



The Town of Erie
645 Holbrook St.
P.O. Box 750
Erie, CO 80516
(303) 926-2774

Planning and Development

Planning

Memo

To: Heidi Majerik, Erie Land Co., LLC
From: Hannah Hippely
Date: December 13, 2019
Re: RZ-001097-2019 Westerly Rezoning
cc: Deborah Bachelder

Planning has reviewed the submittal for RZ-001097-2019 Westerly Rezoning for conformance with Municipal Code, Title 10. The applications were reviewed at the December 12, 2019 Development Review Team (DRT) meeting.

REZONING

A Rezoning must meet all of the following criteria:

- a. The Rezoning will promote the public health, safety, and general welfare;
- b. The Rezoning is generally consistent with the Town's Comprehensive Master Plan and the purposes of this UDC;
- c. Adequate facilities and services (including streets and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;
- d. The Rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
- e. The Rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;
- f. Future uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property; and
- g. The Zoning is generally consistent with the Towns' economic development goals and objectives in bring positive growth and sustainable revenues to the Town.

Zoning Map Review

1. Sheet Review
 - a. Sheet 1-3 – See attached redlines for corrections.

Next Steps:

The next step for the application is revision and resubmittal of the zoning map to reflect the corrections found on the attached redlined map.

RESUBMITTAL

Please submit the following to the Planning & Development:

Digital Copies:

- A PDF format of the revised zoning map.

BASIS OF BEARINGS STATEMENT

THE BASIS OF BEARINGS FOR THIS MAP IS THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED ON THE NORTH END BY A FOUND 2-1/2 INCH ALUMINUM CAP WITHIN A MONUMENT CASING STAMPED WITH THE APPROPRIATE TEXT AND SYMBOLS FOR THE NORTHWEST CORNER OF SECTION 21 AND "LS 23501" AND MONUMENTED ON THE SOUTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP WITHIN A MONUMENT CASING STAMPED WITH THE APPROPRIATE TEXT AND SYMBOLS FOR THE WEST ONE-QUARTER CORNER OF SECTION 21 AND "PLS 26696" AND IS ASSUMED TO BEAR NORTH 00°00'31" EAST A DISTANCE OF 2654.72 FEET.

OVERALL LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 89°38'17" EAST, COINCIDENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 2,663.55 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE SOUTH 00°16'01" EAST, COINCIDENT WITH THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 2,649.90 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER SECTION 21;

THENCE SOUTH 00°16'04" EAST, COINCIDENT WITH THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 414.50 FEET;

THENCE SOUTH 89°43'56" WEST, A DISTANCE OF 430.01 FEET;

THENCE SOUTH 17°55'57" WEST, A DISTANCE OF 121.26 FEET TO A 380.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 71°49'29" WEST;

THENCE SOUTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 63°32'08", AN ARC DISTANCE OF 421.38 FEET TO A 720.00 FOOT RADIUS REVERSE CURVE;

THENCE SOUTHWESTERLY, COINCIDENT WITH SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 7°33'56", AN ARC DISTANCE OF 95.07 FEET;

THENCE SOUTH 15°51'17" EAST, A DISTANCE OF 110.00 FEET TO A 610.03 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 15°51'20" EAST;

THENCE SOUTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 31°16'38", AN ARC DISTANCE OF 333.00 FEET;

THENCE SOUTH 42°52'05" WEST, A DISTANCE OF 524.23 FEET TO A 2,251.04 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 06°20'32" WEST;

THENCE WESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 06°26'49", AN ARC DISTANCE OF 253.29 FEET;

THENCE NORTH 89°53'43" WEST, A DISTANCE OF 111.61 FEET TO THE EXTERIOR BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY UNDER AT RECEPTION NO. 2978817.

THENCE NORTHERLY AND WESTERLY, COINCIDENT WITH SAID EXTERIOR BOUNDARY, THE FOLLOWING FOUR (4) COURSES:

- 1. THENCE NORTH 00°06'17" WEST, A DISTANCE OF 143.39 FEET;
2. THENCE SOUTH 89°53'43" WEST A DISTANCE OF 608.07 FEET;
3. THENCE NORTH 00°06'17" WEST A DISTANCE OF 230.00 FEET;
4. THENCE SOUTH 89°53'43" WEST, COINCIDENT WITH THE NORTHERLY LINE OF SAID EXTERIOR BOUNDARY AND ITS WESTERLY EXTENSION, A DISTANCE OF 229.57 FEET TO THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 00°06'17" WEST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 1,064.00 FEET TO THE NORTHWEST CORNER OF THE SAID SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 00°03'17" EAST, COINCIDENT WITH THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 2,654.72 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 9,828,961 SQUARE FEET (225.64189 ACRES), MORE OR LESS.

LOW DENSITY (LR) LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 21;

THENCE NORTH 89°38'17" EAST, COINCIDENT WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 912.10 FEET;

THENCE SOUTH 00°21'43" EAST A DISTANCE OF 70.00 FEET TO THE SOUTHERLY LINE OF THE WELD COUNTY ROAD 8 RIGHT-OF-WAY AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JULY 18, 2019 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER 4506864;

THENCE SOUTH 00°24'06" EAST A DISTANCE OF 230.92 FEET;

THENCE SOUTH 48°32'14" WEST A DISTANCE OF 182.44 FEET TO A 48.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 41°27'42" EAST;

THENCE SOUTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 48°04'50" AN ARC DISTANCE OF 40.70 FEET;

THENCE SOUTH 00°27'32" WEST A DISTANCE OF 32.42 FEET TO A 507.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 00°44'28" WEST;

THENCE WESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°03'12" AN ARC DISTANCE OF 168.76 FEET;

THENCE SOUTH 71°41'16" WEST A DISTANCE OF 38.58 FEET TO A 40.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE SOUTHWESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 62.83 FEET;

THENCE SOUTH 18°18'44" EAST A DISTANCE OF 67.50 FEET;

THENCE NORTH 71°41'16" EAST A DISTANCE OF 78.58 FEET TO A 400.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 38°15'27" AN ARC DISTANCE OF 267.09 FEET;

THENCE SOUTH 70°03'17" EAST A DISTANCE OF 144.50 FEET TO A 1,000.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 14°25'38" AN ARC DISTANCE OF 251.80 FEET TO A 933.88 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 89°31'21" EAST;

THENCE NORTHERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 16°19'47" AN ARC DISTANCE OF 266.16 FEET;

THENCE WESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 14°25'38" AN ARC DISTANCE OF 251.80 FEET;

THENCE SOUTH 21°00'43" EAST A DISTANCE OF 41.78 FEET TO A 15.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHWESTERLY;

THENCE SOUTHERLY, COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°07'44" AN ARC DISTANCE OF 22.02 FEET TO A 850.00 FOOT RADIUS COMPOUND CURVE;

THENCE WESTERLY, COINCIDENT WITH SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 21°22'17" AN ARC DISTANCE OF 317.05 FEET TO SAID COMPOUND CURVE;

THENCE NORTHWESTERLY, COINCIDENT WITH SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 109°08'30" AN ARC DISTANCE OF 28.57 FEET;

THENCE NORTH 13°58'51" EAST A DISTANCE OF 72.68 FEET;

THENCE SOUTH 89°38'19" WEST A DISTANCE OF 162.65 FEET;

THENCE SOUTH 00°21'41" EAST A DISTANCE OF 159.89 FEET;

THENCE NORTH 89°16'38" EAST A DISTANCE OF 29.37 FEET;

THENCE NORTH 00°21'43" WEST A DISTANCE OF 14.42 FEET TO A 15.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE NORTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 91°05'03" AN ARC DISTANCE OF 23.85 FEET;

THENCE SOUTHEASTERLY, COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°21'30" AN ARC DISTANCE OF 12.10 FEET;

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WESTERLY - ZONING MAP

A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN CITY OF ERIE, COUNTY OF WELD, STATE OF COLORADO

225.65 ACRES RZ-001097-2019

Residential

LOW DENSITY (LR) LEGAL DESCRIPTION (CONTINUED):

THENCE SOUTH 71°45'45" EAST A DISTANCE OF 61.10 FEET TO A 93.50 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°57'37" AN ARC DISTANCE OF 30.94 FEET;

THENCE NORTH 89°16'38" EAST A DISTANCE OF 46.45 FEET;

THENCE SOUTH 13°58'51" WEST A DISTANCE OF 72.68 FEET TO A 15.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE SOUTHEASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 109°08'30" AN ARC DISTANCE OF 28.57 FEET TO A 850.00 FOOT RADIUS COMPOUND CURVE;

THENCE EASTERLY, COINCIDENT WITH SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17" AN ARC DISTANCE OF 312.11 FEET TO A 15.00 FOOT COMPOUND CURVE;

THENCE NORTHERLY, COINCIDENT WITH SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 84°07'44" AND ARC DISTANCE OF 22.02 FEET;

THENCE NORTH 21°00'43" WEST A DISTANCE OF 41.78 FEET TO A 10.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 88°59'33" WEST;

THENCE NORTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 69°21'30" AN ARC DISTANCE OF 12.10 FEET;

THENCE SOUTH 89°38'19" WEST A DISTANCE OF 173.31 FEET TO A 15.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE SOUTHWESTERLY, COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°05'03" AN ARC DISTANCE OF 23.85 FEET;

THENCE SOUTH 00°43'22" EAST A DISTANCE OF 14.42 FEET;

THENCE SOUTH 89°16'38" WEST A DISTANCE OF 30.00 FEET;

THENCE NORTH 00°21'41" WEST A DISTANCE OF 159.90 FEET;

THENCE NORTH 89°38'19" EAST A DISTANCE OF 162.65 FEET;

THENCE NORTH 00°25'16" WEST A DISTANCE OF 30.00 FEET;

THENCE NORTH 00°03'27" WEST A DISTANCE OF 239.97 FEET TO THE SOUTHERLY LINE OF THE WELD COUNTY ROAD 8 RIGHT-OF-WAY AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 8, 2005 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER 3338310;

THENCE NORTHWESTERLY, COINCIDENT WITH SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 109°08'30" AN ARC DISTANCE OF 28.57 FEET;

THENCE NORTH 13°58'51" EAST A DISTANCE OF 72.68 FEET;

THENCE SOUTH 89°16'38" WEST A DISTANCE OF 46.45 FEET TO A 93.50 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE WESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°57'37" AN ARC DISTANCE OF 30.94 FEET;

THENCE NORTH 71°45'45" WEST A DISTANCE OF 61.10 FEET TO A 933.88 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 72°11'33" EAST;

THENCE SOUTHERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 16°19'47" AN ARC DISTANCE OF 266.16 FEET TO A 1,000.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 05°31'05" EAST;

THENCE WESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 14°25'38" AN ARC DISTANCE OF 251.80 FEET;

THENCE NORTH 70°03'17" WEST A DISTANCE OF 144.50 FEET TO A 400.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE WESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 38°15'27" AN ARC DISTANCE OF 267.09 FEET;

THENCE SOUTH 71°41'16" WEST A DISTANCE OF 78.58 FEET;

THENCE NORTH 18°18'44" WEST A DISTANCE OF 67.50 FEET TO A 40.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHEASTERLY;

THENCE NORTHEASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 62.83 FEET;

THENCE NORTH 71°41'16" EAST A DISTANCE OF 38.58 FEET TO A 507.50 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°03'12" AN ARC DISTANCE OF 168.76 FEET;

THENCE NORTH 00°27'32" EAST A DISTANCE OF 32.42 FEET TO A 48.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 89°32'32" EAST;

THENCE NORTHEASTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 48°04'50" AN ARC DISTANCE OF 40.70 FEET;

THENCE NORTH 48°32'14" EAST A DISTANCE OF 182.44 FEET;

THENCE NORTH 00°24'06" WEST A DISTANCE OF 230.92 FEET TO THE SOUTHERLY LINE OF THE WELD COUNTY ROAD 8 RIGHT-OF-WAY AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JULY 18, 2019 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER 4506864;

THENCE NORTH 00°21'43" WEST A DISTANCE OF 70.00 FEET TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21 AND THE POINT OF BEGINNING;

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 509,977 SQUARE FEET (11.70746 ACRES), MORE OR LESS,

THENCE NORTH 00°03'17" EAST, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21 A DISTANCE OF 2,654.72 FEET TO THE NORTHWEST CORNER OF SAID SECTION 21 AND THE POINT OF BEGINNING;

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 9,318,978 SQUARE FEET (213.93430 ACRES), MORE OR LESS.

NEIGHBORHOOD MIXED USE (NNU) LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 89°38'17" EAST, COINCIDENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 912.10 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°38'17" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 766.34 FEET;

THENCE SOUTH 00°21'43" EAST A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF THE WELD COUNTY ROAD 8 RIGHT-OF-WAY AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 8, 2005 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER 3338310;

THENCE SOUTH 00°03'27" EAST A DISTANCE OF 239.97 FEET;

THENCE SOUTH 00°25'16" EAST A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89°38'19" WEST A DISTANCE OF 162.65 FEET;

THENCE SOUTH 00°21'41" EAST A DISTANCE OF 159.89 FEET;

THENCE NORTH 89°16'38" EAST A DISTANCE OF 29.37 FEET;

THENCE NORTH 00°21'43" WEST A DISTANCE OF 14.42 FEET TO A 15.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 88°33'16" EAST;

THENCE NORTHEASTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 91°05'03" AN ARC DISTANCE OF 23.85 FEET;

THENCE NORTH 89°38'19" EAST A DISTANCE OF 173.31 FEET TO A 10.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE SOUTHEASTERLY, COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°21'30" AN ARC DISTANCE OF 12.10 FEET;

THENCE SOUTH 21°00'43" EAST A DISTANCE OF 41.78 FEET TO A 15.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHWESTERLY;

THENCE SOUTHERLY, COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°07'44" AN ARC DISTANCE OF 22.02 FEET TO A 850.00 FOOT RADIUS COMPOUND CURVE;

THENCE WESTERLY, COINCIDENT WITH SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 21°22'17" AN ARC DISTANCE OF 317.05 FEET TO SAID COMPOUND CURVE;

THENCE NORTHWESTERLY, COINCIDENT WITH SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 109°08'30" AN ARC DISTANCE OF 28.57 FEET;

THENCE NORTH 13°58'51" EAST A DISTANCE OF 72.68 FEET;

THENCE SOUTH 89°16'38" WEST A DISTANCE OF 46.45 FEET TO A 93.50 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE WESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°57'37" AN ARC DISTANCE OF 30.94 FEET;

THENCE NORTH 71°45'45" WEST A DISTANCE OF 61.10 FEET TO A 933.88 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 72°11'33" EAST;

THENCE SOUTHERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 16°19'47" AN ARC DISTANCE OF 266.16 FEET TO A 1,000.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 05°31'05" EAST;

THENCE WESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 14°25'38" AN ARC DISTANCE OF 251.80 FEET;

THENCE NORTH 70°03'17" WEST A DISTANCE OF 144.50 FEET TO A 400.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE WESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 38°15'27" AN ARC DISTANCE OF 267.09 FEET;

THENCE SOUTH 71°41'16" WEST A DISTANCE OF 78.58 FEET;

THENCE NORTH 18°18'44" WEST A DISTANCE OF 67.50 FEET TO A 40.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHEASTERLY;

THENCE NORTHEASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 62.83 FEET;

THENCE NORTH 71°41'16" EAST A DISTANCE OF 38.58 FEET TO A 507.50 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°03'12" AN ARC DISTANCE OF 168.76 FEET;

THENCE NORTH 00°27'32" EAST A DISTANCE OF 32.42 FEET TO A 48.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 89°32'32" EAST;

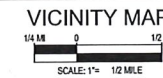
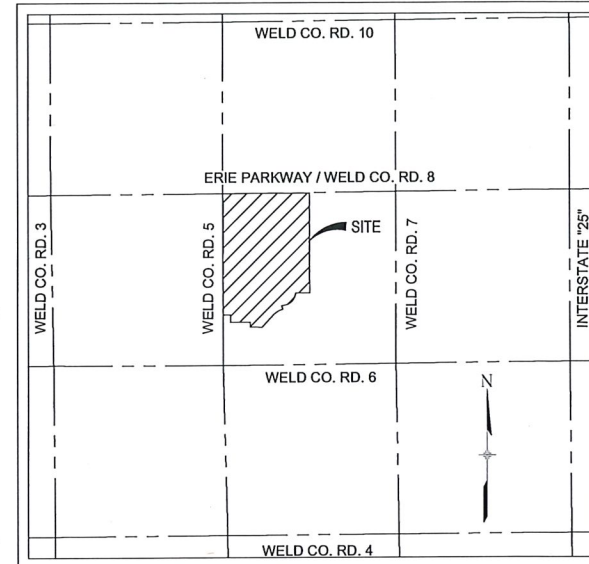
THENCE NORTHEASTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 48°04'50" AN ARC DISTANCE OF 40.70 FEET;

THENCE NORTH 48°32'14" EAST A DISTANCE OF 182.44 FEET;

THENCE NORTH 00°24'06" WEST A DISTANCE OF 230.92 FEET TO THE SOUTHERLY LINE OF THE WELD COUNTY ROAD 8 RIGHT-OF-WAY AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JULY 18, 2019 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER 4506864;

THENCE NORTH 00°21'43" WEST A DISTANCE OF 70.00 FEET TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21 AND THE POINT OF BEGINNING;

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 509,977 SQUARE FEET (11.70746 ACRES), MORE OR LESS,



SURVEYOR'S CERTIFICATION:

I, JEFFREY A. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTION FOR EACH ZONE DISTRICT.

I ATTEST THE ABOVE ON THIS 11TH DAY OF DECEMBER, 2019.

12/11/19

JEFFREY A. MILLER COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38467 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

PLANNING COMMISSION CERTIFICATION

THIS RE-ZONING MAP WAS REVIEWED BY THE PLANNING COMMISSION ON THE ___ DAY OF ___, 2019.

CHAIRPERSON DATE

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS ZONING MAP IS APPROVED AND ACCEPTED BY THE ORDINANCE NO. ___, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO HELD ON ___, 2019.

MAYOR TOWN CLERK

ATTEST

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)) ss) COUNTY OF WELD)

I HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS FILED IN MY OFFICE ON THIS ___ DAY OF ___, A.D., 20___ AND WAS RECORDED AT

RECEPTION NUMBER

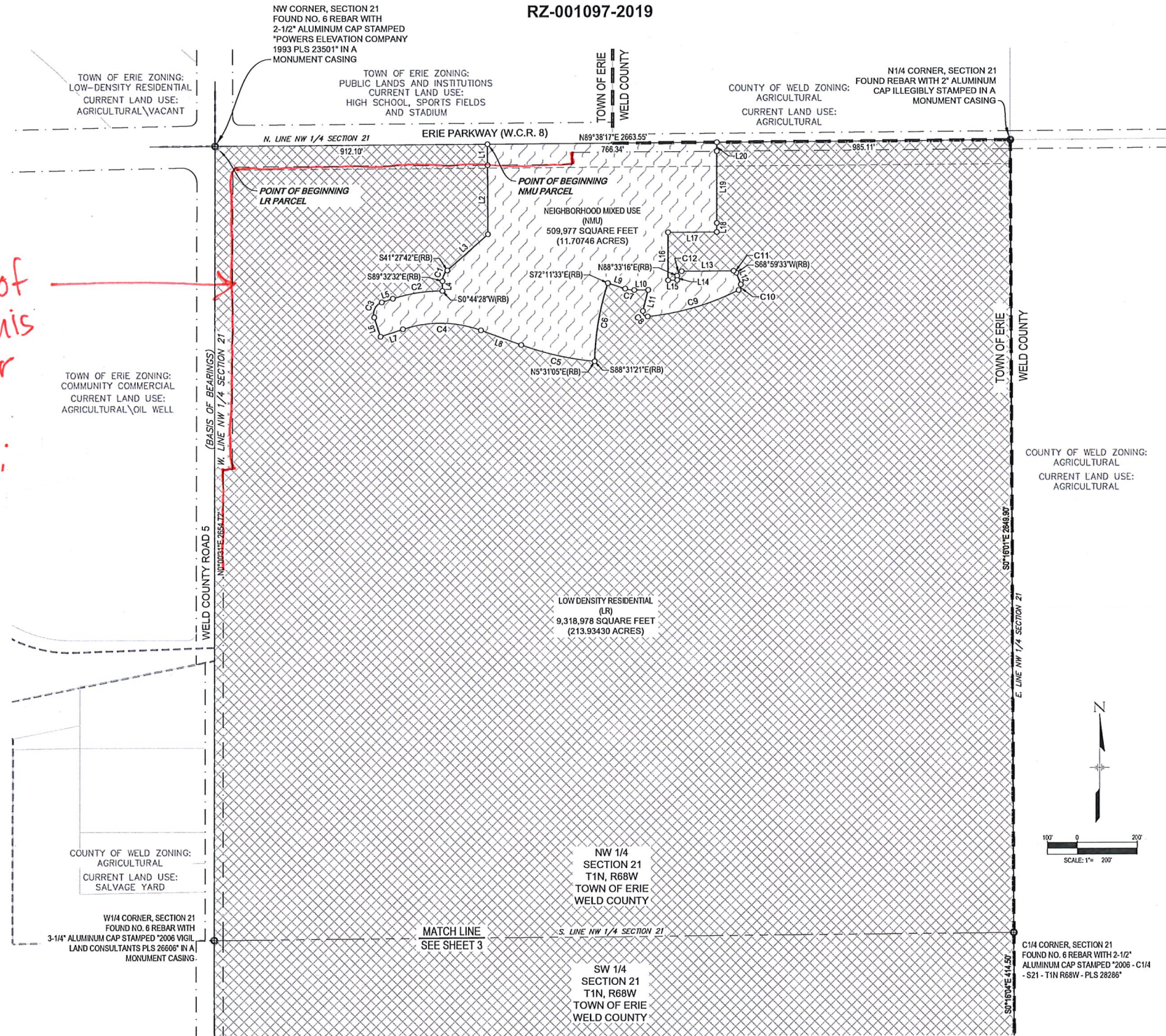
WELD COUNTY CLERK AND RECORDER

DEVELOPER

WESTERLY - ZONING MAP

A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN
CITY OF ERIE, COUNTY OF WELD, STATE OF COLORADO

225.65 ACRES
RZ-001097-2019



The right of way line in this area does not appear to reflect the recent vacation of right of way.

ZONING LEGEND

	NEIGHBORHOOD MIXED USE (NMU)
	LOW DENSITY RESIDENTIAL (LR)
N XX°XXX'E (RB)	INDICATES A RADIAL BEARING

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	048°04'50"	43.50'	40.70'	N24°29'53"E	39.52'
C2	019°03'12"	507.50'	168.76'	N31°12'52"E	167.59'
C3	090°00'00"	40.00'	62.83'	N26°41'16"E	56.57'
C4	038°15'27"	400.00'	267.69'	N39°11'00"W	262.15'
C5	014°25'38"	1000.00'	251.80'	N77°16'05"W	251.14'
C6	016°18'47"	833.88'	266.16'	S09°38'33"W	265.26'
C7	018°57'37"	93.50'	30.94'	N31°14'33"W	30.80'
C8	109°08'30"	15.00'	28.57'	N40°56'28"W	24.44'
C9	021°22'17"	650.00'	317.65'	S73°48'09"W	315.21'
C10	064°07'44"	15.00'	22.62'	S21°03'09"W	20.10'
C11	069°21'30"	10.00'	12.10'	S55°41'12"E	11.38'
C12	091°05'00"	15.00'	23.85'	N44°05'47"E	21.41'

LINE TABLE

LINE	BEARING	LENGTH
L1	N00°21'43"W	70.00'
L2	N00°24'05"W	230.92'
L3	N45°32'14"E	182.44'
L4	N00°27'32"E	32.42'
L5	N71°41'16"E	38.58'
L6	N18°18'44"W	67.60'
L7	S71°41'16"W	78.58'
L8	N70°03'17"W	144.50'
L9	N71°45'45"W	61.10'
L10	S59°16'38"W	46.45'

LINE TABLE

LINE	BEARING	LENGTH
L11	N13°58'51"E	72.88'
L12	S21°00'43"E	41.76'
L13	N69°38'19"E	173.31'
L14	N00°01'05"E	14.42'
L15	N89°16'38"E	30.00'
L16	S00°04'04"E	159.90'
L17	S69°38'19"W	162.85'
L18	S00°25'18"E	30.00'
L19	S00°03'27"E	239.97'
L20	S00°21'43"E	30.00'

LEGEND

- PROPOSED ZONING DISTRICT BOUNDARY
- TOWN OF ERIE BOUNDARY
- SUBJECT PROPERTY BOUNDARY
- RIGHT-OF-WAY

delete (next to PROPOSED ZONING DISTRICT BOUNDARY)
delete (next to SUBJECT PROPERTY BOUNDARY)

DEVELOPER
ERIE LAND COMPANY, LLC
1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
(303) 572-0200
CONTACT: HEIDI MAJERIK
heidi.majerik@southernland.com

SOUTHERN LAND COMPANY

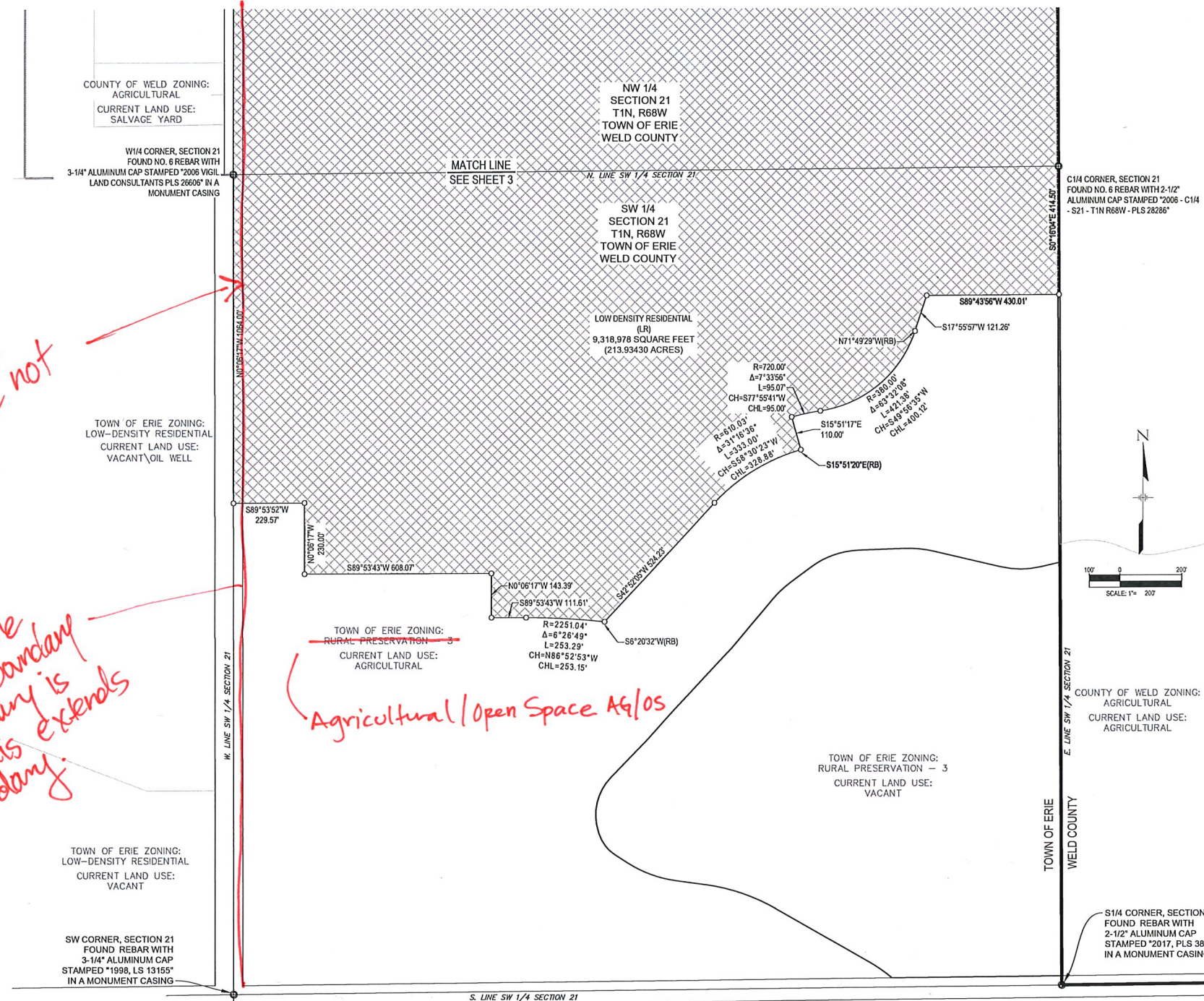
SURVEYOR
MATRIX DESIGN GROUP
1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
(303) 572-0200
CONTACT: BOB MEADOWS
bob_meadows@matrixdesigngroup.com

Matrix DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY

SHEET 2 OF 3
DATE: 2019.06.18
REVISED 2019.09.06
REVISED 2019.10.09
REVISED 2019.12.11

WESTERLY - ZONING MAP

A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH,
 RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN
 CITY OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 225.65 ACRES
 RZ-001097-2019



Shown on right of way line not this sheet?

delete the property boundary the zoning map boundary is beyond the property boundary.

Agricultural / Open Space Ag/os

ZONING LEGEND
 NEIGHBORHOOD MIXED USE (N/MU)
 LOW DENSITY RESIDENTIAL (LR)
 N XX°XXX'E(RB) INDICATES A RADIAL BEARING

LEGEND
 PROPOSED ZONING DISTRICT BOUNDARY
 TOWN OF ERIE BOUNDARY
 SUBJECT PROPERTY BOUNDARY
 RIGHT-OF-WAY

DEVELOPER
 ERIE LAND COMPANY, LLC
 1601 BLAKE STREET, SUITE 200
 DENVER, CO. 80202
 (303) 572-0200
 CONTACT: HEIDI MAJERIK
 heidi.majerik@southernland.com

SOUTHERN LAND COMPANY

SURVEYOR
 MATRIX DESIGN GROUP
 1601 BLAKE STREET, SUITE 200
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 (303) 572-0200
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 bob_meadows@matrixdesigngroup.com

Matrix DESIGN GROUP
 AN EMPLOYEE-OWNED COMPANY

SHEET 3 OF 3
 DATE: 2019.06.18
 REVISED 2019.09.06
 REVISED 2019.10.09
 REVISED 2019.12.11



DEPARTMENT OF PLANNING SERVICES

1555 N. 17th Ave

Greeley, CO 80631

Website: www.weldgov.com

Email: jflesher@weldgov.com

Phone: (970) 400-3552

Fax: (970) 304-6498

Via Email

July 12, 2019

Hannah Hippely, Town Planner
Town of Erie
PO Box 750
Erie, CO 80516

Subject: Dearmin-Westerly Rezoning

Dear Hannah:

The Weld County Department of Planning Services has reviewed this request and has the following comments for your consideration:

Buyers should be notified of Use by Special Review 1USR18-14-0017 directly south of the subject property which contains a mineral resource development facility. There is also a Use by Special Review (USR-638) for a salvage yard directly west across WCR 5.

General comments:

There is no County commitment to upgrade County roads and bridges to accommodate municipal developments.

The present zoning of adjacent and surrounding unincorporated properties are predominantly Agricultural. Owners of property in the area of this proposal should be made aware that agricultural uses, even when done in a manner consistent with good agricultural practices, may generate impacts such as noise, dust, flies, odors, aerial spraying, and slow-moving equipment on County roadways. It is important for future residents to note that adjacent properties may be in unincorporated Weld County and that Weld County has adopted a Right-to-Farm Statement and recommends it be placed on all plats adjacent to unincorporated areas:

Weld County is one of the most productive agricultural counties in the United States, typically ranking in the top ten counties in the country in total market value of agricultural products sold. The rural areas of Weld County may be open and spacious, but they are intensively used for agriculture. Persons moving into a rural area must recognize and accept there are drawbacks, including conflicts with long-standing agricultural practices and a lower level of services than in town. Along with the drawbacks come the incentives which attract urban dwellers to relocate to rural areas: open views, spaciousness, wildlife, lack of city noise and congestion, and the rural atmosphere and way of life. Without neighboring farms, those features which attract urban dwellers to rural Weld County would quickly be gone forever.

Agricultural users of the land should not be expected to change their long-established agricultural practices to accommodate the intrusions of urban users into a rural area. Well-run agricultural activities will generate off-site impacts, including noise from tractors and equipment; slow-moving farm vehicles on rural roads; dust from animal pens, field work, harvest and gravel roads; odor from animal confinement, silage and manure; smoke from ditch burning; flies and mosquitoes; hunting and trapping activities; shooting sports, legal hazing of nuisance wildlife; and the use of pesticides and fertilizers in the fields, including the use of aerial spraying. It is common practice for agricultural producers to utilize an accumulation of agricultural machinery and supplies to assist in their agricultural operations. A concentration of miscellaneous agricultural materials often produces a visual disparity between rural and urban areas of the County. Section 35-3.5-102, C.R.S., provides that an agricultural operation shall not be found to be a public or private nuisance if the agricultural operation alleged

to be a nuisance employs methods or practices that are commonly or reasonably associated with agricultural production.

Water has been, and continues to be, the lifeline for the agricultural community. It is unrealistic to assume that ditches and reservoirs may simply be moved "out of the way" of residential development. When moving to the County, property owners and residents must realize they cannot take water from irrigation ditches, lakes or other structures, unless they have an adjudicated right to the water.

Weld County covers a land area of approximately four thousand (4,000) square miles in size (twice the size of the State of Delaware) with more than three thousand seven hundred (3,700) miles of state and County roads outside of municipalities. The sheer magnitude of the area to be served stretches available resources. Law enforcement is based on responses to complaints more than on patrols of the County, and the distances which must be traveled may delay all emergency responses, including law enforcement, ambulance and fire. Fire protection is usually provided by volunteers who must leave their jobs and families to respond to emergencies. County gravel roads, no matter how often they are bladed, will not provide the same kind of surface expected from a paved road. Snow removal priorities mean that roads from subdivisions to arterials may not be cleared for several days after a major snowstorm. Services in rural areas, in many cases, will not be equivalent to municipal services. Rural dwellers must, by necessity, be more self-sufficient than urban dwellers.

People are exposed to different hazards in the County than in an urban or suburban setting. Farm equipment and oil field equipment, ponds and irrigation ditches, electrical power for pumps and center pivot operations, high-speed traffic, sand burs, puncture vines, territorial farm dogs and livestock and open burning present real threats. Controlling children's activities is important, not only for their safety, but also for the protection of the farmer's livelihood.

Weld County has also adopted a Right to Extract Mineral Resources Statement:

Weld County has some of the most abundant mineral resources, including, but not limited to, sand and gravel, oil, natural gas, and coal. Under title 34 of the Colorado Revised Statutes, minerals are vital resources because (a) the state's commercial mineral deposits are essential to the state's economy; (b) the populous counties of the state face a critical shortage of such deposits; and (c) such deposits should be extracted according to a rational plan, calculated to avoid waste of such deposits and cause the least practicable disruption of the ecology and quality of life of the citizens of the populous counties of the state.

Mineral resource locations are widespread throughout the County and persons moving into these areas must recognize the various impacts associated with this development. Oftentimes, mineral resource sites are fixed to their geographical and geophysical locations. Moreover, these resources are protected property rights and mineral owners should be afforded the opportunity to extract the mineral resource.

Thank you for the opportunity to comment on this proposal. This response addresses general requirements, concerns, or issues and is intended to assist in your community's decision-making process regarding this land use proposal. Weld County respectfully reserves the right to make further comment on information or issues as they are discovered.

Sincerely,

Jim Flesher, AICP
Long-Range Planner
Weld County



MOUNTAIN VIEW FIRE RESCUE

3561 N. Stagecoach Road • Longmont, CO 80504

(303) 772-0710 • FAX (303) 651-7702

July 9, 2019

Ms. Hannah Hippely
Town of Erie
645 Holbrook Street
Erie, CO 80516

Dear Ms. Hippely:

I have reviewed the submitted material pertaining to the rezoning of the Westerly property (Case Number: RZ-001097-2019).

The Fire District does not object to the rezoning. All applicable codes must be met as they pertain to street designs and water supply for fire protection.

Nothing in this review is intended to authorize or approve of any aspect of this project that does not comply with all applicable codes and standards. We appreciate being involved in the planning process, should you have any questions please contact me at 303-772-0710 x 1121.

Sincerely,

A handwritten signature in blue ink, appearing to read "LuAnn Penfold", is written over the typed name and title.

LuAnn Penfold
Fire Prevention Specialist

cc: project file

lp07.07.19

The Farmers Reservoir and Irrigation Company
80 South 27th Avenue
Brighton, CO 80601
303-659-7373

TO: Town of Erie

DATE: July 16, 2019

EMAILED TO: Hannah Hippely

APPLICANT: Erie Land Company

RE: Re-Zoning

CASE #: RZ-001097-2019

DEAR Ms. Hippely:

I wish to submit the following information regarding the above referenced project.

The concerns of Farmers Reservoir and Irrigation Company are in the area of encroachment to the Right of Way of the canal. FRICO requires a **minimum** of 25' on each side of the canal for a maintenance road plus the distance to the toe of the ditch embankment. The boundaries of the Right of Way must be agreed upon.

Drainage is another concern that must be addressed as FRICO does not allow any developed storm flow into our canals. This will apply if any development happens.

Property concerns need to be resolved.

No construction of any structure can be put on our ROW. No use of any sort including pedestrian or vehicle on our ROW is approved.

Please send drainage study and additional information regarding your project so that we may complete our review and that review criteria can be sent to you, if applicable.

FRICO does not accept retention ponds adjacent to our facilities, however, we may grant a variance with submittal of application and engineering deposit for review of drainage plan and other documents.

Canal road may not be used for access without approval and executed agreement.

FRICO will require a license agreement

FRICO will require an access permit

FRICO will require a seepage agreement

FRICO No comments on application/proposal

We request to comment again.

The applicant has or has not completed a Project Review Application and submitted a deposit for review fees with the Ditch Company. In addition to the above comments, FRICO's comments are limited to this set of plans.

Please email Scott Edgar, FRICO General Manager or Eve Craven should you have any questions.

Sincerely,

Scott Edgar

Scott@farmersres.com

FRICO, General Manager



Eve Craven

Eve@farmersres.com

FRICO, Projects Coordinator

BASIS OF BEARINGS STATEMENT

THE BASIS OF BEARINGS FOR THIS MAP IS THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED ON THE NORTH END BY A FOUND 2-1/2 INCH ALUMINUM CAP WITHIN A MONUMENT CASING STAMPED WITH THE APPROPRIATE TEXT AND SYMBOLOLOGY FOR THE NORTHWEST CORNER OF SECTION 21 AND "LS 23501" AND MONUMENTED ON THE SOUTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP WITHIN A MONUMENT CASING STAMPED WITH THE APPROPRIATE TEXT AND SYMBOLOLOGY FOR THE WEST ONE-QUARTER CORNER OF SECTION 21 AND "PLS 26606" BEARING NORTH 00°00'31" EAST A DISTANCE OF 2654.72 FEET BETWEEN SAID MONUMENTS.

OVERALL LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID OF SECTION 21 ASSUMED TO BEAR NORTH 89°38'17" EAST A DISTANCE OF 2663.55;

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 89°38'17" EAST, COINCIDENT WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 2,663.55 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE SOUTH 00°16'01" EAST, COINCIDENT WITH THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 2,649.90 FEET TO THE CENTER CORNER OF SAID SECTION 21;

THENCE SOUTH 00°16'04" EAST COINCIDENT WITH THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 A DISTANCE OF 1,229.70 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE COMMUNITY DITCH AS DESCRIBED IN BOOK 63, PAGE 464, RECEPTION NO. 23030 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE COINCIDENT WITH SAID WESTERLY BOUNDARY OF THE COMMUNITY DITCH THE FOLLOWING TWENTY- ONE (21) COURSES:

1. THENCE SOUTH 76°41'08" WEST A DISTANCE OF 77.18 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26°32'10", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 104.21 FEET AND A CHORD THAT BEARS SOUTH 89°57'13" WEST A DISTANCE OF 103.28 FEET;
3. THENCE NORTH 76°46'42" WEST A DISTANCE OF 223.90 FEET TO A POINT OF CURVATURE;
4. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°24'26", A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 114.29 FEET AND A CHORD THAT BEARS NORTH 84°28'55" WEST A DISTANCE OF 113.94 FEET;
5. THENCE SOUTH 87°48'52" WEST A DISTANCE OF 145.31 FEET TO A POINT OF CURVATURE;
6. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 34°36'07", A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 196.27 FEET AND A CHORD THAT BEARS SOUTH 70°30'47" WEST A DISTANCE OF 193.30 FEET;
7. THENCE SOUTH 53°12'44" WEST A DISTANCE OF 80.82 FEET TO A POINT OF CURVATURE;
8. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13°09'14", A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 95.57 FEET AND A CHORD THAT BEARS SOUTH 46°38'08" WEST A DISTANCE OF 97.36 FEET;
9. THENCE SOUTH 40°03'31" WEST A DISTANCE OF 199.79 FEET;
10. THENCE SOUTH 43°18'24" WEST A DISTANCE OF 274.93 FEET;
11. THENCE SOUTH 41°54'01" WEST A DISTANCE OF 126.84 FEET;
12. THENCE SOUTH 43°57'21" WEST A DISTANCE OF 169.36 FEET TO A POINT OF CURVATURE;
13. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 62°08'24", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 244.02 FEET AND A CHORD THAT BEARS SOUTH 12°53'09" WEST A DISTANCE OF 232.24 FEET;
14. THENCE SOUTH 18°11'03" EAST A DISTANCE OF 8.91 FEET TO A POINT OF CURVATURE;
15. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 39°02'42", A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 119.26 FEET AND A CHORD THAT BEARS SOUTH 37°42'25" EAST A DISTANCE OF 116.96 FEET;
16. THENCE SOUTH 57°13'46" EAST A DISTANCE OF 50.68 FEET TO A POINT OF CURVATURE;
17. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°57'41", A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 185.15 FEET AND A CHORD THAT BEARS SOUTH 69°42'37" EAST A DISTANCE OF 183.69 FEET;
18. THENCE SOUTH 82°11'27" EAST A DISTANCE OF 100.58 FEET TO A POINT OF CURVATURE;
19. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22°03'40", A RADIUS OF 575.00 FEET, AN ARC LENGTH OF 221.40 FEET AND A CHORD THAT BEARS SOUTH 71°09'37" EAST A DISTANCE OF 220.03 FEET;
20. THENCE SOUTH 60°07'47" EAST A DISTANCE OF 347.74 FEET TO A POINT OF CURVATURE;
21. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°24'14", A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 19.93 FEET AND A CHORD THAT BEARS SOUTH 58°55'40" EAST A DISTANCE OF 19.93 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 6 AS DESCRIBED IN COMMISSIONERS BOOK 86, PAGE 273 OF THE RECORDS OF THE WELD COUNTY COMMISSIONERS;

THENCE SOUTH 00°34'03" EAST A DISTANCE 30.00 FEET TO THE SOUTH LINE OF THE SOUTHWEST CORNER OF SAID SECTION 21;

THENCE SOUTH 89°25'57" WEST, COINCIDENT WITH SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 2,049.35 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 21;

THENCE NORTH 00°06'17" WEST, COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 904.30 TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2978817 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE COINCIDENT WITH SAID PARCEL THE FOLLOWING FIVE (5) COURSES:

1. THENCE NORTH 89°53'43" EAST, COINCIDENT WITH SAID SOUTHERLY LINE AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 837.64 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;
2. THENCE NORTH 00°06'17" WEST, A DISTANCE OF 457.00 FEET;
3. THENCE SOUTH 89°53'43" WEST A DISTANCE OF 608.07 FEET;
4. THENCE NORTH 00°06'17" WEST A DISTANCE OF 230.00 FEET;
5. THENCE SOUTH 89°53'43" WEST, COINCIDENT WITH THE NORTHERLY LINE OF SAID PARCEL AND ITS WESTERLY EXTENSION, A DISTANCE OF 229.57 FEET TO A POINT ON WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 00°06'17" WEST, COINCIDENT WITH SAID WESTERLY LINE, A DISTANCE OF 1,064.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 00°00'31" EAST , ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21 A DISTANCE OF 2,654.72 FEET TO THE NORTHWEST CORNER OF SAID SECTION 21 AND THE POINT OF BEGINNING;

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 12,034,438 SQUARE FEET (276.27289 ACRES), MORE OR LESS.

WESTERLY - ZONING MAP

**A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN
CITY OF ERIE, COUNTY OF WELD, STATE OF COLORADO
276.27 ACRES
RZ-001097-2019**

LOW DENSITY (LR) LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID OF SECTION 21 ASSUMED TO BEAR NORTH 89°38'17" EAST A DISTANCE OF 2663.55;

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 89°38'17" EAST, COINCIDENT WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 912.10 FEET;

THENCE SOUTH 00°21'43" EAST A DISTANCE OF 70.00 FEET TO THE SOUTHERLY LINE OF THE WELD COUNTY ROAD 8 RIGHT-OF-WAY AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED _____, 2019 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER _____;

THENCE SOUTH 00°24'06" EAST A DISTANCE OF 230.92 FEET;

THENCE SOUTH 48°32'14" WEST A DISTANCE OF 182.44 FEET TO A 48.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 41°27'42" EAST;

THENCE SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 48°04'50" AN ARC DISTANCE OF 40.70 FEET;

THENCE SOUTH 00°27'32" WEST A DISTANCE OF 32.42 FEET TO A 507.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 00°44'28" WEST;

THENCE WESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°03'12" AN ARC DISTANCE OF 168.76 FEET;

THENCE SOUTH 71°41'16" WEST A DISTANCE OF 38.58 FEET TO A TANGENT 40.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 18°18'44" EAST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 62.83 FEET;

THENCE SOUTH 18°18'44" EAST A DISTANCE OF 67.50 FEET;

THENCE NORTH 71°41'16" EAST A DISTANCE OF 78.58 FEET TO A TANGENT 400.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 18°18'44" EAST;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°15'27" AN ARC DISTANCE OF 267.09 FEET;

THENCE SOUTH 70°03'17" EAST A DISTANCE OF 144.50 FEET TO A TANGENT 1,000.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 19°56'43" EAST;

THENCE NORTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 16°19'47" AN ARC DISTANCE OF 266.16 FEET;

THENCE SOUTH 71°45'45" EAST A DISTANCE OF 61.10 FEET TO A TANGENT 93.50 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 18°14'15" EAST;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°57'37" AN ARC DISTANCE OF 30.94 FEET;

THENCE NORTH 89°16'38" EAST A DISTANCE OF 46.45 FEET;

THENCE SOUTH 13°58'51" WEST A DISTANCE OF 72.68 FEET TO A TANGENT 15.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH EAST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 109°08'30" AN ARC DISTANCE OF 28.57 FEET TO A 850.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 05°50'43" WEST;

THENCE EASTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17" AN ARC DISTANCE OF 312.11 FEET;

TO A 15.00 FEET COMPOUND CURVE; THENCE NORTHERLY, ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 84°07'44" AND ARC DISTANCE OF 22.02 FEET;

THENCE NORTH 21°00'43" WEST A DISTANCE OF 41.78 FEET TO A TANGENT 10.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH WEST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°21'30" AN ARC DISTANCE OF 12.10 FEET;

THENCE SOUTH 89°38'19" WEST A DISTANCE OF 173.31 FEET TO A TANGENT 15.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 00°21'41" EAST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°05'03" AN ARC DISTANCE OF 23.85 FEET;

THENCE SOUTH 00°43'22" EAST A DISTANCE OF 14.42 FEET;

THENCE SOUTH 89°16'38" WEST A DISTANCE OF 29.37 FEET;

THENCE NORTH 00°21'41" WEST A DISTANCE OF 159.89 FEET;

THENCE NORTH 89°38'19" EAST A DISTANCE OF 162.65 FEET;

THENCE NORTH 00°25'16" WEST A DISTANCE OF 30.00 FEET;

THENCE NORTH 00°03'27" WEST A DISTANCE OF 239.97 FEET TO THE SOUTHERLY LINE OF THE WELD COUNTY ROAD 8 RIGHT-OF-WAY AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 8, 2005 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER 3338310;

THENCE NORTH 00°21'43" WEST A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 89°38'17" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 985.11 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21;

LOW DENSITY (LR) LEGAL DESCRIPTION CONT:

THENCE SOUTH 00°16'01" EAST, COINCIDENT WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 2,196.92 FEET TO A 490.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 11°08'02" EAST;

THENCE SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 58°15'43" AN ARC DISTANCE OF 498.26 FEET

TO A 1,054.90 FOOT REVERSE CURVE; THENCE SOUTHWESTERLY, ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 22°35'21" AND ARC DISTANCE OF 415.90 FEET;;

TO A 955.53 FEET COMPOUND CURVE; THENCE SOUTHWESTERLY, ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 05°42'04" AND ARC DISTANCE OF 95.08 FEET;

TO A 15.18 FOOT REVERSE CURVE; THENCE SOUTHERLY, ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 97°47'19" AND ARC DISTANCE OF 25.91 FEET;;

THENCE SOUTH 38°48'50" EAST A DISTANCE OF 238.32 FEET;

THENCE NORTH 51°11'10" EAST A DISTANCE OF 109.00 FEET;

THENCE SOUTH 38°48'50" EAST A DISTANCE OF 99.84 FEET TO A TANGENT 215.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 51°11'10" WEST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 173°04'32" AN ARC DISTANCE OF 649.48 FEET TO A 1,445.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 27°18'00" WEST;

THENCE WESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 17°20'08" AN ARC DISTANCE OF 437.20 FEET;

THENCE SOUTH 89°06'27" WEST A DISTANCE OF 53.98 FEET TO A 465.20 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 89°06'34" WEST;

THENCE SOUTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 44°02'50" AN ARC DISTANCE OF 357.63 FEET;

THENCE SOUTH 42°21'33" WEST A DISTANCE OF 239.94 FEET;

THENCE SOUTH 63°35'18" WEST A DISTANCE OF 107.74 FEET;

THENCE NORTH 87°06'48" WEST A DISTANCE OF 44.57 FEET;

THENCE CONTINUE WESTERLY, ALONG SAID LINE, A DISTANCE OF 65.36 FEET;

THENCE NORTH 89°39'19" WEST A DISTANCE OF 201.95 FEET TO A POINT ON THE BOUNDARY OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2978817 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. THENCE NORTH 00°06'17" WEST A DISTANCE OF 148.68 FEET;
2. THENCE SOUTH 89°53'43" WEST A DISTANCE OF 608.07 FEET;
3. THENCE NORTH 00°06'17" WEST A DISTANCE OF 230.00 FEET;
4. THENCE SOUTH 89°53'43" WEST, ALONG THE NORTH LINE OF SAID PARCEL AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 229.57 FEET TO A POINT ON THE WESTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

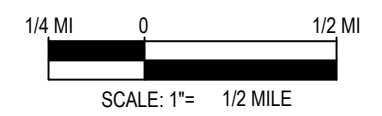
THENCE NORTH 00°06'17" WEST, COINCIDENT WITH SAID WESTERLY LINE, A DISTANCE OF 1,064.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 00°00'31" EAST , ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21 A DISTANCE OF 2,654.72 FEET TO THE NORTHWEST CORNER OF SAID SECTION 21 AND THE POINT OF BEGINNING;

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 8,997,043 SQUARE FEET (206.54369 ACRES), MORE OR LESS.



VICINITY MAP



SURVEYOR'S CERTIFICATION:

I, ROBERT L. MEADOWS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTION FOR EACH ZONE DISTRICT.

I ATTEST THE ABOVE ON THIS ___ DAY OF OCTOBER, 2018.

ROBERT L. MEADOWS, JR.
COLORADO LICENSED
PROFESSIONAL LAND SURVEYOR NO. 34977
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

PLANNING COMMISSION CERTIFICATION

THIS PUD PLANNING MAP WAS REVIEWED BY THE PLANNING COMMISSION ON THE ___ DAY OF _____, 2018.

CHAIRPERSON _____ DATE _____

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS ZONING MAP IS TO BE KNOWN AS THE "SWINK PROPERTY ZONING MAP" AND IS APPROVED AND ACCEPTED BY THE ORDINANCE NO. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO HELD ON _____, 2018.

MAYOR _____

ATTEST _____ TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF WELD) ss

I HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____ A.D., 20___ AND WAS RECORDED AT

RECEPTION NUMBER _____

WELD COUNTY CLERK AND RECORDER

DEVELOPER

ERIE LAND COMPANY, LLC
1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
(303) 572-0200
CONTACT: HEIDI MAJERIK
heidi.majerik@southernland.com



SURVEYOR

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1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
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CONTACT: BOB MEADOWS
bob_meadows@matrixdesigngroup.com



SHEET 1 OF 4

DATE: 2019.06.18
REVISED N/A

WESTERLY - ZONING MAP

A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN CITY OF ERIE, COUNTY OF WELD, STATE OF COLORADO 276.27 ACRES RZ-001097-2019

NEIGHBORHOOD MIXED USE (NMU) LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 ASSUMED TO BEAR NORTH 89°38'17" EAST A DISTANCE OF 2663.55;

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 89°38'17" EAST, COINCIDENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 912.10 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 89°38'17" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 766.34 FEET;

THENCE SOUTH 00°21'43" EAST A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF THE WELD COUNTY ROAD 8 RIGHT-OF-WAY AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 8, 2005 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER 3338310;

THENCE SOUTH 00°03'27" EAST A DISTANCE OF 239.97 FEET;

THENCE SOUTH 00°25'16" EAST A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89°38'19" WEST A DISTANCE OF 162.65 FEET;

THENCE SOUTH 00°21'41" EAST A DISTANCE OF 159.89 FEET;

THENCE NORTH 89°16'38" EAST A DISTANCE OF 29.37 FEET;

THENCE NORTH 00°43'22" WEST A DISTANCE OF 14.42 FEET TO A 15.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 88°33'16" EAST;

THENCE NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 91°05'03" AN ARC DISTANCE OF 23.85 FEET;

THENCE NORTH 89°38'19" EAST A DISTANCE OF 173.31 FEET TO A TANGENT 10.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH EAST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°21'30" AN ARC DISTANCE OF 12.10 FEET;

THENCE SOUTH 21°00'43" EAST A DISTANCE OF 41.78 FEET TO A TANGENT 15.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 68°59'17" WEST;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°07'44" AN ARC DISTANCE OF 22.02 FEET;

TO A 850.00 FEET COMPOUND CURVE; THENCE WESTERLY, ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 21°22'17" AND ARC DISTANCE OF 317.05 FEET; TO A 15.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTH EAST;

THENCE NORTHWESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 109°08'30" AN ARC DISTANCE OF 28.57 FEET;

THENCE NORTH 13°58'51" EAST A DISTANCE OF 72.68 FEET;

THENCE SOUTH 89°16'38" WEST A DISTANCE OF 46.45 FEET TO A TANGENT 93.50 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 00°43'22" WEST;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°57'37" AN ARC DISTANCE OF 30.94 FEET;

THENCE NORTH 71°45'45" WEST A DISTANCE OF 61.10 FEET TO A 933.88 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 72°11'33" EAST;

THENCE SOUTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 16°19'47" AN ARC DISTANCE OF 266.16 FEET TO A 1,000.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 05°31'05" EAST;

THENCE WESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 14°25'38" AN ARC DISTANCE OF 251.80 FEET;

THENCE NORTH 70°03'17" WEST A DISTANCE OF 144.50 FEET TO A TANGENT 400.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 19°56'43" WEST;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°15'27" AN ARC DISTANCE OF 267.09 FEET;

THENCE SOUTH 71°41'16" WEST A DISTANCE OF 78.58 FEET;

THENCE NORTH 18°18'44" EAST A DISTANCE OF 67.50 FEET TO A TANGENT 40.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 71°41'16" EAST;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 62.83 FEET;

THENCE NORTH 71°41'16" EAST A DISTANCE OF 38.58 FEET TO A TANGENT 507.50 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 18°18'44" EAST;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°03'12" AN ARC DISTANCE OF 168.76 FEET;

THENCE NORTH 00°27'32" EAST A DISTANCE OF 32.42 FEET TO A 48.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 89°32'32" EAST;

THENCE NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 48°04'50" AN ARC DISTANCE OF 40.70 FEET;

THENCE NORTH 48°32'14" EAST A DISTANCE OF 182.44 FEET;

THENCE NORTH 00°24'06" WEST A DISTANCE OF 230.92 FEET TO THE SOUTHERLY LINE OF THE WELD COUNTY ROAD 8 RIGHT-OF-WAY AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED _____, 2019 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER _____;

THENCE NORTH 00°21'43" WEST A DISTANCE OF 70.00 FEET TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21 AND THE **POINT OF BEGINNING**;

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 509,977 SQUARE FEET (11.70746 ACRES), MORE OR LESS,

AGRICULTURAL/OPEN SPACE (AG/OS) DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 ASSUMED TO BEAR NORTH 89°38'17" EAST A DISTANCE OF 2663.55;

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 89°38'17" EAST, COINCIDENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 2,863.55 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE SOUTH 00°16'01" EAST, COINCIDENT WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21 A DISTANCE OF 2,196.92 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE SOUTH 00°16'01" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 452.98 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE SOUTH 00°16'04" EAST, COINCIDENT WITH THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 1,229.70 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE COMMUNITY DITCH AS DESCRIBED IN BOOK 63, PAGE 464, RECEPTION NO. 23030 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE COINCIDENT WITH SAID WESTERLY BOUNDARY OF THE COMMUNITY DITCH THE FOLLOWING TWENTY- ONE (21) COURSES:

1. THENCE SOUTH 76°41'08" WEST A DISTANCE OF 77.18 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26°32'10", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 104.21 FEET AND A CHORD THAT BEARS SOUTH 89°57'13" WEST A DISTANCE OF 103.28 FEET;
3. THENCE NORTH 76°46'42" WEST A DISTANCE OF 223.90 FEET TO A POINT OF CURVATURE;
4. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°24'26", A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 114.29 FEET AND A CHORD THAT BEARS NORTH 84°28'55" WEST A DISTANCE OF 113.94 FEET;
5. THENCE SOUTH 87°48'52" WEST A DISTANCE OF 145.31 FEET TO A POINT OF CURVATURE;
6. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 34°36'07", A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 196.27 FEET AND A CHORD THAT BEARS SOUTH 70°30'47" WEST A DISTANCE OF 193.30 FEET;
7. THENCE SOUTH 53°12'44" WEST A DISTANCE OF 80.82 FEET TO A POINT OF CURVATURE;
8. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13°09'14", A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 95.57 FEET AND A CHORD THAT BEARS SOUTH 46°38'08" WEST A DISTANCE OF 97.36 FEET;
9. THENCE SOUTH 40°03'31" WEST A DISTANCE OF 199.79 FEET;
10. THENCE SOUTH 43°18'24" WEST A DISTANCE OF 274.93 FEET;
11. THENCE SOUTH 41°54'01" WEST A DISTANCE OF 126.84 FEET;
12. THENCE SOUTH 43°57'21" WEST A DISTANCE OF 169.36 FEET TO A POINT OF CURVATURE;
13. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 62°08'24", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 244.02 FEET AND A CHORD THAT BEARS SOUTH 12°53'09" WEST A DISTANCE OF 232.24 FEET;
14. THENCE SOUTH 18°11'03" EAST A DISTANCE OF 8.91 FEET TO A POINT OF CURVATURE;
15. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 39°02'42", A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 119.26 FEET AND A CHORD THAT BEARS SOUTH 37°42'25" EAST A DISTANCE OF 116.96 FEET;
16. THENCE SOUTH 57°13'46" EAST A DISTANCE OF 50.68 FEET TO A POINT OF CURVATURE;
17. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°57'41", A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 185.15 FEET AND A CHORD THAT BEARS SOUTH 69°42'37" EAST A DISTANCE OF 183.69 FEET;
18. THENCE SOUTH 82°11'27" EAST A DISTANCE OF 100.58 FEET TO A POINT OF CURVATURE;
19. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22°03'40", A RADIUS OF 575.00 FEET, AN ARC LENGTH OF 221.40 FEET AND A CHORD THAT BEARS SOUTH 71°09'37" EAST A DISTANCE OF 220.03 FEET;
20. THENCE SOUTH 60°07'47" EAST A DISTANCE OF 347.74 FEET TO A POINT OF CURVATURE;
21. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°24'14", A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 19.93 FEET AND A CHORD THAT BEARS SOUTH 58°55'40" EAST A DISTANCE OF 19.93 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 6 AS DESCRIBED IN COMMISSIONERS BOOK 86, PAGE 273 OF THE RECORDS OF THE WELD COUNTY COMMISSIONERS;

THENCE SOUTH 00°34'03" EAST A DISTANCE 30.00 FEET TO THE SOUTH LINE OF THE SOUTHWEST CORNER OF SAID SECTION 21;

THENCE SOUTH 89°25'57" WEST, COINCIDENT WITH SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 2,049.35 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 21;

THENCE NORTH 00°06'17" WEST, COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 904.30 TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2978817 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE COINCIDENT WITH SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1. THENCE NORTH 89°53'43" EAST, COINCIDENT WITH SAID SOUTHERLY LINE AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 837.64 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;
2. THENCE NORTH 00°06'17" WEST, COINCIDENT WITH THE EAST LINE OF SAID PARCEL, A DISTANCE OF 308.32 FEET;

AGRICULTURAL/OPEN SPACE (AG/OS) LEGAL DESCRIPTION CONT:

THENCE SOUTH 89°39'19" EAST A DISTANCE OF 201.95 FEET;

THENCE SOUTH 87°06'48" EAST A DISTANCE OF 65.36 FEET;

THENCE CONTINUE SOUTH 87°06'48" EAST, ALONG SAID LINE, A DISTANCE OF 44.57 FEET;

THENCE NORTH 63°35'18" EAST A DISTANCE OF 107.74 FEET;

THENCE NORTH 42°21'33" EAST A DISTANCE OF 239.94 FEET TO A 465.20 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 46°50'38" WEST;

THENCE NORTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 44°02'50" AN ARC DISTANCE OF 357.63 FEET;

THENCE NORTH 89°06'27" EAST A DISTANCE OF 53.98 FEET TO A 1,445.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 46°50'38" WEST;

THENCE EASTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 17°20'08" AN ARC DISTANCE OF 437.20 FEET TO A 215.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 44°15'42" EAST;

THENCE NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 173°04'32" AN ARC DISTANCE OF 649.46 FEET;

THENCE NORTH 38°48'50" WEST A DISTANCE OF 99.84 FEET;

THENCE SOUTH 51°11'10" WEST A DISTANCE OF 109.00 FEET;

THENCE NORTH 38°48'50" WEST A DISTANCE OF 238.32 FEET TO A 15.18 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 41°06'20" EAST;

THENCE NORTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 97°47'19" AN ARC DISTANCE OF 25.91 FEET TO A 955.53 FOOT RADIUS REVERSE CURVE;

THENCE NORTHEASTERLY, ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 05°42'04" AN ARC DISTANCE OF 95.08 FEET TO A 1,054.90 FOOT RADIUS COMPOUND CURVE;

THENCE NORTHEASTERLY, ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 22°35'21" AN ARC DISTANCE OF 415.90 FEET TO A 490.00 FOOT RADIUS REVERSE CURVE;

THENCE NORTHEASTERLY, ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 58°15'43" AN ARC DISTANCE OF 498.26 FEET TO THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21 AND THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 2,527,415 SQUARE FEET (58.02147 ACRES), MORE OR LESS,

DEVELOPER

ERIE LAND COMPANY, LLC
1601 BLAKE STREET, SUITE 200
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(303) 572-0200
CONTACT: HEIDI MAJERIK
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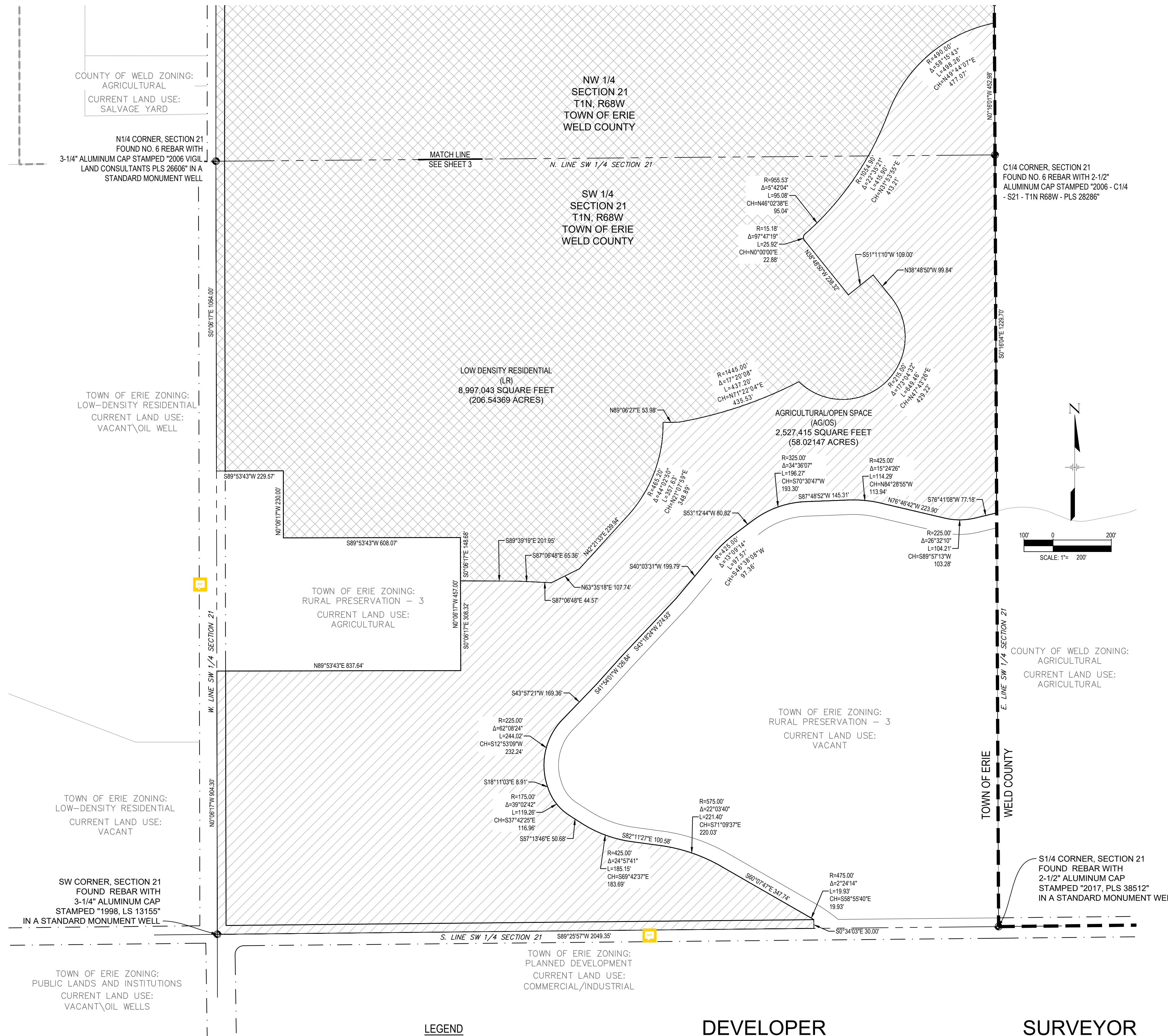


SHEET 2 OF 4

DATE: 2019.06.18
REVISED N/A

WESTERLY - ZONING MAP

A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH,
 RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN
 CITY OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 276.27 ACRES
 RZ-001097-2019



ZONING LEGEND

- NEIGHBORHOOD MIXED USE (NMU)
- LOW DENSITY RESIDENTIAL (LR)
- AGRICULTURAL/OPEN SPACE (AGIOS)

LEGEND

- PROPOSED ZONING DISTRICT BOUNDARY
- TOWN OF ERIE BOUNDARY
- SUBJECT PROPERTY BOUNDARY
- RIGHT-OF-WAY

DEVELOPER
 ERIE LAND COMPANY, LLC
 1601 BLAKE STREET, SUITE 200
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 CONTACT: HEIDI MAJERIK
 heidi.majerik@southernland.com

SOUTHERN LAND COMPANY

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Matrix DESIGN GROUP
 AN EMPLOYEE-OWNED COMPANY