

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Town of Erie
PO Box 750
Erie, Colorado 80516

SPECIAL WARRANTY DEED
(CONSIDERATION IS LESS THAN \$500 – NO DOCUMENTARY FEE DUE)

This SPECIAL WARRANTY DEED is executed and delivered as of _____, 2025, LENNAR COLORADO, LLC, a Colorado limited liability company (“**Grantor**”), whose address is 9193 Jamaica Street, Fourth Floor, Englewood, Colorado 80112, in favor of the TOWN OF ERIE, a Colorado municipal corporation (“**Grantee**”), whose address is PO Box 750, Erie, Colorado 80516.

Grantor, for and in consideration of the sum of Ten and 00/100ths Dollars and other good and valuable consideration, the receipt of which are hereby acknowledged, hereby sells and conveys to Grantee, and its successors and assigns forever, the real property in the County of Boulder, State of Colorado, described on Exhibit A attached hereto and incorporated herein by this reference;

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

To have and to hold the said premises above bargained and described, with the appurtenances, unto Grantee and its successors and assigns forever. Grantor, for itself and its successors and assigns, does covenant and agree that it will WARRANT the title to the above-conveyed real property against all persons claiming by, through or under Grantor, subject to Statutory Exceptions.

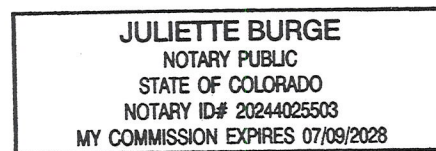
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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

GRANTOR:

LENNAR COLORADO, LLC,
a Colorado limited liability company

By: Kent Pedersen
Name: Kent Pedersen
Its: Vice President



STATE OF COLORADO)
) ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me on this 16th day of April, 2025, by Kent Pedersen as Vice President of Lennar Colorado, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.

My commission expires 7/9/28.

(SEAL)

Juliette Burge
Notary Public

Exhibit A
(Legal Description)

Tract A,
Wildrose – Final Plat,
County of Boulder, State of Colorado

OWNERSHIP AND DEDICATION STATEMENT

KNOW BY ALL MEN THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LOTS IN THE TOWN OF ERIE, COUNTY OF WELD, COLORADO, RECORDING AS:

A PARCEL OF LAND LOCATED IN SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST 6TH P.M., TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, BEING FURTHER DESCRIBED AS FOLLOWS:

TRACT A
SOUTHWEST MANOR SUBDIVISION
RECORDED AT RECEPTION NO. 0372295
TOWN OF ERIE
COUNTY OF BOULDER
STATE OF COLORADO

CONTAINING 3,767.835 SQ. FT. OR 86.493 ACRES, MORE OR LESS

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, RIGHT-OF-WAY AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF WILDEROSE, THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON ARE CONVEYED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, WITH MARKETABLE TITLE FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.

OWNER

BY Ti Residential, LLC, a Colorado Limited Liability Company

BY [Signature] DATE 11/14/19

TITLE Manager

NOTARY

STATE OF Colorado

COUNTY OF Boulder

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF November, 2019

BY Ti Residential, LLC, a Colorado Limited Liability Company

WITNESS MY HAND AND SEAL [Signature] 11/14/2019

MY COMMISSION EXPIRES 10/30/2022

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 (DEEDHOLDERS) POSE AND CLEAR OF ALL UNPAID TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: THOSE LOTS AND ENCUMBRANCES SHOWN IN TITLE INSURANCE COMMITMENT NUMBER 182703353582-3, EFFECTIVE DATE OF POLICY: SEPTEMBER 3, 2019 AT 5:00 P.M.

BY [Signature] DATE 11/14/2019

TITLE General Title Officer

STATE OF Colorado

COUNTY OF Boulder

ACKNOWLEDGED BEFORE ME THIS DAY 14th OF November, 2019

BY Scott Bennett AS Commercial Title Officer

WITNESS MY HAND AND OFFICIAL SEAL [Signature]

MY COMMISSION EXPIRES 10/30/2022

ACCEPTANCE CERTIFICATE

THE DEDICATION OF TRACTS B, C, D & E IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE JOINT-ORIENTED METROPOLITAN DISTRICT.

BY [Signature] DATE 11/14/19

AUTHORIZED REPRESENTATIVE

STATE OF COLORADO) SS

COUNTY OF Boulder

ACKNOWLEDGED BEFORE ME THIS DAY 14th OF November, 2019

BY [Signature] AS President

WITNESS MY HAND AND OFFICIAL SEAL [Signature]

MY COMMISSION EXPIRES 10/30/2022

WILDEROSE-FINAL PLAT

LOCATED IN NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 1 NORTH, RANGE 69 WEST 6TH P.M.
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
118 LOTS, 5 TRACTS CONTAINING 86.493 ACRES
PROJECT #FP-001066-2019

PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING AND DEVELOPMENT DIRECTOR ON THIS 15th DAY OF November, 2019

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS WILDEROSE-FINAL PLAT IS APPROVED AND ACCEPTED BY RESOLUTION NO. 19-147 PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE November 14th, 2019

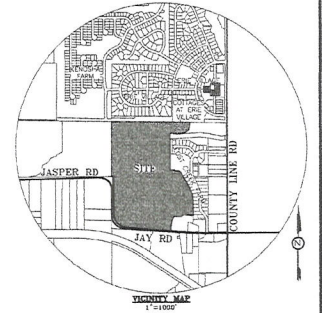
MAYOR [Signature]

ATTEST [Signature]

TOWN CLERK [Signature]

GENERAL NOTES

- 1.) THE LINAL UNITS USED ON THIS PLAT ARE IN U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.
- 2.) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND SURVEY BOUNDARY MONUMENT OR ACCESSORY CORNERS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-508, C.R.S.
- 3.) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENT 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 CERTIFICATION SHOWN HEREON.
- 4.) LAND TITLE GUARANTEE COMPANY PROPRIETARY INFORMATION UNDER ORDER NO. 182703353582-3, EFFECTIVE DATE OF POLICY: SEPTEMBER 3, 2019 AT 5:00 P.M. WAS ENTIRELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
- 5.) JEHN ENGINEERING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR RECORDED/UNRECORDED EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE CHEDENCE OR ANY OTHER FACTS THAT AN ACCOUNTANT AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 6.) ALL LOT CORNER MONUMENTS SHALL BE SET PER COLORADO STATE STATUTE 38-51-105.
- 7.) BASES OF BEARINGS BEING BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, ASSUMED TO BEAR NORTH 87°18'25" WEST BEING THE MONUMENTS AS SHOWN HEREON.
- 8.) REQUEST FOR NOTICE OF SURFACE DEVELOPMENT IS RECORDED UNDER RECEPTION NUMBERS 0302258 AND 2789126.
- 9.) NOTICE OF RIGHT TO USE SURFACE OF LANDS IS RECORDED UNDER RECEPTION NUMBER 01686167.
- 10.) THE SITE, SOUTH OF STRAIN LINE, IS SUBJECT TO UNDERMINING AND THE POTENTIAL FOR SUBSIDENCE.
- 11.) A BLANKET PUBLIC ACCESS EASEMENT IS GRANTED ON TRACTS A THROUGH E INTENDED/REQUIRED FOR SUCH USE.
- 12.) ACCORDING TO FEMA MAP 080130431, REVISED DECEMBER 18, 2012, THIS SITE IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE SUSCEPTIBLE TO BE GULFED BY THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 13.) THE UNDERSIGNED, AS OWNER OF THE LANDS DESCRIBED HEREON, ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL DRAINAGE (EASEMENTS SHOWN HEREON AND RELATED DRAINAGE FACILITIES, AS PROVIDED IN THE TOWN OF ERIE UNDERSTANDING STANDARDS AND SPECIFICATIONS, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF ERIE A PERPETUAL, RIGHT OF ACCESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE FACILITIES AND RELATED FACILITIES COVERED BY THE ERIE MUNICIPAL CODE, AS AMENDED AND TO INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE FACILITIES AND RELATED FACILITIES, WHEN THE OWNER FAILS TO MAINTAIN SUCH DRAINAGE FACILITIES AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER.
- 14.) LANDSCAPING IN LONGSHIR RIGHT-OF-WAY WILL BE MAINTAINED BY THE HOA OR METRO DISTRICT.

**SHEET INDEX LIST**

SHEET	DESCRIPTION
SHEET 1	COPY
SHEET 2	FULL BOUNDARY AND SECTION LINE TIE
SHEET 3	TRACT A DETAIL
SHEET 4-6	LOTS AND TRACT C DETAILS
SHEET 7	FULL GRAPHIC FOR TRACT D & E (SHOWN IN PART ON OTHER SHEETS)
SHEET 8	FULL GRAPHIC FOR TRACT B (SHOWN IN PART ON OTHER SHEETS)

ALL LOTS SHOWN AS PARTIAL ON ANY SHEET
APPEAR IN FULL ON THE MATCH SHEET.
NOTE: LINE AND CURVE TABLES ARE ON SHEET 6

SURVEYOR'S CERTIFICATE

I, MARK I. WELSH, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF WILDEROSE FINAL PLAT WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 14TH DAY OF APRIL, 2019, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND REPLY AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON IF HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1/10,000 (SECOND ORDER) AND THAT THIS PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OF SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF ERIE DEVELOPMENT CODE. THIS SURVEY IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID FINAL PLAT AND THE SURVEY THEREOF.

I ATTEST THE ABOVE.

MARK I. WELSH, P.L.S. 30062 DATE 11/14/2019
FOR AND ON BEHALF OF JEHN ENGINEERING, INC.

**CLERK AND RECORDER CERTIFICATE**

STATE OF COLORADO) SS
COUNTY OF BOULDER)
DEPOSITED THIS 14th DAY OF November, 2019, AT 11:00 A.M. IN BOOK
OF THE COUNTY SURVEYOR'S LAND SURVEY/RIGHT-OF-WAY SURVEYS AT PAGE(S) 1
RECEPTION NUMBER 0302258
COUNTY SURVEYOR/DEPUTY COUNTY SURVEYOR



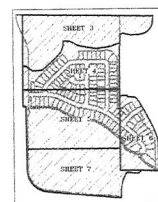
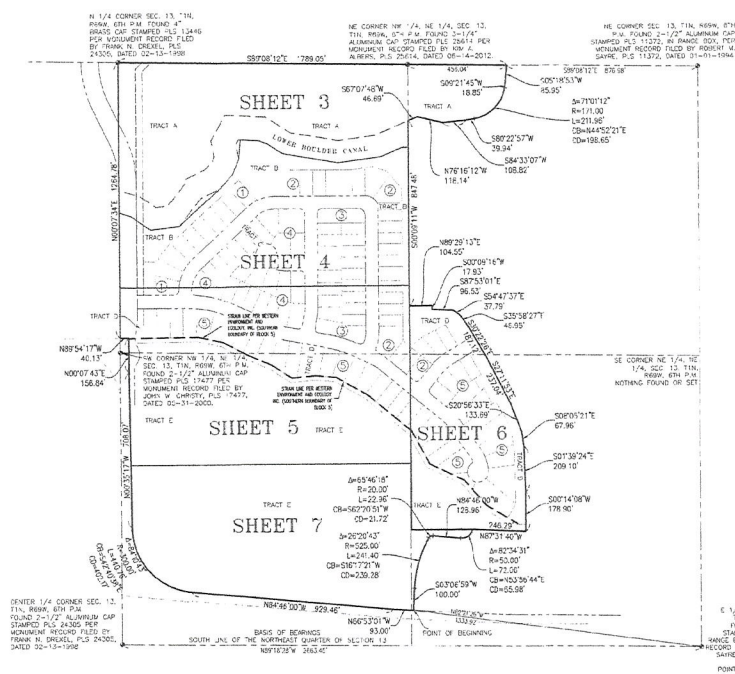
SHEET 1 OF 8

\\p01dev\csm\projects\03_19\1184\1184-001\WILDEROSE_FINAL_PLAT.DWG

TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL LOTS	20,553 ACRES	21.74%
TRACTS	56,438 ACRES	65.32%
DEDICATED AS		
PUBLIC RIGHT-OF-WAY	8,462 ACRES	10.94%
TOTAL	86,493 ACRES	100%

TRACT	PURPOSE(S)	OWNER/MAINTAINED BY	SQ. FT.	ACRES
A	PUBLIC ACCESS, OPEN SPACE, DRAINAGE	TOWN OF ERIE	777,389.4	17.864
B	DRAINAGE, PUBLIC ACCESS, OPEN SPACE	HOA OR DISTRICT	188,425.8	4.298
C	PUBLIC ACCESS, OPEN SPACE, DRAINAGE	HOA OR DISTRICT	3,518.6	0.081
D	DRAINAGE, PUBLIC ACCESS, OPEN SPACE, PARK, STRAIN ISOLATION TRENCH	HOA OR DISTRICT	110,286.6	2.538
E	VACANT, DRAINAGE, PUBLIC ACCESS, ISOLATION TRENCH	Ti Residential, LLC	1,382,471.8	31.748

WILDROSE-FINAL PLAT
 LOCATED IN NORTHEAST QUARTER OF SECTION 13,
 TOWNSHIP 1 NORTH, RANGE 69 WEST 6TH P.M.
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
 118 LOTS, 5 TRACTS CONTAINING 86.493 ACRES±
 PROJECT #FP-001066-2019



LEGEND

- SET #5X24" REBAR
AND 1" RED
PLASTIC CAP
PLS 36062
- FOUND SECTION
CORNER AS
DESCRIBED HEREON
- _____
LCT LINE

EASEMENT LINE

SECTION LINE

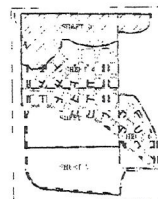
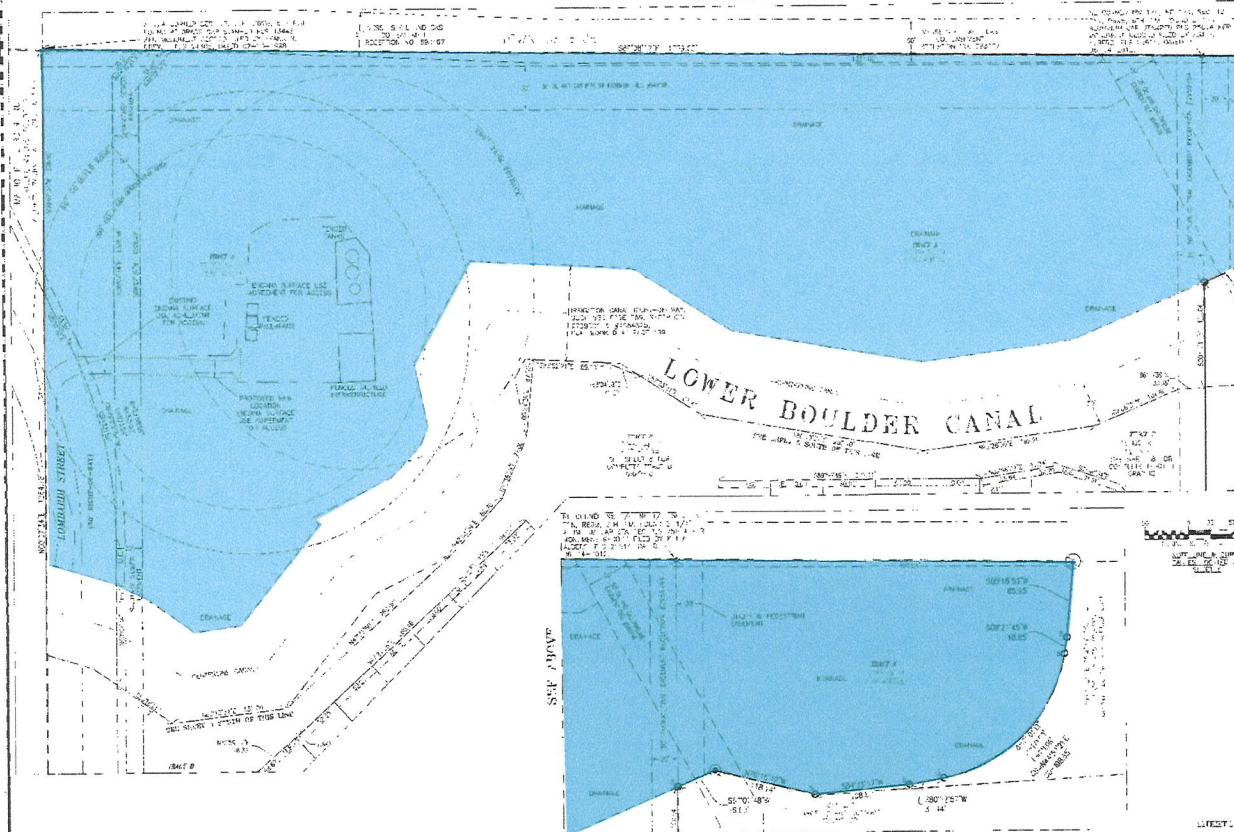
BOUNDARY LINE

RIGHT-OF-WAY LINE



SHEET 2 OF

\\GPRIDGEC.COM\PROJECTS\0_Arv... \1814\217-08\SURVEY\PLAT\08 FINAL PLAT.DWG



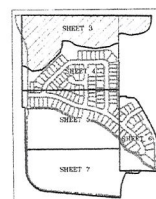
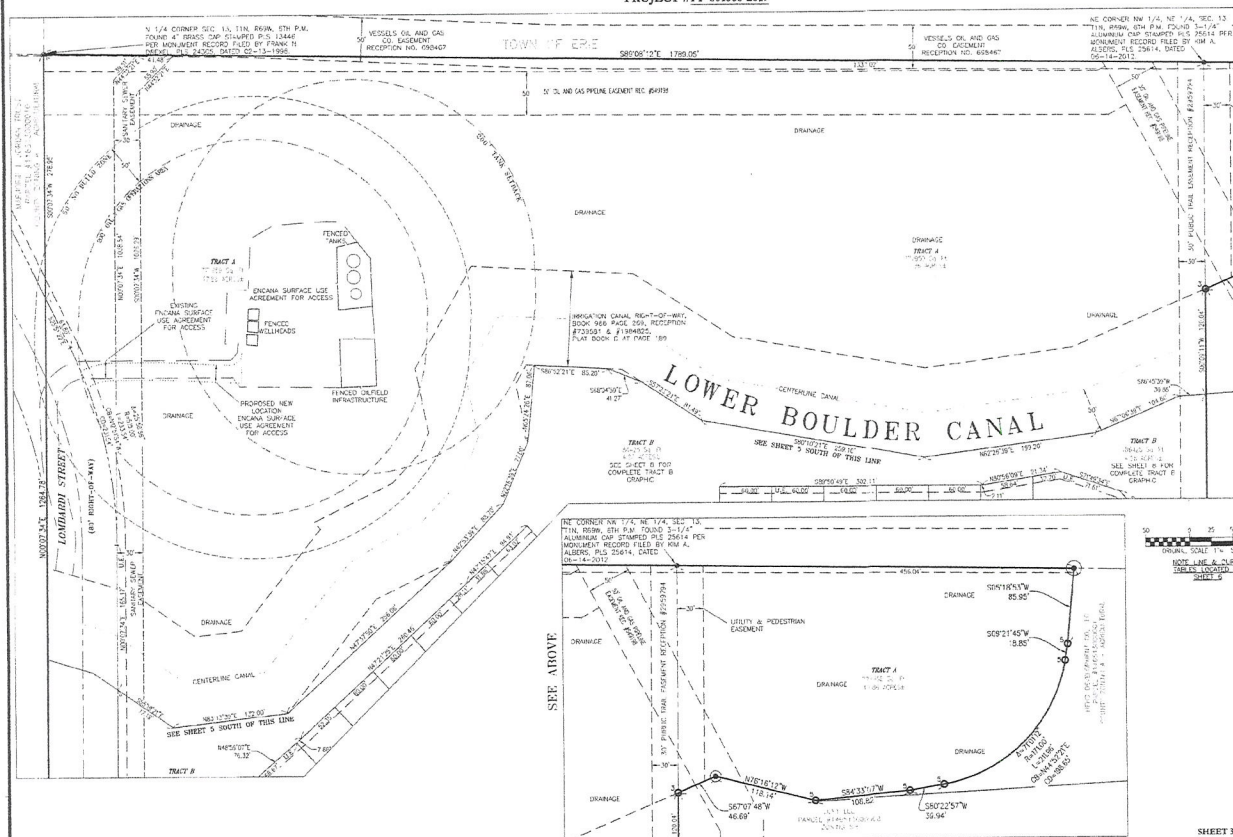
S. I. P. E.
 1-10-11
 1922.
 LINE & CURVE TABLES ARE ON SHEET 2



LEGEND

- [illegible]





SHEET INDEX

NOTE:
LINE & CURVE TABLES ARE ON SHEET 6



LEGEND

- C FOUND #BX2A DESBAR AND 17" RED PLASTIC CAP PLS 30696
- O FOUND AS DESCRIBED
- * FOUND #S DESBAR AND 125" PLASTIC CAP ALLEGRAE
- * FOUND #S DESBAR AND 125" RED PLASTIC CAP PLS 17477
- * FOUND #S DESBAR AND 125" ORANGE PLASTIC CAP PLS 30680
- * FOUND #S DESBAR AND 125" CRANberry PLASTIC CAP ALLEGRAE
- * FOUND #O REBAR AND 125" YELLOW PLASTIC CAP PLS 17477
- (P) FOUND SECTION CORNER AS DESCRIBED HEREON
- _____ LOT LINE _____

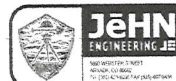
_____ EASEMENT LINE _____

_____ SECTION LINE _____

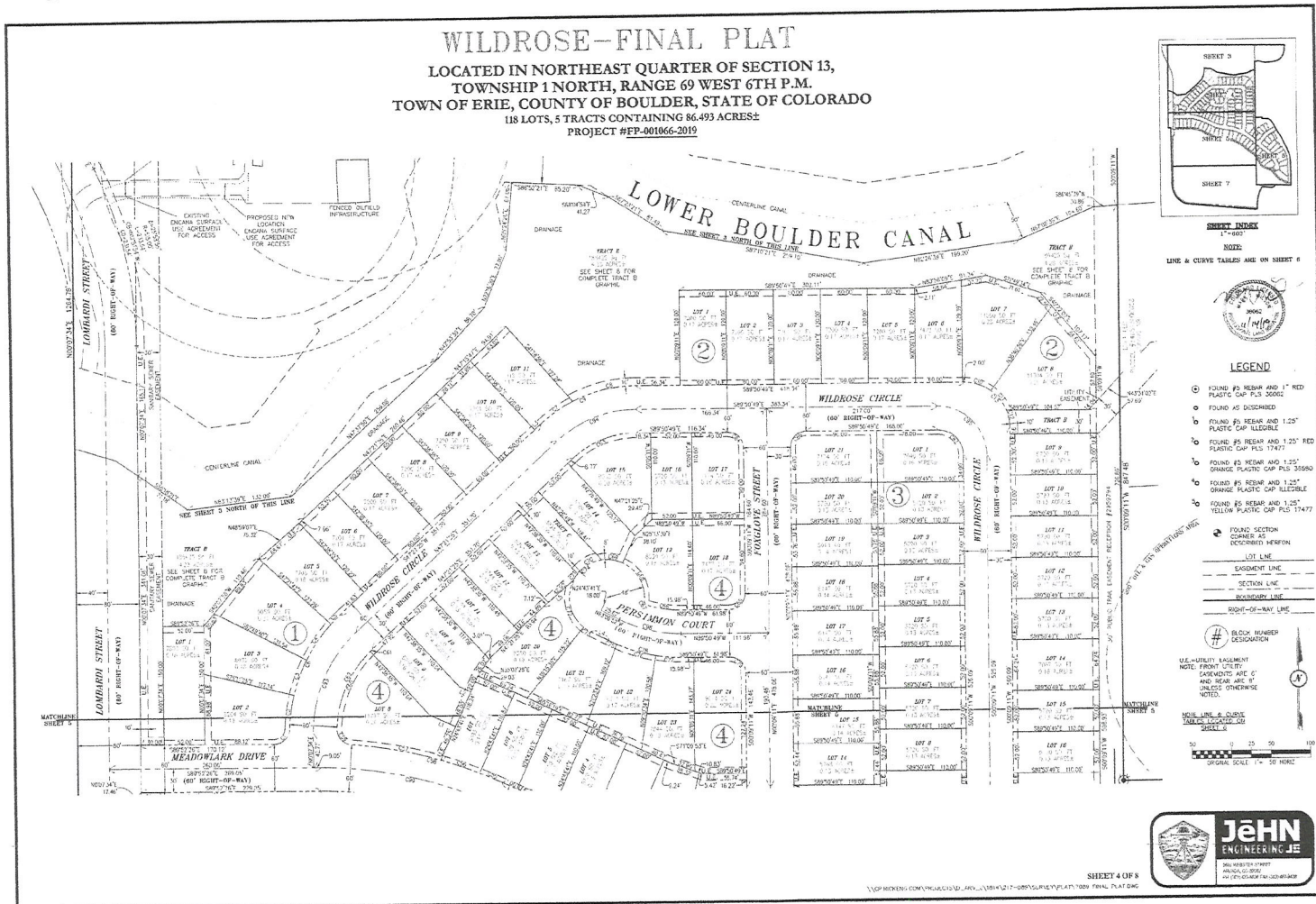
_____ NEIGHBOR'S LINE _____

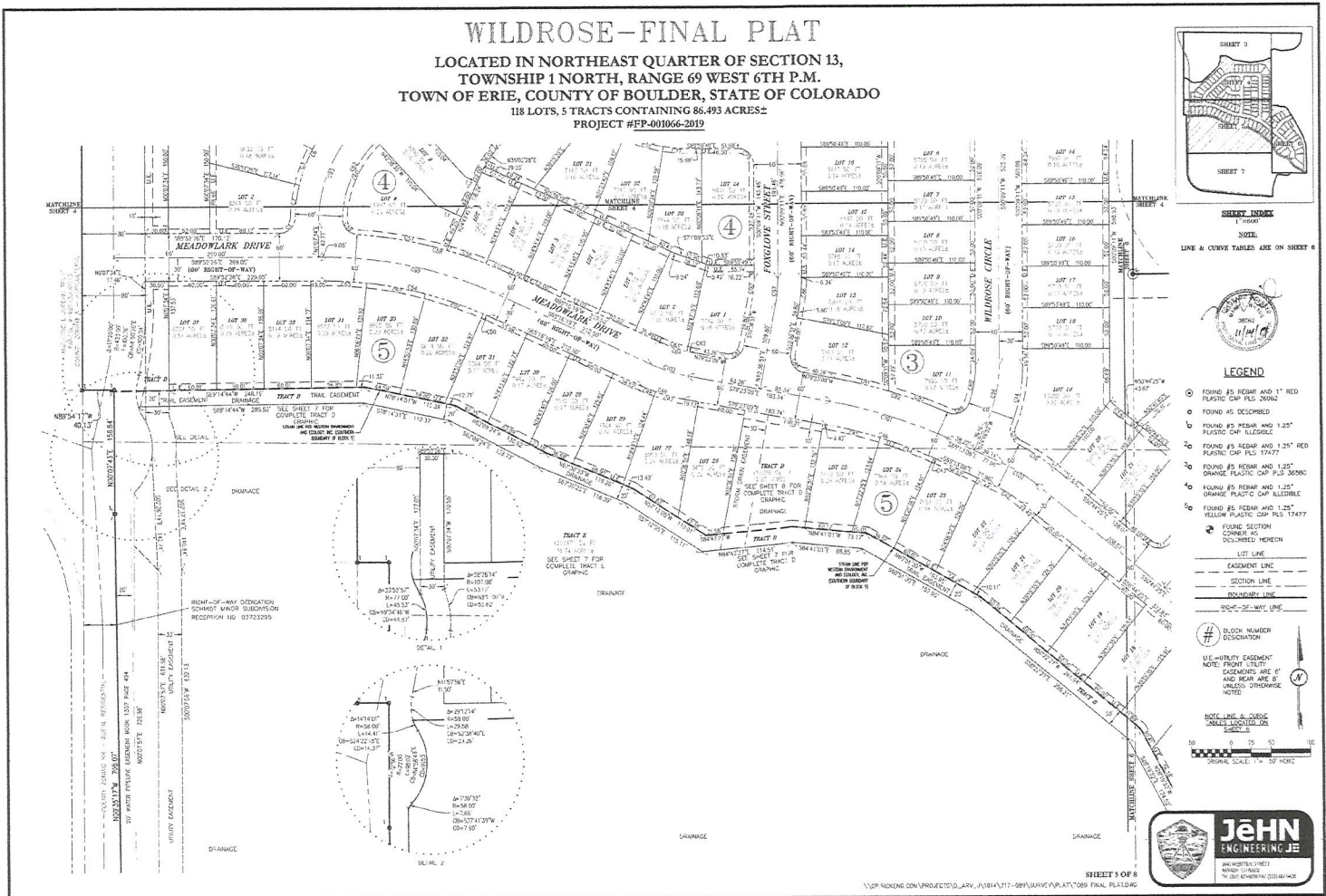
_____ FRONT-OF-YARD LINE _____

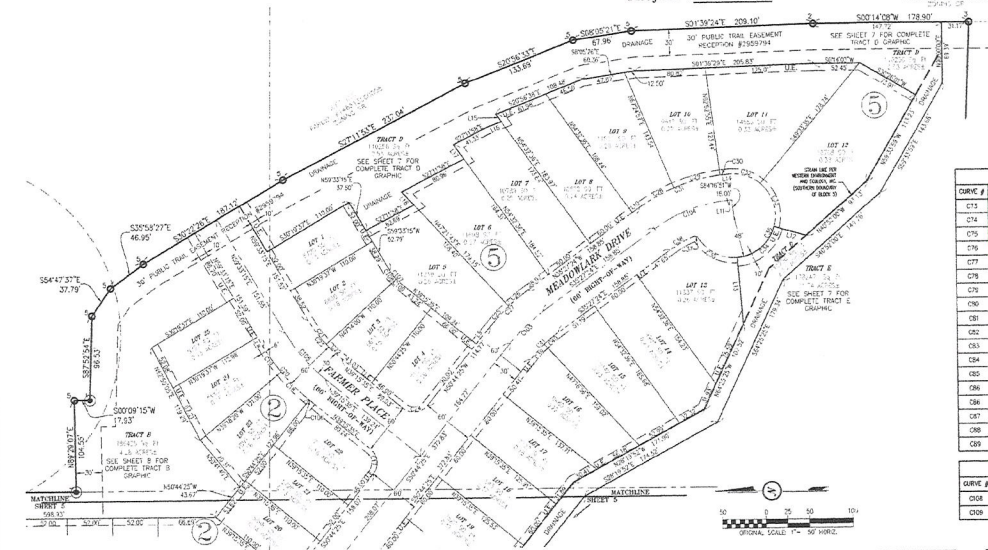
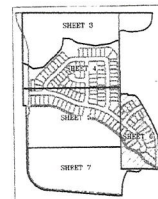
 GLOOM REMINDER
DESIGNATION
- U.S. UTILITY EXEMPTION
NOTE FROM UTILITY
EASEMENTS ARE 6'
AND FEAR ARE 6' IF
UNLESS OTHERWISE



SHEET 3 OF 4







CURVE TABLE						CURVE TABLE					
CURF #	LENGTH	RADIUS	TABLE	ORND BEARING	ORND LENGTH	CURF #	LENGTH	RADIUS	TABLE	ORND BEARING	ORND LENGTH
C01	1.47	48.00	3019744.44	5370591.6	11.46	C09	79.37	65.00	60075.58	90414.06	78.52
C02	209.79	49.00	3019744.44	5067628.78	38.48	C10	52.17	65.00	60075.58	90414.06	78.52
C03	13.07	205.00	601294.25	5447349.1	11.65	C11	10.00	65.00	60075.58	90414.06	140.25
C04	57.77	205.00	601294.25	5447349.1	11.65	C12	144.38	175.00	61314.37	92324.02	140.25
C05	35.86	205.00	601294.25	581591.58	12.64	C13	124.41	168.00	60427.44	90839.03	140.25
C06	35.86	205.00	601294.25	576295.1	14.78	C14	86.59	168.00	60427.44	90839.03	140.25
C07	31.62	30.00	309670.00	585229.1	20.44	C15	79.21	175.00	61314.37	92324.02	140.25
C08	31.62	30.00	309670.00	585229.1	20.44	C16	79.21	175.00	61314.37	92324.02	140.25
C09	24.2	30.00	309670.00	585229.1	38.28	C17	84.85	175.00	61314.37	92324.02	31.81
C10	4.62	130.00	601294.25	578734.3	4.47	C18	225.42	200.00	61430.46	90714.17	223.70
C11	35.47	170.00	611595.26	571434.2	35.36	C19	49.27	200.00	61430.46	90714.17	49.27
C12	41.88	170.00	611595.26	571434.4	41.77	C20	154.34	225.00	62201.48	91534.4	140.25
C13	41.88	170.00	611595.26	542234.2	28.24	C21	56.54	200.00	61430.46	90714.17	56.14
C14	34.47	25.00	60075.58	540714.7	23.21	C22	56.54	200.00	61430.46	90714.17	56.14
C15	37.47	200.00	60274.4	53234.1	21.26	C23	53.34	200.00	61430.46	90714.17	53.34
C16	48.87	200.00	60274.4	53234.1	21.26	C24	48.87	200.00	61430.46	90714.17	48.87
C17	48.87	14.00	611595.26	500762.4	48.57	C25	53.34	238.00	60914.37	90714.17	53.34
C18	33.77	20.00	60075.58	585454.6	29.22	C26	31.27	20.00	60074.4	944274.2	21.96

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
CHOB	12.56'	60.00'	011°59'23"	S53°33'34"W	12.53'
CHOB	8.70'	60.00'	009°16'17"	S43°26'43"W	8.69'

DETA TABLE						
DATE	TIME	FAVOR	DETA	DETA REMAIN	DETA LEFT	DETA
C1	53:37	23:05	040623:55	040623:55		27.83
C2	53:37	23:05	011923:57	021923:74		42.30
C3	47:57	20:00	032123:47	032223:77		55.77
C4	55:54	25:00	032223:58	034324:36		41.10
C5	56:08	25:05	034323:07	041823:54		16.80
C6	14:24	22:00	042323:22	052323:78		158.19
C7	52:57	19:00	060724:48	052523:58		26.55
C8	56:18	20:00	032023:57	032023:57		28.52
C9	56:18	20:00	032023:57	032023:57		28.52
C10	56:18	20:00	032023:57	032023:57		120.00
C11	55:55	24:00	032123:57	032123:57		25.95
C12	55:55	24:00	032123:57	032123:57		31.95
C13	55:55	24:00	032123:57	032123:57		31.95
C14	55:55	24:00	032123:57	032123:57		22.12
C15	55:55	24:00	032123:57	032123:57		62.52
C16	55:55	24:00	032123:57	032123:57		71.95
C17	55:55	24:00	032123:57	032123:57		37.52
C18	55:55	24:00	032123:57	032123:57		37.52
C19	55:55	24:00	032123:57	032123:57		29.15
C20	55:55	24:00	032123:57	032123:57		46.25

CURVE TABLE					
CURVE #	LENGTH	BEG. ST.	END ST.	CHORD BEARING	CHORD LENGTH
219	38.47	235.00	235.97	555.08°50'00"	35.44'
220	88.47	236.00	237.07	544°25'26"	81.64'
221	25.16	175.00	081°15'	553°37°36"	35.17'
222	35.24	176.00	082°32'28"	543°26'36"	25.22'
223	69.42	080.00	080°59'36"	547°21'36"	62.11'
224	34.47	20.00	082°02'36"	543°45'26"	32.55'
225	25.00	236.00	081°15'	553°37°36"	35.50'
226	25.00	236.00	081°15'	553°37°36"	35.50'
227	25.00	236.00	081°15'	553°37°36"	35.50'
228	46.00	205.00	072°32'32"	82°00'15"	45.36'
229	46.00	205.00	072°32'32"	82°00'15"	45.36'
230	5.01	205.00	081°37'36"	56°25'00"	5.01'
231	106.42	005.00	02°34'15"	80°29'31"	105.01'
232	36.87	46.00	04°04'36"	81°59'25"	37.83'
233	42.50	46.00	04°04'36"	81°59'25"	43.57'
234	42.50	46.00	04°04'36"	81°59'25"	43.57'
235	22.16	46.00	06°21'24"	120°46'00"	48.00'
236	50.00	00.00	24°39'30"	56°53'17"	85.90'

CURVE TABLE				
CURVE I	LENGTH	RADIUS	OSHA BEARING	CURVE LENGTH
C27	1.07	5.05	88°12'23"	6.51*
C38	30.84	140.0	89°11'41"	30.80
C39	12.84	170.0	89°12'27"	22.78
C40	21.84	170.0	89°12'27"	21.83
C41	45.35	170.0	89°12'27"	45.33
C42	45.35	170.0	89°12'27"	45.33
C43	45.35	170.0	89°12'27"	45.33
C44	45.35	170.0	89°12'27"	45.33
C45	10.54	585.0	102°59'46"	4.99*
C46	72.64	585.0	102°59'46"	72.59
C47	10.54	585.0	102°59'46"	10.51
C48	136.21	585.0	102°59'46"	136.21
C49	36.36	230.0	90°12'27"	36.32
C50	18.37	230.0	90°12'27"	18.69
C51	18.37	230.0	90°12'27"	18.69
C52	18.37	230.0	90°12'27"	18.69
C53	71.48	495.0	106°36'18"	71.44
C54	71.48	495.0	106°36'18"	71.44
C55	71.48	495.0	106°36'18"	71.44
C56	22.54	495.0	106°36'18"	22.50

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
056	31.31	556.02	043°32'57"	31.61
058	52.30	503.57	001°12'23"	52.25
059	119.31	553.05	101°39'25"	119.30
060	189.82	542.57	002°07'57"	189.56
061	189.82	542.57	088°33'23"	189.56
062	106.78	525.97	043°26'23"	106.26
063	106.78	525.97	324°23'23"	106.26
064	49.07	420.97	001°55'52"	48.77
065	112.36	544.77	025°52'05"	112.02
066	88.85	120.07	046°46'23"	67.86
067	34.24	26.02	049°14'17"	18.28
068	34.24	26.02	060°00'00"	18.28
069	43.52	45.02	033°23'23"	43.25
070	43.52	45.02	333°23'23"	43.25
071	56.84	46.00	020°42'48"	50.56
072	23.26	46.00	030°23'24"	26.87
073	35.46	46.00	007°14'14"	35.59
074	4.46	46.00	013°23'24"	9.38
075	69.94	38.00	078°52'23"	66.86

[illegible]

SHEET & OF 8

AND 1.25" O.D.B.L.
AND 1.25" HED
17477

AND 1.25"
CAP PLS 36580

AND 1.25"
CAP BUBBLER

AND 1.25"
CAP PLS 17477

L/E UTILITY CASINGMENT
NOTE: FRONT UTILITY
CASINGMENTS ARE 6"
AND REAR ARE 8"
UNLESS OTHERWISE
NOTED.

J&H
ENGINEERING JE

JOHN WEAVER THEFT
SERVICES COMPANY
PO BOX 90000 LAS VEGAS NV 89160

U.E. = UTILITY EASEMENT
NOTE: FRONT UTILITY
EASEMENTS ARE
AND REAR ARE
UNLESS OTHERWISE
NOTED.



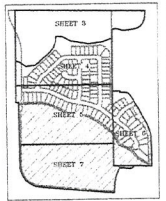
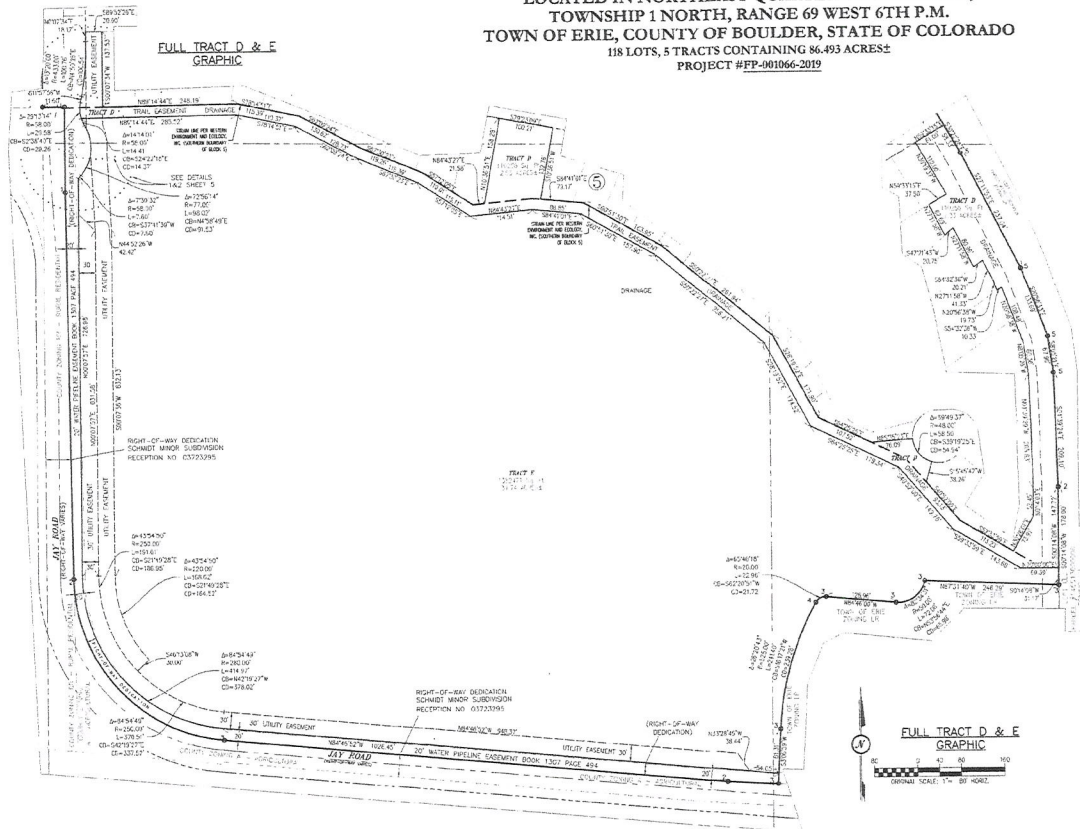
Jē
ENGINE



2000 MILE WITH
 WARRANTY, CO-INSURANCE, 10% CASH OFFER

[illegible]

WILDROSE-FINAL PLAT
LOCATED IN NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 1 NORTH, RANGE 69 WEST 6TH P.M.
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
118 LOTS, 5 TRACTS CONTAINING 86.493 ACRES±
PROJECT #FP-001066-2019

**LEGEND**

- FOUND #3 REBAR AND 1" RED PLASTIC CAP PLS 30662
- FOUND #1 DESCRIBED
- FOUND #5 REBAR AND 1.25" PLASTIC CAP LLEBELL
- FOUND #3 REBAR AND 1.25" RED PLASTIC CAP PLS 17477
- FOUND #3 REBAR AND 1.25" ORANGE PLASTIC CAP PLS 50580
- FOUND #3 REBAR AND 1.25" ORANGE PLASTIC CAP ALLEBELL
- FOUND #3 REBAR AND 1.25" YELLOW PLASTIC CAP PLS 17477
- FOUND SECTION CORNER AS DESCRIBED HEREIN

—	LOT LINE
---	EASEMENT LINE
- - -	SECTION LINE
---	BOUNDARY LINE
---	RIGHT-OF-WAY LINE



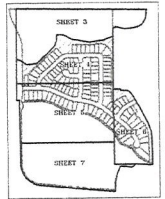
PAGE 7 OF 8

\\G:\PROJECTS\2019\2019-001066-2019\WILDROSE-FINAL PLAT.DWG

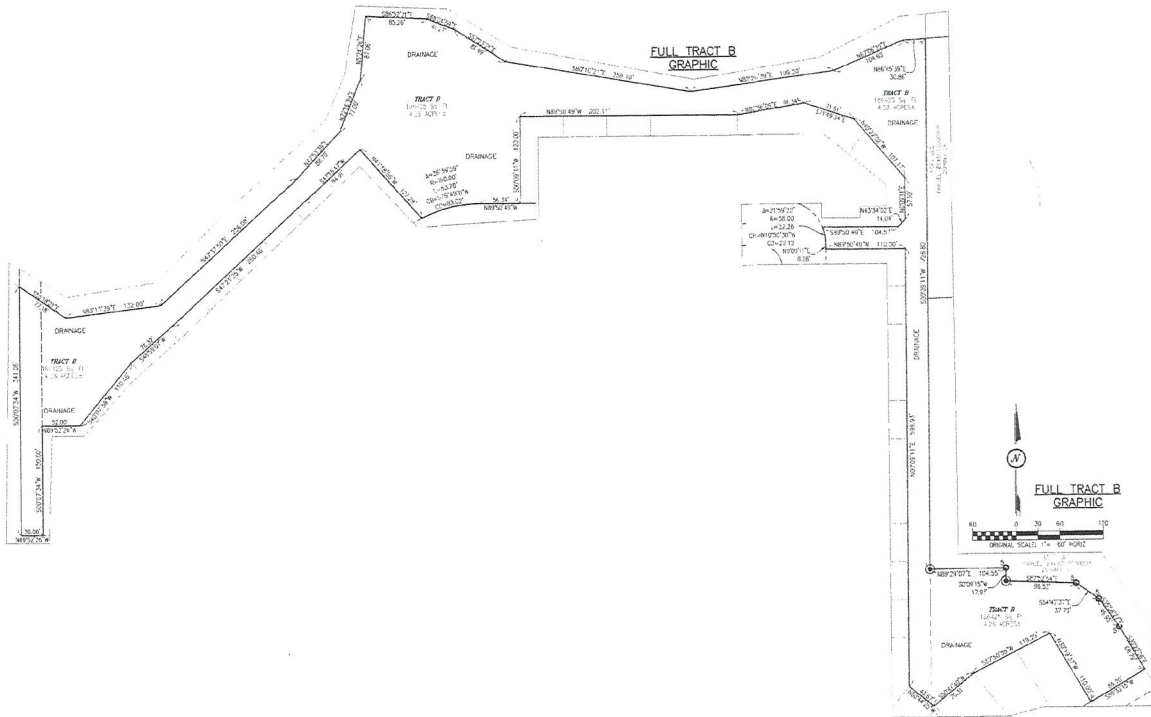
03765588 02/11/2020 02:16 PM
RF: \$48.00 DF: \$0.00 Page: 1 of 8

Electronically recorded in Boulder County Colorado. Recorded as received.

WILDROSE-FINAL PLAT
LOCATED IN NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 1 NORTH, RANGE 69 WEST 6TH P.M.
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
118 LOTS, 5 TRACTS CONTAINING 86.493 ACRES±
PROJECT #FP-001066-2019



SHEET INDEX
1"=500'



- LEGEND**
- ① FOUND #5 REBAR AND 1" RED PLASTIC CAP PLS 36062
 - ② FOUND AS DESCRIBED
 - ③ FOUND #5 REBAR AND PLASTIC CAP PLS 17477
 - ④ FOUND #5 REBAR AND 1.25" ORANGE PLASTIC CAP PLS 36550
 - ⑤ FOUND #5 REBAR AND 1.25" ORANGE PLASTIC CAP PLS 36550
 - ⑥ FOUND #5 REBAR AND 1.25" YELLOW PLASTIC CAP PLS 17477
 - ⑦ FOUND SECTION CORNER AS DESCRIBED HEREON
- LOT LINE
EASEMENT LINE
SECTION LINE
BOUNDARY LINE
RIGHT-OF-WAY LINE



PAGE 8 OF 8

\\CD-RDING\CD\PROJECTS\B\BANK\118 LOTS - 5 TRACTS\PLAT\TOWN FINAL PLAT.DWG