

PARKDALE PRELIMINARY PLAT NO. 4

LOCATED IN THE NORTH 1/2 AND SOUTHEAST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
141.5481 ACRES - 534 LOTS / 37 TRACTS
PP-001658-2023

LEGAL DESCRIPTION:

AN UNPLATTED PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO;

ALONG WITH TRACT AL, PARKDALE FILING NO. 1, A SUBDIVISION RECORDED AT RN: 03816093 ON SEPTEMBER 17, 2020 IN THE RECORDS OF THE BOULDER COUNTY CLERK & RECORDER;

ALONG WITH TRACT A, PARKDALE FILING NO. 1, AMENDMENT NO. 2, A SUBDIVISION RECORDED AT RN: 03991024 ON DECEMBER 5, 2022 IN THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 BEING S 89°00'36" W AND MONUMENTED AS FOLLOWS:

-EAST CENTER 1/16 CORNER SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846 PER MON REC DATED 8-22-02.

-CENTER 1/4 CORNER OF SECTION 36, BEING A FOUND 3.25" ALUMINUM CAP, PLS 38445 PER MON REC DATED 7-26-22.

POINT OF BEGINNING AT SAID EAST CENTER 1/16 CORNER OF SECTION 36 BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846;

THENCE S 89°00'36" W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36 A DISTANCE OF 131.79 FEET TO THE NORTHEAST CORNER OF TRACT A, PARKDALE FILING NO. 1, AMENDMENT NO. 2, A SUBDIVISION RECORDED AT RN: 03991024 ON DECEMBER 5, 2022 IN THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT A, PARKDALE FILING NO. 1, AMENDMENT NO. 2 THE FOLLOWING FOUR (4) COURSES:

1. S 00°18'01" E A DISTANCE OF 5.95 FEET;
2. ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 44°41'59" W 21.21 FEET, A RADIUS OF 15.00 FEET, AN ARC OF 23.56 FEET, AND A DELTA OF 90°00'00";
3. S 89°41'59" W A DISTANCE OF 735.00 FEET;
4. ALONG A CURVE TO THE RIGHT HAVING A CHORD OF N 51°33'44" W 18.77 FEET, A RADIUS OF 15.00 FEET, AN ARC OF 20.28 FEET, AND A DELTA OF 77°28'33" TO A POINT ON SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36;

THENCE S 89°00'36" W ALONG SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36 A DISTANCE OF 444.97 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 36, BEING A FOUND 3.25" ALUMINUM CAP, PLS 38445;

THENCE N 89°56'15" W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36 A DISTANCE OF 1319.94 FEET TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 36 TO A POINT BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846;

THENCE N 00°04'29" E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36 A DISTANCE OF 1345.89 FEET TO THE NORTHWEST 1/16 CORNER SAID SECTION 36 TO A POINT BEING A FOUND 2" ALUMINUM CAP, PLS 28273;

THENCE S 89°58'43" E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36 DISTANCE OF 1332.41 FEET TO THE CENTER NORTH 1/16 CORNER SAID SECTION 36 TO A POINT BEING A FOUND 2" ALUMINUM CAP, PLS 28273;

THENCE N 00°00'45" W ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 A DISTANCE OF 659.63 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 3678382 BEING A FOUND NO. 5 REBAR W/ YELLOW PLASTIC CAP PLS 22584;

THENCE N 89°56'07" E ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 3878382 A DISTANCE OF 659.86 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2710442 BEING A FOUND NO. 5 REBAR W/ 2" ALUMINUM CAP "SCOTT COX";

THENCE N 89°56'49" E ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 3878386 A DISTANCE OF 660.11 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 3878386 BEING A FOUND NO. 5 REBAR;

THENCE N 00°01'24" W ALONG THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 3878386 A DISTANCE OF 634.63 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ARAPAHOE ROAD;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD THE FOLLOWING SEVEN (7) COURSES:

1. S 89°57'39" E A DISTANCE OF 1218.83 FEET;
2. S 00°02'23" W A DISTANCE OF 30.00 FEET;
3. S 89°57'37" E A DISTANCE OF 40.24 FEET;
4. ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 44°45'36" E 35.48 FEET, A RADIUS OF 25.00 FEET, AN ARC OF 39.44 FEET, AND A DELTA OF 90°23'23";
5. S 00°26'06" W A DISTANCE OF 40.00 FEET;
6. S 89°33'54" E A DISTANCE OF 40.00 FEET;
7. S 00°26'06" W A DISTANCE OF 1199.64 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF MUHR SUBDIVISION, A SUBDIVISION RECORDED AT RECEPTION NO. 03235164;

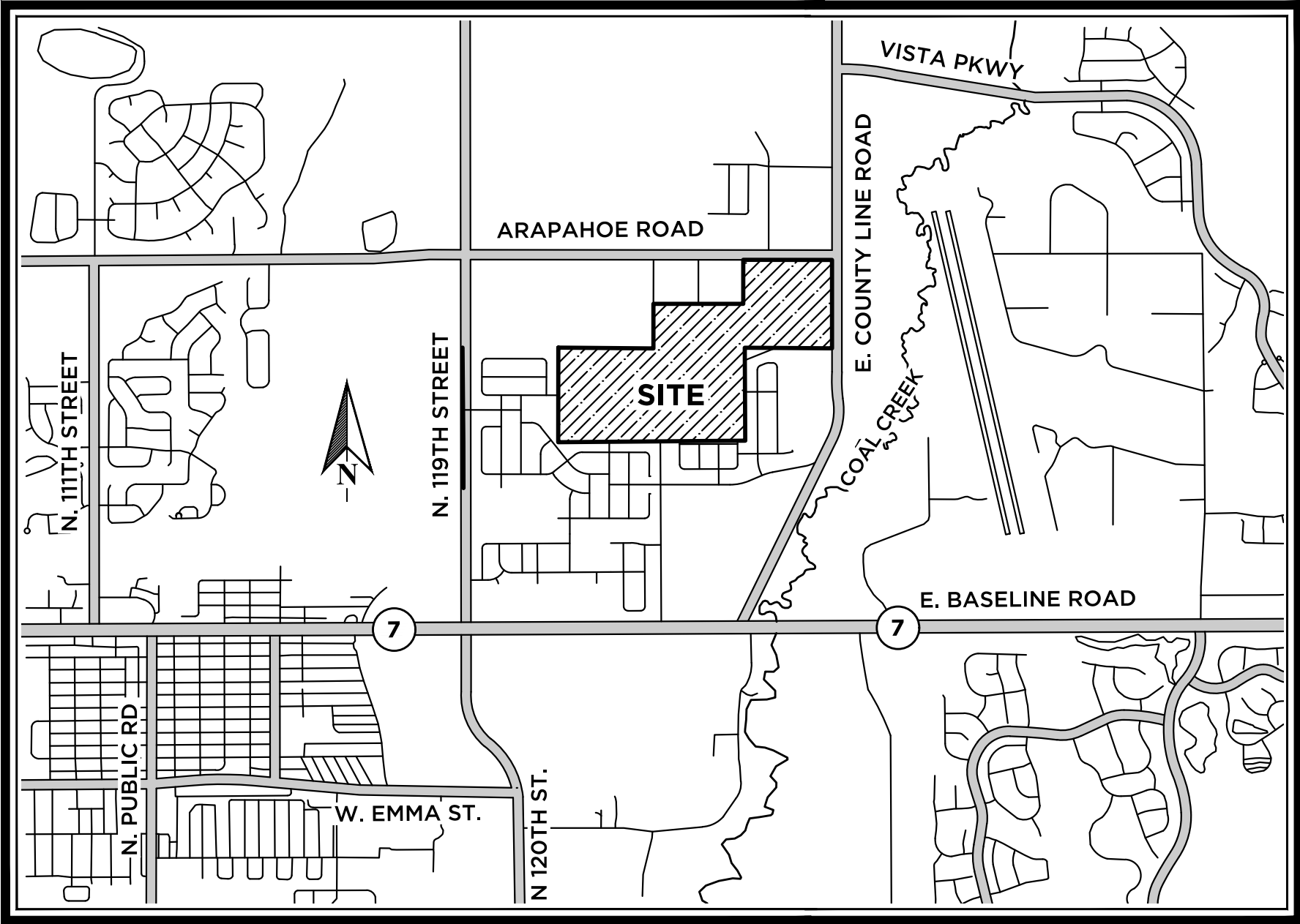
THENCE S 89°59'09" W ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 654.24 FEET TO THE SOUTHEAST CORNER OF TRACT R-6 ON PLAT OF SURVEY RECORDED AT RECEPTION NO. 807363 TO A POINT BEING A FOUND 1.5" ALUMINUM CAP, LS 25614;

THENCE S 89°59'59" W ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT R-6 ON PLAT OF SURVEY RECORDED AT RECEPTION NO. 807363 A DISTANCE OF 376.07 FEET TO THE NORTHEAST CORNER OF TRACT AL, PARKDALE FILING NO. 1, A SUBDIVISION RECORDED AT RN: 03816093 ON SEPTEMBER 17, 2020 IN THE RECORDS OF THE BOULDER COUNTY CLERK & RECORDER

THENCE S 68°08'37" W ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT AL A DISTANCE OF 305.11 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36

THENCE S 00°18'01" E ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36 A DISTANCE OF 1209.58 FEET TO THE POINT OF BEGINNING.

COMBINED TOTAL CONTAINS A NET AREA OF 6,165,836 SQUARE FEET OR 141.5481 ACRES MORE OR LESS.



VICINITY MAP
1" = 2000'

BASIS OF BEARINGS:

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-EAST CENTER 1/16 CORNER SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

-CENTER 1/4 CORNER OF SECTION 36, BEING A FOUND 3.25" ALUMINUM CAP, PLS 38445

NOTES

1. 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 BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S CERTIFICATE SHOWN HEREON.
2. 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.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY KT ENGINEERING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT OR TO VERIFY THE DESCRIPTION HEREON, OR THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR EASEMENTS OF RECORD.
4. KT ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS RECORDED/UNRECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE INSURANCE COMMITMENT(S) MAY DISCLOSE. KT ENGINEERING RELIED UPON COMMONWEALTH TITLE COMPANY FILE NUMBER: 450-HS0807100-412, EFFECTIVE DATE: AUGUST 18, 2022.
5. THE LINEAL UNITS USED ON THIS SURVEY ARE U.S. SURVEY FEET, THE BEARINGS ARE IN DEGREES-MINUTES-SECONDS.
6. THREE WELLS ARE LOCATED WITHIN THE PROJECT BOUNDARY. ARAPAHOE MC#36-6 IS, DONEY MC#36-7 DONLEY MC#1-36. ALL WELLS HAVE A C.O.G.C.C. STATUS OF PLUGGED AND ABANDONED.
7. ACCORDING TO FIRM FLOOD INSURANCE RATE MAP PANEL 08013L0439J, EFFECTIVE: DECEMBER 18, 2012 AND MAP PANEL 08013CO443K, EFFECTIVE: AUGUST 15, 2019 NO PORTION OF THIS SITE LIES WITHIN THE 100 YR FLOODPLAIN
8. WITH FINAL PLAT A BLANKET PUBLIC ACCESS EASEMENTS TO BE GRANTED OVER ALL TRACTS EXCEPT J AND AJ.
9. WITH FINAL PLAT A BLANKET DRAINAGE EASEMENTS TO BE GRANTED OVER TRACTS B, D, F, G, P, R, S, T, U, AH, AK.
10. WITH FINAL PLAT A BLANKET UTILITY EASEMENT TO BE GRANTED OVER TRACTS V,Y, AA, AC, AE, AG, AI.
11. AVIGATION EASEMENT TO BE DEDICATED BY FINAL PLAT. THE DEVELOPER AND ITS ASSIGNS HEREBY GRANT TO THE TOWN OF ERIE (THE "TOWN") A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR THE USE AND BENEFIT OF THE TOWN AND THE PUBLIC APPURTENANT TO, OVER, ACROSS AND THROUGH THE PROPERTY SUBJECT TO THIS PLAT (THE "PROPERTY"), FOR THE PASSAGE OF ALL AIRCRAFT ("AIRCRAFT" BEING DEFINED AS ANY DEVICE NOW KNOWN OR HEREINAFTER INVENTED, USED OR DESIGNATED FOR NAVIGATION OF OR FLIGHT IN THE AIR) BY WHOMEVER OWNED AND OPERATED, IN THE AIRSPACE ABOVE THE SURFACE OF THE PROPERTY TO AN INFINITE HEIGHT ABOVE THE PROPERTY, TOGETHER WITH THE RIGHT TO CAUSE IN SAID AIRSPACE SUCH NOISE, VIBRATION, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT USING SAID AIRSPACE FOR LANDING AT, TAKING OFF FROM, OR OPERATING AT THE ERIE MUNICIPAL AIRPORT. THE DEVELOPER AND ITS ASSIGNS FURTHER GRANT AND CONVEY UNTO THE TOWN AND ITS AGENTS, OFFICIALS, REPRESENTATIVES AND EMPLOYEES, A CONTINUING RIGHT TO TAKE ANY ACTION NECESSARY TO PREVENT THE ERECTION OR GROWTH OF ANY STRUCTURE, TREE OR OTHER OBJECT INTO THE AIRSPACE, OR TO MARK OR LIGHT AS OBSTRUCTIONS TO AIR NAVIGATION ANY AND ALL STRUCTURES, TREES OR OTHER OBJECTS, THAT MAY INTERFERE WITH THE USE OF THE ERIE MUNICIPAL AIRPORT, TOGETHER WITH THE RIGHT OF INGRESS TO, EGRESS FROM, AND PASSAGE OVER THE PROPERTY FOR SUCH PURPOSES. THIS AVIGATION EASEMENT SHALL RUN WITH THE LAND AND BE BINDING ON ALL FUTURE OWNERS OF THE PROPERTY.

TRACT SUMMARY CHART:

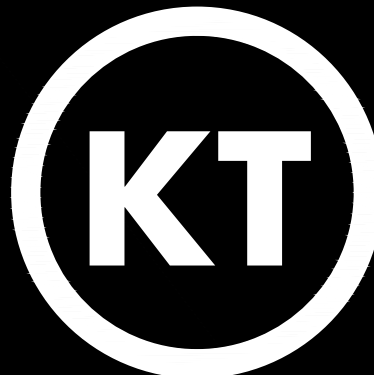
TRACT	AREA SF	AREA AC	USE	OWNERSHIP	MAINTENANCE
TRACT A	17,488 SF	0.401 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT B	6,501 SF	0.149 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT C	3,000 SF	0.069 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT D	139,521 SF	3.203 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT E	12,099 SF	0.278 AC	POCKET PARK	DISTRICT/HOA	DISTRICT/HOA
TRACT F	26,970 SF	0.619 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT G	39,586 SF	0.909 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT H	11,737 SF	0.269 AC	POCKET PARK	DISTRICT/HOA	DISTRICT/HOA
TRACT I	16,717 SF	0.384 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT J	656,280 SF	15.066 AC	BVSD SCHOOL PARCEL	PRIVATE	PRIVATE
TRACT K	38,613 SF	0.886 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT L	6,000 SF	0.138 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT M	8,763 SF	0.201 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT N	48,236 SF	1.107 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT O	5,470 SF	0.126 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT P	96,906 SF	2.225 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT Q	11,141 SF	0.256 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT R	28,835 SF	0.662 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT S	33,384 SF	0.766 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT T	124,963 SF	2.869 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT U	88,958 SF	2.042 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT V	22,401 SF	0.514 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT W	1,292 SF	0.030 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT X	9,123 SF	0.209 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT Y	16,253 SF	0.373 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT Z	26,252 SF	0.603 AC	POCKET PARK	DISTRICT/HOA	DISTRICT/HOA
TRACT AA	5,483 SF	0.126 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AB	6,893 SF	0.158 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT AC	5,514 SF	0.127 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AD	4,777 SF	0.110 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT AE	5,514 SF	0.127 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AF	4,777 SF	0.110 AC	PRIVATE OPEN SPACE	DISTRICT/HOA	DISTRICT/HOA
TRACT AG	5,514 SF	0.127 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AH	35,167 SF	0.807 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT AI	5,514 SF	0.127 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AJ	75,712 SF	1.738 AC	FUTURE DEVELOPMENT	PRIVATE	PRIVATE
TRACT AK	28,796 SF	0.661 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA

LAND SUMMARY CHART:

TYPE	COUNT (EA)	AREA (AC)	% OF TOTAL
SINGLE FAMILY LOTS	408	56.4890 AC	39.91 %
TOWNHOME LOTS	126	4.8877 AC	3.45 %
PRIVATE ALLEY TRACTS	7	1.5196 AC	1.07 %
OPEN SPACE TRACTS	26	19.0973 AC	13.49 %
FUTURE DEVELOPMENT TRACTS	1	1.7381 AC	1.23 %
POCKET PARK TRACTS	3	1.1499 AC	0.81 %
PUBLIC R.O.W.	NA	41.6005 AC	29.39 %
SCHOOL SITE	1	15.0661 AC	10.65 %

TOTAL: 141.5481 AC 100 %

DATE SUBMITTED: 10.24.2023	
REVISION NO.	DATE
1	01.22.2024
2	05.07.2024
3	08.01.2024
4	10.21.2024
5	
PREPARED FOR: OEO 2, LLC 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111	
SCALE: 1" = N/A	JOB NO: 0043-1814
BY: KBS	
SHEET 1 OF 12	



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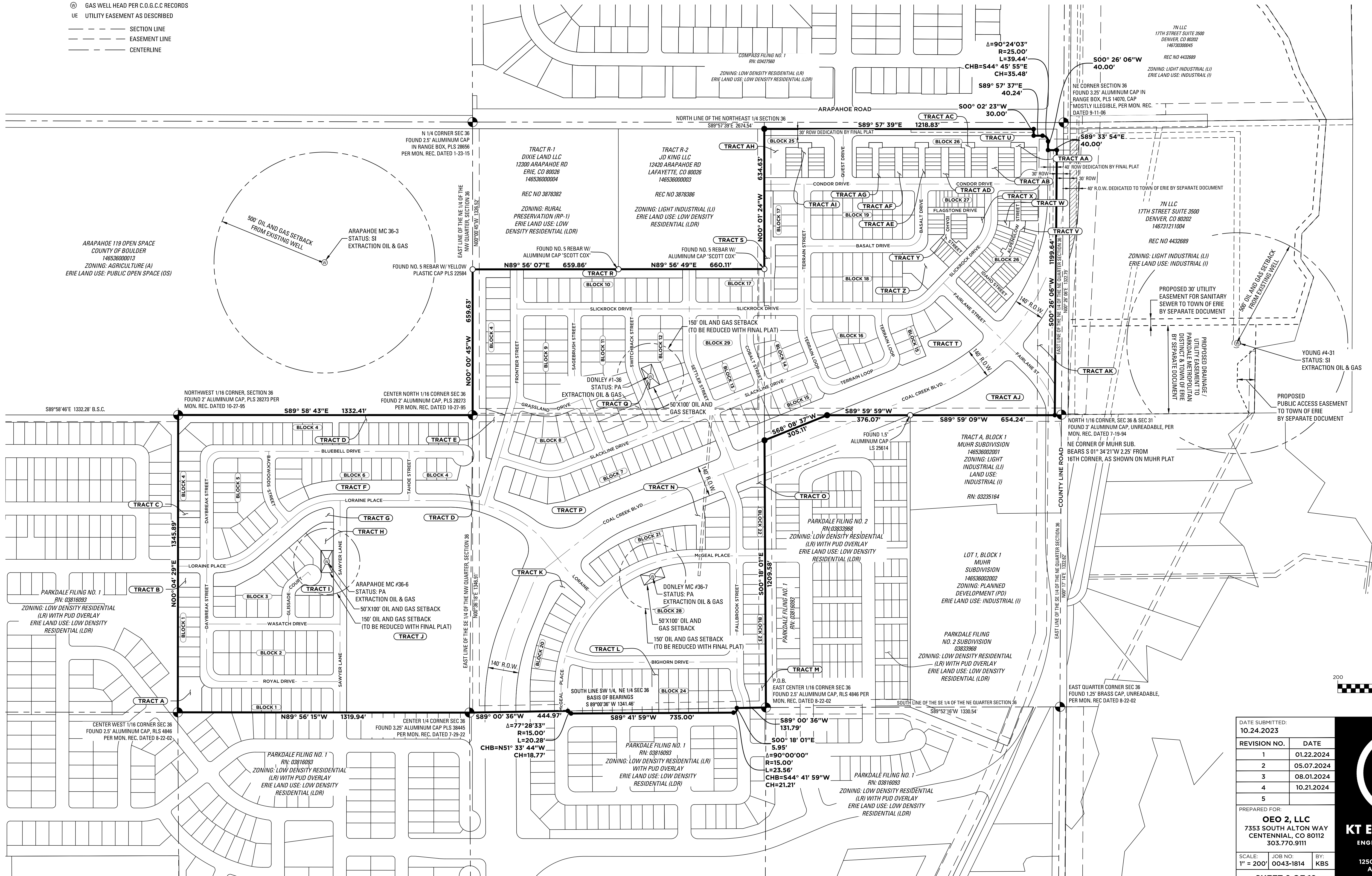
12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

PARKDALE PRELIMINARY PLAT NO. 4

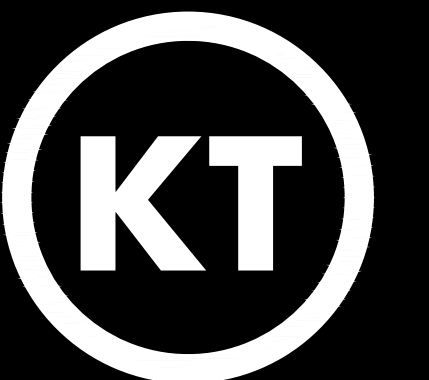
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141.5481 ACRES - 534 LOTS / 37 TRACTS
PP-001658-2023

LEGEND:

- SECTION CORNER
- FOUND PROPERTY PIN AS DESCRIBED
- SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 36561, KT ENG
- GAS WELL HEAD PER C.O.G.C.C RECORDS
- UTILITY EASEMENT AS DESCRIBED
- SECTION LINE
- EASEMENT LINE
- CENTERLINE



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SCALE: 1" = 200'	JOB NO: 0043-1814
BY: KBS	
SHEET 2 OF 12	

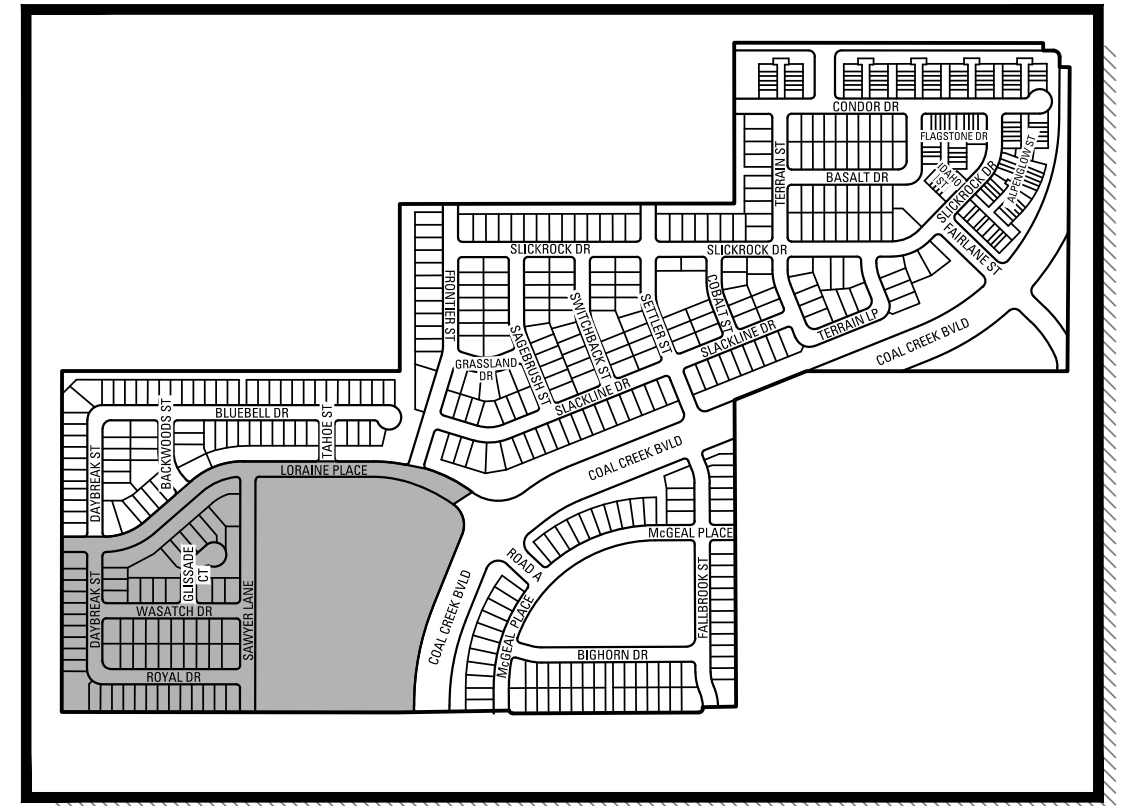


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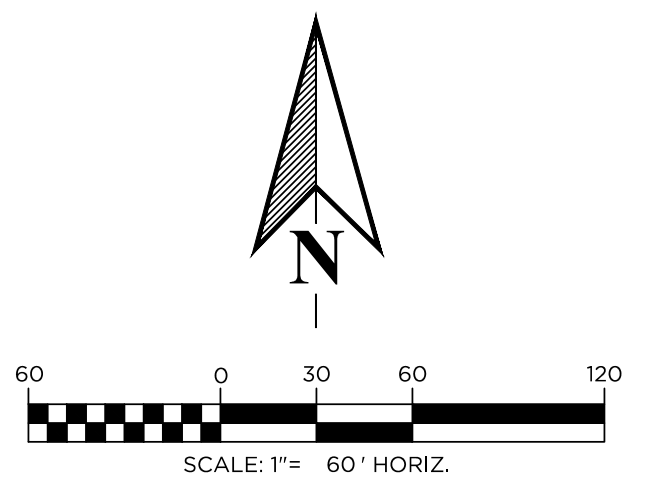
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KEYMAP
NTS

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- OIL & GAS WELL HEAD PER C.O.G.C.C RECORDS
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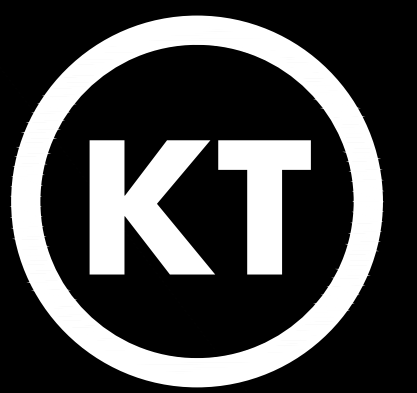
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PREPARED FOR:

OEO 2, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

SCALE: 1" = 60' JOB NO: 0043-1814 BY: KBS

SHEET 3 OF 12

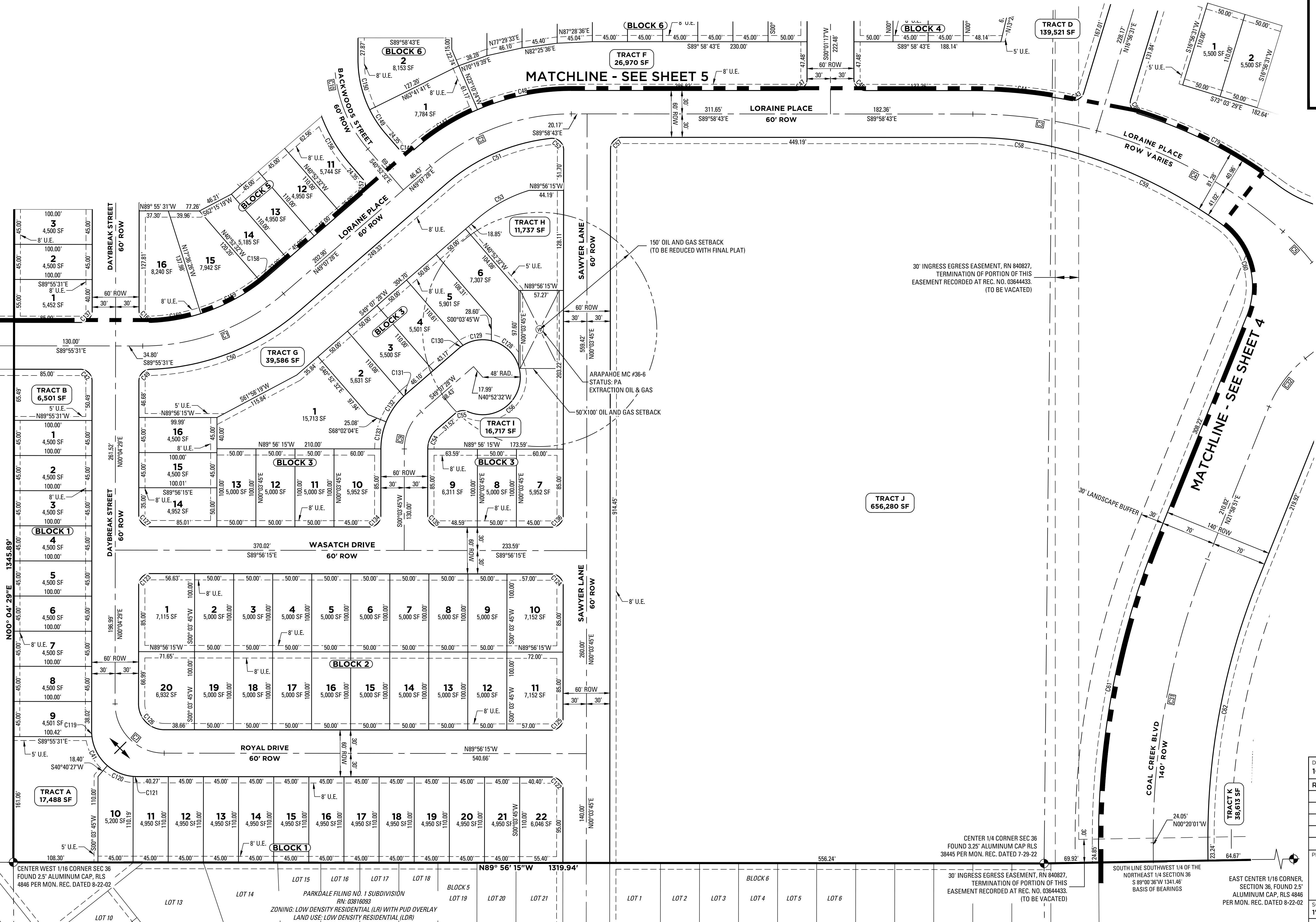


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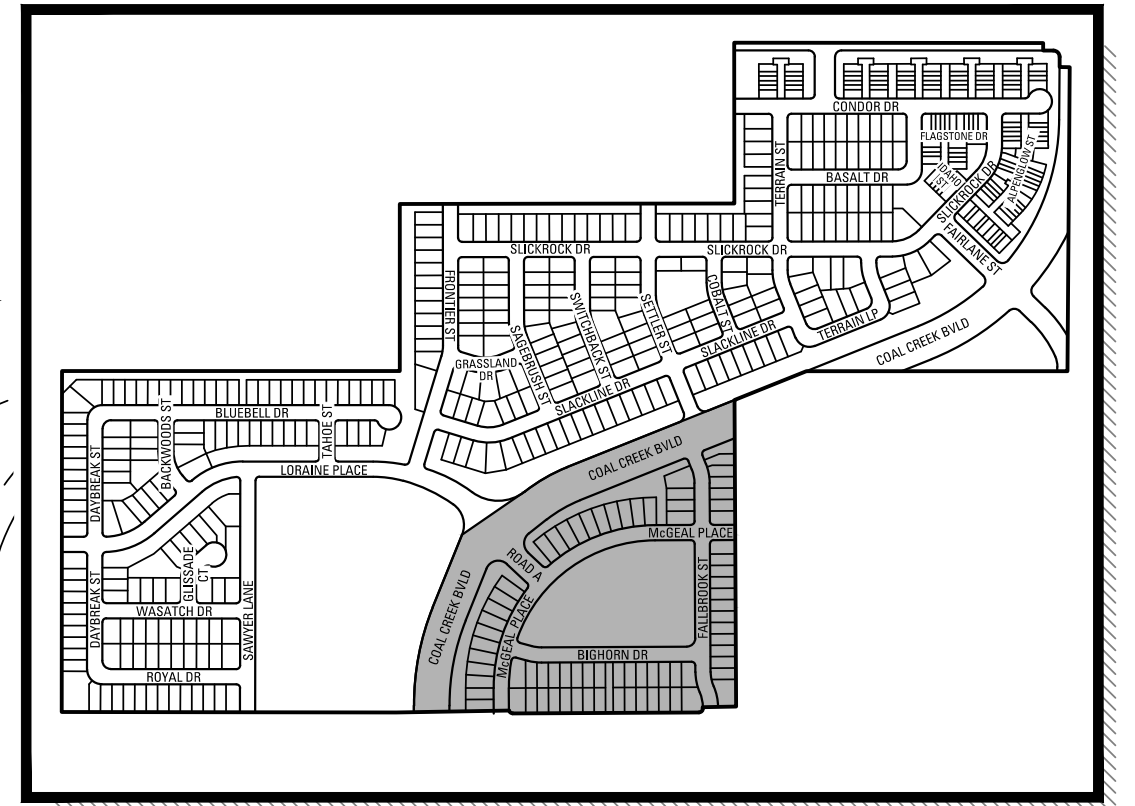
MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 4



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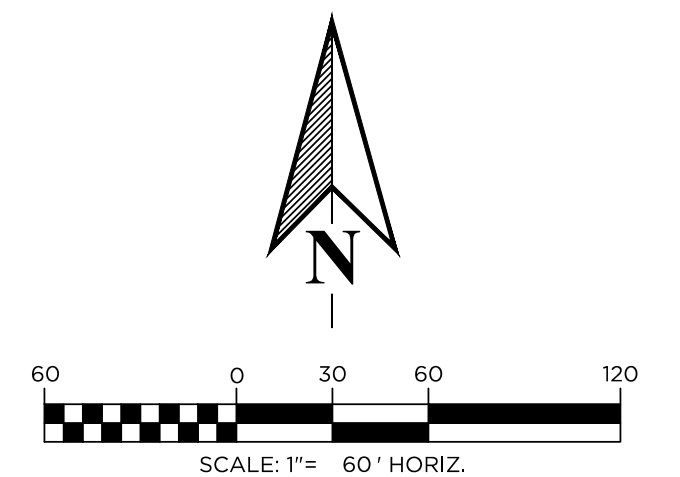
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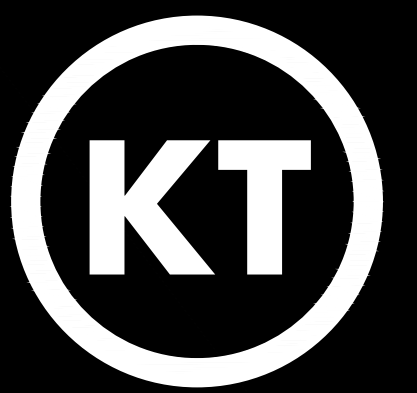
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- OIL & GAS WELL HEAD PER C.O.G.C.C RECORDS
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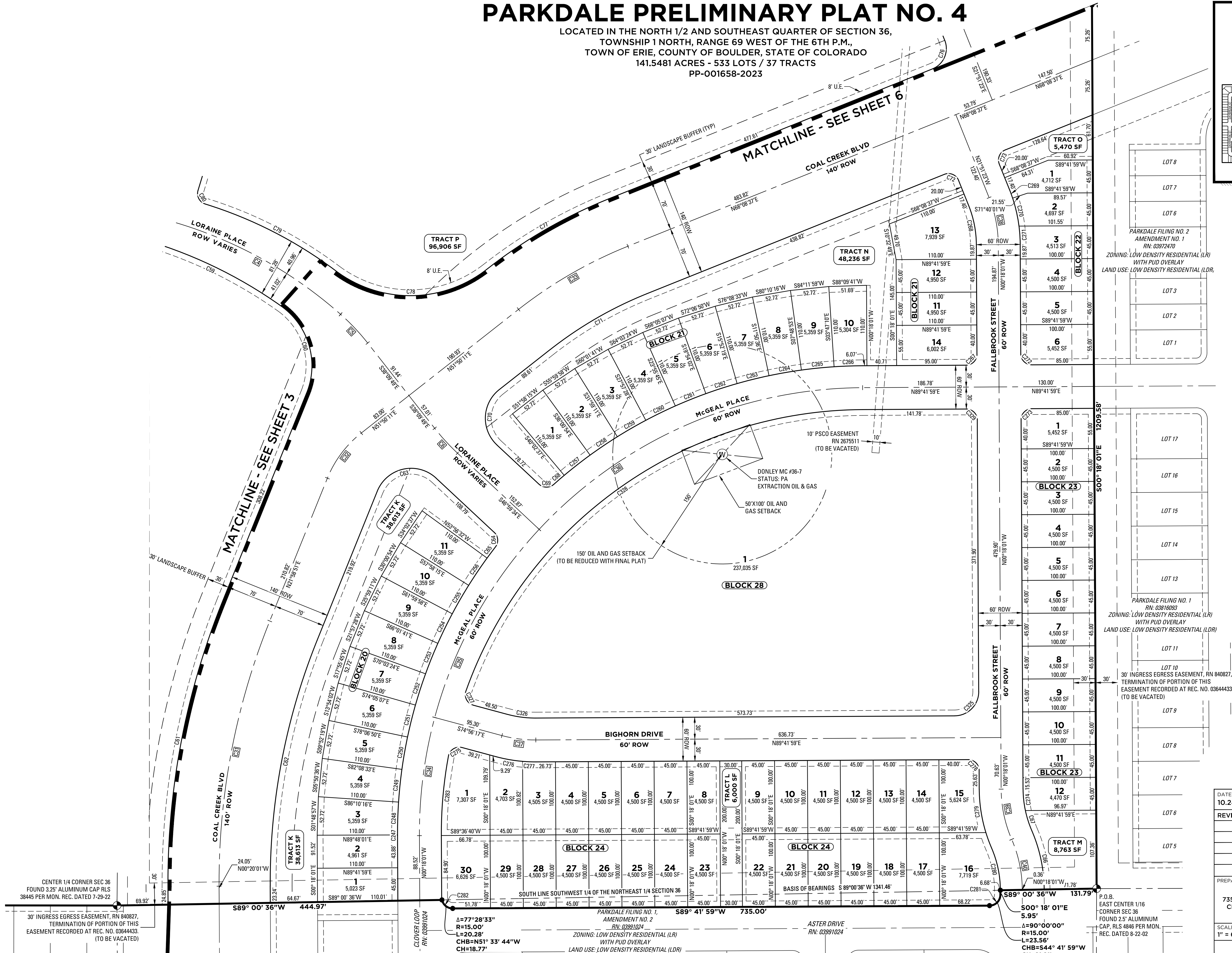
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SCALE: 1" = 60'	JOB NO: 0043-1814
BY: KBS	
SHEET 4 OF 12	



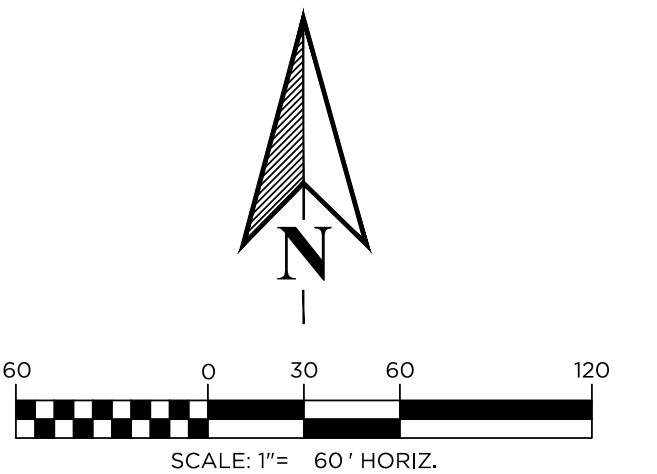
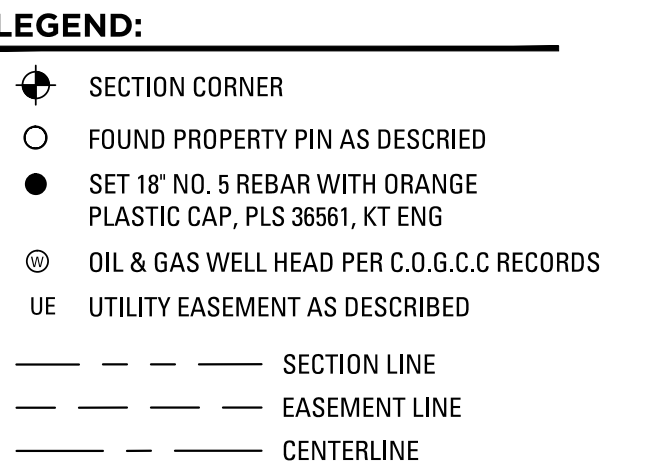
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J:\0043\1814\SURVEY\PLAT\DRAWINGS\PLAT SHEETS\1814-PRELIMINARY PLAT SHEETS.dwg



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PH: 720.638.5190**

PARKDALE PRELIMINARY PLAT NO. 4

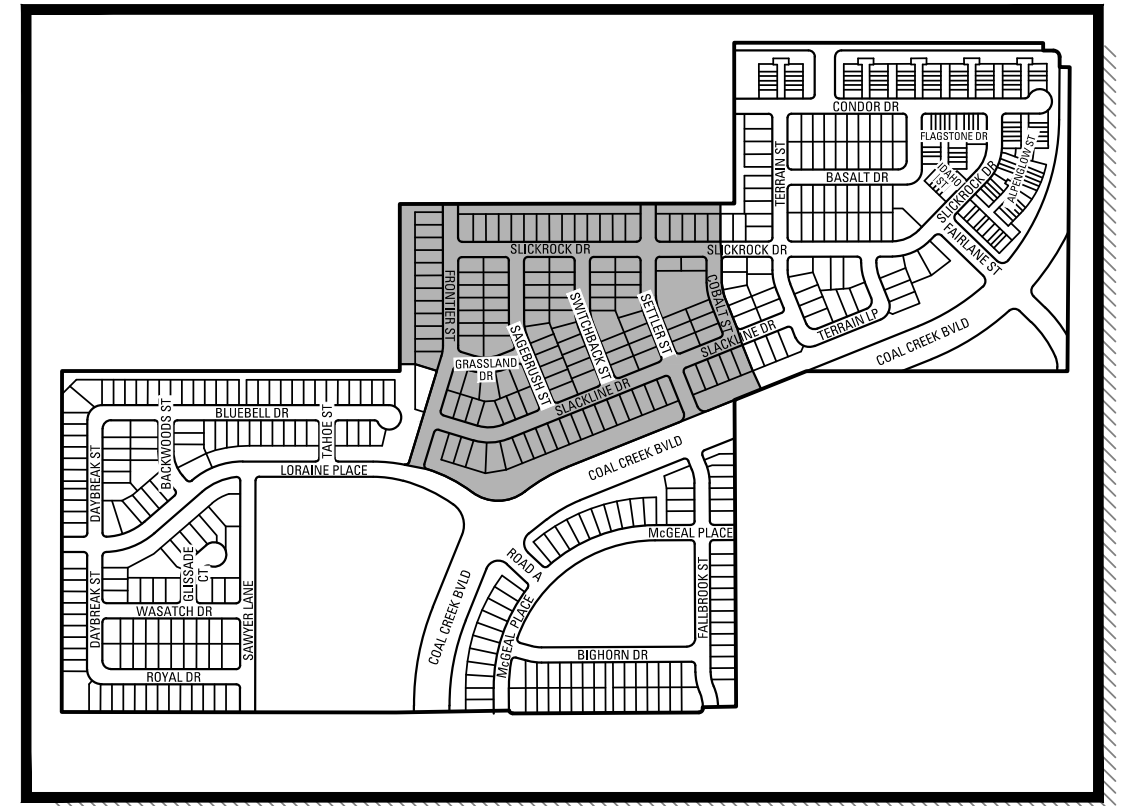
LOCATED IN THE NORTH 1/2 AND SOUTHEAST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
141.5481 ACRES - 534 LOTS / 37 TRACTS
PP-001658-2023

30' INGRESS EGRESS EASEMENT, RN 840827,
TERMINATION OF PORTION OF THIS
EASEMENT RECORDED AT REC. NO. 03644433,
(TO BE VACATED WITHIN PLAT BOUNDARY)

TRACT R-2
JD KING LLC
12420 ARAPAHOE RD
LAFAYETTE, CO 80026
146536000003

REC NO 3878286
ZONING: LIGHT INDUSTRIAL (LI)
ERIE LAND USE: LOW DENSITY RESIDENTIAL (LDR)

25' EASEMENT FOR INGRESS
AND EGRESS RN 926741
(TO BE VACATED)



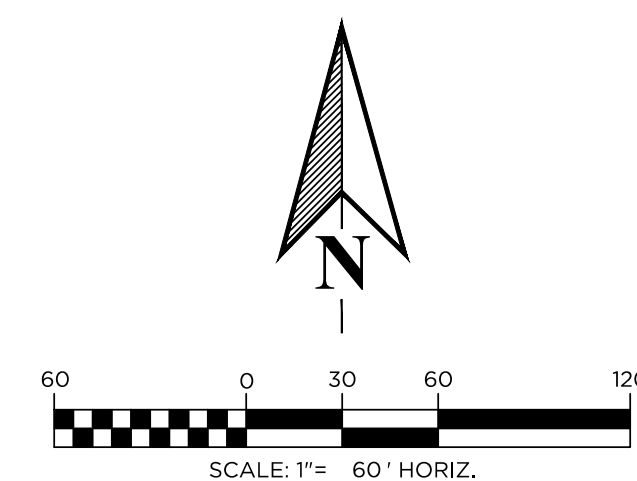
KEYMAP
NTS

LEGEND:

- SECTION CORNER
- FOUND PROPERTY PIN AS DESCRIBED
- SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 36561, KT ENG
- OIL & GAS WELL HEAD PER C.O.G.C.C RECORDS
- UTILITY EASEMENT AS DESCRIBED
- SECTION LINE
- EASEMENT LINE
- CENTERLINE

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 4



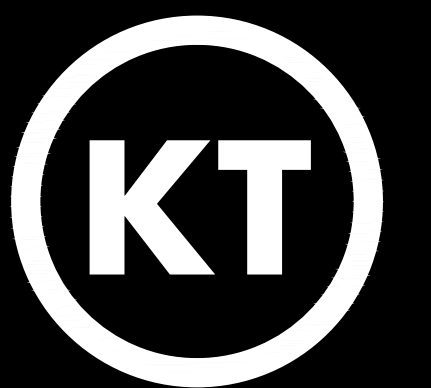
DATE SUBMITTED:
10.24.2023

REVISION NO.	DATE
1	01.22.2024
2	05.07.2024
3	08.01.2024
4	10.21.2024
5	

PREPARED FOR:
OEO 2, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

SCALE: 1" = 60'
JOB NO: 0043-1814
BY: KBS

SHEET 6 OF 12



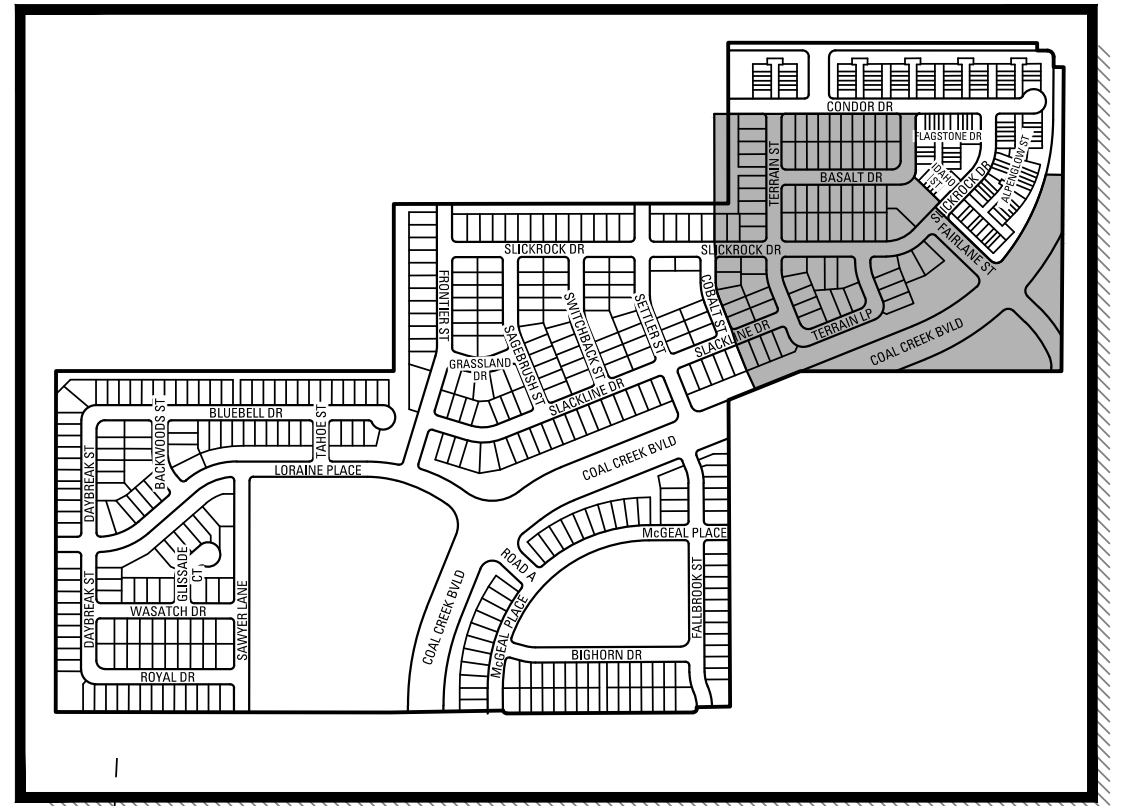
KT ENGINEERING
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

PARKDALE PRELIMINARY PLAT NO. 4

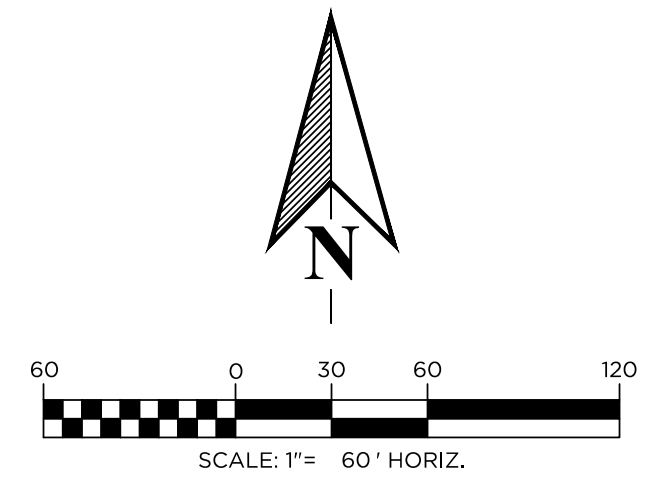
LOCATED IN THE NORTH 1/2 AND SOUTHEAST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
141.5481 ACRES - 534 LOTS / 37 TRACTS
FP-001658-2023

NE CORNER SECTION 36
FOUND 3.25" ALUMINUM CAP IN RANGE
BOX, PLS 14070, CAP MOSTLY ILLEGIBLE,
PER MON. REC. DATED 9-11-06



KEYMAP
NTS

- LEGEND:**
- SECTION CORNER
 - FOUND PROPERTY PIN AS DESCRIBED
 - SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 36561, KT ENG
 - OIL & GAS WELL HEAD PER C.O.G.C RECORD
 - UTILITY EASEMENT AS DESCRIBED
 - SECTION LINE
 - EASEMENT LINE
 - CENTERLINE

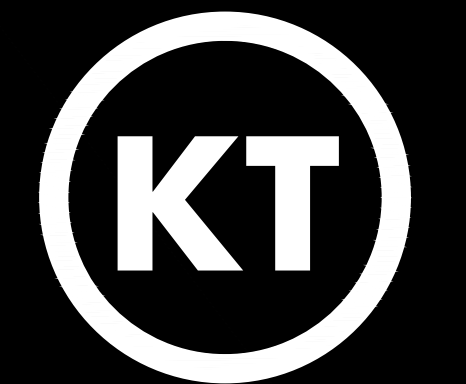


DATE SUBMITTED:	10.24.2023
REVISION NO.	DATE
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PREPARED FOR:
OEO 2, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

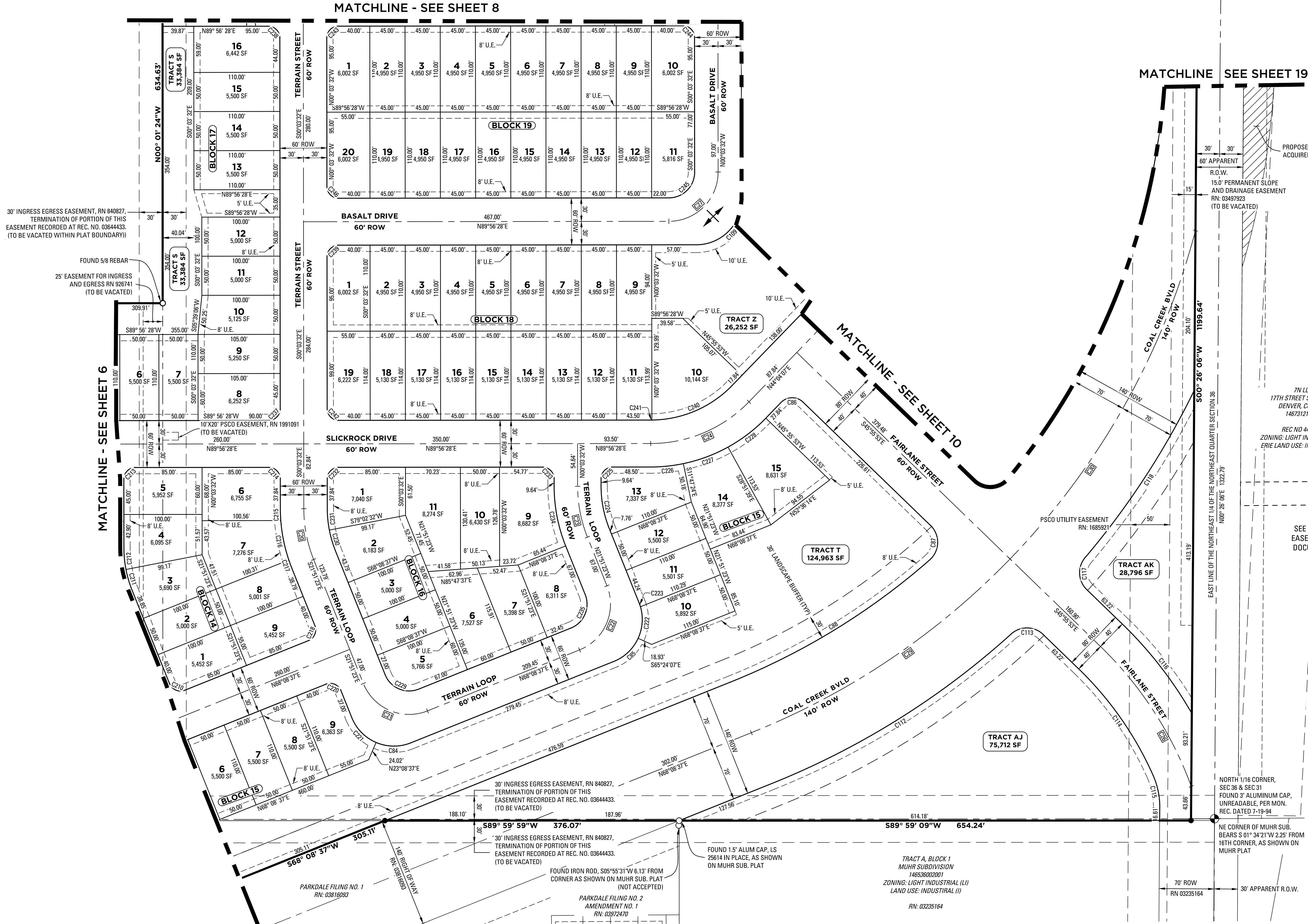
SCALE: 1" = 60'
JOB NO: 0043-1814
BY: KBS

SHEET 7 OF 12



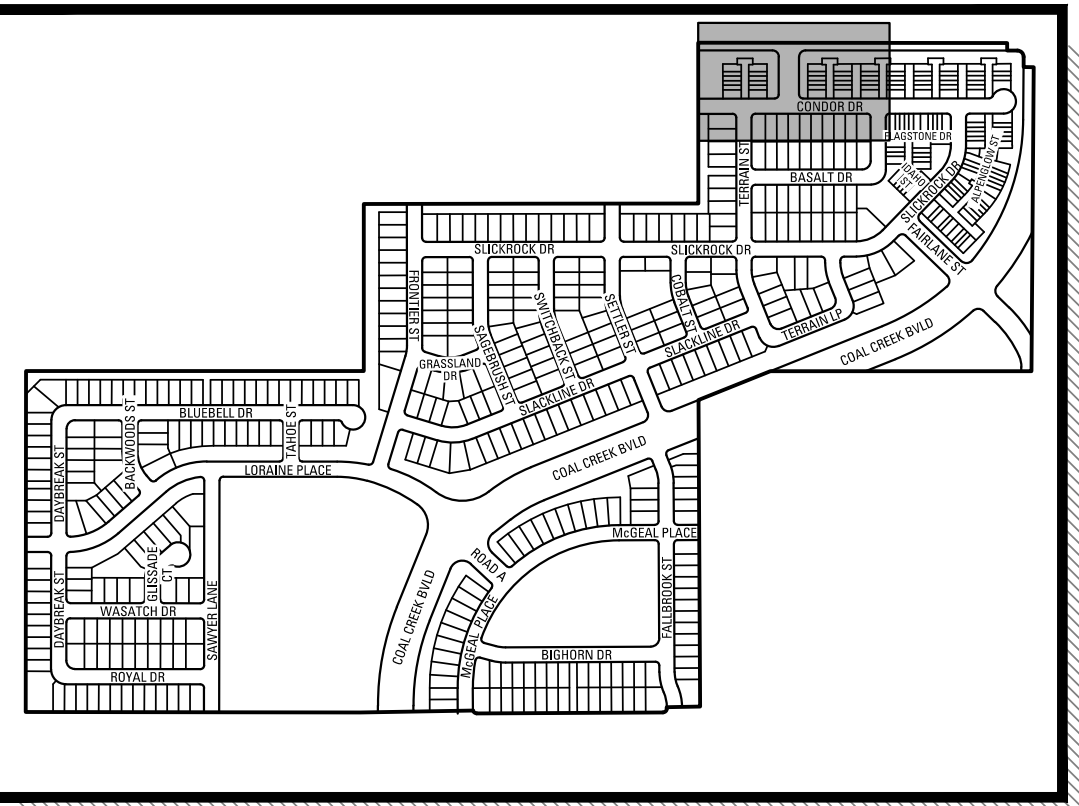
KT ENGINEERING
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190



PARKDALE PRELIMINARY PLAT NO. 4

LOCATED IN THE NORTH 1/2 AND SOUTHEAST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
141.5481 ACRES - 534 LOTS / 37 TRACTS
PP-001658-2023



KEYMAP
NTS

NE CORNER SECTION 36
FOUND 3.25" ALUMINUM CAP IN RANGE
BOX, PLS 14070, CAP MOSTLY ILLEGIBLE,
PER MON. REC. DATED 9-11-06

N 1/4 CORNER SEC 36
FOUND 2.5" ALUMINUM CAP
IN RANGE BOX, PLS 28656
PER MON. REC. DATED 1-23-15

60' ROW DEDICATED BY ERIE
FARMS MINOR SUBDIVISION
CORRECTION PLAT
RN: 03369734

30' ROW BOULDER COUNTY COMM.
JOURNAL 4, PAGE 569 7-21-1886

ARAPAHOE ROAD (COUNTY ROAD 54)

15.0' PERMANENT SLOPE
AND DRAINAGE EASEMENT
RN: 03497923
(TO BE VACATED)

NORTH LINE OF THE NORTHEAST 1/4 SECTION 36

S89°57'39"E 2674.54'

S89°57'39"E 659.27'

30' ROW TO BE DEDICATED
BY FINAL PLAT

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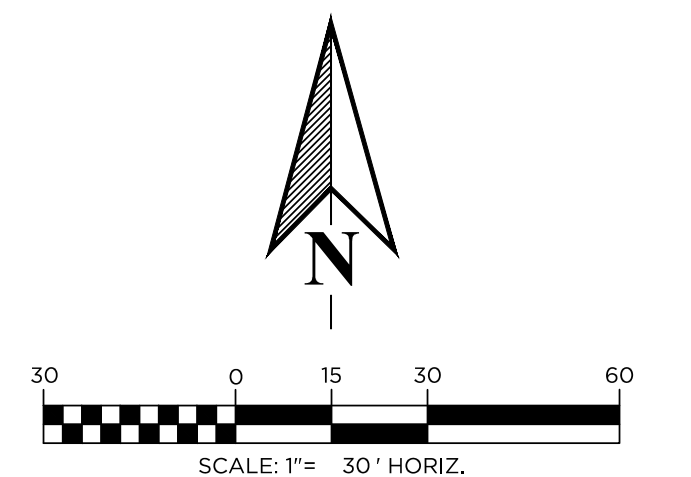
250.02'

LOCATED IN THE NORTH 1/2 AND SOUTHEAST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
141.5481 ACRES - 534 LOTS / 37 TRACTS
PP-001658-2023



 SECTION CORNER
 FOUND PROPERTY PIN AS DESCRIBED
 SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 365661, KT ENG
 OIL & GAS WELL HEAD PER C.O.G.C.C RECORDS
 UTILITY EASEMENT AS DESCRIBED

_____ SECTION LINE
 _____ EASEMENT LINE
 _____ CENTERLINE



**12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190**

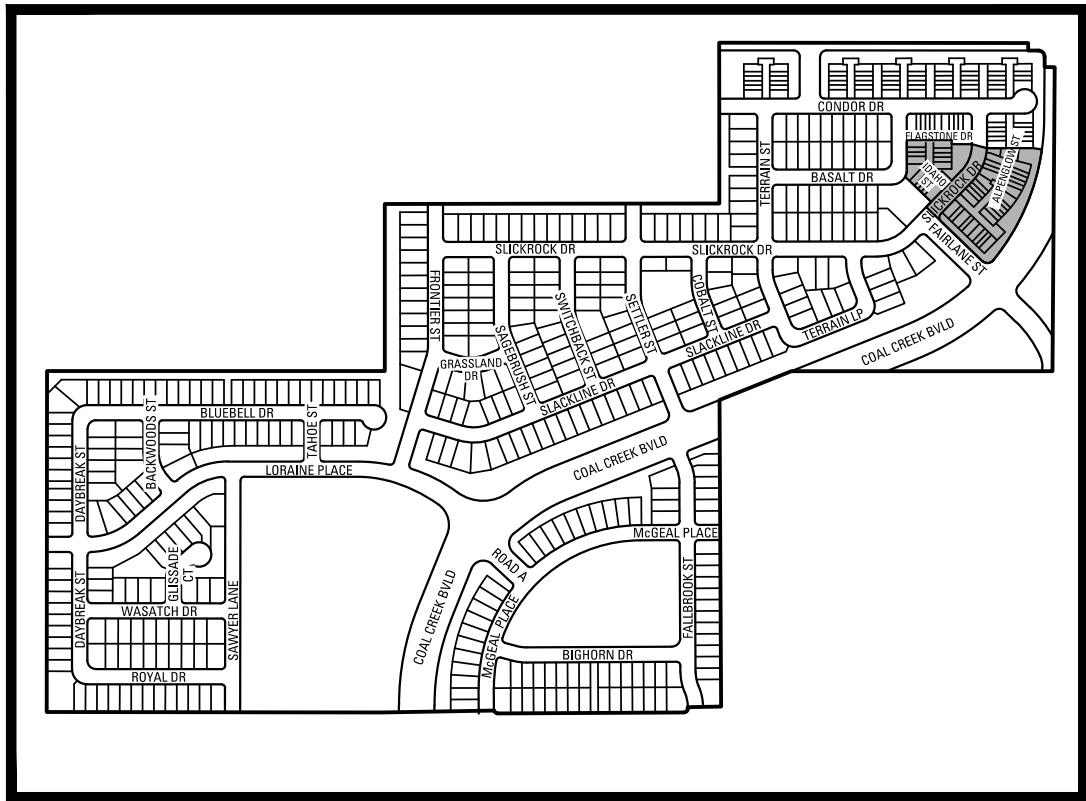


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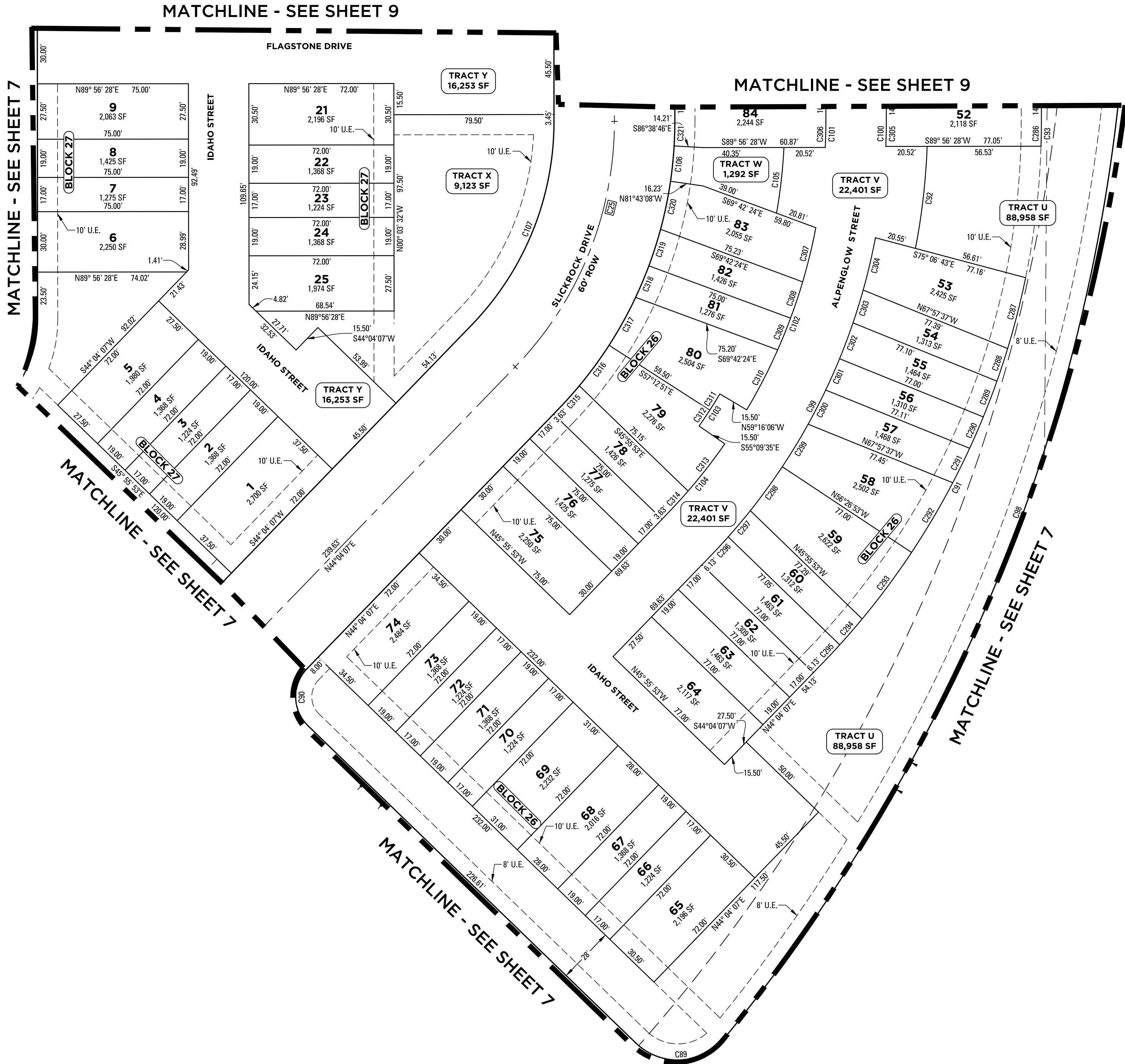
NORTH 1/16 CORNER, SEC 36 & SEC 31
FOUND 3" ALUMINUM CAP, UNREADABLE,
PER MON. REC. DATED 7-19-94

PARKDALE PRELIMINARY PLAT NO. 4

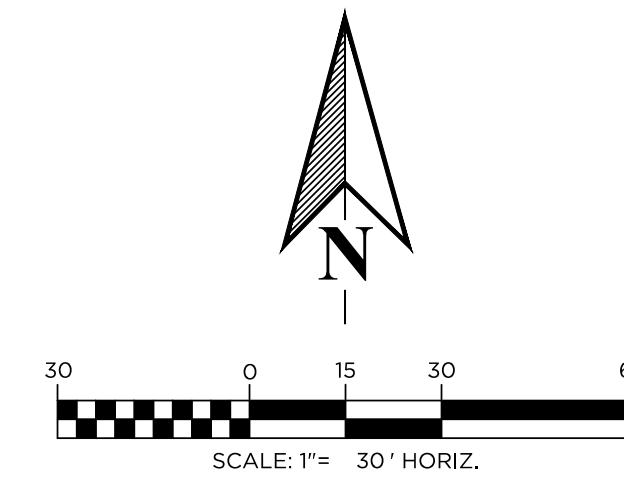
LOCATED IN THE NORTH 1/2 AND SOUTHEAST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
141.5481 ACRES - 534 LOTS / 37 TRACTS
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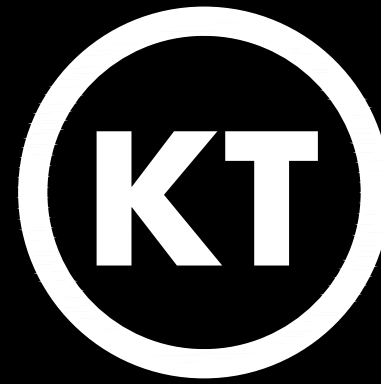
KEYMAP
NTS



- LEGEND:**
- SECTION CORNER
 - FOUND PROPERTY PIN AS DESCRIBED
 - SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 36561, KT ENG
 - OIL & GAS WELL HEAD PER C.O.G.C.C RECORDS
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DATE SUBMITTED: 10.24.2023	
REVISION NO.	DATE
1	01.22.2024
2	05.07.2024
3	08.01.2024
4	10.21.2024
5	
PREPARED FOR: OEO 2, LLC 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111	
SCALE: 1" = 30'	JOB NO: 0043-1814
	BY: KBS
SHEET 10 OF 12	



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12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

PARKDALE PRELIMINARY PLAT NO. 4

LOCATED IN THE NORTH 1/2 AND SOUTHEAST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
141.5481 ACRES - 534 LOTS / 37 TRACTS
PP-001658-2023

CENTERLINE CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGHT	CHD BEARING	CHD LENGTH
C1	40°57'01"	275.00'	196.55'	N69°35'59"E	192.39'
C2	40°53'49"	275.00'	196.29'	N69°34'23"E	192.15'
C3	15°19'09"	600.00'	160.42'	S82°19'09"E	159.94'
C4	26°09'24"	600.00'	273.91'	S61°34'52"E	271.54'
C5	10°20'21"	300.00'	54.14'	S43°19'59"E	54.06'
C6	8°49'46"	300.00'	46.23'	S42°34'41"E	46.18'
C7	90°00'44"	63.00'	98.97'	N44°55'53"W	89.10'
C8	89°56'48"	63.00'	98.90'	N45°02'53"E	89.05'
C9	49°03'43"	63.00'	53.95'	S24°35'37"W	52.31'
C10	40°57'01"	175.00'	125.08'	S20°24'01"E	122.43'
C11	2°45'27"	175.00'	8.42'	N15°33'47"E	8.42'
C12	14°14'36"	175.00'	43.50'	N07°03'46"E	43.39'
C13	21°47'51"	175.00'	66.58'	S10°57'28"E	66.18'
C14	38°47'54"	175.00'	118.50'	N87°32'34"E	116.25'
C15	21°47'51"	175.00'	66.58'	S10°57'28"E	66.18'
C17	38°47'54"	175.00'	118.50'	N87°32'34"E	116.25'
C18	21°47'51"	175.00'	66.58'	S10°57'28"E	66.18'
C19	21°47'51"	175.00'	66.58'	S10°57'28"E	66.18'
C20	21°47'51"	175.00'	66.58'	S10°57'28"E	66.18'
C21	90°00'00"	63.00'	98.96'	S66°51'23"E	89.10'
C22	90°00'00"	63.00'	98.96'	N23°08'37"E	89.10'
C23	21°47'51"	175.00'	66.58'	N10°57'28"W	66.18'
C24	45°52'21"	175.00'	140.11'	N67°00'17"E	136.40'
C25	44°07'39"	175.00'	134.78'	N22°00'17"E	131.47'
C26	25°56'08"	475.00'	215.01'	S32°57'49"E	213.18'
C27	90°00'00"	63.00'	98.96'	N44°56'28"E	89.10'
C29	24°04'30"	955.00'	401.28'	N56°06'22"E	398.33'
C30	29°14'03"	955.00'	487.27'	N29°27'05"E	482.00'
C31	22°18'52"	955.00'	371.93'	N10°49'25"E	369.59'
C32	29°51'21"	150.00'	78.16'	N36°54'31"E	77.28'
C33	16°18'26"	609.00'	173.33'	N59°59'24"E	172.74'
C34	15°21'44"	610.00'	163.55'	N07°22'51"E	163.06'
C35	27°56'42"	610.00'	297.52'	N29°02'04"E	294.58'
C36	46°41'33"	610.00'	497.11'	N66°21'12"E	483.47'
C37	15°21'44"	175.00'	46.92'	S82°37'09"E	46.78'
C38	21°33'22"	175.00'	65.84'	N11°04'42"W	65.45'
C39	23°09'59"	175.00'	70.76'	N11°53'00"W	70.28'
C40	23°09'59"	175.00'	70.76'	N11°53'00"W	70.28'

TRACTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C41	42°29'28"	58.00'	43.01'	S28°04'49"E	42.03'
C42	90°00'00"	15.00'	23.56'	S44°55'31"E	21.21'
C43	84°30'17"	15.00'	22.12'	S59°11'39"W	20.17'
C44	11°25'31"	630.00'	125.63'	N84°15'58"W	125.42'
C45	90°00'00"	15.00'	23.56'	N44°58'43"W	21.21'
C46	164°10'11"	48.00'	137.53'	N21°15'14"E	95.09'
C47	90°00'00"	15.00'	23.56'	S45°01'17"W	21.21'
C48	23°11'40"	305.00'	123.47'	S78°25'27"W	122.63'
C49	88°10'22"	15.00'	23.08'	N44°09'40"E	20.87'
C50	39°07'23"	305.00'	208.26'	N68°41'10"E	204.24'
C51	34°41'29"	245.00'	148.34'	N66°28'13"E	146.09'
C52	96°14'48"	15.00'	25.20'	S48°03'39"E	22.34'
C53	23°54'09"	185.05'	77.20'	S61°04'33"W	76.64'
C54	49°03'43"	33.00'	28.26'	N24°35'37"E	27.40'
C55	64°36'56"	15.00'	16.92'	N81°25'57"E	16.03'
C56	130°14'06"	48.00'	109.11'	N48°37'22"E	87.09'
C57	89°57'31"	15.00'	23.55'	N45°02'31"E	21.21'
C58	15°19'22"	450.00'	120.35'	S82°19'02"E	119.99'
C59	20°03'11"	626.00'	219.09'	S64°37'45"E	217.98'
C60	76°35'01"	100.00'	133.66'	S16°18'40"E	123.93'
C61	22°18'52"	1025.00'	399.20'	S10°49'25"W	396.68'
C62	22°18'52"	885.00'	344.67'	N10°49'25"E	342.50'
C63	111°01'35"	50.00'	96.89'	N77°29'38"E	82.43'
C64	84°44'39"	15.00'	22.19'	S4°37'15"E	20.22'
C65	1°41'36"	640.00'	18.92'	S36°54'16"W	18.92'
C66	23°09'59"	205.00'	82.89'	N11°53'00"W	82.32'
C67	11°26'24"	145.00'	28.95'	N17°44'48"W	28.90'
C68	1°41'36"	640.00'	18.92'	S49°06'35"W	18.92'
C69	84°44'39"	15.00'	22.19'	N89°21'54"W	20.22'
C70	98°49'46"	50.00'	86.24'	N2°25'19"E	75.94'
C71	16°18'26"	539.00'	153.41'	N59°59'24"E	152.89'
C72	90°00'00"	15.00'	23.56'	S66°51'23"E	21.21'
C73	90°00'00"	15.00'	23.56'	N23°08'37"E	21.21'
C76	90°00'00"	30.00'	47.12'	S23°08'37"W	42.43'
C77	16°18'26"	679.00'	193.25'	S59°59'24"W	192.60'
C78	75°07'47"	170.00'	222.91'	S89°24'05"W	207.28'
C79	19°45'41"	584.00'	201.42'	N62°54'53"W	200.43'
C80	89°44'14"	15.00'	23.49'	N27°55'36"W	21.16'
C81	90°00'00"	15.00'	23.56'	N61°56'31"E	21.21'
C82	18°22'18"	145.00'	46.49'	N12°40'14"W	46.29'
C83	90°00'00"	30.00'	47.12'	N66°51'23"W	42.43'
C84	45°00'00"	58.00'	45.55'	S89°21'23"E	44.39'
C85	43°32'44"	58.00'	44.08'	N46°22'15"E	43.03'
C86	90°00'00"	20.00'	31.42'	N89°04'07"E	28.28'
C87	94°41'46"	30.00'	49.58'	S1°25'00"W	44.13'

TRACTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C88	19°22'44"	885.00'	299.33'	S58°27'15"W	297.90'
C89	94°41'46"	30.00'	49.58'	S86°43'14"W	44.13'
C90	90°00'00"	20.00'	31.42'	N0°55'53"W	28.28'
C91	32°31'32"	387.00'	219.69'	N27°48'21"E	216.75'
C92	8°51'12"	330.50'	51.07'	N6°32'38"E	51.02'
C93	1°51'30"	387.00'	12.55'	N0°52'13"E	12.55'
C94	99°18'59"	48.00'	83.20'	N3°58'38"W	73.17'
C95	90°05'53"	15.00'	23.59'	N45°00'36"W	21.23'
C96	90°00'00"	25.00'	39.27'	N45°02'21"E	35.36'
C98	38°56'14"	885.00'	601.43'	S19°54'14"W	589.93'
C99	33°21'27"	310.00'	180.48'	S27°23'23"W	177.94'
C100	2°19'12"	310.00'	12.55'	S1°06'04"W	12.55'
C101	2°40'16"	280.00'	13.05'	N1°16'36"E	13.05'
C102	19°54'10"	280.00'	97.26'	N20°46'49"E	96.77'
C103	4°06'31"	264.50'	18.97'	N32°47'09"E	18.96'
C104	9°13'42"	280.00'	45.10'	N39°27'16"E	45.05'
C105	7°15'00"	259.50'	32.84'	S6°26'54"W	32.81'
C106	4°55'39"	205.00'	17.63'	N5°49'03"E	17.62'
C107	44°07'39"	145.00'	111.67'	S22°00'17"W	108.94'
C108	63°28'27"	15.00'	16.62'	S58°12'14"W	15.78'
C109	90°00'00"	58.00'	91.11'	N44°56'28"E	82.02'
C110	89°54'07"	15.00'	23.54'	S44°59'24"W	21.20'
C111	90°00'00"	25.00'	39.27'	S44°57'39"E	35.36'
C112	20°16'14"	1025.00'	362.63'	N58°00'30"E	360.74'
C113	86°11'44"	30.00'	45.13'	S89°01'45"E	40.99'
C114	21°57'25"	435.00'	166.70'	S34°57'10"E	165.68'
C115	24°24'18"	100.00'	42.59'	S11°46'19"E	42.27'
C116	16°10'14"	515.00'	145.35'	N37°50'46"W	144.87'
C117	86°11'44"	30.00'	45.13'	N2°50'01"W	40.99'
C118	14°18'35"	1025.00'	255.99'	N33°06'34"E	255.33'

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C119	6°54'35"	58.00'	6.99'	S3°22'48"E	6.99'
C120	35°55'54"	58.00'	36.37'	S67°17'30"E	35.78'
C121	4°40'48"	58.00'	4.74'	S87°35'51"E	4.74'
C122	90°00'00"	15.00'	23.56'	S44°56'15"E	21.21'
C123	89°59'16"	15.00'	23.56'	N45°04'07"E	21.21'
C124	90°00'00"	15.00'	23.56'	S44°56'15"E	21.21'
C125	90°00'00"	15.00'	23.56'	S45°03'45"E	21.21'
C126	90°00'44"	33.00'	51.84'	N44°55'53"W	46.67'
C127	90°00'44"	15.00'	23.57'	N44°55'53"W	21.22'
C128	60°10'58"	48.00'	50.42'	N46°35'10"W	48.13'
C129	45°00'12"	48.00'	37.70'	S80°49'15"W	36.74'
C130	8°11'28"	48.00'	6.86'	S54°13'25"W	6.86'
C131	2°24'05"	93.00'	3.90'	S47°55'26"W	3.90'
C132	24°45'27"	93.00'	40.19'	S34°20'40"W	39.87'
C133	21°54'11"	93.00'	35.55'	S11°00'51"W	35.34'
C134	90°00'00"	15.00'	23.56'	S45°03'45"W	21.21'
C135	90°00'00"	15.00'	23.56'	N44°56'15"W	21.21'
C136	90°00'00"	15.00'	23.56'	S45°03'45"W	21.21'
C137	90°00'00"	15.00'	23.56'	S45°04'29"W	21.21'
C138	28°54'09"	58.00'	29.26'	S14°31'34"W	28.95'
C139	30°31'19"	58.00'	30.90'	S44°14'18"W	30.53'
C140	30°31'19"	58.00'	30.90'	S74°45'37"W	30.53'
C141	29°08'52"	48.00'	24.42'	N75°24'17"W	24.16'
C142	51°18'20"	48.00'	42.98'	S51°00'30"E	41.56'
C143	64°37'23"	15.00'	16.92'	S57°40'02"E	16.04'
C144	90°00'00"	15.00'	23.56'	N45°01'17"E	21.21'
C145	7°22'47"	145.00'	18.68'	S13°15'07"W	18.66'
C146	9°37'16"	145.00'	24.35'	S4°45'06"W	24.32'
C147	17°57'29"	305.00'	95.60'	S57°50'52"W	95.20'
C148	90°16'05"	15.00'	23.63'	N85°59'50"W	21.26'
C149	14°34'13"	145.00'	36.87'	N33°35'25"W	36.77'
C150	26°22'48"	145.00'	66.76'	N13°06'55"W	66.17'
C151	89°56'48"	15.00'	23.55'	N45°02'53"E	21.20'
C152	90°00'00"	15.00'	23.56'	S44°58'43"E	21.21'
C153	90°00'00"	15.00'	23.56'	S44°55'31"E	21.21'
C154	9°38'55"	205.00'	34.52'	S4°44'58"E	34.48'
C155	11°08'37"	205.00'	39.87'	S15°08'44"E	39.81'
C156	20°09'29"	205.00'	72.12'	S30°47'47"E	71.75'
C157	90°00'00"	15.00'	23.56'	S4°07'28"W	21.21'
C158	2°49'49"	245.00'	12.10'	S50°32'23"W	12.10'
C159	20°26'17"	245.00'	87.39'	S62°10'26"W	86.93'
C160	15°08'22"	245.00'	64.74'	S79°57'45"W	64.55'
C161	92°32'33"	15.00'	24.23'	N46°11'47"W	21.68'

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C162	90°00'00"	33.00'	51.84'	N45°04'29"E	46.67'
C163	14°42'00"	205.00'	52.60'	S80°24'30"E	52.45'
C164	14°42'00"	205.00'	52.60'	N84°53'30"E	52.45'
C165	9°23'53"	205.00'	33.63'	N72°50'34"E	33.59'
C166	90°00'00"	15.00'	23.56'	S66°51'23"E	21.21'
C168	90°00'00"	15.00'	23.56'	N61°56'31"E	21.21'
C169	12°07'48"	205.00'	43.40'	S79°07'24"E	43.32'
C170	15°24'03"	205.00'	55.10'	N87°06'41"E	54.94'
C171	11°16'02"	205.00'	40.31'	N73°46'38"E	40.25'
C172	90°00'00"	15.00'	23.56'	S66°51'23"E	21.21'
C173	90°00'00"	15.00'	23.56'	S23°08'37"W	21.21'
C174	38°47'54"	145.00'	98.19'	S87°32'34"W	96.32'
C175	90°00'00"	15.00'	23.56'	N28°03'29"W	21.21'
C176	13°37'04"	150.00'	34.46'	N79°52'01"W	34.38'
C177	75°56'51"	15.00'	19.88'	N35°05'04"W	18.46'
C178	2°56'53"	205.00'	10.55'	N1°24'54"E	10.55'
C179	90°00'00"	15.00'	23.56'	N44°56'28"E	21.21'
C180	90°00'00"	15.00'	23.56'	S45°03'32"E	21.21'
C181	1°55'57"	205.00'	6.91'	S1°01'31"E	6.91'
C182	14°11'10"	205.00'	50.76'	S9°00'04"E	50.63'
C183	5°40'45"	205.00'	20.32'	S19°01'01"E	20.31'
C184	90°00'00"	15.00'	23.56'	S23°08'37"W	21.21'
C185	25°10'50"	145.00'	63.73'	S80°44'02"W	63.21'
C186	90°00'00"	15.00'	23.56'	N45°03'32"W	21.21'
C187	90°00'00"	15.00'	23.56'	S44°56'28"W	21.21'
C188	90°00'00"	15.00'	23.56'	N66°51'23"W	21.21'
C189	13°03'51"	145.00'	33.06'	N15°19'27"W	32.99'
C190	8°44'00"	145.00'	22.10'	N4°25'32"W	22.08'
C191	90°00'00"	15.00'	23.56'	N44°56'28"E	21.21'
C192	90°00'00"	15.00'	23.56'	S45°03'32"E	21.21'
C193	1°56'59"	205.00'	6.98'	S1°02'02"E	6.98'
C194	13°03'34"	205.00'	46.73'	S8°32'19"E	46.63'
C195	6°47'17"	205.00'	24.29'	S18°27'44"E	24.27'
C196	90°00'00"	15.00'	23.56'	S23°08'37"W	21.21'
C197	90°00'00"	15.00'	23.56'	N66°51'23"W	21.21'
C198	3°25'33"	145.00'	8.67'	N1°46'19"W	8.67'
C199	90°00'00"	15.00'	23.56'	N44°56'28"E	21.21'
C200	90°00'00"	15.00'	23.56'	S45°03'32"E	21.21'
C201	1°58'02"	205.00'	7.04'	S1°02'33"E	7.04'
C202	14°42'26"	205.00'	52.62'	S9°22'47"E	52.48'
C203	5°07'23"	205.00'	18.33'	S19°17'42"E	18.32'
C204	90°00'00"	15.00'	23.56'	S23°08'37"W	21.21'
C205	90°00'00"	15.00'	23.56'	N66°51'23"W	21.21'

PARKDALE PRELIMINARY PLAT NO. 4

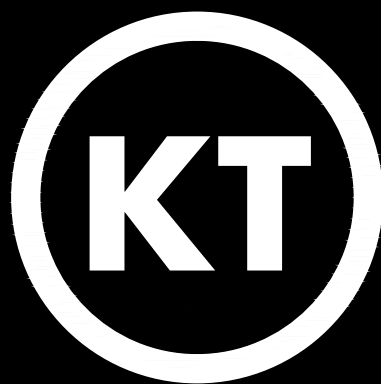
LOCATED IN THE NORTH 1/2 AND SOUTHEAST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
141.5481 ACRES - 534 LOTS / 37 TRACTS
PP-001658-2023

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C206	90°00'00"	15.00'	23.56'	N44°56'28"E	21.21'
C207	90°00'00"	15.00'	23.56'	S45°03'32"E	21.21'
C208	3°07'06"	205.00'	11.16'	S20°17'50"E	11.16'
C209	90°00'00"	15.00'	23.56'	S23°08'37"W	21.21'
C210	90°00'00"	15.00'	23.56'	N66°51'23"W	21.21'
C211	10°53'55"	145.00'	27.58'	N16°24'25"W	27.54'
C212	10°53'55"	145.00'	27.58'	N5°30'30"W	27.54'
C213	90°00'00"	15.00'	23.56'	N44°56'28"E	21.21'
C214	90°00'00"	15.00'	23.56'	S45°03'32"E	21.21'
C215	4°14'29"	205.00'	15.17'	S2°10'47"E	15.17'
C216	14°25'14"	205.00'	51.60'	S11°30'38"E	51.46'
C217	3°08'09"	205.00'	11.22'	S20°17'19"E	11.22'
C218	90°00'00"	15.00'	23.56'	S23°08'37"W	21.21'
C219	90°00'00"	15.00'	23.56'	N23°08'37"E	21.21'
C220	90°00'00"	15.00'	23.56'	S66°51'23"E	21.21'
C221	45°00'00"	58.00'	45.55'	S44°21'23"E	44.39'
C222	40°45'12"	58.00'	41.25'	N4°13'17"E	40.39'
C223	5°42'04"	58.00'	5.77'	N19°00'21"W	5.77'
C224	21°47'51"	145.00'	55.16'	N10°57'28"W	54.83'
C225	90°00'00"	15.00'	23.56'	N44°56'28"E	21.21'
C226	11°43'52"	205.00'	41.97'	N84°04'32"E	41.90'
C227	17°04'14"	205.00'	61.08'	N69°40'28"E	60.85'
C228	17°04'14"	205.00'	61.08'	N52°36'14"E	60.85'
C229	90°00'00"	33.00'	51.84'	N66°51'23"W	46.67'
C230	10°53'55"	145.00'	27.58'	N16°24'25"W	27.54'
C231	10°53'55"	145.00'	27.58'	N5°30'30"W	27.54'
C232	90°00'00"	15.00'	23.56'	N44°56'28"E	21.21'
C233	90°00'00"	15.00'	23.56'	S45°03'32"E	21.21'
C234	21°47'51"	205.00'	77.99'	S10°57'28"E	77.52'
C235	90°00'00"	33.00'	51.84'	S23°08'37"W	46.67'
C236	90°00'00"	15.00'	23.56'	N45°03'32"W	21.21'
C237	90°00'00"	15.00'	23.56'	S44°56'28"W	21.21'
C238	90°00'00"	15.00'	23.56'	S45°03'32"E	21.21'
C239	90°00'00"	15.00'	23.56'	N44°56'28"E	21.21'
C240	45°16'50"	145.00'	114.59'	S66°42'32"W	111.63'
C241	0°35'31"	145.00'	1.50'	S89°38'42"W	1.50'
C242	90°00'00"	15.00'	23.56'	N45°03'32"W	21.21'
C243	90°00'00"	15.00'	23.56'	N44°56'28"E	21.21'
C244	90°00'00"	15.00'	23.56'	S45°03'32"E	21.21'
C245	90°00'00"	33.00'	51.84'	S44°56'28"W	46.67'
C246	90°00'00"	15.00'	23.56'	N45°03'32"W	21.21'
C247	0°06'02"	640.00'	1.12'	S0°15'00"E	1.12'
C248	4°01'43"	640.00'	45.00'	S1°48'53"W	44.99'

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C249	4°01'43"	640.00'	45.00'	S5°50'36"W	44.99'
C250	4°01'43"	640.00'	45.00'	S9°52'19"W	44.99'
C251	4°01'43"	640.00'	45.00'	S13°54'02"W	44.99'
C252	4°01'43"	640.00'	45.00'	S17°55'45"W	44.99'
C253	4°01'43"	640.00'	45.00'	S21°57'28"W	44.99'
C254	4°01'43"	640.00'	45.00'	S25°59'11"W	44.99'
C255	4°01'43"	640.00'	45.00'	S30°00'54"W	44.99'
C256	4°01'43"	640.00'	45.00'	S34°02'37"W	44.99'
C257	4°01'43"	640.00'	45.00'	S51°58'15"W	44.99'
C258	4°01'43"	640.00'	45.00'	S55°59'58"W	44.99'
C259	4°01'43"	640.00'	45.00'	S60°01'41"W	44.99'
C260	4°01'43"	640.00'	45.00'	S64°03'24"W	44.99'
C261	4°01'43"	640.00'	45.00'	S68°05'07"W	44.99'
C262	4°01'43"	640.00'	45.00'	S72°06'50"W	44.99'
C263	4°01'43"	640.00'	45.00'	S76°08'33"W	44.99'
C264	4°01'43"	640.00'	45.00'	S80°10'16"W	44.99'
C265	4°01'43"	640.00'	45.00'	S84°11'59"W	44.99'
C266	3°29'09"	640.00'	38.94'	S87°57'25"W	38.93'
C267	90°00'00"	15.00'	23.56'	S44°41'59"W	21.21'
C268	21°33'22"	145.00'	54.55'	S11°04'42"E	54.23'
C269	3°31'24"	205.00'	12.61'	N20°05'41"W	12.60'
C270	10°59'27"	205.00'	39.32'	N12°50'16"W	39.26'
C271	7°02'32"	205.00'	25.20'	N3°49'17"W	25.18'
C272	90°00'00"	15.00'	23.56'	N45°18'01"W	21.21'
C273	90°00'00"	15.00'	23.56'	N44°41'59"E	21.21'
C274	11°43'36"	145.00'	29.68'	N6°09'49"W	29.63'
C275	94°34'06"	15.00'	24.76'	N57°46'40"E	22.04'
C276	10°14'58"	205.00'	36.67'	S80°03'46"E	36.62'
C277	5°06'46"	205.00'	18.29'	S87°44'38"E	18.29'
C278	90°00'00"	15.00'	23.56'	S45°18'01"E	21.21'
C279	16°50'01"	205.00'	60.23'	S8°43'01"E	60.01'
C280	23°09'59"	145.00'	58.63'	S11°53'00"E	58.23'
C281	90°00'00"	15.00'	23.56'	S44°41'59"W	21.21'
C282	90°00'00"	15.00'	23.56'	N45°18'01"W	21.21'
C283	10°47'38"	580.00'	109.27'	N5°05'48"E	109.11'
C284	101°24'57"	48.00'	84.96'	S75°39'24"W	74.30'
C285	44°15'36"	48.00'	37.08'	N67°48'40"E	36.16'
C286	1°51'30"	387.00'	12.55'	S0°52'13"W	12.55'
C287	5°22'34"	387.00'	36.31'	S14°13'52"W	36.30'
C288	2°31'22"	387.00'	17.04'	S18°10'50"W	17.04'
C289	2°48'50"	387.00'	19.01'	S20°50'56"W	19.00'
C290	2°31'04"	387.00'	17.01'	S23°30'53"W	17.01'
C291	2°49'14"	387.00'	19.05'	S26°11'02"W	19.05'

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C292	5°57'28"	387.00'	40.24'	S30°34'23"W	40.22'
C293	6°05'21"	387.00'	41.13'	S36°35'48"W	41.11'
C294	2°31'15"	387.00'	17.03'	S40°54'06"W	17.03'
C295	1°54'23"	387.00'	12.88'	S43°06'55"W	12.88'
C296	2°22'49"	310.00'	12.88'	N42°52'43"E	12.88'
C297	3°09'00"	310.00'	17.04'	N40°06'48"E	17.04'
C298	4°59'11"	310.00'	26.98'	N36°02'43"E	26.97'
C299	4°34'19"	310.00'	24.74'	N31°15'58"E	24.73'
C300	3°31'36"	310.00'	19.08'	N27°13'00"E	19.08'
C301	3°08'39"	310.00'	17.01'	N23°52'53"E	17.01'
C302	3°30'48"	310.00'	19.01'	N20°33'10"E	19.01'
C303	3°09'13"	310.00'	17.06'	N17°13'09"E	17.06'
C304	4°55'53"	310.00'	26.68'	N13°10'36"E	26.67'
C305	2°19'12"	310.00'	12.55'	N1°06'04"E	12.55'
C306	2°40'16"	280.00'	13.05'	S1°16'36"W	13.05'
C307	5°40'03"	280.00'	27.70'	S13°39'45"W	27.69'
C308	3°53'27"	280.00'	19.01'	S18°26'30"W	19.01'
C309	3°28'52"	280.00'	17.01'	S22°07'39"W	17.01'
C310	6°51'49"	280.00'	33.54'	S27°17'59"W	33.52'
C311	2°03'15"	264.50'	9.48'	S31°45'31"W	9.48'
C312	2°03'15"	264.50'	9.48'	S33°48'47"W	9.48'
C313	6°04'51"	280.00'	29.72'	S37°52'50"W	29.70'
C314	3°08'51"	280.00'	15.38'	S42°29'41"W	15.38'
C315	4°18'04"	205.00'	15.39'	N41°55'05"E	15.39'
C316	6°58'54"	205.00'	24.98'	N36°16'36"E	24.96'
C317	7°36'26"	205.00'	27.22'	N28°58'56"E	27.20'
C318	4°45'26"	205.00'	17.02'	N22°48'00"E	17.02'
C319	5°19'03"	205.00'	19.03'	N17°45'45"E	19.02'
C320	6°49'22"	205.00'	24.41'	N11°41'33"E	24.40'
C321	3°24'46"	205.00'	12.21'	N1°38'51"E	12.21'
C322	90°00'00"	15.00'	23.56'	N44°56'28"E	21.21'
C323	90°00'00"	15.00'	23.56'	N44°56'28"E	21.21'
C324	90°00'00"	15.00'	23.56'	S45°03'32"E	21.21'
C325	90°00'00"	33.00'	51.84'	S44°41'59"W	46.67'
C326	15°21'44"	145.00'	38.88'	N82°37'09"W	38.76'
C327	94°34'06"	15.00'	24.76'	N27°39'14"W	22.04'
C328	70°04'10"	580.00'	709.31'	N54°39'54"E	665.93'
C329	90°00'00"	15.00'	23.56'	S45°18'01"E	21.21'
C330	18°40'45"	205.00'	66.83'	S9°23'55"E	66.54'
C331	21°47'51"	145.00'	55.16'	N10°57'28"W	54.83'

DATE SUBMITTED: 10.24.2023	
REVISION NO.	DATE
1	01.22.2024
2	05.07.2024
3	08.01.2024
4	10.21.2024
5	
PREPARED FOR: OEO 2, LLC 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111	
SCALE: 1" = N/A'	JOB NO: 0043-1814
	BY: KBS
SHEET 12 OF 12	



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