

RESOLUTION NO. 16- ____

A RESOLUTION MAKING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO ERIE HIGHLANDS PRELIMINARY PLAT NO. 2; IMPOSING CONDITIONS OF APPROVAL; APPROVING THE ERIE HIGHLANDS PRELIMINARY PLAT NO. 2 WITH CONDITIONS; AND SETTING FORTH DETAILS IN RELATION THERETO.

WHEREAS, the Board of Trustees of the Town of Erie, Colorado, held a Public Hearing for the Erie Highlands Preliminary Plat No. 2 on Tuesday, May 10, 2016, on the application of Oakwood Homes, LLC, 4908 Tower Road, Denver, CO; J Dearmin, LLC, 10343 Federal Boulevard, Unit 515, Westminster, CO; J Gaz, LLC, 4955 West 65th Avenue, Arvada, CO; The Jack Shell and Sonya Shell Family Trusts, 10015 Meade Court, Westminster, CO; and, WY&K Holdings, LLC, 28221 Hidden Village Drive, Evergreen, CO, such Preliminary Plat being a plat of the following real property; to wit:

See Exhibit "A," attached hereto and incorporated herein by this reference; and,

WHEREAS, the Planning Commission of the Town of Erie, Colorado, conducted a Public Hearing for the Erie Highlands Preliminary Plat No. 2 on April 20, 2016, and;

WHEREAS, the application for Preliminary Plat is detailed on Exhibit B: Erie Highlands Preliminary Plat No. 2, dated March 29, 2016.

WHEREAS, said Erie Highlands Preliminary Plat No. 2 is incorporated herein and made part hereof by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO, AS FOLLOWS:

Section 1. Findings of Fact.

1. That the applicant's application and supporting documents are in substantial compliance with Municipal Code 10.7.7 C.
2. The Preliminary Plat has met Municipal Code 10.7.7 C.10. Approval Criteria:
 - a. The subdivision is generally consistent with the Town's Comprehensive Master Plan.
 - b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.
 - c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town's standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.

- d. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter or this UDC. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.
 - e. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.
 - f. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.
 - g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.
 - h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.
 - i. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.
 - j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.
3. The Zoning for the property shall be followed in the development of the property.
 4. That a detailed Development Agreement (DA) will be required at such time as the property is approved for a Final Plat.
 5. That the following conditions shall be imposed as a condition of approval:
 - a. The applicant has executed Surface Use Agreement's (SUA) with Encana and Anadarko/Kerr-McGee; the applicant is responsible with meeting the SUA requirements with the Final Plat submittals.
 - b. At final plat and building permit the applicant shall follow recommendations made by CTL Thompson in the soils, geotechnical, and geological subsidence reports and the Colorado Geological Survey (CGS) recommendations.
 - c. The applicant shall follow the actions recommended in the Erie Highlands Property - Ecological Site Assessment – Vegetation, Wildlife, Wetlands, Special Status Species report.

- d. The approval of the Erie Highlands Preliminary Plat No. 2 shall not come into effect until the Erie Highlands Zoning Map Amendment No. 1 and Erie Highlands PUD Zoning Map Amendment No. 1 is approved and recorded for the property.
 - e. Technical corrections to Erie Highlands Preliminary Plat No. 2 shall be made to the Town's satisfaction.
6. That the Preliminary as proposed, subject to the conditions set forth herein, will preserve the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.

Section 2. Conclusions and Order Approving Erie Highlands Preliminary Plat No. 2.

- 1. Based on the above Findings of Fact, the Board of Trustees hereby approves the Erie Highlands Preliminary Plat No. 2 application with the conditions of approval listed above.

ADOPTED AND APPROVED THIS ___ DAY OF MAY 2016 BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO.

TOWN OF ERIE,
a Colorado municipal corporation

By: _____
Tina Harris, Mayor

ATTEST:

By: _____
Nancy Parker, Town Clerk

Exhibit A

OVERALL BOUNDARY DESCRIPTION

TRACTS J AND L, ERIE HIGHLANDS FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 4044915 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST 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 212.311 ACRES, (9,248,275 SQUARE FEET), MORE OR LESS.

Exhibit B
Erie Highlands Preliminary Plat No. 2

ERIE HIGHLANDS PRELIMINARY PLAT NO. 2

A REPLAT OF TRACTS J AND L, ERIE HIGHLANDS FILING NO. 1,
 LOCATED IN THE NORTH HALF OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.
 212.311 ACRES – 232 LOTS, 24 TRACTS
 PP-000709-2015
 SHEET 1 OF 6

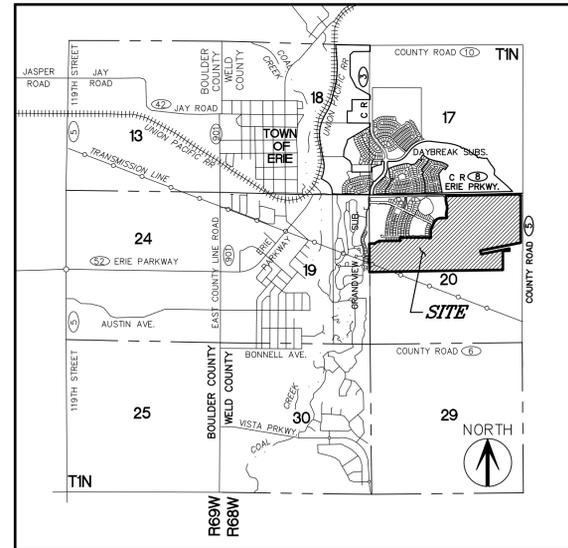
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CONTAINING AN AREA OF 212.311 ACRES, (9,248,275 SQUARE FEET), MORE OR LESS.

GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHWEST 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°48'39" EAST, A DISTANCE OF 2648.08 FEET BETWEEN FOUND MONUMENTS AS SHOWN HEREON.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- ADJACENT CITY ZONING BASED ON TOWN OF ERIE ZONING MAP WITH A REVISION DATE OF 03/24/2015. COUNTY ZONING INFORMATION FROM COUNTY WEBSITE ZONING MAPPING APPLICATION ACCESSED 01/21/2016.
- FLOODPLAIN: BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 08013C0441J, PANEL 441 OF 615, DATED DECEMBER 18, 2012 AND MAP NO. 08013C0442J, PANEL 442 OF 615 (PER INDEX MAP NO. 08013CIND2B 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 FLOOD".
- PLEASE REFER TO THE ENOGANA SURFACE USE AGREEMENT RECORDED UNDER RECEPTION NO. 3982954 FOR ALL SETBACK AND USE RESTRICTIONS.
- PLEASE REFER TO THE KERR-MCGEE SURFACE USE AGREEMENT RECORDED UNDER RECEPTION NO. 3952706 FOR ALL SETBACK AND USE RESTRICTIONS.
- 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.
- THE PROPERTY WITHIN THE ERIE HIGHLANDS PRELIMINARY PLAT NO. 2 IS SUBJECT TO A PERMANENT AVIGATION EASEMENT AS DESCRIBED WITHIN THE AGREEMENT RECORDED UNDER RECEPTION NO. 3984166.



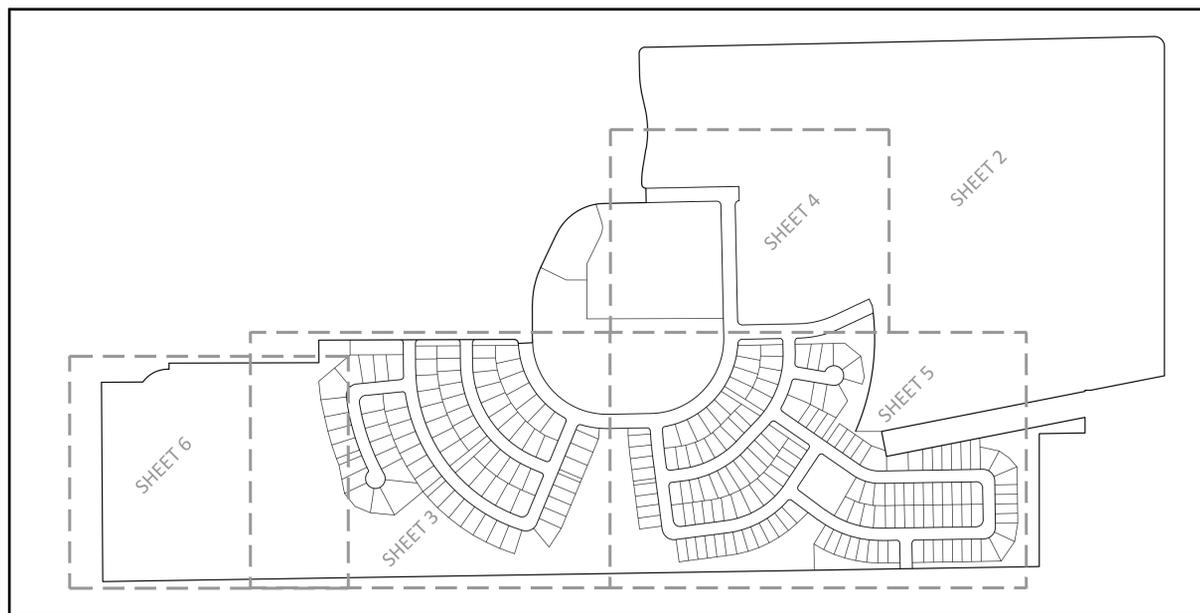
VICINITY MAP
 SCALE: 1"=3000'

SHEET INDEX

- SHEET 1 – COVER, LEGAL DESCRIPTION, NOTES, VICINITY MAP
 SHEET 2 – OVERALL BOUNDARY,
 SHEETS 3-5 – DETAILED LOT INFORMATION

TRACT SUMMARY CHART				
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY / MAINTAINED BY
TRACT A	362,721	8.327	NEIGHBORHOOD PARK	TOWN OF ERIE / TOWN OF ERIE
TRACT B	3,784,477	86.880	FUTURE DEVELOPMENT	OWNER / OWNER
TRACT C	130,667	3.000	LANDSCAPE, UTILITIES	METRO. DIST. / METRO. DIST.
TRACT D	1,328,267	30.493	OPEN SPACE	TOWN OF ERIE / TOWN OF ERIE
TRACT E	8,610	0.198	PUBLIC ACCESS, LANDSCAPE, UTILITIES	METRO. DIST. / METRO. DIST.
TRACT F	6,503	0.149	PUBLIC ACCESS, LANDSCAPE, UTILITIES	METRO. DIST. / METRO. DIST.
TRACT G	6,628	0.152	PUBLIC ACCESS, LANDSCAPE, UTILITIES	METRO. DIST. / METRO. DIST.
TRACT H	6,502	0.149	PUBLIC ACCESS, LANDSCAPE, UTILITIES	METRO. DIST. / METRO. DIST.
TRACT I	91,189	2.093	PUBLIC ACCESS, LANDSCAPE, UTILITIES	METRO. DIST. / METRO. DIST.
TRACT J	6,882	0.158	PUBLIC ACCESS, LANDSCAPE, UTILITIES	METRO. DIST. / METRO. DIST.
TRACT K	6,661	0.153	PUBLIC ACCESS, LANDSCAPE, UTILITIES	METRO. DIST. / METRO. DIST.
TRACT L	47,359	1.087	POCKET PARK	METRO. DIST. / METRO. DIST.
TRACT M	17,843	0.410	PUBLIC ACCESS, LANDSCAPE, UTILITIES	METRO. DIST. / METRO. DIST.
TRACT N	3,300	0.076	PUBLIC ACCESS, LANDSCAPE, UTILITIES	METRO. DIST. / METRO. DIST.
TRACT O	2,850	0.065	PUBLIC ACCESS, LANDSCAPE, UTILITIES	METRO. DIST. / METRO. DIST.
TRACT P	4,301	0.099	PUBLIC ACCESS, LANDSCAPE, UTILITIES	METRO. DIST. / METRO. DIST.
TRACT Q	3,600	0.083	PUBLIC ACCESS, LANDSCAPE, UTILITIES	METRO. DIST. / METRO. DIST.
TRACT R	3,857	0.089	PUBLIC ACCESS, LANDSCAPE, UTILITIES	METRO. DIST. / METRO. DIST.
TRACT S	10,426	0.239	PUBLIC ACCESS, LANDSCAPE, UTILITIES	METRO. DIST. / METRO. DIST.
TRACT T	3,791	0.087	PUBLIC ACCESS, LANDSCAPE, UTILITIES	METRO. DIST. / METRO. DIST.
TRACT U	18,913	0.434	PUBLIC ACCESS, LANDSCAPE, UTILITIES	METRO. DIST. / METRO. DIST.
TRACT V	227,387	5.220	PUBLIC ACCESS, LANDSCAPE, UTILITIES	TO BE DETERMINED *
TRACT W	165,792	3.806	OIL & GAS FACILITIES, UTILITIES	TO BE DETERMINED *
TRACT X	111,617	2.562	PUBLIC ACCESS, LANDSCAPE, UTILITIES	TOWN OF ERIE / TOWN OF ERIE *
TOTAL	6,360,143	146.009		

* = THESE AREAS DO NOT COUNT TOWARDS THE PUBLIC OPEN SPACE DEDICATION REQUIREMENTS.



KEY MAP
 N.T.S.

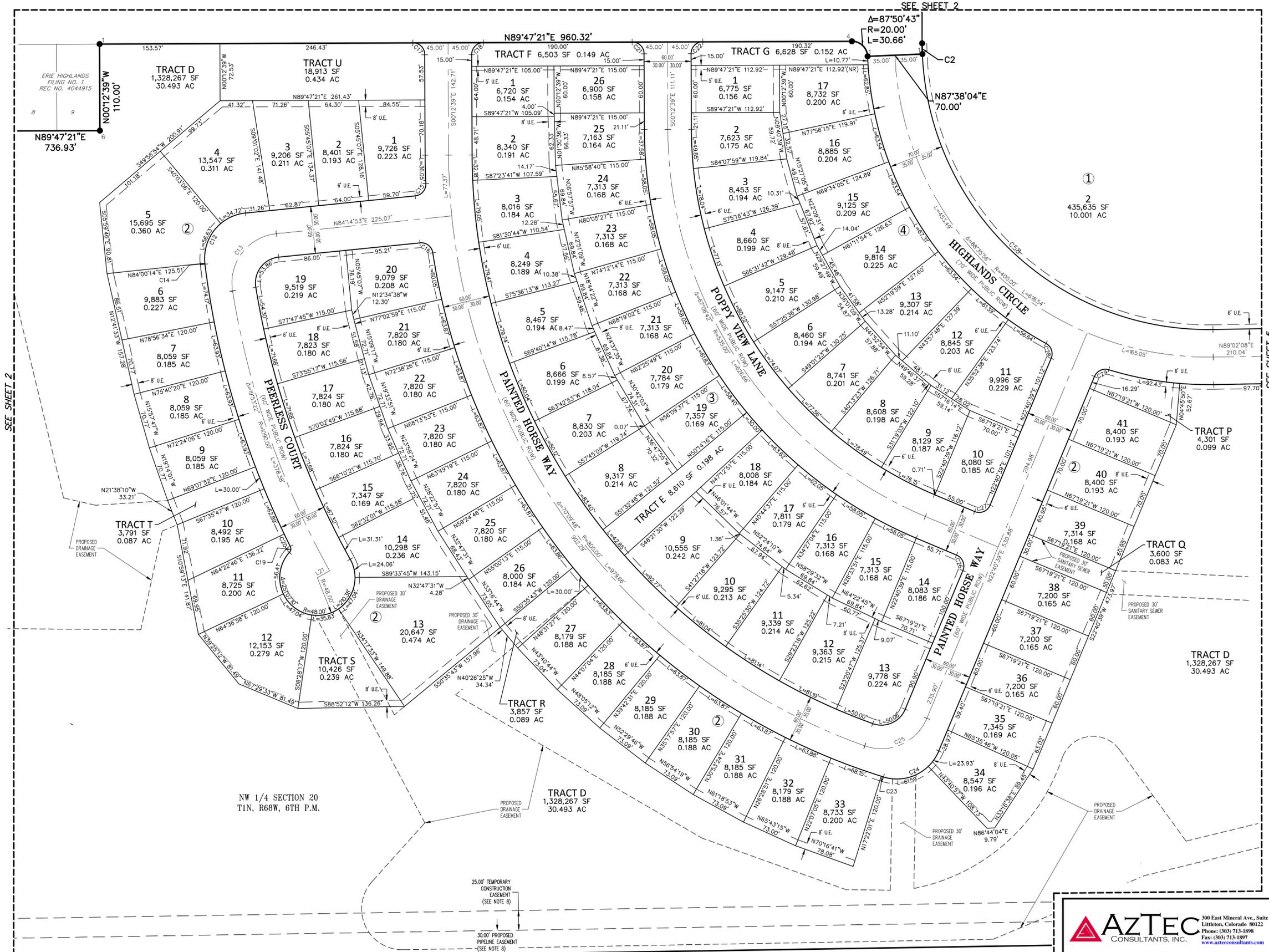
TRACT SUMMARY CHART			
TYPE	AREA (S.F.)	AREA (AC.)	% OF TOTAL AREA
RESIDENTIAL LOTS	2,144,537	49.231	23%
TRACTS	6,360,143	146.009	69%
PUBLIC ROW	743,595	17.071	8%
TOTAL	9,248,275	212.311	100%

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	REVISIONS DATE DESCRIPTION BY		DATE OF PREPARATION: 2015-11-02
	2016/01/28 ADDRESS TOWN COMMENTS TP		SCALE: NA
SHEET 1 OF 6			LAST REVISED 2016-03-29 AZTEC Proj. No.: 19315-21 – TOWN PROJECT NO.: PP-000709-2015

ERIE HIGHLANDS PRELIMINARY PLAT NO. 2

PP-000709-2015

SHEET 3 OF 6



BOUNDARY LEGEND

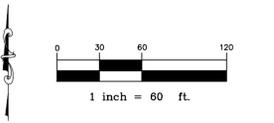
- RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP ILLEGIBLE
- RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 36567"

ROW RIGHT-OF-WAY
NR NON RADIAL

NOTE: SEE SHEET 4 FOR LINE AND CURVE TABLE INFORMATION

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com



DATE OF PREPARATION:	2015-11-02
SCALE:	1" = 60'
SHEET 3 OF 6	

SEE SHEET 2

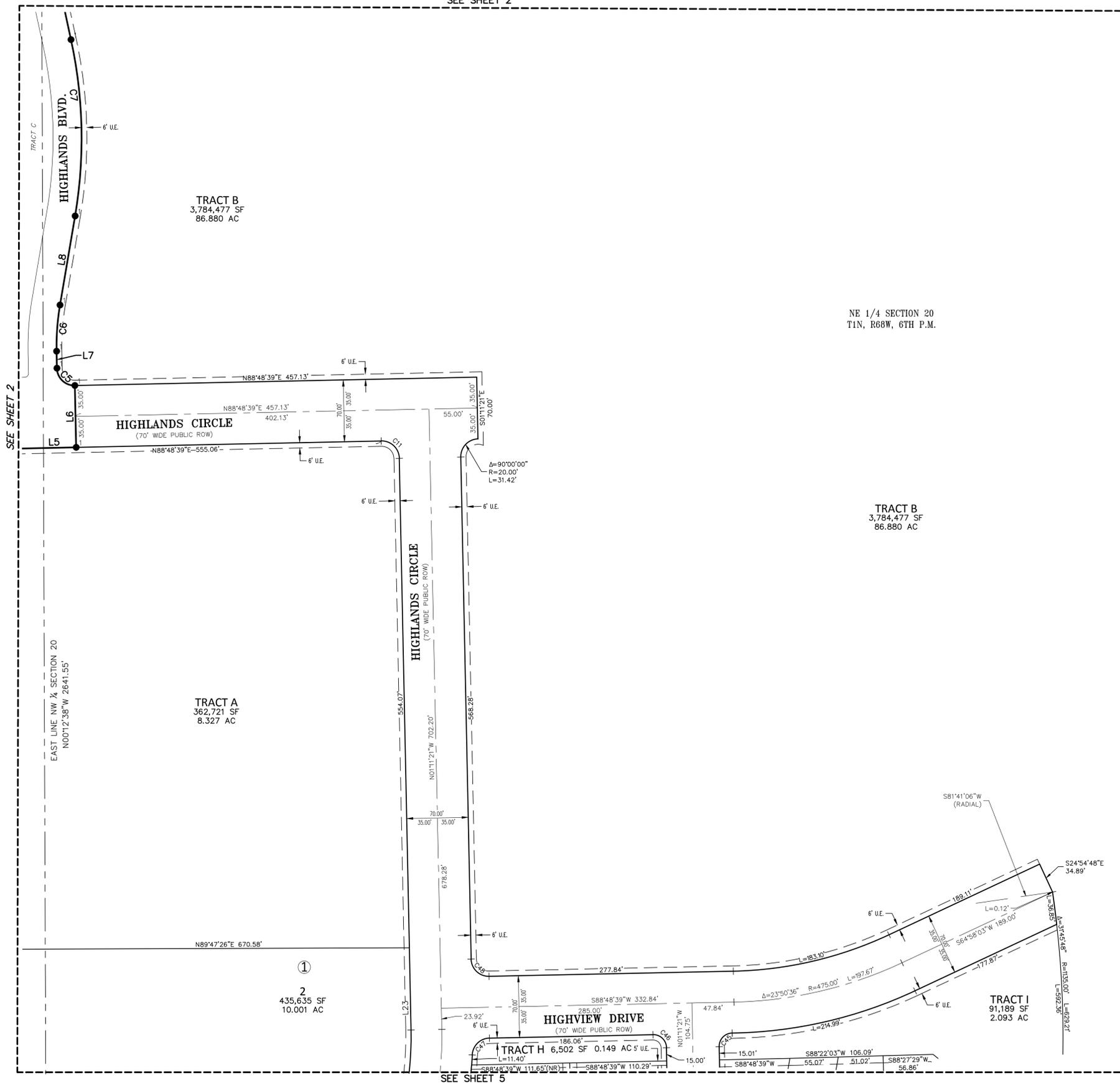
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ERIE HIGHLANDS PRELIMINARY PLAT NO. 2

PP-000709-2015

SHEET 4 OF 6

SEE SHEET 2



NE 1/4 SECTION 20
T1N, R68W, 6TH P.M.

TRACT B
3,784,477 SF
86.880 AC

TRACT B
3,784,477 SF
86.880 AC

TRACT A
362,721 SF
8.327 AC

①
2
435,635 SF
10.001 AC

TRACT H
6,502 SF
0.149 AC
5' U.E.

TRACT I
91,189 SF
2.093 AC

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	57°07'55"	150.00'	149.57'
C2	2°09'17"	365.00'	13.73'
C3	25°05'09"	440.00'	192.64'
C4	54°56'50"	265.00'	254.14'
C5	90°00'00"	20.00'	31.42'
C6	10°51'33"	277.00'	52.50'
C7	22°00'02"	523.00'	200.82'
C8	11°08'30"	377.00'	73.31'
C9	89°59'27"	30.00'	47.12'
C10	43°42'02"	87.50'	66.74'
C11	90°00'00"	20.00'	31.42'
C12	91°30'39"	58.00'	92.64'
C13	93°31'01"	63.00'	102.83'
C14	1°16'01"	58.00'	1.28'
C15	86°56'50"	15.00'	22.76'
C16	86°56'50"	15.00'	22.76'
C17	90°00'00"	15.00'	23.56'
C18	90°00'00"	15.00'	23.56'
C19	68°28'22"	7.00'	8.37'
C20	0°53'29"	1120.00'	17.42'
C21	90°00'00"	15.00'	23.56'
C22	90°00'00"	15.00'	23.56'
C23	0°12'27"	830.00'	3.01'
C24	84°28'55"	58.00'	85.52'
C25	86°56'54"	63.00'	95.60'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C26	90°00'00"	15.00'	23.56'
C27	90°00'00"	15.00'	23.56'
C28	84°15'39"	15.00'	22.06'
C29	84°15'39"	15.00'	22.06'
C30	86°38'48"	15.00'	22.68'
C31	84°15'39"	15.00'	22.06'
C32	90°00'00"	15.00'	23.56'
C33	90°00'00"	15.00'	23.56'
C34	90°00'00"	63.00'	98.96'
C35	2°48'22"	505.00'	24.73'
C36	84°47'03"	15.00'	22.20'
C37	87°25'58"	15.00'	22.89'
C38	90°43'23"	15.00'	23.75'
C39	89°16'37"	15.00'	23.37'
C40	85°10'30"	15.00'	22.30'
C41	85°10'30"	15.00'	22.30'
C42	85°10'30"	15.00'	22.30'
C43	85°10'30"	15.00'	22.30'
C44	69°47'00"	7.00'	8.37'
C45	90°18'36"	15.00'	23.64'
C46	90°00'00"	15.00'	23.56'
C47	86°04'59"	20.00'	30.05'
C48	90°00'00"	20.00'	31.42'
C49	90°00'00"	15.00'	23.56'
C50	90°00'00"	15.00'	23.56'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C51	90°00'00"	88.00'	91.11'
C52	90°01'01"	58.00'	91.12'
C53	90°01'01"	63.00'	98.98'
C54	90°00'00"	63.00'	98.96'
C55	35°28'25"	200.00'	123.83'
C56	2°34'02"	450.00'	20.16'
C57	3°05'09"	900.00'	48.47'
C58	88°35'56"	365.00'	564.41'
C59	90°13'29"	365.00'	574.77'
C60	60°50'31"	58.00'	61.59'
C61	5°43'41"	435.00'	43.49'
C62	90°00'00"	58.00'	91.11'
C63	9°50'26"	510.00'	87.59'
C64	171°49'35"	150.00'	449.84'
C65	7°48'46"	150.00'	20.45'
C66	25°57'52"	150.00'	67.97'
C67	10°58'29"	150.00'	28.73'
C68	27°40'29"	150.00'	72.45'
C69	34°55'29"	200.00'	121.91'
C70	176°50'23"	200.00'	617.29'
C71	15°40'11"	200.00'	54.70'
C72	19°02'16"	200.00'	66.45'
C73	39°38'40"	150.00'	103.79'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°38'17"E	202.88'
L2	N00°23'47"W	29.61'
L3	N00°12'39"W	168.02'
L4	N25°30'19"E	174.67'
L5	N88°48'39"E	207.93'
L6	N01°11'21"W	70.00'
L7	N01°11'21"W	19.26'
L8	N09°40'12"E	102.30'
L9	N12°19'51"W	86.09'
L10	N01°11'21"W	111.26'
L11	S64°05'34"E	139.45'
L12	S89°57'26"E	101.92'
L13	S00°02'27"W	78.62'
L14	S26°01'05"W	155.30'
L15	S57°32'47"W	39.72'
L16	S64°03'43"W	36.43'
L17	S17°40'58"E	91.44'
L18	S00°02'27"W	190.59'
L19	S09°40'39"W	17.99'
L20	S46°46'25"W	28.40'
L21	N60°50'29"E	18.00'
L22	S89°02'08"W	210.04'

LINE TABLE		
LINE	BEARING	LENGTH
L23	N01°11'21"W	93.13'
L24	N00°54'53"W	99.82'
L27	S76°16'06"E	55.45'
L28	S81°23'41"E	55.45'
L29	S86°14'36"E	55.47'
L30	N89°05'07"E	50.01'
L31	N89°05'07"E	58.86'
L32	N89°47'21"E	153.57'
L33	S00°12'39"E	72.53'
L34	S49°56'54"W	200.91'
L35	S05°59'46"E	90.81'
L36	S12°41'33"E	157.28'
L37	S15°57'47"E	70.77'
L38	S19°14'01"E	70.77'
L39	S21°38'10"E	33.21'
L40	S10°59'13"E	141.87'
L41	S39°25'12"E	81.49'
L42	S67°29'33"E	81.49'
L43	N88°52'12"E	136.26'
L44	N50°35'43"E	157.96'
L45	S40°26'25"E	34.34'
L46	S43°40'44"E	73.04'

LINE TABLE		
LINE	BEARING	LENGTH
L47	S48°05'12"E	73.09'
L48	S52°29'46"E	73.09'
L49	S56°54'19"E	73.09'
L50	S61°18'53"E	73.09'
L51	S65°43'15"E	73.00'
L52	S70°16'41"E	78.08'
L53	N17°22'01"E	120.00'
L54	S43°40'57"E	108.73'
L55	N86°44'04"E	9.79'
L56	N33°16'38"E	89.45'
L57	N22°40'39"E	473.97'
L58	N04°45'50"E	52.67'
L59	N89°02'08"E	97.70'
L60	S00°56'35"E	29.84'
L61	S04°25'31"E	44.33'
L62	S06°28'16"E	57.74'
L63	S07°24'13"E	354.00'
L64	N82°35'47"E	110.00'
L65	S07°24'13"E	16.00'
L66	N82°35'47"E	3.99'
L67	S07°24'13"E	110.00'
L68	N82°35'47"E	235.00'

LINE TABLE		
LINE	BEARING	LENGTH
L69	N81°24'49"E	52.75'
L70	N76°23'46"E	55.97'
L71	N70°57'31"E	55.97'
L72	N65°31'17"E	55.97'
L73	N60°05'02"E	55.97'
L74	N54°38'47"E	55.97'
L75	N49°12'33"E	55.97'
L76	N46°29'26"E	74.65'
L77	S53°36'42"E	63.18'
L80	S71°16'56"E	184.52'
L81	N18°43'04"E	376.34'
L82	N01°33'00"W	100.64'
L83	S89°47'51"W	449.82'
L84	S00°21'43"E	343.78'
L85	S71°16'56"E	306.06'
L86	N90°00'00"W	26.39'
L87	N90°00'00"E	48.33'
L88	N26°32'52"E	110.00'

BOUNDARY LEGEND

● RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP
STAMPED "AZTEC PLS 38064"

R.O.W. RIGHT-OF-WAY

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

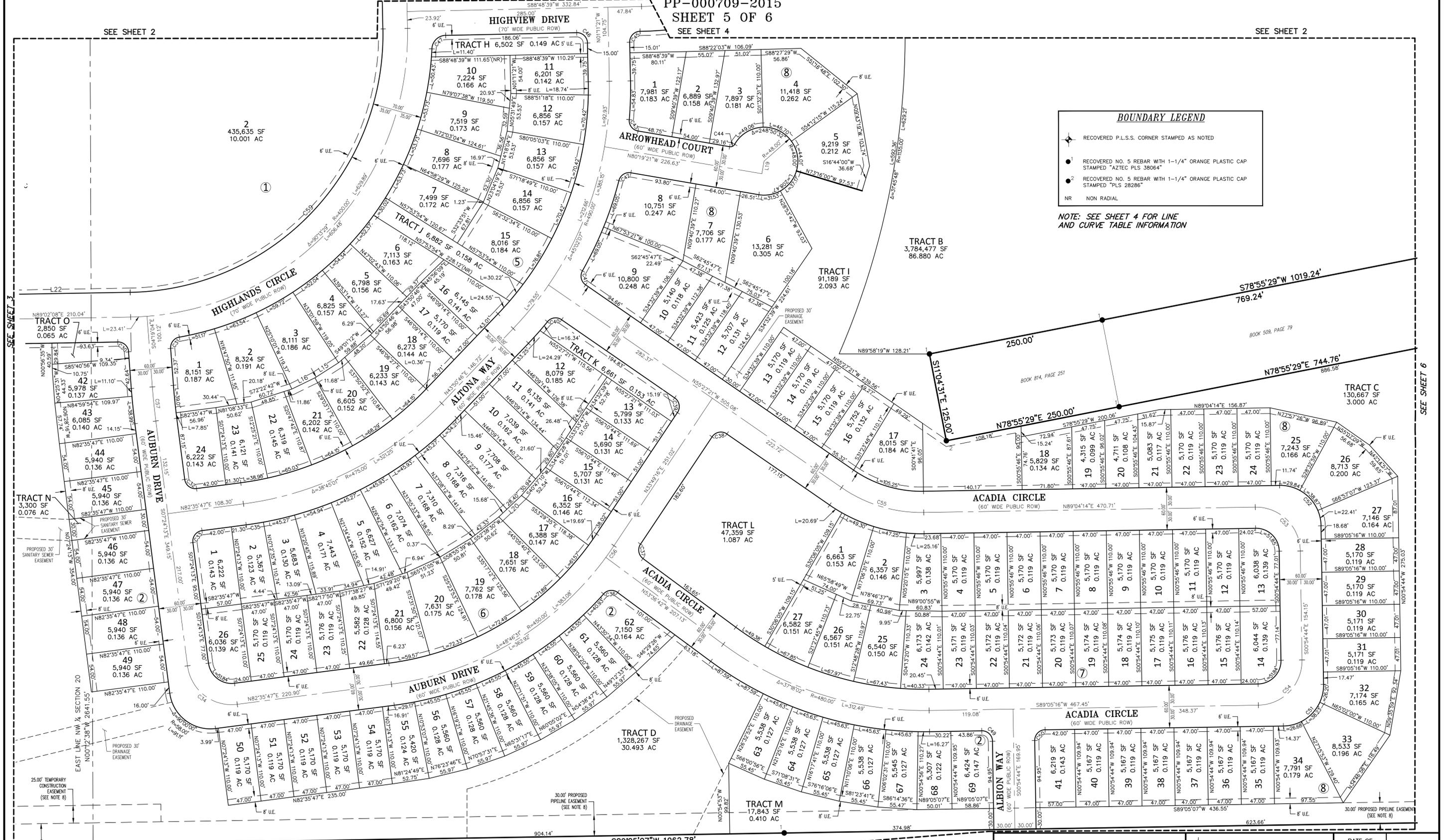
1 inch = 60 ft.

DATE OF PREPARATION:	2015-11-02
SCALE:	1" = 60'
SHEET 4 OF 6	

AZTEC Proj. No.: 19315-21 - TOWN PROJECT NO.: PP-000709-2015

ERIE HIGHLANDS PRELIMINARY PLAT NO. 2

PP-000709-2015
SHEET 5 OF 6



BOUNDARY 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"
- RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 28286"
- NR NON RADIAL

NOTE: SEE SHEET 4 FOR LINE AND CURVE TABLE INFORMATION

SEE SHEET 2

SEE SHEET 4

SEE SHEET 2

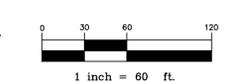
SEE SHEET 3

SEE SHEET 6

30.00' PROPOSED PIPELINE EASEMENT (SEE NOTE 8)
CENTER 1/4 CORNER SECTION 20 T.1N., R.68W., 6TH P.M. RECOVERED NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP "PLS 28258"

SEE SHEET 2

AZTEC
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SHEET 5 OF 6	

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