OWNERSHIP AND DEDICATION STATEMENT KNOW BY ALL MEN THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, COLORADO, DESCRIBED A PARCEL OF LAND LOCATED IN SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST 6TH P.M., TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, BEING FURTHER DESCRIBED TRACT A SCHMIDT MINOR SUBDIVISION RECORDED AT RECEPTION NO. 03723295 TOWN OF ERIE COUNTY OF BOULDER STATE OF COLORADO CONTAINING 3,767,635 SQ. FT. OR 86.493 ACRES, MORE OR LESS HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO, LOTS, BLOCKS, TRACTS, RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF WILDROSE. THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON. **OWNER** TI RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY NOTARIZED SIGNATURE DARWIN HORAN SECRETARY/TREASURER **NOTARY** STATE OF _____ COUNTY OF ___ THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, , TI RESIDENTIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY WITNESS MY HAND AND SEAL ______ MY COMMISSION EXPIRES _____ TITLE VERIFICATION CERTIFICATE WE, LAND TITLE GUARANTTEE 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) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS. THOSE LIENS AND ENCUMBRANCES SHOWN IN TITLE INSURANCE COMMITMENT NUMBER ABZ70535358.2-3, EFFECTIVE DATE OF POLICY: SEPTEMBER 3, 2019 AT 5:00 P.M. AUTHORIZED OFFICIAL SECRETARY/TREASURER COUNTY OF ACKNOWLEDGED BEFORE ME THIS DAY ______ OF ______, 20___ BY_____ AS _____ WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC MY COMMISSION EXPIRES:_____ **ACCEPTANCE CERTIFICATE** THE DEDICATION OF TRACTS B, C, D & E IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE JAY GROVE METROPOLITIAN DISTRICT. _____ DATE____ AUTHORIZED REPRESENTATIVE STATE OF COLORADO COUNTY OF ACKNOWLEDGED BEFORE ME THIS DAY _____ OF _____, 20__

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

WILDROSE-FINAL PLAT

LOCATED IN NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST 6TH P.M. TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

118 LOTS, 5 TRACTS CONTAINING 86.493 ACRES± PROJECT #FP-001066-2019

PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE

THIS	PLAT	IS	HEREBY	APPROVED	BY	THE	TOWN	OF	ERIE	PLANNING	AND	DEVELOPMENT	DIRECTOR	ON	THIS	DAY	 :	, 20

BOARD OF TRUSTEES APPROVAL	CERTIFICATE	
	PLAT IS APPROVED AND ACCEPTED BY RESOLUTION NO, OF ERIE, COLORADO, HELD ON THE,	THE REGULAR
MAYOR	-	
ATTEST:	-	
TOWN OF EDIA		

GENERAL NOTES

PLANNING AND DEVELOPMENT DIRECTOR

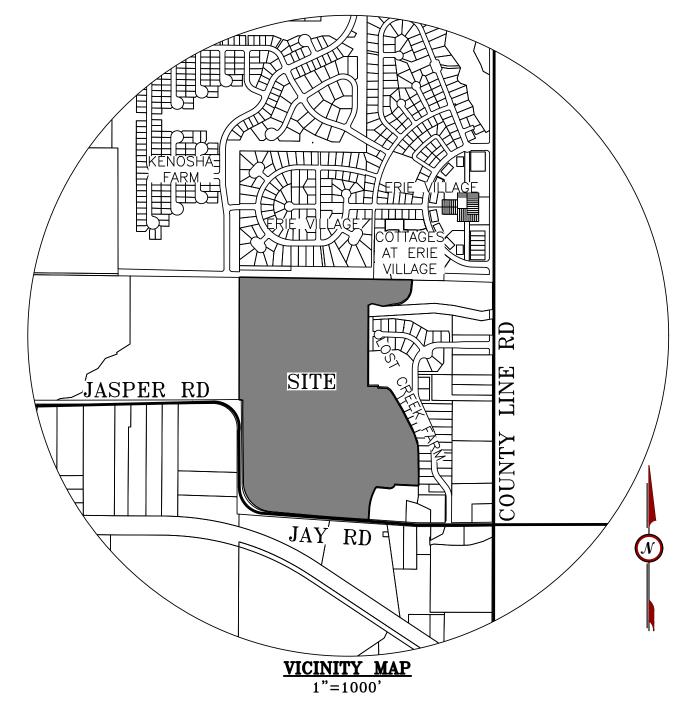
- 1.) THE LINEAL UNITS USED ON THIS PLAT ARE IN U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.
- 2.) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND SURVEY BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
- 3.) 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 CERTIFICATION SHOWN HEREON.
- 4.) LAND TITLE GUARANTEE COMPANY PROPERTY INFORMATION BINDER ORDER NO., ABZ70535358.2-3, EFFECTIVE DATE OF POLICY: SEPTEMBER 3, 2019 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
- 5.) JEHN ENGINEERING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR RECORDED/UNRECORDED EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 6.) ALL LOT CORNER MONUMENTS SHALL BE SET PER COLORADO STATE STATUTE 38-51-105.
- 7.) BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, ASSUMED TO BEAR NORTH 89°18'28" WEST BETWEEN THE MONUMENTS AS SHOWN HEREON.
- 8.) REQUEST FOR NOTICE OF SURFACE DEVELOPMENT IS RECORDED UNDER RECEPTION NUMEBRS 03032258 AND 2769128,
- 9.) NOTICE OF RIGHT TO USE SURFACE OF LANDS IS RECORDED UNDER RECEPTION NUMBER 01666167.
- 10.) THE SITE, SOUTH OF STRAIN LINE, IS SUBJECT TO UNDERMINING AND THE POTENTIAL FOR SUBSIDENCE.
- 11.) A BLANKET PUBLIC ACCESS EASEMENT IS GRANTED ON TRACTS A THROUGH E INTENDED/REQUIRED FOR SUCH USE.
- 12.) ACCORDING TO FEMA MAP 08013C0437J, REVISED DECEMBER 18, 2012, THIS SITE IS LOCATED WITHIN ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 13.) THE UNDERSIGNED, AS OWNER OF THE LANDS DESCRIBED HEREIN, ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL DRAINAGE EASEMENTS SHOWN HEREON AND RELATED DRAINAGE FACILITITES, AS PROVIDED IN THE TOWN OF ERIE ENGINEERING STANDARDS AND SPECIFICATIONS, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF ERIE A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO: INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY THE ERIE MUNICIPAL CODE, AS AMENDED; AND TO INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES, WHEN THE OWNER FAILS TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH INSPECTION, MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER.
- 14.) LANDSCAPING IN LOMBARDI RIGHT-OF-WAY WILL BE MAINTAINED BY THE HOA OR METRO DISTRICT.

LAND SUMMARY CHART

TYPE	AREA	% OF TOTAL AREA		
RESIDENTIAL LOTS	20.533 ACRES±	23.74%±		
TRACTS	56.498 ACRES±	65.32%±		
DEDICATED AS				
PUBLIC RIGHT-OF-WAY	9.462 ACRES±	10.94%±		
TOTAL	86.493 ACRES±	100%		

TRACT SUMMARY CHART

TRACT	PURPOSE(S)	OWNER/MAINTAINED BY	SQ. FT.	ACRES
Α	PUBLIC ACCESS, OPEN SPACE, DRAINAGE	TOWN OF ERIE	777,959±	17.86±
В	DRAINAGE, PUBLIC ACCESS, OPEN SPACE	HOA OR DISTRICT	186,425±	4.28±
С	PUBLIC ACCESS, OPEN SPACE, DRAINAGE	HOA OR DISTRICT	3,918±	0.09±
D	DRAINAGE, PUBLIC ACCESS, OPEN SPACE, PARK, STRAIN ISOLATION TRENCH	HOA OR DISTRICT	110,256±	2.53±
E	VACANT, DRAINAGE, PUBLIC ACCESS, ISOLATION TRENCH	HOA OR DISTRICT	1,382,471±	31.74±



	SHEET INDEX LIST							
SHEET 1	COVER							
SHEET 2	FULL BOUNDARY AND SECTION LINE TIE.							
SHEET 3	TRACT A DETAIL.							
SHEET 4-6	LOTS AND TRACT C DETAILS							
SHEET 7	FULL GRAPHIC FOR TRACT D & E (SHOWN IN PART ON OTHER SHEETS).							
SHEET 8	FULL GRAPHIC FOR TRACT B (SHOWN IN PART ON OTHER SHEETS).							

ALL LOTS SHOWN AS PARTIAL ON ANY SHEET APPEAR IN FULL ON THE MATCH SHEET.

NOTE: LINE AND CURVE TABLES ARE ON SHEET 6

SURVEYOR'S CERTIFICATE

I MARK T. WILSON, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF WILDROSE FINAL PLAT WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 12TH DAY OF APRIL, 2018, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF ERIE DEVELOPMENT CODE. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID FINAL PLAT AND THE SURVEY THEREOF.

I ATTEST THE ABOVE,

MARK T. WILSON , P.L.S. 36062 DATE
FOR AND ON BEHALF OF JEHN ENGINEERING, INC.

CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO)
) SS

COUNTY OF BOULDER)

DEPOSITED THIS _____ DAY OF _____, 201_, AT ____,__M., IN BOOK OF THE COUNTY SURVEYOR'S LAND SURVEY/RIGHT-OF-WAY SURVEYS AT PAGE(S)____

COUNTY SURVEYOR/DEPUTY COUNTY SURVEYOR

RECEPTION NUMBER_____,

	,				
	REVISIONS				
Э.	DESCRIPTION	DATE	BY		
	TOWN RED LINES	9/11/19	RJH		
	REVISE TRACT C	10/15/19	RJH		ENGINEERING.
					ENVINEERING -
					5690 WEBSTER STREET
				131.1932	ARVADA, CO 80002
					PH. (303) 423-6036 FAX (303) 467-9

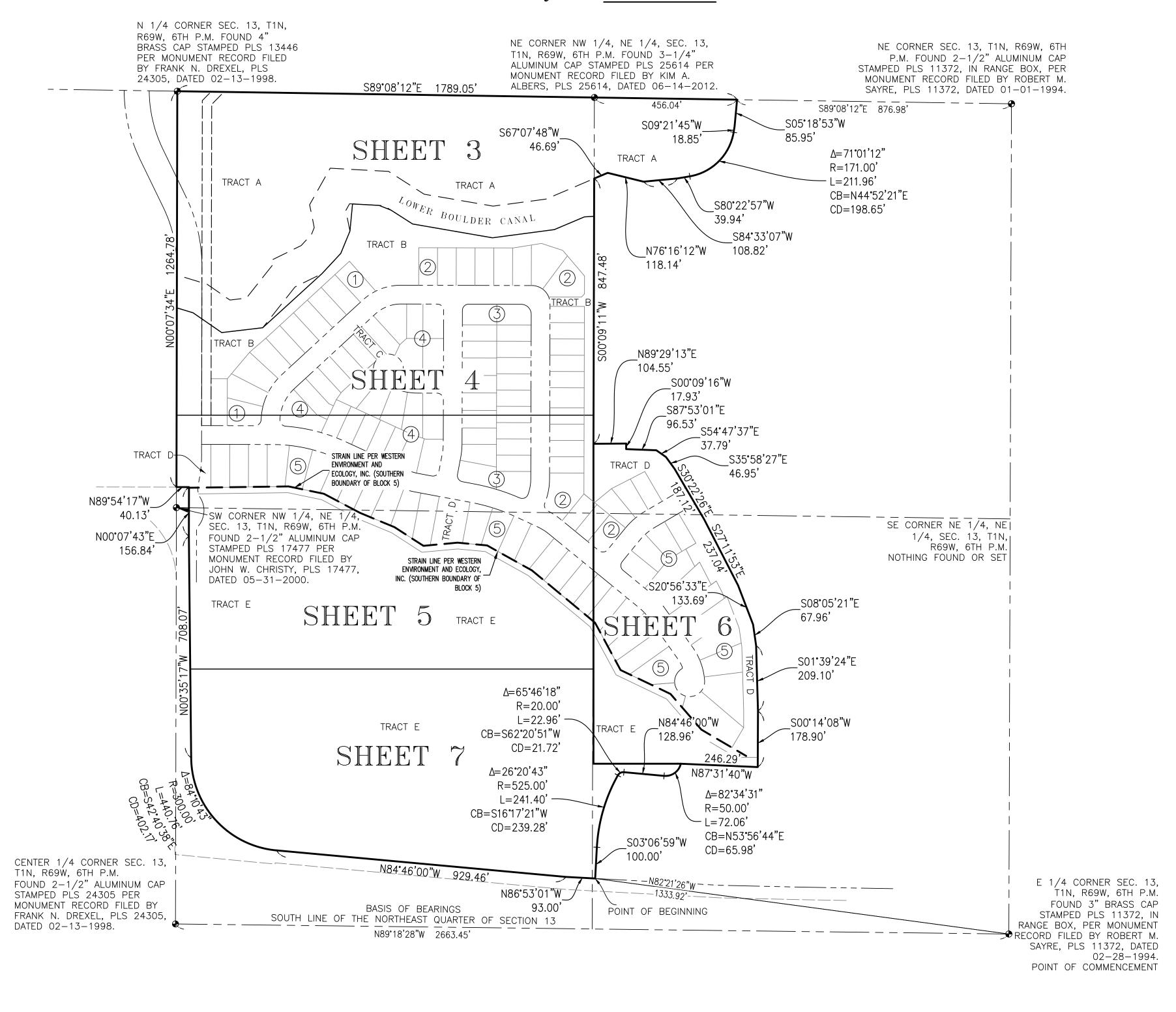
SHEET 1 OF 8

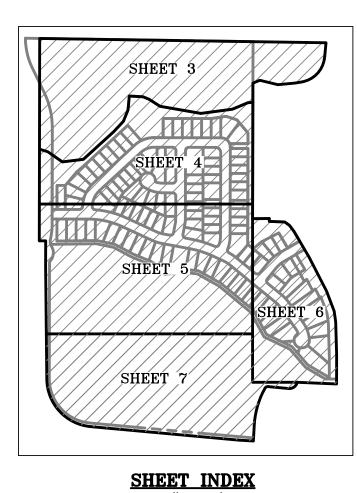
\\CP.RICKENG.COM\PROJECTS\D_ARV_J\1814\217-089\SURVEY\PLAT\7089 FINAL PLAT.DWG

LOCATED IN NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST 6TH P.M. TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

118 LOTS, 5 TRACTS CONTAINING 86.493 ACRES±

PROJECT #FP-001066-2019





LEGEND

SET #5X24" REBAR
AND 1" RED
PLASTIC CAP
PLS 36062

FOUND SECTION CORNER AS DESCRIBED HEREON

LOT LINE

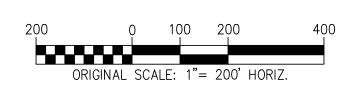
EASEMENT LINE

SECTION LINE

BOUNDARY LINE

_____RIGHT-OF-WAY_LINE____

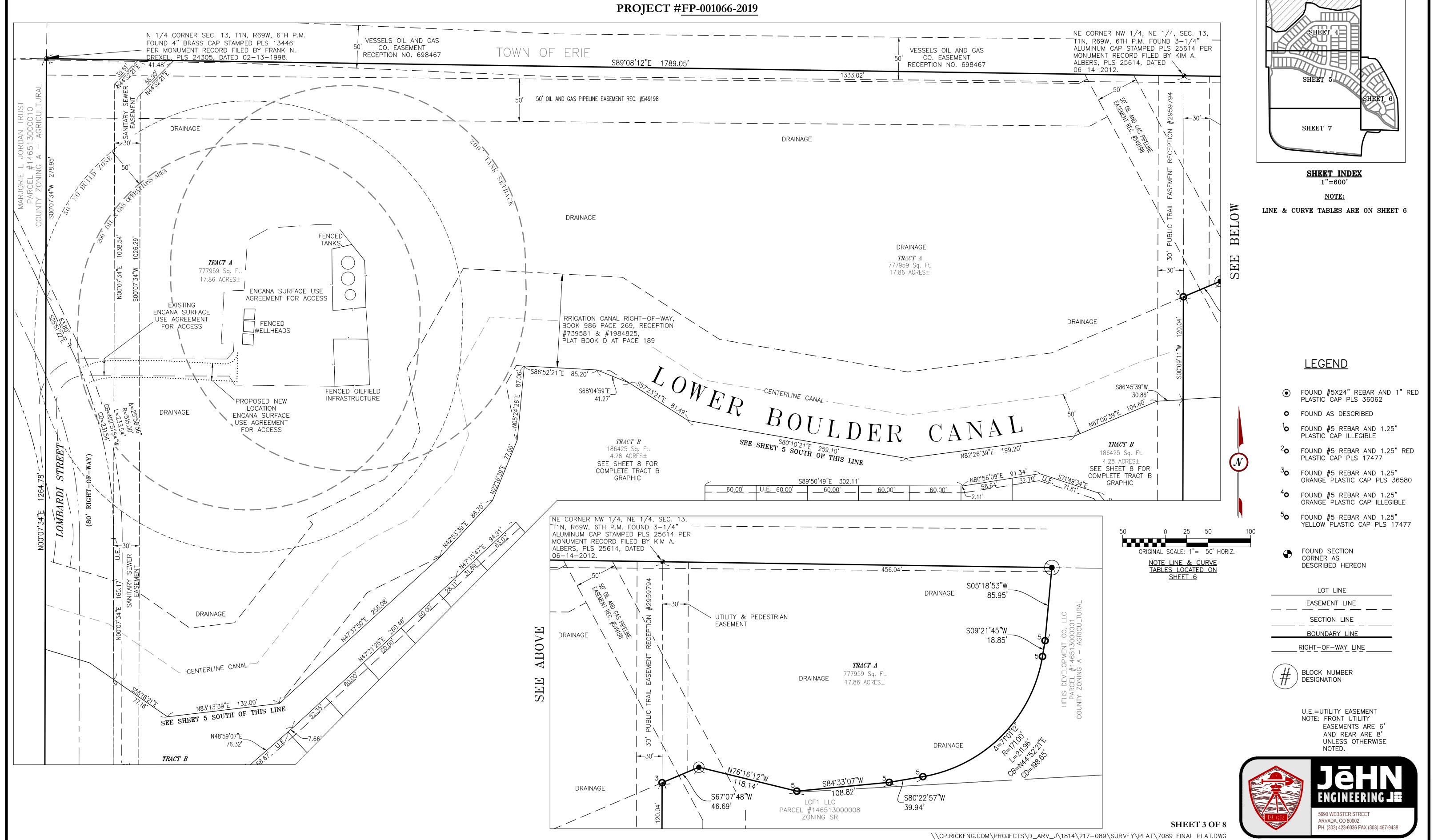






LOCATED IN NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST 6TH P.M. TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

118 LOTS, 5 TRACTS CONTAINING 86.493 ACRES± PROJECT #FP-001066-2019

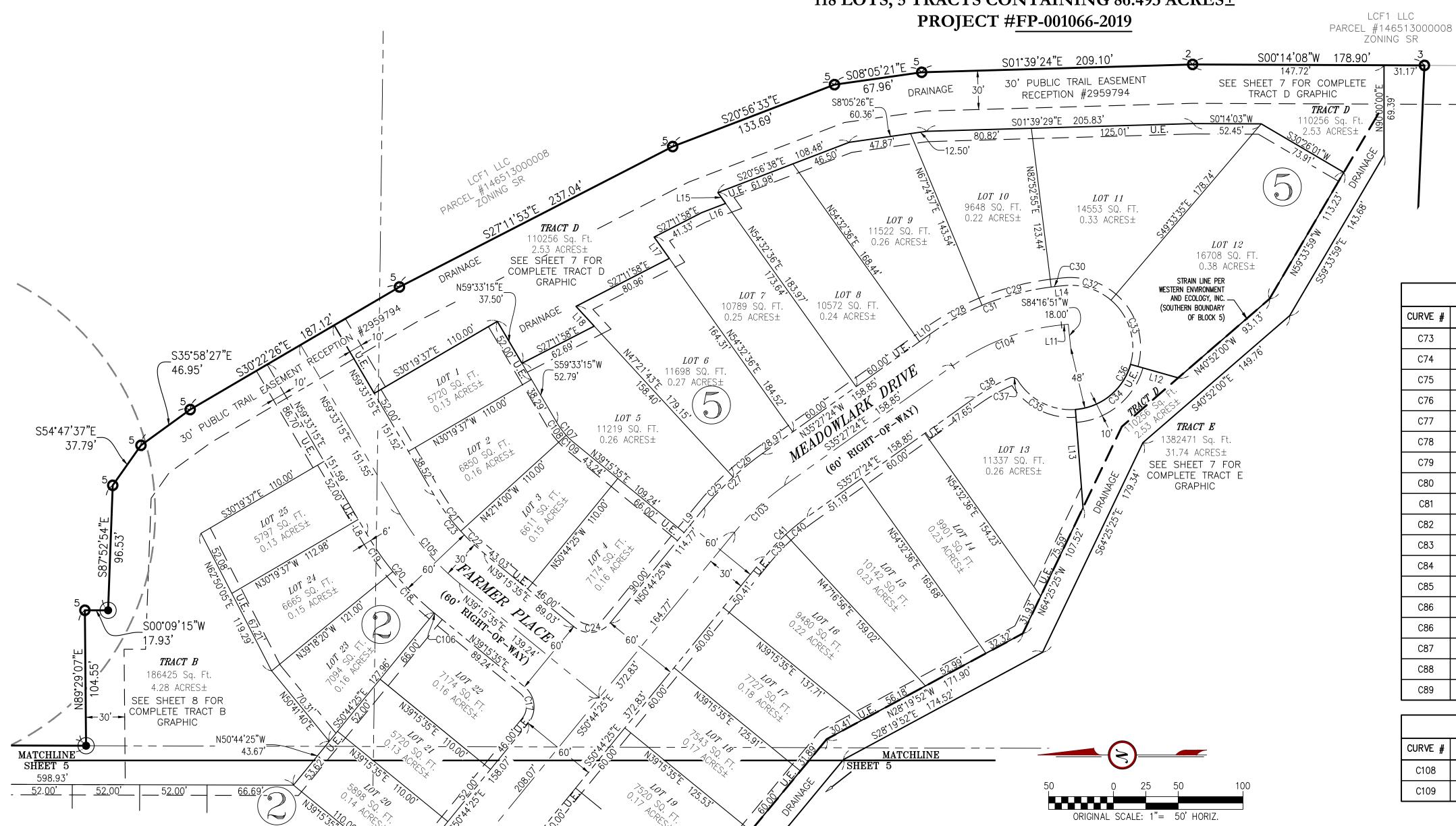


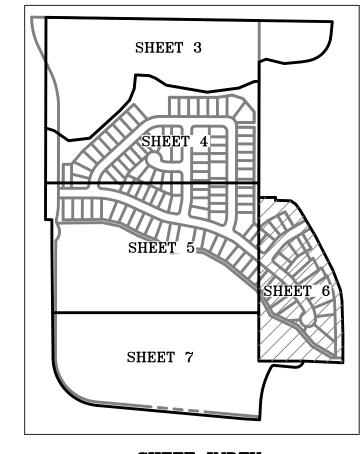
WILDROSE-FINAL PLAT SHEET 3 LOCATED IN NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST 6TH P.M. TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO 118 LOTS, 5 TRACTS CONTAINING 86.493 ACRES± PROJECT #FP-001066-2019 S86°52'21"E 85.20' SHEET 7 S86°45'39"W FENCED OILFIELD INFRASTRUCTURE EXISTING ENCANA SURFACE LOCATION ENCANA SURFACE USE AGREEMENT DRAINAGE FOR ACCESS USE AGREEMENT SHEET INDEX TRACT BTRACT B 186425 Sq. Ft. 186425 Sq. Ft. 4.28 ACRES± LINE & CURVE TABLES ARE ON SHEET 6 4.28 ACRES± SEE SHEET 8 FOR SEE SHEET 8 FOR COMPLETE TRACT B COMPLETE TRACT B GRAPHIC S89°50'49"E 302.11' 60<u>.00'</u> U.E. 60<u>.00'</u> 60<u>.00'</u> 60.00' LOT 1 *LOT 7* 11000 SQ. FT. 7200 SQ. FT. LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | 7200 SQ. FT. | 0.17 ACRES± | 0.1 0.25 ACRES± DRAINAGE **LEGEND** *LOT 8* 11304 SQ. FT. ____60.00'________60.00 S89'50'49"E 418.34' FOUND #5 REBAR AND 1" RED PLASTIC CAP PLS 36062 WILDROSE CIRCLE S89°50'49"E 383.34 EASEMENT FOUND AS DESCRIBED (60' RIGHT-OF-WAY) $\frac{\sim}{-10}$ 10' TRACT B FOUND #5 REBAR AND 1.25" S89°50'49"E 110.00' \ PLASTIC CAP ILLEGIBLE ²• FOUND #5 REBAR AND 1.25" RED PLASTIC "CAP PLS 17477 7174 SQ. FT. 5720 SQ. FT. 7040 SQ. FT. 0.13 ACRES± 0.16 ACRES± FOUND #5 REBAR AND 1.25" ORANGE PLASTIC CAP PLS 36580 0.20 ACRES± 0.13 ACRES± 0.16 ACRES± Si S89°50'49"E 110.00' [~] FOUND #5 REBAR AND 1.25" ORANGE PLASTIC CAP ILLEGIBLE N83°13'39"E 132.00' SEE SHEET 3 NORTH OF THIS LINE 7200 SQ. FT. 0.17 ACRES± LOT 20 LOT 25720 SQ. FT. N47°21'25"E_{_} 5720 SQ. FT. 5720 SQ. FT. 0.13 ACRES± FOUND #5 REBAR AND 1.25" 0.13 ACRES± 0.13 ACRES± S89°50'49"E 110.00' YELLOW PLASTIC CAP PLS 17477 __N8<u>9°50</u>'4<u>9"W</u>___U.E<u>.</u>___66.00' S89°50'49"E 110.00' LOT 6 FOUND SECTION 0.17 ACRES± LOT 3 LOT 19 5720 SQ. FT. CORNER AS TRACT B 5720 SQ. FT. 5914 SQ. FT. 0.13 ACRES± DESCRIBED HEREON 186425 Sq. Ft. 0.13 ACRES± 0.14 ACRES± 8030 SQ. FT. LOT 18 S89°50'49"E 110.00' 0.18 ACRES± S89°50'49"E 110.00' SEE SHEET 8 FOR COMPLETE TRACT B GRAPHIC LOT LINE 7477 SQ. F 7706 SQ. FT. 0.17 ACRES± 0.18 ACRES± EASEMENT LINE LOT 12 LOT 4 5720 SQ. FT. LOT 18 **←** 40'—— 5720 SQ. FT. 0.13 ACRES± SECTION LINE 6147 SQ. FT. 0.13 ACRES± 0.14 ACRES± DRAINAGE S89°50'49"E 110.00' LOT 4 N89°50'49"W 61.98' 305.62, ERSIMMON COURT BOUNDARY LINE S89°50'49"E 110.00' 9059 SQ. FT. S89°50'49"E 110.00 0.21 ACRES± 306'52'W C98 RIGHT-OF-WAY LINE LOT 13S89°52'26"E LOT 5 5720 SQ. FT. _ 52.00'___ LOT 17 5720 SQ. FT. N89°50'49"W 1111.98' 0.13 ACRES± $RI_{GHT-OF-WAY})$ 6147 SQ. FT. 0.13 ACRES± LOT 1 BLOCK NUMBER S89°50'49"E 110.00' 0.14 ACRES± 7800 SQ. F S89°50'49"E 110.00' DESIGNATION 0.18 ACRES± LOT 3 S89°50'49"E 110.00' 8032 SQ. FT. 0.19 ACRES± 0.18 ACRES± LOT 14U.E.=UTILITY EASEMENT 7067 SQ. FT. 5720 SQ. FT. LOT 21 NOTE: FRONT UTILITY 0.16 ACRES± 0.13 ACRES± 7167 SQ. FT 6147 SQ. FT. EASEMENTS ARE 6' 0.16 ACRES± දුර් 0.14 ACRES± S89°50'49"E 110.00 AND REAR ARE 8' S89°50'49"E 110.00' LOT 22*LOT 24* 9614 SQ. FT. UNLESS OTHERWISE 7213 SQ. F 9614 SQ. FT. | 127 0.22 ACRES± | 127 NOTED. 0.17 ACRES± LOT 7 LOT 8 MATCHLINE SHEET 5 0.13 ACRES± NOTE LINE & CURVE TABLES LOCATED ON SHEET 6 0.13 ACRES± S89°50'49"E 110.00' 6147 SQ. FT. 7844 SQ. FT. S89°50'49"E 110.00' 0.18 ACRES± $\frac{2}{3}$ 0.14 ACRES± S89°50'49"E 110.00' S89°52'26"E 170.12' LOT 8 LOT 16 MEADOWLARK DRIVE 5720 SQ. FT. 5720 SQ. FT. 0.13 ACRES± LOT 14 0.13 ACRES± 5768 SQ. FT. S89°52'26"E 269.05' ORIGINAL SCALE: 1"= 50' HORIZ. S89°50'49"E 110.00' 0.13 ACRES± (60' RIGHT-OF-WAY) S89°52'26"E 229.05' 17.46'

WILDROSE-FINAL PLAT SHEET 3 LOCATED IN NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST 6TH P.M. TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO 118 LOTS, 5 TRACTS CONTAINING 86.493 ACRES± PROJECT #FP-001066-2019 8032 SQ. FT. 0.18 ACRES± *LOT 14* 7067 SQ. FT. 0.16 ACRES± 5720 SQ. FT. *LOT 16* 6147 SQ. FT. 0.14 ACRES± 0.13 ACRES± 7167 SQ. FT. 0.16 ACRES± SHEET 7 S89°50'49"E 110.00' S89°50'49"E 110.00 S89°50'49"E 110.00' LOT 7 LOT 8 MATCHLINE SHEET 4 MATCHLINE 5720 SQ. FT. 0.13 ACRES± *LOT 15* 6147 SQ. FT. 0.14 ACRES± SHEET INDEX S89°50'49"E 110.00' S89°50'49"E 110.00' S89°50'49"E 110.00' NOTE: MEADOWLARK DRIVE *LOT 16* 5720 SQ. FT. 5720 SQ. FT. 0.13 ACRES± LINE & CURVE TABLES ARE ON SHEET 0.13 ACRES± S89°52'26"E 269.05' 5768 SQ. FT. 0.13 ACRES± S89°50'49"E 110.00' 30' **(60' RIGHT-OF-WAY)** S89°50'49"E 110.00' *LOT 17* 5720 SQ. FT. 0.13 ACRES± 5720 SQ. FT. 0.13 ACRES± 6971 SQ. FT. S89°50'49"E 110.00' 3.80'0.16 ACRES± LOT 35 *LOT 10* 5720 SQ. FT. 8224 SQ. FT. 20 8169 SQ. FT. 8114 SQ. FT. 8527 SQ. FT. 0.19 ACRES± 4 0.19 ACRES± 4 0.20 ACRES± 5 8625 SQ. FT. 0.20 ACRES± 5720 SQ. FT. 0.13 ACRES± 0.13 ACRES± *LOT 32* 8614 SQ. FT. S89°50'49"E 110.00' LOT 12 S89°50'49"E 110.00' 0.20 ACRES± 8183 SQ. FT. 0.19 ACRES± LOT 30 **LEGEND** 7955 SQ. FT N50°44'25"W TRACT D TRAIL EASEMENT *LOT 19* 13888 SQ. FT. 0.32 ACRES± FOUND #5 REBAR AND 1" RED PLASTIC CAP PLS 36062 S89°14'44"W 285.52' SEE SHEET 7 FOR COMPLETE TRACT D FOUND AS DESCRIBED STRAIN LINE PER WESTERN ENVIRONMENT FOUND #5 REBAR AND 1.25" PLASTIC CAP ILLEGIBLE AND ECOLOGY, INC. (SOUTHERN -SEE DETAIL BOUNDARY OF BLOCK 5) FOUND #5 REBAR AND 1.25" RED PLASTIC "CAP PLS 17477 IMACIDFOUND #5 REBAR AND 1.25" 0.22 ACRES± LOT 24 110256 Sq. Ft. 8643 SQ. FT. ORANGE PLASTIC CAP PLS 36580 7964 SQ. FT. 2.53 ACRES± 0.20 ACRES± 💹 0.18 ACRES± SEE' DETAIL 2 . SEE' SHEET 8 FOR DRAINAGE ⁴o found #5 rebar and 1.25" COMPLETE TRACT D \Im ORANGE" PLASTIC CAP ILLEGIBLE GRAPHIC ⁵O FOUND #5 REBAR AND 1.25" 0.18 ACRES± DRAINAGE YELLOW PLASTIC CAP PLS 17477 FOUND SECTION CORNER AS TRACT E 1382471 Sq. Ft. DESCRIBED HEREON N84°43'27"E 114.51' SEE SHEET 7 FOR COMPLETE TRACT D GRAPHIC S84°41'01"E 88.85' 31.74 ACRES± LOT LINE SEE SHEET 7 FOR COMPLETE TRACT E STRAIN LINE PER EASEMENT LINE WESTERN ENVIRONMENT GRAPHIC AND ECOLOGY, INC. -R=107.00' (SOUTHERN BOUNDARY SECTION LINE L=53.17' OF BLOCK 5) ∆=33°52'57 DRAINAGE CB=N8°11'07"W. R=77.00' BOUNDARY LINE RIGHT-OF-WAY DEDICATION CD=52.62' • L=45.53'SCHMIDT MINOR SUBDIVISION RIGHT-OF-WAY LINE -_ CB=N9°34'46"W RECEPTION NO. 03723295 CD = 44.87'BLOCK NUMBER DESIGNATION DETAIL 1 DRAINAGE U.E.=UTILITY EASEMENT NOTE: FRONT UTILITY EASEMENTS ARE 6' N11°57'56"E AND REAR ARE 8' UNLESS OTHERWISE NOTED. ∆=29°13'14" • ∆=14°14'01" - R=58.00' R=58.00' - L=29.58' L=14.41 CB=S2°38'40"E CB=S24°22'18"E CD=29.26' CD=14.37' ORIGINAL SCALE: 1"= 50' HORIZ. Δ=7°30'32" R=58.00' L=7.60'CB=S37°41'39"W CD = 7.60'DRAINAGE DRAINAGE DRAINAGE DETAIL 2 ARVADA, CO 80002 PH. (303) 423-6036 FAX (303) 467-9438 \\CP.RICKENG.COM\PROJECTS\D_ARV_J\1814\217-089\SURVEY\PLAT\7089 FINAL PLAT.DWG

LOCATED IN NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST 6TH P.M. TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

118 LOTS, 5 TRACTS CONTAINING 86.493 ACRES±





SHEET INDEX 1"=600'

CURVE TABLE										
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH					
C73	11.47'	48.00'	013*41'44"	S57 ° 35'16 " E	11.45'					
C74	209.75	48.00'	250°22'26"	S60°45'05"W	78.46'					
C75	11.00'	205.00'	003*04'26"	S64°39'05"E	11.00'					
C76	51.77	205.00'	014°28'09"	S73°25'22"E	51.63'					
C77	32.88'	205.00'	009"11'23"	S85"15'08"E	32.84'					
C78	95.65	205.00'	026*43'57"	S76°28'50"E	94.78'					
C79	31.42'	20.00'	090'00'00"	N44°50'49"W	28.28'					
C80	26.47	145.00'	010°27'40"	N5°23'01"E	26.44'					
C81	31.42'	20.00'	090'00'00"	N55°36'51"E	28.28'					
C82	6.45'	170.00'	00210'23"	S78"17'57"E	6.45'					
C83	35.43'	170.00'	011*56'26"	S71°14'32"E	35.36'					
C84	41.88'	170.00'	014*06'49"	S72 ° 19'44"E	41.77'					
C85	31.42'	20.00'	090'00'00"	S34°23'09"E	28.28'					
C86	37.43'	205.00'	010°27'40"	N5°23'01"E	37.38'					
C86	31.42'	20.00'	090'00'00"	S45°09'11"W	28.28'					
C87	50.27	32.00'	090'00'00"	N44°50'49"W	45.25'					
C88	49.87	145.00'	019*42'23"	N10°00'23"E	49.63'					
C89	32.77	20.00'	093*52'59"	N66°48'04"E	29.23'					

ZÖNING SR

CURVE TABLE								
CURVE #	LENGTH RADIUS		DELTA	CHORD BEARING	CHORD LENGTH			
C90	79.57'	655.00'	006°57'38"	N69°44'16"W	79.52'			
C91	70.51	655.00'	00610'04"	N76°18'07"W	70.47'			
C92	150.08'	655.00'	013°07'41"	N72°49'18"W	149.75'			
C93	144.26'	175.00'	047*13'50"	S23°44'30"W	140.21			
C94	112.04	150.00'	042°47'46"	S68°45'18"W	109.45'			
C95	98.96'	63.00'	090°00'00"	N44°50'49"W	89.10'			
C96	75.22	175.00'	024*37'41"	N12°28'02"E	74.64			
C97	31.95'	175.00'	010*27'40"	N5°23'01"E	31.91'			
C98	C98 81.65' 175.00'		026°43'57"	S76°28'50"E	80.91'			
C99	C99 225.42' 525.00' 0		024°36'06"	N77°34'23"W	223.70'			
C100	49.27	200.00'	014*06'49"	S72°19'44"E	49.14'			
C101	154.54	625.00'	014*10'01"	N72°18'08"W	154.14'			
C102	50.54	200.00'	014*28'43"	N57*58'46"W	50.41'			
C103	53.35'	200.00'	015"17'01"	N43°05'55"W	53.19'			
C104	90.83	175.00'	029*44'16"	N20°35'17"W	89.81'			
C105	70.84	200.00'	02017'40"	S49°24'25"W	70.47'			
C106	0.76'	230.00'	000°11'22"	S39°21'16"W	0.76'			
C107	21.25'	60.00'	02017'40"	S49*24'25"W	21.14'			

CURVE TABLE									
CURVE # LENGTH RADIUS		RADIUS	DELTA	CHORD BEARING	CHORD LENGTH				
C108	12.56'	60.00'	011*59'23"	S53°33'34"W	12.53'				
C109	8.70'	60.00'	0081817"	S43*24'43"W	8.69'				

LEGEND

- FOUND #5 REBAR AND 1" RED PLASTIC CAP PLS 36062
- FOUND AS DESCRIBED
- FOUND #5 REBAR AND 1.25" PLASTIC CAP ILLEGIBLE
- ²• FOUND #5 REBAR AND 1.25" RED PLASTIC CAP PLS 17477
- FOUND #5 REBAR AND 1.25" ORANGE PLASTIC CAP PLS 36580
- ⁴o found #5 rebar and 1.25" orange plastic cap illegible
- 50 FOUND #5 REBAR AND 1.25" YELLOW PLASTIC CAP PLS 17477
- FOUND SECTION CORNER AS
- DESCRIBED HEREON

LOT LINE EASEMENT LINE SECTION LINE

BOUNDARY LINE RIGHT-OF-WAY LINE

BLOCK NUMBE DESIGNATION BLOCK NUMBER



U.E.=UTILITY EASEMENT

EASEMENTS ARE 6'

UNLESS OTHERWISE

AND REAR ARE 8'

NOTE: FRONT UTILITY

NOTED.

						301112 11122						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C1	30.77	20.00'	088°09'35"	N46°02'47"E	27.83'	C19	35.48'	230.00'	008*50'19"	S55°08'06"W	35.44'	
C2	42.37'	205.00'	011°50'35"	S7 ° 53 ' 17"W	42.30'	C20	81.47'	230.00'	020°17'40"	S49°24'25"W	81.04'	
C3	47.81'	205.00'	013°21'45"	S20°29'27"W	47.70'	C21	35.19'	170.00'	011°51'32"	S53°37'29"W	35.12'	
C4	55.34'	205.00'	015 ° 27 ' 58"	S34°54'19"W	55.17'	C22	25.24'	170.00'	008*30'28"	S43°26'30"W	25.22'	
C5	16.88'	205.00'	004*43'07"	S44°59'51"W	16.88'	C23	60.43'	170.00'	020°21'58"	S49°22'16"W	60.11'	
C6	162.40'	205.00'	045°23'25"	S24°39'42"W	158.19'	C24	31.42'	20.00'	090'00'00"	S5°44'25"E	28.28'	
C7	50.67	180.00'	016°07'48"	S55°25'18"W	50.51'	C25	32.52'	230.00'	008'06'08"	N46°41'21"W	32.50'	
C8	83.78'	180.00'	026*39'59"	S76°49'11"W	83.02'	C26	28.83'	230.00'	00710'53"	N39°02'51"W	28.81'	
C9	134.45	180.00'	042*47'47"	S68°45'18"W	131.35'	C27	61.35'	230.00'	015°17'01"	N43°05'55"W	61.17'	
C10	36.55'	58.00'	036°06'31"	N71°47'33"W	35.95'	C28	46.06	205.00'	012*52'22"	N29°01'13"W	45.96'	
C11	32.29'	58.00'	031°54'07"	N37°47'14"W	31.88'	C29	55.34'	205.00'	015°27'58"	N14°51'04"W	55.17'	
C12	22.26'	58.00'	021*59'22"	N10°50'30"W	22.12'	C30	5.01'	205.00'	001°23'56"	N6°25'07"W	5.01'	
C13	91.11'	58.00'	090°00'00"	N44°50'49"W	82.02'	C31	106.40'	205.00'	029*44'16"	N20°35'17"W	105.21'	
C14	78.42'	205.00'	021°55'08"	N11°06'45"E	77.95'	C32	38.67'	48.00'	046*09'34"	N17°21'38"E	37.63'	
C15	29.67'	20.00'	084*59'47"	S20°25'34"E	27.02'	C33	54.72'	48.00'	065*19'21"	N73°06'06"E	51.81'	
C16	48.91'	230.00'	012°11'03"	N56°49'56"W	48.82'	C34	58.50'	48.00'	069*49'37"	S39°19'25"E	54.94'	
C17	31.42'	20.00'	090°00'00"	N84°15'35"E	28.28'	C35	52.24'	48.00'	062°21'24"	S26°46'06"W	49.70'	

204.13

48.00'

CURVE TABLE

CURVE TABLE

C18 | 45.23' | 230.00' | 011°16'00"

CURVE #	LENGTH RADIUS DELTA		CHORD BEARING	CHORD LENGTH	
C37	7.09'	5.00'	081"12'31"	N17°20'32"E	6.51'
C38	30.86	145.00'	012*11'41"	N29°21'34"W	30.80'
C39	23.80'	170.00'	008°01'21"	N46°43'45"W	23.78'
C40	21.54'	170.00'	007°15'40"	N39°05'14"W	21.53'
C41	45.35'	170.00'	015"17'01"	N43°05'55"W	45.21'
C42	42.96'	170.00'	014*28'43"	N57 ° 58'46"W	42.84'
C43	4.29'	595.00'	000°24'47"	N65°25'31"W	4.29'
C44	72.64	595.00'	006*59'41"	N69°07'45"W	72.59'
C45	70.19'	595.00'	006°45'33"	N76°00'22"W	70.15'
C46	147.12'	595.00'	014°10'01"	N72°18'08"W	146.75'
C47	36.96	230.00'	009°12'21"	S74°46'58"E	36.92'
C48	19.70'	230.00'	004°54'28"	S67°43'33"E	19.69'
C49	56.66	230.00'	014*06'49"	S72"19'44"E	56.51'
C50	7.58'	495.00'	000°52'37"	N65°42'38"W	7.58'
C51	77.49'	495.00'	008*58'10"	N70°38'02"W	77.41'
C52	75.86	495.00'	008°46'53"	N79°30'33"W	75.79'
C53	51.61'	495.00'	005*58'26"	N86°53'13"W	51.59'
C54	212.54	495.00'	024°36'06"	N77*34'23"W	210.91

CURVE TABLE

CURVE #	LENGTH RADIUS		DELTA	CHORD BEARING	CHORD LENGTH	
C55	31.01' 555.00		003°12'05"	N66°52'22"W	31.01'	
C56	52.30'	555.00'	005*23'56"	N71°10'23"W	52.28'	
C57	115.31'	555.00'	011°54'16"	N79°49'29"W	115.11'	
C58	198.62'	555.00'	020°30′17"	N75°31'28"W	197.56'	
C59	30.91'	20.00'	088*32'33"	S41°30'20"E	27.92'	
C60	108.78	145.43'	042°51'22"	S24°13'37"W	106.26	
C61	4.08'	120.97'	001°55'53"	N47°21'25"E	4.08'	
C62	112.86	144.77'	044*39'57"	S25°03'40"W	110.02'	
C63	89.63'	120.00'	042*47'46"	S68°45'18"W	87.56'	
C64	31.42'	20.00'	090°00'00"	N44°50'49"W	28.28'	
C65	31.42'	20.00'	090°00'00"	N45°09'11"E	28.28'	
C66	43.52'	145.00'	017*11'41"	S81°14'58"E	43.35'	
C67	6.86'	5.00'	078*35'25"	S33°21'25"E	6.33'	
C68	59.24'	48.00'	070*42'48"	N29°25'06"W	55.55'	
C69	27.24'	48.00'	032*30'34"	N81°01'47"W	26.87'	
C70	36.46	48.00'	043°31'24"	S60°57'14"W	35.59'	
C71	9.40'	48.00'	011°13'04"	S33°35'01"W	9.38'	
C72	65.94'	48.00'	078*42'53"	S11°22'58"E	60.88'	

CURVE TABLE

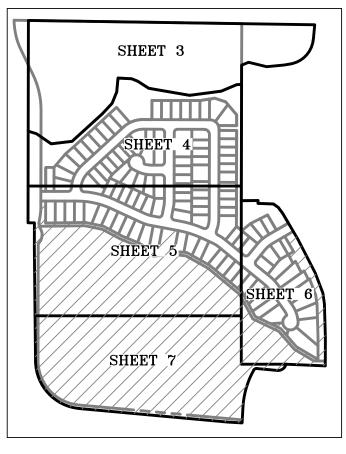
L1 | 36.32' | N65"16'19"W L2 | 16.32' | N65°16'19"W L3 | 10.06' | N47°21'25"E L4 | 25.19' | S63°06'52"E 50.03' N49*27'04"E 8.28' | S00°09'11"W 6.44' | S50**°**44'25"E L8 | 12.89' | N59°33'15"E L9 | 24.77' | N50°44'25"W L10 | 9.87' | N35°27'24"W N05°43'09"W L12 | 38.26' | N15°45'47"E L13 | 76.09' | N85°35'23"E L14 | 5.30' | N05°43'09"W L15 | 10.33' | N54°32'36"E L16 | 19.73' | S20*56'38"E L17 | 20.21' | N54°32'36"E L18 | 20.75' | N47°21'43"E

LINE TABLE

LINE # | LENGTH | BEARING

\\CP.RICKENG.COM\PROJECTS\D_ARV_J\1814\217-089\SURVEY\PLAT\7089 FINAL PLAT.DWG

WILDROSE-FINAL PLAT LOCATED IN NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST 6TH P.M. TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO FULL TRACT D & E 118 LOTS, 5 TRACTS CONTAINING 86.493 ACRES± **GRAPHIC** PROJECT #FP-001066-2019 N89°14'44"E 248.19' DRAINAGE TRAIL EASEMENT L=29.58' STRAIN LINE PER WESTERN ENVIRONMENT AND ECOLOGY, INC. (SOUTHERN BOUNDARY CD=29.26' OF BLOCK 5) CB=S24°22'18"E 110256 Sq. Ft 27 2.53 ACRES± 2.53 SEE DETAILS 1&2 SHEET 5 CB=N4°58'49"E STRAIN LINE PER WESTERN ENVIRONMENT AND ECOLOGY, INC. (SOUTHERN BOUNDARY OF BLOCK 5) N27°11'58"W__ 41.33' N20°56'38"W 19.73' RIGHT-OF-WAY DEDICATION - SCHMIDT MINOR SUBDIVISION TRACT E1382471 Sq. Ft. 31.74 ACRES± $\Delta = 43^{\circ}54'50"$ R=250.00' - L=191.61' CB=S21°49'28"E Δ=43°54'50" Δ=65°46'18" CD=186.95' R=220.00' R=20.00' L=168.62' L=22.96' CB=S21°49'28"E CB=S62°20'51"W CD=164.52' N87°31'40"W 246.29' S0°14'08"W TOWN OF ERIE CD = 21.72'ZONING LR TOWN OF ERIE ZONING LR S46°13'08"W Δ=84°54'49" R=280.00' L=414.97 CB=N42°19'27"W CD = 378.02'RIGHT-OF-WAY DEDICATION SCHMIDT MINOR SUBDIVISION RECEPTION NO. 03723295 R=250.00'(RIGHT-OF-WAY L=370.51' -DEDICATION) FULL TRACT D & E N33°28'45"W N84°46'52"W 1026.45' ○ CB=S42°19'27"E UTILITY EASEMENT 30' **GRAPHIC** CD=337.52' ` JAY ROAD ORIGINAL SCALE: 1"= 80' HORIZ.



SHEET INDEX 1"=600'

<u>LEGEND</u>

- FOUND #5 REBAR AND 1" RED PLASTIC CAP PLS 36062
- FOUND AS DESCRIBED
- FOUND #5 REBAR AND 1.25" PLASTIC CAP ILLEGIBLE
- ²• FOUND #5 REBAR AND 1.25" RED PLASTIC CAP PLS 17477
- FOUND #5 REBAR AND 1.25" ORANGE PLASTIC CAP PLS 36580
- FOUND #5 REBAR AND 1.25" ORANGE PLASTIC CAP ILLEGIBLE
- ⁵• FOUND #5 REBAR AND 1.25"
- YELLOW PLASTIC CAP PLS 17477
- FOUND SECTION CORNER AS DESCRIBED HEREON

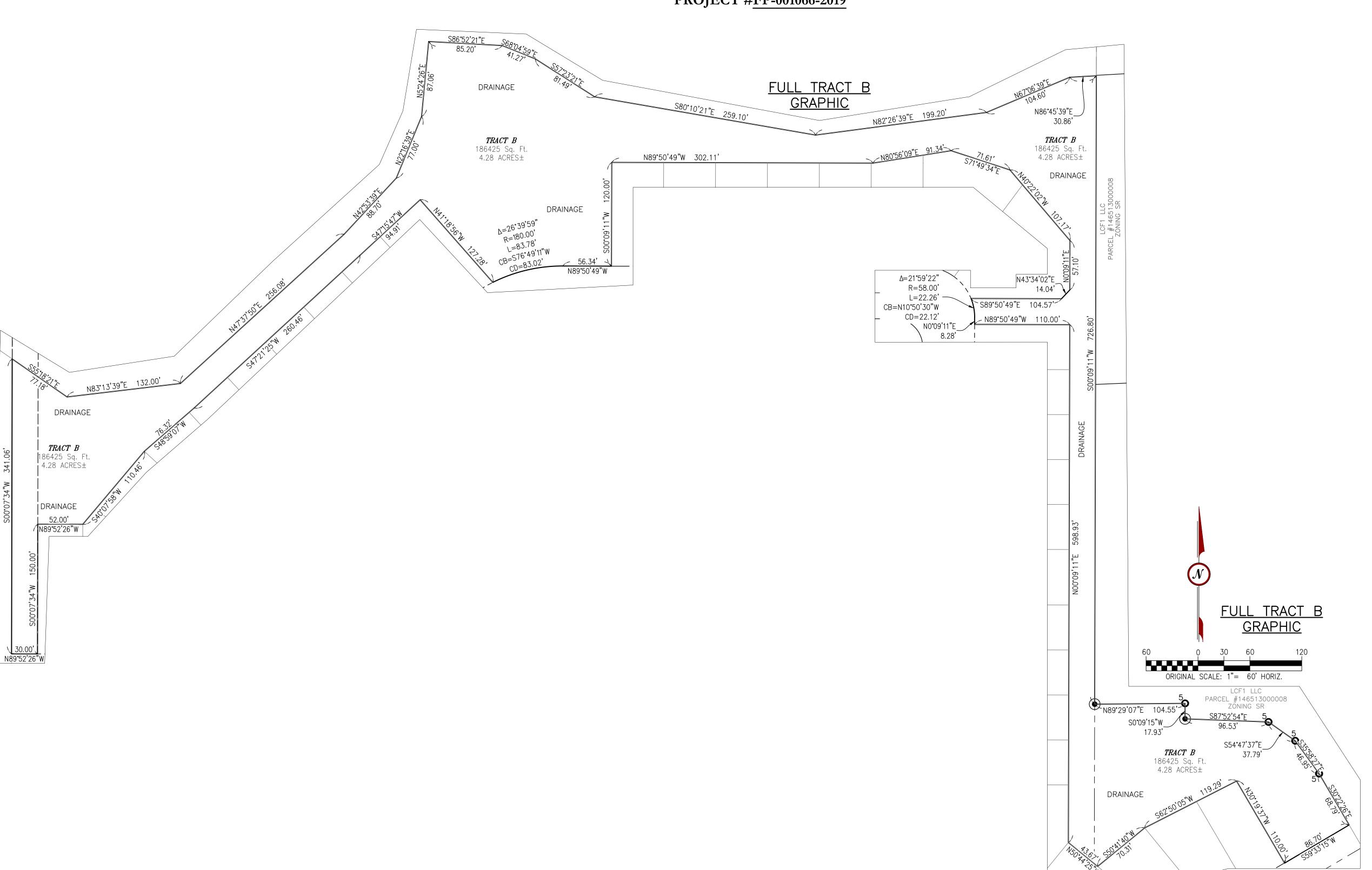
SECTION LINE
BOUNDARY LINE

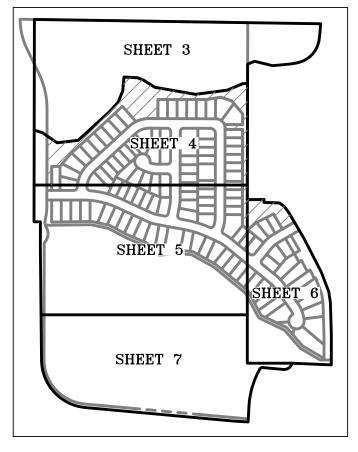
_____RIGHT-OF-WAY_LINE__



LOCATED IN NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST 6TH P.M. TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

118 LOTS, 5 TRACTS CONTAINING 86.493 ACRES± PROJECT #FP-001066-2019





SHEET INDEX 1"=600'

<u>LEGEND</u>

- FOUND #5 REBAR AND 1" RED PLASTIC CAP PLS 36062
- FOUND AS DESCRIBED
- FOUND #5 REBAR AND 1.25" PLASTIC CAP ILLEGIBLE
- ²• FOUND #5 REBAR AND 1.25" RED PLASTIC CAP PLS 17477
- ³• FOUND #5 REBAR AND 1.25" ORANGE PLASTIC CAP PLS 36580
- FOUND #5 REBAR AND 1.25" ORANGE PLASTIC CAP ILLEGIBLE
- ⁵• FOUND #5 REBAR AND 1.25" YELLOW PLASTIC CAP PLS 17477
- FOUND SECTION CORNER AS DESCRIBED HEREON
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- BOUNDARY LINE

 RIGHT-OF-WAY LINE

