town comments	11/07/16	Ba
4	Update well status	11/23/16	Ba
5	Correct Title Verification	01/18/17	Ba

HURST & ASSOCIATES, INC.  
2500 BROADWAY, SUITE B  
BOULDER, CO 80304  
303.449.9105

**HURST**  
CIVIL ENGINEERING  
PLANNING  
SURVEYING

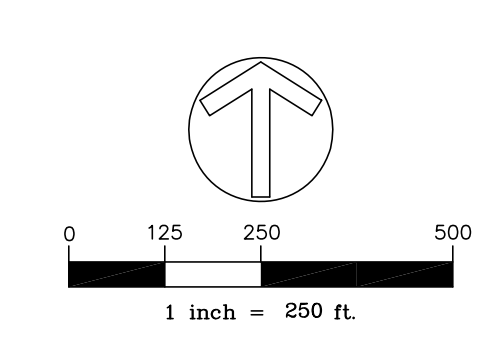
COLLIERS HILL FILING NO. 4A  
FINAL PLAT  
ERIE, COLORADO

DRAWN BY: BO	DESIGNED BY: JJ	APPROVED BY: JJ
JOB NUMBER: 2527-02		
DATE: 01/18/17		
SCALE: N/A		
SHEET NO. 1 OF 10		

FILE LOCATION:  
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# COLLIERS HILL FILING NO. 4A FINAL PLAT

SHEET 2 OF 10  
FP-000785-2016



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SURVEYORS STAMP:

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

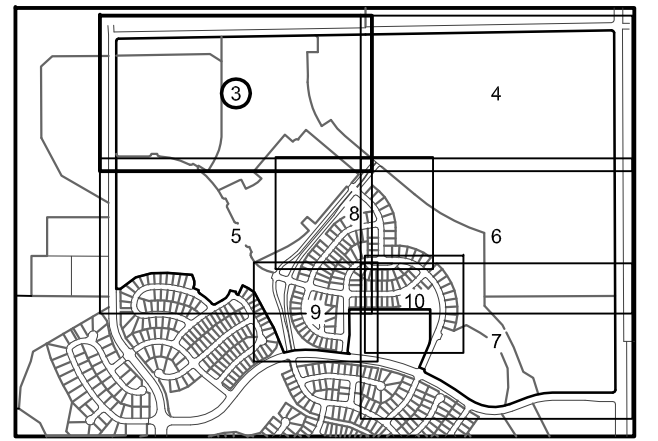
**HURST**  
CIVIL ENGINEERING  
PLANNING  
SURVEYING

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

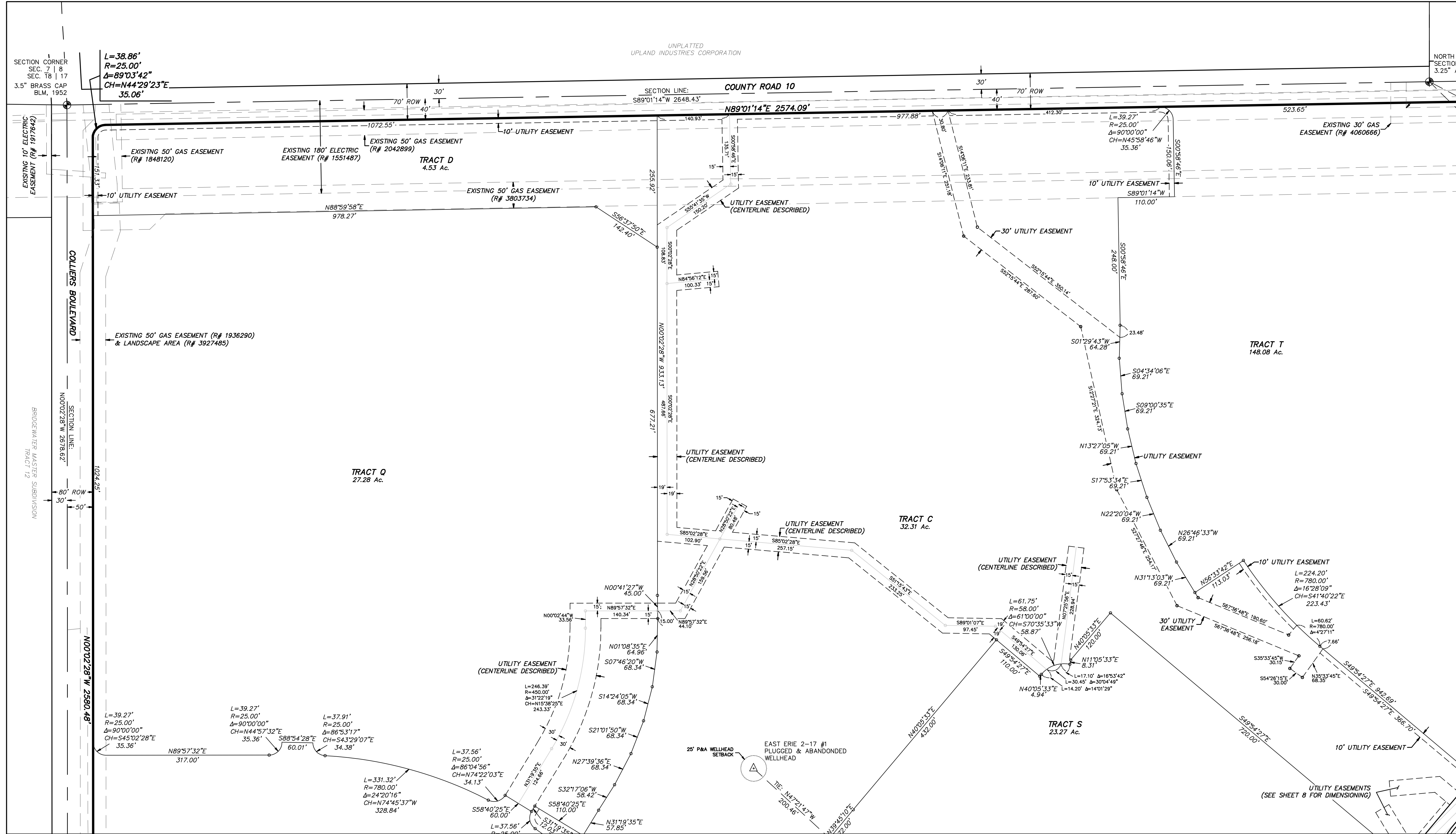
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SHEET NO: 2 OF 10  
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# COLLIERS HILL FILING NO. 4A FINAL PLAT

SHEET 3 OF 10  
FP-000785-2016



KEY MAP



Match to Sheet 4

Match to Sheet 5

SCALE VERIFICATION  
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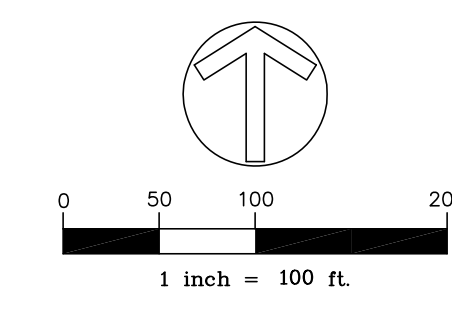
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Boulder, CO 80304  
303.449.9105

**HURST**  
CIVIL ENGINEERING  
PLANNING  
SURVEYING

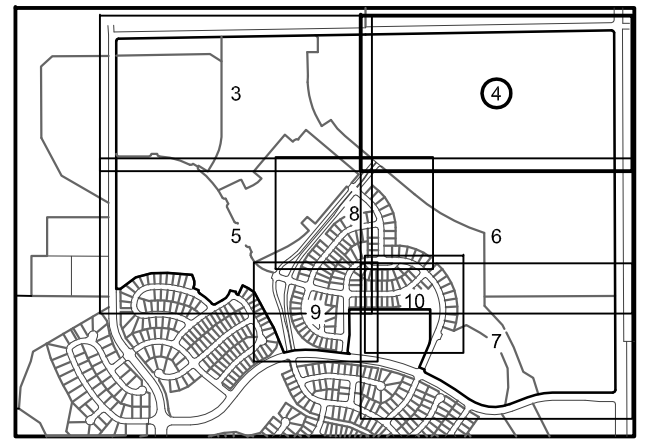
COLLIERS HILL FILING NO. 4A  
FINAL PLAT  
ERIE, COLORADO

DRAWN BY: BO  
DESIGNED BY: JJ  
APPROVED BY: JJ  
JOB NUMBER: 2527-02  
DATE: 01/18/17  
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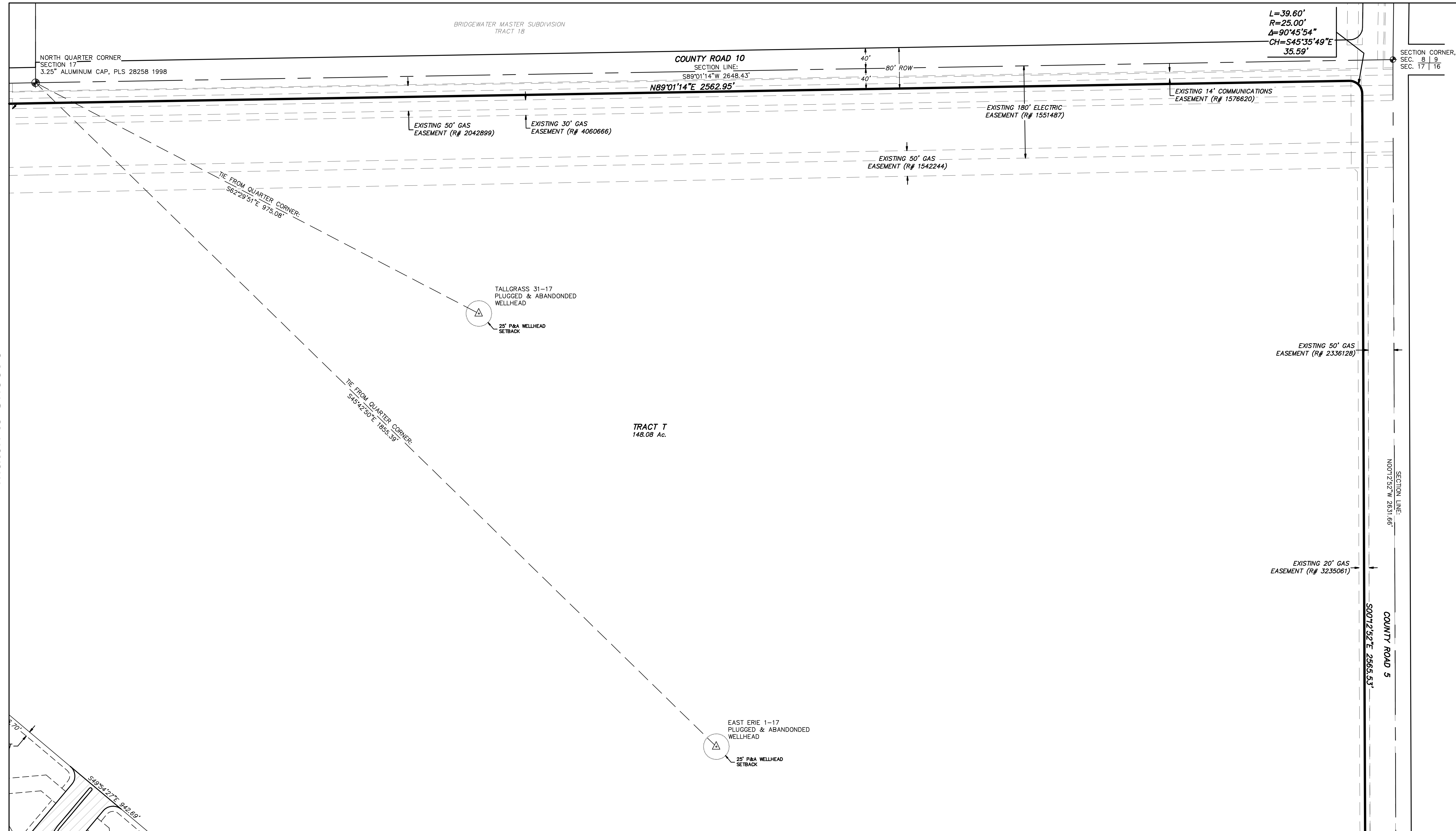


# COLLIERS HILL FILING NO. 4A FINAL PLAT

SHEET 4 OF 10  
FP-000785-2016



KEY MAP



Match to Sheet 3

Match to Sheet 6

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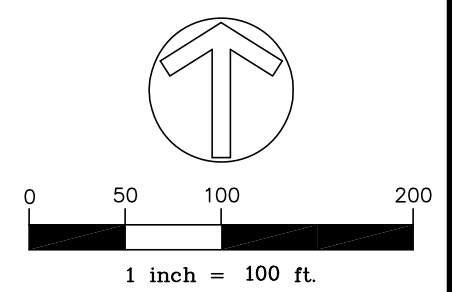
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303.449.9105

**HURST**  
CIVIL ENGINEERING  
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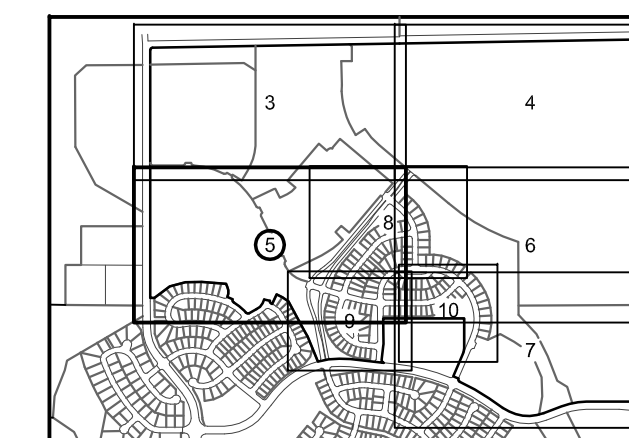
COLLIERS HILL FILING NO. 4A  
FINAL PLAT  
ERIE, COLORADO

DRAWN BY: BO  
DESIGNED BY: JJ  
APPROVED BY: JJ  
JOB NUMBER: 2527-02  
DATE: 01/18/17  
SCALE: 1"=100'  
SHEET NO: 4 OF 10  
FILE LOCATION: C:\2527\SURVEY\COLLIERS HILL FILING NO. 4A PLAT SHEET 4



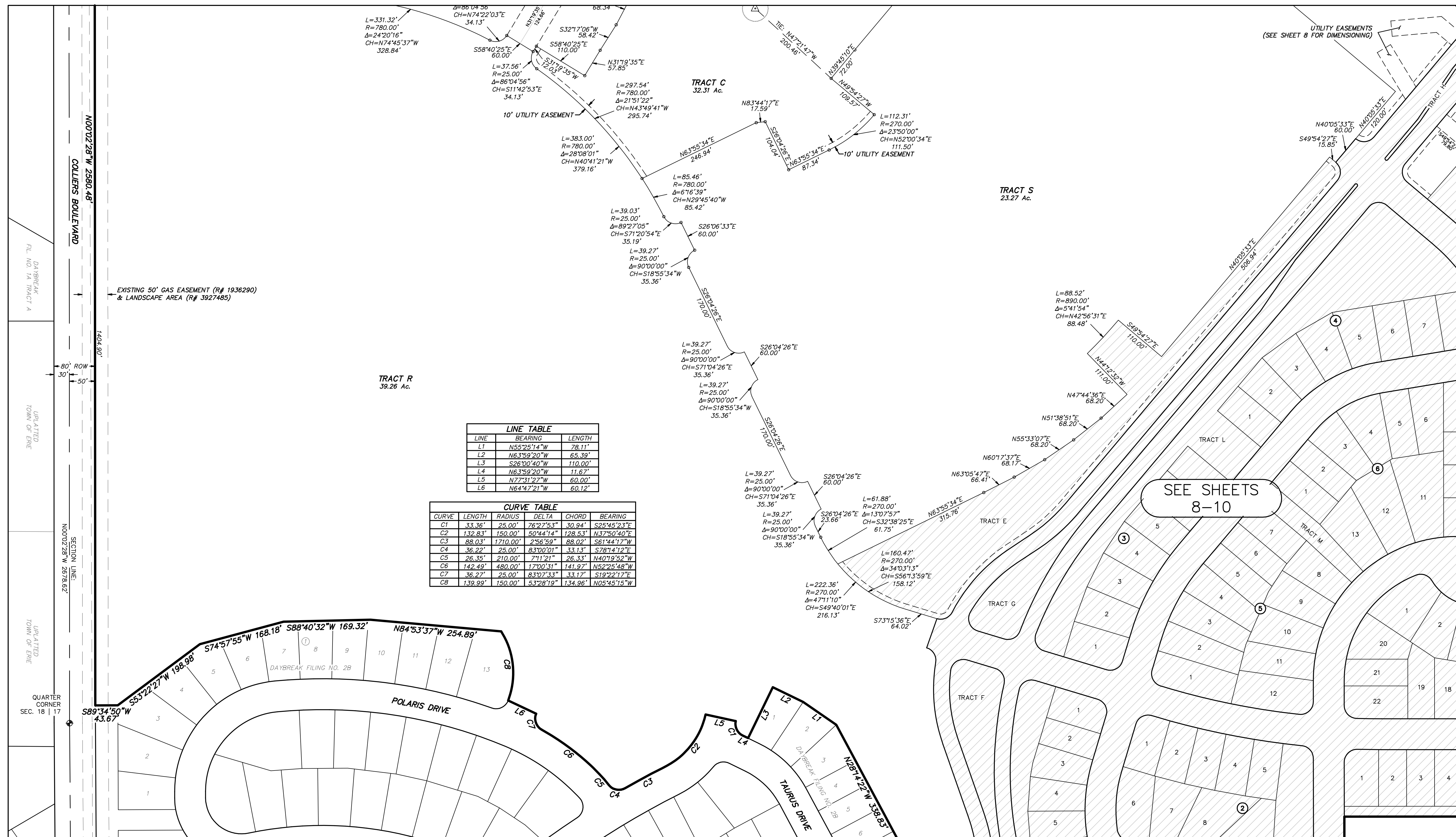
# COLLIERS HILL FILING NO. 4A FINAL PLAT

SHEET 5 OF 10  
FP-000785-2016



KEY MAP

Match to Sheet 3



LINE	BEARING	LENGTH
L1	N55°25'14"W	78.11'
L2	N63°59'20"W	65.39'
L3	S26°00'40"W	110.00'
L4	N63°59'20"W	11.87'
L5	N72°31'22"W	60.00'
L6	N64°42'21"W	60.12'

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	33.36'	25.00'	76°27'53"	30.94'	S25°45'23"E
C2	132.83'	150.00'	60°44'14"	128.53'	N37°50'40"E
C3	88.03'	1710.00'	2°56'59"	88.02'	S61°44'17"W
C4	36.22'	25.00'	83°00'01"	33.13'	S78°14'12"E
C5	26.35'	210.00'	71°12'11"	26.33'	N40°19'52"W
C6	142.49'	480.00'	17°00'31"	141.97'	N52°25'48"W
C7	36.22'	25.00'	83°07'33"	33.17'	S19°22'17"E
C8	139.99'	150.00'	53°28'19"	134.86'	N05°45'15"W

SEE SHEETS  
8-10

Match to Sheet 6

Match to Sheet 9

SCALE VERIFICATION  
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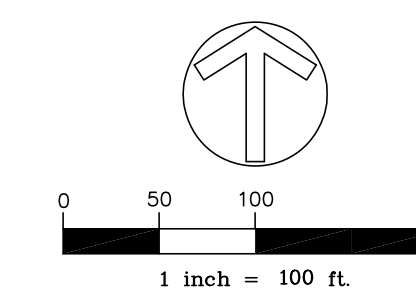
SURVEYORS STAMP:

HURST & ASSOCIATES, INC.  
25100 Broadway, Suite B  
Boulder, CO 80304  
303.449.9105

**HURST**  
CIVIL ENGINEERING  
PLANNING  
SURVEYING

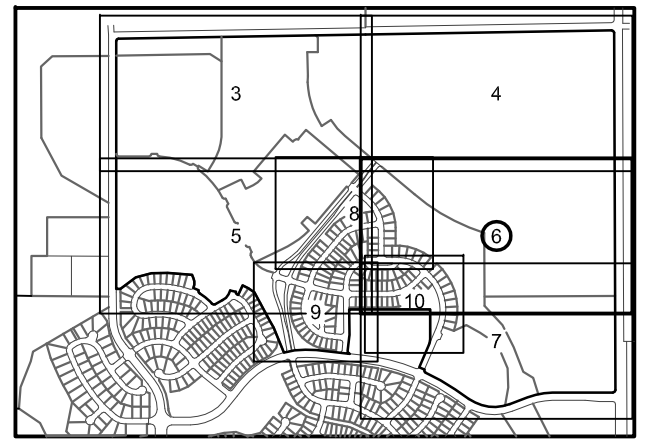
COLLIERS HILL FILING NO. 4A  
FINAL PLAT  
ERIE, COLORADO

DRAWN BY: BO  
DESIGNED BY: JJ  
APPROVED BY: JJ  
JOB NUMBER: 2527-02  
DATE: 01/18/17  
SCALE: 1"=100'  
SHEET NO: 5 OF 10  
FILE LOCATION: G:\2017\SURVEY\COLLIERS HILL, FL 4A PLAT SH 3-7



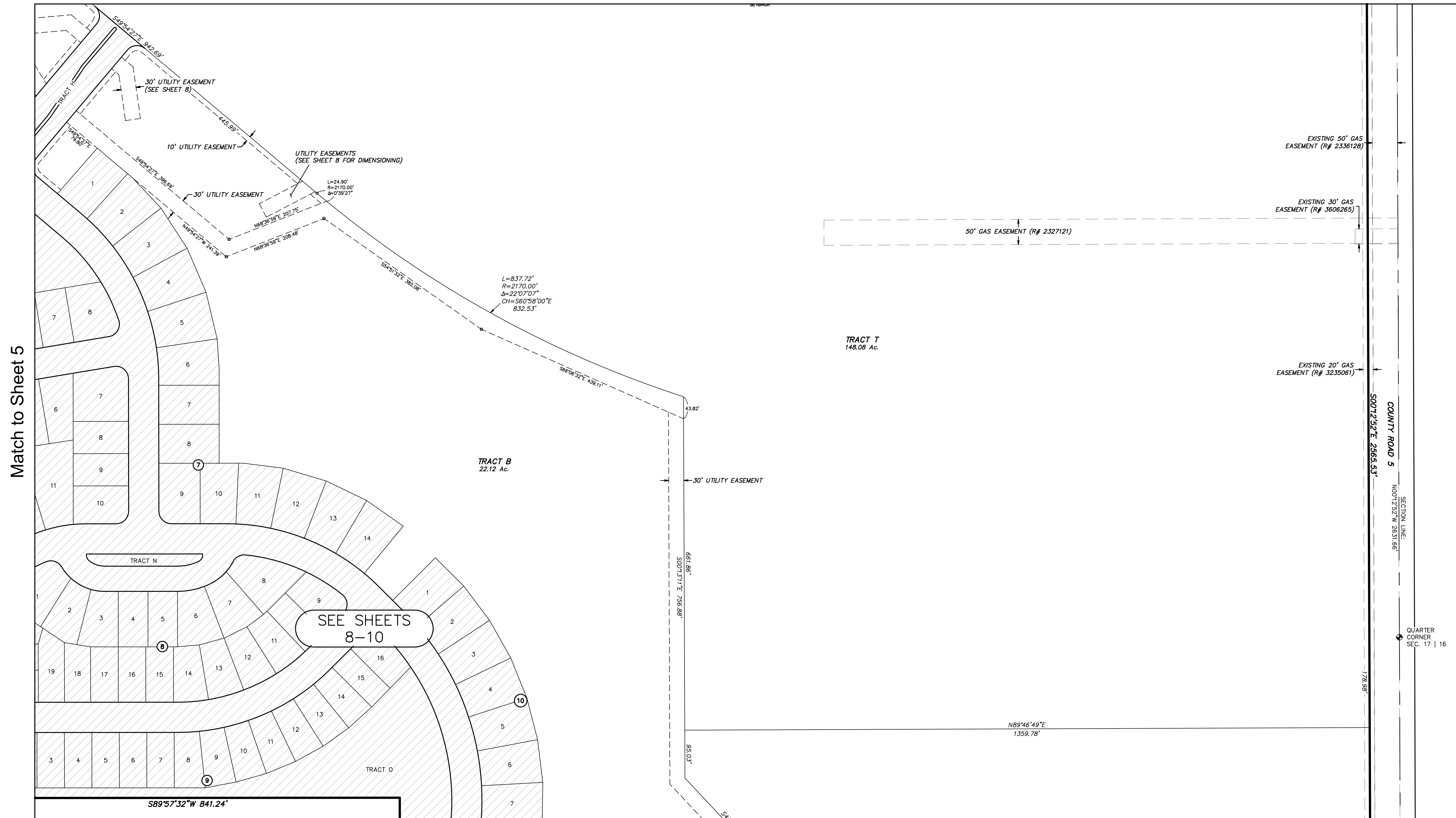
# COLLIERS HILL FILING NO. 4A FINAL PLAT

SHEET 6 OF 10  
FP-000785-2016



KEY MAP

Match to Sheet 4



SCALE VERIFICATION  
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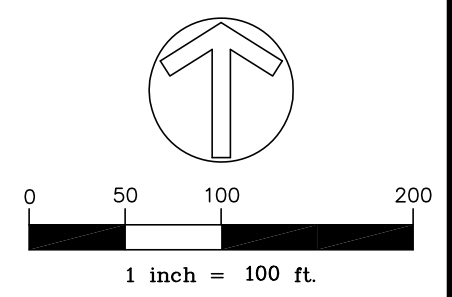
**HURST**  
CIVIL ENGINEERING  
PLANNING  
SURVEYING

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

DRAWN BY: BO  
DESIGNED BY: JJ  
APPROVED BY: JJ

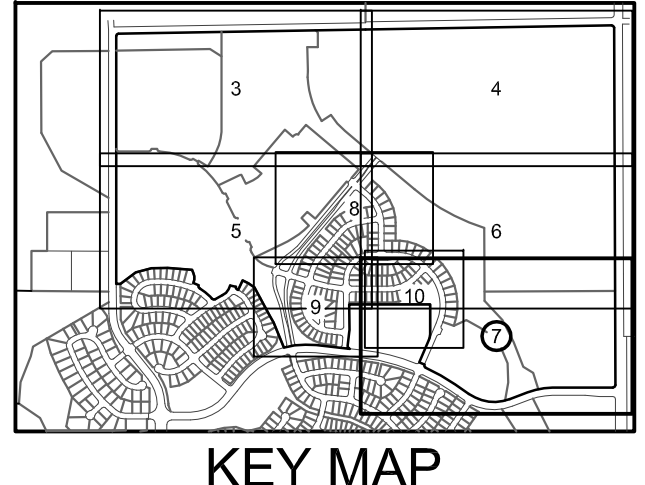
JOB NUMBER: 2527-02  
DATE: 01/18/17  
SCALE: 1"=100'  
SHEET NO: 6 OF 10

FILE LOCATION: G:\2527\SURVEY\COLLIERS HILL FILING NO. 4A PLAT SH-37



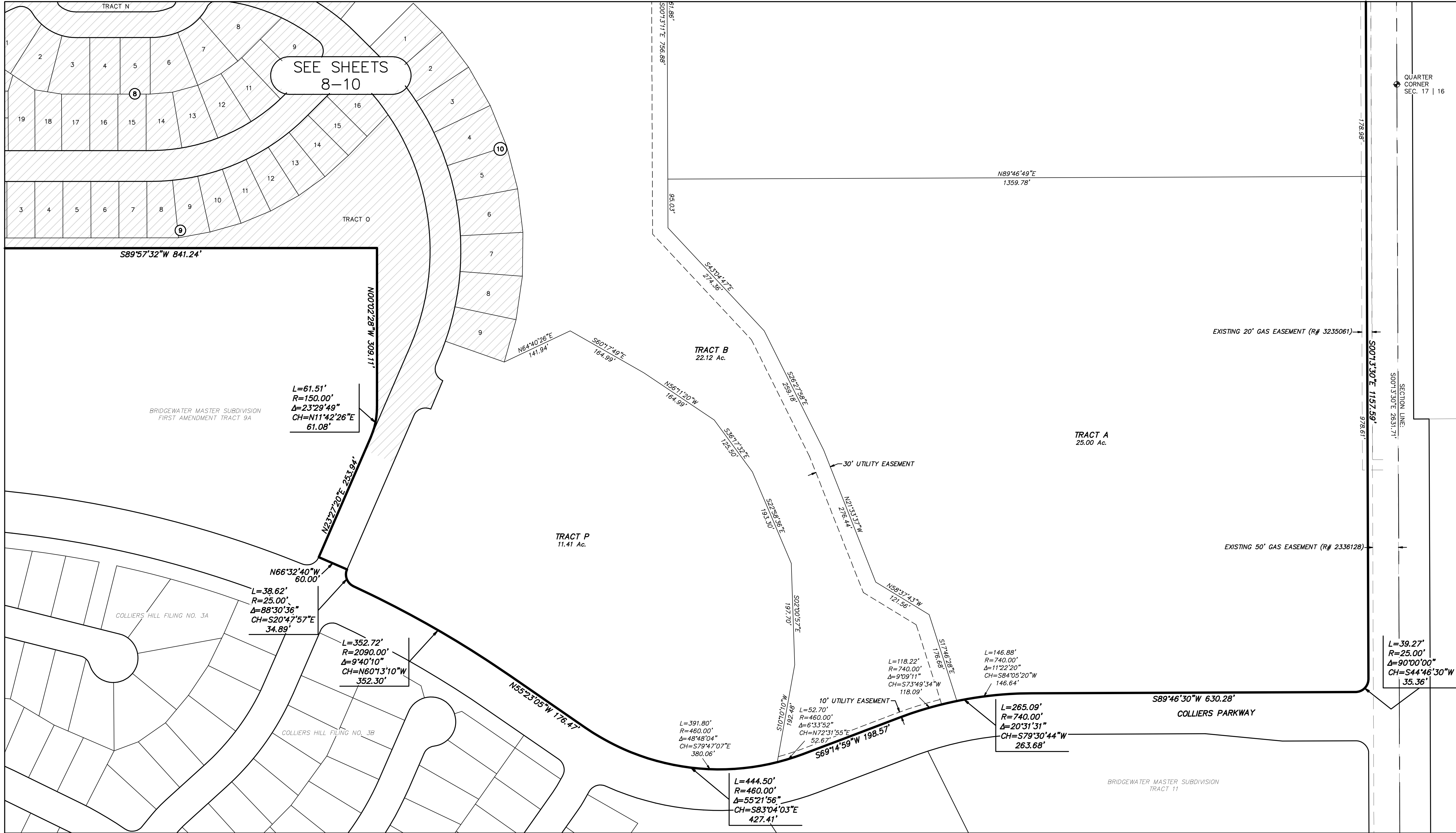
# COLLIERS HILL FILING NO. 4A FINAL PLAT

SHEET 7 OF 10  
FP-000785-2016



KEY MAP

Match to Sheet 6



SEE SHEETS  
8-10

**EASEMENT NOTES:**  
RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:  
-10' UTILITY ALONG RIGHTS OF WAY  
-8' DRAINAGE & UTILITY ALONG REAR LOT LINE  
-6' UTILITY ALONG LOT LINES ADJACENT TO TRACTS  
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:**

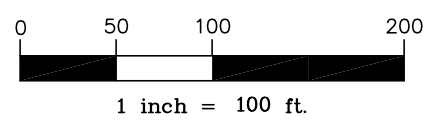
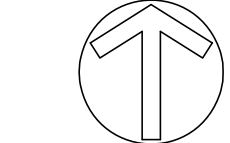
HURST & ASSOCIATES, INC.  
2500 Broadway, Suite B  
Boulder, CO 80304  
303.449.9105

**HURST**  
CIVIL ENGINEERING  
PLANNING  
SURVEYING

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

DRAWN BY:	BO
DESIGNED BY:	BO
APPROVED BY:	JJ
JOB NUMBER:	2527-02
DATE:	01/18/17
SCALE:	1"=100'
SHEET NO:	7 OF 10

10 - BLOCK NUMBER

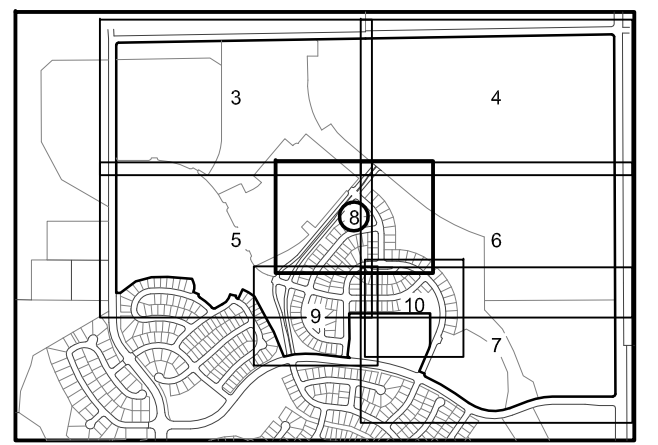


1 inch = 100 ft.

FILE LOCATION: G:\2527\SURVEY\COLLIERS HILL FILING 4A PLAT SHEET 7

# COLLIERS HILL FILING NO. 4A FINAL PLAT

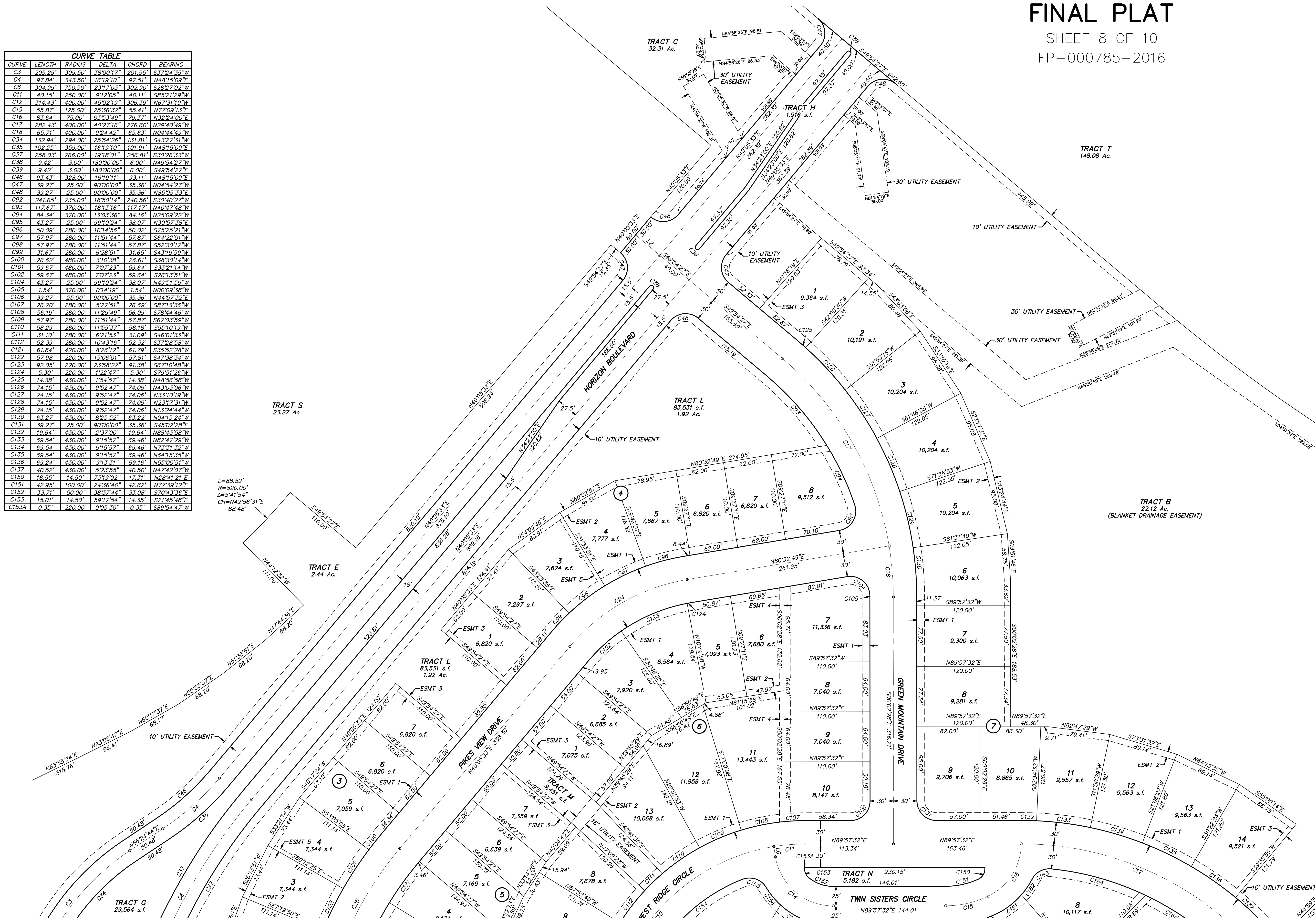
SHEET 8 OF 10  
FP-000785-2016



KEY MAP

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C3	205.29'	309.50'	38°00'17"	201.55'	S37°24'35"W
C4	97.84'	343.50'	16°19'10"	97.51'	N48°15'09"E
C6	304.89'	760.50'	23°17'03"	302.90'	S28°27'02"W
C11	40.15'	250.00'	9°12'05"	40.11'	S85°21'29"W
C12	314.43'	400.00'	45°02'19"	306.39'	N67°31'19"W
C15	55.87'	175.00'	23°36'17"	55.41'	N77°09'13"E
C16	83.64'	75.00'	63°53'49"	79.37'	N32°24'00"E
C17	282.43'	400.00'	40°27'16"	276.60'	N29°40'49"W
C18	65.71'	400.00'	9°24'42"	65.63'	N04°44'49"W
C34	132.94'	284.00'	25°54'26"	131.81'	S43°27'31"W
C35	102.25'	359.00'	16°19'10"	101.81'	N48°15'09"E
C37	228.03'	766.00'	19°18'00"	226.81'	S30°26'33"W
C38	9.42'	3.00'	180°00'00"	6.00'	N49°54'27"W
C39	9.42'	3.00'	180°00'00"	6.00'	S49°54'27"E
C46	93.43'	328.00'	16°19'11"	93.11'	N48°15'09"E
C47	39.27'	25.00'	90°00'00"	35.36'	N04°54'27"W
C48	39.27'	25.00'	90°00'00"	35.36'	N85°05'33"E
C92	241.65'	735.00'	18°50'14"	240.56'	S30°20'27"W
C93	116.67'	370.00'	11°21'36"	117.17'	N04°47'48"W
C94	84.34'	370.00'	13°03'36"	84.16'	N25°08'22"W
C95	43.27'	25.00'	99°10'24"	38.07'	N30°57'38"E
C96	50.09'	280.00'	10°14'56"	50.02'	S75°25'21"W
C97	57.97'	280.00'	11°51'44"	57.87'	S64°22'01"W
C98	57.97'	280.00'	11°51'44"	57.87'	S52°30'17"W
C99	31.67'	280.00'	6°28'51"	31.65'	S43°19'59"W
C100	26.62'	480.00'	3°10'36"	26.61'	S38°30'14"W
C101	59.62'	480.00'	7°07'23"	59.64'	S33°21'14"W
C102	59.62'	480.00'	7°07'23"	59.64'	S26°13'51"W
C104	43.27'	25.00'	99°10'24"	38.07'	N49°51'59"W
C105	1.54'	370.00'	0°14'19"	1.54'	N00°09'38"W
C106	39.27'	25.00'	90°00'00"	35.36'	N44°57'32"E
C107	26.70'	280.00'	3°27'51"	26.69'	S87°13'36"W
C108	56.19'	280.00'	11°29'47"	56.09'	S78°04'46"W
C109	57.97'	280.00'	11°51'44"	57.87'	S67°03'59"W
C110	58.29'	280.00'	11°55'37"	58.18'	S55°10'19"W
C111	31.10'	280.00'	6°21'53"	31.09'	S46°01'33"W
C112	52.39'	280.00'	10°43'16"	52.32'	S37°28'58"W
C121	61.84'	420.00'	8°26'12"	61.79'	S35°52'28"W
C122	57.98'	220.00'	13°08'01"	57.81'	S47°38'34"W
C123	92.05'	220.00'	23°39'27"	91.38'	S67°10'49"W
C124	5.30'	220.00'	1°22'47"	5.30'	S79°51'26"W
C125	14.38'	430.00'	1°54'52"	14.38'	N48°56'58"W
C126	74.15'	430.00'	9°52'47"	74.06'	N43°30'06"W
C127	74.15'	430.00'	9°52'47"	74.06'	N33°10'19"W
C128	74.15'	430.00'	9°52'47"	74.06'	N23°17'31"W
C129	74.15'	430.00'	9°52'47"	74.06'	N13°24'44"W
C130	63.22'	430.00'	6°22'52"	63.22'	N04°15'24"W
C131	39.27'	25.00'	90°00'00"	35.36'	S45°02'28"E
C132	19.64'	430.00'	2°37'00"	19.64'	N88°43'58"W
C133	69.54'	430.00'	9°15'57"	69.46'	N82°47'29"W
C134	69.54'	430.00'	9°15'57"	69.46'	N73°31'32"W
C135	69.54'	430.00'	9°15'57"	69.46'	N64°15'35"W
C136	69.54'	430.00'	9°15'57"	69.46'	N55°00'51"W
C137	49.52'	430.00'	6°22'52"	49.50'	N47°10'07"W
C150	18.55'	14.50'	23°19'02"	17.31'	N28°41'21"E
C151	42.95'	100.00'	24°36'40"	42.62'	N77°39'12"E
C152	33.71'	50.00'	38°17'44"	33.08'	S70°43'36"E
C153	15.01'	14.50'	59°17'54"	14.35'	S21°45'48"E
C153A	0.35'	220.00'	0°05'30"	0.35'	S89°54'27"W

L=88.59'  
R=890.00'  
Δ=54°15'  
CH=N42°56'31"E  
88.48'



**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

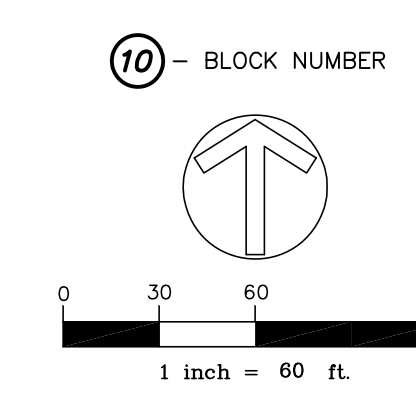
**SCALE VERIFICATION**  
BAR IS ONE INCH ON ORIGINAL DRAWING  
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

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

**HURST**  
CIVIL ENGINEERING  
PLANNING  
SURVEYING

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

DRAWN BY: BO  
DESIGNED BY: JJ  
APPROVED BY: JJ  
JOB NUMBER: 2527-02  
DATE: 01/18/17  
SCALE: 1"=60'  
SHEET NO: 8 OF 10



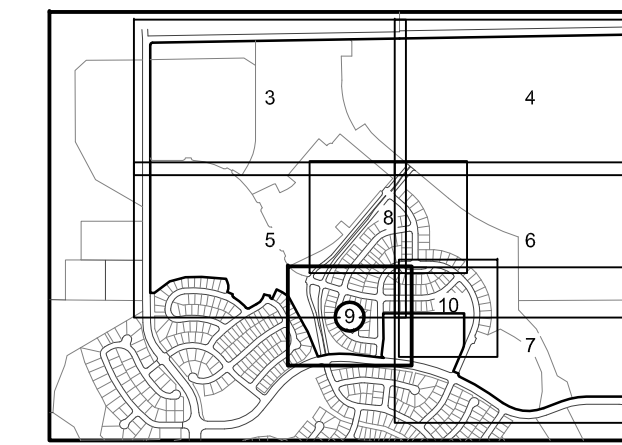
Match to Sheet 9

Match to Sheet 10



# COLLIERS HILL FILING NO. 4A FINAL PLAT

SHEET 9 OF 10  
FP-000785-2016



KEY MAP

Match to Sheet 8



Match to Sheet 10

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	53.90'	343.50'	8°52'28"	53.85'	N14°49'50"W
C2	203.83'	309.50'	37°44'00"	200.16'	S00°27'54"E
C3	205.29'	308.50'	38°00'17"	201.55'	S37°24'35"W
C4	355.54'	750.00'	27°08'36"	352.23'	S03°14'13"W
C5	304.99'	750.00'	23°17'03"	302.90'	S28°27'02"W
C6	336.68'	1500.00'	12°31'37"	335.97'	S79°41'24"E
C7	102.65'	1500.00'	3°51'55"	102.63'	S88°04'51"E
C8	352.55'	250.00'	80°47'54"	324.05'	S40°21'29"W
C9	105.78'	75.00'	80°47'54"	87.22'	S49°38'31"E
C10	19.60'	180.00'	6°14'17"	19.59'	N03°04'40"E
C11	90.81'	290.00'	17°56'32"	90.44'	S74°49'55"E
C12	231.78'	290.00'	45°47'38"	225.66'	S42°57'50"E
C13	186.30'	290.00'	36°48'25"	183.11'	S01°39'48"E
C14	260.00'	111.00'	134°2'22"	204.51'	N42°57'50"W
C15	9.42'	3.00'	180°00'00"	6.00'	N79°39'55"E
C16	56.34'	359.00'	8°29'28"	56.28'	N14°49'50"W
C17	309.54'	766.00'	23°09'10"	307.43'	S01°14'30"W
C18	134.55'	294.00'	26°13'16"	133.38'	S06°12'56"E
C19	43.52'	25.00'	99°50'42"	38.26'	S66°49'03"W
C20	37.56'	25.00'	86°04'41"	34.12'	N30°31'55"W
C21	45.28'	25.00'	103°45'54"	39.34'	S21°22'39"E
C22	130.94'	294.00'	23°09'10"	131.81'	S10°32'21"W
C23	37.50'	25.00'	85°56'52"	34.08'	N63°45'58"E
C24	258.03'	766.00'	19°18'01"	256.81'	S30°26'33"W
C25	14.11'	915.00'	0°53'01"	14.11'	S75°15'29"W
C26	37.54'	25.00'	88°02'05"	34.11'	N32°40'57"E
C27	51.47'	328.00'	8°59'28"	51.42'	N14°49'50"W
C28	161.78'	325.00'	28°30'54"	160.08'	S05°04'07"E
C29	35.98'	35.00'	89°55'51"	12.81'	N10°27'08"W
C30	34.62'	25.00'	79°27'48"	31.98'	N67°00'31"E
C31	41.18'	25.00'	94°22'13"	36.68'	S59°33'18"W
C32	39.27'	25.00'	90°00'00"	35.36'	N28°15'36"W
C33	44.93'	320.00'	8°02'38"	44.88'	S12°43'05"W
C34	50.25'	320.00'	8°59'53"	50.20'	S04°11'50"W
C35	50.25'	320.00'	8°59'53"	50.20'	S04°48'03"E
C36	50.25'	320.00'	8°59'53"	50.20'	S13°27'56"E
C37	50.25'	320.00'	8°59'53"	50.20'	S22°47'48"E
C38	50.25'	320.00'	8°59'53"	50.20'	S31°47'41"E
C39	50.25'	320.00'	8°59'53"	50.20'	S40°47'33"E
C40	50.25'	320.00'	8°59'53"	50.20'	S49°47'26"E
C41	50.25'	320.00'	8°59'53"	50.20'	S58°47'18"E
C42	50.25'	320.00'	8°59'53"	50.20'	S67°47'11"E
C43	50.25'	320.00'	8°59'53"	50.20'	S76°47'04"E
C44	14.02'	320.00'	23°11'11"	14.02'	S82°32'35"E
C45	39.27'	25.00'	90°00'00"	35.36'	N38°48'11"W
C46	39.27'	25.00'	90°00'00"	35.36'	N51°11'49"E
C47	200.69'	915.00'	12°34'00"	200.28'	S89°54'49"W
C48	37.54'	25.00'	88°02'05"	34.11'	S53°21'08"E
C49	291.26'	735.00'	22°41'21"	289.36'	S01°10'33"W
C50	39.27'	25.00'	90°00'00"	35.36'	S13°44'24"W
C51	31.53'	1530.00'	17°05'11"	31.53'	S73°51'01"E
C52	56.15'	1530.00'	2°06'10"	56.15'	S75°29'32"E
C53	56.03'	1530.00'	2°05'54"	56.03'	S77°35'34"E
C54	56.11'	1530.00'	2°06'05"	56.11'	S79°41'33"E
C55	56.30'	1530.00'	2°06'30"	56.30'	S81°47'50"E
C56	36.69'	1530.00'	12°28'28"	36.69'	S83°12'18"E
C57	36.23'	25.00'	84°11'03"	33.82'	N42°08'00"W
C58	41.99'	25.00'	96°14'17"	37.23'	N48°04'40"E
C59	29.42'	260.00'	6°29'00"	29.40'	S80°33'41"E
C60	39.18'	25.00'	89°48'51"	35.30'	S32°44'46"E
C61	33.31'	136.00'	14°02'05"	33.23'	N05°28'38"E
C62	48.43'	136.00'	20°49'32"	48.16'	N11°57'11"W
C63	48.43'	136.00'	20°49'31"	48.16'	N32°48'44"W
C64	48.43'	136.00'	20°49'31"	48.16'	N53°16'17"W
C65	48.35'	136.00'	20°22'16"	48.10'	N74°12'11"W
C66	33.31'	136.00'	14°02'01"	33.23'	S85°35'40"W
C67	39.18'	25.00'	89°48'51"	35.30'	S53°30'54"E
C68	115.03'	260.00'	25°20'53"	114.09'	S04°33'58"W
C69	142.84'	86.00'	95°09'58"	126.88'	N42°57'50"W
C70	25.12'	24.50'	88°49'22"	24.04'	N33°59'50"E
C71	139.49'	260.00'	30°44'24"	137.83'	S42°57'50"E
C72	25.12'	24.50'	58°45'22"	24.04'	S80°04'30"W
C73	41.24'	25.00'	94°30'56"	36.72'	S26°00'08"E
C74	241.65'	735.00'	18°50'14"	240.56'	S30°40'27"W
C75	58.67'	480.00'	7°07'23"	59.64'	S26°13'51"W
C76	49.67'	480.00'	5°55'45"	49.65'	S19°42'77"W
C77	31.10'	280.00'	6°21'53"	31.09'	S46°01'33"W
C78	52.39'	280.00'	10°43'16"	52.32'	S37°28'58"W
C79	52.39'	280.00'	10°43'16"	52.32'	S26°45'42"W
C80	52.39'	280.00'	10°43'16"	52.32'	S16°02'26"W
C81	52.39'	280.00'	10°43'16"	52.32'	S05°19'10"W
C82	42.00'	25.00'	86°15'37"	37.23'	N48°05'20"E
C83	133.91'	1470.00'	51°38'01"	133.88'	S81°01'71"E
C84	136.02'	1470.00'	51°38'01"	135.87'	S69°41'39"E
C85	43.09'	420.00'	5°52'42"	43.07'	S19°40'45"W
C86	66.25'	420.00'	9°02'16"	66.18'	S27°08'14"W
C87	61.84'	420.00'	8°26'12"	61.79'	S35°52'28"W
C88	33.71'	50.00'	38°37'44"	33.08'	S70°43'36"E
C89	15.01'	14.50'	89°17'54"	14.35'	S21°45'48"E
C90	41.86'	220.00'	10°54'01"	41.82'	S22°41'33"W
C91	99.65'	220.00'	25°57'07"	98.80'	S23°50'08"W
C92	29.15'	100.00'	16°42'11"	29.05'	S39°16'31"E
C93	46.10'	100.00'	26°24'45"	45.69'	S60°49'59"E
C94	27.93'	100.00'	16°00'07"	27.84'	S82°02'25"E
C95	48.40'	1470.00'	1°53'12"	48.40'	S89°03'24"E
C96	5.76'	1530.00'	0°12'57"	5.76'	S89°56'00"E
C97	38.82'	915.00'	2°25'51"	38.82'	S76°54'56"W
C98	49.01'	915.00'	3°04'07"	49.00'	S79°39'55"W
C99	38.82'	915.00'	2°25'51"	38.82'	S82°24'54"W

**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**

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

**SURVEYORS STAMP:**

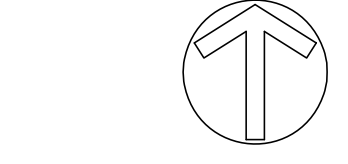
HURST & ASSOCIATES, INC.  
2500 Broadway, Suite B  
Boulder, CO 80304  
303.449.9105

**HURST**  
CIVIL ENGINEERING  
PLANNING  
SURVEYING

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

DATE: 01/18/17  
SCALE: 1"=60'  
SHEET NO: 9 OF 10

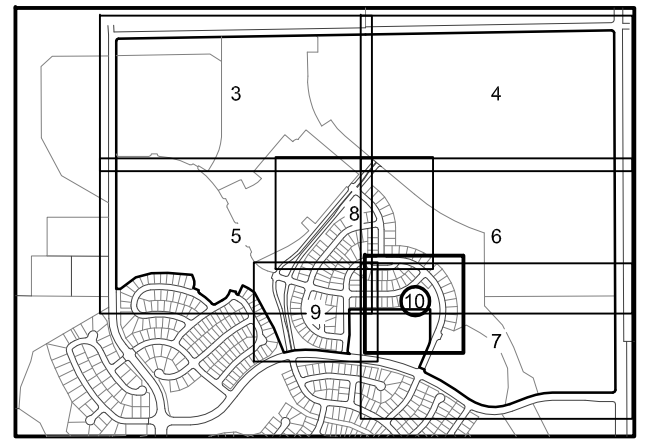
10 - BLOCK NUMBER



1 inch = 60 ft.

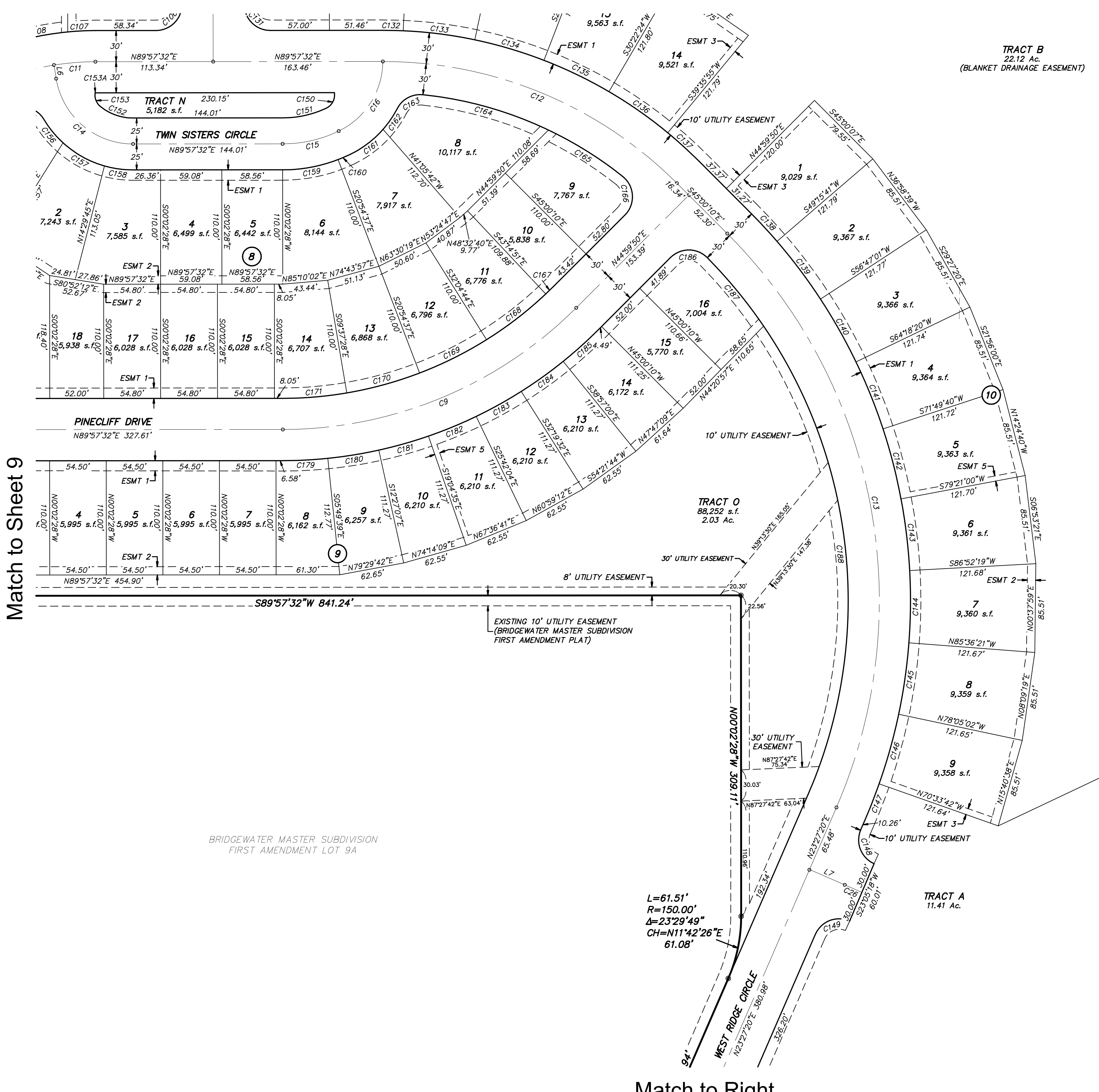
# COLLIERS HILL FILING NO. 4A FINAL PLAT

SHEET 10 OF 10  
FP-000785-2016



KEY MAP

Match to Sheet 8

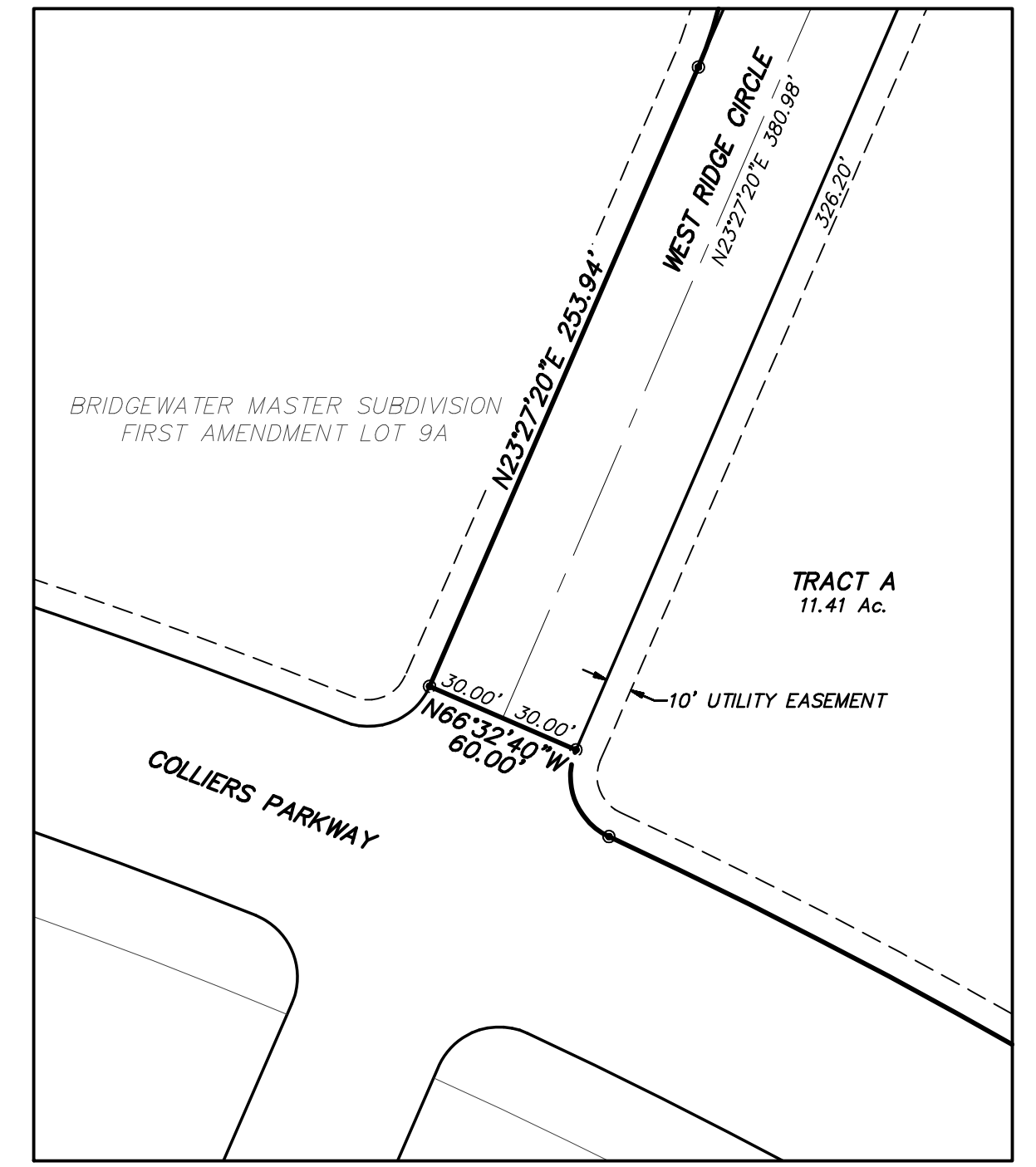


**EASEMENT NOTES:**  
RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:  
-10' UTILITY ALONG RIGHTS OF WAY (ESMT 1)  
-8' DRAINAGE & UTILITY ALONG REAR LOT LINE (ESMT 2)  
-6' UTILITY ALONG LOT LINES ADJACENT TO TRACTS (ESMT 3)  
-6' DRAINAGE & UTILITY ALONG SIDE LOT LINES ADJACENT TO REARS OF ADJACENT 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

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C136	69.24'	430.00'	91.131°	69.16'	N55°00'51"W
C137	40.52'	430.00'	52.355°	40.50'	N47°42'07"W
C138	39.27'	530.00'	41.442°	39.26'	N42°52'49"W
C139	69.58'	530.00'	73.121°	69.53'	N36°59'48"W
C140	69.59'	530.00'	73.122°	69.54'	N29°28'26"W
C141	69.59'	530.00'	73.123°	69.54'	N21°57'03"W
C142	69.59'	530.00'	73.124°	69.54'	N14°25'40"W
C143	69.60'	530.00'	73.125°	69.55'	N06°54'15"W
C144	69.60'	530.00'	73.126°	69.55'	N00°37'11"E
C145	69.60'	530.00'	73.127°	69.55'	N08°08'37"E
C146	69.60'	530.00'	73.128°	69.55'	N15°40'05"E
C147	37.24'	530.00'	40.132°	37.23'	N21°26'34"E
C148	39.08'	25.00'	88°34'10"	35.22'	S21°18'45"E
C149	39.47'	25.00'	90°27'05"	35.49'	S68°40'53"W
C150	18.55'	14.50'	73°19'02"	17.31'	N28°41'21"E
C151	42.95'	100.00'	24°36'40"	42.62'	N77°39'12"E
C152	33.71'	50.00'	38°37'44"	33.08'	S70°43'36"E
C153	15.01'	14.50'	59°17'54"	14.35'	S21°45'48"E
C156	29.15'	100.00'	16°42'11"	29.05'	S39°16'31"E
C157	46.10'	100.00'	28°24'45"	45.69'	S60°49'59"E
C158	77.93'	100.00'	16°00'07"	77.84'	S82°02'23"E
C159	54.64'	150.00'	20°52'09"	54.33'	N79°31'27"E
C160	12.41'	150.00'	4°44'28"	12.41'	N66°43'09"E
C161	40.31'	100.00'	23°05'42"	40.04'	N52°48'04"E
C162	24.25'	100.00'	13°53'40"	24.19'	N34°18'23"E
C163	29.93'	25.00'	68°35'06"	28.17'	S61°39'07"W
C164	126.10'	370.00'	19°31'40"	126.49'	N74°47'30"W
C165	84.54'	370.00'	13°05'22"	84.35'	N57°28'52"W
C166	42.08'	25.00'	96°26'03"	37.28'	N03°31'11"W
C167	11.33'	370.00'	1°45'19"	11.33'	N45°52'30"E
C168	72.12'	370.00'	11°07'07"	72.01'	N52°20'13"E
C169	72.12'	370.00'	11°07'07"	72.01'	N63°30'19"E
C170	72.88'	370.00'	11°17'09"	72.76'	N74°43'52"E
C171	61.89'	370.00'	9°35'00"	61.81'	N85°10'02"E
C179	43.43'	430.00'	5°47'10"	43.41'	N87°03'57"E
C180	49.72'	430.00'	6°37'28"	49.69'	N84°14'09"E
C181	49.72'	430.00'	6°37'28"	49.69'	N74°36'41"E
C182	49.72'	430.00'	6°37'28"	49.69'	N67°36'41"E
C183	49.72'	430.00'	6°37'28"	49.69'	N60°59'12"E
C184	49.72'	430.00'	6°37'28"	49.69'	N52°21'44"E
C185	45.42'	430.00'	6°03'09"	45.40'	N48°01'25"E
C186	39.42'	25.00'	90°20'52"	35.46'	N89°49'44"W
C187	85.36'	470.00'	10°24'23"	85.25'	N39°27'06"W
C188	473.35'	470.00'	5°42'15"	453.60'	N06°23'47"W

Match to Sheet 9

Match to Left



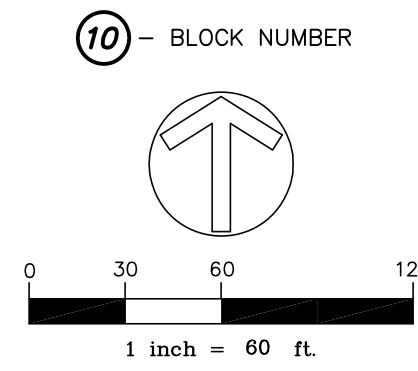
SCALE VERIFICATION  
BAR IS ONE INCH ON ORIGINAL DRAWING  
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

SURVEYORS STAMP:

**HURST**  
CIVIL ENGINEERING  
PLANNING  
SURVEYING  
HURST & ASSOCIATES, INC.  
2500 Broadway, Suite B  
Boulder, CO 80304  
303.449.9105

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

DRAWN BY: BO  
DESIGNED BY: JJ  
APPROVED BY: JJ  
JOB NUMBER: 2527-02  
DATE: 01/18/17  
SCALE: 1"=60'  
SHEET NO: 10 OF 10



Match to Right