

COLLIERS HILL FILING NO. 4C FINAL PLAT

A REPLAT OF TRACT T OF "COLLIERS HILL FILING NO. 4A"
LOCATED IN SECTION 17, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
148.08 ACRES - 198 LOTS, 5 TRACTS
FP-000787-2016

ACCEPTANCE CERTIFICATE:

THE DEDICATION OF TRACTS A, B, C AND D ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE COLLIERS HILL HOMEOWNERS ASSOCIATION.

COLLIERS HILL HOMEOWNERS ASSOCIATION

BY: JON LEE DATE _____
TITLE: PRESIDENT

ACKNOWLEDGMENT

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ BY JON LEE AS PRESIDENT OF THE COLLIERS HILL HOMEOWNERS ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ACCEPTANCE CERTIFICATE:

TRACTS A, B, C AND D ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE COLLIERS HILL METROPOLITAN DISTRICT NO. 2.

COLLIERS HILL METROPOLITAN DISTRICT NO. 2

BY: JERRY RICHMOND DATE _____
TITLE: PRESIDENT

ACKNOWLEDGMENT

STATE OF COLORADO)
COUNTY OF _____) SS

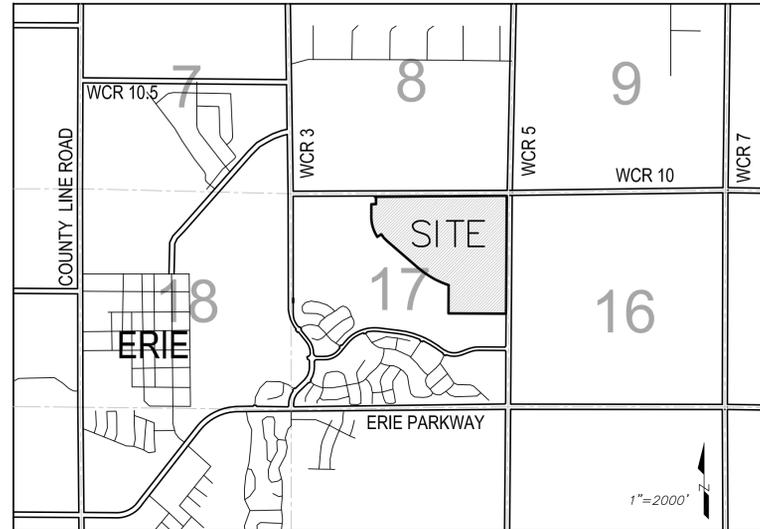
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ BY JERRY RICHMOND AS PRESIDENT OF COLLIERS HILL METROPOLITAN DISTRICT NO. 2.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

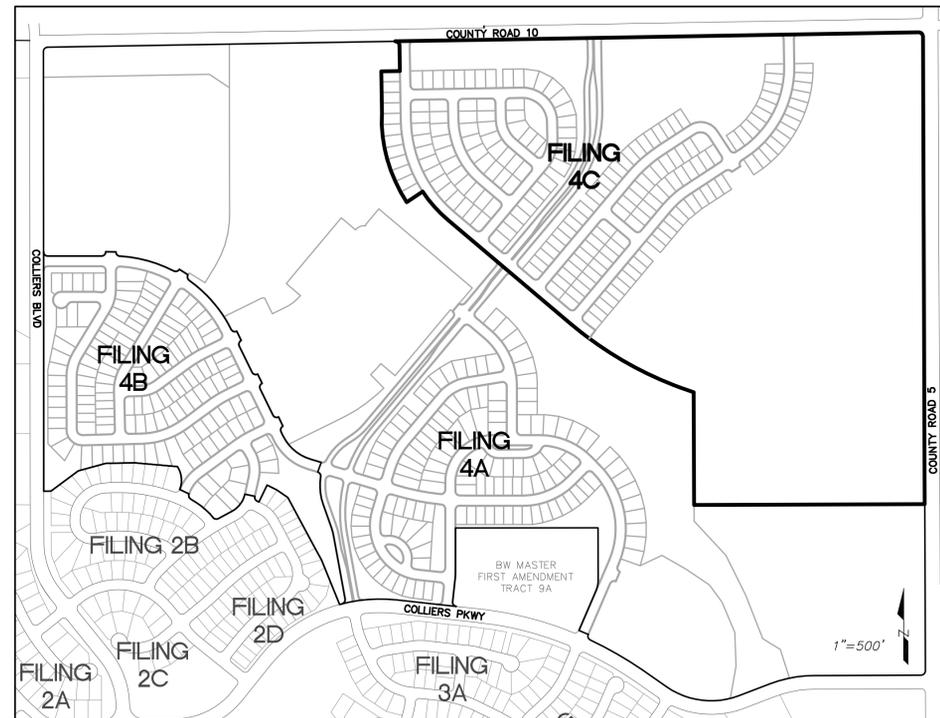
NOTARY PUBLIC

NOTES:

- 1) 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.
- 2) THE PURPOSE OF THIS PLAT IS TO FURTHER SUBDIVIDE EXISTING TRACTS INTO LOTS, TRACTS AND RIGHTS OF WAY.
- 3) BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 17 TO MATCH THE COLLIERS HILL MASTER SUBDIVISION PLAT: N88°48'09"E, 2648.37 FEET BETWEEN THE SOUTH QUARTER CORNER BEING A 2" ALUMINUM CAP MARKED "LS 28258 1999" AND THE SOUTHEAST CORNER OF SECTION 17, BEING A 2.5" ALUMINUM CAP MARKED "LS 23501 1993".
- 4) 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. SEE PERMANENT AVIGATION EASEMENT AGREEMENT RECORDED 11/19/2007 AT RECEPTION NO. 3518318 IN THE RECORDS OF WELD COUNTY, COLORADO.
- 5) PROPERTY IS LOCATED IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER FLOOD INSURANCE RATE MAP PANEL NUMBER 08013C0441J WITH A REVISION DATE OF 12/18/2012.
- 6) UNLESS OTHERWISE NOTED, ALL SUBDIVISION CORNERS WILL BE MONUMENTED WITH 1" PLASTIC CAPS MARKED LS 37990 SET ON #5 REBAR AFTER OVERLOT GRADING.
- 7) A BLANKET PUBLIC ACCESS EASEMENT IS GRANTED OVER TRACTS A, B, C AND D.
- 8) PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
- 9) MAINTENANCE DEFINITION: MAINTENANCE IS THE PROCESS OF PRESERVING CAPITAL IMPROVEMENTS, STRUCTURES, DEVELOPMENT, OR SYSTEMS TO MEET ITS FUNCTION OR ORIGINAL INTENT OF THE FACILITY. THIS IS THE PRESERVATION, CONSERVATION, KEEPING IN GOOD CONDITIONS, OPERATING SAFELY, OPERATING EFFICIENTLY, TESTING, INSPECTION, SERVICING, REPAIRING, GRADING, CLEANING, PICKING UP TRASH AND DEBRIS, PEST CONTROL, PAINTING, MOWING, PRUNING, AND PROLONGING OF THESE FACILITIES. MAINTENANCE ALSO INCLUDES THE PROVISION OF FINANCIAL SUPPORT TO MAINTAIN THE FACILITIES. FACILITIES INCLUDE BUT ARE NOT LIMITED TO: LANDSCAPING, OPEN AREAS, GRASS, SHRUBS, TREES, PLAYGROUNDS, SITE FURNITURE AND FIXTURES, RETAINING WALLS, SIGNS, SIDEWALKS, DRAINAGE STRUCTURES SUCH AS PONDS, SWALES, DRAIN PANS, INLETS, AND OUTLET STRUCTURES.



VICINITY MAP



FILING 4 KEY MAP

DEDICATION STATEMENT:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES OR LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, COLORADO, DESCRIBED AS FOLLOWS:

TRACT T OF "COLLIERS HILL FILING NO. 4A", TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, CONTAINING 148.08 ACRES.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON, UNDER THE NAME AND STYLE OF "COLLIERS HILL FILING NO. 4C". THE STREETS AND EASEMENTS NOTED HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES AS NOTED HEREON.

DAYBREAK RECOVERY ACQUISITION, LLC

BY: JON SHUMAKER DATE _____
AS: AUTHORIZED SIGNATORY

ACKNOWLEDGMENT

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ BY JON SHUMAKER AS AUTHORIZED SIGNATORY OF DAYBREAK ACQUISITION, LLC

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

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 DEDICATOR(S), IS FREE AND CLEAR OF ALL MONETARY LIENS AND MONETARY ENCUMBRANCES AND IS OTHERWISE SUBJECT ONLY TO THOSE ITEMS OF RECORD SHOWN IN SCHEDULE B-2 OF THE LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NUMBER _____ WITH AN EFFECTIVE DATE OF _____

BY: _____ DATE _____
AS: _____

ACKNOWLEDGMENT

STATE OF COLORADO)
COUNTY OF _____) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL LOTS	30.24 Ac.	20.4%
TRACTS	102.94 Ac.	69.5%
PUBLIC ROW	14.90 Ac.	10.1%
TOTAL	148.08 Ac.	100.0%

TRACT SUMMARY CHART				
TRACT	AREA	USE	OWNERSHIP	MAINTENANCE*
A	6.01 Ac.	LANDSCAPE BUFFER	H.O.A.	H.O.A. OR METRO DISTRICT
B	0.58 Ac.	POCKET PARK	H.O.A.	H.O.A. OR METRO DISTRICT
C	0.66 Ac.	MEDIAN	H.O.A.	H.O.A. OR METRO DISTRICT
D	13.68 Ac.	OPEN SPACE	H.O.A.	H.O.A. OR METRO DISTRICT
E	82.01 Ac.	FUTURE DEVELOPMENT	OWNER	OWNER

*-SEE NOTE 9

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

REVISIONS

NO. DESCRIPTION

1 First Submittal

1 Edits per 08/23/16

DATE BY

08/23/16 BO

08/23/16 BO

DATE BY

08/23/16 BO

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

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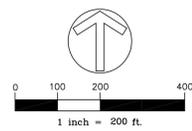
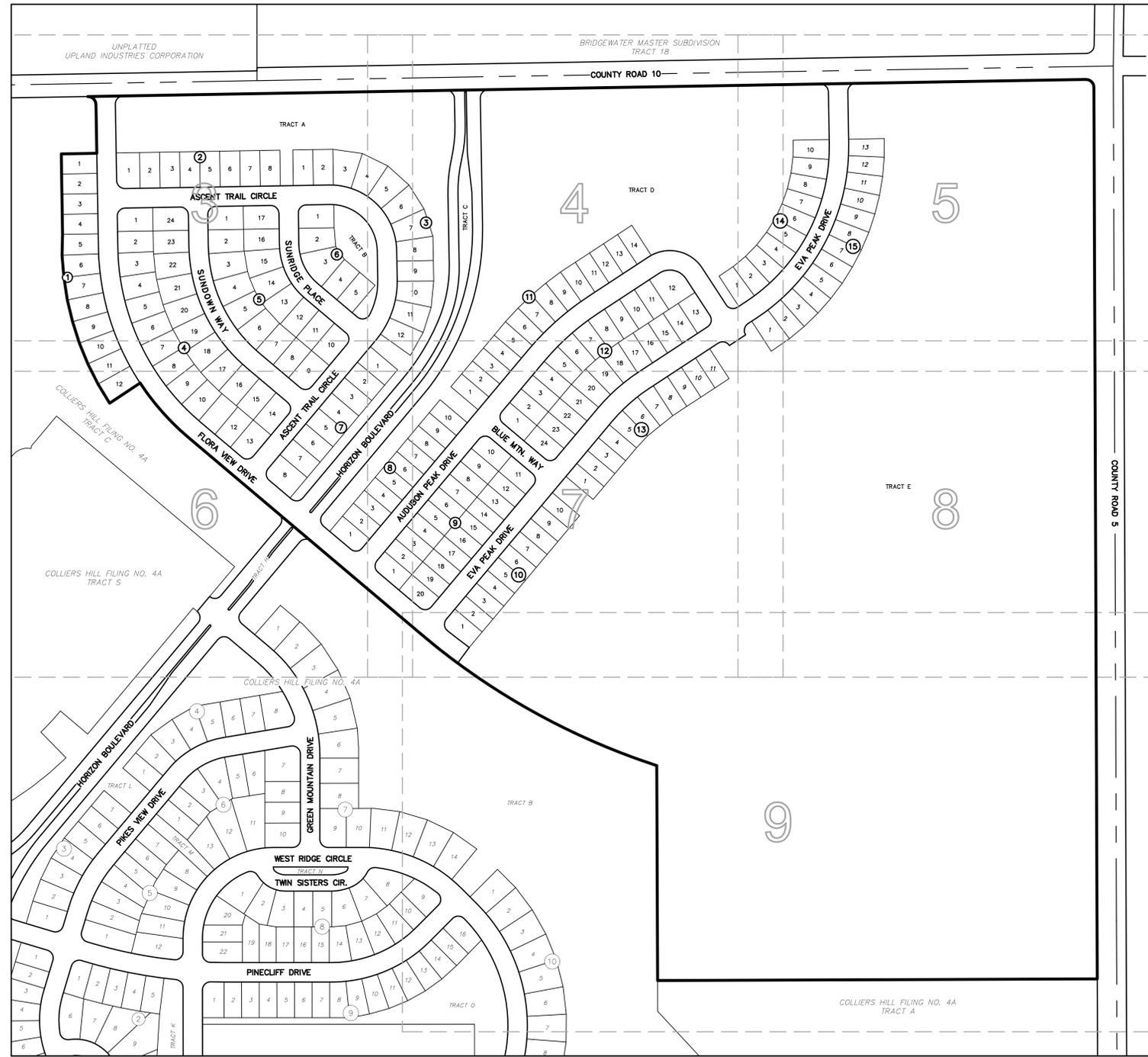
COLLIERS HILL FILING NO. 4C
FINAL PLAT
ERIE, COLORADO

DRAWN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ
JOB NUMBER: 2527-02
DATE: 08/23/16
SCALE: N/A
SHEET NO. 1 OF 9

FILE LOCATION: G:\2527\SURVEY\FILING 4\COLLIERS HILL FILING 4C SH-12

COLLIERS HILL FILING NO. 4C FINAL PLAT

SHEET 2 OF 9
FP-000787-2016



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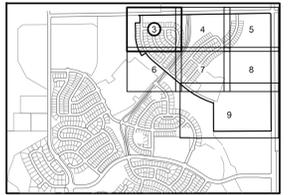
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FINAL PLAT
ERIE, COLORADO

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DESIGNED BY:	JJ
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DATE:	08/23/16
SCALE:	1"=200'
SHEET NO:	2 OF 9

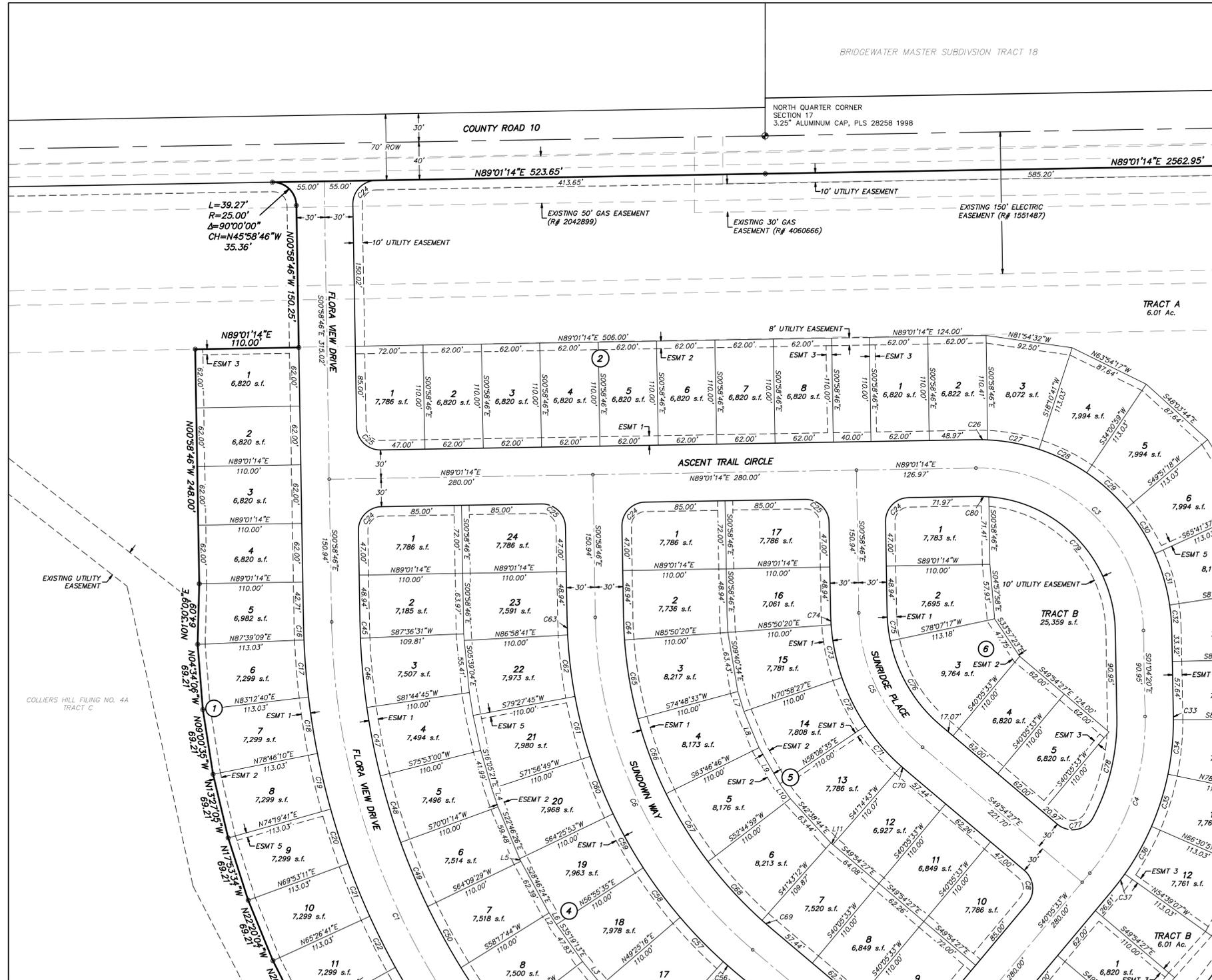
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COLLIERS HILL FILING NO. 4C FINAL PLAT

SHEET 3 OF 9
RP-000787-2016



KEY MAP



EASEMENT NOTES:

RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:

- 10' UTILITY ALONG RIGHTS OF WAY (ESMT 1)
- 8' DRAINAGE & UTILITY ALONG REAR LOT LINE (ESMT 2)
- 6' UTILITY ALONG LOT LINES ADJACENT TO TRACTS (ESMT 3)
- 6' DRAINAGE & UTILITY ALONG SIDE LOT LINES ADJACENT TO REARS OF ADJACENT LOTS (ESMT 4)
- 5' UTILITY ALONG SIDE LOT LINE AS SHOWN FOR STREET LIGHT (ESMT 5)

UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	640.46'	750.00'	48°55'40"	621.18'	S25°26'36"E
C3	274.61'	175.00'	89°54'26"	247.29'	N46°01'33"W
C5	162.25'	190.00'	48°55'40"	157.37'	S25°26'36"E
C6	401.36'	470.00'	48°55'40"	389.27'	S25°26'36"E
C16	18.62'	780.04'	1°22'05"	18.62'	S01°19'48"E
C17	60.47'	780.01'	4°26'29"	60.45'	S04°34'06"E
C18	60.47'	780.01'	4°26'29"	60.45'	S09°00'35"E
C19	60.47'	780.01'	4°26'29"	60.45'	S13°27'05"E
C20	60.47'	780.01'	4°26'29"	60.45'	S17°53'34"E
C21	60.47'	780.01'	4°26'29"	60.45'	S22°20'04"E
C22	60.47'	780.02'	4°26'29"	60.45'	S26°46'33"E
C24	39.27'	25.00'	90°00'00"	35.36'	S44°01'14"W
C25	39.27'	25.00'	90°00'00"	35.36'	S45°58'46"E
C26	13.03'	205.00'	1°32'35"	13.03'	N89°01'14"E
C27	55.51'	205.00'	15°30'52"	55.34'	N79°34'45"W
C28	56.67'	205.00'	15°30'19"	56.49'	N63°54'10"W
C29	56.67'	205.00'	15°30'19"	56.49'	N48°03'51"W
C30	56.67'	205.00'	15°30'19"	56.49'	N32°13'33"W
C31	56.67'	205.00'	15°30'19"	56.49'	N16°23'14"W
C32	26.46'	205.00'	7°33'44"	26.44'	N04°46'12"W
C33	4.07'	280.00'	0°50'00"	4.07'	N00°00'00"W
C34	52.92'	280.00'	11°51'44"	52.82'	N05°41'33"E
C35	52.92'	280.00'	11°51'44"	52.82'	N17°33'17"E
C36	52.92'	280.00'	11°51'44"	52.82'	N29°25'01"E
C37	23.19'	280.00'	4°44'40"	23.18'	N37°43'13"E
C45	17.74'	720.00'	1°24'43"	17.74'	S01°41'08"E
C46	73.67'	720.00'	5°51'45"	73.64'	S05°19'22"E
C47	73.67'	720.00'	5°51'45"	73.64'	S11°11'08"E
C48	73.67'	720.00'	5°51'45"	73.64'	S17°02'53"E
C49	73.67'	720.00'	5°51'45"	73.64'	S22°54'38"E
C50	73.67'	720.00'	5°51'45"	73.64'	S28°46'24"E
C56	15.92'	500.00'	1°49'27"	15.92'	S48°59'43"E
C57	65.49'	500.00'	7°30'16"	65.44'	S44°19'52"E
C58	65.50'	500.00'	7°30'16"	65.45'	S38°49'34"E
C59	65.49'	500.00'	7°30'16"	65.45'	S32°19'16"E
C60	65.49'	500.00'	7°30'16"	65.44'	S21°48'58"E
C61	65.49'	500.00'	7°30'16"	65.45'	S14°18'41"E
C62	65.50'	500.00'	7°30'16"	65.45'	S06°48'23"E
C63	18.10'	500.00'	2°04'27"	18.10'	S02°01'00"E
C64	24.43'	440.00'	3°02'54"	24.43'	S02°34'13"E
C65	84.70'	440.00'	11°01'47"	84.57'	S08°40'34"E
C66	84.70'	440.00'	11°01'47"	84.57'	S20°22'01"E
C67	84.70'	440.00'	11°01'47"	84.57'	S31°44'08"E
C68	84.70'	440.00'	11°01'47"	84.57'	S42°45'55"E
C69	12.50'	440.00'	1°37'38"	12.50'	S48°05'37"E
C70	4.43'	220.00'	1°09'09"	4.43'	S49°19'52"E
C71	57.08'	220.00'	14°51'52"	56.92'	S41°19'21"E
C72	57.08'	220.00'	14°51'52"	56.92'	S28°27'39"E
C73	57.08'	220.00'	14°51'52"	56.92'	S11°55'36"E
C74	12.22'	220.00'	3°10'54"	12.22'	S02°34'13"E
C75	30.44'	160.00'	10°53'57"	30.39'	S06°25'44"E
C76	106.20'	160.00'	38°01'44"	104.26'	S30°33'55"E
C77	44.75'	25.00'	102°33'15"	39.01'	N78°48'56"E
C78	109.86'	220.00'	28°36'38"	108.72'	N13°13'59"E
C79	214.49'	145.00'	84°51'21"	195.46'	N43°26'56"W
C80	13.04'	145.00'	5°09'14"	13.04'	N88°24'09"W

Match to Sheet 4

Match to Sheet 6

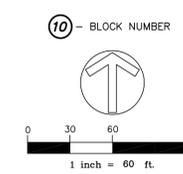
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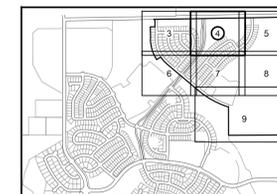
COLLIERS HILL FILING NO. 4C
FINAL PLAT
ERIE, COLORADO

DRAWN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ
JOB NUMBER: 2527-02
DATE: 08/23/16
SCALE: 1"=60'
SHEET NO: 3 OF 9
FILE LOCATION: G:\2527\SURVEY\COLLIERS HILL FILING NO. 4C\PLAT SH 3.DWG

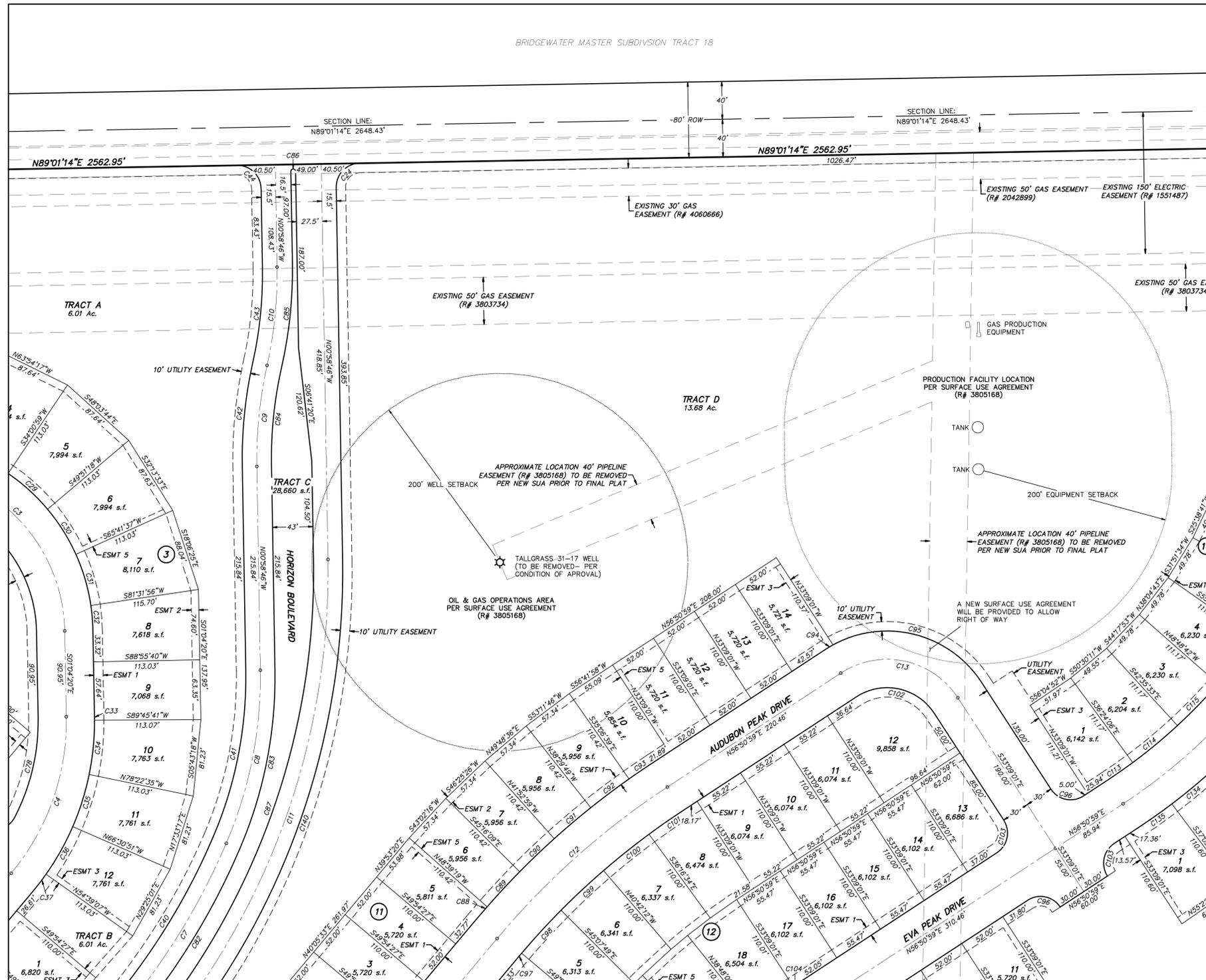


COLLIERS HILL FILING NO. 4C FINAL PLAT

SHEET 4 OF 9
RP-000787-2016



KEY MAP



EASEMENT NOTES:
RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
-10' UTILITY ALONG RIGHTS OF WAY (ESMT 1)
-8' DRAINAGE & UTILITY ALONG REAR LOT LINE (ESMT 2)
-6' UTILITY ALONG LOT LINES ADJACENT TO TRACTS (ESMT 3)
-6' DRAINAGE & UTILITY ALONG SIDE LOT LINES ADJACENT TO REARS OF ADJACENT LOTS (ESMT 4)
-5' UTILITY ALONG SIDE LOT LINE AS SHOWN FOR STREET LIGHT (ESMT 5)
UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C3	274.61'	175.00'	89°54'26"	247.29'	N46°01'33"W
C4	179.62'	250.00'	41°09'53"	175.78'	N19°30'37"E
C7	212.28'	725.50'	16°45'52"	211.52'	N31°42'38"E
C8	186.16'	443.50'	24°18'28"	186.25'	N11°02'28"E
C9	107.85'	456.50'	13°32'10"	107.60'	S05°47'19"W
C10	104.78'	443.50'	13°32'10"	104.53'	N05°47'19"E
C11	555.20'	774.50'	41°04'20"	543.36'	N19°33'24"E
C12	242.75'	830.00'	16°45'25"	241.88'	S48°28'16"W
C13	141.37'	90.00'	90°00'00"	127.28'	N78°09'01"W
C14	39.27'	25.00'	90°00'00"	35.36'	S44°01'14"W
C15	39.27'	25.00'	90°00'00"	35.36'	S45°58'46"E
C16	13.03'	205.00'	3°38'35"	13.03'	N89°09'29"W
C17	55.51'	205.00'	15°30'52"	55.34'	N79°34'45"W
C18	56.67'	205.00'	15°30'52"	56.49'	N63°54'10"W
C19	56.67'	205.00'	15°30'19"	56.49'	N48°03'51"W
C20	56.67'	205.00'	15°30'19"	56.49'	N32°13'33"W
C21	56.67'	205.00'	15°30'19"	56.49'	N16°23'14"W
C22	28.46'	205.00'	72°34'44"	28.44'	N04°46'12"W
C23	4.07'	280.00'	0°50'00"	4.07'	N00°39'20"W
C24	57.97'	280.00'	11°51'44"	57.67'	N05°41'33"E
C25	57.97'	280.00'	11°51'44"	57.67'	N17°33'17"E
C26	57.97'	280.00'	11°51'44"	57.67'	N29°25'01"E
C27	23.19'	280.00'	44°44'00"	23.18'	N37°43'13"E
C28	207.74'	710.00'	16°45'52"	207.00'	N31°42'38"E
C29	181.58'	428.00'	24°18'28"	180.22'	N11°02'28"E
C30	111.51'	422.00'	13°32'10"	111.25'	S05°47'19"W
C31	101.12'	428.00'	13°32'10"	100.88'	N05°47'19"E
C32	39.27'	25.00'	90°00'00"	35.36'	N45°58'46"W
C33	216.81'	741.00'	16°45'52"	216.04'	N31°42'38"E
C34	194.73'	459.00'	24°18'28"	193.27'	N11°10'28"E
C35	106.26'	441.00'	13°42'00"	106.00'	S05°55'24"W
C36	110.60'	459.00'	13°42'00"	110.43'	N05°55'24"E
C37	7.85'	2.50'	180°00'00"	5.00'	S89°01'14"W
C38	544.08'	769.00'	41°04'20"	532.51'	N19°33'24"E
C39	18.79'	860.00'	17°51'02"	18.79'	S40°33'02"W
C40	50.83'	860.00'	32°31'00"	50.82'	S43°02'16"W
C41	50.83'	860.00'	32°31'00"	50.82'	S46°25'26"W
C42	61.81'	800.00'	42°53'37"	61.80'	S42°48'46"W
C43	50.83'	860.00'	32°31'00"	50.82'	S53°11'46"W
C44	29.43'	860.00'	157°38'29"	29.43'	S55°52'10"W
C45	9.44'	120.00'	43°02'22"	9.44'	S89°06'10"W
C46	179.06'	120.00'	85°29'38"	162.90'	N25°53'50"W
C47	39.27'	25.00'	90°00'00"	35.36'	S78°09'01"E
C48	4.89'	800.00'	027°10'00"	4.89'	S40°16'04"W
C49	61.81'	800.00'	42°53'37"	61.80'	S42°48'46"W
C50	61.81'	800.00'	42°53'37"	61.80'	S47°05'00"W
C51	61.81'	800.00'	42°53'37"	61.80'	S51°30'37"W
C52	43.65'	800.00'	3°07'33"	43.64'	S55°17'12"W
C53	94.25'	60.00'	90°00'00"	84.85'	N78°09'01"W
C54	39.27'	25.00'	90°00'00"	35.36'	N11°50'59"E
C55	32.35'	570.00'	37°50'05"	32.34'	N55°13'26"E
C56	61.82'	570.00'	61°13'00"	61.59'	N50°30'24"E
C57	61.82'	570.00'	61°13'00"	61.59'	N44°17'41"E
C58	50.41'	630.00'	43°06'00"	50.40'	N50°37'15"E
C59	43.28'	630.00'	35°6'11"	43.28'	N54°52'53"E
C60	566.31'	790.00'	41°04'20"	554.26'	N19°33'24"E

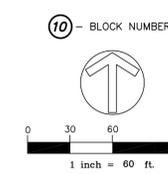
SCALE VERIFICATION
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COLLIERS HILL FILING NO. 4C
FINAL PLAT
ERIE, COLORADO

DRAWN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ
JOB NUMBER: 2527-02
DATE: 08/23/16
SCALE: 1"=60'
SHEET NO: 4 OF 9
FILE LOCATION: G:\2017\SURVEY\COLLIERS HILL FILING NO. 4C\PLAT SH 3-9



Match to Sheet 3

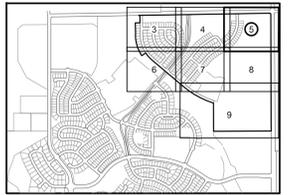
Match to Sheet 5

Match to Sheet 7

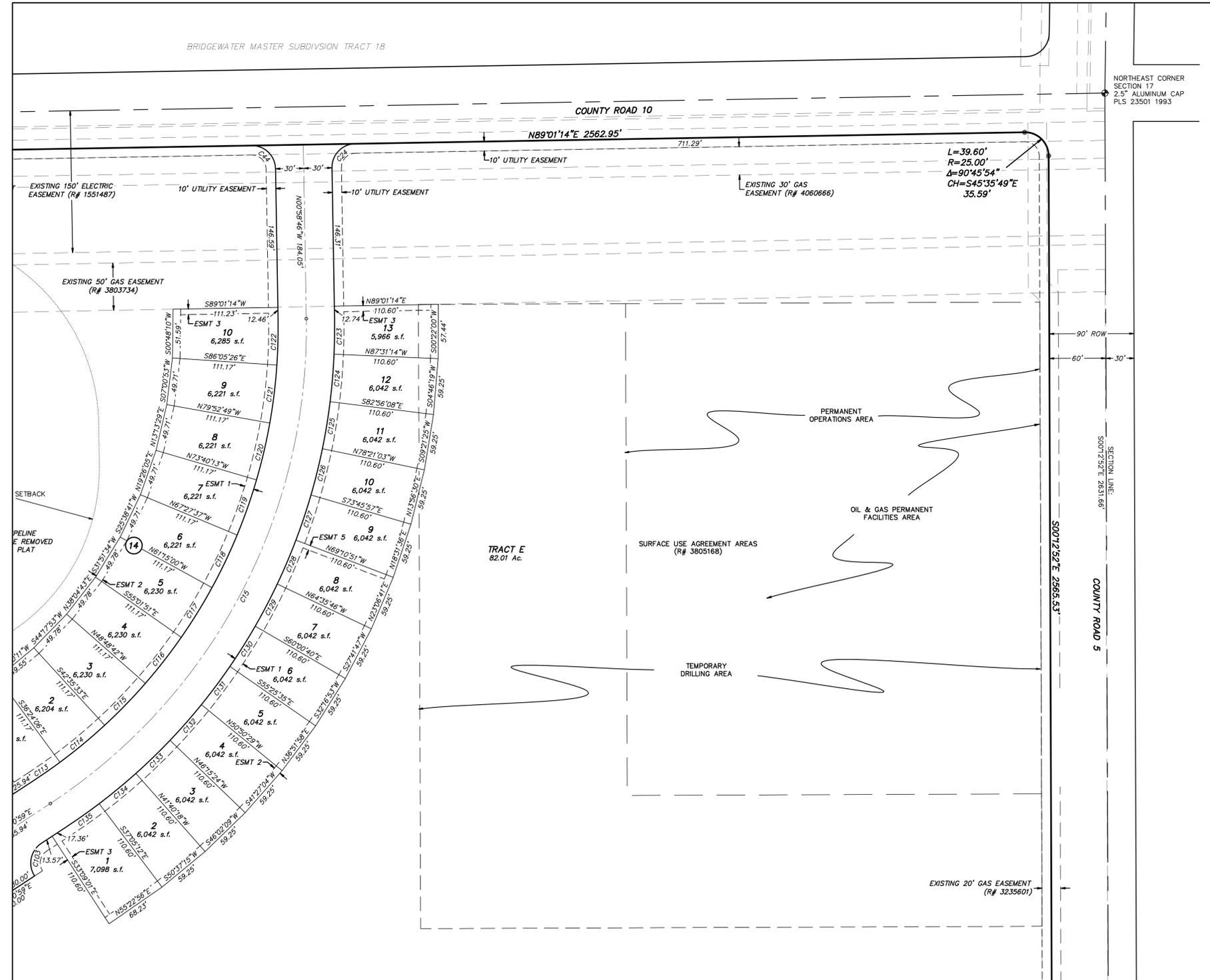
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COLLIERS HILL FILING NO. 4C FINAL PLAT

SHEET 5 OF 9
RP-000787-2016



EASEMENT NOTES:
RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
-10' UTILITY ALONG RIGHTS OF WAY (ESMT 1)
-8' DRAINAGE & UTILITY ALONG REAR LOT LINE (ESMT 2)
-6' UTILITY ALONG LOT LINES ADJACENT TO TRACTS (ESMT 3)
-6' DRAINAGE & UTILITY ALONG SIDE LOT LINES ADJACENT TO REARS OF ADJACENT LOTS (ESMT 4)
-5' UTILITY ALONG SIDE LOT LINE AS SHOWN FOR STREET LIGHT (ESMT 5)
UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C15	605.59'	600.00'	57°49'45"	580.21'	N27°56'06"E
C24	39.27'	25.00'	90°00'00"	35.36'	S44°01'14"W
C44	39.27'	25.00'	90°00'00"	35.36'	N45°58'46"W
C113	32.35'	570.00'	3°15'05"	32.34'	N55°3'26"E
C114	61.62'	570.00'	6°11'39"	61.59'	N50°30'04"E
C115	61.87'	570.00'	6°13'09"	61.84'	N44°17'41"E
C116	61.87'	570.00'	6°13'09"	61.84'	N38°04'31"E
C117	61.87'	570.00'	6°13'09"	61.84'	N31°51'22"E
C118	61.78'	570.00'	6°12'36"	61.75'	N25°38'29"E
C119	61.78'	570.00'	6°12'36"	61.75'	N19°25'53"E
C120	61.78'	570.00'	6°12'36"	61.75'	N13°13'17"E
C121	61.78'	570.00'	6°12'36"	61.75'	N07°00'40"E
C122	48.60'	570.00'	4°53'08"	48.59'	N01°27'48"E
C123	38.03'	630.00'	3°27'32"	38.03'	N00°45'00"E
C124	50.41'	630.00'	4°35'06"	50.40'	N04°48'19"E
C125	50.41'	630.00'	4°35'06"	50.40'	N09°21'28"E
C126	50.41'	630.00'	4°35'06"	50.40'	N13°56'30"E
C127	50.41'	630.00'	4°35'06"	50.40'	N18°31'36"E
C128	50.41'	630.00'	4°35'06"	50.40'	N23°06'41"E
C129	50.41'	630.00'	4°35'06"	50.40'	N27°41'47"E
C130	50.41'	630.00'	4°35'06"	50.40'	N32°16'53"E
C131	50.41'	630.00'	4°35'06"	50.40'	N36°51'58"E
C132	50.41'	630.00'	4°35'06"	50.40'	N41°27'04"E
C133	50.41'	630.00'	4°35'06"	50.40'	N46°02'09"E
C134	50.41'	630.00'	4°35'06"	50.40'	N50°37'15"E
C135	43.28'	630.00'	3°56'11"	43.28'	N54°52'53"E

SCALE VERIFICATION
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COLLIERS HILL FILING NO. 4C
FINAL PLAT
ERIE, COLORADO

DRAWN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ
JOB NUMBER: 2527-02
DATE: 08/23/16
SCALE: 1"=60'
SHEET NO: 5 OF 9

10 - BLOCK NUMBER



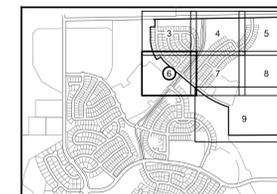
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1 inch = 60 ft.

Match to Sheet 4

Match to Sheet 8

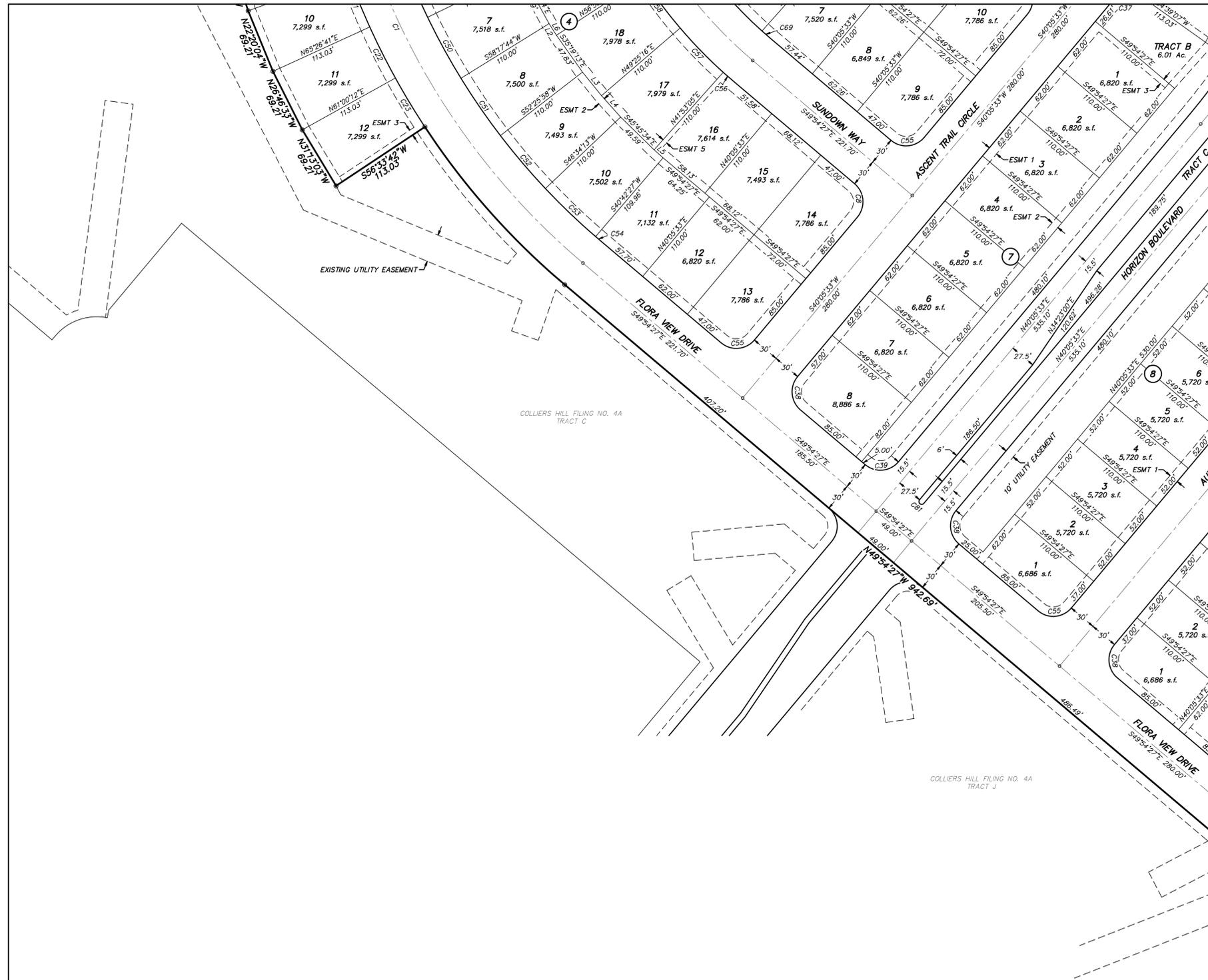
COLLIERS HILL FILING NO. 4C FINAL PLAT

SHEET 6 OF 9
RP-000787-2016



KEY MAP

Match to Sheet 3



EASEMENT NOTES:

- RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
 - 10' UTILITY ALONG RIGHTS OF WAY (ESMT 1)
 - 8' DRAINAGE & UTILITY ALONG REAR LOT LINE (ESMT 2)
 - 6' UTILITY ALONG LOT LINES ADJACENT TO TRACTS (ESMT 3)
 - 6' DRAINAGE & UTILITY ALONG SIDE LOT LINES ADJACENT TO REARS OF ADJACENT LOTS (ESMT 4)
 - 5' UTILITY ALONG SIDE LOT LINE AS SHOWN FOR STREET LIGHT (ESMT 5)
- UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	840.46'	750.00'	48°55'40"	621.18'	S25°26'36"E
C8	188.16'	443.50'	24°18'28"	186.75'	N11°10'28"E
C22	60.47'	780.00'	4°26'29"	60.45'	S26°46'33"E
C23	60.47'	780.01'	4°26'29"	60.45'	S31°13'03"E
C24	39.27'	25.00'	90°00'00"	35.36'	S44°01'14"W
C38	39.27'	25.00'	90°00'00"	35.36'	S04°54'27"E
C39	39.27'	25.00'	90°00'00"	35.36'	N85°05'33"E
C51	73.67'	720.00'	5°51'45"	73.64'	S34°38'09"E
C52	73.67'	720.00'	5°51'45"	73.64'	S40°29'55"E
C53	73.67'	720.00'	5°51'45"	73.64'	S46°21'40"E
C54	7.73'	720.00'	0°36'54"	7.73'	S49°36'00"E
C55	39.27'	25.00'	90°00'00"	35.36'	N85°05'33"E
C56	15.92'	500.00'	1°49'27"	15.92'	S48°58'43"E
C57	65.49'	500.00'	7°30'16"	65.44'	S44°19'52"E
C59	12.50'	440.00'	1°37'36"	12.50'	S49°05'37"E
C61	9.42'	3.00'	180°00'00"	6.00'	S49°54'27"E
C104	5.80'	2.18'	152°03'40"	4.24'	S78°27'54"E

SCALE VERIFICATION

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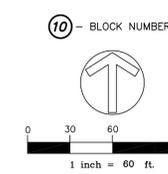
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FINAL PLAT
ERIE, COLORADO

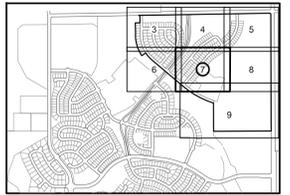
DRAWN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ
JOB NUMBER: 2527-02
DATE: 08/23/16
SCALE: 1"=60'
SHEET NO: 6 OF 9
FILE LOCATION: G:\2017\SURVEY\COLLIERS HILL FL 4C PLAT SH 3-9



Match to Sheet 7

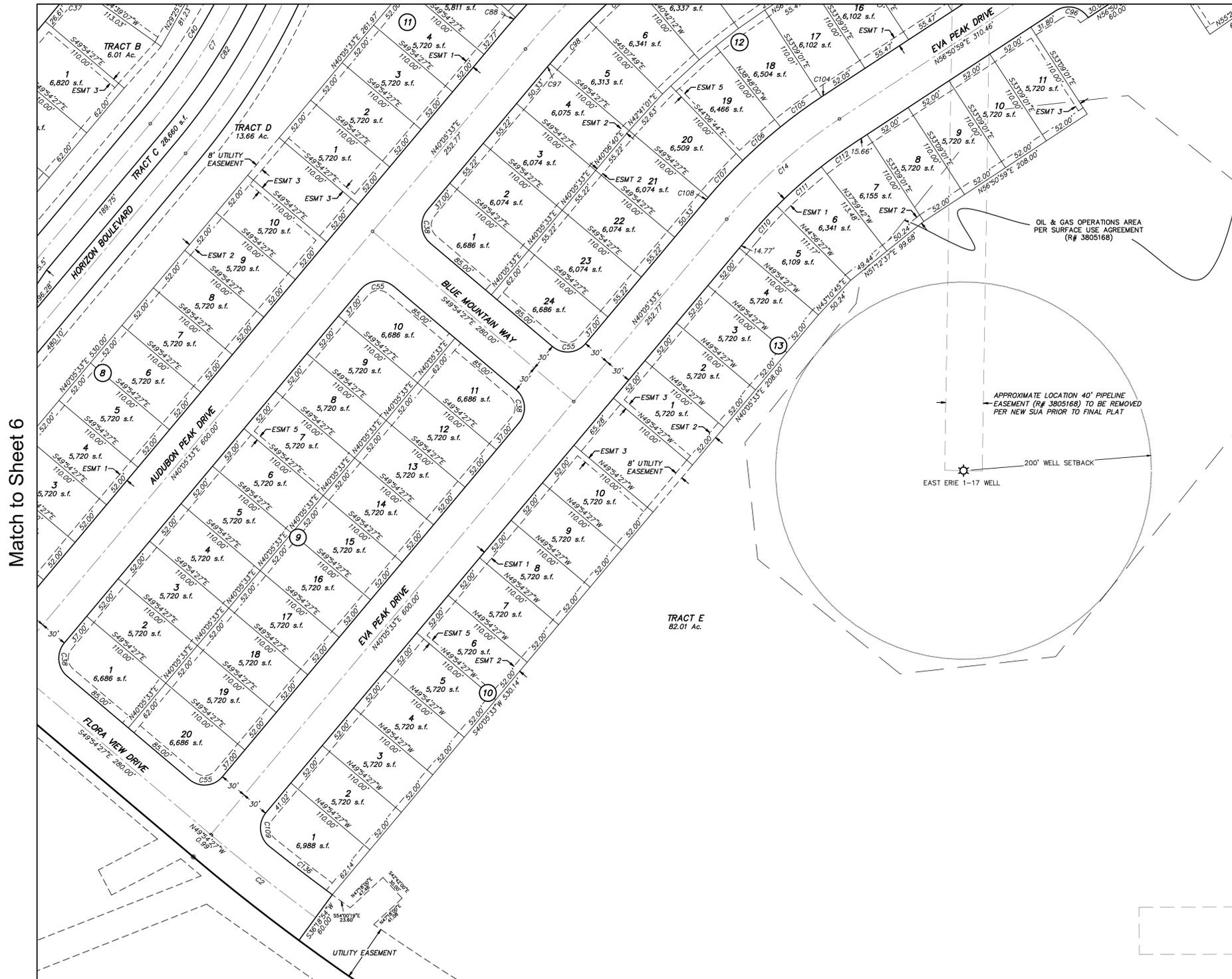
COLLIERS HILL FILING NO. 4C FINAL PLAT

SHEET 7 OF 9
RP-000787-2016



KEY MAP

Match to Sheet 4



EASEMENT NOTES:
RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
-10' UTILITY ALONG RIGHTS OF WAY (ESMT 1)
-8' DRAINAGE & UTILITY ALONG REAR LOT LINE (ESMT 2)
-6' UTILITY ALONG LOT LINES ADJACENT TO TRACTS (ESMT 3)
-6' DRAINAGE & UTILITY ALONG SIDE LOT LINES ADJACENT TO REARS OF ADJACENT LOTS (ESMT 4)
-5' UTILITY ALONG SIDE LOT LINE AS SHOWN FOR STREET LIGHT (ESMT 5)
UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C7	712.28'	725.50'	16°45'52"	211.52'	N31°12'38"E
C14	160.86'	550.00'	16°45'25"	160.28'	S48°28'16"W
C38	39.27'	25.00'	90°00'00"	35.36'	S04°54'27"E
C40	207.74'	710.00'	16°45'52"	207.00'	N31°12'38"E
C55	39.27'	25.00'	90°00'00"	35.36'	N85°05'33"E
C56	15.92'	500.00'	1°49'27"	15.92'	S48°59'43"E
C57	65.49'	500.00'	7°30'16"	65.44'	S44°19'52"E
C58	65.50'	500.00'	7°30'19"	65.45'	S35°49'14"E
C59	65.49'	500.00'	7°30'18"	65.45'	S29°19'16"E
C60	65.49'	500.00'	7°30'17"	65.44'	S21°48'58"E
C97	4.89'	800.00'	0°21'00"	4.89'	S40°16'04"W
C98	61.81'	800.00'	4°25'37"	61.80'	S42°39'22"W
C104	5.80'	2.18'	152°03'40"	4.24'	S78°27'54"E
C105	53.78'	580.00'	5°18'44"	53.76'	S53°31'22"W
C106	53.78'	580.00'	5°18'44"	53.76'	S45°32'38"W
C107	53.78'	580.00'	5°18'44"	53.76'	S43°31'54"W
C108	4.89'	580.00'	0°28'58"	4.89'	S40°20'03"W
C110	45.08'	520.00'	4°58'00"	45.06'	S42°34'33"W
C111	63.04'	520.00'	6°36'45"	63.00'	S48°31'56"W
C112	43.97'	520.00'	4°50'41"	43.96'	S54°25'39"W
C136	84.45'	2110.00'	2°17'35"	84.44'	S52°32'18"E

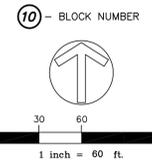
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FINAL PLAT
ERIE, COLORADO

DRAWN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ
JOB NUMBER: 2527-02
DATE: 08/23/16
SCALE: 1"=60'
SHEET NO: 7 OF 9
FILE LOCATION: G:\2527\SURVEY\COLLIERS HILL FILING NO. 4C PLAT SH 3-9



Match to Sheet 6

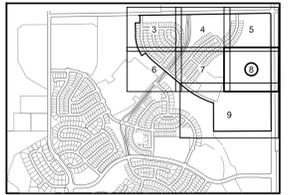
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Match to Sheet 9

COLLIERS HILL FILING NO. 4C FINAL PLAT

SHEET 8 OF 9
RP-000787-2016

Match to Sheet 5

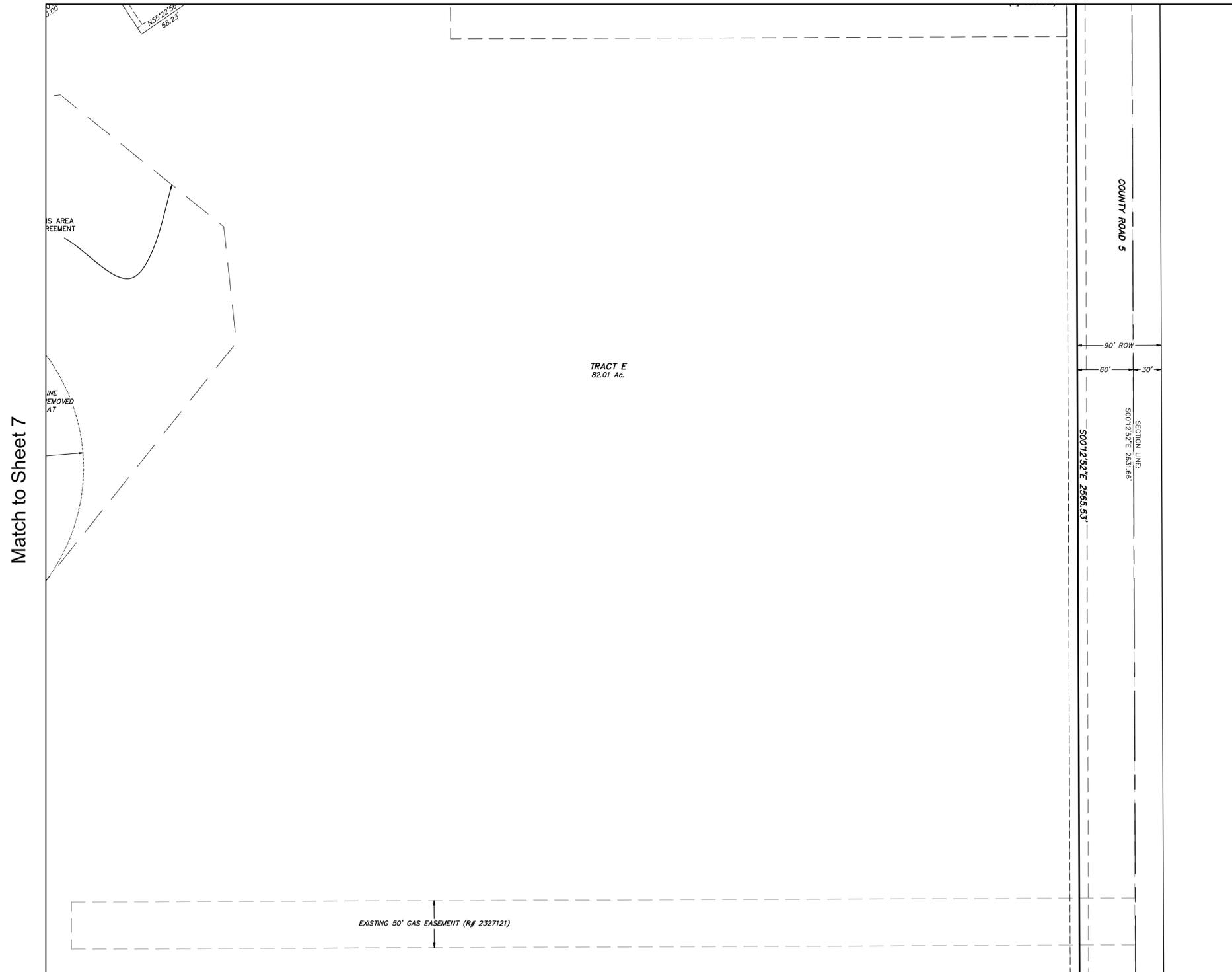


KEY MAP

EASEMENT NOTES:

- RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
- 10' UTILITY ALONG RIGHTS OF WAY (ESMT 1)
 - 8' DRAINAGE & UTILITY ALONG REAR LOT LINE (ESMT 2)
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Match to Sheet 7

Match to Sheet 9

SCALE VERIFICATION

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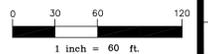
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10 - BLOCK NUMBER

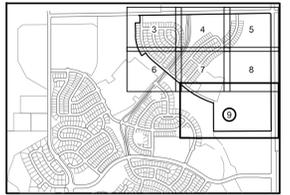


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JOB NUMBER: 2527-02		
DATE: 08/23/16		
SCALE: 1"=60'		
SHEET NO: 8 OF 9		

FILE LOCATION:
G:\2527\SURVEY\COLLIERS HILL FL 4C PLAT SH 8

COLLIERS HILL FILING NO. 4C FINAL PLAT

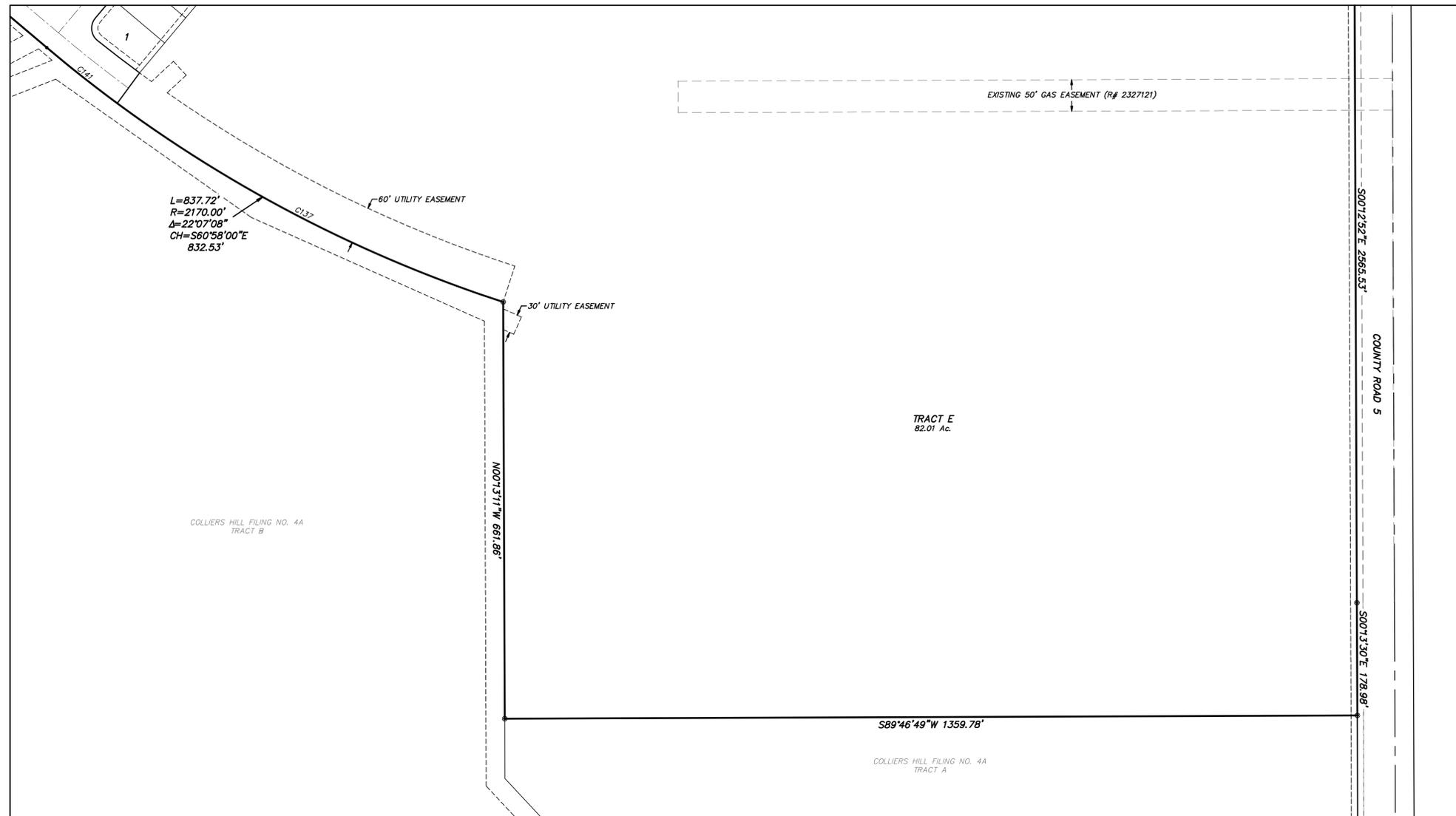
SHEET 9 OF 9
RP-000787-2016



KEY MAP

Match to Sheet 7

Match to Sheet 8



EASEMENT NOTES:

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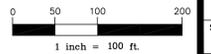
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FINAL PLAT
ERIE, COLORADO

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C137	694.65'	2170.00'	18°20'29"	691.69'	S62°51'20"E
C141	143.07'	2170.00'	3°46'39"	143.04'	S91°47'46"E

10 - BLOCK NUMBER



DRAWN BY: BO
DESIGNED BY: JJ
APPROVED BY: JJ

JOB NUMBER: 2527-02
DATE: 08/23/16
SCALE: 1"=100'
SHEET NO: 9 OF 9

FILE LOCATION: G:\2017\SURVEY\COLLIERS HILL FL 4C PLAT SH 9