

# *TITLE DESCRIPTION*

A PARCEL OF LAND LOCATED IN SECTION 29, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE E 1/4 CORNER OF SAID SECTION 29' THENCE S 89° 53' 54" W, ALONG THE NORTH LINE OF THE S 1/2 OF SAID SECTION 29, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD (80' WIDE ) AS DESCRIBED AT RECEPTION NO. 1973755 IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, SAID POINT ALSO BEING THE POINT OF BEGINNING;  
THENCE S 00° 33' 04" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OFF 2628.75 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF A 60' WIDE RIGHT OF WAY AS DESCRIBED IN BOOK 86 AT PAGE 273 AS RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO; THENCE N 89° 52' 25" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2582.89 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, N 89° 51' 56" W, A DISTANCE OF 2592.85 FEET TO A POINT ON THE EASTERLY LINE OF A 60' WIDE RIGHT OF WAY LINE AS DESCRIBED IN BOOK 86 AT PAGE 273; THENCE N 00° 46' 44" W, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1011.94 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND AS DESCRIBED AT RECEPTION NO. 2360787, RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO; THENCE TRAVELING ALONG THE SOUTH AND EASTERLY PORTION OF SAID PARCEL OF LAND THE FOLLOWING 3 COURSES: 1) S 89° 59' 07" E, A DISTANCE OF 1264.97 FEET TO A POINT; 2) N 45° 48' 01" E, A DISTANCE OF 1075.96 FEET TO A POINT; 3) N 00° 40' 10" W, A DISTANCE OF 850.48 FEET TO A POINT ON THE NORTH LINE OF THE S 1/2 OF SAID SECTION 29; THENCE N 89° 55' 44" E, ALONG SAID NORTH LINE, A DISTANCE OF 549.46 FEET TO A POINT ON THE W 1/2 OF THE NE 1/4 OF SAID SECTION 29; THENCE CONTINUING ALONG THE NORTH LINE OF THE S 1/2 OF SAID SECTION 29, N 89° 55' 15" E, A DISTANCE OF 479.08 FEET TO A POINT; THENCE N 48° 09' 00" E, A DISTANCE OF 1110.81 FEET TO A POINT ON THE WEST LINE OF THE E 1/2 OF THE NE 1/4 OF SAID SECTION 29; THENCE N 00° 36' 26" W, ALONG SAID WEST LINE OF THE E 1/2 OF THE NE 1/4, A DISTANCE OF 370.76 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY (60' WIDE) AS DESCRIBED IN BOOK 868 AT PAGE 89 AND AT RECEPTION NO. 1667926 AS RECORDED IN WELD COUNTY, COLORADO; THENCE N 68° 34' 00" E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1364.75 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 5; THENCE S 00° 32' 52" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1607.21 FEET TO THE POINT OF BEGINNING.

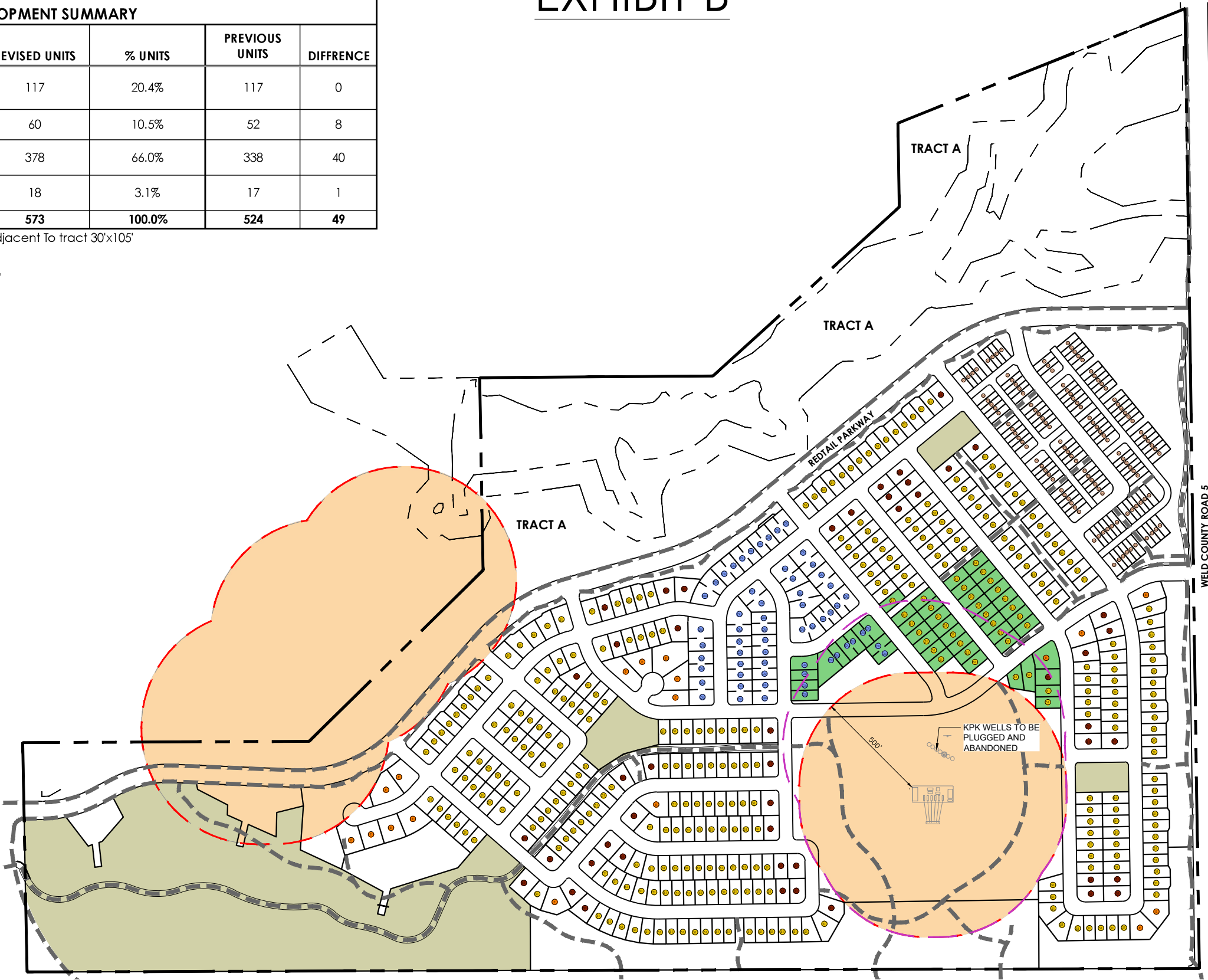
# EXHIBIT B

DEVELOPMENT SUMMARY				
LAND USE	REVISED UNITS	% UNITS	PREVIOUS UNITS	DIFFERENCE
Townhomes Alley Loaded (Min. 24' x 105')* (Alley 30' Tract)	117	20.4%	117	0
Duplex Front Loaded (Min. 45' x 110')**	60	10.5%	52	8
Single-family Detached Lots (Min. 51' x 110')***	378	66.0%	338	40
Single-family Detached Large Lots (Min. 10,000 SF)	18	3.1%	17	1
<b>TOTAL</b>	<b>573</b>	<b>100.0%</b>	<b>524</b>	<b>49</b>

\*Townhomes - Corner lots are a min. 40' x 105' Adjacent To tract 30'x105'

\*\* Duplex - Corner lots are a min. 60' x 110'

\*\*\* Standard Lots - Corner lots are a min. 69' x 110'



LEGEND  
ADDED LOTS



EXHIBIT C



ROUNDAABOUT EXHIBIT

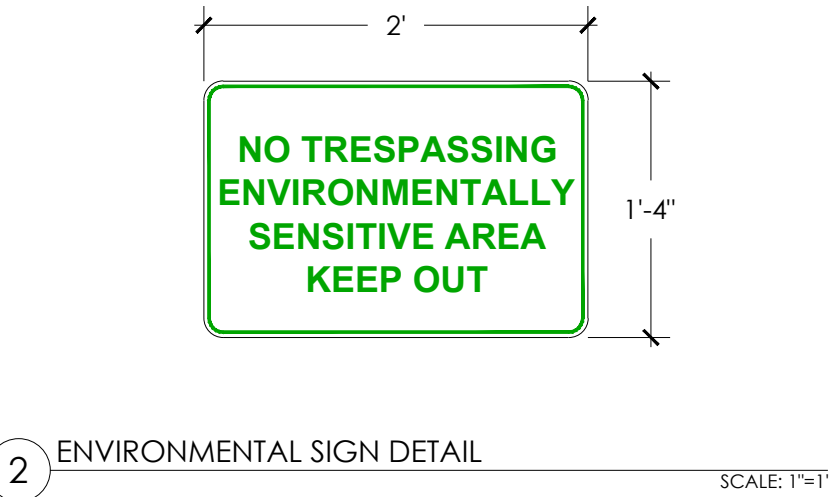
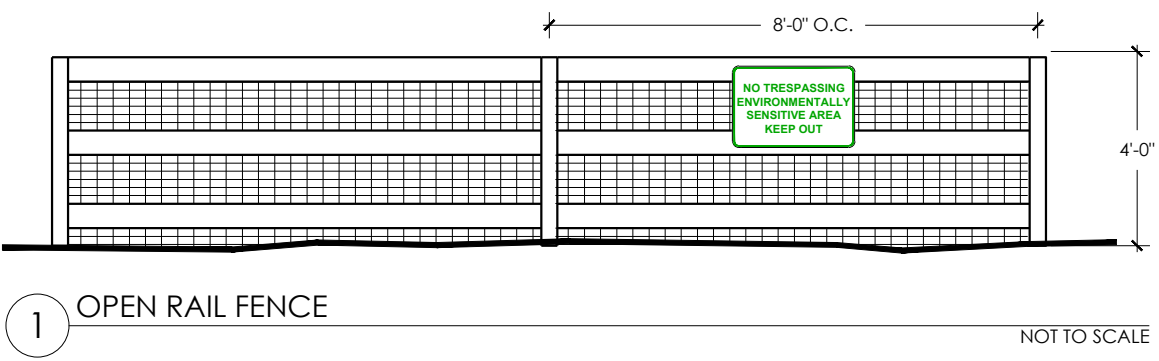
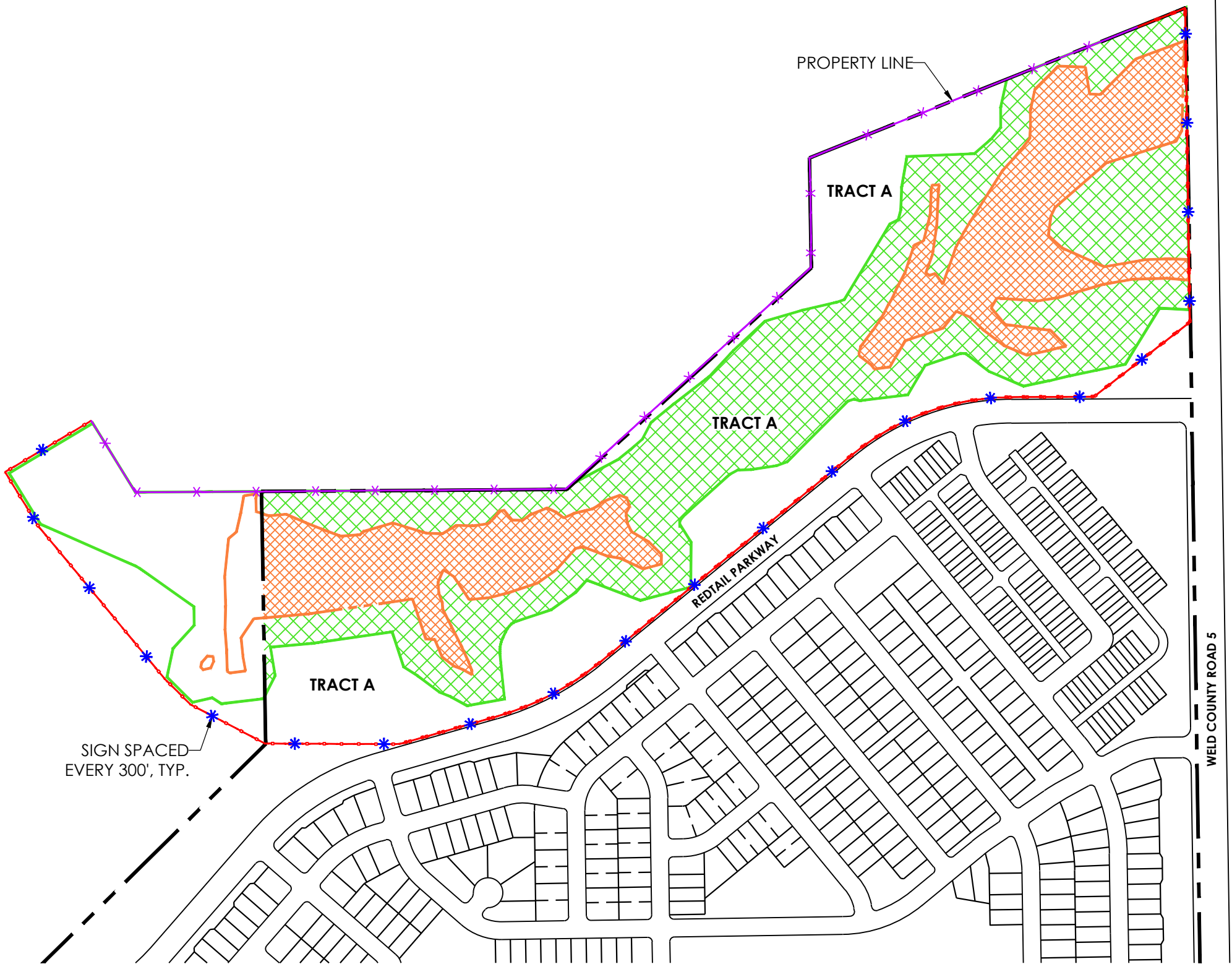
November 13, 2025

REDTAIL RANCH

ERIE, CO



EXHIBIT D



- LEGEND**
- EXISTING FENCE
  - OPEN RAIL FENCE
  - ENVIRONMENTAL SIGN LOCATION
  - ENVIRONMENTAL AREA
  - ENVIRONMENTAL AREA SETBACK

ENVIRONMENTAL AREA FENCE EXHIBIT

REDTAIL RANCH  
ERIE, CO

November 13, 2025



## **Memorandum**

**Date:** November 13, 2025  
**To:** Richard Dean, Stratus Companies  
**From:** David Folkes, P.E., Senior Principal  
Luke Fitzgerald, P.E., Project Engineer  
**Subject:** Proposed Additional Monitoring Wells at Redtail Ranch  
**Project #** DE1075

---

This memorandum presents a plan for the installation and monitoring of four additional groundwater monitoring wells at the Redtail Ranch property in Erie, Colorado. This plan was developed in consultation with David Frank, Environmental Services Director, Town of Erie.

Groundwater within the Environmental Area at the Historic Landfill Facility located north of the proposed residential development at Redtail Ranch, including a 100 foot setback (100' Environmental Setback), is currently monitored pursuant to a CDPHE-approved plan associated with closure of the Historic Landfill within the Environmental Area (the Post Closure Monitoring & Maintenance Plan or PCMMP), as shown in the attached Figure 1.

The results of environmental investigations and groundwater monitoring to date indicate that groundwater impacts associated with the Historic Landfill are confined by the natural topography and geologic conditions to the area within the 100' Environmental Setback and not migrating toward the proposed residential area (Geosyntec 2025). Concentrations of volatile organic compounds of concern in groundwater have generally been decreasing over time since remediation and closure of the Historic Landfill and are below Colorado Ground Water Standards in most wells.

The four proposed additional groundwater monitoring wells are intended to serve as sentinel wells, in the unlikely event that compounds of concern migrate south of the Environmental Area Setback in the future. The wells will be located south of the Environmental Area Setback and north of Redtail Parkway at the approximate locations shown in Figure 1. Two wells would be installed south of the east environmental area, and two wells will be installed south of the west environmental area, as depicted on Figure 1.

The four additional groundwater monitoring wells will be installed and monitored in a manner consistent with the requirements of the CDPHE-approved PCMMP in effect at the time of each monitoring event, including monitoring procedures, time period, frequency, analytes, and reporting. Any detections of compounds of concern above Colorado Ground Water Standards would be reported to CDPHE and the town of Erie and addressed as necessary and approved by CDPHE.

**FIGURE 1**  
Groundwater Monitoring Well Locations  
Historic Landfill Facility  
Erie, Colorado



Legend

Proposed Monitoring Well

Existing Monitoring Well

100' Environmental Setback

Environmental Area

Property Boundary Line

0200400

Feet

N

Notes:

1. Locations for Monitoring Wells Installed During Previous Investigaions were obtained from Figure 2-1 titles "Red Tail Ranch Figure 2-1 Well Locations & Test Borings/Pits" developed by Stewart Environmental Consultants (SEC), LLC, dated January 2018. Locations are approximate.

2. Aerial photograph Source: Nearmap, HERE; captured 25 September 2025.

The map displays an aerial view of a historic landfill facility in Erie, Colorado. A black dashed line indicates the property boundary. A green line represents the 100-foot environmental setback, and an orange line delineates the environmental area. Monitoring wells are marked with blue dots for existing wells and purple dots for proposed wells. The wells are labeled as follows: WCMW-25, MW-6, MW-5, MW-8, MW-19, MW-4, MW-21, MW-11, MW-12, MW-16, MW-22, MW-3B, MW-23D, and MW-1. The map also shows Redtail Parkway and Weld County Road 5. A north arrow and a scale bar (0 to 400 feet) are located in the top left corner.

Groundwater Monitoring Locations	
Historic Landfill Facility Erie, Colorado	
Geosyntec consultants	
DE01075	November 2025
Figure 1	

Path: (Titusville-01\DATA) \Titusville-01\Data\OGIS\DE0344\_Stratus\_Redtail\MXD\202511\Prop\_locs\_202511.mxd 13 November 2025. Last Edited by: MHensley