

ERIE HIGHLANDS PRELIMINARY PLAT NO. 4

A REPLAT OF A PORTION OF TRACTS K AND L, ERIE HIGHLANDS FILING NO. 11
 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.

29.962 ACRES – 156 LOTS, 42 TRACTS
 PP-000935-2017

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT K AND TRACT L, ERIE HIGHLANDS FILING NO. 11 AS RECORDED UNDER RECEPTION NO. 4291875 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20 TO BEAR SOUTH 88°48'06" WEST, A DISTANCE OF 2,648.24 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 38°13'55" WEST, A DISTANCE OF 2,551.02 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT L AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1135.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 66°33'06" WEST, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT L THE FOLLOWING TWO (2) COURSES:

1. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°45'48", AN ARC LENGTH OF 629.21 FEET;
2. NORTH 24°54'48" WEST, A DISTANCE OF 34.89 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT K;

THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID TRACT K THE FOLLOWING SIX (6) COURSES:

1. SOUTH 64°58'03" WEST, A DISTANCE OF 189.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 440.00 FEET;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°50'36", AN ARC LENGTH OF 183.10 FEET;
3. TANGENT TO SAID CURVE, SOUTH 88°48'39" WEST, A DISTANCE OF 277.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
4. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
5. TANGENT TO SAID CURVE, NORTH 01°12'1" WEST, A DISTANCE OF 569.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
6. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 88°48'39" EAST, A DISTANCE OF 402.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 510.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°02'33", AN ARC LENGTH OF 80.49 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
 THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°35'12", AN ARC LENGTH OF 29.53 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 74°21'18" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 74°21'18" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°35'12", AN ARC LENGTH OF 29.53 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 510.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°58'28", AN ARC LENGTH OF 35.38 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 64°58'03" EAST, A DISTANCE OF 409.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 25°01'57" EAST, A DISTANCE OF 180.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 24°54'05" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 25°01'57" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°28'28", AN ARC LENGTH OF 31.93 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 435.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°23'21", AN ARC LENGTH OF 132.02 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 06°10'08" EAST, A DISTANCE OF 112.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 06°10'08" EAST, A DISTANCE OF 70.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 06°10'08" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 06°10'08" EAST, A DISTANCE OF 36.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 490.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°15'44", AN ARC LENGTH OF 275.91 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°22'25", AN ARC LENGTH OF 29.45 FEET;

THENCE SOUTH 44°03'27" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 44°03'27" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°22'25", AN ARC LENGTH OF 29.45 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 490.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°18'33", AN ARC LENGTH OF 344.73 FEET;

THENCE SOUTH 89°59'35" EAST, A DISTANCE OF 27.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE SOUTH 89°59'35" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°59'35" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE SOUTH 89°59'35" EAST, A DISTANCE OF 260.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 30.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°43'01", AN ARC LENGTH OF 13.99 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT L;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT L THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 78°55'29" WEST, A DISTANCE OF 352.62 FEET;
2. NORTH 89°59'35" WEST, A DISTANCE OF 27.44 FEET;
3. SOUTH 00°00'25" WEST, A DISTANCE OF 5.38 FEET;
4. SOUTH 78°55'29" WEST, A DISTANCE OF 1019.24 FEET;
5. NORTH 89°59'19" WEST, A DISTANCE OF 128.21 FEET TO THE POINT OF BEGINNING.

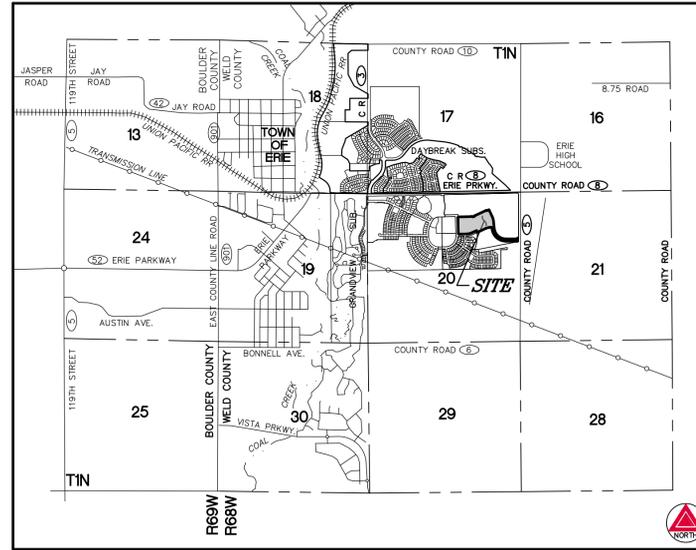
CONTAINING AN AREA OF 26.596 ACRES, (1,158,532 SQUARE FEET), MORE OR LESS.

GENERAL NOTES

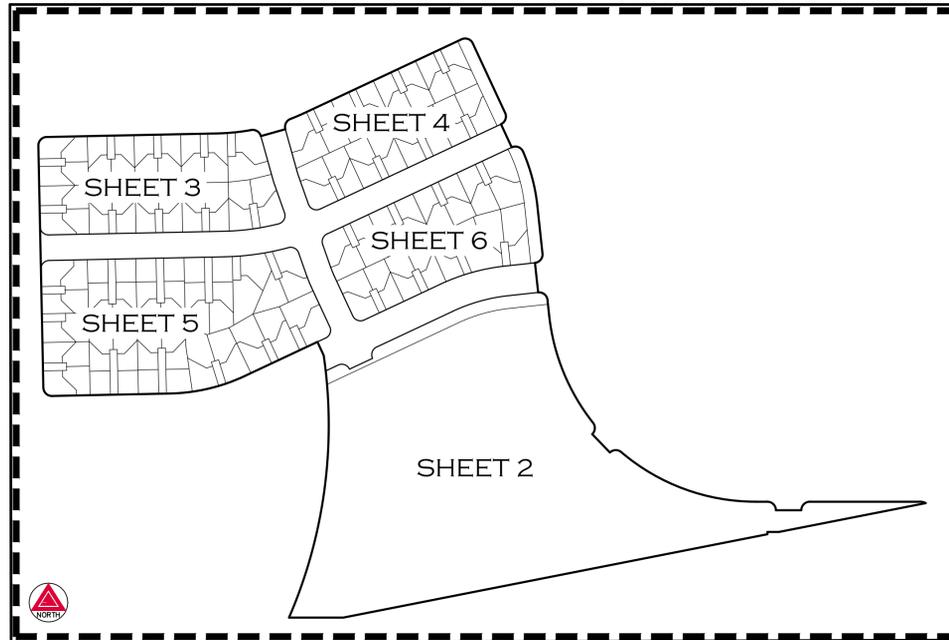
1. THE FIELD WORK FOR THIS PLAT WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEYCREW AND COMPLETED ON JUNE 9, 2017.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. 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.
4. **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.
5. **NOTICE:** PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 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.
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN STEWART TITLE GUARANTY COMPANY COMMITMENT FILE NO. 17000310774-AMENDMENT NO. 8, WITH AN EFFECTIVE DATE OF MAY 8, 2019 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.
7. PLEASE REFER TO THE ENCANSA SURFACE USE AGREEMENT RECORDED UNDER RECEPTION NO. 3982954 FOR ALL SETBACK AND USE RESTRICTIONS.
8. PLEASE REFER TO THE KERR-MCOEE SURFACE USE AGREEMENT RECORDED UNDER RECEPTION NO. 3952706 FOR ALL SETBACK AND USE RESTRICTIONS.
9. 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.
10. THE PROPERTY WITHIN THE ERIE HIGHLANDS PRELIMINARY PLAT NO. 4 IS SUBJECT TO A PERMANENT AVIGATION EASEMENT AS DESCRIBED WITHIN THE AGREEMENT RECORDED UNDER RECEPTION NO. 3984166.
11. **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.
12. **FLOODPLAIN:** BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 08013C04424, 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 FLOODPLAIN".
13. TRACTS A, B AND QQ AS SHOWN HEREON ARE PUBLIC ACCESS EASEMENTS IN THEIR ENTIRETY.
14. TRACTS C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC, DD, EE, FF, GG, HH, II, JJ, KK, LL, MM, NN AND OO AS SHOWN HEREON ARE PUBLIC ACCESS AND UTILITY EASEMENTS IN THEIR ENTIRETY AND THESE TRACTS SHALL REMAIN FREE FROM OBSTRUCTION AT ALL TIMES AND SHALL NOT BE USED FOR PARKING OR STORAGE.
15. THE SHARED USE EASEMENTS (S.U.E.) AS SHOWN ON THE LOTS IN BLOCK 1, BLOCK 2, BLOCK 3, AND BLOCK 4 ARE FOR THE BENEFIT OF THE ABUTTING LOT FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF THE BENEFITING LOT AND SHALL BE USED FOR OPEN SPACE USE ONLY WHICH IS LIMITED TO THE GROUND COVERING INSTALLED BY THE BUILDER AND SPECIFICALLY EXCLUDES THE CONSTRUCTION, INSTALLATION, LOCATION, PLANTING, AND USE OF EVERY KIND, NATURE, OR TYPE OF ANY OF THE FOLLOWING ON THE USE EASEMENT PREMISES: (A) APPIARIES, CHAIRS, CHICKEN COOPS, DOG HOUSES, GAZEBOS, HOT TUBS, PATIOS, TRELLISES, TABLES, AND SIMILAR ITEMS; (B) BUSHES, FLOWERS, GARDENS, GRASSES, SHRUBS, TREES, VEGETABLES, AND VEGETATION IMPROVEMENTS, (C) IMPROVEMENTS, (D) PICNIC, PLAY, RECREATIONAL, AND/OR SOCIAL USES, AND (E) A FENCE ON ANY PART OF THE USE EASEMENT PREMISES OTHER THAN THE FENCE CONSTRUCTED BY A BUILDER.

SHEET INDEX

- SHEET 1 – COVER, LEGAL DESCRIPTION, NOTES, VICINITY MAP
 SHEET 2 – OVERALL BOUNDARY
 SHEETS 3 – 6 DETAILED LOT INFORMATION



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	6,428	0.148	TRAIL, LANDSCAPE, UTILITIES	METRO DIST./METRO. DIST.
TRACT B	8,200	0.188	TRAIL, LANDSCAPE, UTILITIES	METRO DIST./METRO. DIST.
TRACT C	1,134	0.026	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT D	1,134	0.026	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT E	1,008	0.023	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT F	1,064	0.024	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT G	1,008	0.023	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT H	1,908	0.044	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT I	1,923	0.044	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT J	1,053	0.024	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT K	1,008	0.023	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT L	1,064	0.024	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT M	990	0.023	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT N	990	0.023	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT O	1,039	0.024	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT P	1,011	0.023	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT Q	990	0.023	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT R	990	0.023	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT S	990	0.023	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT T	990	0.023	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT U	1,199	0.028	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT V	1,057	0.024	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT W	1,890	0.043	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT X	1,890	0.043	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT Y	1,890	0.043	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT Z	990	0.023	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT AA	990	0.023	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT BB	991	0.023	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT CC	1,052	0.024	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT DD	990	0.023	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT EE	990	0.023	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT FF	990	0.023	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT GG	990	0.023	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT HH	990	0.023	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT II	990	0.023	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT JJ	990	0.023	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT KK	990	0.023	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT LL	1,066	0.024	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT MM	990	0.023	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT NN	990	0.023	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT OO	990	0.023	UTILITIES, DRIVEWAY	METRO DIST./METRO. DIST.
TRACT PP	15,301	0.351	TRAIL	METRO DIST./METRO. DIST.
TRACT QQ	462,836	10.625	FUTURE DEVELOPMENT	OWNER

LAND SUMMARY CHART			
TYPE	AREA (S.F.)	AREA (AC.)	% OF TOTAL AREA
LOTS	486,599	11.170	42.00%
TRACTS	536,964	12.328	46.35%
PUBLIC ROW	134,969	3.098	11.65%
TOTAL	1,158,532	26.596	100%

AzTec Proj. No.: 19317-26 - TOWN PROJECT NO.: PP-000935-2017

REVISIONS			DATE OF PREPARATION:	2017-09-20
DATE	DESCRIPTION	BY		
2019-08-29	ADDED 5' ESMTS	TP	SCALE:	NA
2019-05-15	REVISED LOTS/TRACTS/ESMTS	TP		
2018-05-23	REVISED LOTS/TRACTS/ESMTS	TP	SHEET 1 OF 7	
2018-05-11	ADDRESS TOWN COMMENTS	TP		
2017-11-22	ADDRESS TOWN COMMENTS	TP		

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

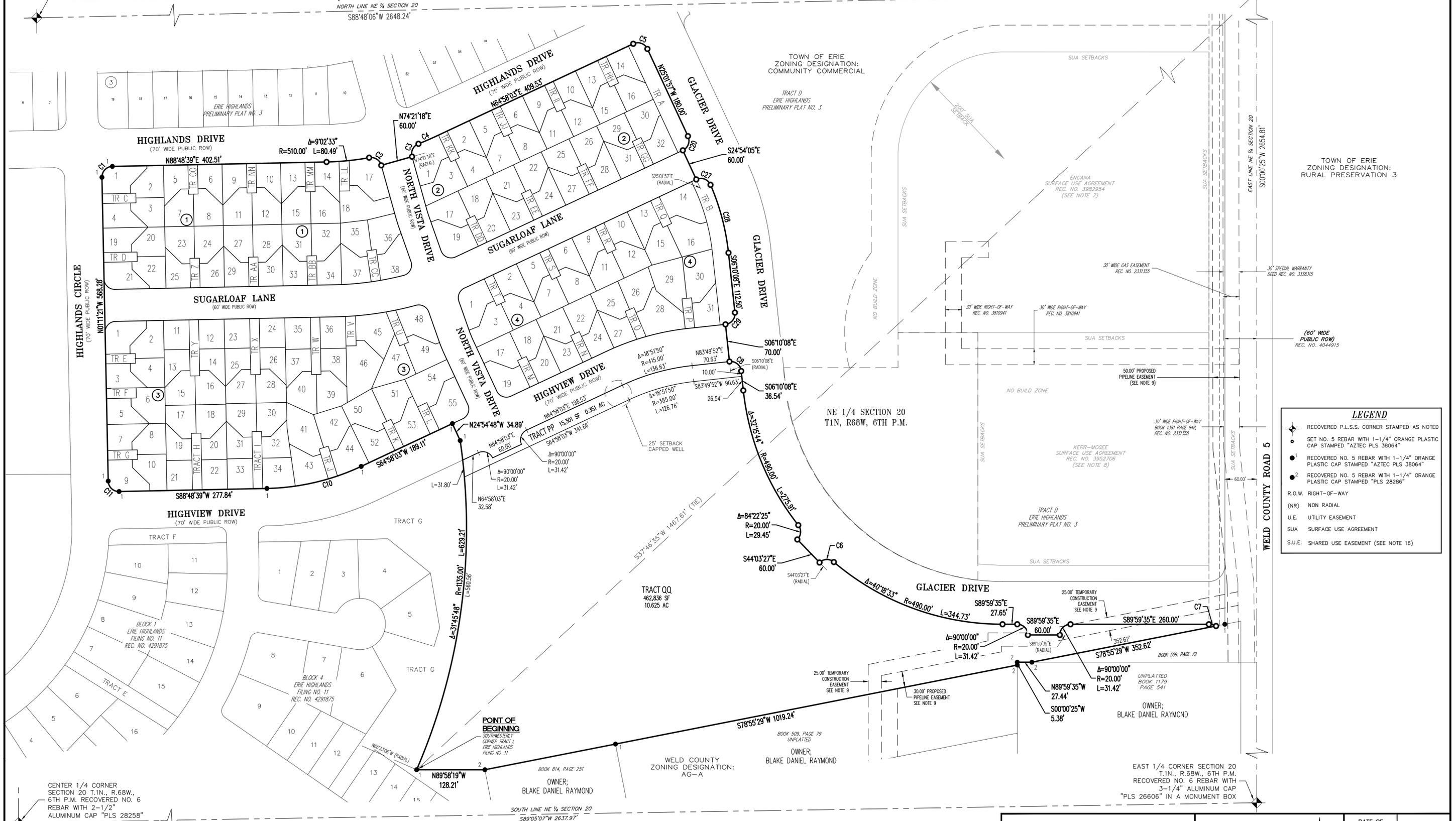
ERIE HIGHLANDS PRELIMINARY PLAT NO. 4

PP-000935-2017

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

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

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



TOWN OF ERIE
ZONING DESIGNATION:
RURAL PRESERVATION 3

TOWN OF ERIE
ZONING DESIGNATION:
COMMUNITY COMMERCIAL

TRACT D
ERIE HIGHLANDS
PRELIMINARY PLAT NO. 3

ENCANA
SURFACE USE AGREEMENT
REC. NO. 3982954
(SEE NOTE 7)

30' WIDE GAS EASEMENT
REC. NO. 2331555

30' SPECIAL WARRANTY
REC. NO. 3338315

(60' WIDE
PUBLIC ROW)
REC. NO. 4044915

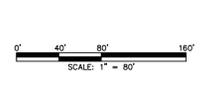
LEGEND

- RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
- SET 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 "AZTEC PLS 38064"
- RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 28286"
- R.O.W. RIGHT-OF-WAY
- (NR) NON RADIAL
- U.E. UTILITY EASEMENT
- SUA SURFACE USE AGREEMENT
- S.U.E. SHARED USE EASEMENT (SEE NOTE 16)

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"

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

NOTE: SEE SHEET 7 FOR LINE AND CURVE TABLES

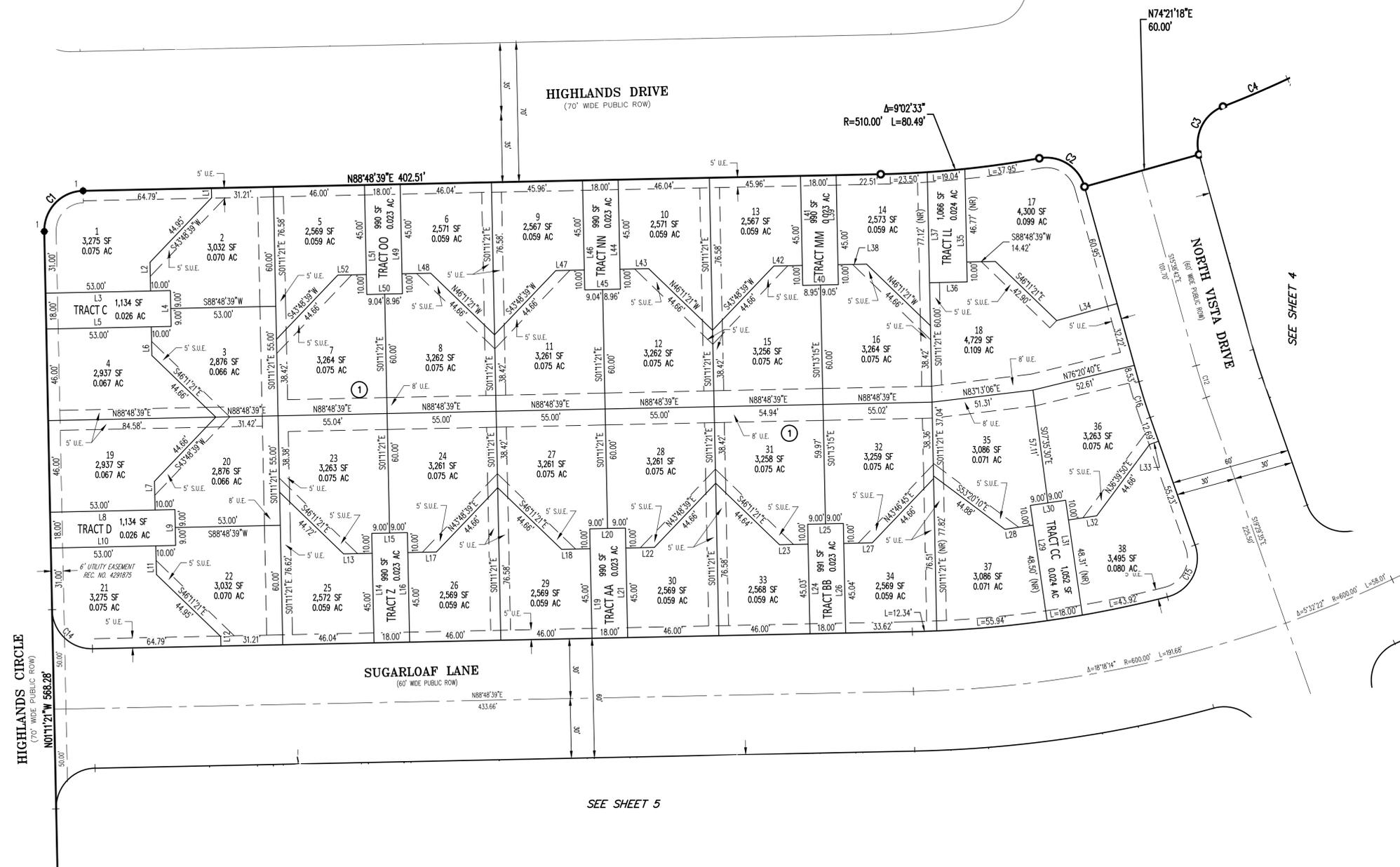


DATE OF PREPARATION:	2017-09-20
SCALE:	1"=80'
SHEET 2 OF 7	

AzTec Proj. No.: 19317-26 - TOWN PROJECT NO.: PP-000935-2017

ERIE HIGHLANDS PRELIMINARY PLAT NO. 4

PP-000935-2017



LEGEND

- ◆ RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
- SET 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 "AZTEC PLS 38064"
- RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 28286"

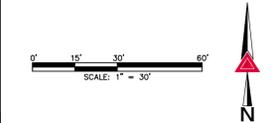
R.O.W. RIGHT-OF-WAY
 (NR) NON RADIAL
 U.E. UTILITY EASEMENT
 SUA SURFACE USE AGREEMENT
 S.U.E. SHARED USE EASEMENT (SEE NOTE 16)

NOTE: SEE SHEET 7 FOR LINE AND CURVE TABLES

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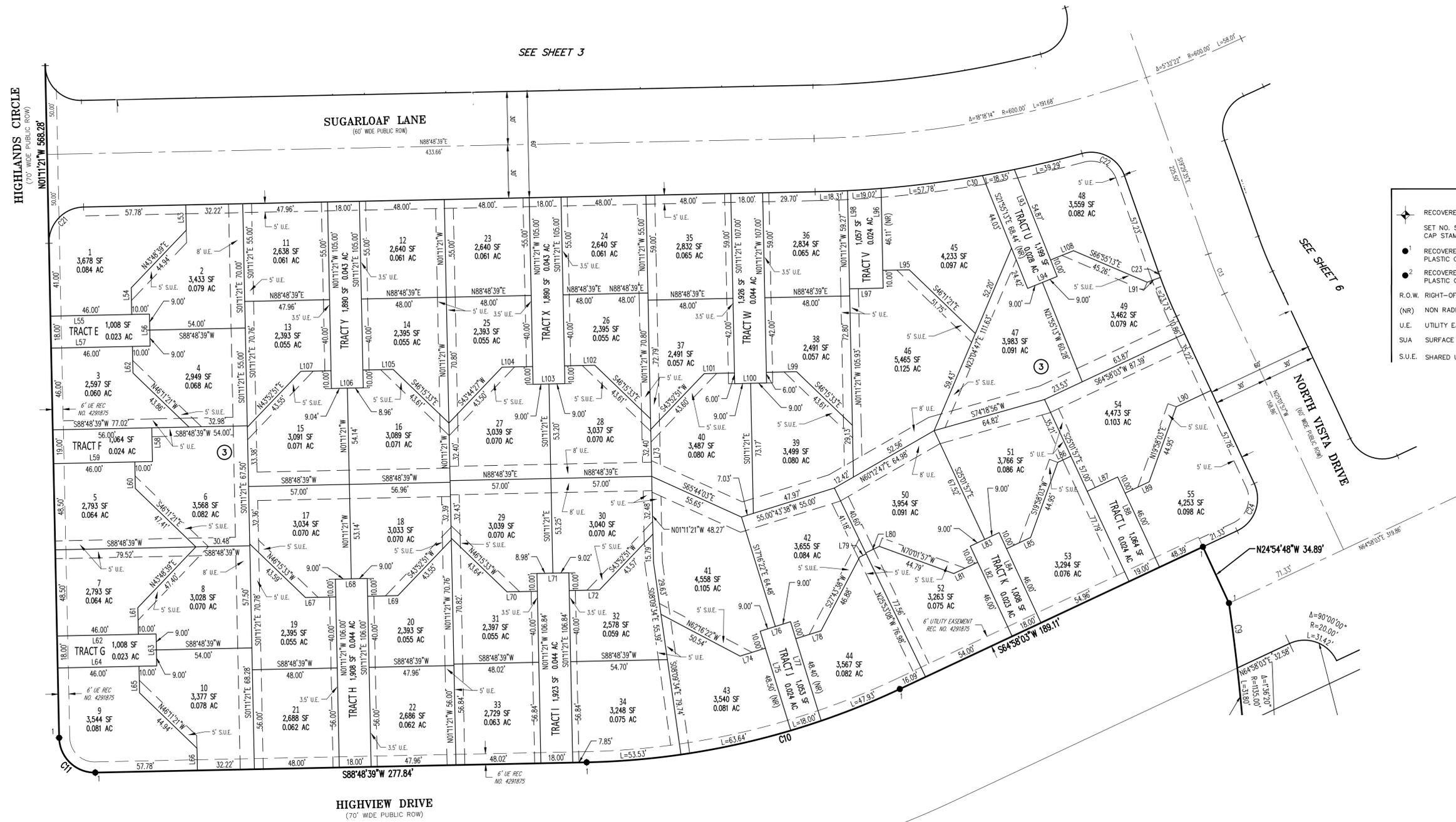
AzTec Proj. No.: 19317-26 - TOWN PROJECT NO.: PP-000935-2017



DATE OF PREPARATION:	2017-09-20
SCALE:	1"=30'
SHEET 3 OF 7	

ERIE HIGHLANDS PRELIMINARY PLAT NO. 4

PP-000935-2017



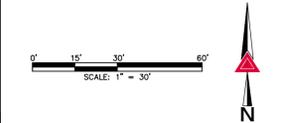
LEGEND	
	RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
	SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
	RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
	RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 28286"
	R.O.W. RIGHT-OF-WAY
	(NR) NON RADIAL
	U.E. UTILITY EASEMENT
	SUA SURFACE USE AGREEMENT
	S.U.E. SHARED USE EASEMENT (SEE NOTE 16)

NOTE: SEE SHEET 7 FOR LINE AND CURVE TABLES

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AzTec Proj. No.: 1937-26 - TOWN PROJECT NO.: PP-000935-2017



DATE OF PREPARATION:	2017-09-20
SCALE:	1"=30'
SHEET 5 OF 7	

ERIE HIGHLANDS PRELIMINARY PLAT NO. 4

PP-000935-2017



SEE SHEET 4

SEE SHEET 5

SEE SHEET 2

SEE SHEET 2

LEGEND

- ◆ RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
- SET 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 "AZTEC PLS 38064"
- RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 28286"
- R.O.W. RIGHT-OF-WAY
- (NR) NON RADIAL
- U.E. UTILITY EASEMENT
- SUA SURFACE USE AGREEMENT
- S.U.E. SHARED USE EASEMENT (SEE NOTE 16)

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DATE OF PREPARATION: 2017-09-20

SCALE: 1" = 30'

SHEET 6 OF 7

NOTE: SEE SHEET 7 FOR LINE AND CURVE TABLES

AzTec Proj. No.: 19317-26 - TOWN PROJECT NO.: PP-000935-2017

ERIE HIGHLANDS PRELIMINARY PLAT NO. 4

PP-000935-2017

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°11'21"W	4.80'
L2	N01°11'21"W	14.42'
L3	N88°48'39"E	63.00'
L4	S01°11'21"E	18.00'
L5	S88°48'39"W	63.00'
L6	N01°11'21"W	14.42'
L7	N01°11'21"W	14.42'
L8	N88°48'39"E	63.00'
L9	S01°11'21"E	18.00'
L10	S88°48'39"W	63.00'
L11	N01°11'21"W	14.42'
L12	S01°11'21"E	4.80'
L13	S88°48'39"W	14.42'
L14	N01°11'21"W	55.00'
L15	N88°48'39"E	18.00'
L16	S01°11'21"E	55.00'
L17	S88°48'39"W	14.42'
L18	S88°48'39"W	14.42'
L19	N01°11'21"W	55.00'
L20	N88°48'39"E	18.00'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S01°11'21"E	55.00'
L22	S88°48'39"W	14.42'
L23	S88°46'45"W	14.41'
L24	N01°13'15"W	55.03'
L25	N88°46'45"E	18.00'
L26	S01°13'15"E	55.04'
L27	S88°46'45"W	14.42'
L28	S81°39'50"W	14.42'
L29	N08°20'10"W	58.50'
L30	N81°39'50"E	18.00'
L31	S08°20'10"E	58.31'
L32	S81°39'50"W	14.42'
L33	N70°30'25"E	4.77'
L34	N74°21'18"E	31.63'
L35	S01°11'21"E	46.77'
L36	S88°48'39"W	19.00'
L37	S01°11'21"E	55.54'
L38	N88°48'39"E	14.42'
L39	S01°11'21"E	55.00'
L40	S88°48'39"W	18.00'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N01°11'21"W	55.00'
L42	N88°48'39"E	14.38'
L43	N88°48'39"E	14.46'
L44	S01°11'21"E	55.00'
L45	S88°48'39"W	18.00'
L46	N01°11'21"W	55.00'
L47	N88°48'39"E	14.38'
L48	N88°48'39"E	14.46'
L49	S01°11'21"E	55.00'
L50	S88°48'39"W	18.00'
L51	N01°11'21"W	55.00'
L52	N88°48'39"E	14.42'
L53	N01°11'21"W	14.24'
L54	N01°11'21"W	14.98'
L55	S88°48'39"W	56.00'
L56	N01°11'21"W	9.00'
L57	N88°48'39"E	56.00'
L58	N01°11'21"W	19.00'
L59	N88°48'39"E	56.00'
L60	N01°11'21"W	14.98'

LINE TABLE		
LINE	BEARING	LENGTH
L61	N01°11'21"W	14.98'
L62	N01°11'21"W	14.98'
L63	N01°11'21"W	9.00'
L64	N88°48'39"E	56.00'
L65	N01°11'21"W	14.98'
L66	N01°11'22"W	12.52'
L67	S88°48'39"W	17.14'
L68	N88°48'39"E	18.00'
L69	N88°48'39"E	17.13'
L70	S88°48'39"W	17.13'
L71	N88°48'39"E	18.00'
L72	N88°48'39"E	17.13'
L73	N01°11'21"W	26.41'
L74	S72°43'38"W	14.98'
L75	S17°16'22"E	58.50'
L76	S72°43'38"W	18.00'
L77	N17°16'22"W	58.40'
L78	S72°43'38"W	14.98'
L79	N64°06'52"E	4.08'
L80	S64°06'52"W	8.50'

LINE TABLE		
LINE	BEARING	LENGTH
L81	S64°58'03"W	14.98'
L82	S25°01'57"E	56.00'
L83	S64°58'03"W	18.00'
L84	N25°01'57"W	56.00'
L85	S64°58'03"W	14.98'
L86	S64°58'03"W	8.20'
L87	S64°58'03"W	19.00'
L88	N25°01'57"W	56.00'
L89	S64°58'03"W	14.98'
L90	N64°58'03"E	21.63'
L91	N69°49'21"E	7.92'
L93	N21°55'13"W	64.87'
L94	N68°04'47"E	18.00'
L95	S88°48'39"W	14.98'
L96	N01°11'21"W	56.11'
L97	N88°48'39"E	19.00'
L98	N01°11'21"W	55.27'
L99	N88°48'39"E	17.13'
L100	N88°48'39"E	18.00'
L101	S88°48'39"W	17.13'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	90°00'00"	20.00'	31.42'	N43°48'39"E, 28.28'
C2	84°35'12"	20.00'	29.53'	S57°56'18"E, 26.92'
C3	84°35'12"	20.00'	29.53'	S26°38'54"W, 26.92'
C4	3°58'28"	510.00'	35.38'	N66°57'16"E, 35.37'
C5	90°00'00"	20.00'	31.42'	S70°01'57"E, 28.28'
C6	84°22'25"	20.00'	29.45'	S88°07'46"W, 26.86'
C7	26°43'01"	30.00'	13.99'	N76°38'04"W, 13.86'
C8	90°00'00"	20.00'	31.42'	N51°10'08"W, 28.28'
C9	1°51'37"	1135.00'	36.85'	N07°23'05"W, 36.85'
C10	81°7'14"	440.00'	63.64'	S77°41'49"W, 63.59'
C11	90°00'00"	20.00'	31.42'	N46°11'21"W, 28.28'
C12	3°50'53"	250.00'	16.79'	S17°34'09"E, 16.79'
C13	5°32'22"	250.00'	24.17'	S22°15'46"E, 24.16'
C14	90°00'00"	20.00'	31.42'	S46°11'21"E, 28.28'
C15	95°12'57"	20.00'	33.24'	N28°06'53"E, 29.54'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C16	3°50'53"	280.00'	18.81'	S17°34'09"E, 18.80'
C17	3°50'53"	220.00'	14.78'	S17°34'09"E, 14.77'
C18	95°12'57"	20.00'	33.24'	S67°06'04"E, 29.54'
C19	0°19'25"	570.00'	3.22'	N65°07'45"E, 3.22'
C20	90°00'00"	20.00'	31.42'	N19°58'03"E, 28.28'
C21	90°00'00"	20.00'	31.42'	S43°48'39"W, 28.28'
C22	85°35'18"	20.00'	29.88'	N62°17'14"W, 27.17'
C23	0°41'03"	280.00'	3.34'	S19°50'07"E, 3.34'
C24	90°00'00"	20.00'	31.42'	N19°58'02"E, 28.28'
C25	90°00'00"	20.00'	31.42'	S70°01'57"E, 28.28'
C26	85°35'18"	20.00'	29.88'	S23°18'04"W, 27.17'
C27	91°28'28"	20.00'	31.93'	N69°17'43"W, 28.65'
C28	172°3'21"	435.00'	132.02'	N14°51'48"W, 131.52'
C29	90°00'00"	20.00'	31.42'	N38°49'52"E, 28.28'
C30	5°15'18"	630.00'	57.78'	N82°47'19"E, 57.76'

LINE TABLE		
LINE	BEARING	LENGTH
L102	N88°48'39"E	17.13'
L103	S88°48'39"W	18.00'
L104	S88°48'39"W	17.28'
L105	N88°48'39"E	17.13'
L106	S88°48'39"W	18.00'
L107	S88°48'39"W	17.13'
L108	S68°04'47"W	13.98'
L109	S64°58'03"W	12.79'
L110	S64°58'03"W	14.98'
L111	S25°01'57"E	45.00'
L112	S64°58'03"W	9.00'
L113	N25°01'57"W	45.00'
L114	S64°58'03"W	14.98'
L115	S64°58'03"W	14.98'
L116	S25°01'57"E	45.00'
L117	S64°58'03"W	9.00'
L118	N25°01'57"W	45.00'
L119	S64°58'03"W	14.98'
L120	S67°13'58"W	14.98'
L121	S22°46'02"E	46.83'

LINE TABLE		
LINE	BEARING	LENGTH
L122	S67°13'58"W	9.00'
L123	N22°46'02"W	48.72'
L124	S67°13'58"W	14.98'
L125	N06°10'08"W	26.39'
L126	N83°49'52"E	9.00'
L127	S06°10'08"E	46.16'
L128	S83°49'52"W	14.98'
L129	N75°08'28"E	12.82'
L130	N64°58'03"E	14.98'
L131	N25°01'57"W	45.00'
L132	N64°58'03"E	9.00'
L133	S25°01'57"E	45.00'
L134	N64°58'03"E	14.98'
L135	N64°58'03"E	14.98'
L136	N25°01'57"W	45.00'
L137	N64°58'03"E	9.00'
L138	S25°01'57"E	45.00'
L139	N64°58'03"E	14.98'
L140	N64°58'03"E	14.98'
L141	N25°01'57"W	45.00'

LINE TABLE		
LINE	BEARING	LENGTH
L142	N64°58'03"E	9.00'
L143	S25°01'57"E	45.00'
L144	N64°58'03"E	14.98'
L145	N64°58'03"E	14.98'
L146	S25°01'57"E	45.00'
L147	S64°58'03"W	9.00'
L148	N64°58'03"E	14.98'
L149	N68°31'22"E	20.28'
L150	S70°30'25"W	14.08'
L151	S64°58'03"W	14.98'
L152	S25°01'57"E	45.00'
L153	S64°58'03"W	9.00'
L154	N25°01'57"W	45.00'
L155	S64°58'03"W	14.98'
L156	S64°58'03"W	14.98'
L157	S25°01'57"E	45.00'
L158	S64°58'03"W	9.00'
L159	N25°01'57"W	45.00'
L160	S64°58'03"W	14.98'
L161	S64°58'03"W	14.98'

LINE TABLE		
LINE	BEARING	LENGTH
L162	S25°01'57"E	45.00'
L163	S64°58'03"W	9.00'
L164	N25°01'57"W	45.00'
L165	S64°58'03"W	14.98'
L166	S64°58'03"W	14.98'
L167	S25°01'57"E	45.00'
L168	S64°58'03"W	9.00'
L169	N25°01'57"W	45.00'
L170	S64°58'03"W	14.98'
L171	S64°58'03"W	4.24'
L172	N64°58'03"E	14.98'
L173	N25°01'57"W	45.00'
L174	N64°58'03"E	9.00'
L175	S25°01'57"E	45.00'
L176	N64°58'03"E	14.98'
L177	N64°58'03"E	14.98'
L178	N25°01'57"W	45.00'
L179	N64°58'03"E	9.00'
L180	S25°01'57"E	45.00'
L181	N64°58'03"E	14.98'

LINE TABLE		
LINE	BEARING	LENGTH
L182	N64°58'03"E	14.98'
L183	N25°01'57"W	45.00'
L184	N64°58'03"E	9.00'
L185	S25°01'57"E	45.00'
L186	N64°58'03"E	14.98'
L187	N64°58'03"E	14.98'
L188	N25°01'57"W	45.00'
L189	N64°58'03"E	9.00'
L190	S25°01'57"E	45.00'
L191	N64°58'03"E	14.98'
L192	N74°21'18"E	25.86'