

# ERIE HIGHLANDS PRELIMINARY PLAT NO. 5

A REPLAT OF ALL OF TRACTS X AND QQ, ERIE HIGHLANDS FILING NO. 16  
 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.  
 10.699 ACRES - 116 LOTS, 10 TRACTS  
 PP-001150-2020

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF TRACTS X AND QQ, ERIE HIGHLANDS FILING NO. 16 AS RECORDED UNDER RECEPTION NO. 4670781 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.

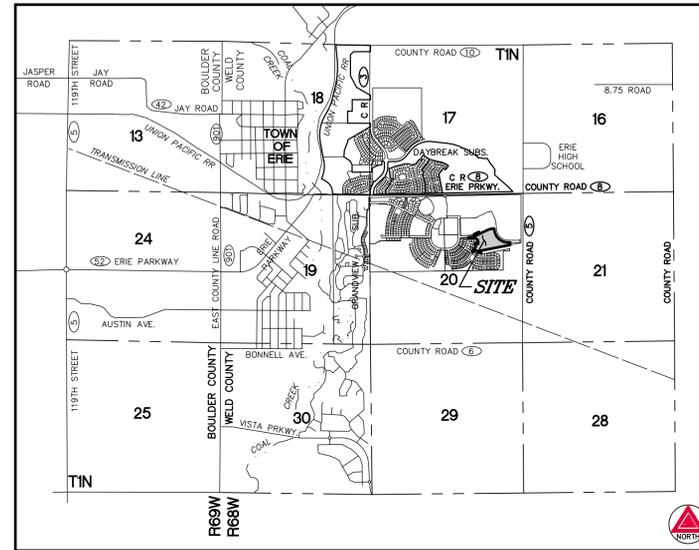
CONTAINING AN AREA OF 10.699 ACRES, (466,072 SQUARE FEET), MORE OR LESS.

## SHEET INDEX

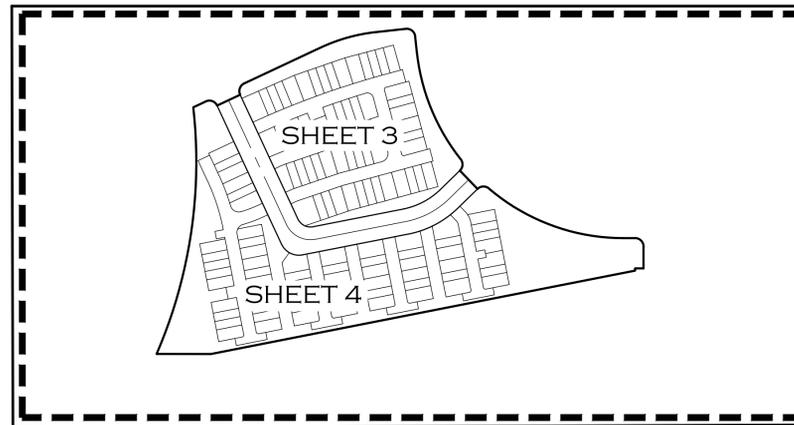
- SHEET 1 - COVER, LEGAL DESCRIPTION, NOTES, VICINITY MAP  
 SHEET 2 - OVERALL BOUNDARY  
 SHEETS 3 - 4 DETAILED LOT INFORMATION

## GENERAL NOTES

- THE FIELD WORK FOR THIS PLAT WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON JUNE 5, 2018.
- 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."
- ADJACENT CITY ZONING BASED ON TOWN OF ERIE ZONING MAP WITH A REVISION DATE OF 02/17/2017. COUNTY ZONING INFORMATION FROM COUNTY WEBSITE ZONING MAP APPLICATION ACCESSED 08/15/2017.
- 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.
- NOTICE:** PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.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.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN STEWART TITLE GUARANTY COMPANY COMMITMENT FILE NO. 21000310979, REVISION NO. 1, WITH AN EFFECTIVE DATE OF SEPTEMBER 01, 2021 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.
- PLEASE REFER TO THE ENCANVA 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.
- RESERVED 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. 5 IS SUBJECT TO A PERMANENT AVIGATION EASEMENT AS DESCRIBED WITHIN THE AGREEMENT RECORDED UNDER RECEPTION NO. 3984166.
- 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 SOUTH 88°48'06" WEST, 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.
- 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. 08013CND2B 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".
- TRACTS A THROUGH J AS SHOWN HEREON ARE PUBLIC ACCESS, UTILITY, AND DRAINAGE EASEMENTS IN THEIR ENTIRETY.
- AS PART OF THIS PRELIMINARY PLAT, AN ALTERNATIVE EQUIVALENT COMPLIANCE IS GRANTED FOR SECTION 10.6.7.F.a.c.i.(A) FOR BLOCK 2, LOT 7 TO FRONT ON A GREEN COURT WITH A WIDTH OF 24 FEET.



VICINITY MAP  
 SCALE: 1"=3000'



KEY MAP  
 1"=200'

TRACT SUMMARY TABLE				
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY / MAINTAINED BY
TRACT A	9,044	0.208	PUBLIC ACCESS, LANDSCAPING, UTILITY, DRAINAGE	METRO DIST./METRO. DIST.
TRACT B	28,494	0.654	PUBLIC ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO. DIST.
TRACT C	38,021	0.873	PUBLIC ACCESS, LANDSCAPING, UTILITY, DRAINAGE	METRO DIST./METRO. DIST.
TRACT D	18,018	0.414	PUBLIC ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO. DIST.
TRACT E	118,540	2.721	LANDSCAPING, PUBLIC ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO. DIST.
TRACT F	6,069	0.139	PUBLIC ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO. DIST.
TRACT G	6,069	0.139	PUBLIC ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO. DIST.
TRACT H	7,602	0.175	PUBLIC ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO. DIST.
TRACT I	1,455	0.033	PUBLIC ACCESS, LANDSCAPING, UTILITY, DRAINAGE	METRO DIST./METRO. DIST.
TRACT J	1,553	0.036	PUBLIC ACCESS, LANDSCAPING, UTILITY, DRAINAGE	METRO DIST./METRO. DIST.

LAND SUMMARY CHART			
TYPE	AREA (S.F.)	AREA (AC.)	% OF TOTAL AREA
LOTS	182,214	4.183	39.10%
TRACTS	234,866	5.392	50.39%
PUBLIC ROW	48,993	1.125	10.51
TOTAL	466,073	10.699	100%

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	REVISIONS			DATE OF PREPARATION:	2019-09-11
	DATE	DESCRIPTION	BY	SCALE:	NA
	11/15/2021	ADDRESS COMMENTS	TP		
	10/25/2021	ADDRESS COMMENTS	TP	SHEET 1 OF 4	
	4/14/2021	ADDRESS COMMENTS	TP		
3/1/2021	ADDRESS COMMENTS & BASE CHANGE	TP			
03/16/2021	BASE CHANGE	AKP	SHEET 1 OF 4		
02/04/2020	BASE CHANGE	GLW			

# ERIE HIGHLANDS PRELIMINARY PLAT NO. 5

PP-001150-2020

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

(BASIS OF BEARINGS)  
NORTH LINE NE 1/4 SECTION 20  
S88°48'06"W 2648.24'

NE CORNER SECTION 20  
T.1N., R.68W., 6TH P.M.  
RECOVERED NO. 6 REBAR WITH  
2-1/2" ALUMINUM CAP "PLS  
23501" IN A MONUMENT BOX



LEGEND	
	RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
	SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38636"
	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"
R.O.W.	RIGHT-OF-WAY
(R)	RADIAL
(NR)	NON RADIAL
UE	UTILITY EASEMENT
AE	ACCESS EASEMENT

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"

SOUTH LINE NE 1/4 SECTION 20  
S89°05'07"W 2637.91'

EAST 1/4 CORNER SECTION 20  
T.1N., R.68W., 6TH P.M.  
RECOVERED NO. 6 REBAR WITH  
3-1/4" ALUMINUM CAP  
"PLS 26606" IN A MONUMENT BOX

**AZTEC**  
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AzTec Proj. No.: 19317-26 - TOWN PROJECT NO: PP-001150-2020

DATE OF PREPARATION: 2019-09-11

SCALE: 1" = 80'

SHEET 2 OF 4

# ERIE HIGHLANDS PRELIMINARY PLAT NO. 5

PP-001150-2020

**LEGEND**

- RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38636"
- 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"

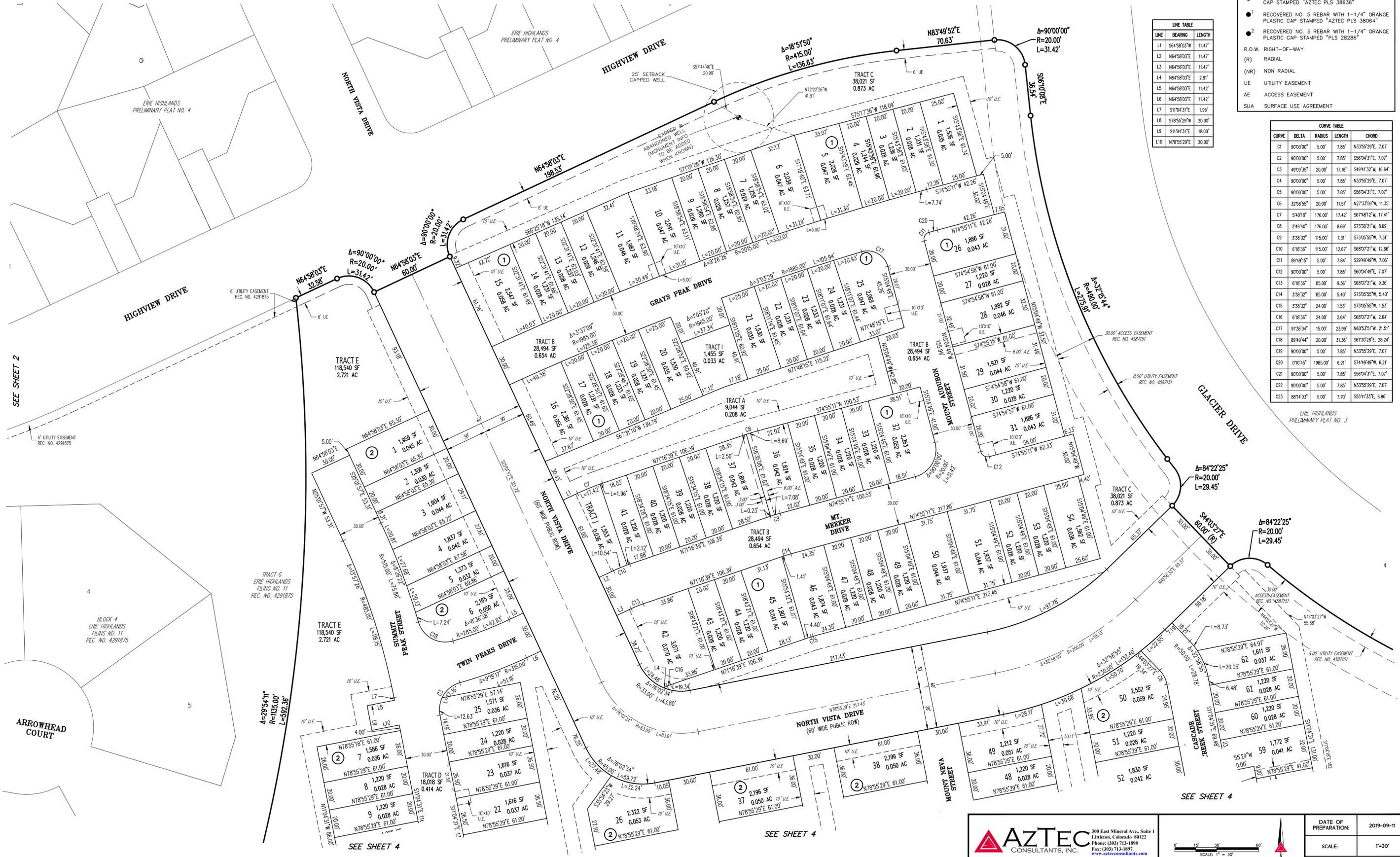
R.O.W. RIGHT-OF-WAY  
(R) RADIAL  
(NR) NON RADIAL  
UE UTILITY EASEMENT  
AE ACCESS EASEMENT  
SUA SURFACE USE AGREEMENT

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S64°58'03"W	11.47'
L2	N64°58'03"E	11.47'
L3	N64°58'03"E	11.47'
L4	N64°58'03"E	2.81'
L5	N64°58'03"E	11.42'
L6	N64°58'03"E	11.42'
L7	S11°04'31"E	1.95'
L8	S78°55'29"W	20.00'
L9	S11°04'31"E	18.00'
L10	N78°55'29"E	20.00'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	90°00'00"	5.00'	7.85'	N33°55'29"E, 7.07'
C2	90°00'00"	5.00'	7.85'	S56°04'31"E, 7.07'
C3	49°09'35"	20.00'	17.16'	S49°41'32"W, 16.64'
C4	90°00'00"	5.00'	7.85'	N33°55'29"E, 7.07'
C5	90°00'00"	5.00'	7.85'	S56°04'31"E, 7.07'
C6	32°58'55"	20.00'	11.51'	N27°33'59"W, 11.35'
C7	5°40'18"	176.00'	17.42'	S67°48'12"W, 17.41'
C8	2°49'40"	176.00'	8.69'	S73°30'21"W, 8.69'
C9	3°38'32"	115.00'	7.31'	S73°05'55"W, 7.31'
C10	6°18'36"	115.00'	12.67'	S68°07'21"W, 12.66'
C11	89°49'15"	5.00'	7.84'	S29°49'49"W, 7.06'
C12	90°00'00"	5.00'	7.85'	S60°04'49"E, 7.07'
C13	6°18'36"	85.00'	9.36'	S68°07'21"W, 9.36'
C14	3°38'32"	85.00'	5.40'	S73°05'55"W, 5.40'
C15	3°38'32"	24.00'	1.53'	S73°05'55"W, 1.53'
C16	6°18'36"	24.00'	2.64'	S68°07'21"W, 2.64'
C17	91°38'04"	15.00'	23.99'	N60°53'51"W, 21.51'
C18	89°49'44"	20.00'	31.36'	S61°30'28"E, 28.24'
C19	90°00'00"	5.00'	7.85'	N33°55'29"E, 7.07'
C20	0°10'45"	1985.00'	6.21'	S74°48'49"W, 6.21'
C21	90°00'00"	5.00'	7.85'	S56°04'31"E, 7.07'
C22	90°00'00"	5.00'	7.85'	N33°55'29"E, 7.07'
C23	88°14'03"	5.00'	7.70'	S51°13'35"E, 6.96'



SEE SHEET 2

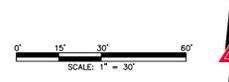
SEE SHEET 4

SEE SHEET 4

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DATE OF PREPARATION:	2019-09-11
SCALE:	1"=30'
SHEET 3 OF 4	

AzTec Proj. No.: 19317-26 - TOWN PROJECT NO.: PP-001150-2020

# ERIE HIGHLANDS PRELIMINARY PLAT NO. 5

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NOTE: SEE SHEET 3 FOR LINE AND CURVE TABLES

SEE SHEET 3

SEE SHEET 3

SEE SHEET 3

SEE SHEET 2

TRACT G  
ERIE HIGHLANDS  
FILING NO. 11  
REC. NO. 4291875

TRACT E  
118,540 SF  
2.721 AC

TRACT B  
28,494 SF  
0.654 AC

TRACT C  
38,021 SF  
0.873 AC

TRACT E  
118,540 SF  
2.721 AC

TRACT H  
7,602 SF  
0.175 AC

$A=29^{\circ}54'11''$   
 $R=1135.00'$   
 $L=592.36'$

$A=40^{\circ}18'33''$   
 $R=490.00'$   
 $L=344.73'$

NORTH VISTA DRIVE  
(60' WIDE PUBLIC ROW)

GLACIER DRIVE

TRACT E  
118,540 SF  
2.721 AC

TRACT G  
ERIE HIGHLANDS  
FILING NO. 11  
REC. NO. 4291875

BOOK 814, PAGE 251  
OWNER:  
BLAKE DANIEL RAYMOND

OWNER:  
BLAKE DANIEL RAYMOND

WELD COUNTY  
ZONING DESIGNATION:  
AG-A

ERIE HIGHLANDS  
FILING NO. 12  
REC. NO. 4304947

BLOCK 1  
ERIE HIGHLANDS  
FILING NO. 12  
REC. NO. 4304947

**LEGEND**

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SHEET 4 OF 4

