

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 AS:

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 AS FOLLOWS:

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

BY: \_\_\_\_\_ NOTARIZED SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
DARWIN HORAN

TITLE: \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
SECRETARY/TREASURER

NOTARY

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY \_\_\_\_\_, TI RESIDENTIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND SEAL \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

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) 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.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
AUTHORIZED OFFICIAL

TITLE: \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
SECRETARY/TREASURER

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS  
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 METROPOLITAN DISTRICT.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
AUTHORIZED REPRESENTATIVE

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ ) SS

ACKNOWLEDGED BEFORE ME THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_

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\_\_\_\_.

PLANNING AND DEVELOPMENT DIRECTOR

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS WILDROSE—FINAL PLAT IS APPROVED AND ACCEPTED BY RESOLUTION NO. \_\_\_\_\_, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE \_\_\_\_\_, 20\_\_\_\_.

MAYOR

ATTEST: \_\_\_\_\_

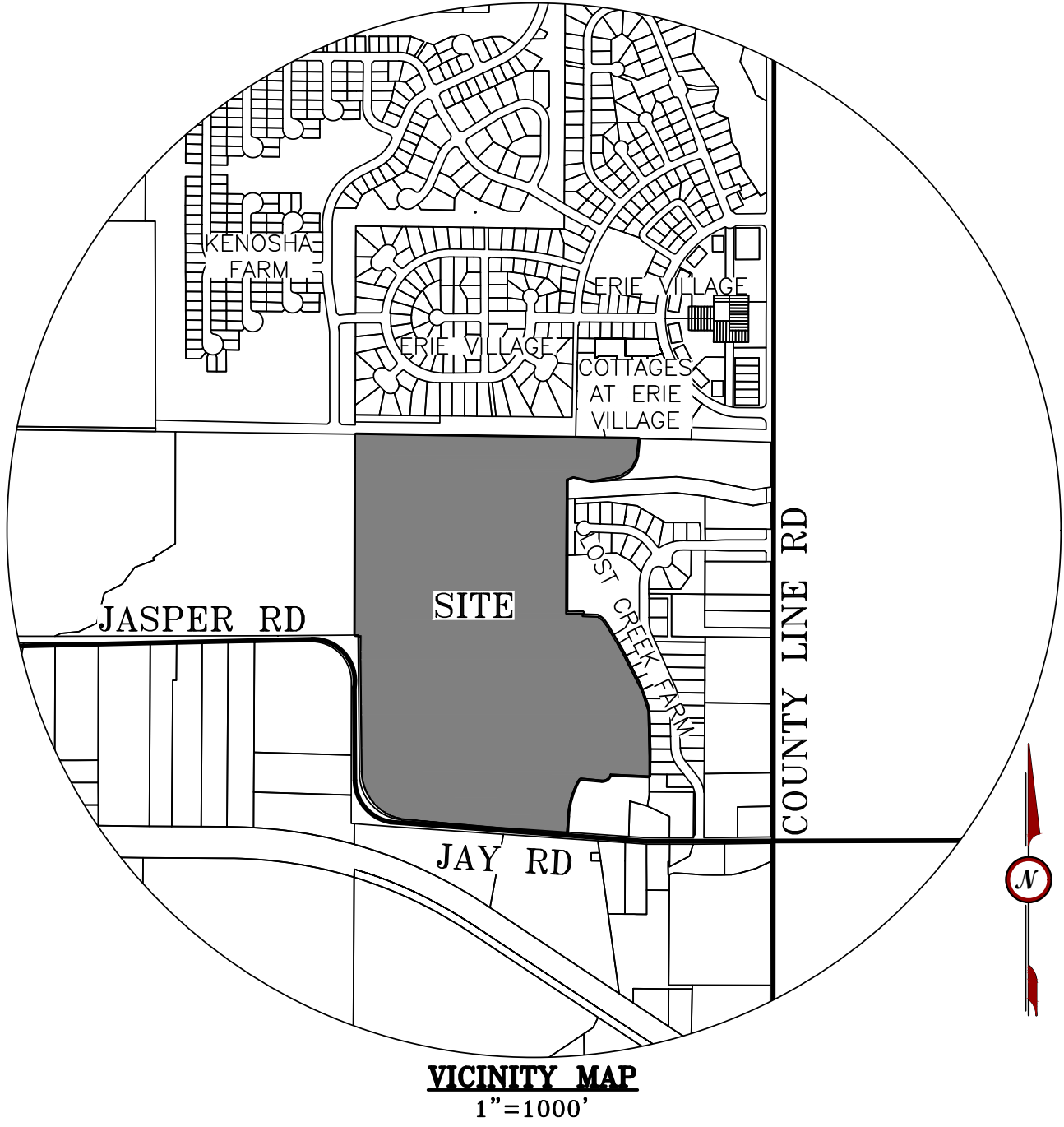
TOWN CLERK

GENERAL NOTES

- 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 FACILITIES, 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
A	PUBLIC ACCESS, OPEN SPACE, DRAINAGE	TOWN OF ERIE	777,959±	17.86±
B	DRAINAGE, PUBLIC ACCESS, OPEN SPACE	HOA OR DISTRICT	186,425±	4.28±
C	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 )  
COUNTY OF BOULDER ) SS

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

RECEPTION NUMBER \_\_\_\_\_.

COUNTY SURVEYOR/DEPUTY COUNTY SURVEYOR

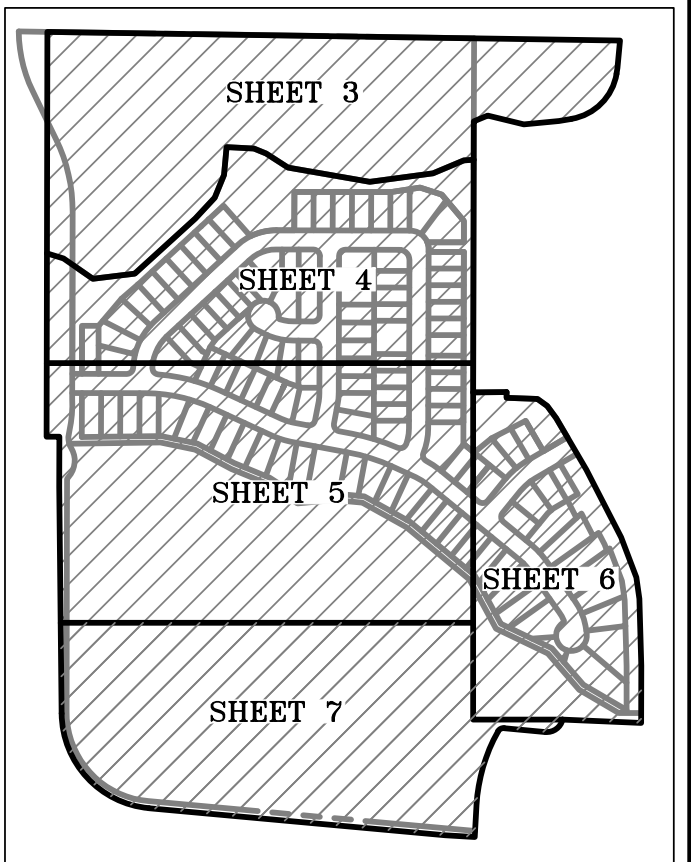
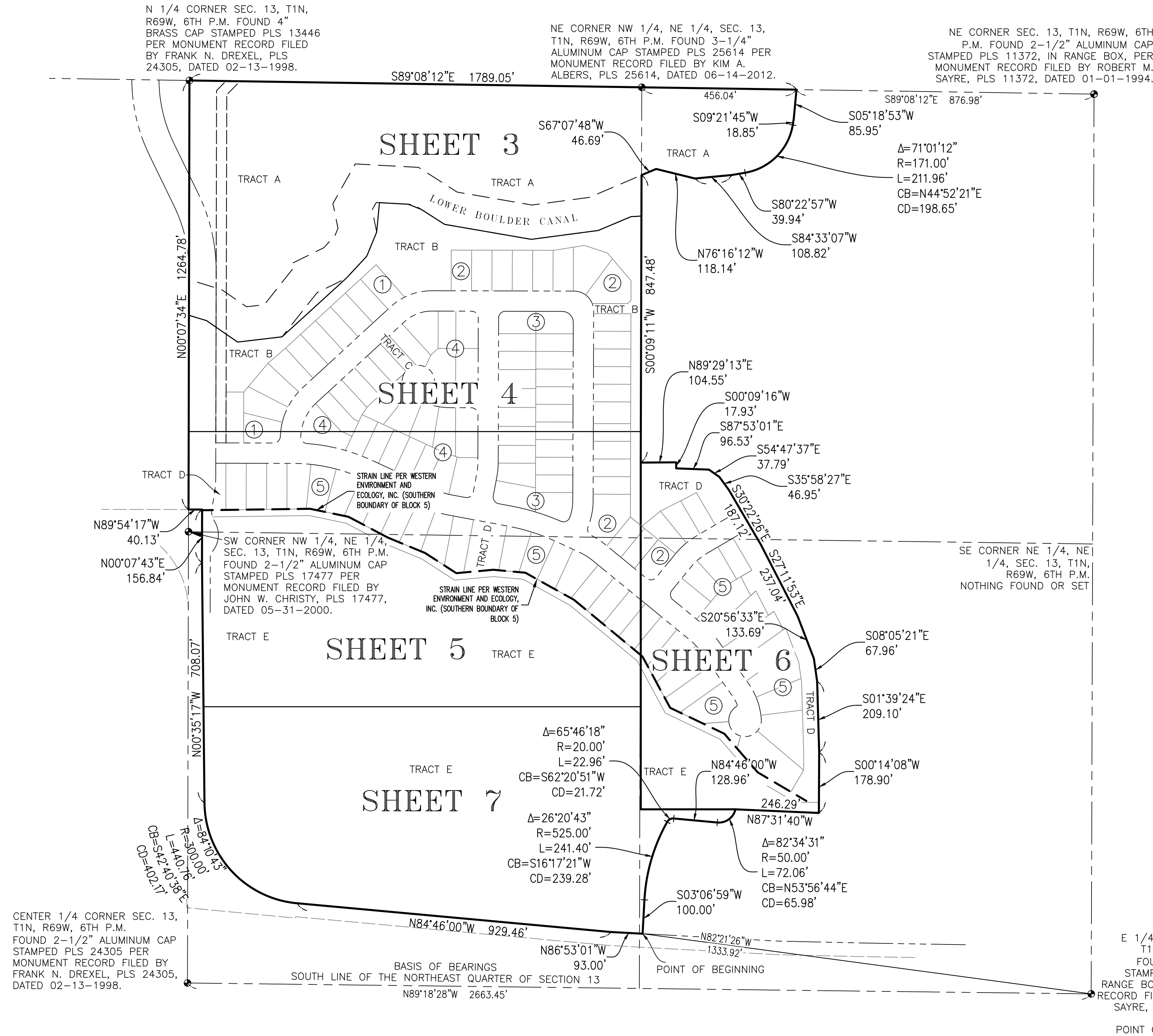
REVISIONS					<b>JēHN</b> ENGINEERING JE
NO.	DESCRIPTION	DATE	BY		
2	TOWN RED LINES	9/11/19	RJH		
3	REVISE TRACT C	10/15/19	RJH		

5690 WEBSTER STREET  
ARVADA, CO 80002  
PH. (303) 423-6036 FAX (303) 467-9438

SHEET 1 OF 8

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



**SHEET INDEX**  
1"=600'

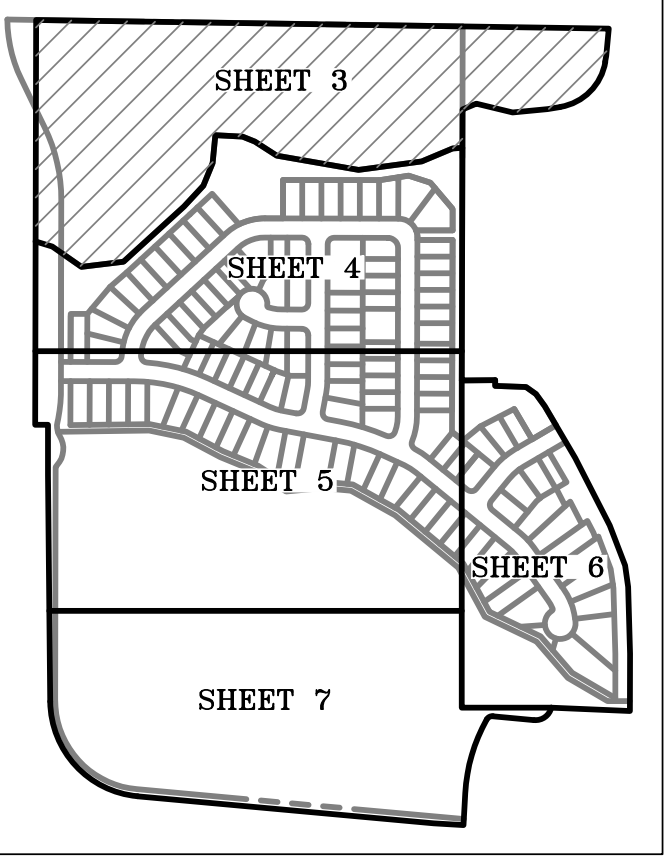
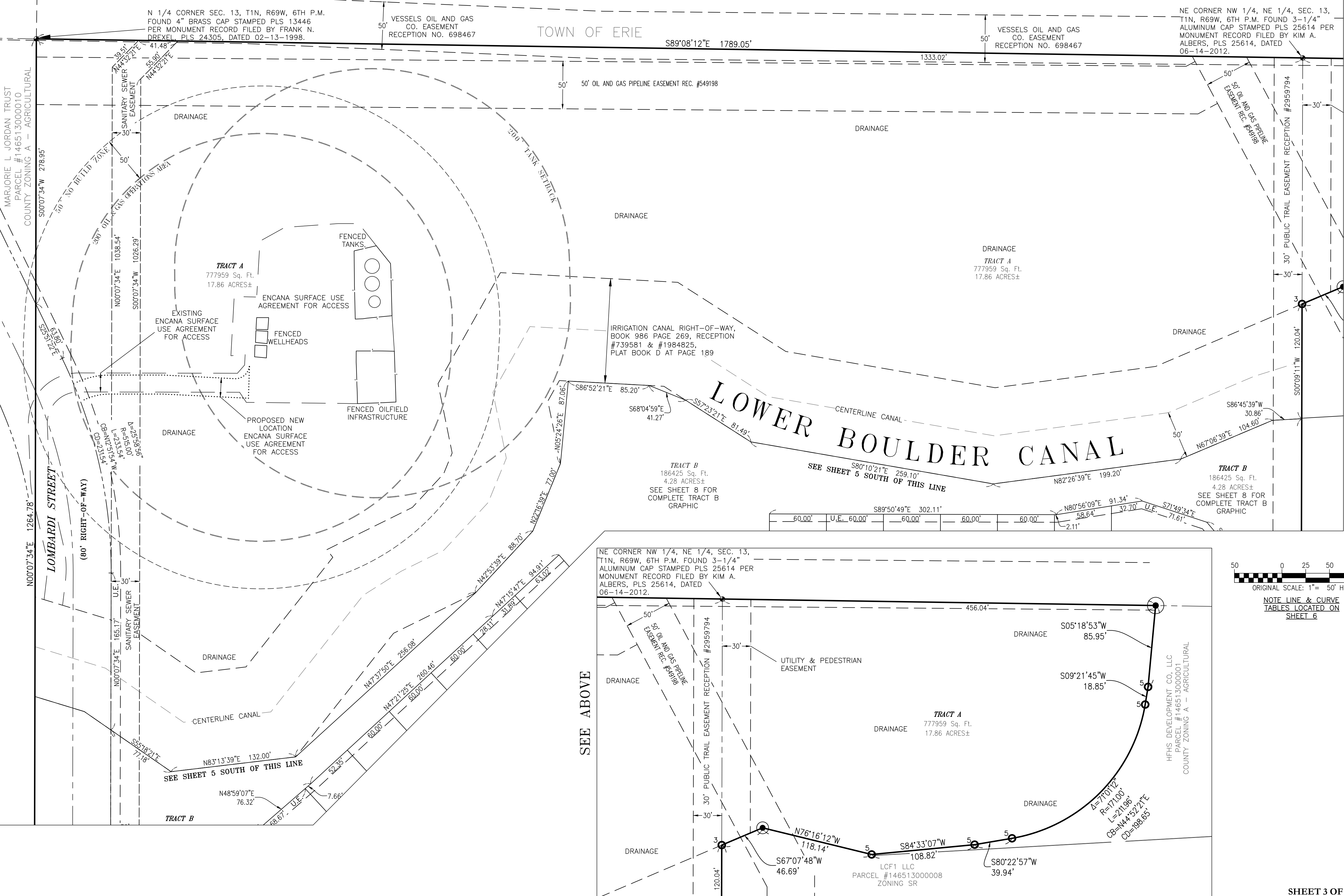
**LEGEND**

- 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
- # BLOCK NUMBER DESIGNATION



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SEE BELOW

LEGEND

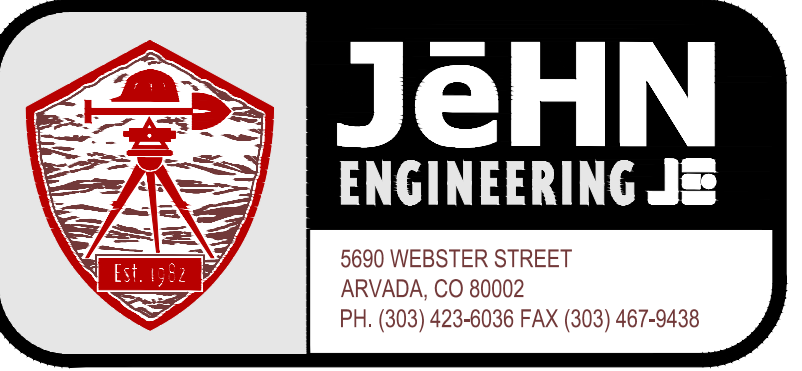
- FOUND #5X24" REBAR AND 1" RED PLASTIC CAP PLS 36062
- FOUND AS DESCRIBED
- FOUND #5 REBAR AND 1.25" PLASTIC CAP ILLEGIBLE
- FOUND #5 REBAR AND 1.25" RED PLASTIC CAP PLS 17477
- FOUND #5 REBAR AND 1.25" ORANGE PLASTIC CAP PLS 36580
- FOUND #5 REBAR AND 1.25" ORANGE PLASTIC CAP ILLEGIBLE
- FOUND #5 REBAR AND 1.25" YELLOW PLASTIC CAP PLS 17477

FOUND SECTION CORNER AS DESCRIBED HEREON

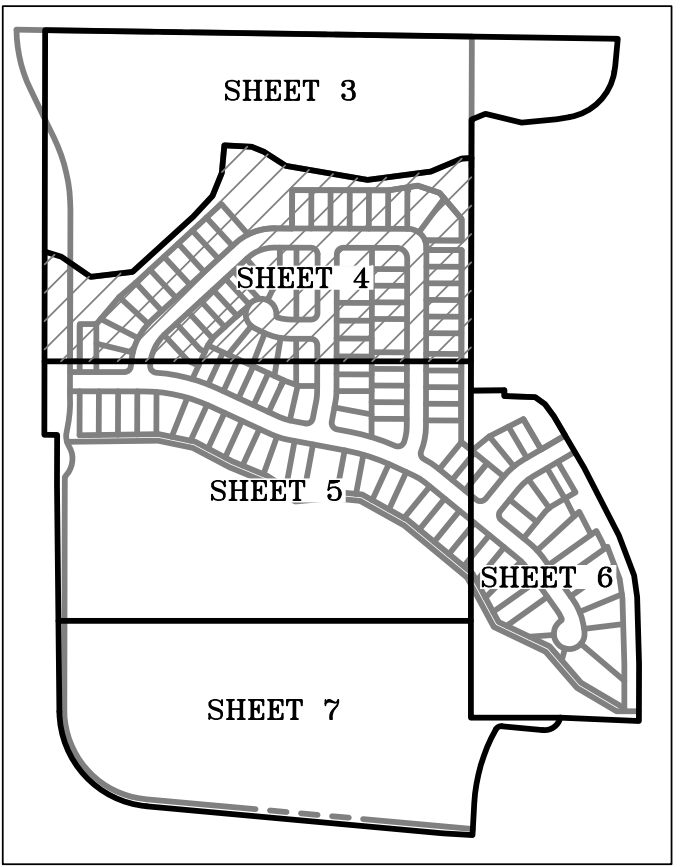
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE

# BLOCK NUMBER DESIGNATION

U.E.=UTILITY EASEMENT  
NOTE: FRONT UTILITY EASEMENTS ARE 6' AND REAR ARE 8' UNLESS OTHERWISE NOTED.



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**SHEET INDEX**  
1"=600'

**NOTE:**

LINE & CURVE TABLES ARE ON SHEET 6

**LEGEND**

- FOUND #5 REBAR AND 1" RED PLASTIC CAP PLS 36062
- FOUND AS DESCRIBED
- FOUND #5 REBAR AND 1.25" ORANGE 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
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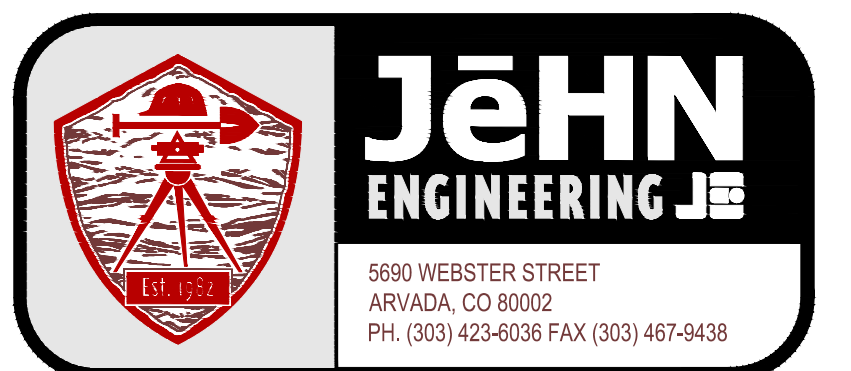
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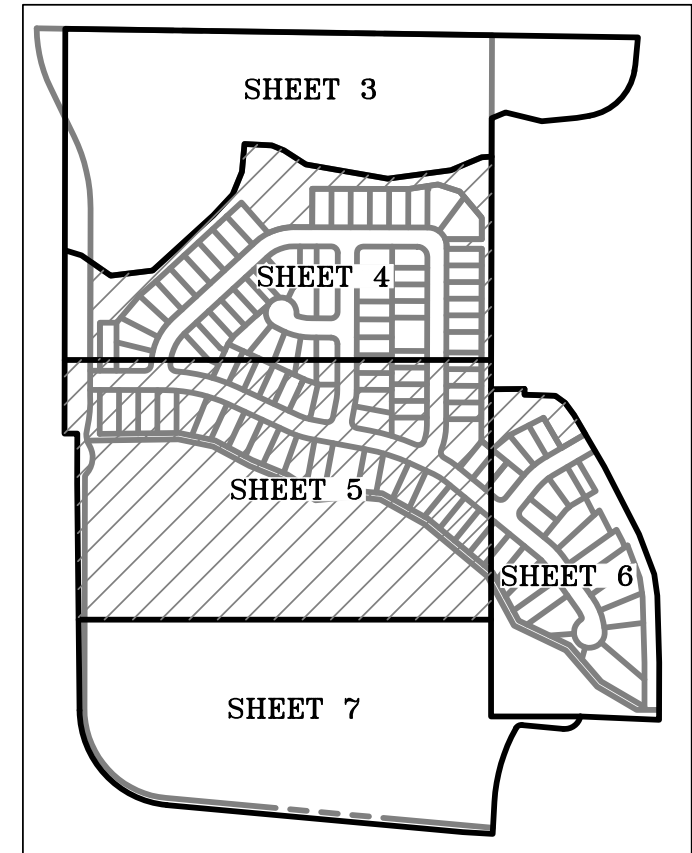
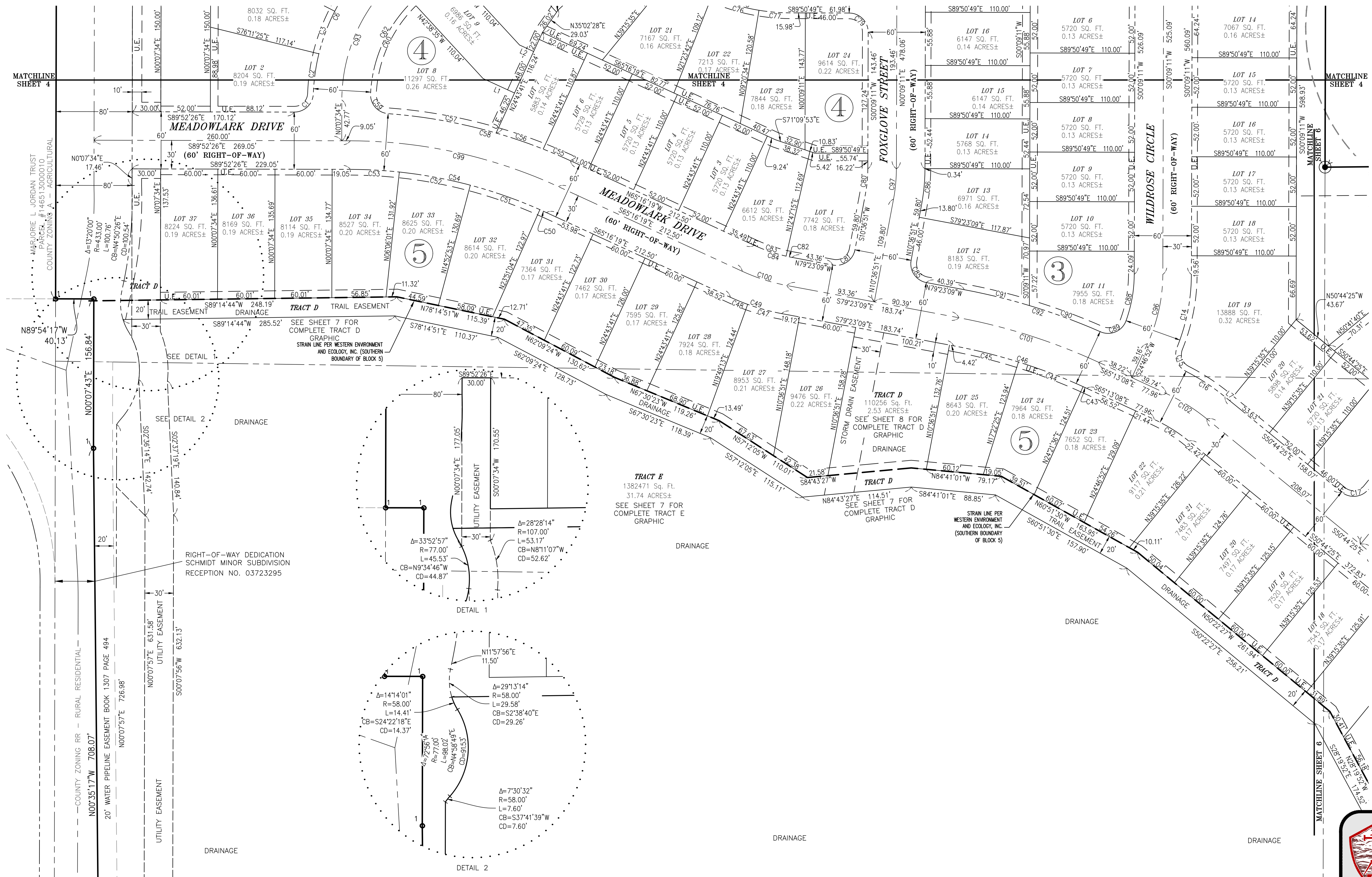
NOTE LINE & CURVE TABLES LOCATED ON SHEET 6



SHEET 4 OF 8

\\CP.RICKENG.COM\PROJECTS\D\_ARV\_J\1814\217-089\SURVEY\PLAT\7089 FINAL PLAT.DWG

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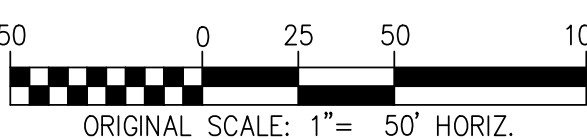
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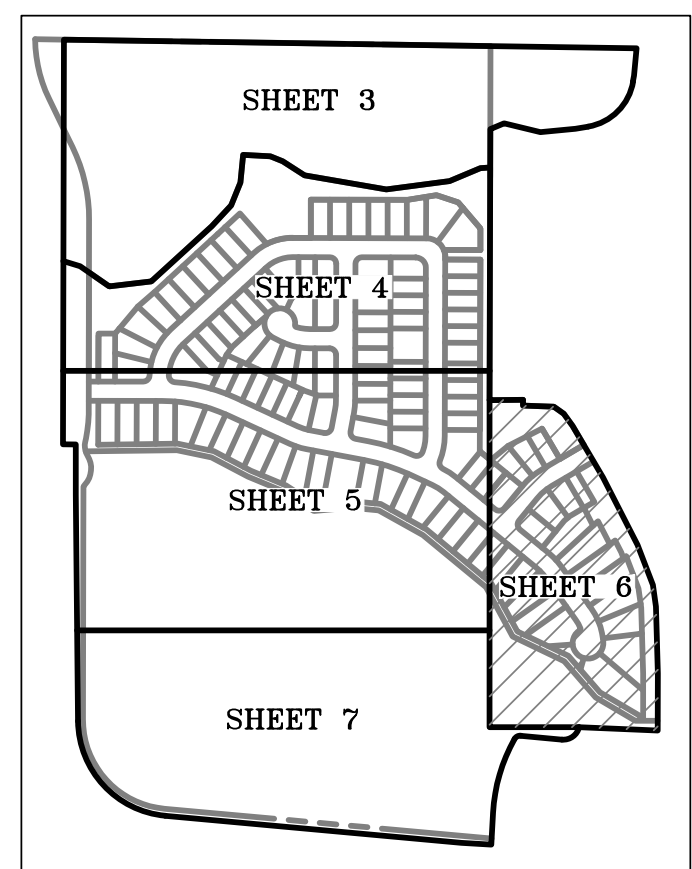
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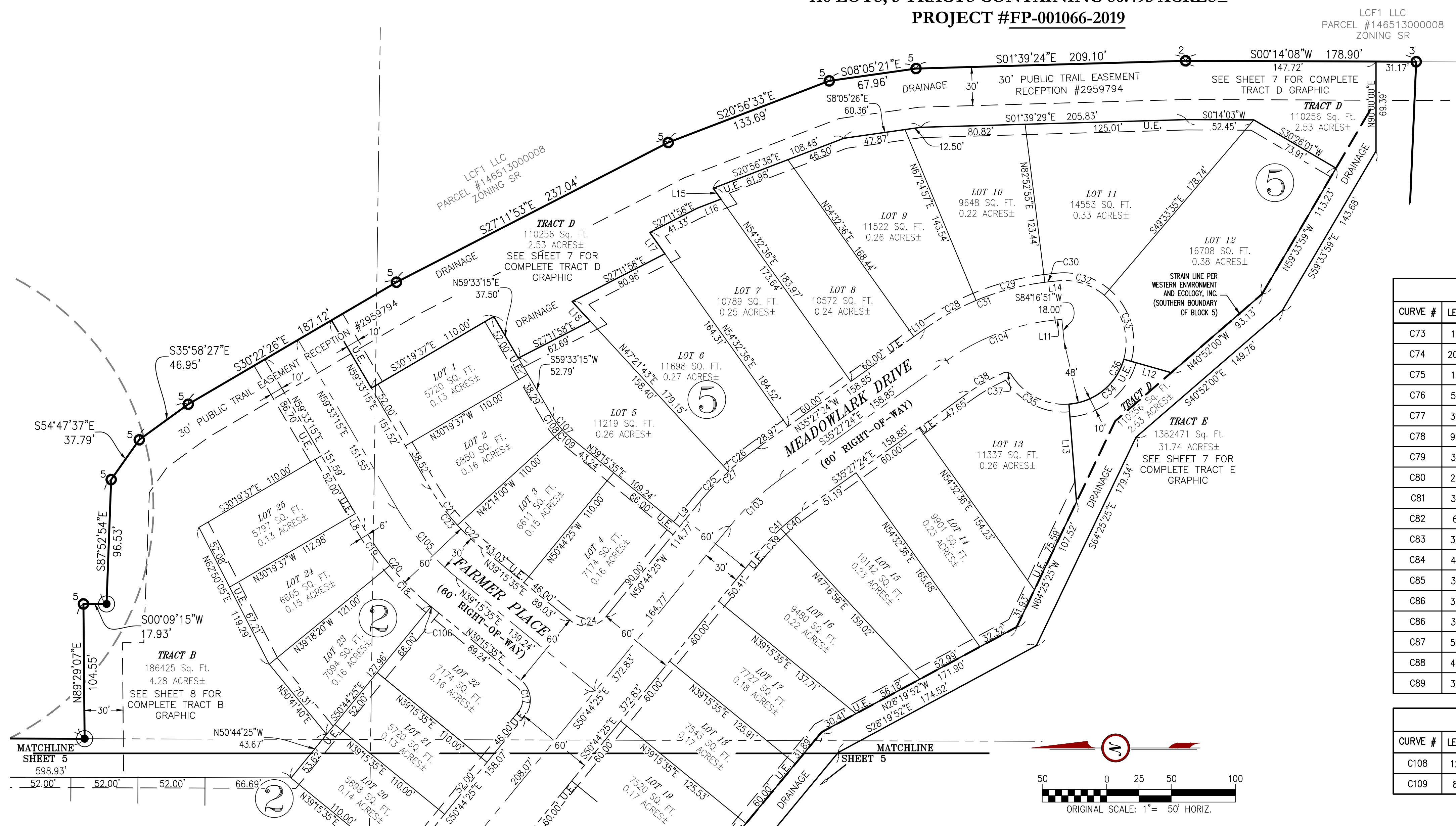


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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C73	11.47'	48.00'	013°41'44"	S57°35'16"E	11.45'
C74	209.75'	48.00'	250°22'26"	S60°45'05"W	78.46'
C75	11.00'	205.00'	003°04'26"	S64°39'05"E	11.00'
C76	51.77'	205.00'	014°28'09"	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'	002°10'23"	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'

CURVE TABLE					
CURVE #	LENGTH	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'	008°18'17"	S43°24'43"W	8.69'

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'	006°10'04"	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	81.65'	175.00'	026°43'57"	S76°28'50"E	80.91'
C99	225.42'	525.00'	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'	020°17'40"	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'	020°17'40"	S49°24'25"W	21.14'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.77'	20.00'	088°09'35"	N46°02'47"E	27.83'
C2	42.37'	205.00'	011°50'35"	S7°53'17"W	42.30'
C3	47.81'	205.00'	013°21'45"	S20°29'27"W	47.70'
C4	55.34'	205.00'	015°27'58"	S34°54'19"W	55.17'
C5	16.88'	205.00'	004°43'07"	S44°59'51"W	16.88'
C6	162.40'	205.00'	045°23'25"	S24°39'42"W	158.19'
C7	50.67'	180.00'	016°07'48"	S55°25'18"W	50.51'
C8	83.78'	180.00'	026°39'59"	S76°49'11"W	83.02'
C9	134.45'	180.00'	042°47'47"	S68°45'18"W	131.35'
C10	36.55'	58.00'	036°06'31"	N71°47'33"W	35.95'
C11	32.29'	58.00'	031°54'07"	N37°47'14"W	31.88'
C12	22.26'	58.00'	021°59'22"	N10°50'30"W	22.12'
C13	91.11'	58.00'	090°00'00"	N44°50'49"W	82.02'
C14	78.42'	205.00'	021°55'08"	N11°06'45"E	77.95'
C15	29.67'	20.00'	084°59'47"	S20°25'34"E	27.02'
C16	48.91'	230.00'	012°11'03"	N56°49'56"W	48.82'
C17	31.42'	20.00'	090°00'00"	N84°15'35"E	28.28'
C18	45.23'	230.00'	011°16'00"	S45°04'57"W	45.15'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C19	35.48'	230.00'	008°50'19"	S55°08'06"W	35.44'
C20	81.47'	230.00'	020°17'40"	S49°24'25"W	81.04'
C21	35.19'	170.00'	011°51'32"	S53°37'29"W	35.12'
C22	25.24'	170.00'	008°30'28"	S43°26'30"W	25.22'
C23	60.43'	170.00'	020°21'58"	S49°22'16"W	60.11'
C24	31.42'	20.00'	090°00'00"	S5°44'25"E	28.28'
C25	32.52'	230.00'	008°06'08"	N46°41'21"W	32.50'
C26	28.83'	230.00'	007°10'53"	N39°02'51"W	28.81'
C27	61.35'	230.00'	015°17'01"	N43°05'55"W	61.17'
C28	46.06'	205.00'	012°52'22"	N29°01'13"W	45.96'
C29	55.34'	205.00'	015°27'58"	N14°51'04"W	55.17'
C30	5.01'	205.00'	001°23'58"	S49°22'16"W	5.01'
C31	106.40'	205.00'	029°44'16"	N20°35'17"W	105.21'
C32	38.67'	48.00'	046°09'34"	N17°21'38"E	37.63'
C33	54.72'	48.00'	065°19'21"	N73°06'06"E	51.81'
C34	58.50'	48.00'	069°49'37"	S39°19'25"E	54.94'
C35	52.24'	48.00'	062°21'24"	S26°46'06"W	49.70'
C36	204.13'	48.00'	243°39'57"	S63°53'11"E	81.56'

CURVE TABLE					
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'

LINE TABLE		
LINE #	LENGTH	BEARING
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
L5	50.03'	N49°27'04"E
L6	8.28'	S00°09'11"W
L7	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
L11	5.30'	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

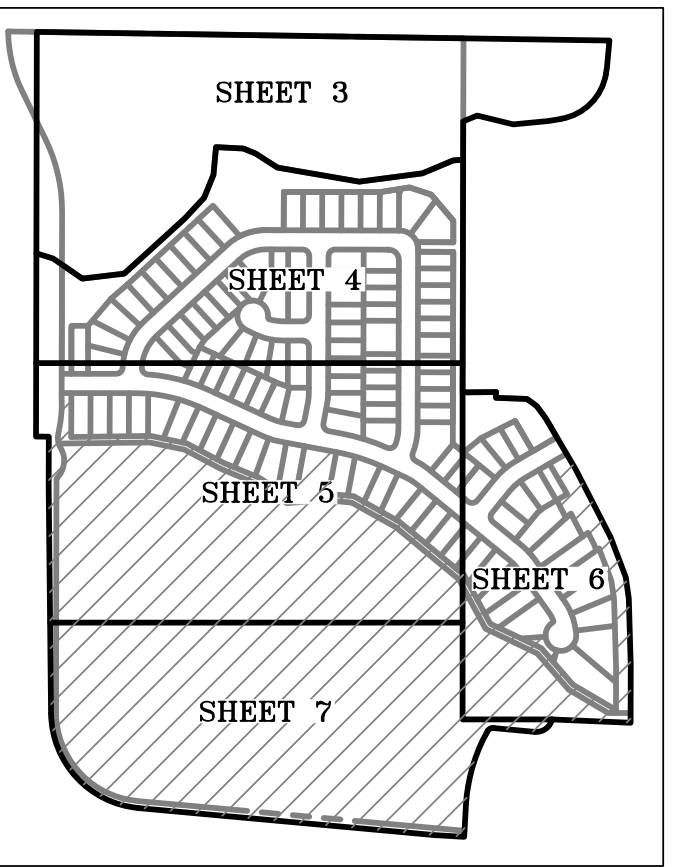
LEGEND

- FOUND #5 REBAR AND 1" RED PLASTIC CAP PLS 36062
- FOUND AS DESCRIBED
- FOUND #5 REBAR AND 1.25" PLASTIC CAP ILLEGIBLE
- 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
- 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 NUMBER DESIGNATION

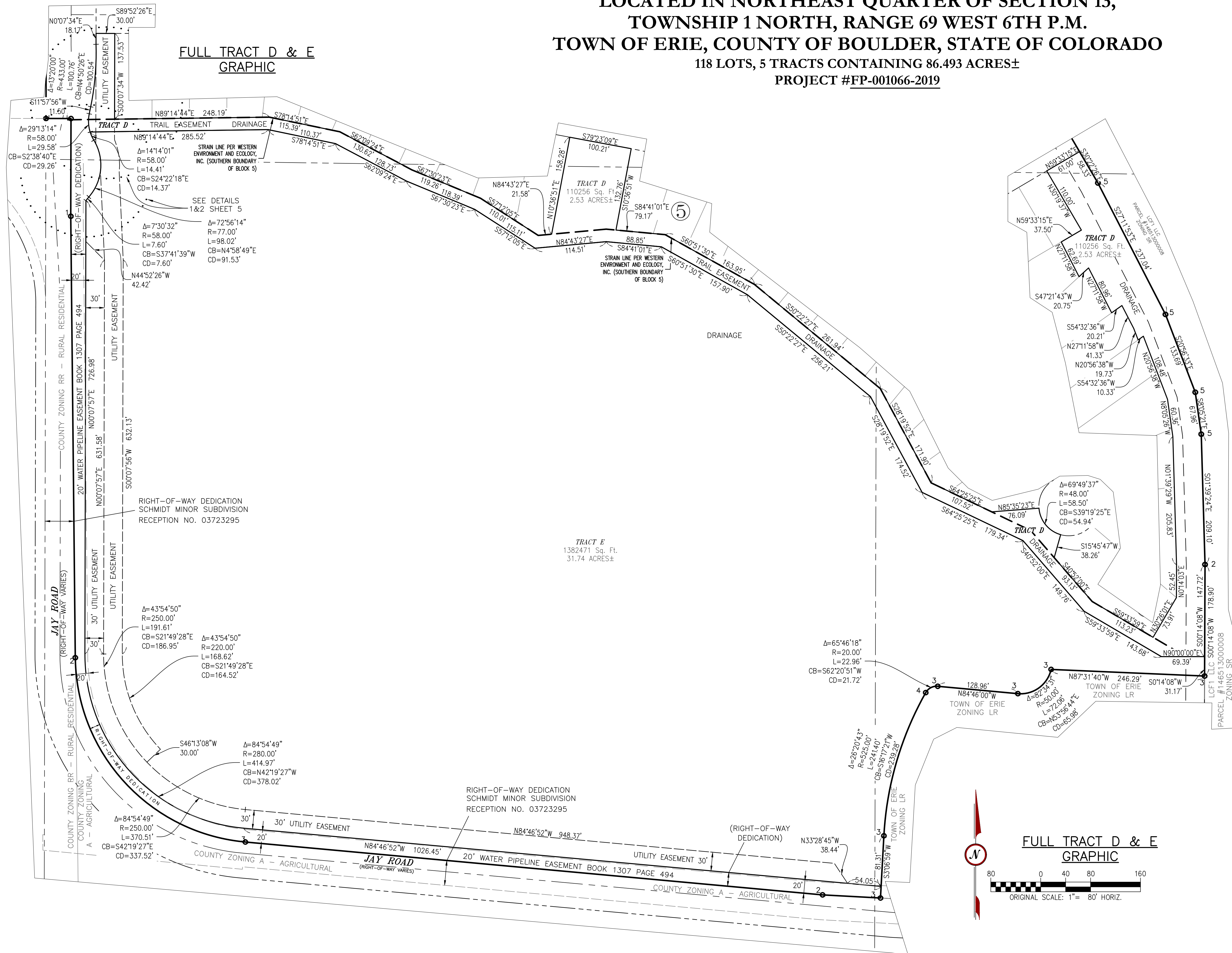
U.E.=UTILITY EASEMENT  
NOTE: FRONT UTILITY EASEMENTS ARE 6' AND REAR ARE 8' UNLESS OTHERWISE NOTED.



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



SHEET INDEX  
1"=600'



[illegible]

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

Diagram illustrating the hierarchy of survey lines:

- LOT LINE
- EASEMENT LINE
- SECTION LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE

