

ERIE HIGHLANDS FILING NO. 14

A REPLAT OF TRACTS K AND L, ERIE HIGHLANDS FILING NO. 11
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

86.879 ACRES – 60 LOTS, 12 TRACTS

FP-001047-2019

SHEET 1 OF 3

CERTIFICATE OF DEDICATION AND OWNERSHIP:

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, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACTS K AND L, ERIE HIGHLANDS FILING NO. 11, AS RECORDED UNDER RECEPTION NO. 4291875 ON APRIL 6, 2017, OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE. LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING AN AREA OF 86.879 ACRES, (3,784,477 SQUARE FEET), MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **ERIE HIGHLANDS FILING NO. 14.**, STREET RIGHTS-OF-WAY, AND EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES SHOWN HEREON.

OWNER: CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)
COUNTY OF _____)SS

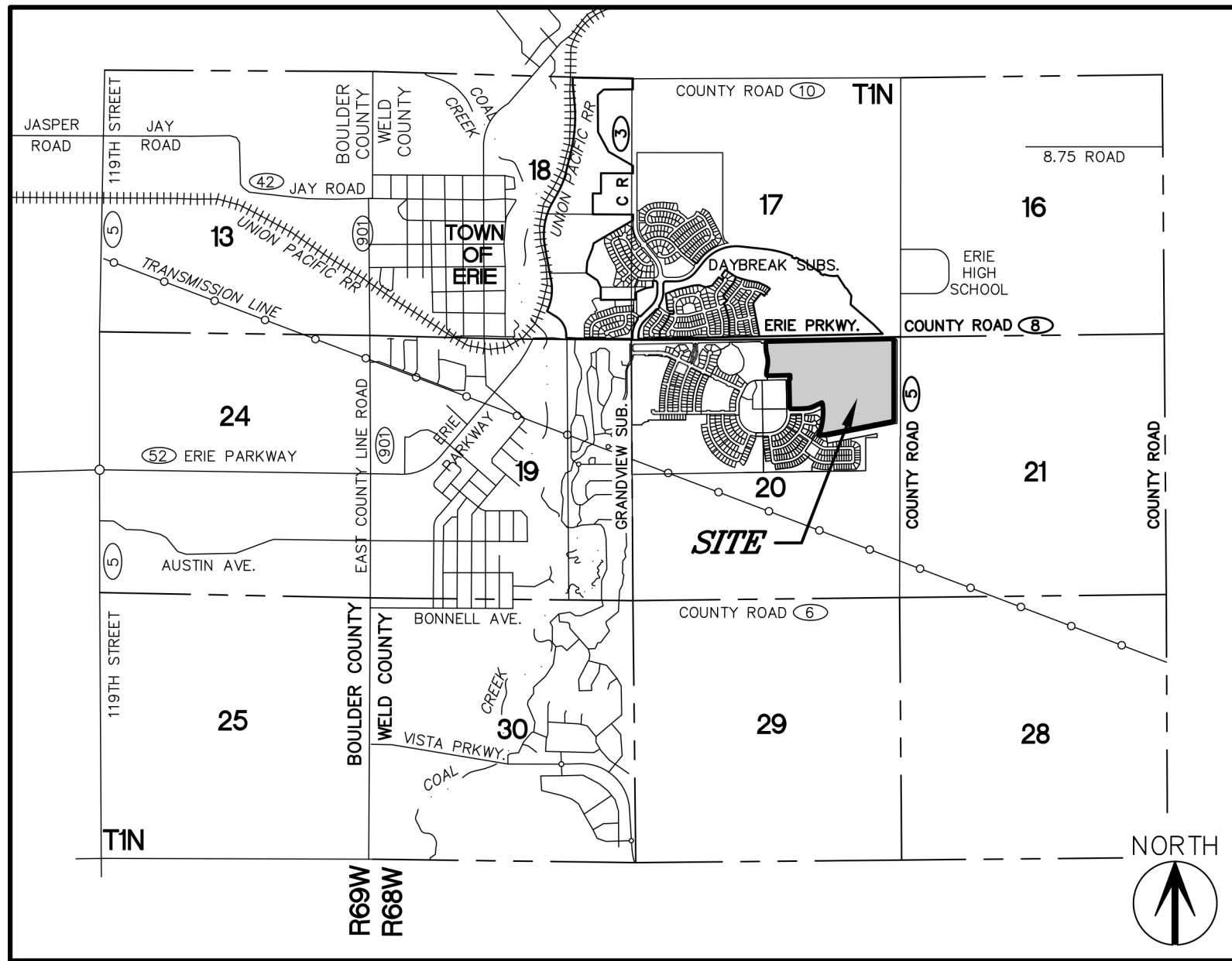
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS _____, OF CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

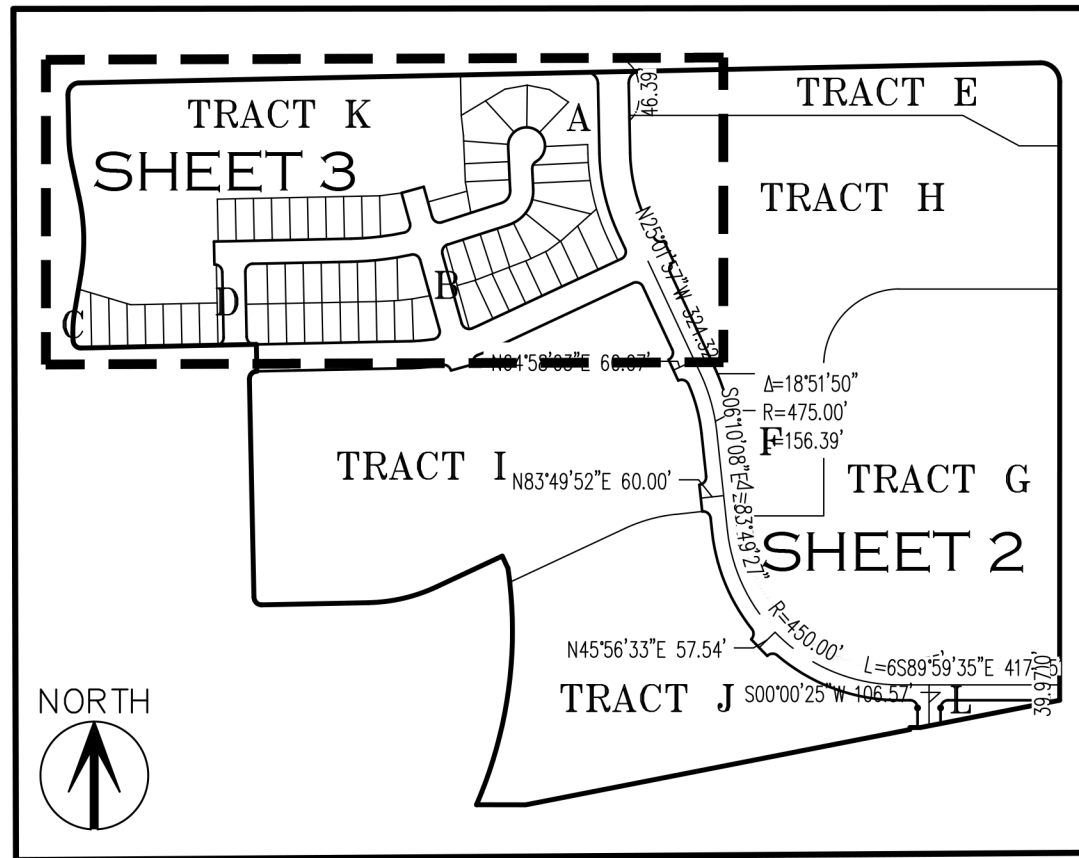
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP

SCALE: 1"=3000'



KEY MAP

1"=500'

GENERAL NOTES

- THE FIELD WORK FOR THIS PLAT WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON FEBRUARY 21, 2018.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- ADJACENT CITY ZONING BASED ON TOWN OF ERIE ZONING MAP WITH A REVISION DATE OF 10/16/2017. COUNTY ZONING INFORMATION FROM COUNTY WEBSITE ZONING MAP APPLICATION ACCESSED 08/15/2017.
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS' RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN STEWART TITLE GUARANTY COMPANY COMMITMENT FILE NO. 17000310774-REVISION NO.10, WITH AN EFFECTIVE DATE OF DECEMBER 12, 2019 AT 5:30 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- PLEASE REFER TO THE ENCANA SURFACE USE AGREEMENT RECORDED UNDER RECEPTION NO. 3982954 FOR SETBACK AND USE RESTRICTIONS.
- PLEASE REFER TO THE KERR-MCGEE SURFACE USE AGREEMENT RECORDED UNDER RECEPTION NO. 3952706 FOR SETBACK AND USE RESTRICTIONS.
- RESERVED TEMPORARY CONSTRUCTION AND PIPE LINE EASEMENTS ARE SHOWN HEREON BASED ON GRAPHICAL REPRESENTATION OF EXHIBITS B & D WITHIN THE SURFACE USE AGREEMENT RECORDED UNDER RECEPTION NO. 3952706.
- THE PROPERTY WITHIN THIS PLAT OF ERIE HIGHLANDS FILING NO. 14 IS SUBJECT TO A PERMANENT AVIGATION EASEMENT AS DESCRIBED WITHIN THE AGREEMENT RECORDED UNDER RECEPTION NO. 3984166.
- TRACTS A, B, C AND D ARE PUBLIC ACCESS EASEMENTS IN THEIR ENTIRETY.
- BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, ASSUMED TO BEAR NORTH 88°48'06" EAST, A DISTANCE OF 2648.24 FEET, MONUMENTED AT THE NORTH QUARTER CORNER OF SECTION 20 BY A NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "LS 28258" IN A MONUMENT BOX, AND MONUMENTED AT THE NORTHEAST CORNER OF SECTION 20 BY A NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "PLS 23501" IN A MONUMENT BOX.
- FLOODPLAIN: BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 0801300442J (PANEL NOT PRINTED) WITH AN EFFECTIVE DATE OF DECEMBER 17, 2012 AT 5:00 P.M., THE SUBJECT PROPERTY LIES WITHIN "ZONE X", BEING DEFINED AS "NO SPECIAL FLOOD HAZARD AREAS".
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.
- THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE TOWN OF ERIE ENGINEERING STANDARDS AND SPECIFICATION, AS AMENDED. THE OWNERS 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 TOWN OF ERIE MUNICIPAL CODE, AS AMENDED; AND TO INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).
- TRACTS E AND F, AS SHOWN HEREON ARE DRAINAGE AND UTILITY EASEMENTS IN THEIR ENTIRETY.

| TRACT SUMMARY TABLE | | | | |
|---------------------|--------------|-------------|---|--------------------------|
| TRACT | AREA (SQ.FT) | AREA (AC ±) | USE | OWNED BY / MAINTAINED BY |
| TRACT A | 44,433 | 1.020 | PUBLIC ACCESS, LANDSCAPE, UTILITIES | METRO DIST./METRO. DIST. |
| TRACT B | 3,256 | 0.075 | PUBLIC ACCESS, LANDSCAPE, UTILITIES | METRO DIST./METRO. DIST. |
| TRACT C | 6,383 | 0.147 | PUBLIC ACCESS, LANDSCAPE, UTILITIES | METRO DIST./METRO. DIST. |
| TRACT D | 2,980 | 0.068 | PUBLIC ACCESS, LANDSCAPE, UTILITIES | METRO DIST./METRO. DIST. |
| TRACT E | 155,109 | 3.561 | DRAINAGE, UTILITIES | METRO DIST./METRO. DIST. |
| TRACT F | 87,946 | 2.019 | DRAINAGE | METRO DIST./METRO. DIST. |
| TRACT G | 649,106 | 14.901 | FUTURE DEVELOPMENT, OIL & GAS FACILITIES, DRAINAGE, UTILITIES | OWNER/OWNER |
| TRACT H | 553,632 | 12.710 | FUTURE DEVELOPMENT | OWNER/OWNER |
| TRACT I | 679,023 | 15.588 | FUTURE DEVELOPMENT | OWNER/OWNER |
| TRACT J | 467,444 | 10.731 | FUTURE DEVELOPMENT | OWNER/OWNER |
| TRACT K | 407,877 | 9.364 | FUTURE DEVELOPMENT | OWNER/OWNER |
| TRACT L | 9,276 | 0.213 | FUTURE DEVELOPMENT | OWNER/OWNER |
| TOTAL | 3,066,465 | 70.397 | | |

METRO DIST. = ERIE HIGHLANDS METROPOLITAN DISTRICTS NO. 1, 2, 3, 4, AND 5.
OWNER = CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

| LAND SUMMARY CHART | | | |
|--------------------|-------------|------------|-----------------|
| TYPE | AREA (S.F.) | AREA (AC.) | % OF TOTAL AREA |
| LOTS | 351,979 | 8.080 | 9.30% |
| TRACTS | 3,066,465 | 70.396 | 81.03% |
| PUBLIC ROW | 366,033 | 8.403 | 9.67% |
| TOTAL | 3,784,477 | 86.879 | 100% |

TITLE VERIFICATION CERTIFICATE:

WE, _____ 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) REE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

BY: _____ AUTHORIZED REPRESENTATIVE _____ DATE: _____ TITLE: _____

STATE OF COLORADO)

) SS.

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 A, B, C, D, E AND F ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY ERIE HIGHLANDS METROPOLITAN DISTRICTS NO. 1, 2, 3, 4 AND 5.

BY: _____ DATE _____

TITLE: _____

STATE OF _____)

) ss.

COUNTY OF _____)

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

AS _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE:

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

PLANNING AND DEVELOPMENT DIRECTOR _____

BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS PLAT IS TO BE KNOWN AS **ERIE HIGHLANDS FILING NO. 14** AND IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____, PASSED AND ADOPTED AT

THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE _____ DAY OF _____, A.D. 20____

MAYOR: _____

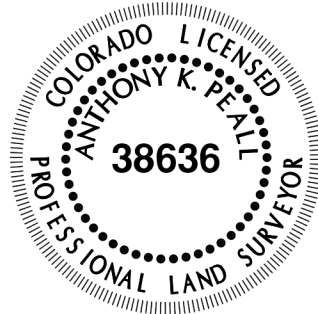
ATTEST: _____
TOWN CLERK

SURVEYORS CERTIFICATE:

I, ANTHONY K. PEALL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A FIELD SURVEY MADE ON FEBRUARY 21, 2018, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; 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 APPLICABLE PROVISIONS OF THE TOWN OF ERIE MUNICIPAL CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #38636
ANTHONY K. PEALL
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122



SHEET INDEX

SHEET 1 – COVER, LEGAL DESCRIPTION, NOTES, VICINITY MAP

SHEET 2 – OVERALL BOUNDARY, LARGE TRACT DETAIL

SHEET 3 – LOT DETAIL



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

AzTec Proj. No.: 19319-01

DRAWN BY: CWB

| REVISIONS | | | | DATE OF PREPARATION: | |
|--------------|-----------------------|-----|--|----------------------|------------|
| DATE | DESCRIPTION | BY | | | |
| 5/9/19 | ADDRESS TOWN COMMENTS | TP | | | 2019-01-07 |
| 8/22/19 | ADDRESS TOWN COMMENTS | CWB | | SCALE: | NA |
| 10/22/19 | ADDRESS TOWN COMMENTS | TP | | | |
| 10/31/19 | ADDRESS TOWN COMMENTS | TP | | | |
| SHEET 1 OF 3 | | | | | |

ERIE HIGHLANDS FILING NO. 14

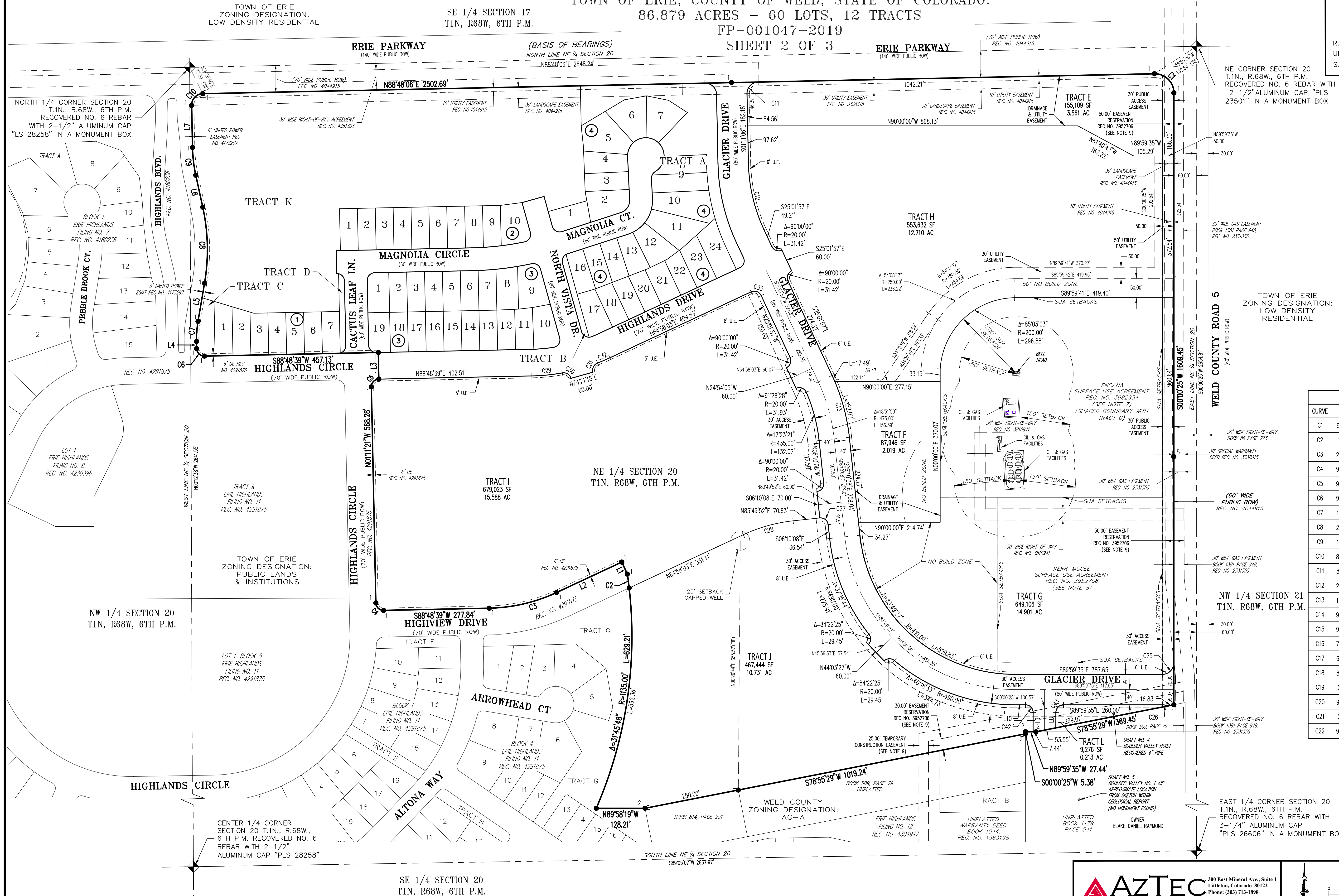
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TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.
86.879 ACRES - 60 LOTS, 12 TRACTS
FP-001047-2019
SHEET 2 OF 3

TOWN OF ERIE
ZONING DESIGNATION:
LOW DENSITY RESIDENTIAL

SE 1/4 SECTION 17
T1N, R68W, 6TH P.M.

FP-001047-2019
SHEET 2 OF 3

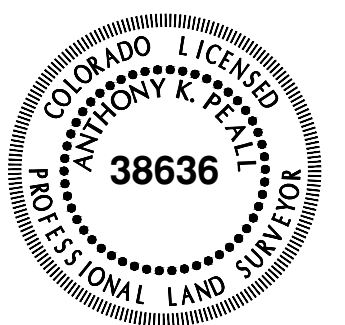
| LEGEND | |
|--------|--|
| | RECOVERED P.L.S.S. CORNER STAMPED AS NOTED |
| | RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064" |
| | RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 28286" |
| | RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 25369" |
| | R.O.W. RIGHT-OF-WAY |
| | UE UTILITY EASEMENT |
| | SUA SURFACE USE AGREEMENT |



| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N24°54'48"W | 34.89' |
| L2 | S64°58'03"W | 189.11' |
| L3 | N01°11'21"W | 70.00' |
| L4 | N01°11'21"W | 19.26' |
| L5 | N09°40'12"E | 102.30' |
| L6 | N12°19'51"W | 86.09' |
| L7 | N01°11'21"W | 111.26' |
| L8 | S00°00'25"W | 40.69' |
| L9 | N00°00'25"E | 50.98' |
| L10 | N89°59'35"W | 27.65' |
| L11 | N69°00'43"E | 2.90' |

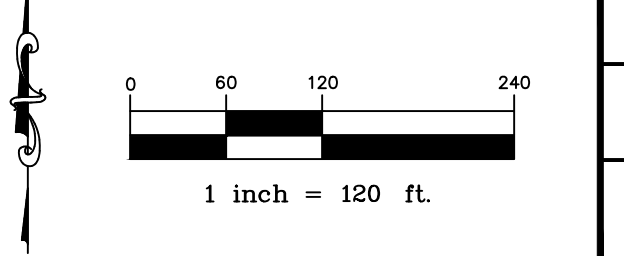
| CURVE TABLE | | | |
|-------------|-----------|----------|---------|
| CURVE | DELTA | RADIUS | LENGTH |
| C1 | 91°12'20" | 50.00' | 79.59' |
| C2 | 1°51'37" | 1135.00' | 36.85' |
| C3 | 23°50'36" | 440.00' | 183.10' |
| C4 | 90°00'00" | 20.00' | 31.42' |
| C5 | 90°00'00" | 20.00' | 31.42' |
| C6 | 90°00'00" | 20.00' | 31.42' |
| C7 | 10°51'33" | 277.00' | 52.50' |
| C8 | 22°00'02" | 523.00' | 200.82' |
| C9 | 11°08'30" | 377.00' | 73.31' |
| C10 | 89°59'27" | 30.00' | 47.12' |
| C11 | 89°59'12" | 30.00' | 47.12' |
| C12 | 23°50'52" | 435.00' | 181.06' |
| C13 | 16°55'05" | 515.00' | 152.07' |
| C14 | 90°00'00" | 20.00' | 31.42' |
| C15 | 92°26'45" | 20.00' | 32.27' |
| C16 | 74°45'04" | 33.00' | 43.05' |
| C17 | 61°55'39" | 20.00' | 21.62' |
| C18 | 87°33'15" | 20.00' | 30.56' |
| C19 | 0°09'20" | 7970.00' | 21.62' |
| C20 | 96°50'14" | 20.00' | 33.80' |
| C21 | 2°33'02" | 440.00' | 19.59' |
| C22 | 90°00'00" | 20.00' | 31.42' |

| CURVE TABLE | | | |
|-------------|------------|----------|---------|
| CURVE | DELTA | RADIUS | LENGTH |
| C23 | 90°00'48" | 30.00' | 47.13' |
| C24 | 89°59'12" | 30.00' | 47.12' |
| C25 | 90°00'00" | 30.00' | 47.12' |
| C26 | 26°43'01" | 30.00' | 13.99' |
| C27 | 90°00'00" | 20.00' | 31.42' |
| C28 | 18°51'50" | 415.00' | 136.63' |
| C29 | 9°02'33" | 510.00' | 80.49' |
| C30 | 84°35'12" | 20.00' | 29.53' |
| C31 | 84°35'12" | 20.00' | 29.53' |
| C32 | 3°58'28" | 510.00' | 35.38' |
| C33 | 90°00'00" | 20.00' | 31.42' |
| C34 | 96°50'14" | 20.00' | 33.80' |
| C35 | 0°09'20" | 8030.00' | 21.78' |
| C36 | 86°37'40" | 20.00' | 30.24' |
| C37 | 90°00'00" | 20.00' | 31.42' |
| C38 | 93°49'21" | 20.00' | 32.75' |
| C39 | 241°55'39" | 48.00' | 202.68' |
| C40 | 90°00'00" | 20.00' | 31.42' |
| C41 | 90°00'00" | 20.00' | 31.42' |
| C42 | 90°00'00" | 20.00' | 31.42' |
| C43 | 90°00'00" | 20.00' | 31.42' |
| C44 | 0°09'20" | 8000.00' | 21.70' |



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
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Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 19319-01 DRAWN BY: CWB



| | |
|----------------------|------------|
| DATE OF PREPARATION: | 2019-01-07 |
| SCALE: | 1"=120' |
| SHEET 2 OF 3 | |

ERIE HIGHLANDS FILING NO. 14

A REPLAT OF TRACTS K AND L, ERIE HIGHLANDS FILING NO. 11
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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86.879 ACRES - 60 LOTS, 12 TRACTS

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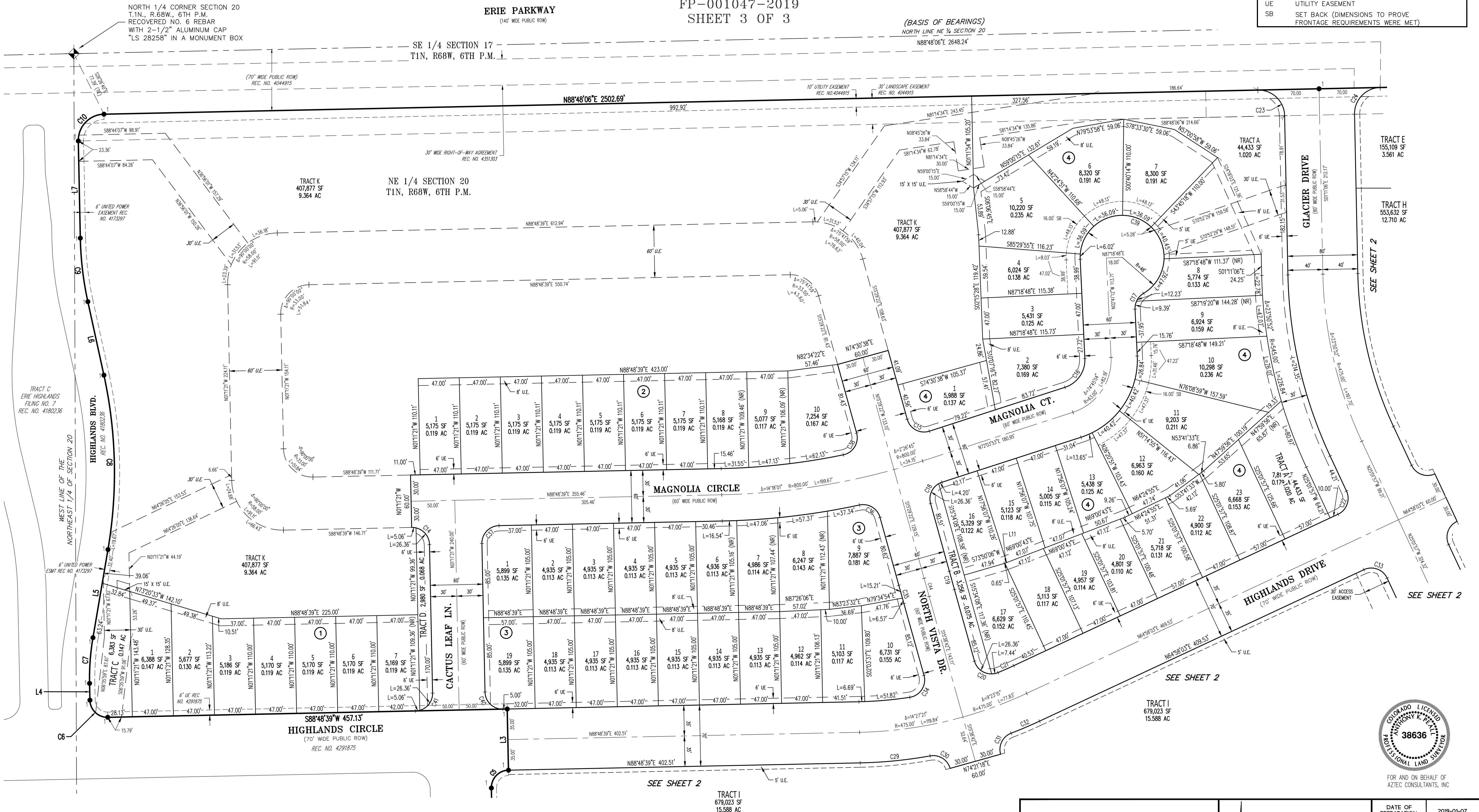
SHEET 3 OF 3

ERIE PARKWAY
(140' WIDE PUBLIC ROW)

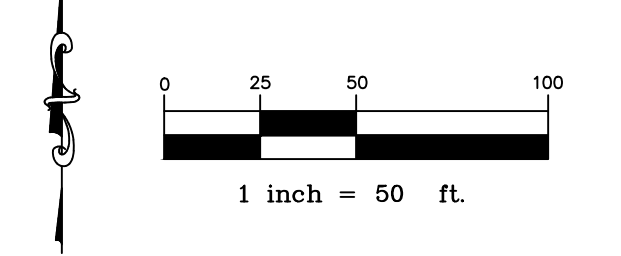
SE 1/4 SECTION 17
T1N, R68W, 6TH P.M.

(BASIS OF BEARINGS)
NORTH LINE NE 1/4 SECTION 20
N88°48'06"E 2648.24'

| LEGEND | |
|--------|--|
| | RECOVERED P.L.S.S. CORNER STAMPED AS NOTED |
| | RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064" |
| R.O.W. | RIGHT-OF-WAY |
| (NR) | NON RADIAL |
| UE | UTILITY EASEMENT |
| SB | SET BACK (DIMENSIONS TO PROVE FRONTAGE REQUIREMENTS WERE MET) |



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| | |
|----------------------|------------|
| DATE OF PREPARATION: | 2019-01-07 |
| SCALE: | 1"=50' |
| SHEET 3 OF 3 | |