

WESTERLY PRELIMINARY PLAT

A PORTION OF THE WEST ½ OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
268.11 ACRES - 530 LOTS/60 TRACTS
PP-001038-2019

LEGAL DESCRIPTION:

PARCEL A:

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;

COMMENCE 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 79.42 FEET; THENCE SOUTH 00°21'43" EAST A DISTANCE OF 70.00 FEET TO 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 _____ ALSO BEING THE POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED;

THENCE NORTH 89°38'17" EAST, COINCIDENT WITH SAID RIGHT-OF-WAY, A DISTANCE OF 1,116.48 FEET TO 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, COINCIDENT WITH SAID RIGHT-OF-WAY, A DISTANCE OF 40.00 FEET TO THE WELD COUNTY ROAD 8 RIGHT-OF-WAY AS DESCRIBED IN THAT CERTAIN DOCUMENT DATED APRIL 18, 1889 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER IN COMMISSIONER'S BOOK 5 PAGE 206;

THENCE NORTH 89°38'17" EAST, COINCIDENT WITH SAID RIGHT-OF-WAY, A DISTANCE OF 1,467.60 FEET TO THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 21;

THENCE CONTINUING ALONG SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 21 SOUTH 00°°16'01" EAST A DISTANCE OF 2,619.90 FEET TO THE CENTER CORNER OF SAID SECTION 21;

THENCE SOUTH 00°°16'04" EAST ALONG 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 ALONG 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 183.89 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 89°25'57" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2,019.11 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 5 AS DESCRIBED IN COMMISSIONERS BOOK 86, PAGE 273 OF THE RECORDS OF THE WELD COUNTY COMMISSIONERS;

THENCE NORTH 00°06'17" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 874.06 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 FIVE (5) COURSES:

1. THENCE NORTH 89°53'43" EAST A DISTANCE OF 807.64 FEET;
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 A DISTANCE OF 199.57 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD 5;

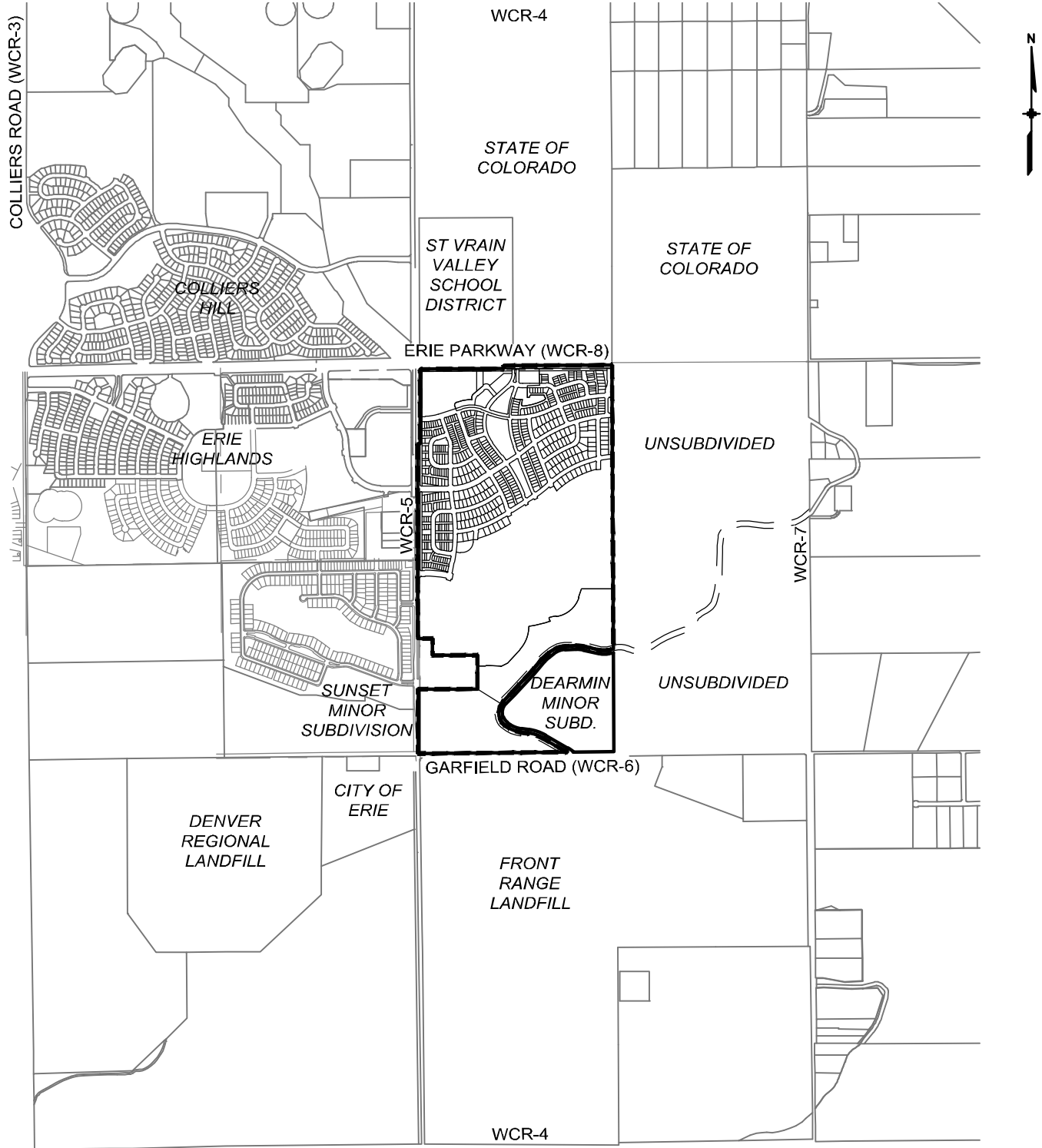
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. THENCE NORTH 00°06'17" WEST A DISTANCE OF 1,064.19 FEET;
2. THENCE NORTH 00°00'31" EAST A DISTANCE OF 1,574.75 FEET TO A POINT ON THE EXTERIOR RIGHT-OF-WAY VACATION PARCEL OF WELD COUNTY ROAD 5 AS DESCRIBED IN THE DEEDS RECORDED AT RECEPTION NO. XXXXXXXXXXXX OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ALONG SAID EXTERIOR RIGHT-OF-WAY VACATION PARCEL RIGHT-OF-WAY LINE OF ERIE PARKWAY (WELD COUNTY ROAD 8) THE FOLLOWING THREE (3) COURSES:

1. THENCE SOUTH 89°59'29" EAST A DISTANCE OF 30.00 FEET;
2. THENCE NORTH 00°00'31" EAST A DISTANCE OF 990.10 FEET TO A POINT OF CURVATURE;
3. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°38'24", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.41 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 11,679,148.62 SQUARE FEET (268.11636 ACRES), MORE OR LESS.



VICINITY MAP

SCALE: 1" = 2000'

PLAT NOTES:

1. 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 SYMBOLLOGY 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 SYMBOLLOGY 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.
2. ALL LINEAR UNITS SHOWN ON THIS PLAT ARE IN U.S. SURVEY FEET.
3. SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED "MATRIX PLS 34977" AT ALL EXTERIOR CORNERS, UNLESS OTHERWISE NOTED.
4. 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.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08013C0442J AND MAP NUMBER 08013C044J, EFFECTIVE DECEMBER 18, 2012 .
6. COORDINATE DATUM: PROJECT COORDINATES ARE MODIFIED (GROUND) NAD83(2011) STATE PLANE COORDINATES OF THE COLORADO NORTH ZONE (0501) USING A COMBINED SCALE FACTOR OF 1.0002639169 AND NO TRUNCATED VALUES IN THE NORTHING AND EASTING. TO ACHIEVE STATE PLANE GRID COORDINATES YOU MUST MULTIPLY EACH OF THE PROJECT COORDINATES BY 0.9997161637. THE PROJECT ORIGIN (LOCATION OF SCALE) IS THE 0,0 COORDINATE.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP, INC., TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, MATRIX DESIGN GROUP INC., RELIED UPON TITLE COMMITMENT NO. 100-n0017870-010-T02 AMENDMENT 2 PREPARED BY FIDELITY NATIONAL TITLE GROUP WITH AN EFFECTIVE DATE OF OCTOBER 26, 2014 AT 7:00 A.M. ALL SCHEDULE B, EXCEPTIONS THAT ARE GRAPHICALLY PLOTTABLE ARE DEPICTED ON HEREON. ALL EXCEPTIONS THAT IMPACT THE PROPERTY THAT ARE NOT PLOTTABLE OR OUTSIDE LIMITS OF THIS PLAT ARE LISTED BELOW:
- 7.1. RESERVATIONS BY THE UNION PACIFIC RAILROAD COMPANY OF (L) OIL, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT OF INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED AUGUST 11, 1911 IN BOOK 320 AT PAGE 61, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN (SECTION 21). THE EFFECT OF RELEASE AND QUITCLAIM DEED RECORDED DECEMBER 17, 1998 AT RECEPTION NO. 2861201, REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT BY RME PETROLEUM COMPANY AND RME LAND CORP. (FKA UNION PACIFIC RESOURCES COMPANY AND UNION PACIFIC LAND RESOURCES) RECORDED FEBRUARY 28, 2002 AT RECEPTION NO. 2954716, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THESE DOCUMENTS DESCRIBE A PARCEL OF LAND THAT ENCUMBERS AND COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY PLATTED HEREON SEE SHEET 3).
- 7.2. AN EASEMENT FOR ELECTRICAL FACILITIES AND INCIDENTAL PURPOSES GRANTED TO UNION RURAL ELECTRIC ASSOCIATION, INC. BY THE INSTRUMENT RECORDED FEBRUARY 2, 1970 IN BOOK 620 AT RECEPTION NO. 1542146, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON FOR INFORMATIONAL PURPOSES ONLY).
- 7.3. AN EASEMENT FOR ELECTRIC TRANSMISSION LINES AND INCIDENTAL PURPOSES GRANTED TO THE UNITED STATES OF AMERICA BY THE INSTRUMENT RECORDED APRIL 5, 1958 IN BOOK 1266 AT PAGE 552, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT ENCUMBERS A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON).
- 7.4. AN EASEMENT FOR COMMUNICATION AND OTHER FACILITIES AND INCIDENTAL PURPOSES GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY THE INSTRUMENT RECORDED MAY 7, 1930 IN BOOK 894 AT PAGE 390, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THIS DOCUMENTS DESCRIBE A PARCEL OF LAND THAT ENCUMBERS ALL OF THE SUBJECT PROPERTY WITH THE EXCEPTION OF THE SOUTHWEST ONE-QUARTER PLATTED HEREON SEE SHEET 3).
- 7.5. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE AGREEMENT BY AND BETWEEN THE BOULDER VALLEY COAL COMPANY AND UNION PACIFIC RAILROAD COMPANY AND JOHN J. KIRBY AND JOSEPH M. KIRBY AND ESTHER R. KIRBY (THE THEN OWNERS OF SAID PROPERTY) RECORDED APRIL 30, 1931 IN BOOK 913 AT PAGE 86, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THIS DOCUMENT DESCRIBE A PARCEL OF LAND THAT ENCUMBERS THAT PORTION OF THE SUBJECT PROPERTY LYING IN THE WEST ONE-HALF OF SECTION 21 PLATTED HEREON SEE SHEET 3).
- 7.6. ALL OIL, GAS AND ASSOCIATED LIQUID HYDROCARBONS AS GRANTED TO CHAMPLIN PETROLEUM COMPANY BY MINERAL DEED RECORDED NOVEMBER 30, 1972 IN BOOK 681 AT RECEPTION NO. 1602712, AND THE TERMS AND CONDITIONS CONTAINED THEREIN, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN, (NW 1/4, EXCEPT COMMUNITY DITCH RIGHT OF WAY OF SECTION 21), (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS THAT PORTION OF THE SUBJECT PROPERTY LYING IN THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 21 PLATTED HEREON SEE SHEET 3).
- 7.7. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS OF A OIL AND GAS LEASE, EXECUTED BY AMOCO PRODUCTION COMPANY, AS LESSEE(S), RECORDED NOVEMBER 30, 1972 IN BOOK 681 AT RECEPTION NO. 1602713, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS THAT PORTION OF THE SUBJECT PROPERTY LYING IN THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 21), NOTICE OF OIL AND GAS INTEREST AND SURFACE USE RECORDED DECEMBER 7, 2000 AT RECEPTION NO. 2811876 IN CONNECTION WITH THE ABOVE LEASE, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT ENCUMBERS A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON), RECORDING SUPPLEMENT TO OPERATING AGREEMENT AND FINANCING STATEMENT BY ENCANIA OIL & GAS INC. AND NON-OPERATOR PARTIES ALL AS SET FORTH IN SAID INSTRUMENT AS RECORDED JUNE 22, 2015 AT RECEPTION NO. 4117884, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS THAT PORTION OF THE SUBJECT PROPERTY LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 21 PLATTED HEREON SEE SHEET 3), RECORDING SUPPLEMENT TO OPERATING AGREEMENT AND FINANCING STATEMENT BY ENCANIA OIL & GAS INC. AND NON-OPERATOR PARTIES ALL AS SET FORTH IN SAID INSTRUMENT AS RECORDED JUNE 22, 2015 AT RECEPTION NO. 4117885, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS THAT PORTION OF THE SUBJECT PROPERTY LYING IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 21 PLATTED HEREON SEE SHEET 3).

PLAT NOTES: CONT..

- 7.9. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE SURFACE OWNER'S AGREEMENT BY AND BETWEEN PATRICIA S. ACKARD AND CHAMPLIN PETROLEUM COMPANY RECORDED JULY 10, 1974 IN BOOK 178 AT RECEPTION NO. 1640298, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS THAT PORTION OF THE SUBJECT PROPERTY LYING IN THE EAST ONE-HALF OF THE WEST ONE-HALF OF SECTION 21), REQUEST FOR NOTIFICATION (MINERAL ESTATE OWNER) AS RECORDED DECEMBER 21, 2007 AT RECEPTION NO. 3525268, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THESE DOCUMENTS DESCRIBE A PARCEL OF LAND THAT ENCUMBERS AND COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY PLATTED HEREON SEE SHEET 3). ASSIGNMENT OF ROYALTY (QUIT CLAIM) RECORDED SEPTEMBER 7, 2016 AT RECEPTION NO. 4234417, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THESE DOCUMENTS DESCRIBE A PARCEL OF LAND THAT ENCUMBERS AND COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY).
- 7.10. AN EASEMENT FOR COMMUNICATION AND OTHER FACILITIES AND INCIDENTAL PURPOSES GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY THE INSTRUMENT RECORDED JANUARY 5, 1987 IN BOOK 1141 AT RECEPTION NO. 2083323, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT ENCUMBERS A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON).
- 7.11. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE AMENDED SPECIAL USE AGREEMENT BY AND BETWEEN THE TOWN OF ERIE AND DANIEL R. HORST RECORDED MAY 1, 1990 IN BOOK 1262 AT RECEPTION NO. 2212313, (SURVEYOR'S NOTE: THIS DOCUMENT APPEARS TO AFFECT THE SUBJECT PROPERTY, HOWEVER, EXHIBIT "A" OF THE DOCUMENT WHICH IS APPARENTLY INTENDED TO DESCRIBE THE DOCUMENT'S SUBJECT PROPERTY IS REFERENCED BUT NOT CONTAINED WITHIN THE DOCUMENT).
- 7.12. THE EFFECT OF THE COMMUNITIZATION AGREEMENT AS RECORDED NOVEMBER 21, 2008 AT RECEPTION NO. 3591158, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS THAT PORTION OF THE SUBJECT PROPERTY LYING IN THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 21 PLATTED HEREON SEE SHEET 3).
- 7.13. NOTICE OF PIPELINE LOCATION BY KERR-MCGEE OIL & GAS ONSHORE LP AS RECORDED DECEMBER 11, 2007 AT RECEPTION NO. 3522838, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON FOR INFORMATIONAL PURPOSES ONLY).
- 7.14. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AGREEMENT FOR SETTLEMENT OF SURFACE DAMAGES AND GRANT OF RIGHTS AND WAIVERS AS SET FORTH BELOW: RECORDING DATE: DECEMBER 6, 2017 RECORDING NO. :RECEPTION NO. 4358124, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON FOR INFORMATIONAL PURPOSES ONLY).
- 7.15. WASTE INDUSTRY RESTRICTIONS CONTAINED IN SPECIAL WARRANTY DEEDS RECORDED DECEMBER 22, 2017 AT RECEPTION NO. 4362618 AND RECEPTION NO. 4362619 (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THESE DOCUMENTS DESCRIBE A PARCEL OF LAND THAT ENCUMBERS AND COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY).
- 7.16. RIGHT OF WAY GRANT TO KERR-MC GEE GATHERING LLC A COLORADO LIMITED LIABILITY COMPANY AS RECORDED SEPTEMBER 4, 2018 AT RECEPTION N O. 4428219, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT ENCUMBERS A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON).
- 7.17. RIGHT OF WAY GRANT TO KERR-MC GEE GATHERING LLC A COLORADO LIMITED LIABILITY COMPANY AS RECORDED SEPTEMBER 4, 2018 AT RECEPTION N O. 4428218, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT ENCUMBERS A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON).
- 7.18. RELINQUISHMENT UNTO ERIE LAND COMPANY BY KERR-MC GEE GATHERING LLC, KERR MCGEE OIL & GAS OFFSHORE LP AND ANADARKOLAND CORP AND ANADARKO E&P ONSHORE LLC AS RECORDED SEPTEMBER 4, 2018 AT RECEPTION N O. 4428217, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THESE DOCUMENTS DESCRIBE A PARCEL OF LAND THAT ENCUMBERS AND COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY EXCEPT THAT PORTION OF WELD COUNTY ROAD 8 VACATED BY REC. NO. XXXXXXX).
- 7.19. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SET BACK WAIVER AS RECORDED SEPTEMBER 4, 2018 AT RECEPTION N O. 4428213, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THESE DOCUMENTS DESCRIBE A PARCEL OF LAND THAT ENCUMBERS AND COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY EXCEPT THAT PORTION OF WELD COUNTY ROAD 8 VACATED BY REC. NO. XXXXXXX).
- 7.20. NOTES AND EASEMENTS AS SET FORTH ON THE RECORDED PLAT FOR DEARMIN MINOR SUBDIVISION AS RECORDED JUNE 6, 2018 AT RECEPTION NO. 4405019, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT ENCUMBERS A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON).
- 7.21. WASTE INDUSTRY RESTRICTIONS CONTAINED IN SPECIAL WARRANTY DEEDS RECORDED DECEMBER 22, 2017 AT RECEPTION NO. 4362618 AND RECEPTION NO. 4362619 (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THESE DOCUMENTS DESCRIBE A PARCEL OF LAND THAT ENCUMBERS AND COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY).
- 7.22. RIGHT OF WAY GRANT TO KERR-MC GEE GATHERING LLC A COLORADO LIMITED LIABILITY COMPANY AS RECORDED SEPTEMBER 4, 2018 AT RECEPTION N O. 4428219, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT ENCUMBERS A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON).
- 7.23. RIGHT OF WAY GRANT TO KERR-MC GEE GATHERING LLC A COLORADO LIMITED LIABILITY COMPANY AS RECORDED SEPTEMBER 4, 2018 AT RECEPTION N O. 4428218, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON).
- 7.24. RELINQUISHMENT UNTO ERIE LAND COMPANY BY KERR-MC GEE GATHERING LLC, KERR MCGEE OIL & GAS OFFSHORE LP AND ANADARKOLAND CORP AND ANADARKO E&P ONSHORE LLC AS RECORDED SEPTEMBER 4, 2018 AT RECEPTION N O. 4428217, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THESE DOCUMENTS DESCRIBE A PARCEL OF LAND THAT ENCUMBERS AND COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY).
- 7.25. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SET BACK WAIVER AS RECORDED SEPTEMBER 4, 2018 AT RECEPTION N O. 4428213, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON FOR INFORMATION PURPOSES ONLY).
- 7.26. NOTES AND EASEMENTS AS SET FORTH ON THE RECORDED PLAT FOR DEARMIN MINOR SUBDIVISION AS RECORDED JUNE 6, 2018 AT RECEPTION NO. 4405019, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON FOR INFORMATIONAL PURPOSES ONLY).
- 7.27. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MODEL FORM RECORDING SUPPLEMENT TO OPERATING AGREEMENT AND FINANCING STATEMENT AS RECORDED OCTOBER 9, 2018 AT RECEPTION NO. 4437212, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THESE DOCUMENTS DESCRIBE A PARCEL OF LAND THAT ENCUMBERS AND COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY).
- 7.28. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM OF AGREEMENT AS RECORDED OCTOBER 12, 2018 AT RECEPTION NO. 4438250 AND AT RECEPTION NO. 4438252, (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THESE DOCUMENTS DESCRIBE A PARCEL OF LAND THAT ENCUMBERS AND COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY).
8. UTILITY EASEMENTS ARE DEDICATED TO THE TOWN OF ERIE FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION, PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
9. A BLANKET UTILITY EASEMENT IS HEREBY GRANTED WITHIN TRACTS A, B, C, D, E, F, G, H, I, K, O, Q, T, V, Y, AA, AC, AE, AG, AI, AJ, AL, AM, AO, AQ, AR, AS, AU, AV, AW, BA, BB, BC, BE, BD, BF, BG, BH FOR THE CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTENANCE OF ELECTRICITY, GAS, TELEPHONE, CABLE, AND OTHER TELECOMMUNICATIONS FACILITIES.

SHEET 1 OF 27

DATE: 2019-06-21
REV 1: 2019-11-27
REV 2: 2020-05-19
REV 3: 2020-06-01

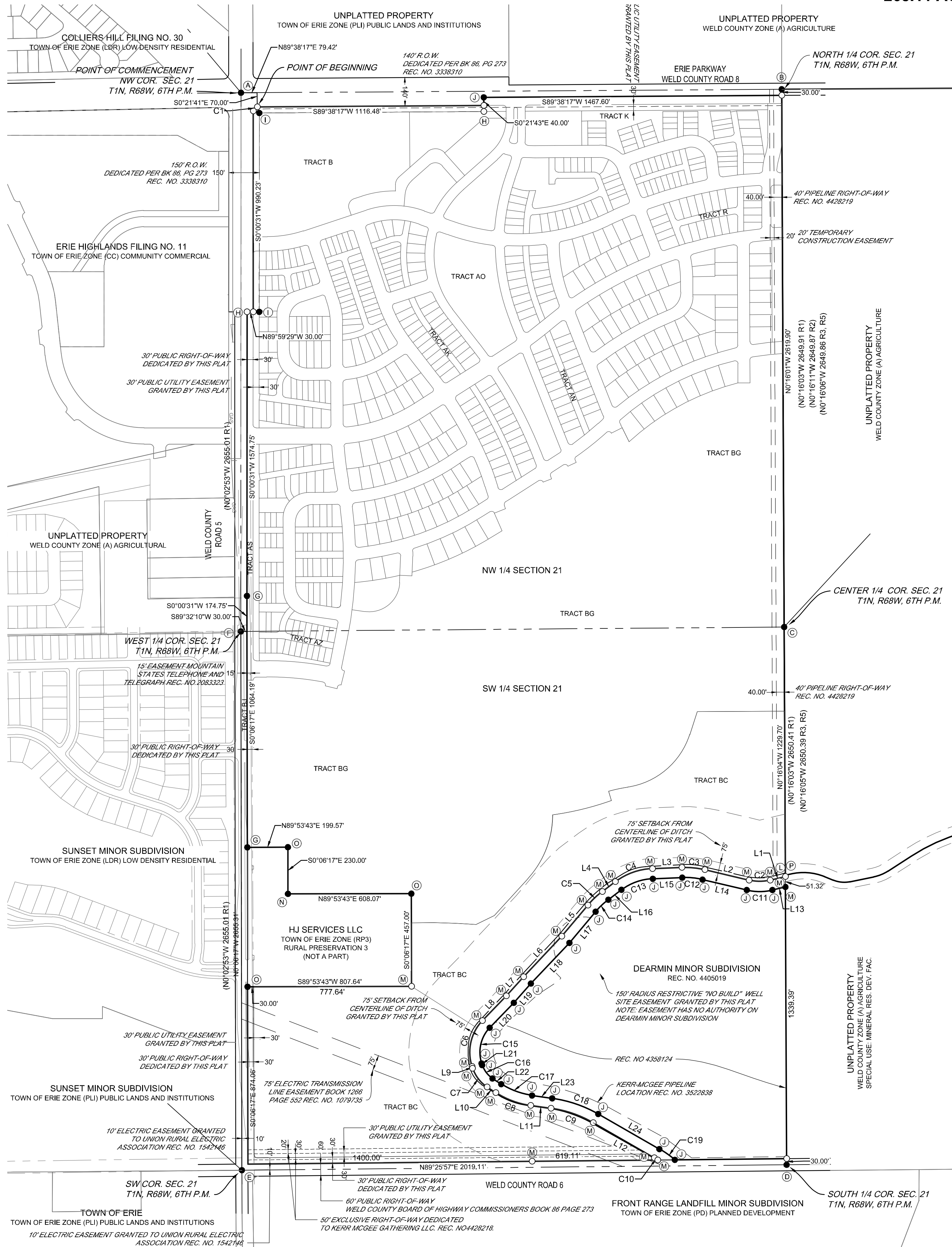
SURVEYOR

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



WESTERLY PRELIMINARY PLAT

A PORTION OF THE WEST ½ OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
268.11 ACRES - 530 LOTS/60 TRACTS
PP-001038-2019



TRACT SUMMARY CHART							
TRACT	AREA (SF)		AREA (AC)	USE	OWNERSHIP	MAINTENANCE	
A	55,515	SF	1.274	AC	BUFFER/LANDSCAPE	HOA	HOA
B	368,340	SF	8.456	AC	DETENTION/LANDSCAPE	METRO	METRO
C	44,185	SF	1.014	AC	FUTURE DEVELOPMENT	HOA	HOA
D	38,948	SF	0.894	AC	FUTURE DEVELOPMENT	HOA	HOA
E	43,682	SF	1.003	AC	COMMERCIAL	HOA	HOA
F	31,041	SF	0.713	AC	POCKET PARK	HOA	HOA
G	35,791	SF	0.822	AC	BUFFER/LANDSCAPE	HOA	HOA
H	47,201	SF	1.084	AC	COMMERCIAL	HOA	HOA
I	11,515	SF	0.264	AC	LANDSCAPE	HOA	HOA
J	3,600	SF	0.083	AC	ALLEY	METRO	METRO
K	56,896	SF	1.306	AC	GREENCOURT/LANDSCAPE	HOA	HOA
L	3,578	SF	0.082	AC	ALLEY	METRO	METRO
M	3,752	SF	0.086	AC	ALLEY	METRO	METRO
N	13,190	SF	0.303	AC	ALLEY	METRO	METRO
O	2,091	SF	0.048	AC	LANDSCAPE	HOA	HOA
P	12,662	SF	0.291	AC	ALLEY	METRO	METRO
Q	58,150	SF	1.335	AC	GREENWAY/LANDSCAPE	HOA	HOA
R	22,530	SF	0.517	AC	ALLEY	METRO	METRO
S	33,186	SF	0.762	AC	ALLEY	METRO	METRO
T	56,176	SF	1.290	AC	FUTURE DEVELOPMENT	HOA	HOA
U	11,431	SF	0.262	AC	ALLEY	METRO	METRO
V	4,078	SF	0.094	AC	LANDSCAPE	HOA	HOA
W	14,410	SF	0.331	AC	ALLEY	METRO	METRO
X	22,970	SF	0.527	AC	ALLEY	METRO	METRO
Y	14,684	SF	0.337	AC	POCKET PARK	HOA	HOA
Z	6,075	SF	0.139	AC	ALLEY	METRO	METRO
AA	26,118	SF	0.600	AC	BUFFER/LANDSCAPE	HOA	HOA
AB	11,171	SF	0.256	AC	ALLEY	METRO	METRO
AC	4,142	SF	0.095	AC	GREENCOURT/LANDSCAPE	HOA	HOA
AD	2,640	SF	0.061	AC	ALLEY	METRO	METRO
AE	2,654	SF	0.061	AC	GREENCOURT/LANDSCAPE	HOA	HOA
AF	2,683	SF	0.062	AC	ALLEY	METRO	METRO
AG	2,943	SF	0.068	AC	GREENCOURT/LANDSCAPE	HOA	HOA
AH	14,472	SF	0.332	AC	ALLEY	METRO	METRO
AI	144,803	SF	3.324	AC	GREENWAY/LANDSCAPE	HOA	HOA
AJ	4,700	SF	0.108	AC	LANDSCAPE	HOA	HOA
AK	13,434	SF	0.308	AC	ALLEY	METRO	METRO
AL	26,281	SF	0.603	AC	LANDSCAPE	HOA	HOA
AM	20,457	SF	0.470	AC	POCKET PARK	HOA	HOA
AN	15,970	SF	0.367	AC	ALLEY	METRO	METRO
AO	62,112	SF	1.426	AC	GREENWAY/LANDSCAPE	HOA	HOA
AP	15,417	SF	0.354	AC	ALLEY	METRO	METRO
AQ	4,240	SF	0.097	AC	LANDSCAPE	HOA	HOA
AR	6,579	SF	0.151	AC	LANDSCAPE	HOA	HOA
AS	32,023	SF	0.735	AC	BUFFER/LANDSCAPE	HOA	HOA
AT	14,728	SF	0.338	AC	ALLEY	METRO	METRO
AU	9,633	SF	0.221	AC	GREENCOURT/LANDSCAPE	HOA	HOA
AV	3,545	SF	0.081	AC	ALLEY	METRO	METRO
AW	8,450	SF	0.194	AC	GREENCOURT/LANDSCAPE	HOA	HOA
AX	3,593	SF	0.082	AC	ALLEY	METRO	METRO
AY	6,214	SF	0.143	AC	GREENCOURT/LANDSCAPE	HOA	HOA
AZ	15,109	SF	0.347	AC	ALLEY	METRO	METRO
BA	8,672	SF	0.199	AC	LANDSCAPE	HOA	HOA
BB	10,112	SF	0.232	AC	LANDSCAPE	HOA	HOA
BC	2,127,788	SF	48.847	AC	OPEN SPACE	TOWN OF ERIE	TOWN OF ERIE
BD	6,949	SF	0.160	AC	ALLEY	METRO	METRO
BE	8,243	SF	0.189	AC	GREENCOURT/LANDSCAPE	HOA	HOA
BF	6,953	SF	0.160	AC	ALLEY	METRO	METRO
BG	4,109,489	SF	94.341	AC	FUTURE DEVELOPMENT	HOA	HOA
BH	62,953	SF	1.445	AC	IRRIGATION POND /LANDSCAPE	HOA	HOA
BJ	25,115	SF	0.577	AC	BUFFER/LANDSCAPE	HOA	HOA

*LANDSCAPE WITHIN MEDIANS ONSITE, THAT ARE LOCATED OUTSIDE OF A TRACT, SHALL BE THE RESPONSIBILITY OF THE HOA AND/OR METRO DISTRICT.

WESTERLY SEGMENTATION			
LOT SIZE		PRODUCT TYPE	TOTAL
28'X72'	G1	DUPLEX - ALLEY LOAD	162
22'X90'	F	TOWNHOME - ALLEY LOAD	59
35'X96'	D	SFD - ALLEY LOAD	167
50'X110'	C	SFD - FRONT LOAD	78
60'X110'	A	SFD - FRONT LOAD	64
TOTAL			530

MONUMENTATION LEGEND

- A - INDICATES A FOUND REBAR WITH 2-1/2 INCH ALUMINUM CAP APPROPRIATELY STAMPED WITH SYMBOLOGY FOR THE NORTHWEST CORNER OF SECTION 21 AND "POWERS ELEVATION COMPANY 1993 PLS 23501" ENCASED IN A STANDARD MONUMENT WELL PER MAP REFERENCES R1 AND R4.
- B - INDICATES A FOUND REBAR WITH 2 INCH ALUMINUM CAP ILLEGIBLY STAMPED ENCASED IN A STANDARD MONUMENT WELL PER MAP REFERENCES R1, R2, R3, R4, R5 AND R6.
- C - INDICATES A FOUND 6/8 INCH REBAR WITH 2-1/2 INCH ALUMINUM CAP STAMPED "2006 - C 1/4 - S21 - T1N R68W - PLS 28286" PER MAP REFERENCES R1, R2, R3, R4, R5 AND R6.
- D - INDICATES A FOUND REBAR WITH 2-1/2 INCH ALUMINUM CAP APPROPRIATELY STAMPED WITH SYMBOLOGY FOR THE SOUTH ONE-QUARTER CORNER OF SECTION 21 AND "2017 PLS 38512" ENCASED IN A STANDARD MONUMENT WELL PER MAP REFERENCE R6.
- E - INDICATES A FOUND REBAR WITH 3-1/4 INCH ALUMINUM CAP APPROPRIATELY STAMPED WITH SYMBOLOGY FOR THE SOUTHWEST CORNER OF SECTION 21 AND "1998 LS 13155" ENCASED IN A STANDARD MONUMENT WELL PER MAP REFERENCES R1, R4 AND R6.
- F - INDICATES A FOUND 6/8 INCH REBAR WITH 3-1/4 INCH ALUMINUM CAP APPROPRIATELY STAMPED WITH SYMBOLOGY FOR THE WEST ONE-QUARTER CORNER OF SECTION 21 AND "2006 VIGIL LAND CONSULTANTS PLS 26606 ENCASED IN A STANDARD MONUMENT WELL PER MAP REFERENCE R4.
- G - INDICATES A FOUND 4/8 INCH REBAR WITH 1 INCH YELLOW PLASTIC CAP STAMPED "PLS 25965" PER MAP REFERENCE R4.
- H - INDICATES A FOUND 4/8 INCH REBAR VISIBLY DISTURBED, ACCEPTED AS REMAINS OF MONUMENT PER MAP REFERENCE R4 REPLACED WITH A 5/8 INCH REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977".
- I - INDICATES A FOUND 5/8 INCH REBAR, ACCEPTED AS REMAINS OF MONUMENT PER MAP REFERENCE R4 REPLACED MISSING PLASTIC CAP WITH A 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977".
- J - INDICATES A FOUND 5/8 INCH REBAR WITH 1-1/4 INCH YELLOW PLASTIC CAP STAMPED "CVL LS 35593" PER MAP REFERENCE R4.
- K - INDICATES A FOUND 5/8 INCH REBAR WITH 1-1/4 INCH YELLOW PLASTIC CAP STAMPED "PLS 38257" PER MAP REFERENCE R3, R4 AND R5.
- L - INDICATES A FOUND 5/8 INCH REBAR, ACCEPTED AS REMAINS OF MONUMENT PER MAP REFERENCE R5.
- M - INDICATES A FOUND 5/8 INCH REBAR VISIBLY DISTURBED, ACCEPTED AS REMAINS OF MONUMENT PER MAP REFERENCE R4 REPLACED WITH A 5/8 INCH REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977".
- N - INDICATES A FOUND 5/8 INCH REBAR, ACCEPTED AS REMAINS OF MONUMENT PER MAP REFERENCE R4 REPLACED MISSING PLASTIC CAP WITH A 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977".
- O - INDICATES A FOUND 5/8 INCH REBAR WITH 1-1/4 INCH YELLOW PLASTIC CAP ILLEGIBLY STAMPED, ACCEPTED AS REMAINS OF MONUMENT PER MAP REFERENCE R4.
- P - INDICATES A FOUND 5/8 INCH REBAR, ACCEPTED AS REMAINS OF MONUMENT PER MAP REFERENCE R5.

CURVE TABLE						LINE TABLE		
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	LINE	BEARING	LENGTH
C1	89°37'46"	20.00'	31.29'	S44°49'24"W	28.19'	L1	N76°41'08"E	77.18'
C2	26°32'10"	225.00'	104.21'	N89°57'13"E	103.28'	L2	S76°46'42"E	223.90'
C3	15°24'26"	425.00'	114.29'	S84°28'55"E	113.94'	L3	N87°48'52"E	145.31'
C4	34°36'07"	325.00'	196.27'	N70°30'47"E	193.30'	L4	N53°12'44"E	80.82'
C5	13°09'14"	425.00'	97.57'	N46°38'08"E	97.36'	L5	N40°03'31"E	199.79'
C6	62°08'24"	225.00'	244.02'	N12°53'09"E	232.24'	L6	N43°18'24"E	274.93'
C7	39°02'42"	175.00'	119.26'	N37°42'25"W	116.96'	L7	N41°54'01"E	126.84'
C8	24°57'41"	425.00'	185.15'	N69°42'37"W	183.69'	L8	N43°57'21"E	169.36'
C9	22°03'40"	575.00'	221.40'	N71°09'37"W	220.03'	L9	N18°11'03"W	8.91'
C10	2°24'14"	475.00'	19.93'	N58°58'40"W	19.93'	L10	N57°13'46"W	50.68'
C11	26°32'10"	275.00'	127.36'	N89°57'13"E	126.23'	L11	N82°11'27"W	100.58'
C12	15°24'26"	375.00'	100.84'	N84°28'55"W	100.54'	L12	N60°07'47"W	347.74'
C13	34°36'07"	275.00'	166.08'	S70°30'47"W	163.57'	L13	N76°41'08"E	65.60'
C14	13°09'14"	375.00'	86.09'	S46°38'08"W	85.90'	L14	S76°46'42"E	223.90'
C15	62°08'24"	175.00'	189.80'	S12°53'09"W	180.63'	L15	N87°48'52"E	145.31'
C16	39°02'42"	125.00'	85.18'	S37°42'25"E	83.54'	L16	N53°12'44"E	80.82'
C17	24°57'41"	375.00'	163.37'	S69°42'37"E	162.08'	L17	N40°03'31"E	201.21'
C18	22°03'40"	625.00'	240.65'	N71°09'37"W	239.17'	L18	N43°18'24"E	275.73'
C19	10°05'03"	525.00'	92.40'	N55°05'16"W	92.28'	L19	N41°54'01"E	127.12'
						L20	N43°57'21"E	170.26'
						L21	N18°11'03"W	8.91'
						L22	N57°13'46"W	50.68'
						L23	N82°11'27"W	100.58'
						L24	N60°07'47"W	347.74'

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA

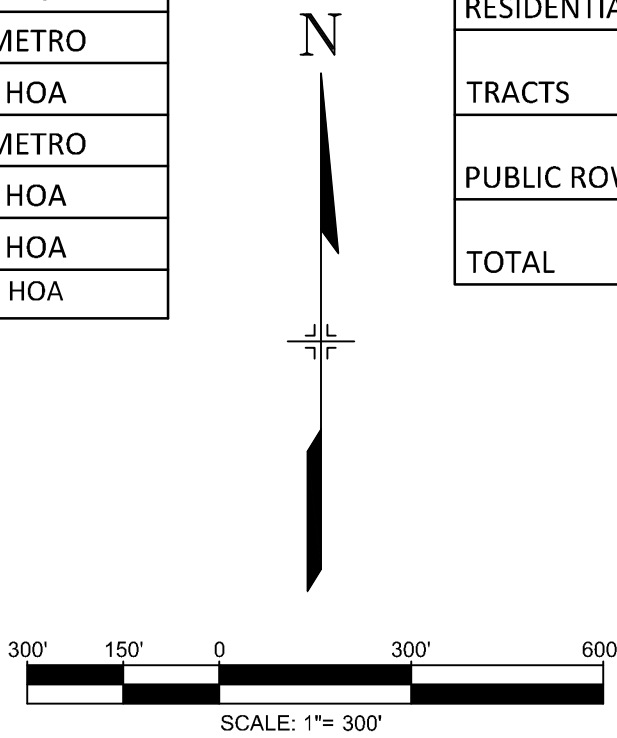
LAND SUMMARY CHART					
TYPE	AREA (SF)		AREA (AC)		% OF TOTAL AREA
RESIDENTIAL LOTS	2,315,405	SF	53.15	AC	19.83%
TRACTS	7,856,061	SF	180.35	AC	67.27%
PUBLIC ROW	1,507,591	SF	34.61	AC	12.91%
TOTAL	11,679,057	SF	268.11	AC	100.00%

SHEET 2 OF 27

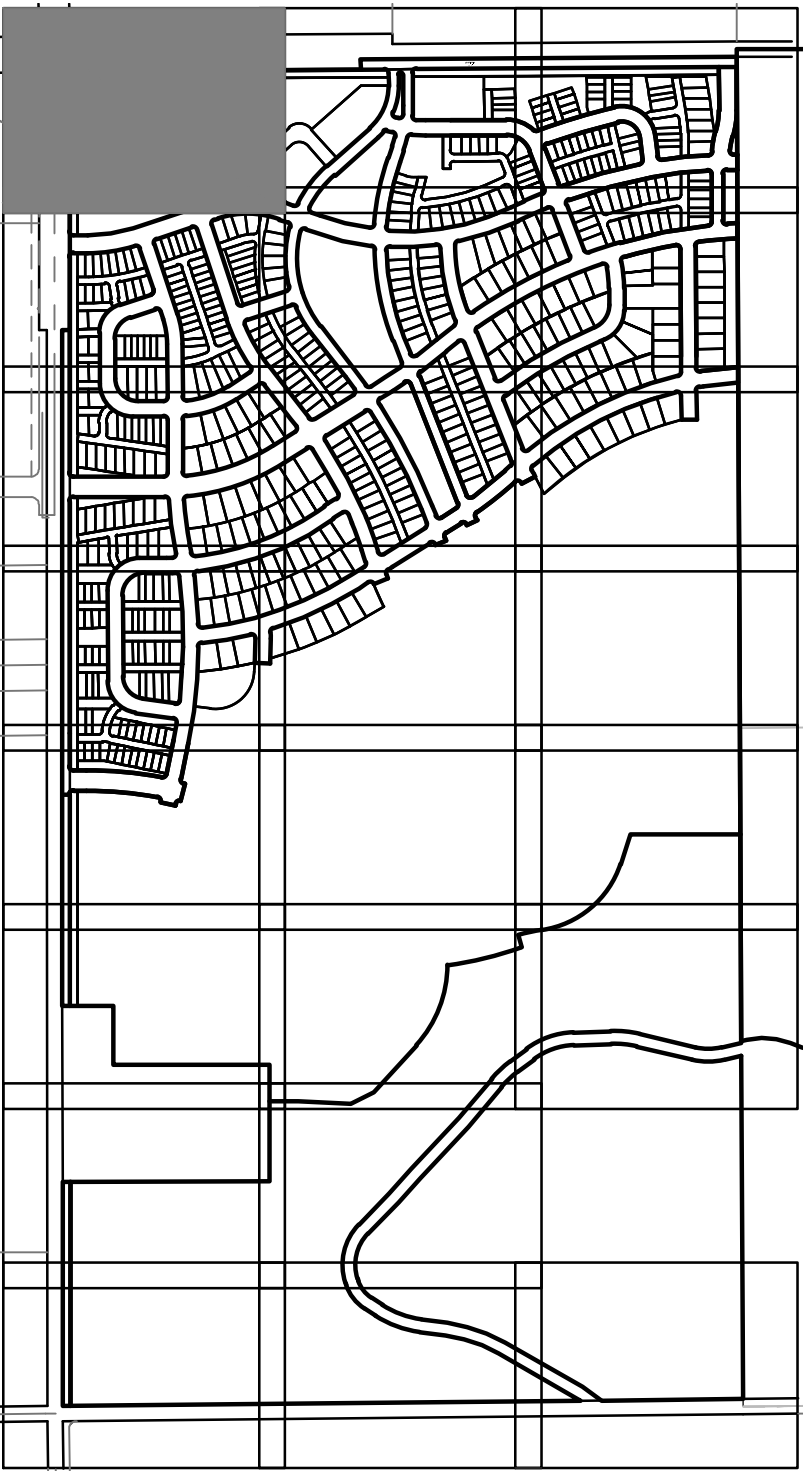
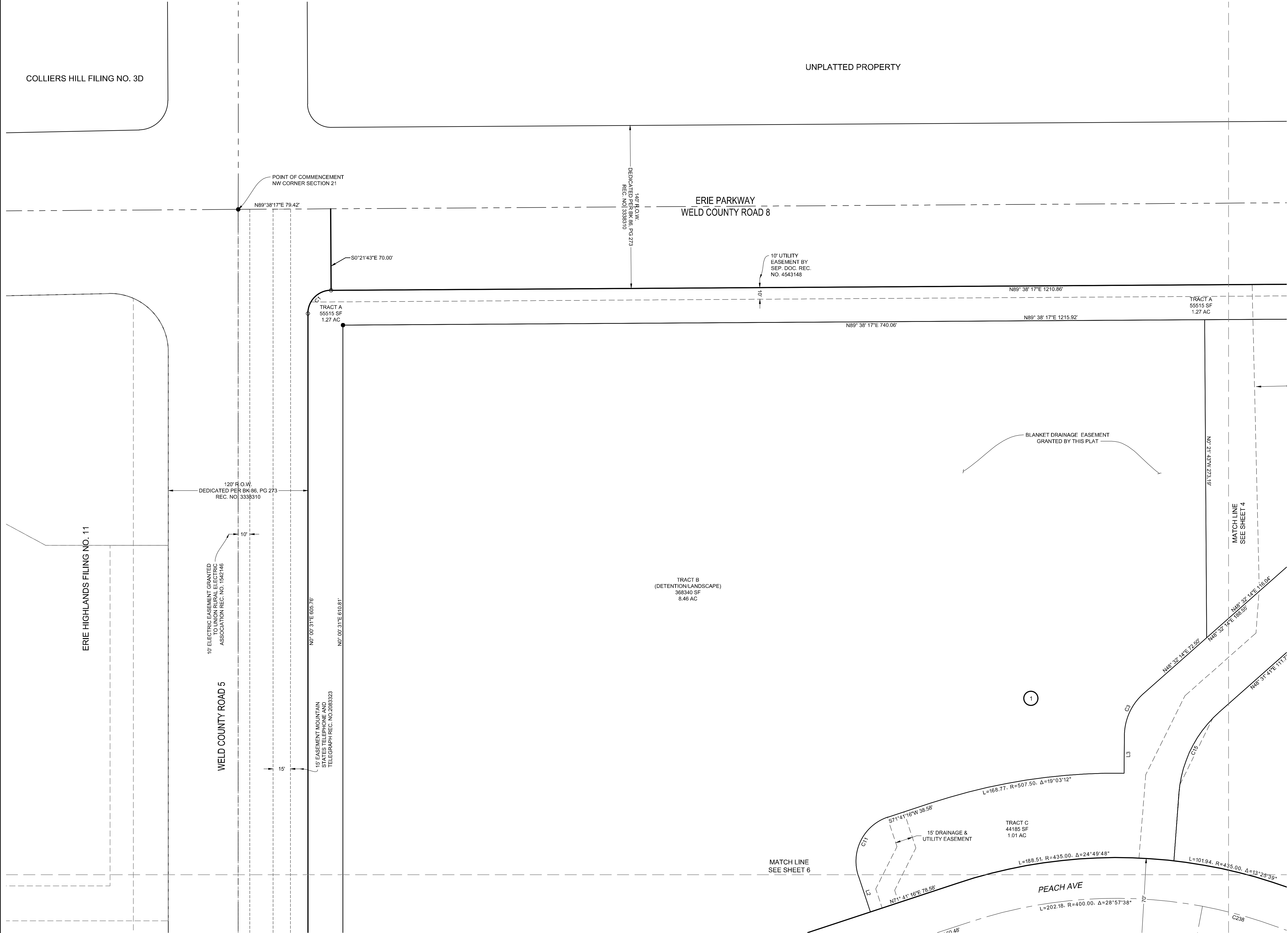
DATE: 2019-06-21
REV 1: 2019-11-27
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REV 3: 2020-06-01

SURVEYOR

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WESTERLY PRELIMINARY PLAT
A PORTION OF THE WEST ½ OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
268.11 ACRES - 530 LOTS/60 TRACTS
PP-001038-2019



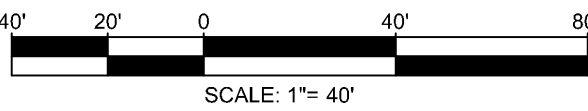
LEGEND

- FOUND MONUMENT (AS NOTED ON PAGE 2)
- SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" "PLS 34977"
- 23 23.50 AC
1 LOT / TRACT NAME AND AREA
- 1 BLOCK NUMBER
- PLAT BOUNDARY
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - RIGHT-OF-WAY SETBACK LINE
- - - WELL SITE EASEMENT

NOTE:

1. RESIDENTIAL LOTS ARE SHOWN WITH 8-FOOT UTILITY EASEMENTS IN FRONT, AND 8-FOOT UTILITY EASEMENTS IN THE REAR SPLIT OVER THE ALLEY TRACT AND LOT. WHERE A SIDE LOT LINE IS ADJACENT TO PUBLIC ROW, A 6-FOOT UTILITY EASEMENT IS SHOWN.

N



SHEET 3 OF 27

DATE: 2020-06-01
REV 1: 2019-11-27
REV 2: 2020-05-19
REV 3: 2020-06-01

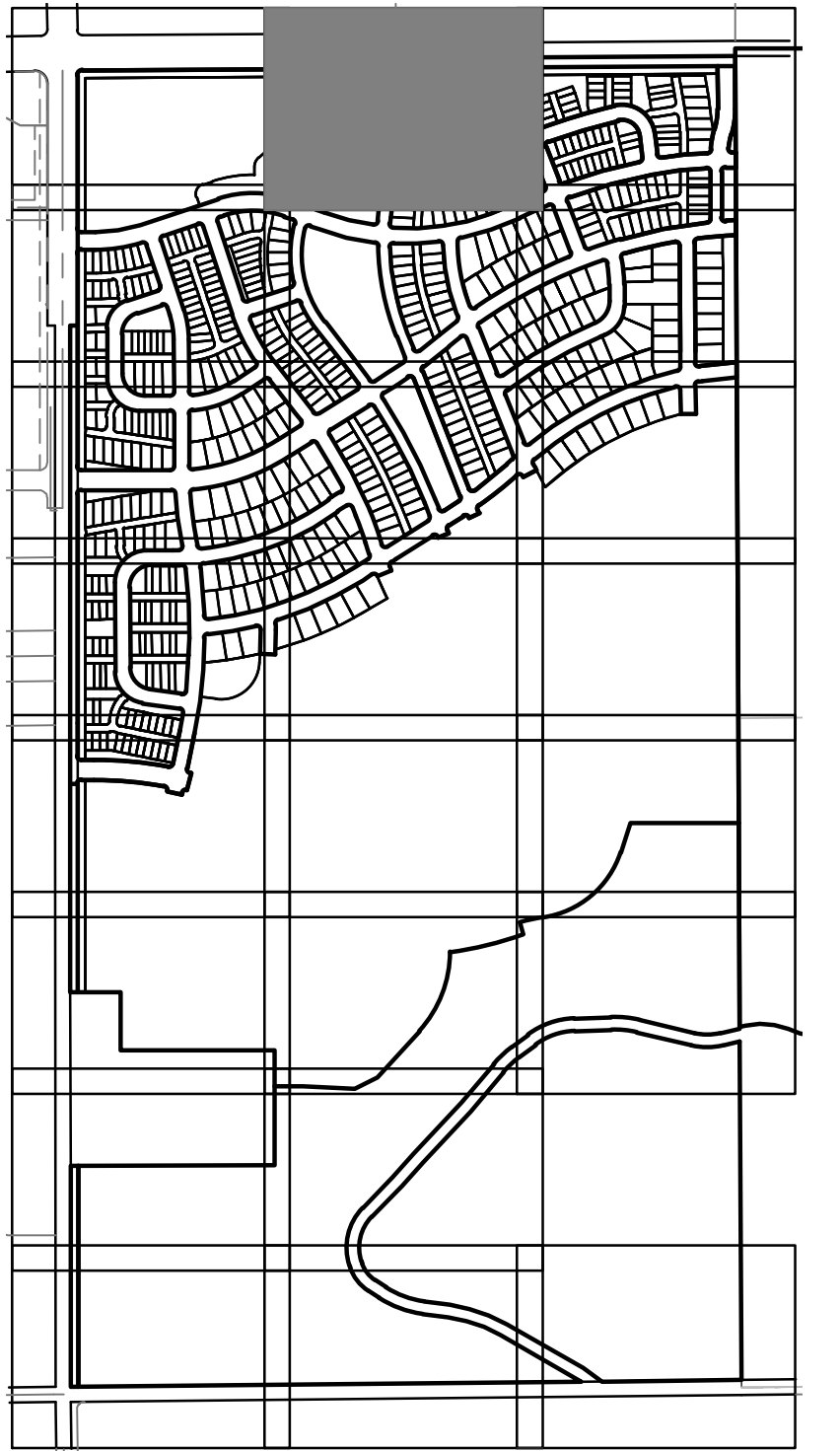
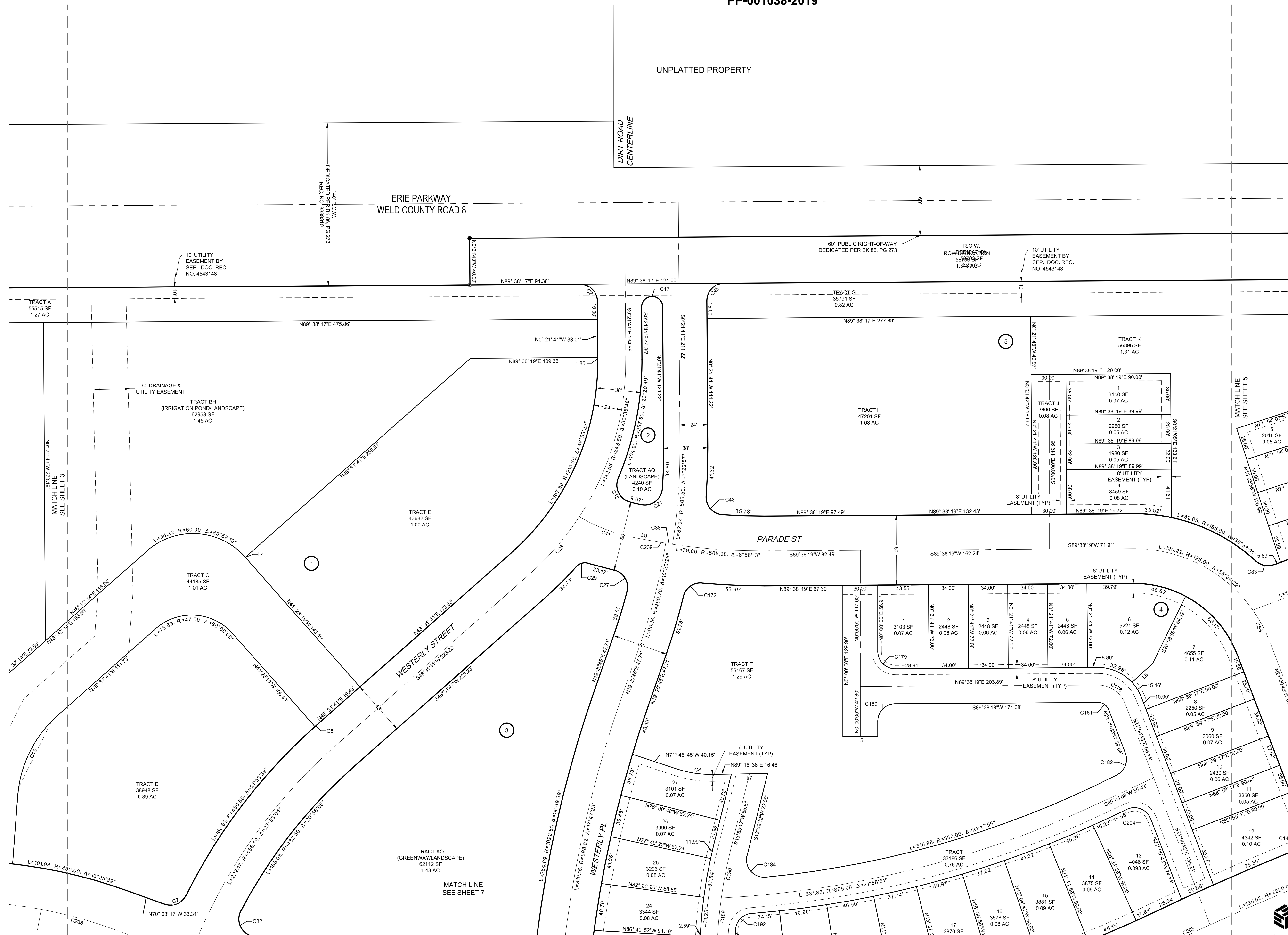
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WESTERLY PRELIMINARY PLAT

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268.11 ACRES - 530 LOTS/60 TRACTS
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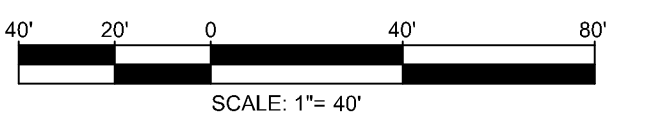


LEGEND

- FOUND MONUMENT (AS NOTED ON PAGE 2)
- SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" "PLS 34977"
- LOT / TRACT NAME AND AREA
- BLOCK NUMBER
- PLAT BOUNDARY
- RIGHT-OF-WAY LINE
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- WELL SITE EASEMENT

NOTE:
1. RESIDENTIAL LOTS ARE SHOWN WITH 8-FOOT UTILITY EASEMENTS IN FRONT, AND 8-FOOT UTILITY EASEMENTS IN THE REAR SPLIT OVER THE ALLEY TRACT AND LOT. WHERE A SIDE LOT LINE IS ADJACENT TO PUBLIC ROW, A 6-FOOT UTILITY EASEMENT IS SHOWN.

N



SHEET 4 OF 27

DATE: 2020-06-01
REV 1: 2019-11-27
REV 2: 2020-05-19
REV 3: 2020-06-01

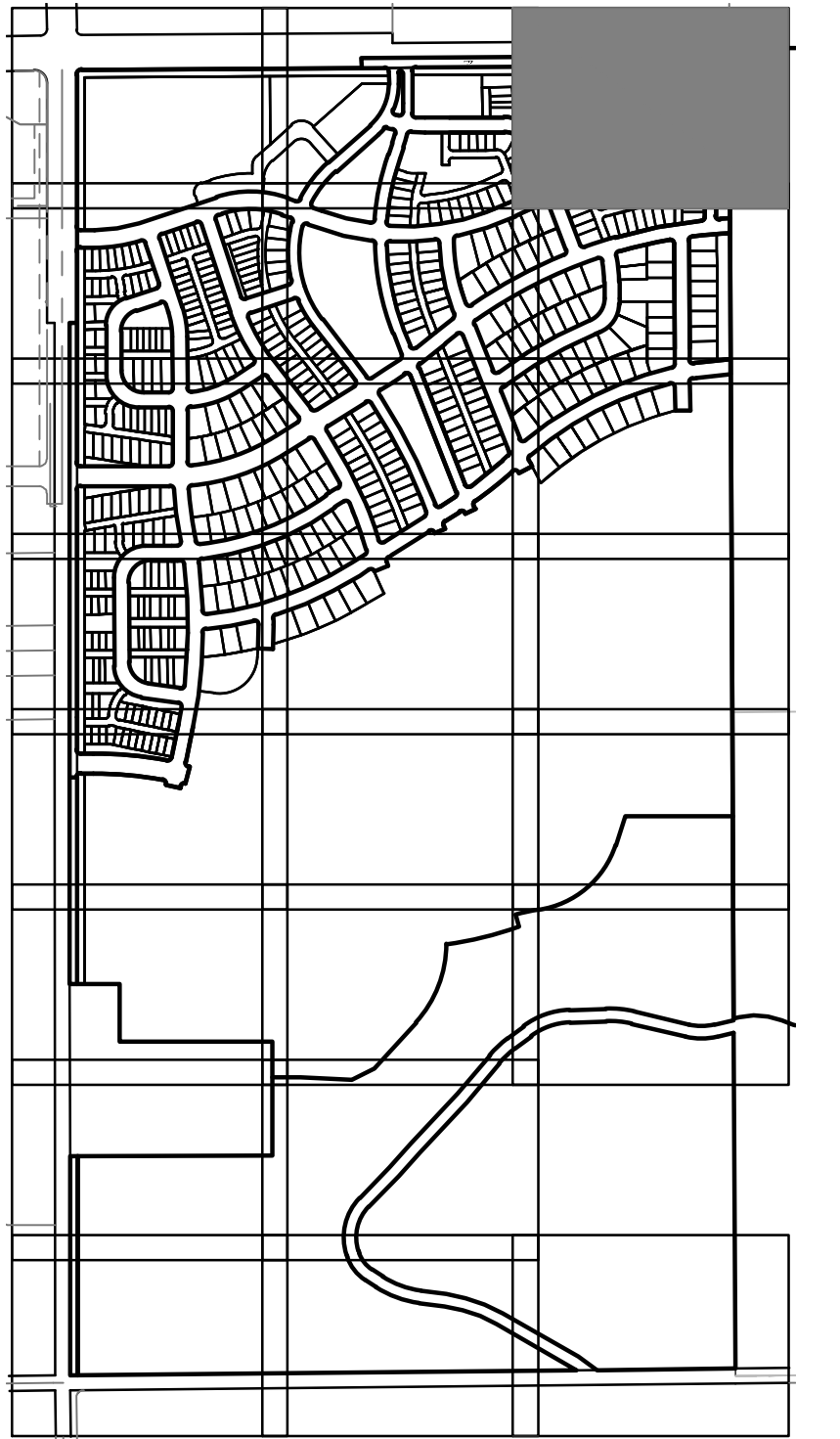
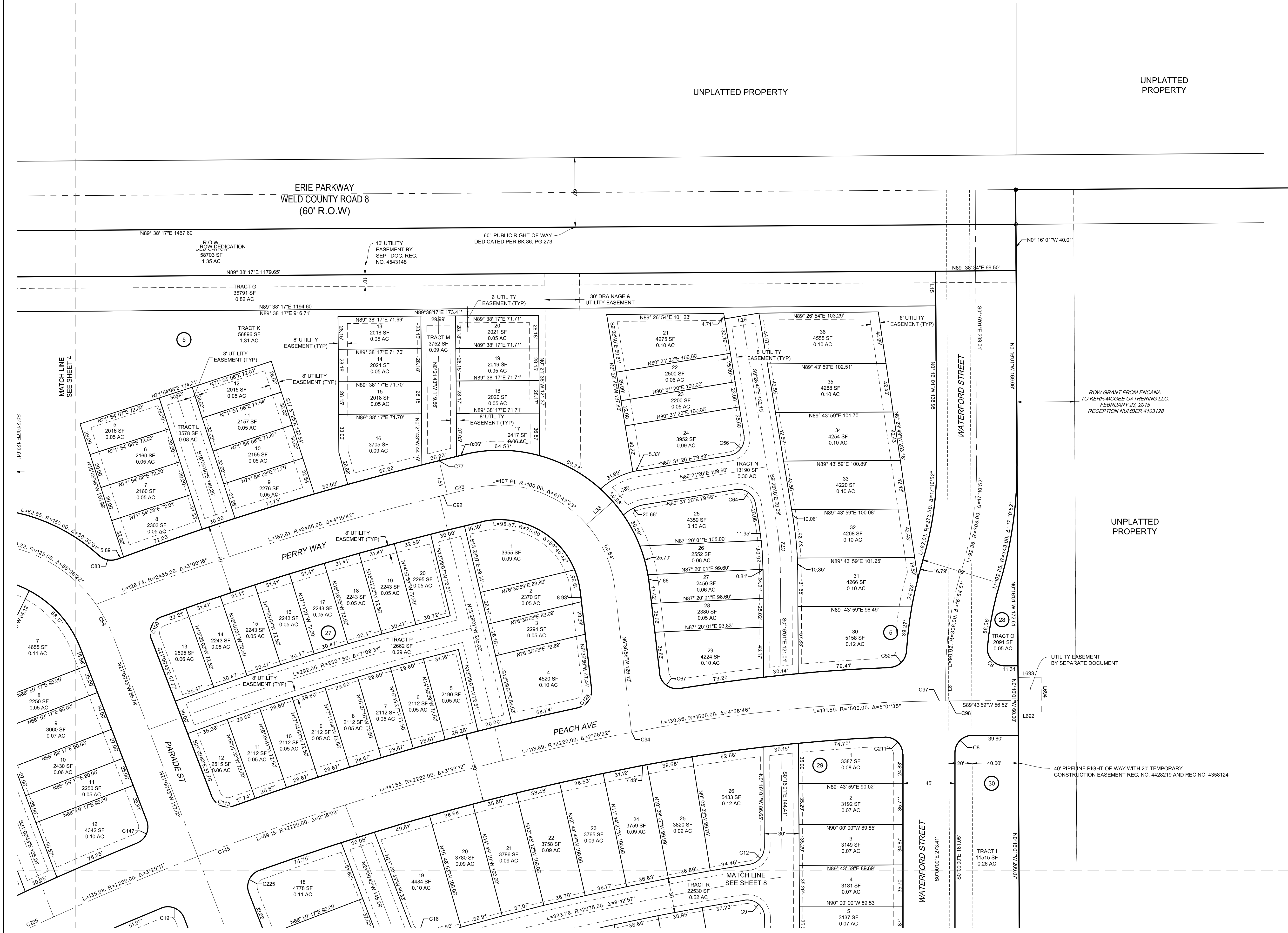
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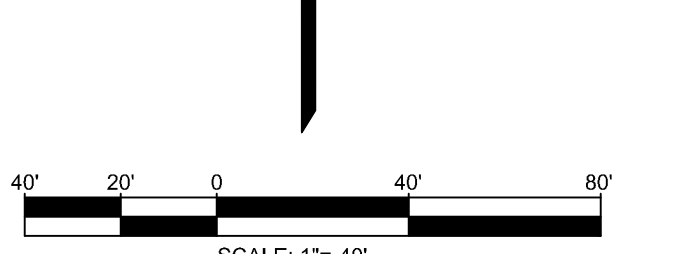


LEGEND

- FOUND MONUMENT (AS NOTED ON PAGE 2)
- SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" "PLS 34977"
- 23 23.50 AC
① LOT / TRACT NAME AND AREA
- ① BLOCK NUMBER
- PLAT BOUNDARY
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - RIGHT-OF-WAY SETBACK LINE
- - - WELL SITE EASEMENT

NOTE:

1. RESIDENTIAL LOTS ARE SHOWN WITH 8-FOOT UTILITY EASEMENTS IN FRONT, AND 8-FOOT UTILITY EASEMENTS IN THE REAR SPLIT OVER THE ALLEY TRACT AND LOT. WHERE A SIDE LOT LINE IS ADJACENT TO PUBLIC ROW, A 6-FOOT UTILITY EASEMENT IS SHOWN.



SHEET 5 OF 27

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REV 2: 2020-05-19
REV 3: 2020-06-01

SURVEYOR

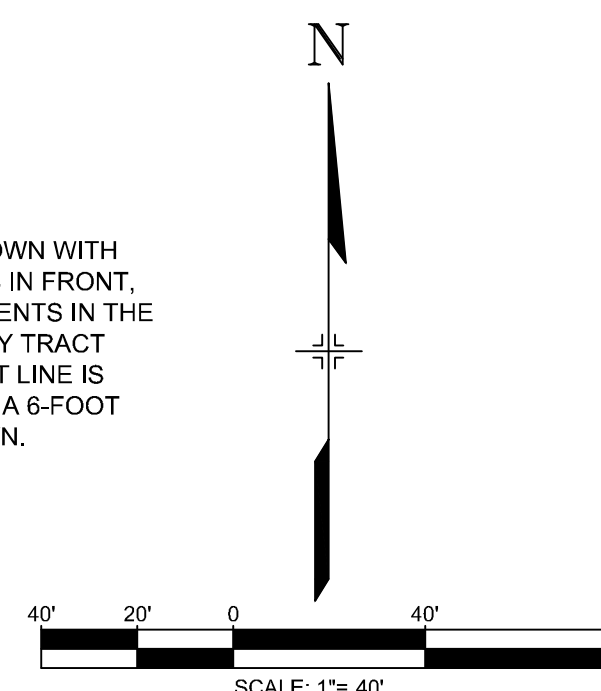
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Matrix
Excellence by Design



- FOUND MONUMENT (AS NOTED ON PAGE 2)

- | | | |
|----------------|---|--|
| | ○ | SET 5/8" REBAR AND 1-1/2"
ALUMINUM CAP STAMPED "MATRIX
"PLS 34977" |
| 23
23.50 AC | | LOT / TRACT NAME AND AREA |
| ① | | BLOCK NUMBER |
| ————— | | PLAT BOUNDARY |
| ————— | | RIGHT-OF-WAY LINE |
| —— — — — | | ROAD CENTERLINE |
| ————— | | LOT LINE |
| —— — — — | | ADJACENT BOUNDARY LINE |
| - - - - - | | EXISTING EASEMENT LINE |
| - - - - - | | PROPOSED EASEMENT LINE |
| - - - - - | | RIGHT-OF-WAY SETBACK LINE |
| - - - - - | | WELL SITE EASEMENT |



SHEET 6 OF 27

DATE: 2020-06-01
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REV 2: 2020-05-19
REV 3: 2020-06-01

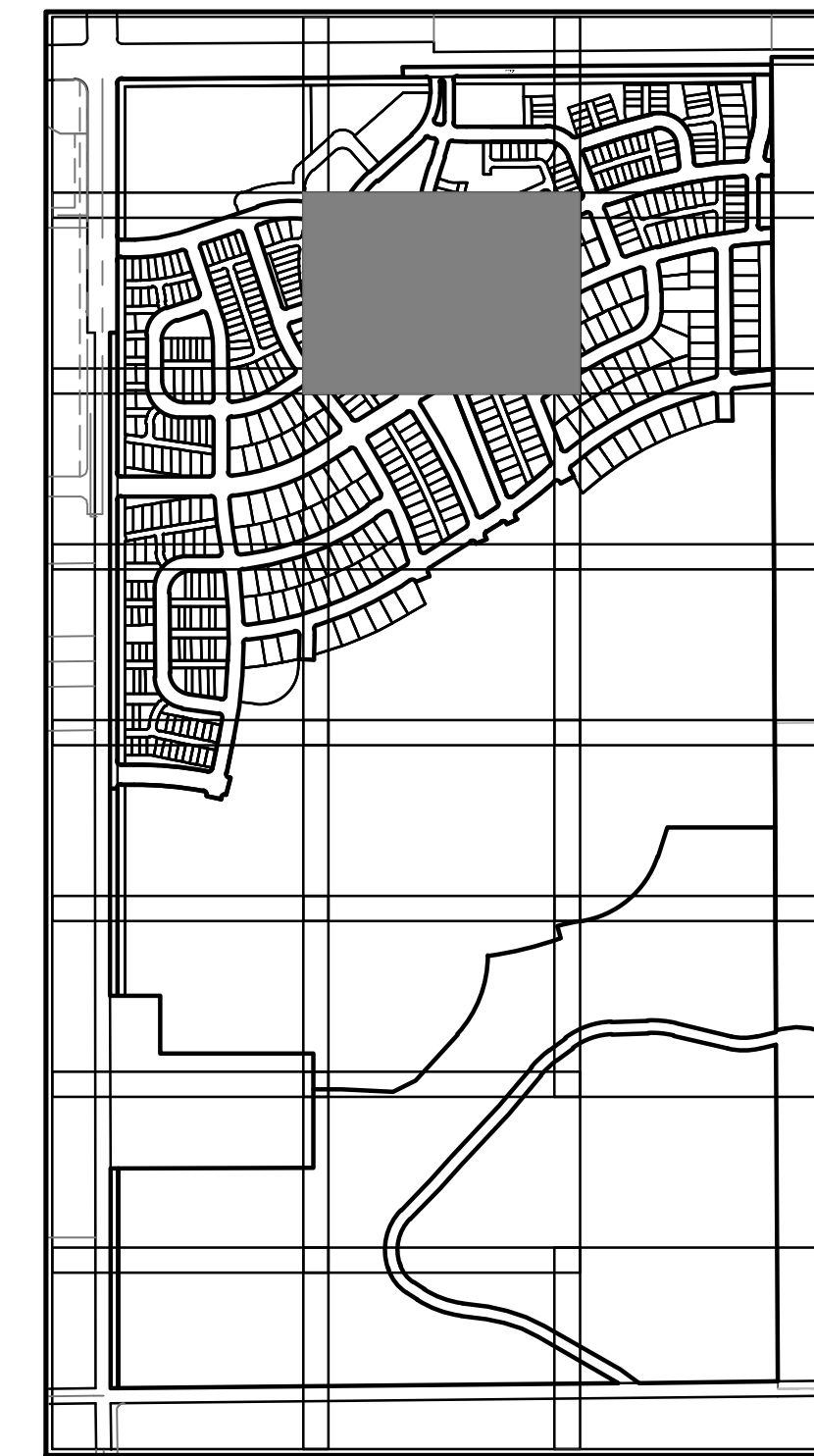
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WESTERLY PRELIMINARY PLAT

A PORTION OF THE WEST ½ OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
268.11 ACRES - 530 LOTS/60 TRACTS
PP-001038-2019

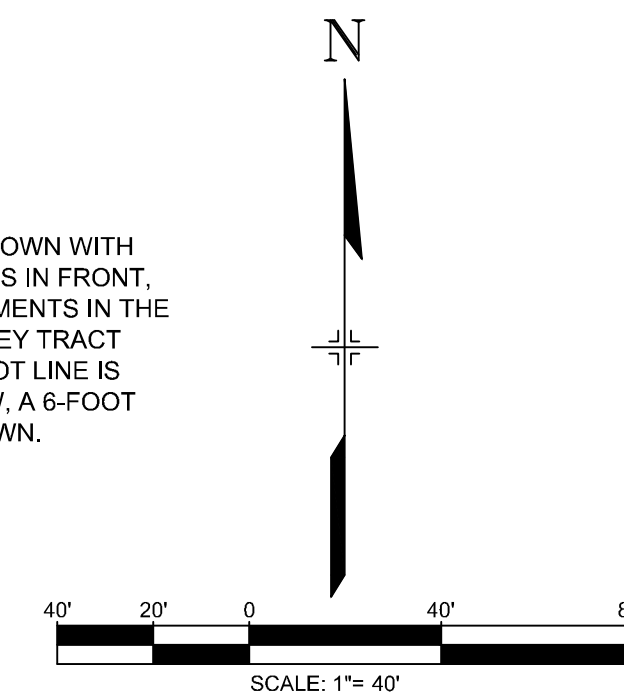


LEGEND

- FOUND MONUMENT (AS NOTED ON PAGE 2)
- SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" "PLS 34977"
- 23 23.50 AC LOT / TRACT NAME AND AREA
- 1 BLOCK NUMBER
- PLAT BOUNDARY
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- RIGHT-OF-WAY SETBACK LINE
- WELL SITE EASEMENT

NOTE:

1. RESIDENTIAL LOTS ARE SHOWN WITH 8-FOOT UTILITY EASEMENTS IN FRONT, AND 8-FOOT UTILITY EASEMENTS IN THE REAR SPLIT OVER THE ALLEY TRACT AND LOT. WHERE A SIDE LOT LINE IS ADJACENT TO PUBLIC ROW, A 6-FOOT UTILITY EASEMENT IS SHOWN.



SHEET 7 OF 27

DATE: 2020-06-01
REV 1: 2019-11-27
REV 2: 2020-05-19
REV 3: 2020-06-01

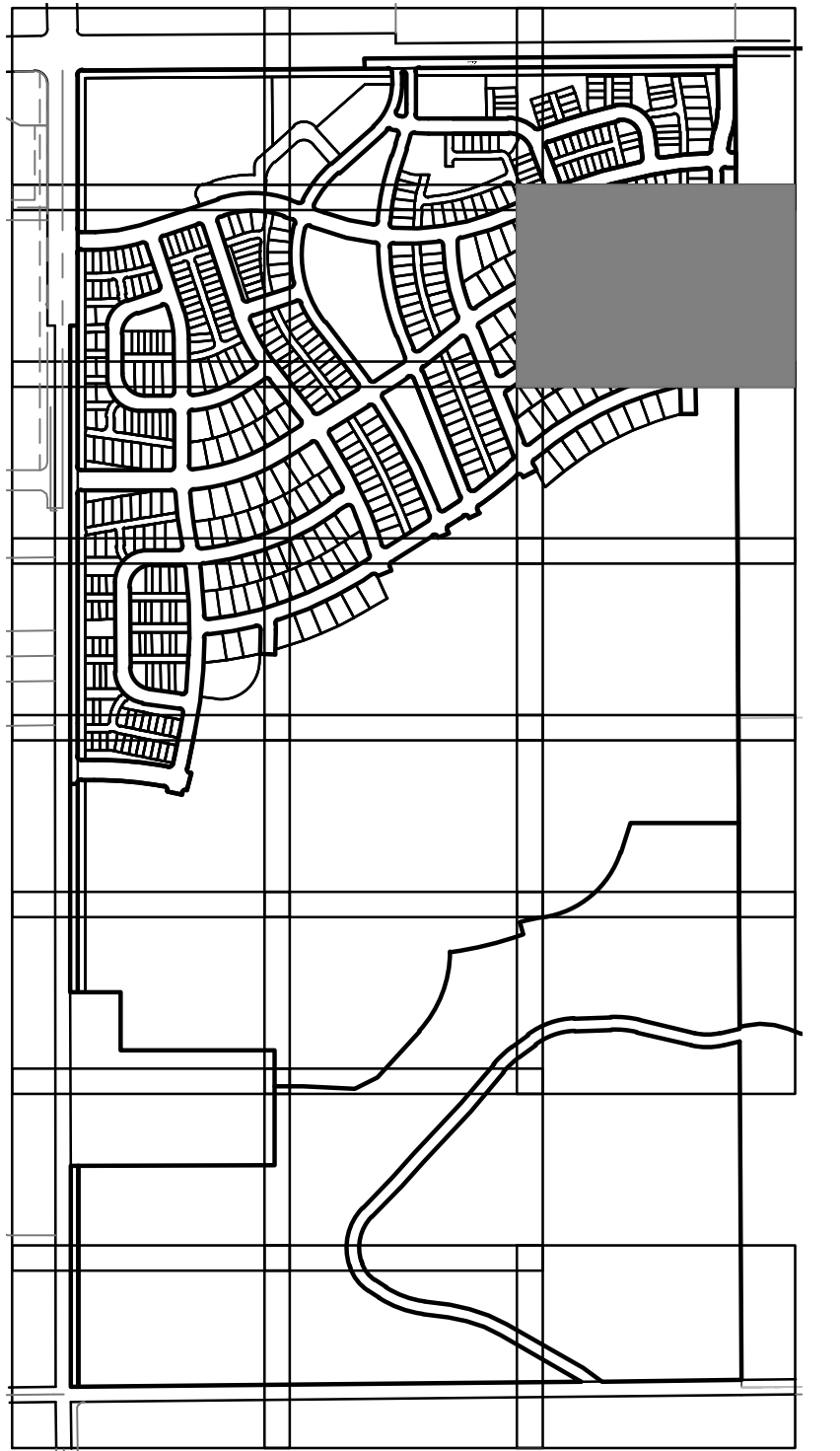
SURVEYOR

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



WESTERLY PRELIMINARY PLAT

A PORTION OF THE WEST ½ OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
268.11 ACRES - 530 LOTS/60 TRACTS
PP-001038-2019

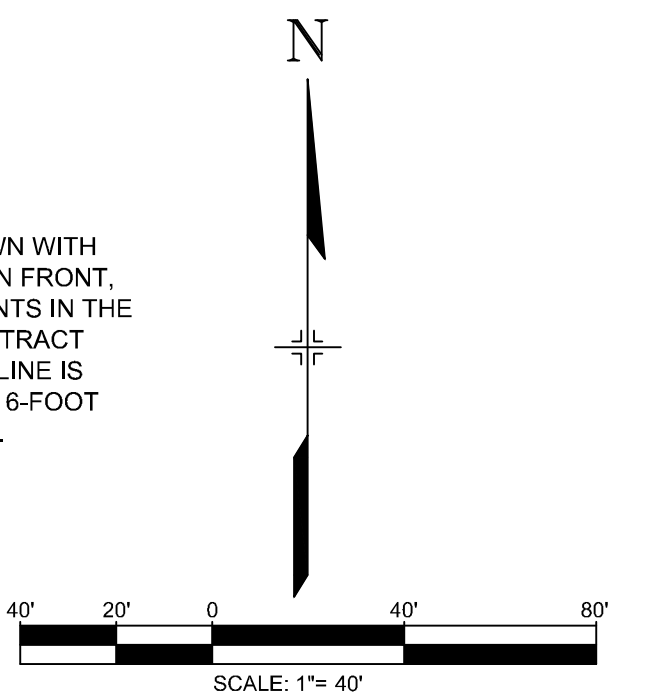


LEGEND

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- 23 23.50 AC
① LOT / TRACT NAME AND AREA
- ① BLOCK NUMBER
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SHEET 8 OF 27

DATE: 2020-06-01
REV 1: 2019-11-27
REV 2: 2020-05-19
REV 3: 2020-06-01

SURVEYOR

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



WESTERLY PRELIMINARY PLAT

A PORTION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
268.11 ACRES - 530 LOTS/60 TRACTS
PP-001038-2019

ERIE HIGHLANDS FILING NO. 11

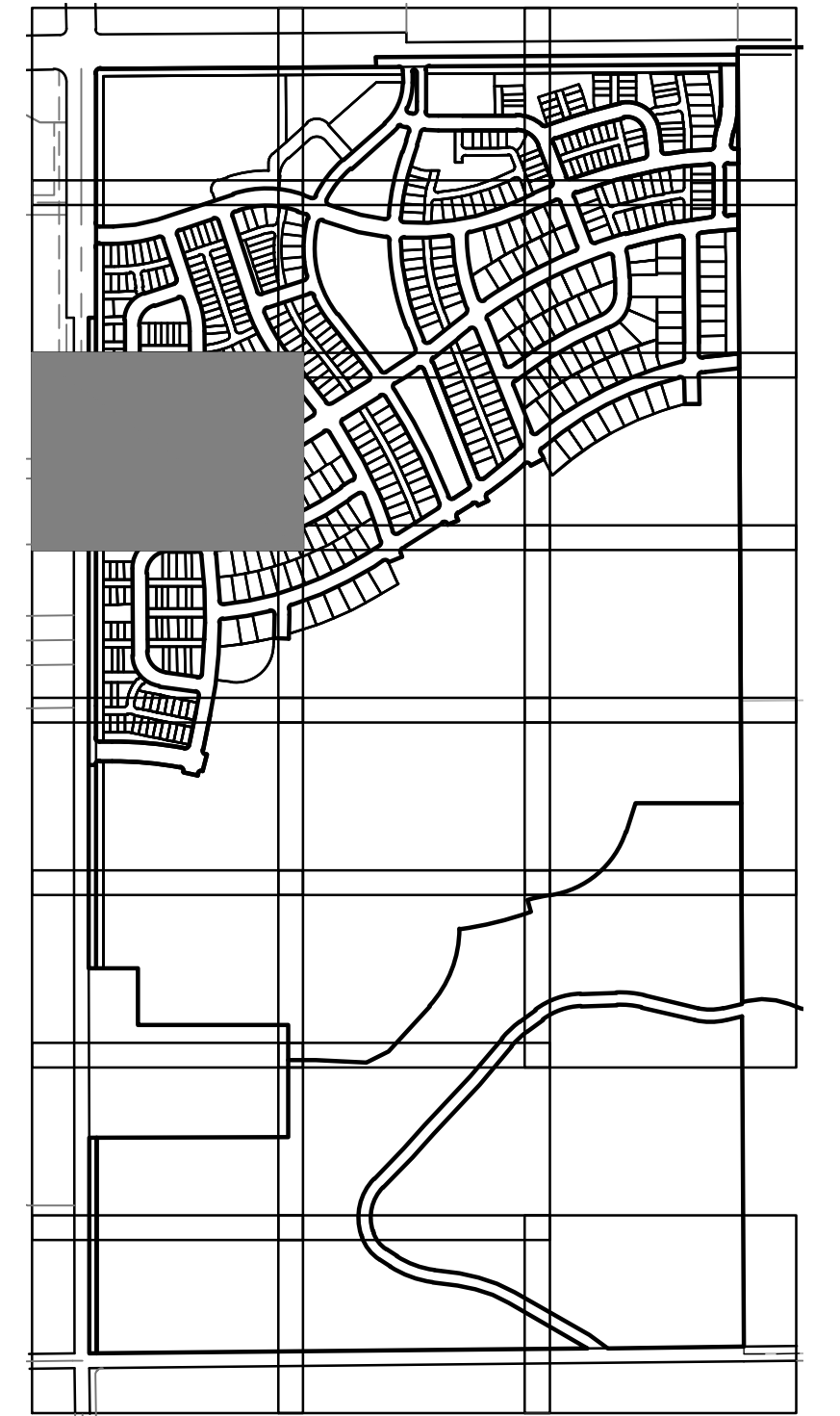
60' PUBLIC RIGHT-OF-WAY WELD COUNTY BOARD OF HIGHWAY
COMMISSIONERS BOOK 86 PAGE 273

WELD COUNTY ROAD 5
(60' R.O.W.)

10' ELECTRIC EASEMENT GRANTED
TO UNION RURAL ELECTRIC
ASSOCIATION REC. NO. 154248

FUTURE ROAD
CENTERLINE

UNPLATTED
PROPERTY

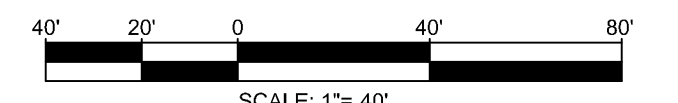


LEGEND

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SHEET 9 OF 27

DATE: 2020-06-01
REV 1: 2019-11-27
REV 2: 2020-05-19
REV 3: 2020-06-01

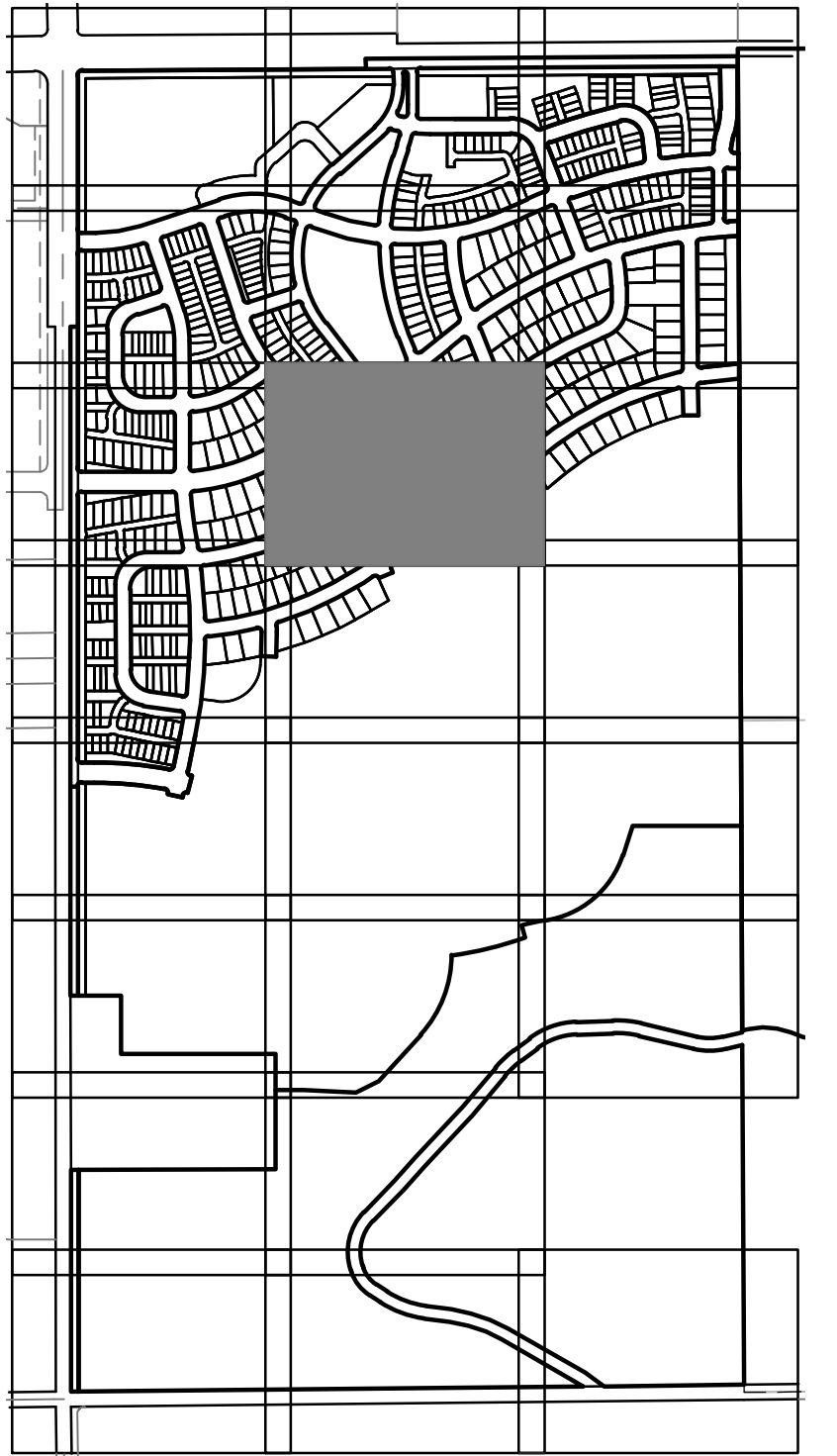
SURVEYOR

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



WESTERLY PRELIMINARY PLAT

A PORTION OF THE WEST ½ OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
268.11 ACRES - 530 LOTS/60 TRACTS
PP-001038-2019



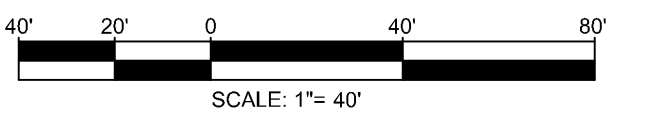
LEGEND

- FOUND MONUMENT (AS NOTED ON PAGE 2)
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N



SHEET 10 OF 27

DATE: 2020-06-01
REV 1: 2019-11-27
REV 2: 2020-05-19
REV 3: 2020-06-01

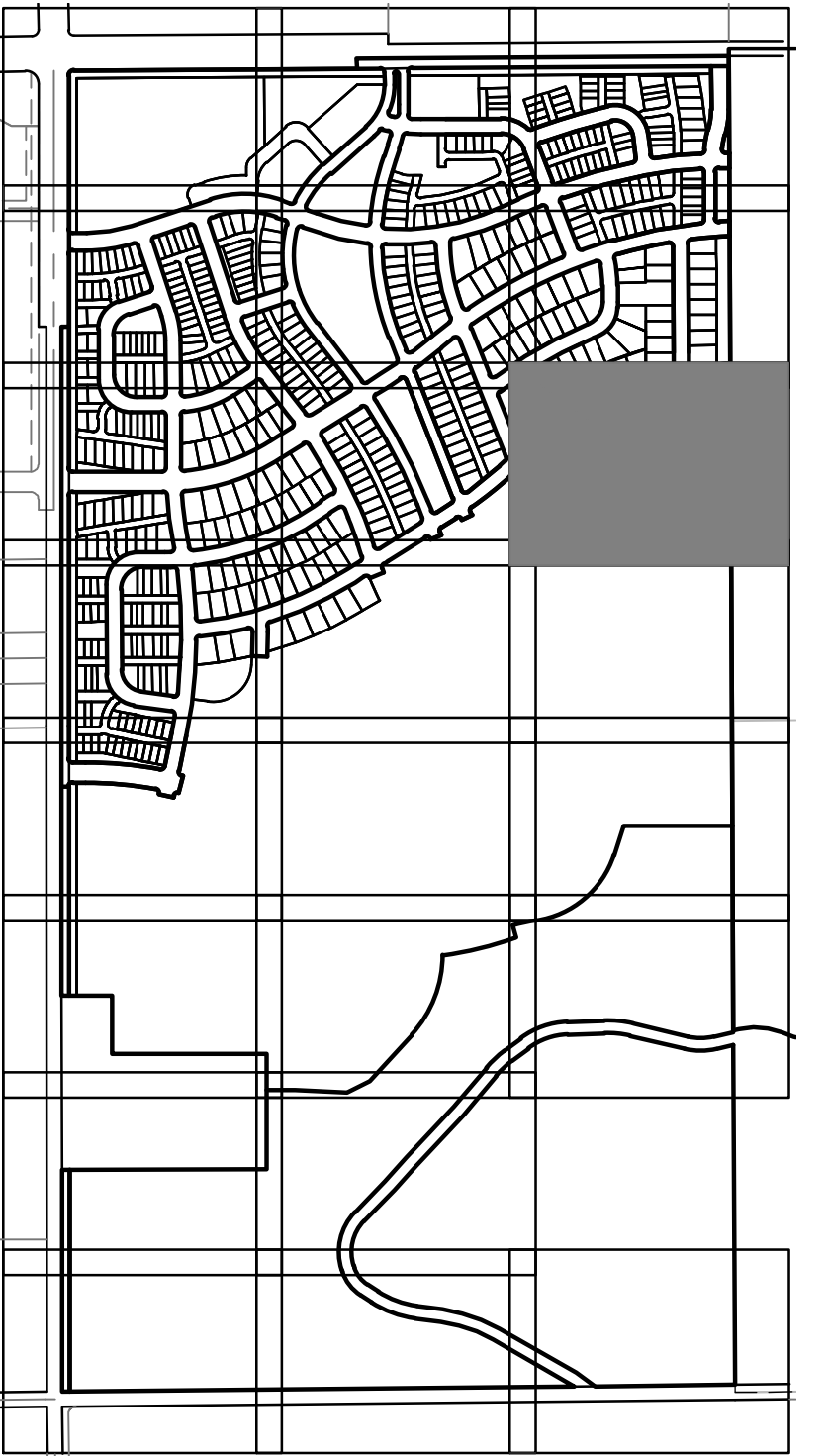
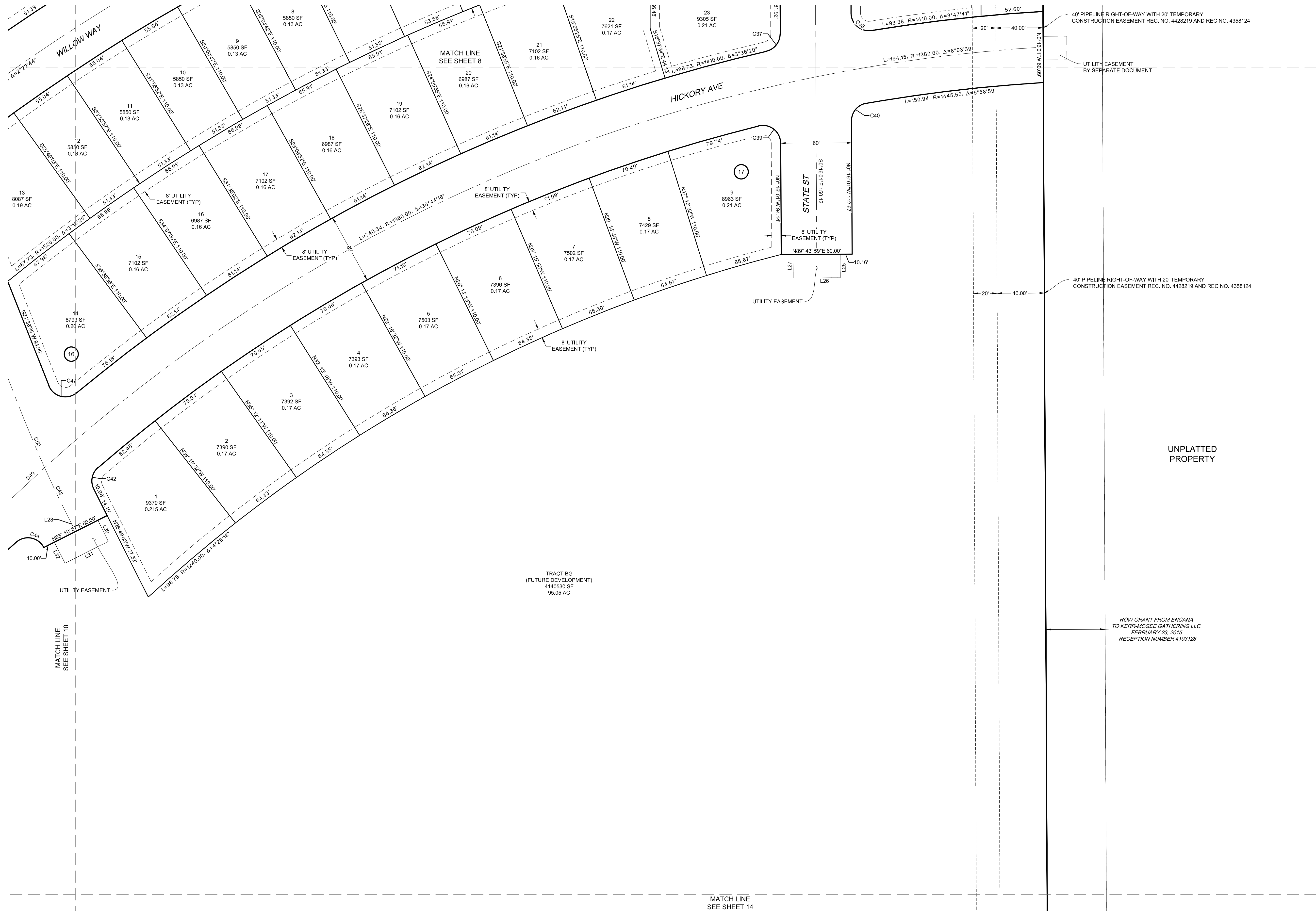
SURVEYOR

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



WESTERLY PRELIMINARY PLAT

A PORTION OF THE WEST ½ OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
268.11 ACRES - 530 LOTS/60 TRACTS
PP-001038-2019



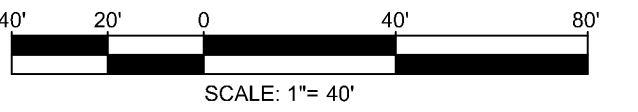
LEGEND

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- SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" "PLS 34977"
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N



SHEET 11 OF 27

DATE: 2020-06-01
REV 1: 2019-11-27
REV 2: 2020-05-19
REV 3: 2020-06-01

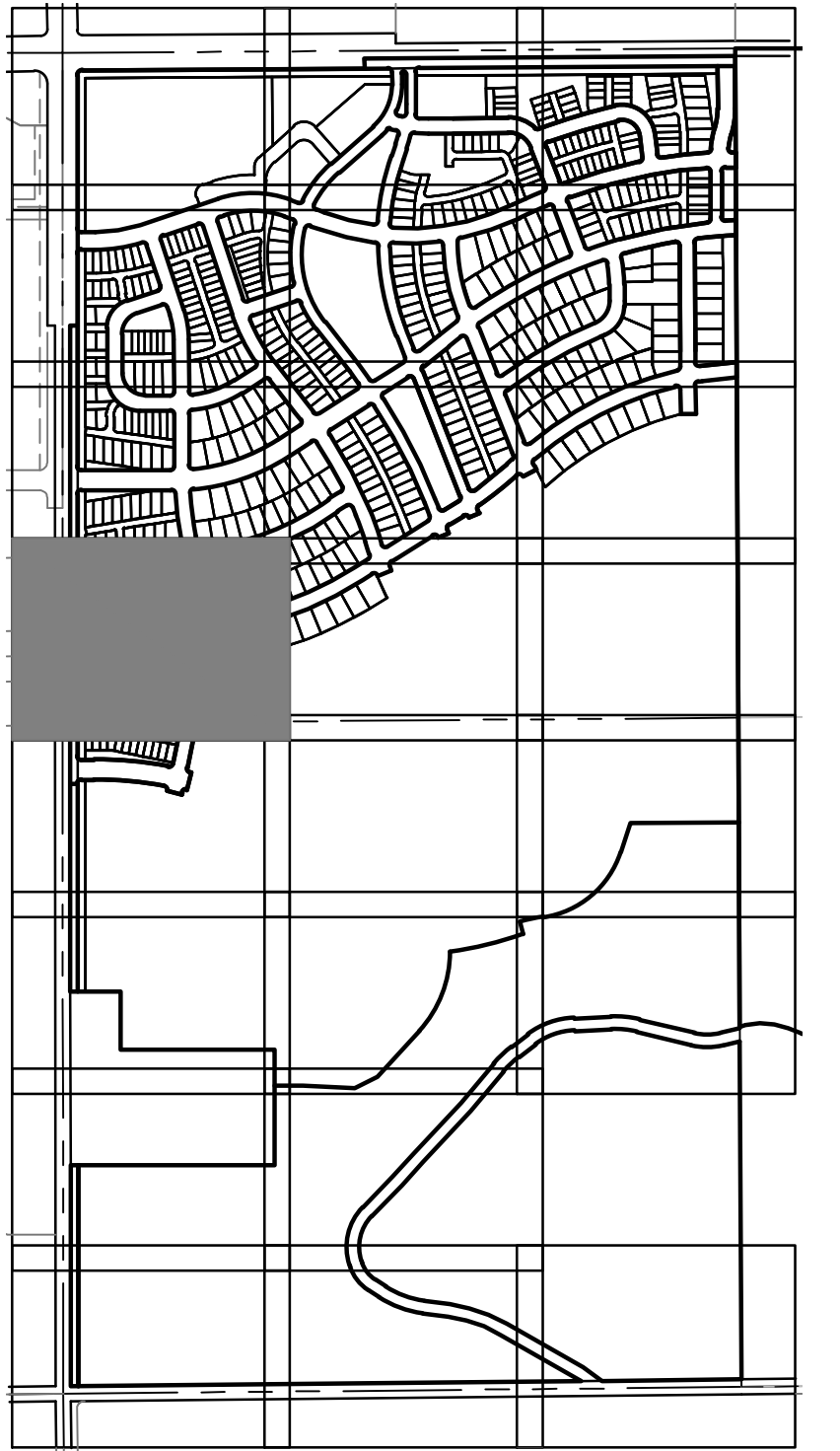
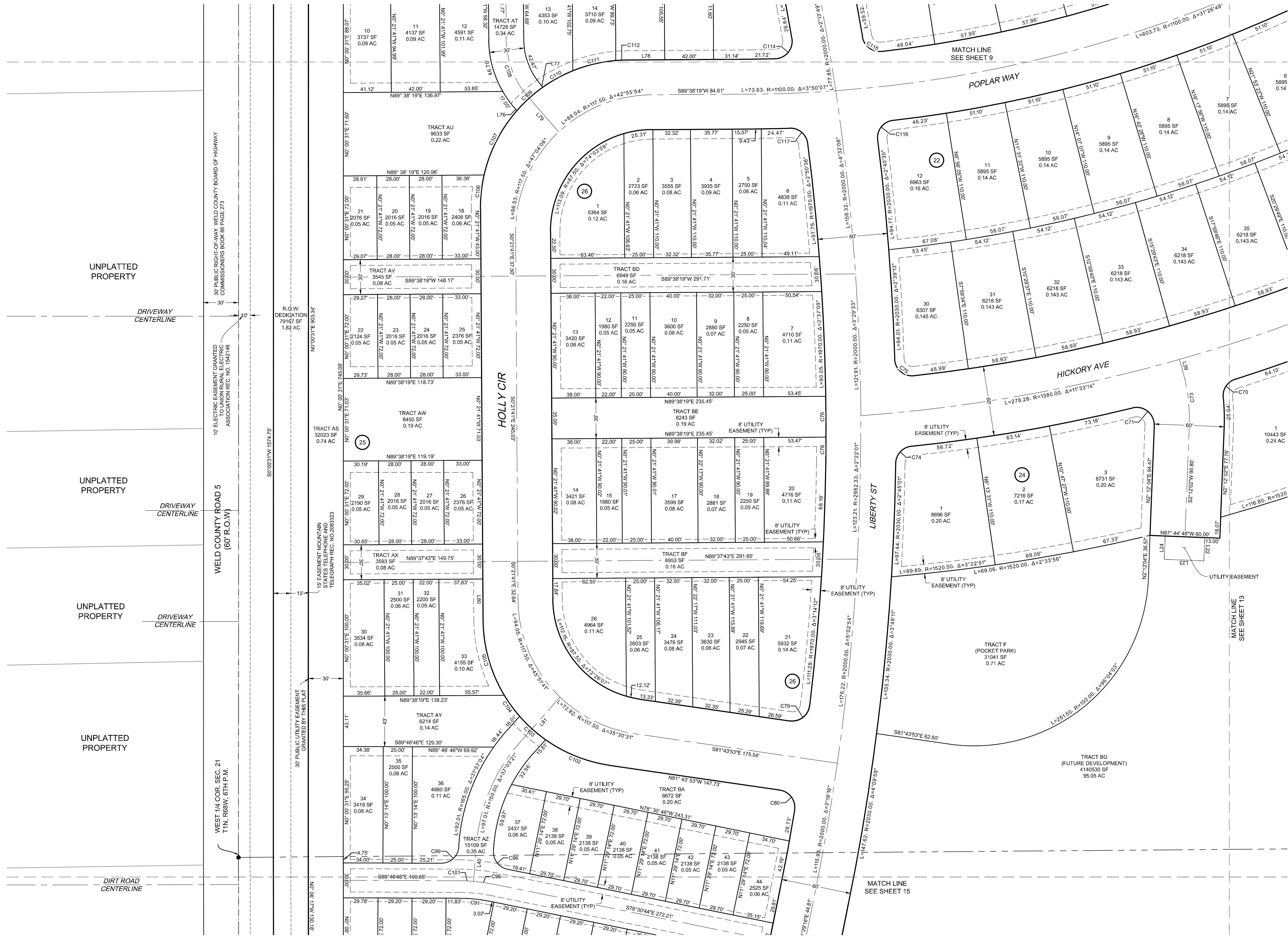
SURVEYOR

MATRIX DESIGN GROUP
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(303) 572-0200
CONTACT: BOB MEADOWS
bob_meadows@matrixdesigngroup.com



WESTERLY PRELIMINARY PLAT

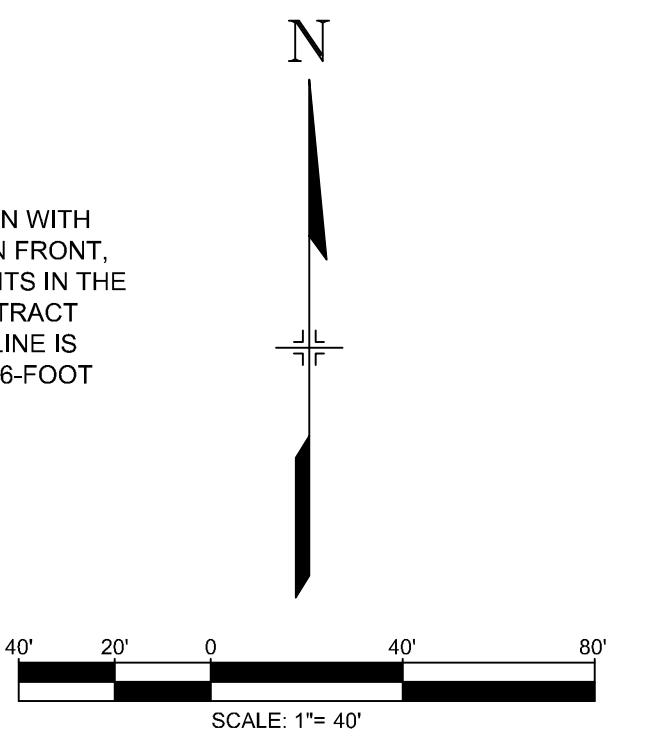
A PORTION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
268.11 ACRES - 530 LOTS/60 TRACTS
PP-001038-2019



LEGEND

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- 23 23.50 AC
1 LOT / TRACT NAME AND AREA
- 1 BLOCK NUMBER
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SHEET 12 OF 27

DATE: 2020-06-01
REV 1: 2019-11-27
REV 2: 2020-05-19
REV 3: 2020-06-01

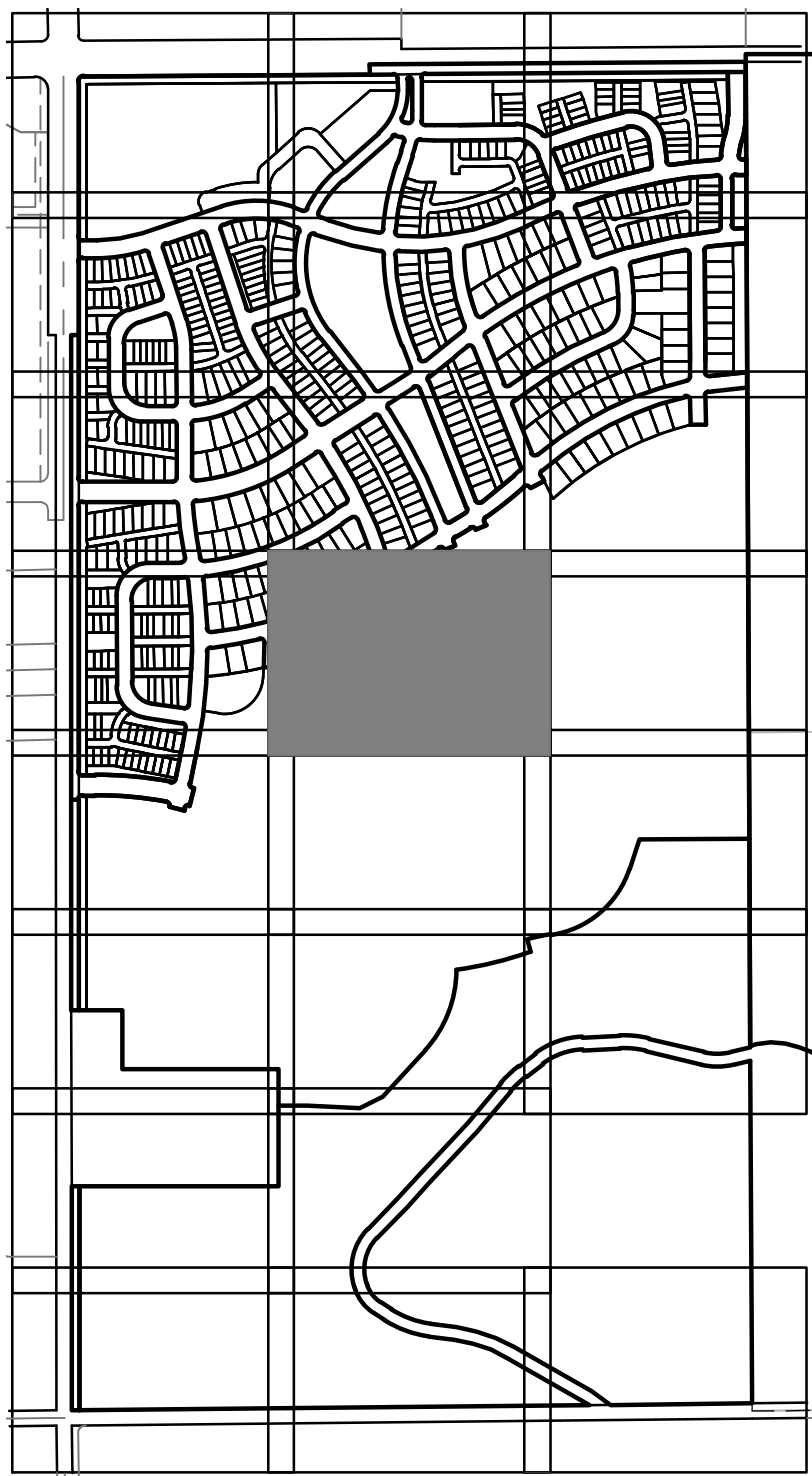
SURVEYOR

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



WESTERLY PRELIMINARY PLAT

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RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
268.11 ACRES - 530 LOTS/60 TRACTS
PP-001038-2019



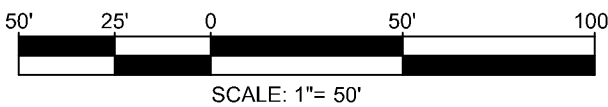
LEGEND

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- 23 23.50 AC LOT / TRACT NAME AND AREA
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SHEET 13 OF 27

DATE: 2020-06-01
REV 1: 2019-11-27
REV 2: 2020-05-19
REV 3: 2020-06-01

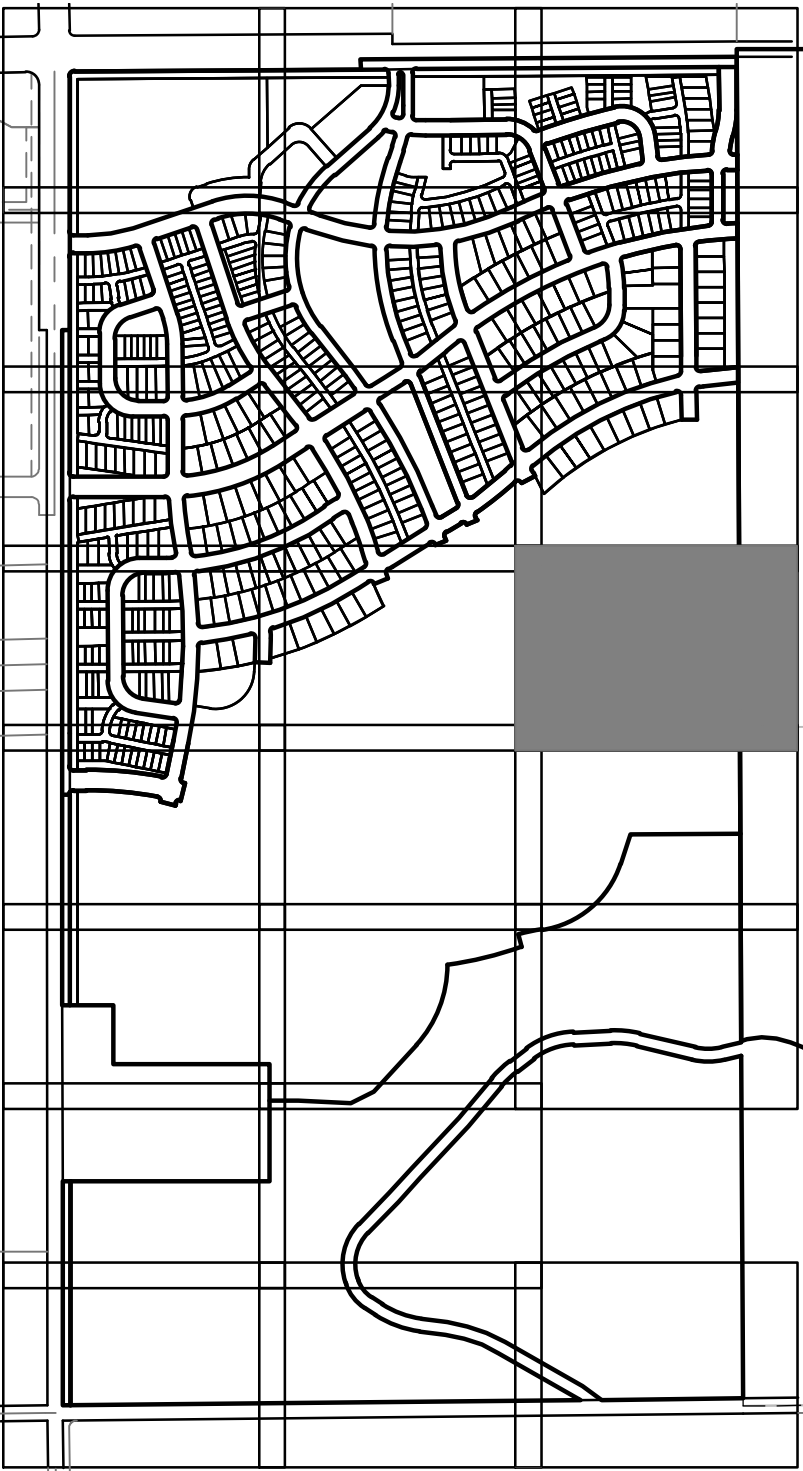
SURVEYOR

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(303) 572-0200
CONTACT: BOB MEADOWS
bob_meadows@matrixdesigngroup.com



WESTERLY PRELIMINARY PLAT

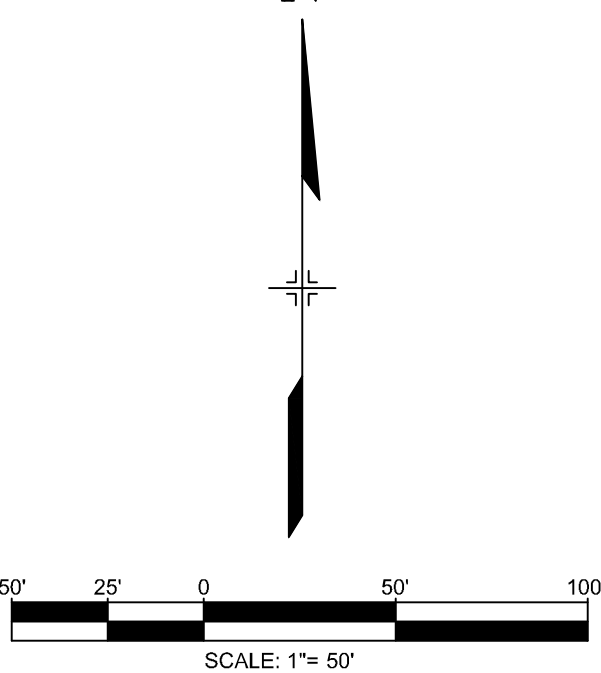
A PORTION OF THE WEST ½ OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
268.11 ACRES - 530 LOTS/60 TRACTS
PP-001038-2019



LEGEND

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- 23
23.50 AC LOT / TRACT NAME AND AREA
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- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
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- - - - - WELL SITE EASEMENT

N



SHEET 14 OF 27

DATE: 2020-06-01
REV 1: 2019-11-27
REV 2: 2020-05-19
REV 3: 2020-06-01

SURVEYOR

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



MATCH LINE
SEE SHEET 13

MATCH LINE
SEE SHEET 11

TRACT BG
(FUTURE DEVELOPMENT)
4140530 SF
95.05 AC

40' PIPELINE RIGHT-OF-WAY WITH 20' TEMPORARY
CONSTRUCTION EASEMENT REC. NO. 4426219 AND REC NO. 4358124

UNPLATTED
PROPERTY

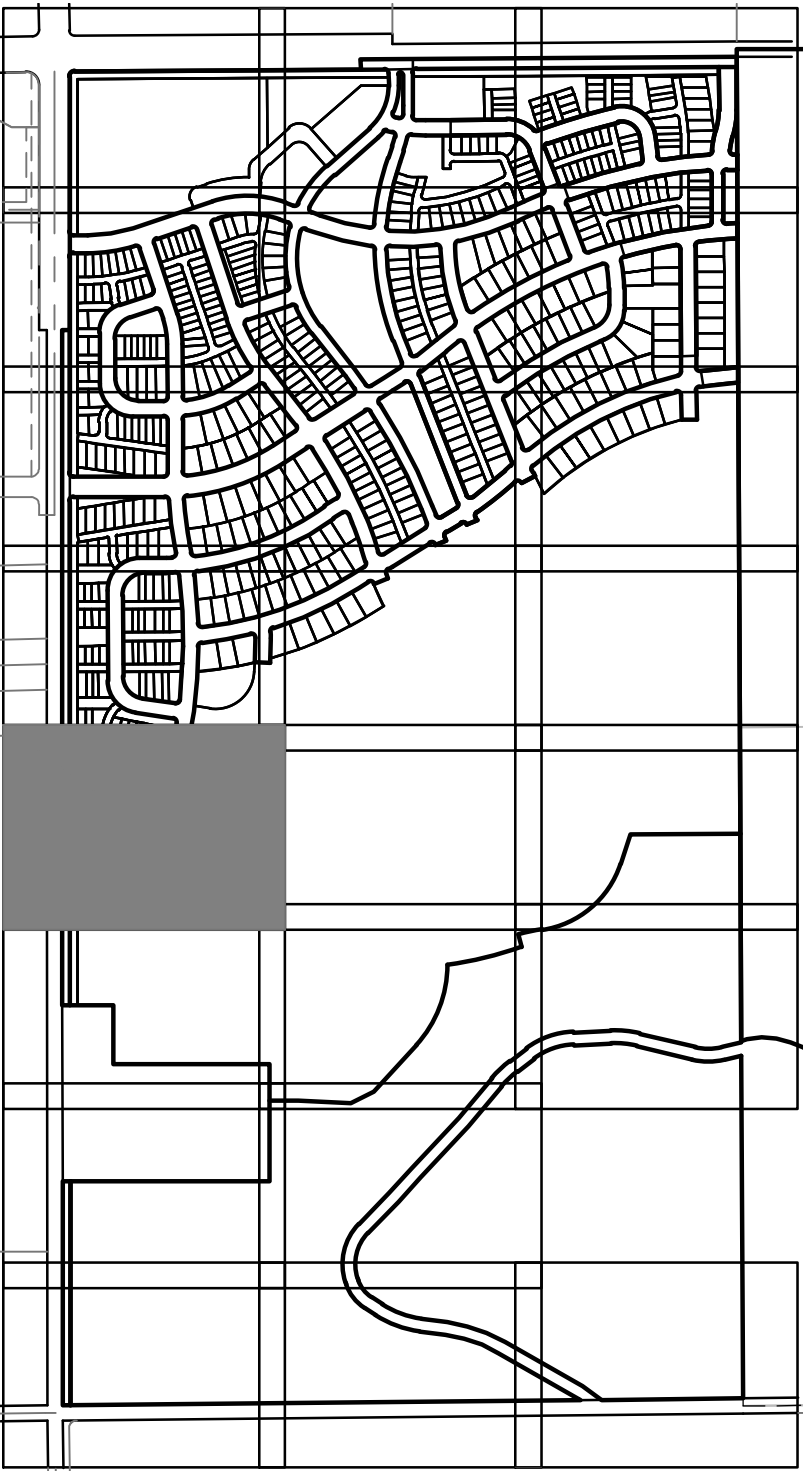
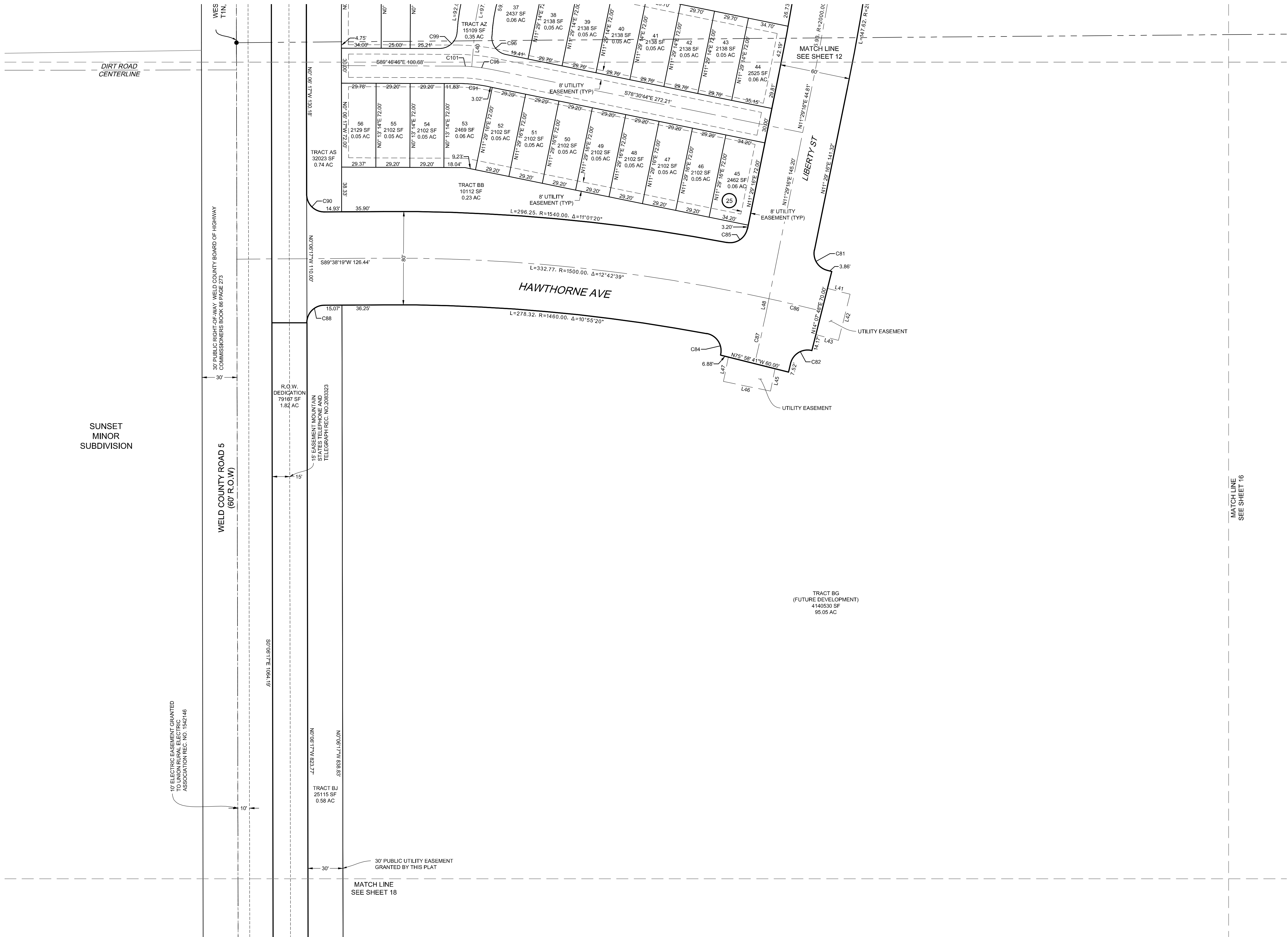
ROW GRANT FROM ENCANA
TO KERR-MCGEE GATHERING LLC.
FEBRUARY 23, 2015
RECEPTION NUMBER 4103128

CENTER 1/4 COR. SEC. 21
T1N, R68W, 6TH P.M.

MATCH LINE
SEE SHEET 17

WESTERLY PRELIMINARY PLAT

A PORTION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
268.11 ACRES - 530 LOTS/60 TRACTS
PP-001038-2019

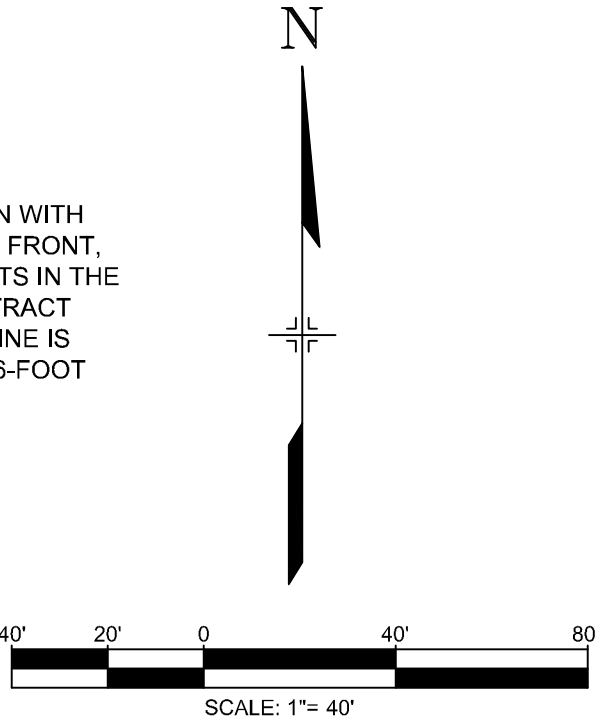


LEGEND

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SHEET 15 OF 27

DATE: 2020-06-01
REV 1: 2019-11-27
REV 2: 2020-05-19
REV 3: 2020-06-01

SURVEYOR

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



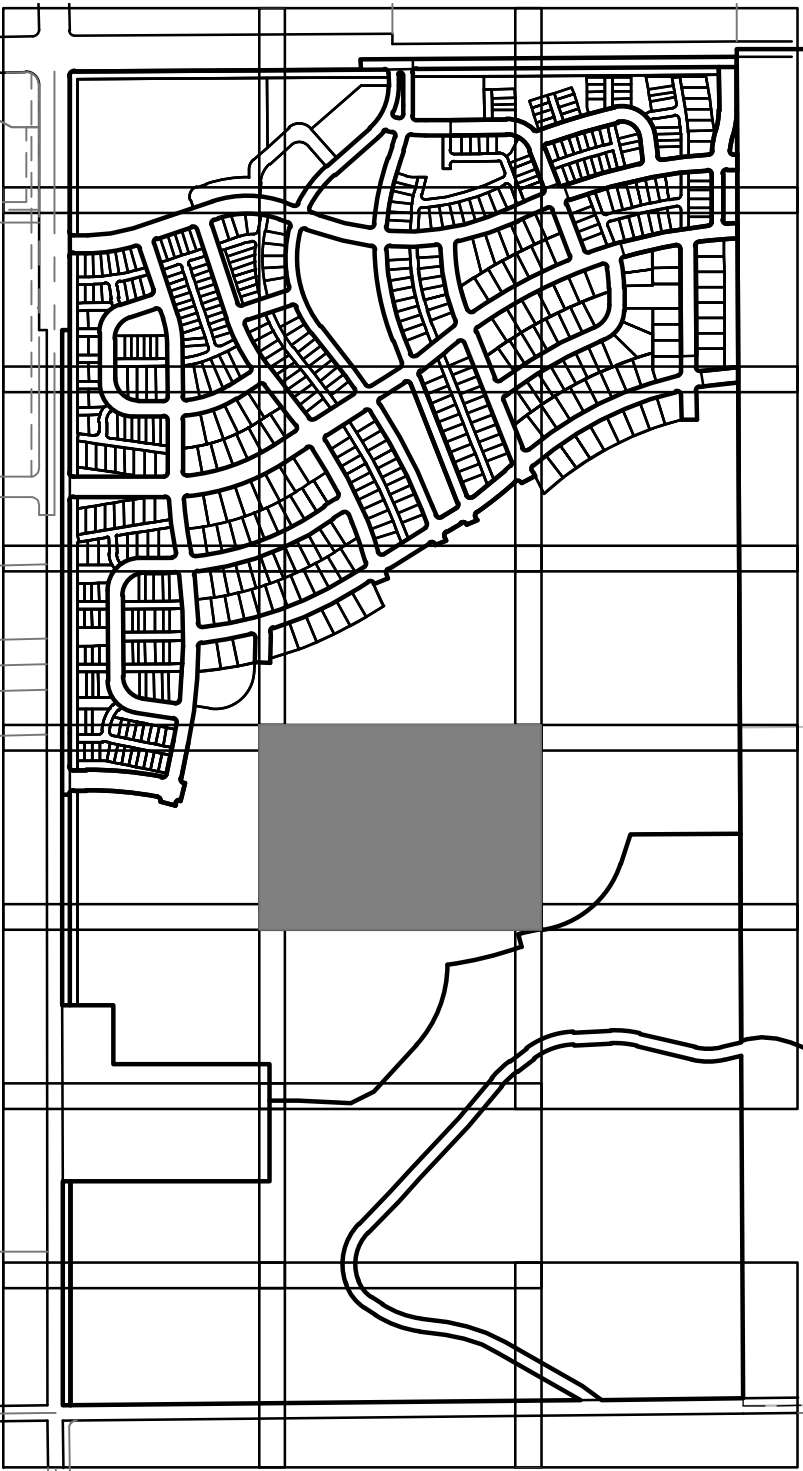
WESTERLY PRELIMINARY PLAT
A PORTION OF THE WEST ½ OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
268.11 ACRES - 530 LOTS/60 TRACTS
PP-001038-2019

MATCH LINE
SEE SHEET 13

TRACT BG
(FUTURE DEVELOPMENT)
4140530 SF
95.05 AC

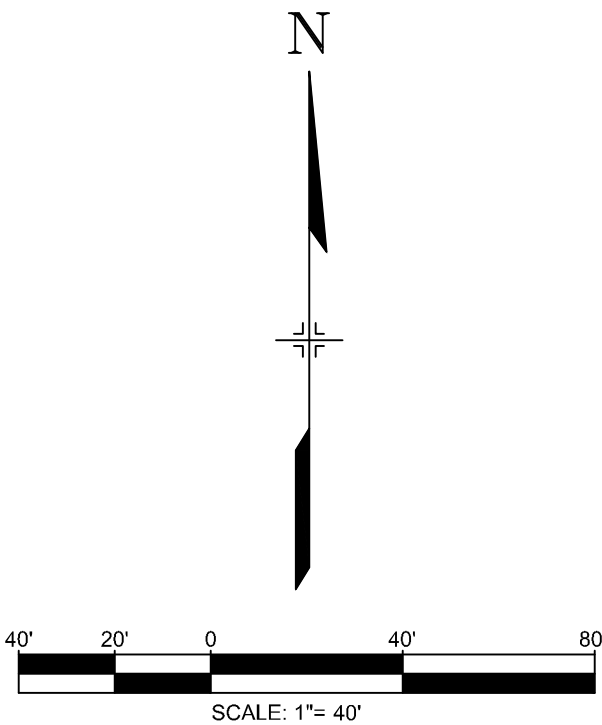
MATCH LINE
SEE SHEET 15

MATCH LINE
SEE SHEET 17



LEGEND

- FOUND MONUMENT (AS NOTED ON PAGE 2)
- SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" "PLS 34977"
- ²³
23.50 AC LOT / TRACT NAME AND AREA
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SHEET 16 OF 27

DATE: 2020-06-01
REV 1: 2019-11-27
REV 2: 2020-05-19
REV 3: 2020-06-01

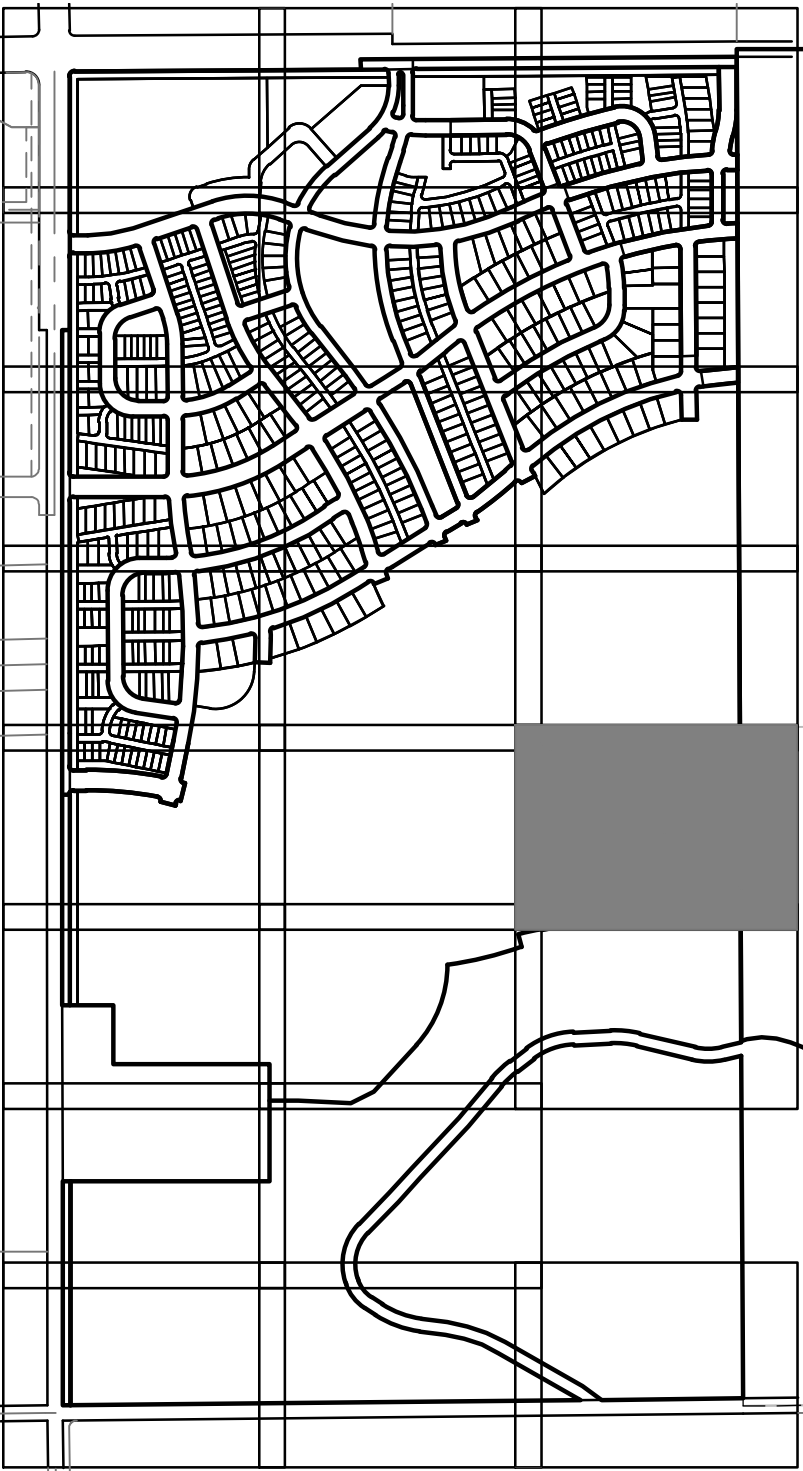
SURVEYOR

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WESTERLY PRELIMINARY PLAT

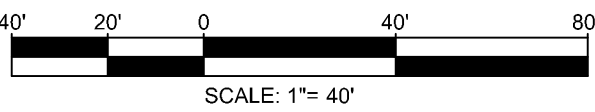
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N



SHEET 17 OF 27

DATE: 2020-06-01
REV 1: 2019-11-27
REV 2: 2020-05-19
REV 3: 2020-06-01

SURVEYOR

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



MATCH LINE
SEE SHEET 14

40' PIPELINE RIGHT-OF-WAY WITH 20' TEMPORARY
CONSTRUCTION EASEMENT REC. NO. 4428219 AND REC NO. 4358124

ROW GRANT FROM ENCANA
TO KERR-MCGEE GATHERING LLC.
FEBRUARY 23, 2015
RECEPTION NUMBER 4103128

UNPLATTED
PROPERTY

N89°43'56"E 430.02'

TRACT BC
2127788 SF
48.85 AC

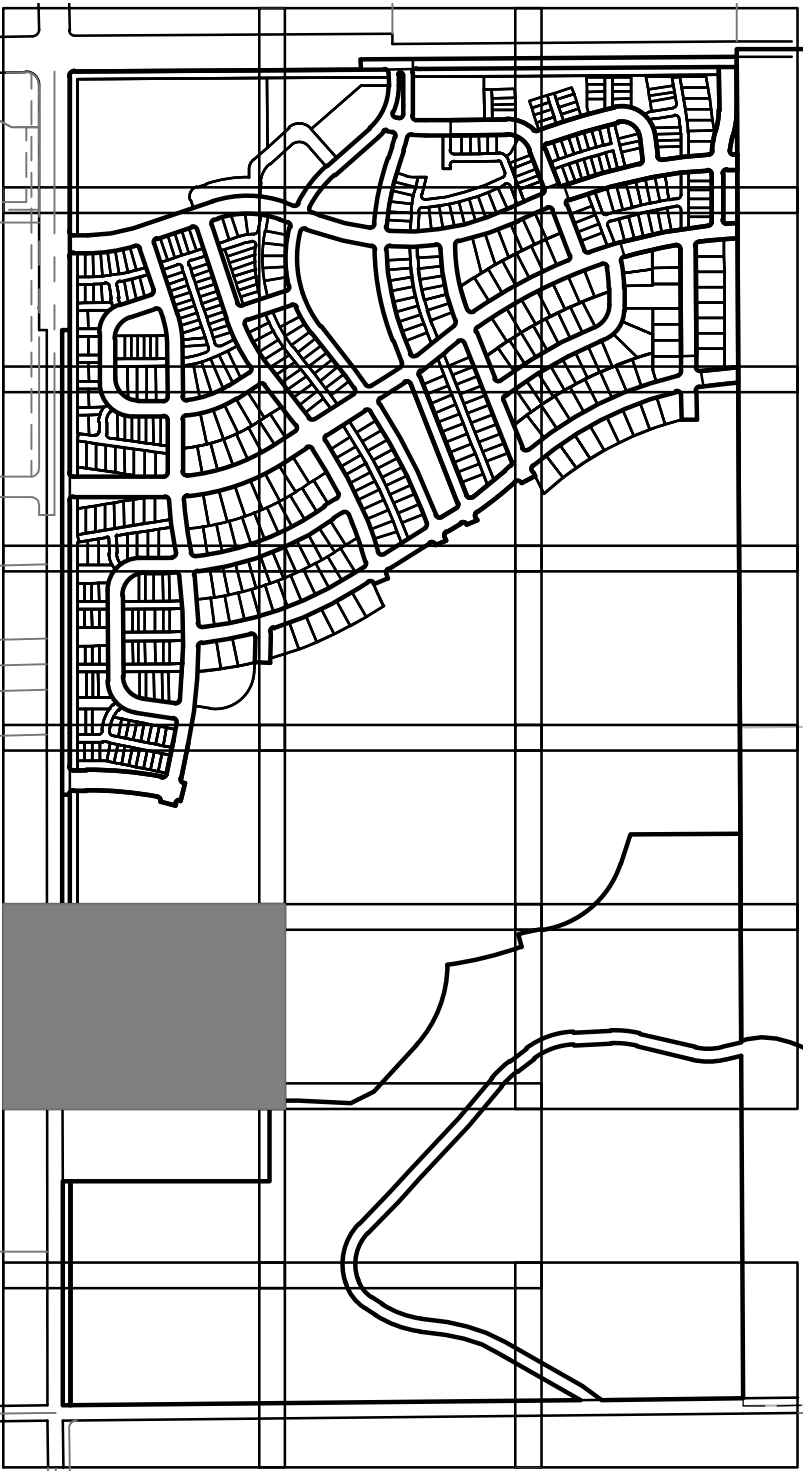
MATCH LINE
SEE SHEET 20

TRACT BG
(FUTURE DEVELOPMENT)
4140530 SF
95.05 AC

TRACT BG
(FUTURE DEVELOPMENT)
4140530 SF
95.05 AC

MATCH LINE
SEE SHEET 16

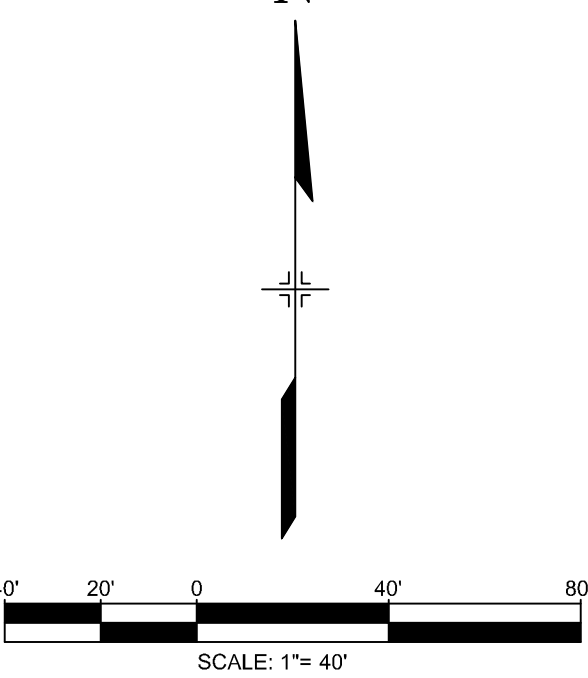
WESTERLY PRELIMINARY PLAT
A PORTION OF THE WEST ½ OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
268.11 ACRES - 530 LOTS/60 TRACTS
PP-001038-2019



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- 23
23.50 AC
① LOT / TRACT NAME AND AREA
- ① BLOCK NUMBER
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- RIGHT-OF-WAY SETBACK LINE
- WELL SITE EASEMENT

N



SHEET 18 OF 27

DATE: 2020-06-01
REV 1: 2019-11-27
REV 2: 2020-05-19
REV 3: 2020-06-01

SURVEYOR

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



SUNSET
MINOR
SUBDIVISION

WELD COUNTY ROAD 5
(60' R.O.W.)

10' ELECTRIC EASEMENT GRANTED
TO UNION RURAL ELECTRIC
ASSOCIATION REC. NO. 1742146

30' PUBLIC RIGHT-OF-WAY
DEDICATED BY THIS PLAT

611 P&U 34.1-50.05

15' EASEMENT MOUNTAIN
STATES TELEPHONE AND
TELEGRAPH REC. NO. 2533323

77.523 M.L. 130.0N

30' PUBLIC UTILITY EASEMENT
GRANTED BY THIS PLAT

TRACT BJ
25115 SF
0.58 AC

R.O.W.
DEDICATION
79167 SF
1.82 AC

30' PUBLIC UTILITY EASEMENT
GRANTED BY THIS PLAT

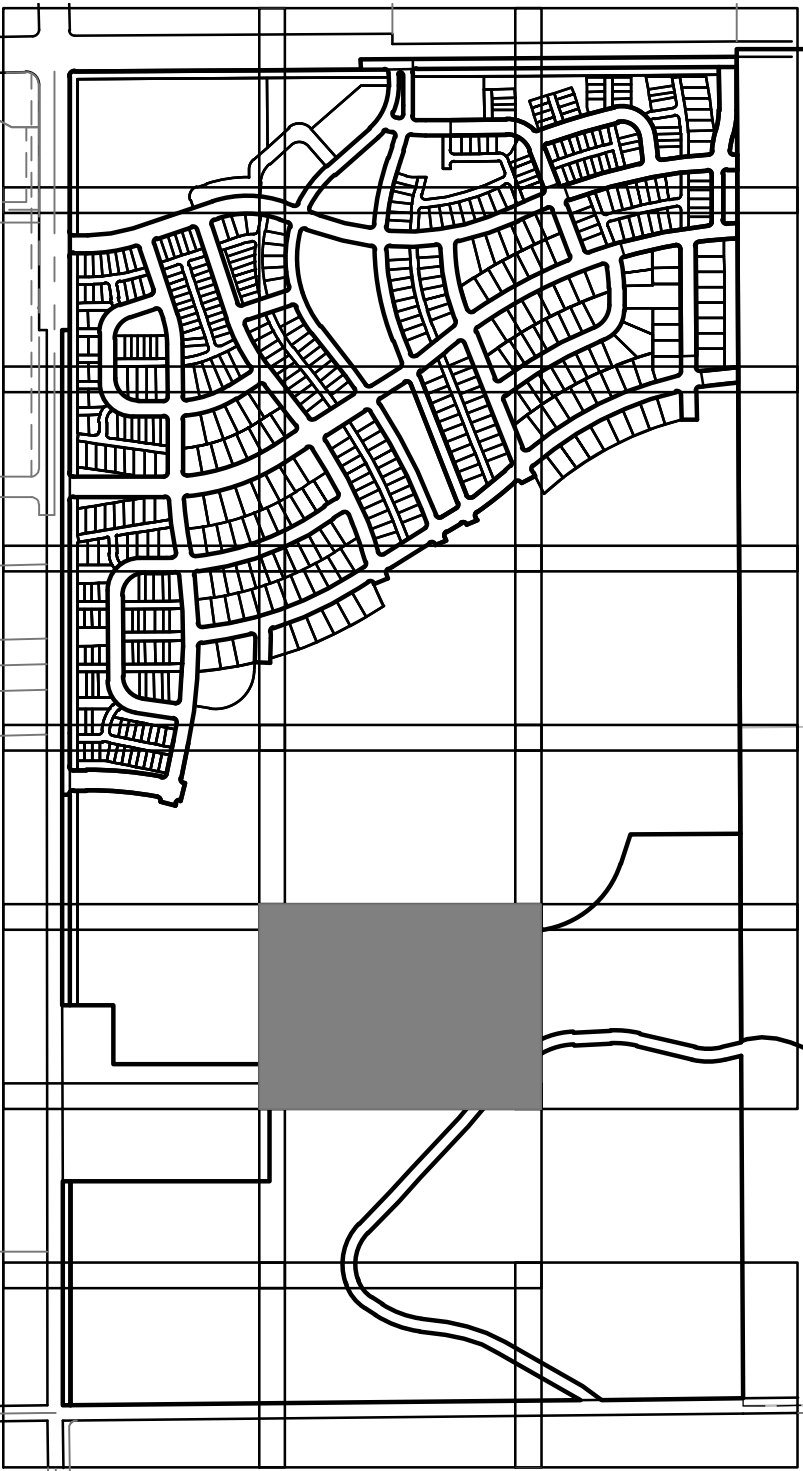
MATCH LINE
SEE SHEET 15

TRACT BG
(FUTURE DEVELOPMENT)
4140530 SF
95.05 AC

MATCH LINE
SEE SHEET 19

MATCH LINE
SEE SHEET 21

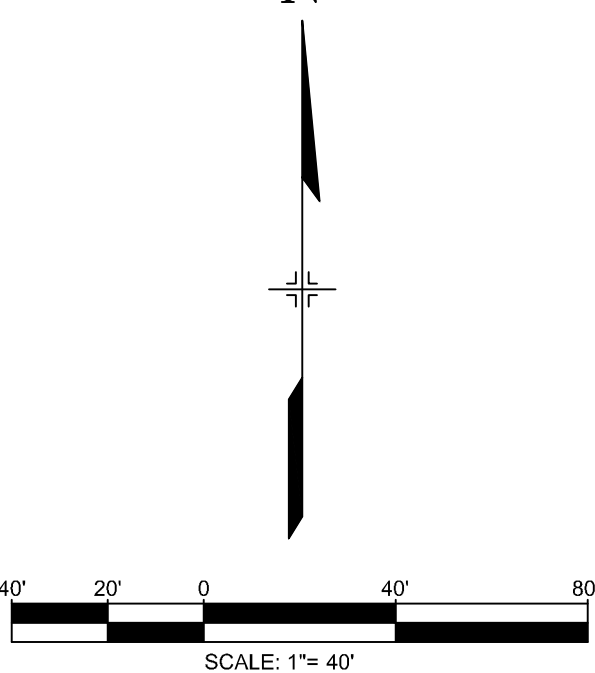
WESTERLY PRELIMINARY PLAT
A PORTION OF THE WEST ½ OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
268.11 ACRES - 530 LOTS/60 TRACTS
PP-001038-2019



LEGEND

- FOUND MONUMENT (AS NOTED ON PAGE 2)
- SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" "PLS 34977"
- 23
23.50 AC
① LOT / TRACT NAME AND AREA
- ① BLOCK NUMBER
- PLAT BOUNDARY
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - RIGHT-OF-WAY SETBACK LINE
- - - WELL SITE EASEMENT

N



SHEET 19 OF 27

DATE: 2020-06-01
REV 1: 2019-11-27
REV 2: 2020-05-19
REV 3: 2020-06-01

SURVEYOR

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



MATCH LINE
SEE SHEET 18

MATCH LINE
SEE SHEET 16

MATCH LINE
SEE SHEET 20

MATCH LINE
SEE SHEET 22

TRACT BG
(FUTURE DEVELOPMENT)
4140530 SF
95.05 AC

TRACT BC
2127788 SF
48.85 AC

DEARMIN
MINOR
SUBDIVISION

150' RADIUS RESTRICTIVE "NO BUILD" WELL SITE
EASEMENT GRANTED BY THIS PLAT

300' MIN. OPEN SPACE

75' SETBACK FROM
CENTERLINE OF DITCH

L=95.07, R=720.00, Δ=7°33'56"

L=297.95, R=1445.00, Δ=1°48'50"

L=343.44, R=486.00, Δ=12°18'02"

N62°13'E 266.6'

TRACT BG
(FUTURE DEVELOPMENT)
4140530 SF
95.05 AC

N89°53'43"E 111.61'

L=206.74, R=2251.04, Δ=5°16'43"

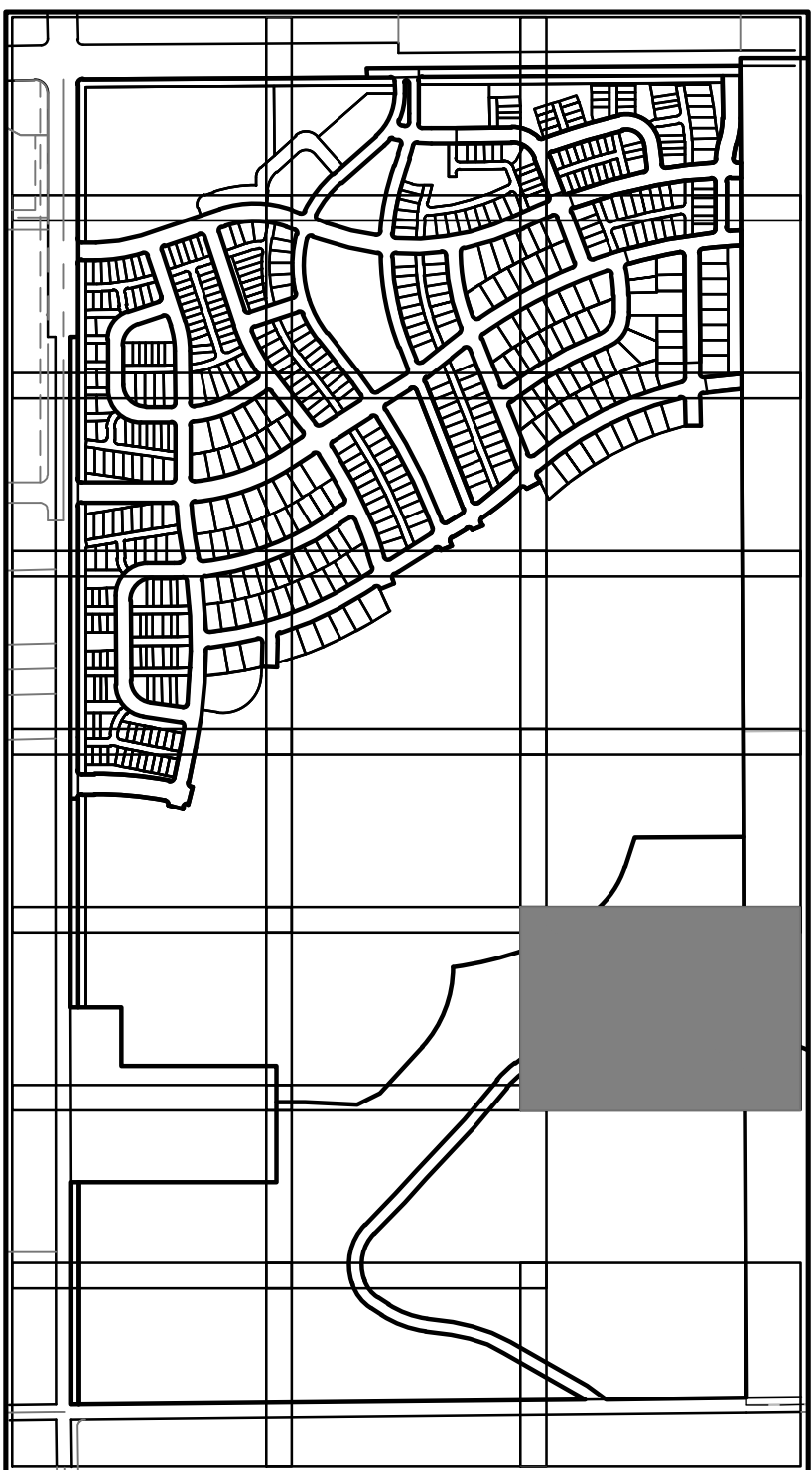
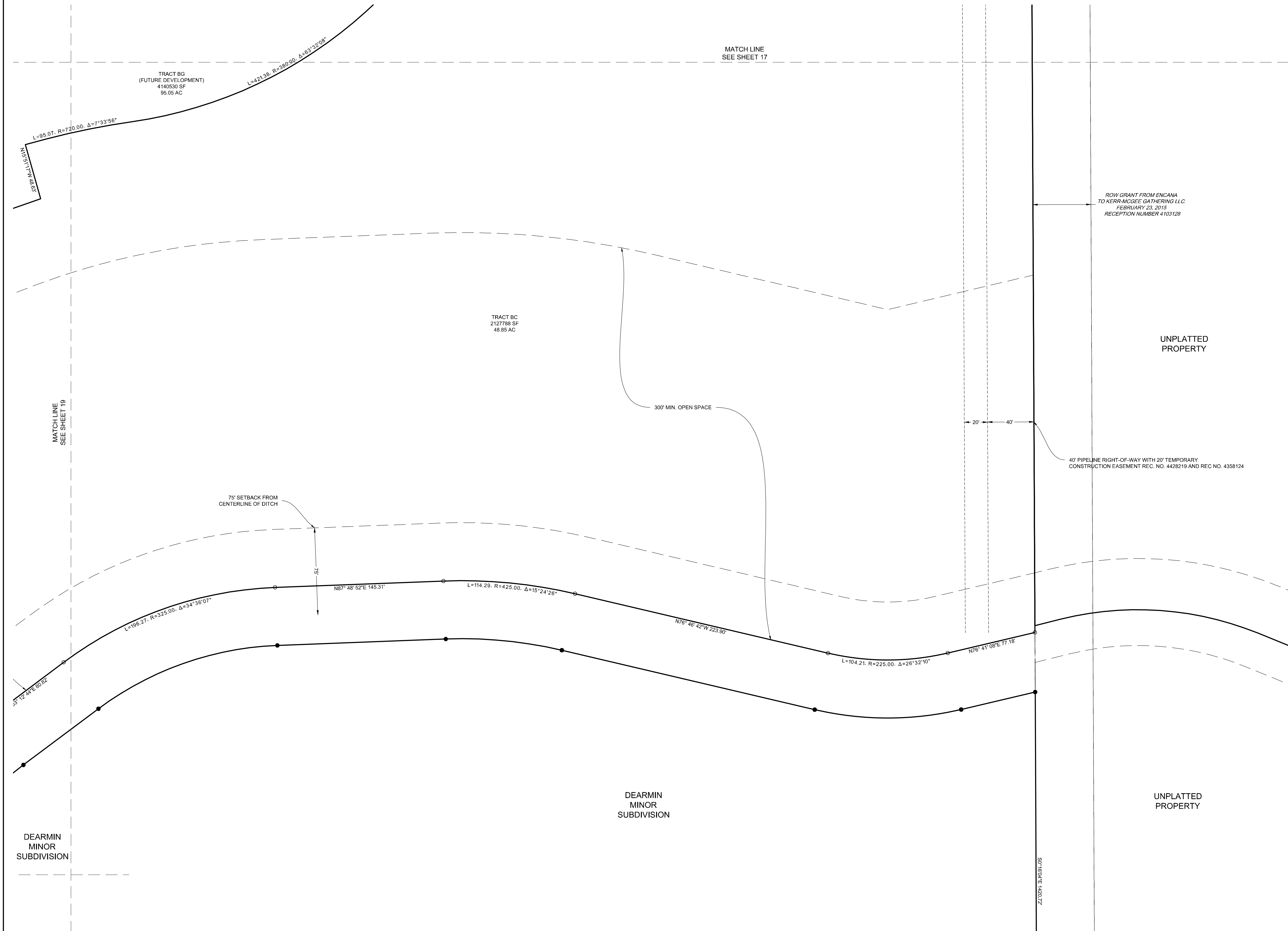
N60°35'18"E 100.66'

L=99.51, R=425.00, Δ=1°09'14"

N63°12'44"E 60.52'

N40°03'17"E 198.10'

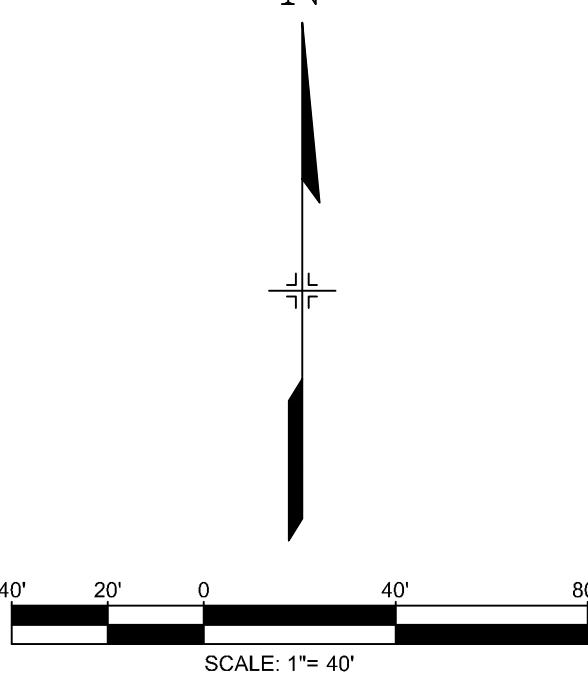
WESTERLY PRELIMINARY PLAT
A PORTION OF THE WEST ½ OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
268.11 ACRES - 530 LOTS/60 TRACTS
PP-001038-2019



LEGEND

- FOUND MONUMENT (AS NOTED ON PAGE 2)
- SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" "PLS 34977"
- 23 23.50 AC LOT / TRACT NAME AND AREA
- 1 BLOCK NUMBER
- PLAT BOUNDARY
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- RIGHT-OF-WAY SETBACK LINE
- WELL SITE EASEMENT

N



SHEET 20 OF 27

DATE: 2020-06-01
REV 1: 2019-11-27
REV 2: 2020-05-19
REV 3: 2020-06-01

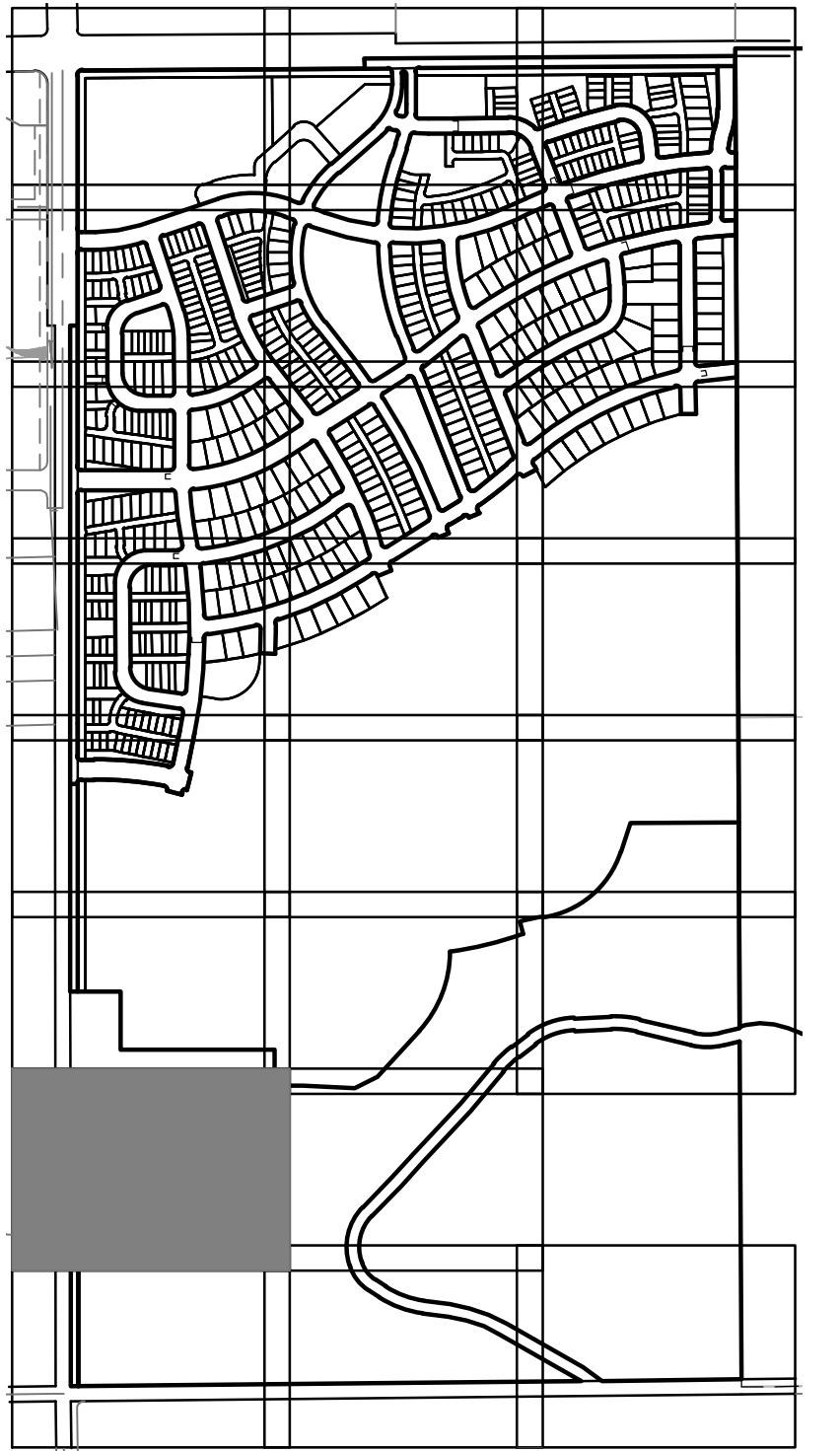
SURVEYOR

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



WESTERLY PRELIMINARY PLAT

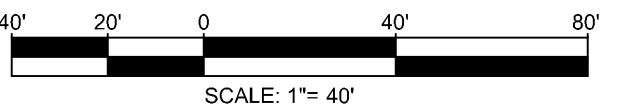
A PORTION OF THE WEST ½ OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
268.11 ACRES - 530 LOTS/60 TRACTS
PP-001038-2019



LEGEND

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- LOT / TRACT NAME AND AREA
- BLOCK NUMBER
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N

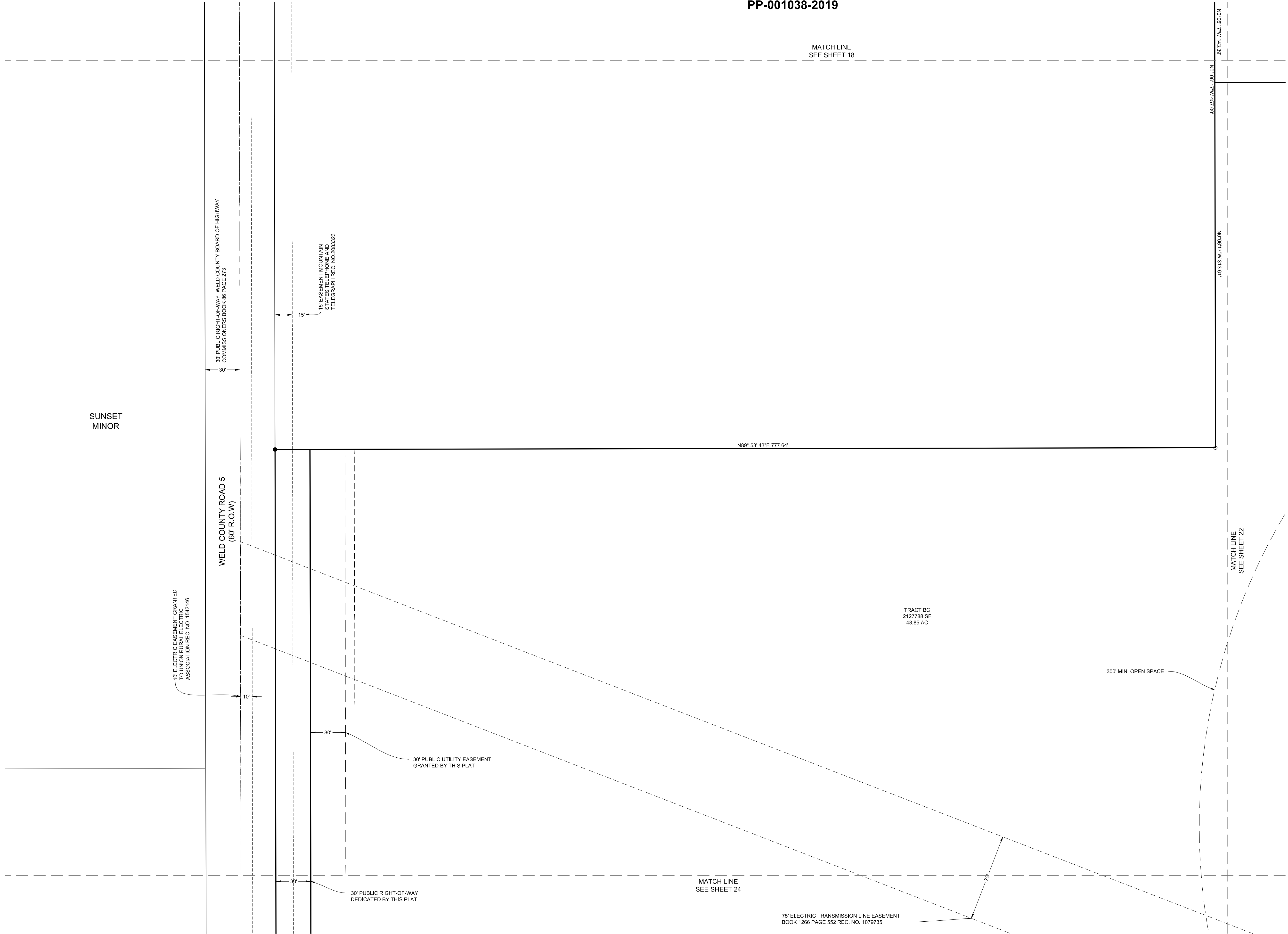


SHEET 21 OF 27

DATE: 2020-05-29
REV 1: 2019-11-27
REV 2: 2020-05-19
REV 3: 2020-06-01

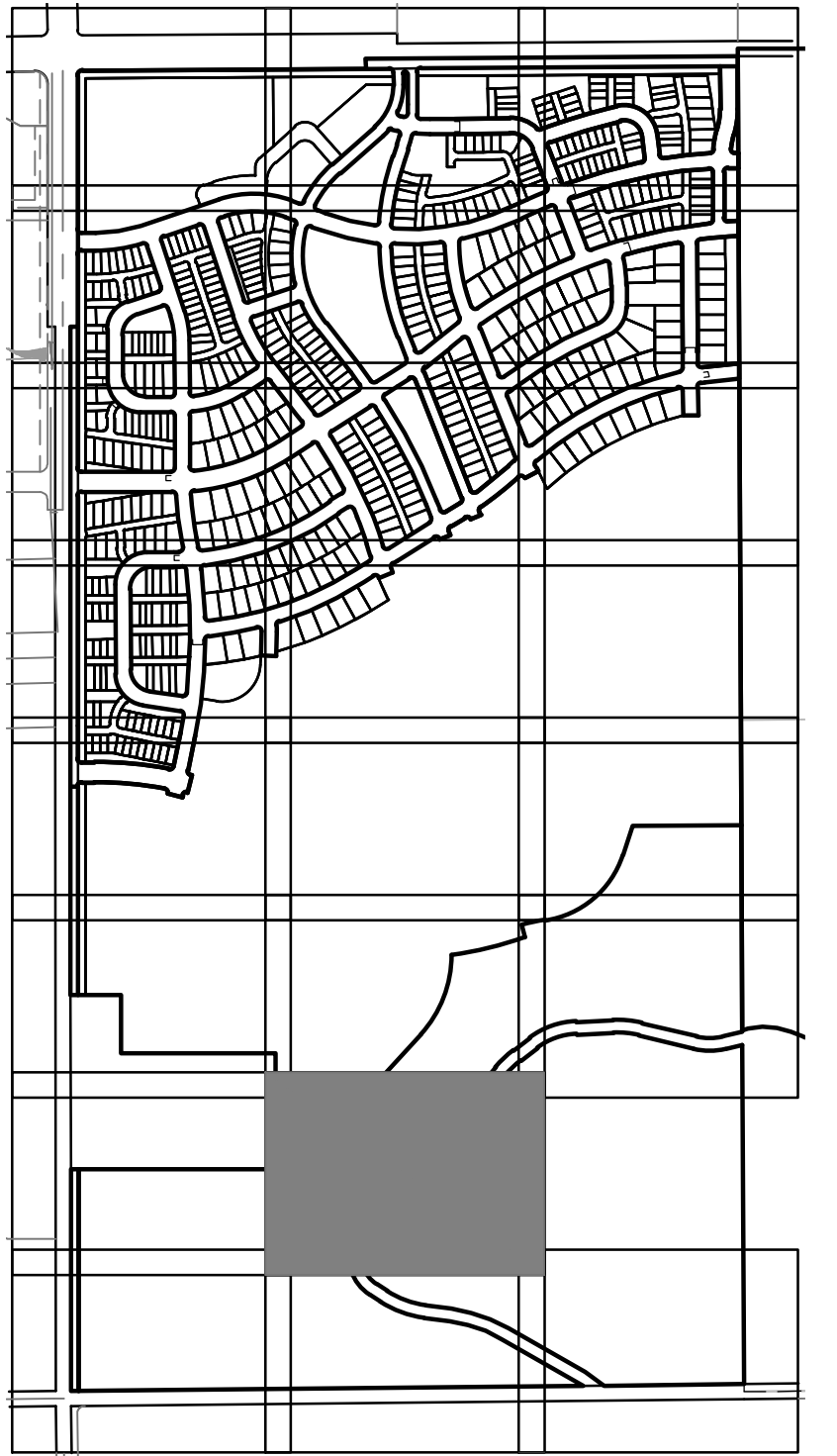
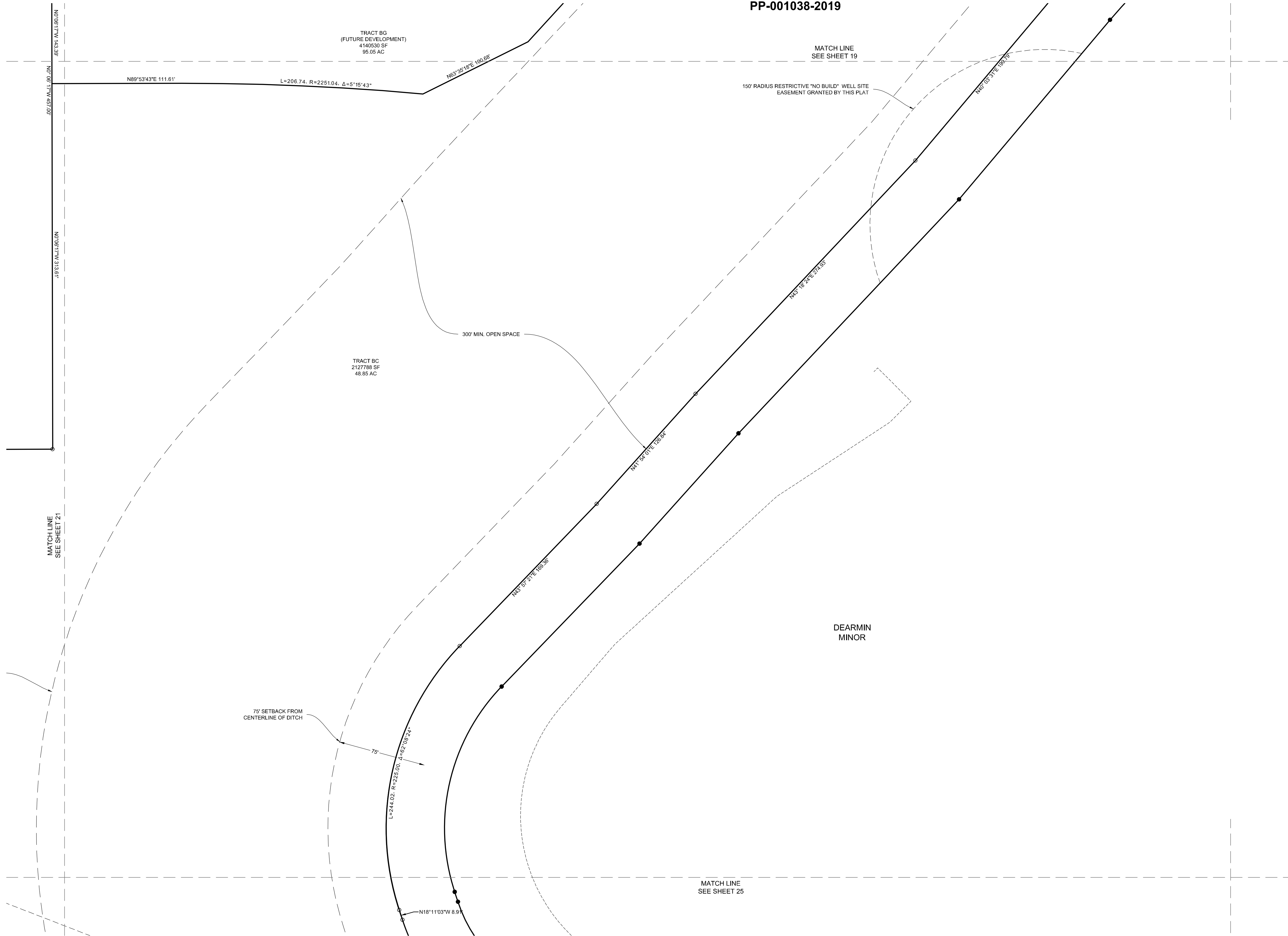
SURVEYOR

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DENVER, CO. 80202
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bob_meadows@matrixdesigngroup.com



WESTERLY PRELIMINARY PLAT

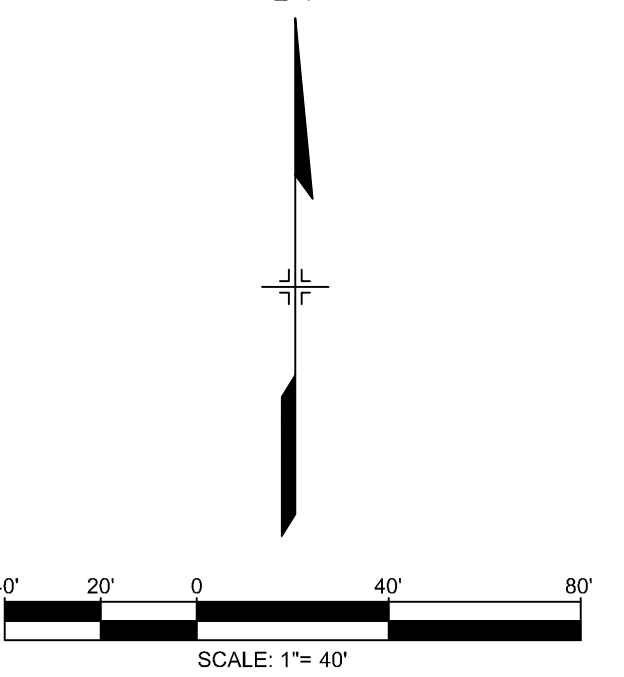
A PORTION OF THE WEST ½ OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
268.11 ACRES - 530 LOTS/60 TRACTS
PP-001038-2019



LEGEND

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- 23
23.50 AC
① LOT / TRACT NAME AND AREA
- ① BLOCK NUMBER
- PLAT BOUNDARY
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- RIGHT-OF-WAY SETBACK LINE
- WELL SITE EASEMENT

N



SHEET 22 OF 27

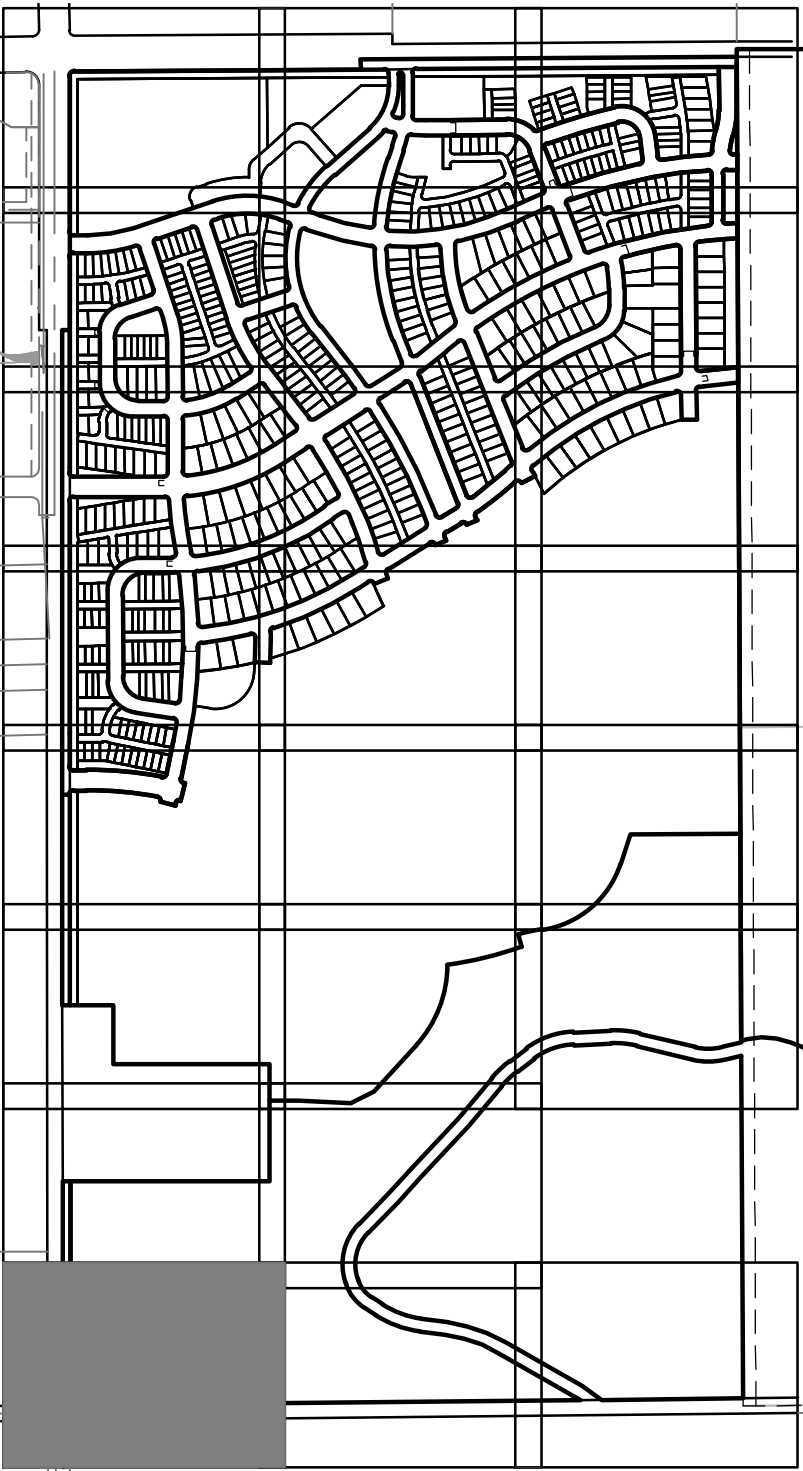
DATE: 2020-05-29
REV 1: 2019-11-27
REV 2: 2020-05-19
REV 3: 2020-06-01

SURVEYOR

MATRIX DESIGN GROUP
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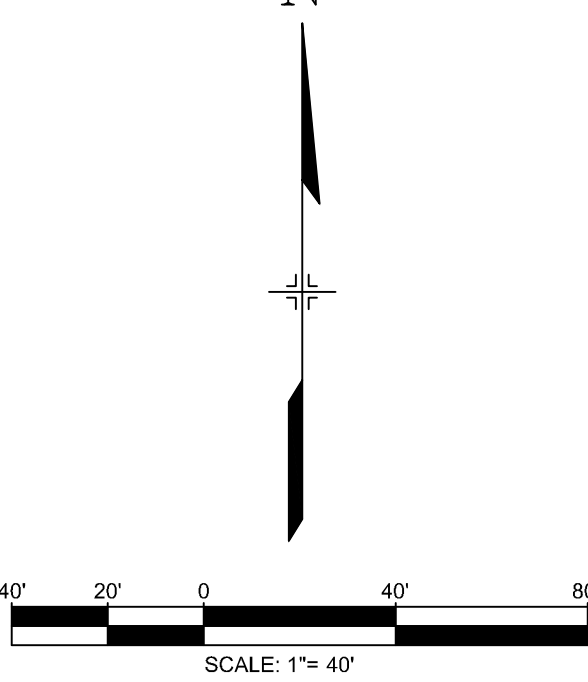
WESTERLY PRELIMINARY PLAT
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N



SHEET 23 OF 27

DATE: 2020-05-29
REV 1: 2019-11-27
REV 2: 2020-05-19
REV 3: 2020-06-01

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(303) 572-0200
CONTACT: BOB MEADOWS
bob_meadows@matrixdesigngroup.com



SUNSET
MINOR

TOWN
OF
ERIE

10' ELEC
T
ASSC

WELD COUNTY ROAD 5
(60' R.O.W)

30' PUBLIC RIGHT-OF-WAY WELD COUNTY BOARD OF HIGHWAY
COMMISSIONERS BOOK 86 PAGE 273

30'

SW COR. SEC. 21
T1N, R68W, 6TH P.M.

10' ELECTRIC EASEMENT GRANTED TO UNION
RURAL ELECTRIC ASSOCIATION REC. NO. 1542146

WELD COUNTY ROAD 6

60' PUBLIC RIGHT-OF-WAY
WELD COUNTY BOARD OF
HIGHWAY COMMISSIONERS BOOK 86 PAGE 273

FRONT RANGE
LANDFILL MINOR

MATCH LINE
SEE SHEET 20

75' ELECTRIC TRANSMISSION LINE EASEMENT
BOOK 1266 PAGE 552 REC. NO. 1079735

TRACT BC
2127788 SF
48.86 AC

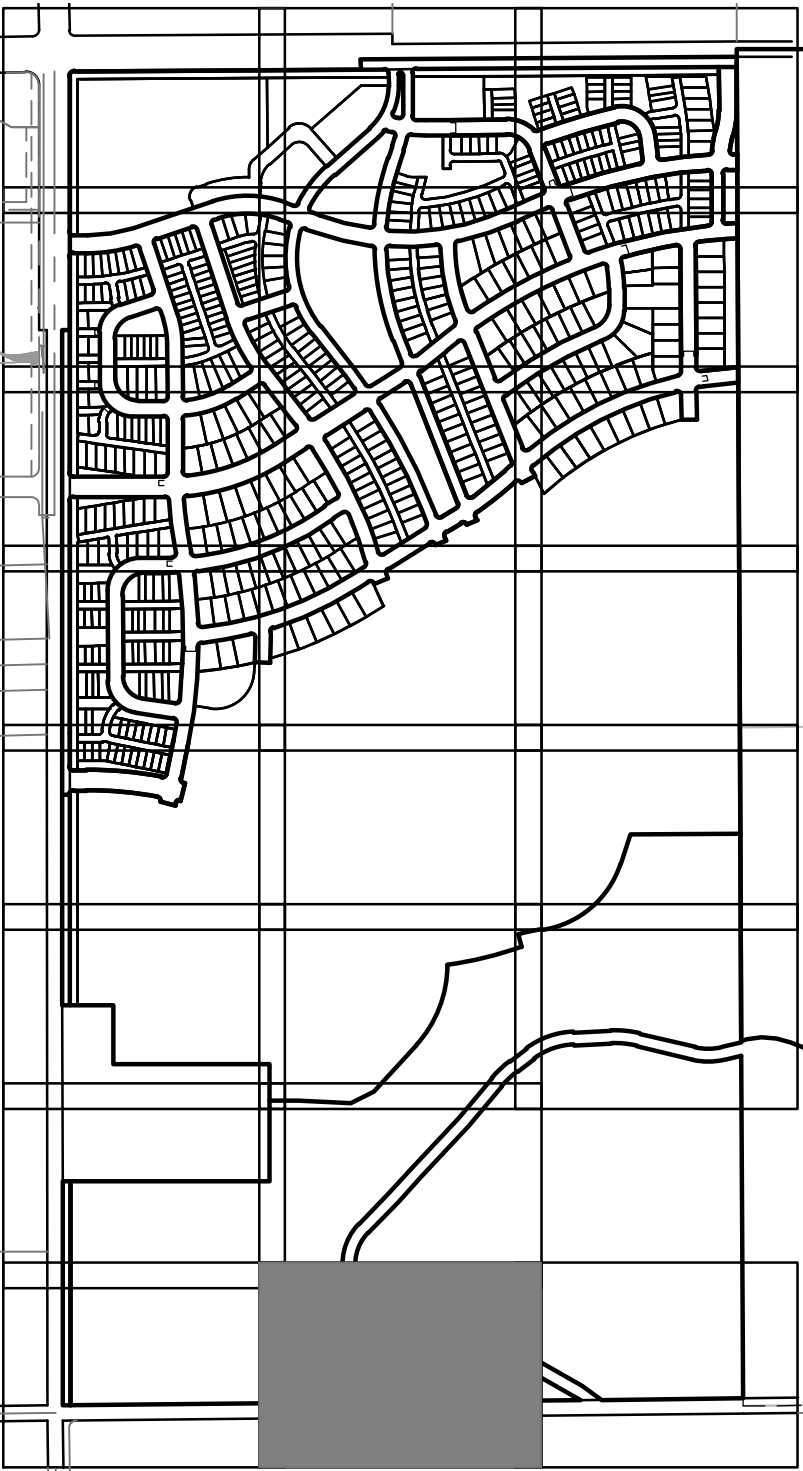
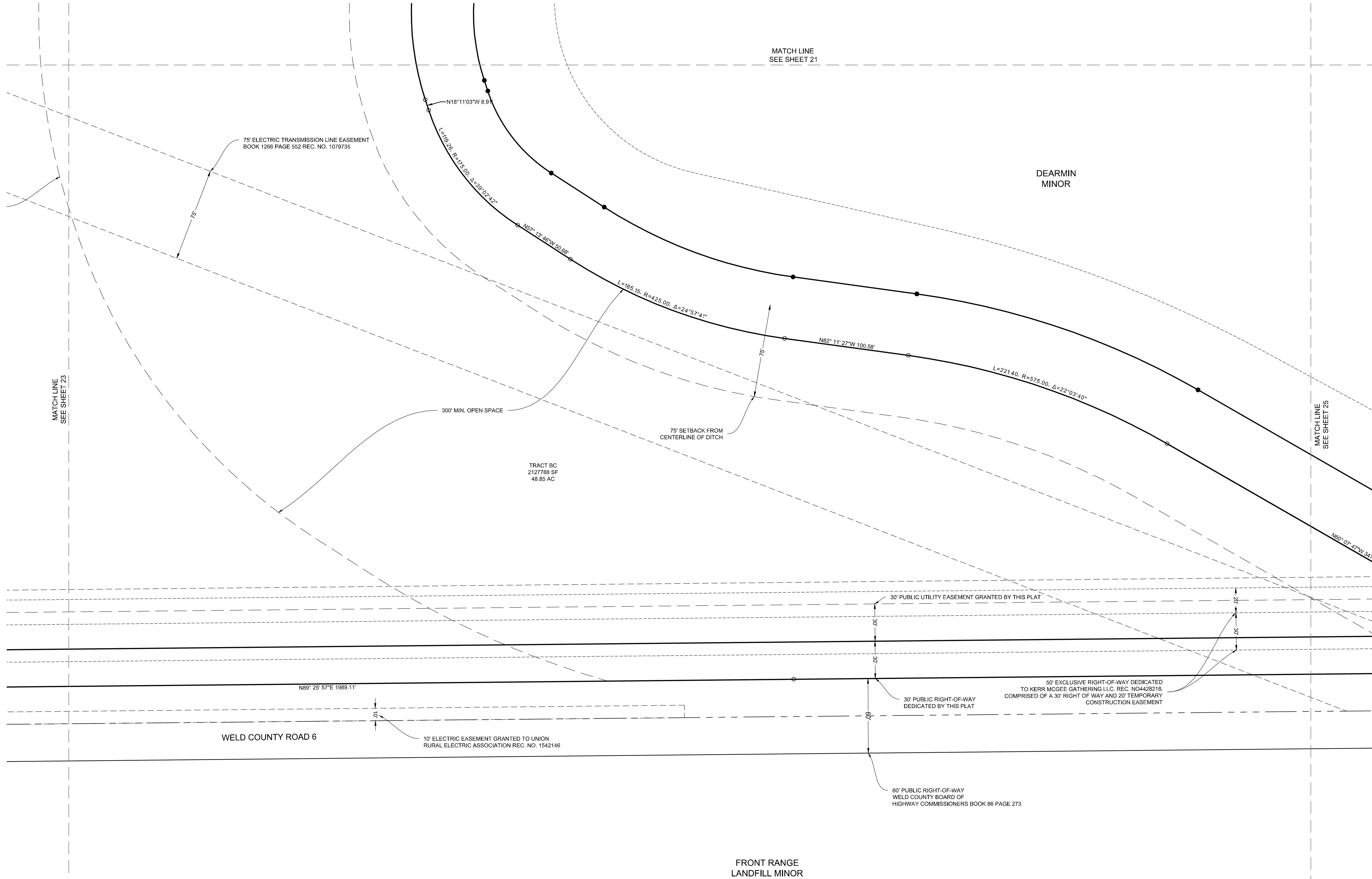
300' MIN. OPEN SPACE

MATCH LINE
SEE SHEET 24

30' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT

50' EXCLUSIVE RIGHT-OF-WAY DEDICATED
TO KERR MCGEE GATHERING LLC, REC. NO.4428218.
COMPRISED OF A 30' RIGHT OF WAY AND 20' TEMPORARY CONSTRUCTION EASEMENT

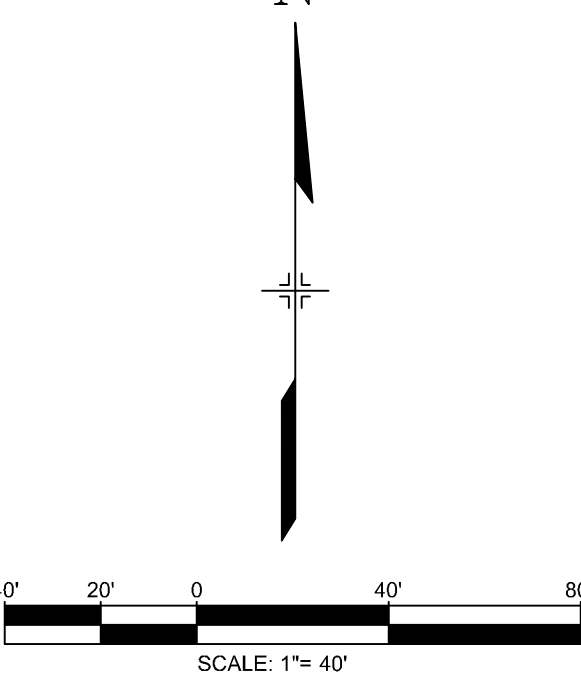
WESTERLY PRELIMINARY PLAT
A PORTION OF THE WEST ½ OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
268.11 ACRES - 530 LOTS/60 TRACTS
PP-001038-2019



LEGEND

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N



SHEET 24 OF 27

DATE: 2020-05-29
REV 1: 2019-11-27
REV 2: 2020-05-19
REV 3: 2020-06-01

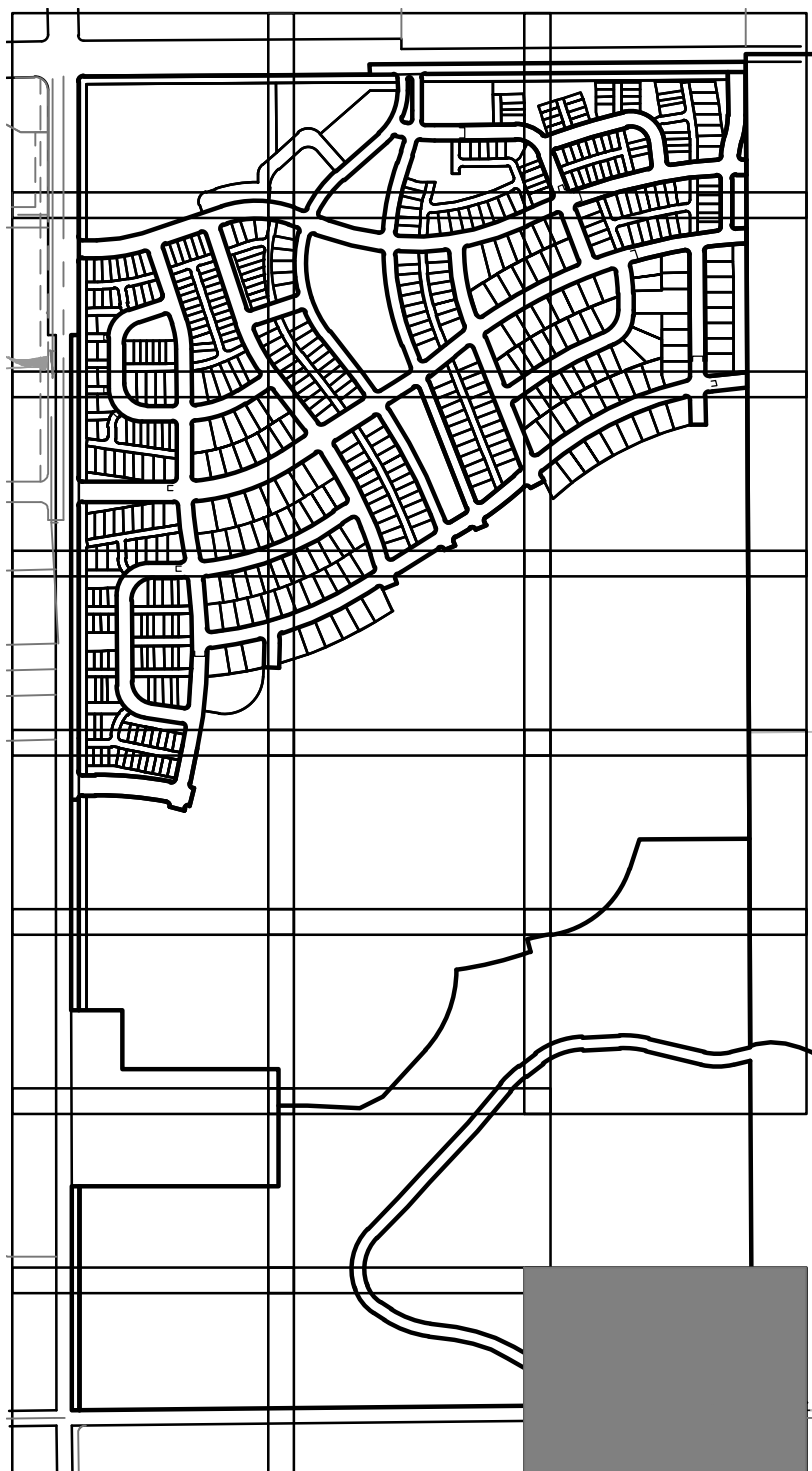
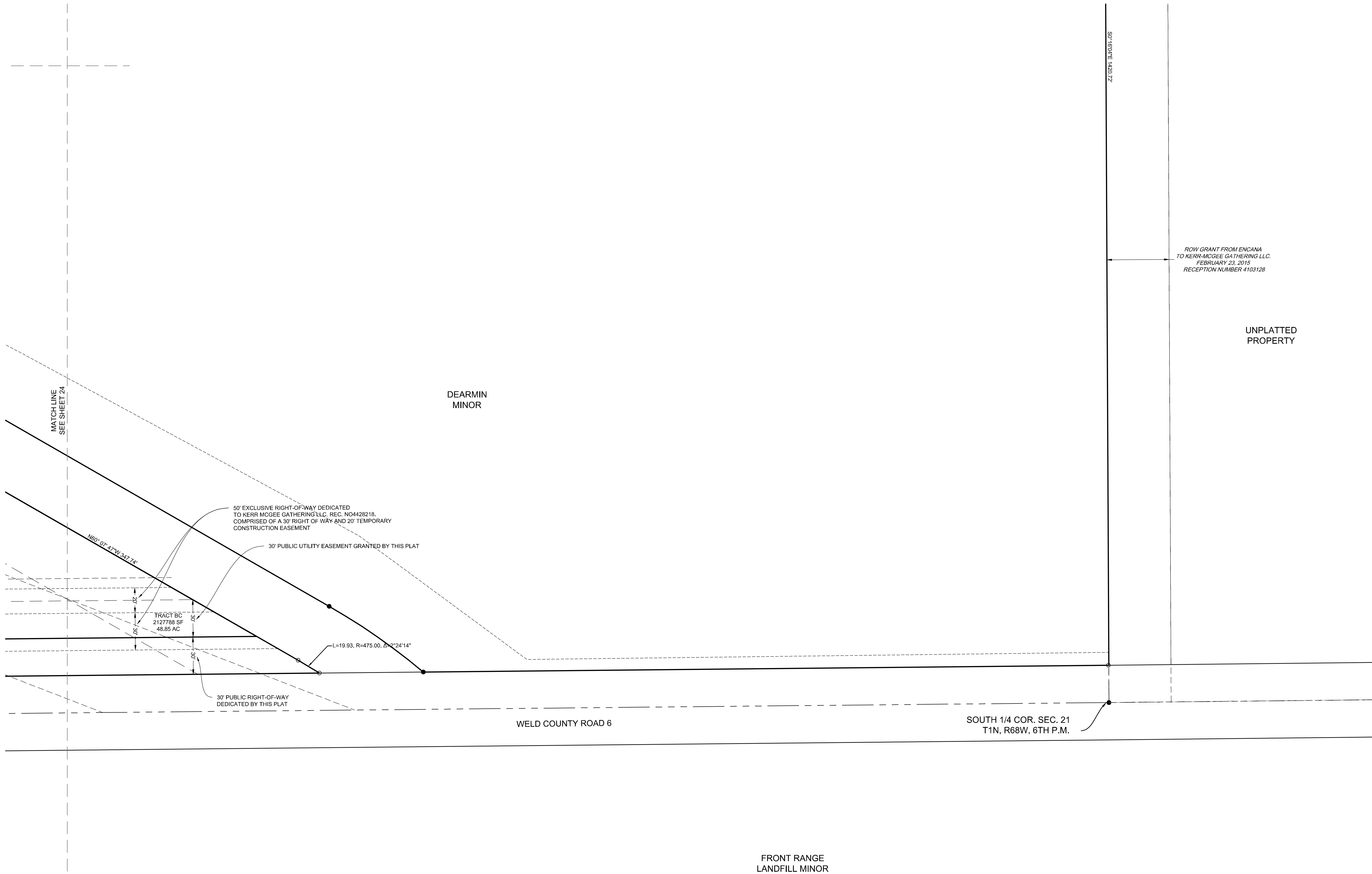
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WESTERLY PRELIMINARY PLAT

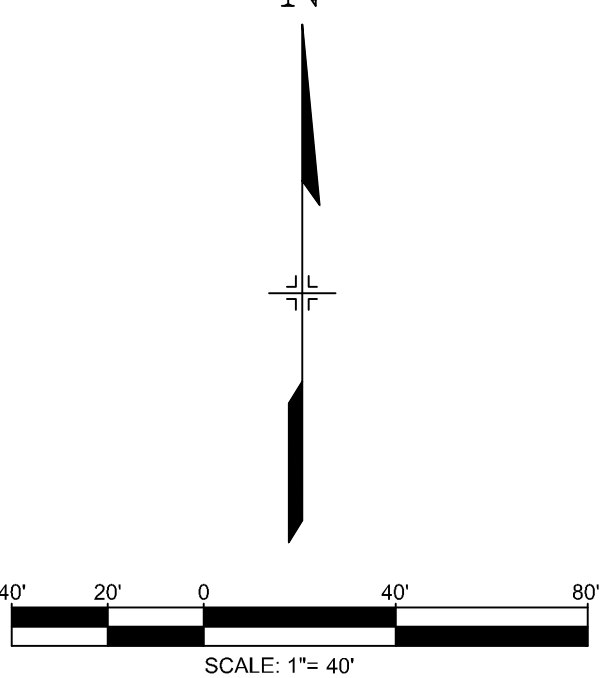
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RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
268.11 ACRES - 530 LOTS/60 TRACTS
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LEGEND

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- 23
23.50 AC LOT / TRACT NAME AND AREA
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- WELL SITE EASEMENT

N



SHEET 25 OF 27

DATE: 2020-05-29
REV 1: 2019-11-27
REV 2: 2020-05-19
REV 3: 2020-06-01

SURVEYOR

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



WESTERLY PRELIMINARY PLAT

A PORTION OF THE WEST ½ OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
268.11 ACRES - 530 LOTS/60 TRACTS
PP-001038-2019

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.29	20.00	89.63	S44° 49' 24"W	28.19
C2	23.56	15.00	90.00	N45° 21' 42"W	21.21
C3	40.70	48.50	48.08	N24° 29' 53"E	39.51
C4	30.94	93.50	18.96	S81° 14' 33"E	30.80
C5	2.10	480.50	0.25	N48° 24' 11"E	2.10
C6	24.98	15.00	95.42	S42° 33' 32"E	22.19
C7	21.88	14.98	83.71	N68° 09' 53"E	19.99
C8	23.49	15.00	89.73	S44° 52' 00"W	21.16
C9	25.86	15.00	98.76	S49° 38' 55"E	22.77
C10	23.58	15.00	90.06	S45° 01' 11"E	21.22
C11	62.83	40.00	90.00	S26° 41' 16"W	56.57
C12	21.33	15.00	81.49	S40° 28' 38"W	19.58
C13	24.52	15.00	93.65	S46° 49' 37"E	21.88
C14	24.77	15.00	94.63	N26° 18' 07"E	22.05
C15	80.01	103.50	44.29	S26° 22' 52"W	78.04
C16	22.38	15.00	85.50	N63° 45' 51"W	20.36
C17	28.27	9.00	180.00	S89° 38' 19"W	18.00
C18	26.02	15.00	99.39	S26° 42' 42"E	22.88
C19	23.87	15.00	91.19	S66° 36' 17"E	21.43
C20	22.37	15.00	85.47	N31° 14' 46"E	20.36
C21	25.85	15.00	98.73	N53° 03' 23"W	22.77
C22	43.30	1940.00	1.28	N73° 20' 23"E	43.30
C23	23.22	15.00	88.70	S23° 20' 18"W	20.97
C24	26.06	15.00	99.54	S50° 02' 14"E	22.90
C25	21.78	15.00	83.21	S41° 20' 15"W	19.92
C26	64.92	243.50	15.28	S40° 53' 23"W	64.73
C27	23.83	15.00	91.04	N30° 55' 47"W	21.41
C28	42.91	121.00	20.32	S9° 53' 30"W	42.68
C29	11.30	10.00	64.73	S73° 39' 16"W	10.71
C30	60.88	121.00	28.83	S34° 27' 52"W	60.24
C31	41.00	121.00	19.41	N58° 35' 05"E	40.80
C32	25.56	15.00	97.65	S21° 13' 50"E	22.58
C33	13.68	1630.00	0.48	N68° 03' 03"E	13.68
C34	24.49	15.00	93.54	N51° 17' 49"E	21.86
C35	7.53	1630.00	0.26	N67° 40' 40"E	7.53
C36	25.93	15.00	99.05	S49° 47' 27"E	22.82
C37	20.23	15.00	77.27	S38° 21' 59"W	18.73
C38	6.01	505.00	0.68	N81° 03' 01"W	6.01
C39	27.12	15.00	103.61	N52° 04' 15"W	23.58
C40	21.09	15.00	80.55	N40° 00' 31"E	19.39
C41	52.98	150.00	20.24	N69° 40' 26"W	52.71
C42	19.72	15.00	75.34	S11° 30' 07"W	18.33
C43	23.60	15.00	90.15	S40° 58' 19"E	21.24
C44	27.56	15.00	105.28	S79° 27' 30"E	23.85
C45	23.56	15.00	90.00	S44° 38' 18"W	21.21
C46	18.12	15.00	69.22	N12° 11' 41"E	17.04
C47	28.30	15.00	108.09	N75° 39' 15"W	24.28
C48	45.78	1000.00	2.62	S25° 30' 21"E	45.78
C49	26.98	1380.00	1.12	N47° 11' 28"E	26.98
C50	45.11	1000.00	2.58	S22° 54' 07"E	45.11

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C51	20.77	14.90	79.89	N15° 26' 40"E	19.13
C52	22.05	15.00	84.22	N45° 35' 37"E	20.12
C53	25.57	15.00	97.67	S73° 39' 45"E	22.58
C54	20.71	15.00	79.11	N17° 56' 47"E	19.11
C55	27.26	15.00	104.13	S73° 40' 29"E	23.66
C56	23.56	15.00	90.00	N35° 31' 20"E	21.21
C57	27.41	1500.00	1.05	N56° 58' 45"E	27.41
C58	20.71	15.00	79.11	N17° 56' 48"E	19.10
C59	26.41	15.00	100.89	S72° 03' 13"E	23.13
C60	27.77	50.00	31.83	N64° 36' 35"E	27.42
C61	20.71	15.00	79.11	N17° 56' 47"E	19.11
C62	26.41	15.00	100.89	S72° 03' 13"E	23.13
C63	20.69	14.89	79.61	N18° 03' 02"E	19.06
C64	23.56	15.00	90.00	S54° 28' 40"E	21.21
C65	26.28	15.00	100.39	N72° 18' 16"W	23.05
C66	19.87	15.00	75.90	N39° 33' 02"E	18.45
C67	24.22	15.00	92.52	S52° 52' 38"E	21.68
C68	27.51	15.00	105.07	S69° 57' 45"E	23.81
C69	54.21	1377.50	2.25	N20° 59' 03"W	54.20
C70	20.49	15.00	78.28	S33° 22' 20"W	18.94
C71	27.74	15.00	105.97	N46° 46' 54"W	23.95
C72	40.19	250.00	9.21	S4° 52' 20"E	40.15
C73	47.12	150.00	18.00	S6° 47' 54"E	46.92
C74	21.82	15.00	83.33	S42° 24' 56"W	19.94
C75	24.74	15.00	94.50	S49° 02' 03"E	22.03
C76	35.00	1970.00	1.02	N0° 23' 35"W	35.00
C77	11.76	50.00	13.47	N7° 05' 55"W	11.73
C78	21.84	1970.00	0.64	N0° 26' 01"E	21.84
C79	23.93	15.00	91.42	N52° 33' 25"E	21.48
C80	23.88	15.00	91.21	N36° 07' 27"W	21.44
C81	22.91	15.00	41.96	N58° 15' 48"W	20.75
C82	23.70	15.00	90.53	N58° 52' 00"E	21.31
C83	16.48	15.00	62.97	S78° 54' 13"E	15.67
C84	24.47	15.00	93.46	S32° 42' 31"E	21.84
C85	23.35	15.00	89.17	N56° 04' 27"E	21.06
C86	46.61	1500.00	1.78	N76° 45' 38"W	46.61
C87	44.23	1000.00	2.53	N12° 45' 17"E	44.23
C88	23.49	15.00	89.74	S44° 46' 01"W	21.17
C89	31.07	125.00	14.24	N28° 08' 01"W	30.99
C90	23.63	15.00	90.26	S45° 13' 59"E	21.26
C91	26.55	135.00	11.27	S84° 08' 45"E	26.50
C92	7.07	2455.00	0.16	S76° 14' 49"W	7.07
C93	23.22	2455.00	0.54	S76° 36' 01"W	23.22
C94	0.32	2220.01	0.01	S79° 04' 16"W	0.32
C95	17.18	144.00	6.83	S81° 55' 47"E	17.17
C96	21.19	15.00	80.95	N38° 02' 18"W	19.47
C97	11.00	1500.00	0.42	S89° 17' 29"W	11.00
C98	6.06	1500.00	0.23	S89° 37' 02"W	6.06
C99	22.74	15.00	86.87	S46° 47' 15"W	20.63
C100	23.84	15.00	91.06	S24° 31' 08"W	21.41

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C101	11.14	144.00	4.43	S87° 33' 47"E	11.14
C102	59.92	127.00	27.03	N68° 12' 50"W	59.37
C103	30.07	127.00	13.57	N47° 54' 48"W	30.00
C104	22.43	127.00	10.12	N36° 04' 12"W	22.40
C105	67.93	127.00	30.65	N15° 41' 08"W	67.13
C106	29.26	127.00	13.20	N6° 14' 19"E	29.19
C107	62.66	127.00	28.27	N26° 58' 21"E	62.03
C108	53.08	75.00	40.55	N20° 38' 17"W	51.98
C109	30.08	127.00	13.57	N47° 53' 28"E	30.01
C110	29.33	127.00	13.23	N61° 17' 29"E	29.26
C111	38.14	127.00	17.21	N76° 30' 35"E	37.99
C112	10.03	127.00	4.53	N87° 22' 32"E	10.03
C113	23.26	15.00	88.86	S65° 26' 34"E	21.00
C114	25.75	15.00	98.37	N39° 17' 24"E	22.70
C115	22.73	15.00	86.80	S53° 02' 12"E	20.61
C116	23.70	15.00	90.52	S38° 08' 56"W	21.31
C117	22.21	15.00	84.84	N49° 39' 36"W	20.24
C118	8.65	5.00	99.15	N49° 56' 10"W	7.61
C119	7.07	5.00	81.07	N40° 10' 18"E	6.50
C120	23.22	15.00	88.71	S40° 21' 02"W	20.97
C121	22.54	15.00	86.09	N46° 56' 54"W	20.48
C122	23.66	15.00	90.37	N44° 49' 21"E	21.28
C123	24.99	15.00	95.44	S48° 04' 47"E	22.20
C124	31.28	800.00	2.24	N88° 53' 13"E	31.27
C125	22.16	15.00	84.63	N35° 41' 51"E	20.20
C126	42.20	1500.00	1.61	N1° 10' 02"W	42.20
C127	23.56	15.00	90.00	S45° 00' 28"W	21.21
C128	23.58	14.95	90.37	S44° 59' 32"E	21.21
C129	21.42	15.00	81.82	S41° 03' 53"E	19.65
C130	25.73	14.95	98.62	N48° 56' 07"E	22.67
C131	54.92	75.00	41.96	S20° 49' 21"W	53.70
C132	67.92	117.50	33.12	N28° 31' 01"W	66.98
C133	19.19	128.00	8.59	N4° 39' 22"W	19.17
C134	23.78	117.50	11.60	N6° 09' 33"W	23.74
C135	23.56	15.00	90.00	N44° 38' 19"E	21.21
C136	24.97	15.00	95.37	S48° 02' 55"E	22.18
C137	22.44	15.00	85.71	S42° 29' 46"W	20.41
C138	23.56	15.00	90.00	N45° 21' 42"W	21.21
C139	54.75	650.00	4.83	N82° 01' 15"E	54.73
C140	94.10	650.00	8.29	N80° 17' 12"E	94.02
C141	53.21	650.00	4.69	N77° 15' 45"E	53.20
C142	67.38	650.00	5.94	N73° 10' 11"E	67.35
C143	53.51	650.00	4.72	N72° 33' 31"E	53.50
C144	61.65	650.00	5.43	N67° 29' 00"E	61.62
C145	45.93	2220.00	1.19	S69° 34' 50"W	45.93
C146	53.00	650.00	4.67	N67° 51' 51"E	52.99
C147	23.26	15.00	88.86	N23° 55' 08"W	21.00
C148	54.02	650.00	4.76	N63° 08' 51"E	54.00
C149	61.48	650.00	5.42	N62° 03' 25"E	61.45
C150	37.03	650.00	3.26	N59° 08' 05"E	37.03

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C151	20.93	650.00	1.84	N58° 25' 30"E	20.93
C152	22.16	15.00	84.64	N80° 10' 43"W	20.20
C153	24.10	15.00	92.06	N11° 28' 24"E	21.59
C154	22.58	15.00	86.25	S24° 48' 51"W	20.51
C155	25.57	15.00	97.68	S67° 09' 02"E	22.59
C156	24.57	15.00	93.84	S24° 46' 10"W	21.91
C157	23.56	15.00	90.00	S63° 18' 44"E	21.21
C158	25.10	117.50	12.24	N5° 45' 26"E	25.05
C159	14.86	113.00	7.53	N3° 24' 21"E	14.85
C160	36.66	866.50	2.42	S2° 44' 55"W	36.66
C161	84.15	113.00	42.67	N28° 30' 23"E	82.22
C162	19.86	113.00	10.07	N54° 52' 32"E	19.84
C163	23.82	14.88	91.69	S41° 15' 04"E	21.36
C164	23.56	15.00	90.00	N63° 18' 44"W	21.21
C165	26.10	117.50	12.73	N65° 19' 26"E	26.05
C166	23.56	15.00	90.00	N26° 41' 16"E	21.21
C167	23.22	113.00	11.78	N65° 47' 59"E	23.18
C168	20.43	90.00	13.00	S23° 54' 02"E	20.38
C169	29.39	75.00	22.45	S19° 48' 55"E	29.20
C170	23.51	60.00	22.45	S19° 48' 55"E	23.36
C171	13.83	90.00	8.81	S12° 59' 40"E	13.82
C172	21.38	15.04	81.43	S54° 32' 21"W	19.62
C173	22.68	15.00	86.65	N51° 54' 57"W	20.58
C174	23.27	15.00	88.88	S35° 51' 03"W	21.01
C175	23.56	15.00	90.00	S63° 18' 44"E	21.21
C176	23.56	15.00	90.00	S26° 41' 16"W	21.21
C177	23.56	15.00	90.00	N63° 18' 44"W	21.21
C178	30.26	25.00	69.35	S55° 41' 12"E	28.45
C179	23.66	15.00	90.36	N45° 10' 51"W	21.28
C180	23.47	15.00	89.64	N44° 49' 09"E	21.15
C181	12.10	10.00	69.35	S55° 41' 12"E	11.38
C182	22.02	15.00	84.13	S21° 03' 09"W	20.10
C183	23.56	15.00	90.00	S26° 41' 16"W	21.21
C184	28.69	15.00	109.57	N40° 47' 55"W	24.51
C185	23.22	15.00	88.68	N62° 39' 04"W	20.97
C186	23.55	15.00	89.94	S44° 58' 49"W	21.20
C187	23.56	15.00	90.00	S26° 41' 16"W	21.21
C188	21.04	15.00	80.36	S50° 49' 34"W	19.35
C189	31.53	399.00	4.53	S5° 34' 59"W	31.53
C190	42.76	399.00	6.14	S10° 55' 01"W	42.73
C191	25.41	15.00	97.04	N43° 48' 03"W	22.48
C192	21.29	15.00	81.33	N44° 44' 18"E	19.55
C193	30.23	582.50	2.97	S9° 09' 41"W	30.23
C194	22.21	15.00	84.82	N27° 38' 34"W	20.23
C195	25.16	15.00	96.11	S61° 53' 28"W	22.31
C196	22.19	15.00	84.76	N29° 18' 32"E	20.22
C197	22.19	15.00	84.76	N65° 56' 00"W	20.22
C198	24.54	15.00	93.72	N10° 38' 28"E	21.89
C199	22.50	15.00	85.93	S79° 32' 01"E	20.45
C200	35.25	1852.50	1.09	N37° 18' 52"W	35.25

WESTERLY PRELIMINARY PLAT

A PORTION OF THE WEST ½ OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO
268.11 ACRES - 530 LOTS/60 TRACTS
PP-001038-2019

Parcel Line Table		
Line #	Length	Direction
L1	30.00	S71° 41' 15.94"W
L2	32.50	S18° 18' 44.06"E
L3	32.42	S0° 27' 31.62"W
L4	0.02	S41° 28' 57.10"E
L5	30.00	N89° 16' 37.99"E
L6	24.16	S47° 41' 15.17"W
L7	31.02	N89° 16' 37.99"E
L8	22.10	S0° 00' 00.00"E
L9	17.03	N79° 47' 32.65"W
L12	32.60	S70° 03' 16.59"E
L14	9.00	N70° 03' 16.59"W
L15	30.00	N0° 16' 00.84"W
L16	66.28	N70° 03' 16.59"W
L17	33.95	N70° 03' 16.59"W
L18	2.20	S10° 38' 53.47"W
L28	14.19	S26° 49' 03.15"E
L29	30.00	S80° 31' 20.04"W
L33	11.70	N24° 29' 58.82"W
L37	14.43	N21° 36' 35.26"W
L38	30.35	N48° 41' 49.59"E
L39	10.42	S15° 47' 49.55"E
L40	32.28	S4° 39' 11.20"W
L44	34.86	S64° 17' 26.78"W
L48	12.79	N11° 29' 15.65"E
L49	30.00	S0° 00' 31.39"W
L50	44.97	S89° 38' 19.00"W
L51	29.76	S71° 41' 15.94"W
L52	30.00	S0° 00' 31.39"W
L53	3.34	S31° 02' 23.36"E
L54	23.59	N13° 50' 07.51"W
L55	28.74	N71° 41' 15.94"E
L56	7.15	N71° 41' 15.94"E
L57	33.66	S31° 02' 23.36"E
L58	30.00	S0° 00' 31.39"W
L59	15.18	N0° 21' 41.00"W
L60	30.00	S0° 00' 31.39"W
L61	17.86	S82° 51' 09.11"W
L62	27.93	S88° 22' 20.78"W
L63	5.23	N64° 00' 40.99"E
L64	5.36	N37° 51' 34.64"W
L65	3.25	S37° 51' 34.64"E
L66	11.12	S68° 23' 24.74"W
L67	30.00	S0° 00' 31.39"W
L68	10.88	N0° 21' 41.00"W
L69	30.00	S0° 00' 31.39"W
L70	50.59	S41° 48' 01.75"W
L71	30.00	S8° 27' 42.01"W
L72	11.75	S89° 38' 19.00"W
L73	35.30	S57° 30' 09.26"W
L74	14.08	N57° 30' 09.26"E

Parcel Line Table		
Line #	Length	Direction
L75	30.00	S10° 07' 23.66"E
L76	3.45	S40° 54' 52.47"E
L77	2.82	S40° 54' 52.47"E
L78	31.98	N89° 38' 19.00"E
L79	40.72	N40° 54' 52.47"W
L80	35.26	N0° 21' 41.00"W
L81	51.41	S41° 42' 31.81"W

SHEET 27 OF 27

DATE: 2019-06-21
REV 1: 2019-11-27
REV 2: 2020-05-19
REV 3: 2020-06-01

SURVEYOR

MATRIX DESIGN GROUP
1601 BLAKE STREET, SUITE 200
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CONTACT: BOB MEADOWS
bob_meadows@matrixdesigngroup.com



ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE WEST 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:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21, AND CONSIDERING THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 TO BEAR NORTH 89°38'17" EAST WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO; THENCE SOUTH 00°16'01" EAST ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ERIE PARKWAY (WELD COUNTY ROAD 8) AS DESCRIBED IN COMMISSIONERS BOOK 5, PAGE 206 OF THE RECORDS OF THE WELD COUNTY COMMISSIONERS AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 21 SOUTH 00°16'01" EAST A DISTANCE OF 2,619.90 FEET TO THE CENTER CORNER OF SAID SECTION 21;

THENCE SOUTH 00°16'04" EAST ALONG 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 ALONG 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°38'07", 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 89°25'57" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2,019.11 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 5 AS DESCRIBED IN COMMISSIONERS BOOK 86, PAGE 273 OF THE RECORDS OF THE WELD COUNTY COMMISSIONERS;

THENCE NORTH 00°06'17" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 874.06 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 FIVE (5) COURSES:

1. THENCE NORTH 89°53'43" EAST A DISTANCE OF 807.64 FEET;
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 A DISTANCE OF 199.57 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD 5;

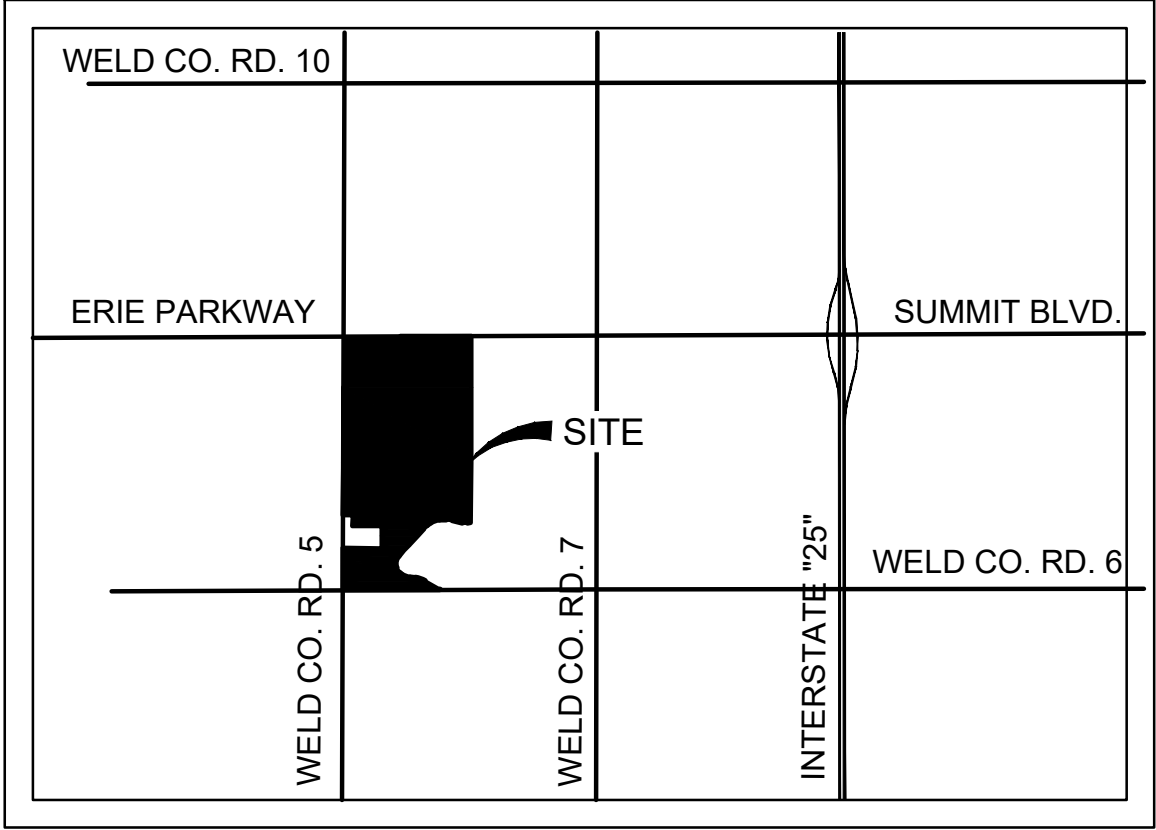
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. THENCE NORTH 00°06'17" WEST A DISTANCE OF 1,064.19 FEET;
2. THENCE NORTH 00°00'31" EAST A DISTANCE OF 1,574.75 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 5 AS DESCRIBED IN THE DEEDS RECORDED AT RECEPTION NO. 3338310 AND RECEPTION NO. 3338311 OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ERIE PARKWAY (WELD COUNTY ROAD 8) THE FOLLOWING FOUR (4) COURSES:

1. THENCE SOUTH 89°59'29" EAST A DISTANCE OF 60.00 FEET;
2. THENCE NORTH 00°00'31" EAST A DISTANCE OF 980.30 FEET;
3. THENCE NORTH 89°38'17" EAST A DISTANCE OF 1,106.54 FEET;
4. THENCE NORTH 00°21'43" WEST A DISTANCE OF 70.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF- WAY LINE OF ERIE PARKWAY (WELD COUNTY ROAD 8) AS DESCRIBED IN COMMISSIONERS BOOK 5, PAGE 205 OF THE RECORDS OF THE WELD COUNTY COMMISSIONERS;

THENCE NORTH 89°38'17" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1,467.60 FEET TO THE **POINT OF BEGINNING**.



TITLE COMMITMENT:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP, INC., TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, MATRIX DESIGN GROUP INC., RELIED UPON TITLE COMMITMENT NO. N00178170-010-T02 PREPARED BY FIDELITY NATIONAL TITLE GROUP WITH AN EFFECTIVE DATE OF OCTOBER 26, 2018 AT 7:00 A.M. ALL SCHEDULE B, EXCEPTIONS THAT ARE GRAPHICALLY PLOTTABLE ARE DEPICTED ON HEREON.

8. RESERVATIONS BY THE UNION PACIFIC RAILROAD COMPANY OF (L) OIL, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT OF INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED AUGUST 11, 1911 IN BOOK 320 AT PAGE 61, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN (SECTION 21). THE EFFECT OF RELEASE AND QUITCLAIM DEED RECORDED DECEMBER 17, 1998 AT RECEPTION NO. 2661201. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT BY RME PETROLEUM COMPANY AND RME LAND CORP. (FKA UNION PACIFIC RESOURCES COMPANY AND UNION PACIFIC LAND RESOURCES) RECORDED FEBRUARY 28, 2002 AT RECEPTION NO. 2984716. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THESE DOCUMENTS DESCRIBE A PARCEL OF LAND THAT ENCUMBERS AND COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY).
9. AN EASEMENT FOR ELECTRICAL FACILITIES AND INCIDENTAL PURPOSES GRANTED TO UNION RURAL ELECTRIC ASSOCIATION, INC. BY THE INSTRUMENT RECORDED FEBRUARY 2, 1970 IN BOOK 620 AT RECEPTION NO. 1542146. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON).
10. AN EASEMENT FOR ELECTRIC TRANSMISSION LINES AND INCIDENTAL PURPOSES GRANTED TO THE UNITED STATES OF AMERICA BY THE INSTRUMENT RECORDED APRIL 5, 1958 IN BOOK 1266 AT PAGE 552. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT ENCUMBERS A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON).
11. AN EASEMENT FOR COMMUNICATION AND OTHER FACILITIES AND INCIDENTAL PURPOSES GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY THE INSTRUMENT RECORDED MAY 7, 1930 IN BOOK 894 AT PAGE 390. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THIS DOCUMENTS DESCRIBE A PARCEL OF LAND THAT ENCUMBERS ALL OF THE SUBJECT PROPERTY WITH THE EXCEPTION OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER).
12. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE AGREEMENT BY AND BETWEEN THE BOULDER VALLEY COAL COMPANY AND UNION PACIFIC RAILROAD COMPANY AND JOHN J. KIRBY AND JOSEPH M. KIRBY AND ESTHER R. KIRBY (THE THEN OWNERS OF SAID PROPERTY) RECORDED APRIL 30, 1931 IN BOOK 913 AT PAGE 86. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS THAT PORTION OF THE SUBJECT PROPERTY LYING IN THE WEST ONE-HALF OF THE WEST ONE-HALF OF SECTION 21).
13. ALL OIL, GAS AND ASSOCIATED LIQUID HYDROCARBONS AS GRANTED TO CHAMPLIN PETROLEUM COMPANY BY MINERAL DEED RECORDED NOVEMBER 30, 1972 IN BOOK 681 AT RECEPTION NO. 1602712, AND THE TERMS AND CONDITIONS CONTAINED THEREIN, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN, (NW 1/4, EXCEPT COMMUNITY DITCH RIGHT OF WAY OF SECTION 21). (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS THAT PORTION OF THE SUBJECT PROPERTY LYING IN THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 21).
- 14A. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS OF A OIL AND GAS LEASE, EXECUTED BY AMOCO PRODUCTION COMPANY, AS LESSEE(S), RECORDED NOVEMBER 30, 1972 IN BOOK 681 AT RECEPTION NO. 1602713, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS THAT PORTION OF THE SUBJECT PROPERTY LYING IN THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 21).
- 14B. NOTICE OF OIL AND GAS INTEREST AND SURFACE USE RECORDED DECEMBER 7, 2000 AT RECEPTION NO. 2811876 IN CONNECTION WITH THE ABOVE LEASE. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT ENCUMBERS A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON).
- 14C. RECORDING SUPPLEMENT TO OPERATING AGREEMENT AND FINANCING STATEMENT BY ENCANA OIL & GAS INC. AND NON-OPERATOR PARTIES ALL AS SET FORTH IN SAID INSTRUMENT AS RECORDED JUNE 22, 2015 AT RECEPTION NO. 4117884, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS THAT PORTION OF THE SUBJECT PROPERTY LYING IN THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 21).
- 14D. RECORDING SUPPLEMENT TO OPERATING AGREEMENT AND FINANCING STATEMENT BY ENCANA OIL & GAS INC. AND NON-OPERATOR PARTIES ALL AS SET FORTH IN SAID INSTRUMENT AS RECORDED JUNE 22, 2015 AT RECEPTION NO. 4117885, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS THAT PORTION OF THE SUBJECT PROPERTY LYING IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 21).
- 15A. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE SURFACE OWNER'S AGREEMENT BY AND BETWEEN PATRICIA S. ACKARD AND CHAMPLIN PETROLEUM COMPANY RECORDED JULY 10, 1974 IN BOOK 178 AT RECEPTION NO. 1640298. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS THAT PORTION OF THE SUBJECT PROPERTY LYING IN THE EAST ONE-HALF OF THE WEST ONE-HALF OF SECTION 21).
- 15B. REQUEST FOR NOTIFICATION (MINERAL ESTATE OWNER) AS RECORDED DECEMBER 21, 2007 AT RECEPTION NO. 3525268. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THESE DOCUMENTS DESCRIBE A PARCEL OF LAND THAT ENCUMBERS AND COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY).
- 15C. ASSIGNMENT OF ROYALTY (QUIT CLAIM) RECORDED SEPTEMBER 7, 2016 AT RECEPTION NO. 4234417. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THESE DOCUMENTS DESCRIBE A PARCEL OF LAND THAT ENCUMBERS AND COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY).
16. AN EASEMENT FOR COMMUNICATION AND OTHER FACILITIES AND INCIDENTAL PURPOSES GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY THE INSTRUMENT RECORDED JANUARY 5, 1987 IN BOOK 1141 AT RECEPTION NO. 2083323. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT ENCUMBERS A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON).
17. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE AMENDED SPECIAL USE AGREEMENT BY AND BETWEEN THE TOWN OF ERIE AND DANIEL R. HORST RECORDED MAY 1, 1990 IN BOOK 1262 AT RECEPTION NO. 2212313. (SURVEYOR'S NOTE: THIS DOCUMENT APPEARS TO AFFECT THE SUBJECT PROPERTY, HOWEVER, EXHIBIT "A" OF THE DOCUMENT WHICH IS APPARENTLY INTENDED TO DESCRIBE THE DOCUMENT'S SUBJECT PROPERTY IS REFERENCED BUT NOT CONTAINED WITHIN THE DOCUMENT).
18. THE EFFECT OF THE COMMUNITIZATION AGREEMENT AS RECORDED NOVEMBER 21, 2008 AT RECEPTION NO. 3591158. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS THAT PORTION OF THE SUBJECT PROPERTY LYING IN THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 21).
19. NOTICE OF PIPELINE LOCATION BY KERR-MCGEE OIL & GAS ONSHORE LP AS RECORDED DECEMBER 11, 2007 AT RECEPTION NO. 3522838. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON).
20. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AGREEMENT FOR SETTLEMENT OF SURFACE DAMAGES AND GRANT OF RIGHTS AND WAIVERS AS SET FORTH BELOW: RECORDING DATE: DECEMBER 6, 2017 RECORDING NO. RECEPTION NO. 4358124. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON).
21. WASTE INDUSTRY RESTRICTIONS CONTAINED IN SPECIAL WARRANTY DEEDS RECORDED DECEMBER 22, 2017 AT RECEPTION NO. 4362618 AND RECEPTION NO. 4362619 (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THESE DOCUMENTS DESCRIBE A PARCEL OF LAND THAT ENCUMBERS AND COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY).
22. RIGHT OF WAY GRANT TO KERR-MC GEE GATHERING LLC A COLORADO LIMITED LIABILITY COMPANY AS RECORDED SEPTEMBER 4, 2018 AT RECEPTION N O. 4428219. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS THAT PORTION OF THE SUBJECT PROPERTY LYING IN THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 21).
23. RIGHT OF WAY GRANT TO KERR-MC GEE GATHERING LLC A COLORADO LIMITED LIABILITY COMPANY AS RECORDED SEPTEMBER 4, 2018 AT RECEPTION N O. 4428218. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON).
24. RELINQUISHMENT UNTO ERIE LAND COMPANY BY KERR-MC GEE GATHERING LLC, KERR MCGEE OIL & GAS OFFSHORE LP AND ANADARKOLAND CORP AND ANADARKO E&P ONSHORE LLC AS RECORDED SEPTEMBER 4, 2018 AT RECEPTION N O. 4428217. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THESE DOCUMENTS DESCRIBE A PARCEL OF LAND THAT ENCUMBERS AND COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY).

TITLE COMMITMENT CONT.:

25. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SET BACK WAIVER AS RECORDED SEPTEMBER 4, 2018 AT RECEPTION N O. 4428213. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON).
26. NOTES AND EASEMENTS AS SET FORTH ON THE RECORDED PLAT FOR DEARMIN MINOR SUBDIVISION AS RECORDED JUNE 6, 2018 AT RECEPTION NO. 4405019. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DOES NOT ENCUMBER THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON).
27. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MODEL FORM RECORDING SUPPLEMENT TO OPERATING AGREEMENT AND FINANCING STATEMENT AS RECORDED OCTOBER 9, 2018 AT RECEPTION NO. 4437212. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THESE DOCUMENTS DESCRIBE A PARCEL OF LAND THAT ENCUMBERS AND COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY).
28. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM OF AGREEMENT AS RECORDED OCTOBER 12, 2018 AT RECEPTION NO. 4438250 AND AT RECEPTION NO. 4438252. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THESE DOCUMENTS DESCRIBE A PARCEL OF LAND THAT ENCUMBERS AND COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY).

GENERAL NOTES:

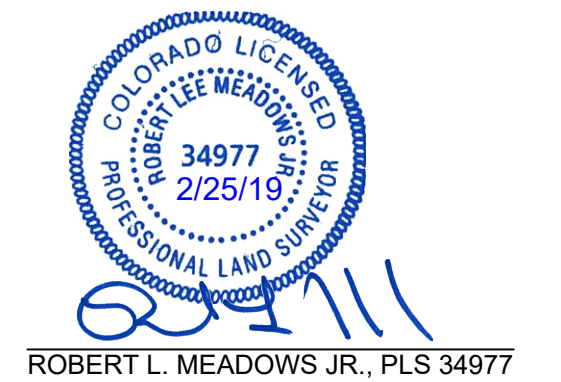
1. THE BASIS OF BEARINGS FOR THIS MAP IS THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED ON THE NORTH END BY A FOUND 2-1/2 INCH ALUMINUM CAP WITHIN A MONUMENT CASING STAMPED WITH THE APPROPRIATE TEXT AND SYMBOLOGY 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 SYMBOLOGY 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.
2. 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.
3. AT THE TIME OF THE SURVEY THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK OR SIGNS OF CONSTRUCTION ACTIVITY.
4. PROPERTY ADDRESS PER PUBLIC RECORD: NOT ASSIGNED VACANT PROPERTY. TAX SCHEDULE NUMBER OF PROPERTY AFFECTED AT THE TIME OF SURVEY: 146721301002 AND 146721000030
5. THE PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08013C0583J, EFFECTIVE DECEMBER 18, 2012.
6. THE 50 FOOT WIDE STRIP ENCOMPASSING THE PHYSICAL COMMUNITY DITCH WAS DESCRIBED BOOK 63 PAGE 464 AS A CONTINUOUS DITCH MEANDERING THROUGH SECTION 21 WITH NO SPECIFIC LOCATION PROVIDED. IT IS APPARENT THAT AN UNRECORDED SURVEY OF THE WEST ONE-HALF OF SECTION 21 PERFORMED BY CIVIL CONSULTANTS (PLS 35593) AND LATER RETRACED ON MAP REFERENCE 4 SURVEYED THE APPROXIMATE PHYSICAL CENTERLINE OF THE DITCH AND DOCUMENTED THE 50 FOOT WIDE STRIP SURVEY BY CITING SPECIFIC BEARINGS AND DISTANCES AND SETTING SURVEY MONUMENTS IN THE FIELD. SUBSEQUENT TO THE UNRECORDED SURVEY AND APPARENTLY WITHOUT KNOWLEDGE OF THE PRIOR SURVEY'S EXISTENCE, THE AUTHORS OF MAP REFERENCE 3 AND LATER 5 PERFORMED A SIMILAR MONUMENTED PROCEDURE IN THE EAST ONE-HALF OF SECTION 21. THIS INTERPRETATION OF THE DITCH IN THE EAST ONE-HALF OF SECTION 21 DIFFERS FROM THE ONE PERFORMED IN THE WEST ONE-HALF OF SECTION 21 BY APPROXIMATELY 6 FEET PRODUCING A 5.89 FOOT JOG AT THE NORTH-SOUTH CENTER SECTION LINE. THE SURVEY PERFORMED HERON DOCUMENTS AND ACCEPTS THIS JOG AT THE NORTH-SOUTH CENTERLINE OF SECTION 21.
7. THE SUBJECT PROPERTY DESCRIPTION YIELDS A CALCULATED AREA OF 11,615,748 SQ. FT. (266.66089 ACRES) MORE OR LESS.

SURVEYOR'S CERTIFICATION:

TO ERIE LAND COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AND COMMONWEALTH LAND TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 13, AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED IN SEPTEMBER 2018.



ROBERT L. MEADOWS JR., PLS 34977

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
2435 RESEARCH PARKWAY
COLORADO SPRINGS, CO. 80920

ALTA / NSPS LAND SURVEY DEPOSITING CERTIFICATE:

DEPOSITED THIS ____ DAY OF _____, 2017 A.D. AT ____ O'CLOCK ____M., IN BOOK ____

OF THE COUNTY SURVEY'S LAND SURVEY PLATS/RIGHT OF WAY SURVEYS AT PAGE _____, RECORDS

OF WELD COUNTY, COLORADO.

RECEPTION NUMBER: _____

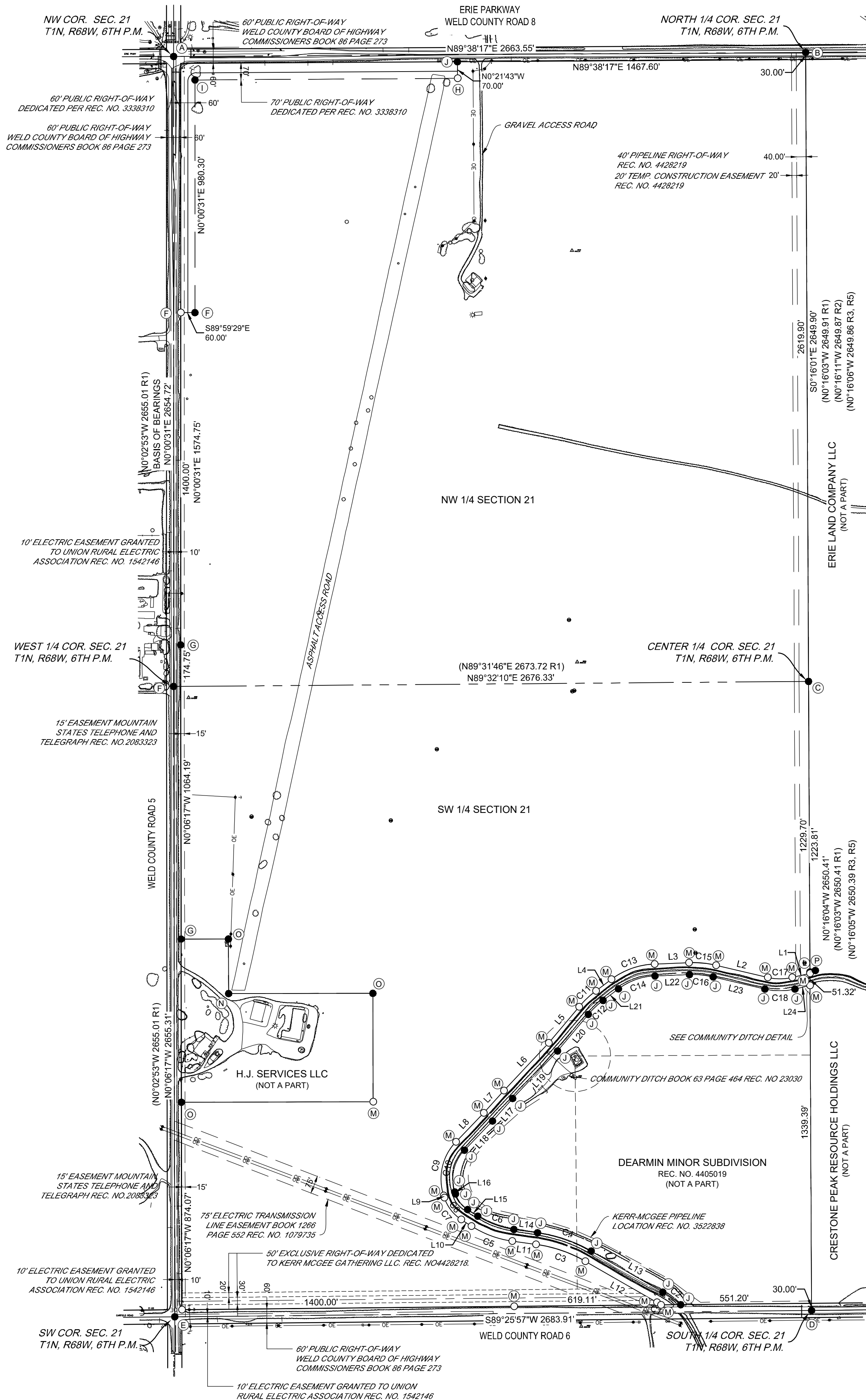
SHEET INDEX

SHEET 1	-	TITLE SHEET
SHEET 2	-	BOUNDARY AND TOPOGRAPHIC SHEET

PREPARED BY: Matrix DESIGN GROUP AN EMPLOYEE-OWNED COMPANY		ALTA/NSPS LAND TITLE SURVEY LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO	
DRAWN BY: RLM	CHECKED BY: RLM	SCALE: 1" = NA	DATE ISSUED: FEB 4, 2019
			SHEET 1 OF 3 SHEETS

ALT/NSPS LAND TITLE SURVEY

LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO



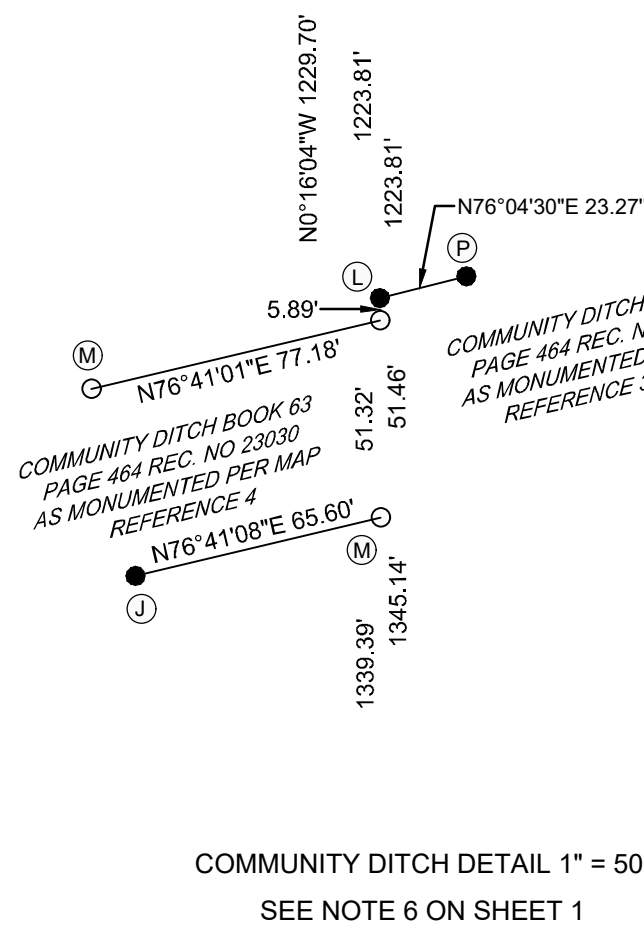
MAP REFERENCE LEGEND

THE FOLLOWING RECORDED DOCUMENTS WERE CONSIDERED IN DEVELOPING THE BOUNDARY DEPICTED ON THIS MAP:

- R1 AN ALTA LAND TITLE SURVEY DEPOSITED FOR RECORD ON AUGUST 3, 2006 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER 3408839.
- R2 AN ALTA LAND TITLE SURVEY DEPOSITED FOR RECORD ON JANUARY 29, 2009 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER 3602215.
- R3 AN ALTA LAND TITLE SURVEY DEPOSITED FOR RECORD ON MAY 5, 2014 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER 4015551.
- R4 AN ALTA LAND TITLE SURVEY DEPOSITED FOR RECORD ON SEPTEMBER 3, 2014 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER 4043099.
- R5 AN ALTA LAND TITLE SURVEY DEPOSITED FOR RECORD ON OCTOBER 25, 2017 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER 4346911.
- R6 THE FINAL PLAT OF DEARMIN MINOR SUBDIVISION RECORDED JUNE 6, 2018 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER 4405019.

MONUMENTATION LEGEND

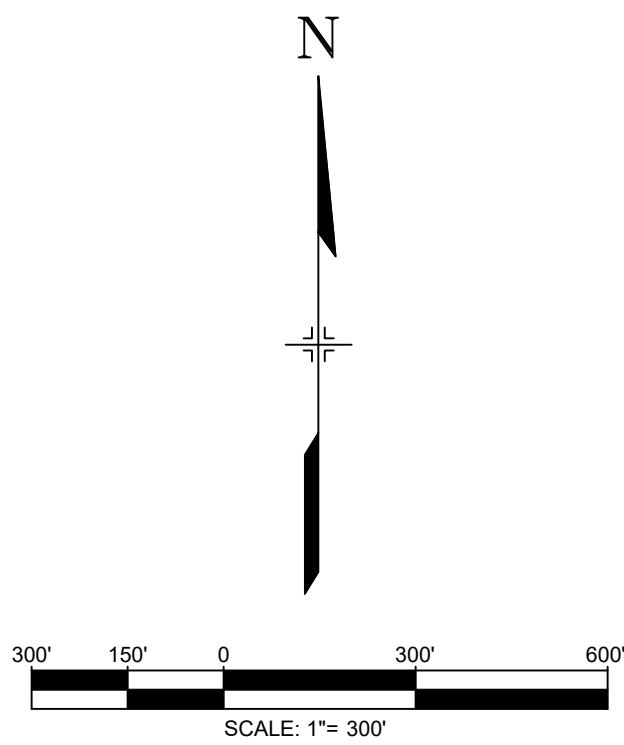
- A - INDICATES A FOUND REBAR WITH 2-1/2 INCH ALUMINUM CAP APPROPRIATELY STAMPED WITH SYMBOLOGY FOR THE NORTHWEST CORNER OF SECTION 21 AND "POWERS ELEVATION COMPANY 1993 PLS 23501" ENCASED IN A STANDARD MONUMENT WELL PER MAP REFERENCES R1 AND R4.
- B - INDICATES A FOUND REBAR WITH 2 INCH ALUMINUM CAP ILLEGIBLY STAMPED ENCASED IN A STANDARD MONUMENT WELL PER MAP REFERENCES R1, R2, R3, R4, R5 AND R6.
- C - INDICATES A FOUND 6/8 INCH REBAR WITH 2-1/2 INCH ALUMINUM CAP STAMPED "2006 - C 1/4 - S21 - T1N R68 W - PLS 28286" PER MAP REFERENCES R1, R2, R3, R4, R5 AND R6.
- D - INDICATES A FOUND REBAR WITH 2-1/2 INCH ALUMINUM CAP APPROPRIATELY STAMPED WITH SYMBOLOGY FOR THE SOUTH ONE-QUARTER CORNER OF SECTION 21 AND "2017 PLS 38512" ENCASED IN A STANDARD MONUMENT WELL MAP REFERENCE R6.
- E - INDICATES A FOUND REBAR WITH 3-1/4 INCH ALUMINUM CAP APPROPRIATELY STAMPED WITH SYMBOLOGY FOR THE SOUTHWEST CORNER OF SECTION 21 AND "1998 LS 13155" ENCASED IN A STANDARD MONUMENT WELL PER MAP REFERENCES R1, R4 AND R6.
- F - INDICATES A FOUND 6/8 INCH REBAR WITH 3-1/4 INCH ALUMINUM CAP APPROPRIATELY STAMPED WITH SYMBOLOGY FOR THE WEST ONE-QUARTER CORNER OF SECTION 21 AND "2006 VIGIL LAND CONSULTANTS PLS 26606 ENCASED IN A STANDARD MONUMENT WELL PER MAP REFERENCE R4.
- G - INDICATES A FOUND 4/8 INCH REBAR WITH 1 INCH YELLOW PLASTIC CAP STAMPED "PLS 25965" PER MAP REFERENCE R4.
- H - INDICATES A FOUND 4/8 INCH REBAR VISIBLY DISTURBED. ACCEPTED AS REMAINS OF MONUMENT PER MAP REFERENCE R4 REPLACED WITH A 5/8 INCH REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977".
- I - INDICATES A FOUND 5/8 INCH REBAR. ACCEPTED AS REMAINS OF MONUMENT PER MAP REFERENCE R4 REPLACED MISSING PLASTIC CAP WITH A 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977".
- J - INDICATES A FOUND 5/8 INCH REBAR WITH 1-1/4 INCH YELLOW PLASTIC CAP STAMPED "CVL LS 35593" PER MAP REFERENCE R4.
- K - INDICATES A FOUND 5/8 INCH REBAR WITH 1-1/4 INCH YELLOW PLASTIC CAP STAMPED "PLS 38257" PER MAP REFERENCE R3, R4 AND R5.
- L - INDICATES A FOUND 5/8 INCH REBAR. ACCEPTED AS REMAINS OF MONUMENT PER MAP REFERENCE R5.
- M - INDICATES A FOUND 5/8 INCH REBAR VISIBLY DISTURBED. ACCEPTED AS REMAINS OF MONUMENT PER MAP REFERENCE R4 REPLACED WITH A 5/8 INCH REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977".
- N - INDICATES A FOUND 5/8 INCH REBAR. ACCEPTED AS REMAINS OF MONUMENT PER MAP REFERENCE R4 REPLACED MISSING PLASTIC CAP WITH A 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977".
- O - INDICATES A FOUND 5/8 INCH REBAR WITH 1-1/4 INCH YELLOW PLASTIC CAP ILLEGIBLY STAMPED. ACCEPTED AS REMAINS OF MONUMENT PER MAP REFERENCE R4.
- P - INDICATES A FOUND 5/8 INCH REBAR. ACCEPTED AS REMAINS OF MONUMENT PER MAP REFERENCE R5.



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	2°24'14"	475.00'	19.93'	N58°55'40"W
C2	10°05'03"	525.00'	92.40'	N55°05'16"W
C3	22°03'40"	575.00'	221.40'	N71°09'37"W
C4	22°03'40"	625.00'	240.65'	N71°09'37"W
C5	24°57'41"	425.00'	185.15'	S69°42'37"E
C6	24°57'41"	375.00'	163.37'	S69°42'37"E
C7	39°02'42"	175.00'	119.26'	S37°42'25"E
C8	39°02'42"	125.00'	85.18'	S37°42'25"E
C9	62°08'24"	225.00'	244.02'	S12°53'09"W
C10	62°08'24"	175.00'	189.80'	S12°53'09"W
C11	13°09'14"	425.00'	97.57'	S46°38'08"W
C12	13°09'14"	375.00'	86.09'	S46°38'08"W
C13	34°36'07"	325.00'	196.27'	S70°30'47"W
C14	34°36'07"	275.00'	166.08'	S70°30'47"W
C15	15°24'26"	425.00'	114.29'	N84°28'55"W
C16	15°24'26"	375.00'	100.84'	N84°28'55"W
C17	26°32'10"	225.00'	104.21'	N89°57'13"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S76°41'08"W	77.18'
L2	N76°46'42"W	223.90'
L3	S87°48'52"W	145.31'
L4	S53°12'44"W	80.82'
L5	S40°03'31"W	199.79'
L6	S43°18'24"W	274.93'
L7	S41°54'01"W	126.84'
L8	S43°57'21"W	169.36'
L9	S18°11'03"E	8.91'
L10	S57°13'46"E	50.68'
L11	S82°11'27"E	100.58'
L12	S60°07'47"E	347.74'

LINE TABLE		
LINE	BEARING	LENGTH
L13	N60°07'47"W	347.74'
L14	N82°11'27"W	100.58'
L15	N57°13'46"W	50.68'
L16	N18°11'03"W	8.91'
L17	N41°54'01"E	127.12'
L18	N43°57'21"E	170.26'
L19	N43°18'24"E	275.73'
L20	N40°03'31"E	201.21'
L21	N53°12'44"E	80.82'
L22	N87°48'52"E	145.31'
L23	S76°46'42"E	223.90'
L24	N76°41'08"E	65.60'



- INDICATES A FOUND MONUMENT DESCRIBED WITHIN THE MONUMENTATION LEGEND
- INDICATES A SET NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MATRIX PLS 34977"

SYMBOL LEGEND FROM AERIAL SURVEY	
✕	FENCE
●	POLE
⊙	POST
—●—	SIGN
—●—●—	2-POST SIGN
○	TREE
—○—	WALL
—◇—	CONCRETE GUARD RAIL
—■—	GUARD RAIL
⊖	MONITORING WELL
⚡	RAILROAD LIGHT
⚡	RAILROAD SWITCH
⚡	POLE ANCHOR
⚡	MANHOLE
⚡	ELECTRIC BOX
⚡	POWER POLE
⚡	TRAFFIC LIGHT
⚡	LIGHT POLE
⚡	STORM INLET
⚡	WATER VALVE

PREPARED BY:

Matrix
DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY

ALT/NSPS LAND TITLE SURVEY

LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE,
COUNTY OF WELD, STATE OF COLORADO

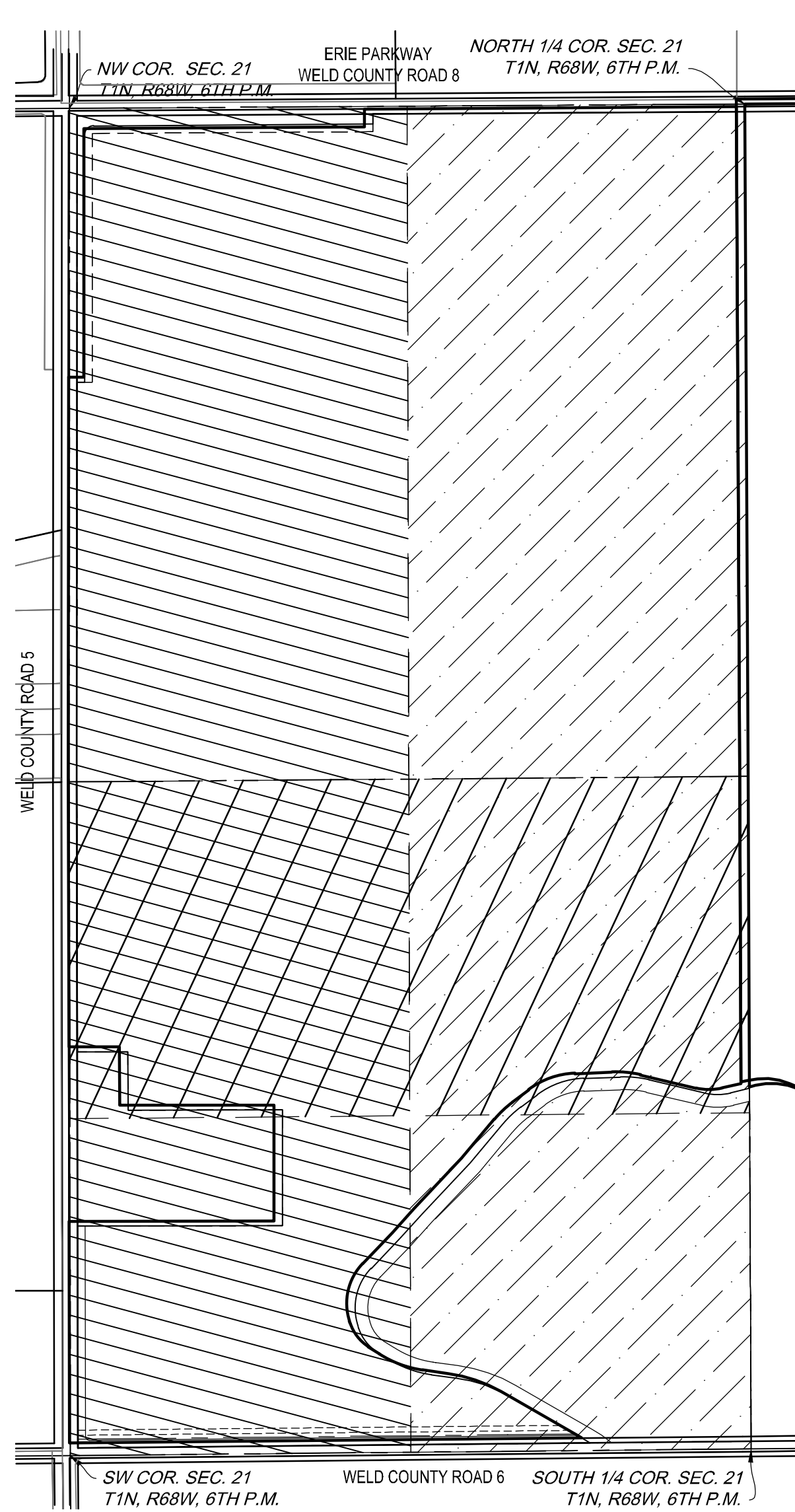
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CHECKED BY: RLM

SCALE: 1" = 300'

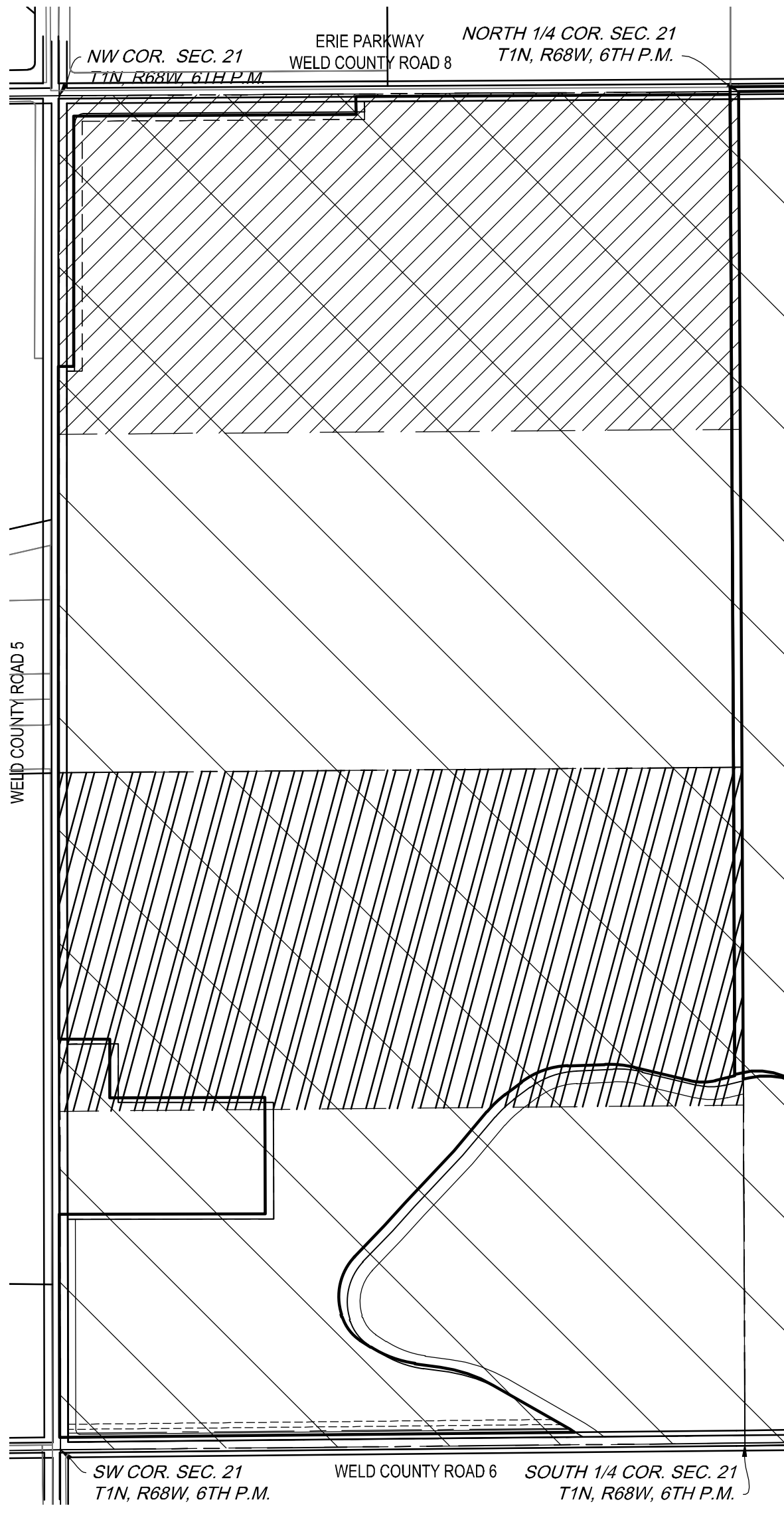
DATE ISSUED: FEB 04, 2019
SHEET 2 OF 3 SHEETS

ALTA/NSPS LAND TITLE SURVEY

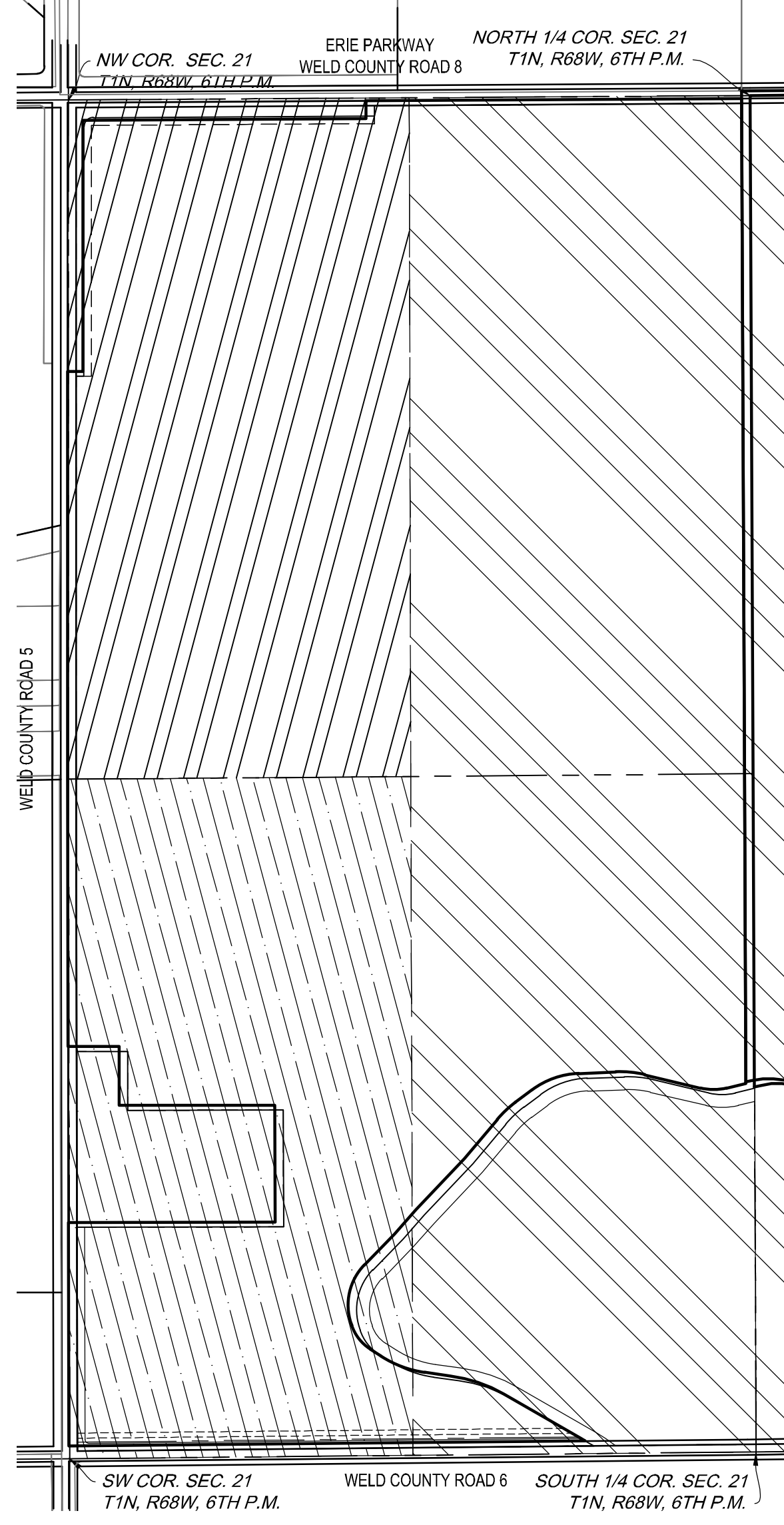
LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO



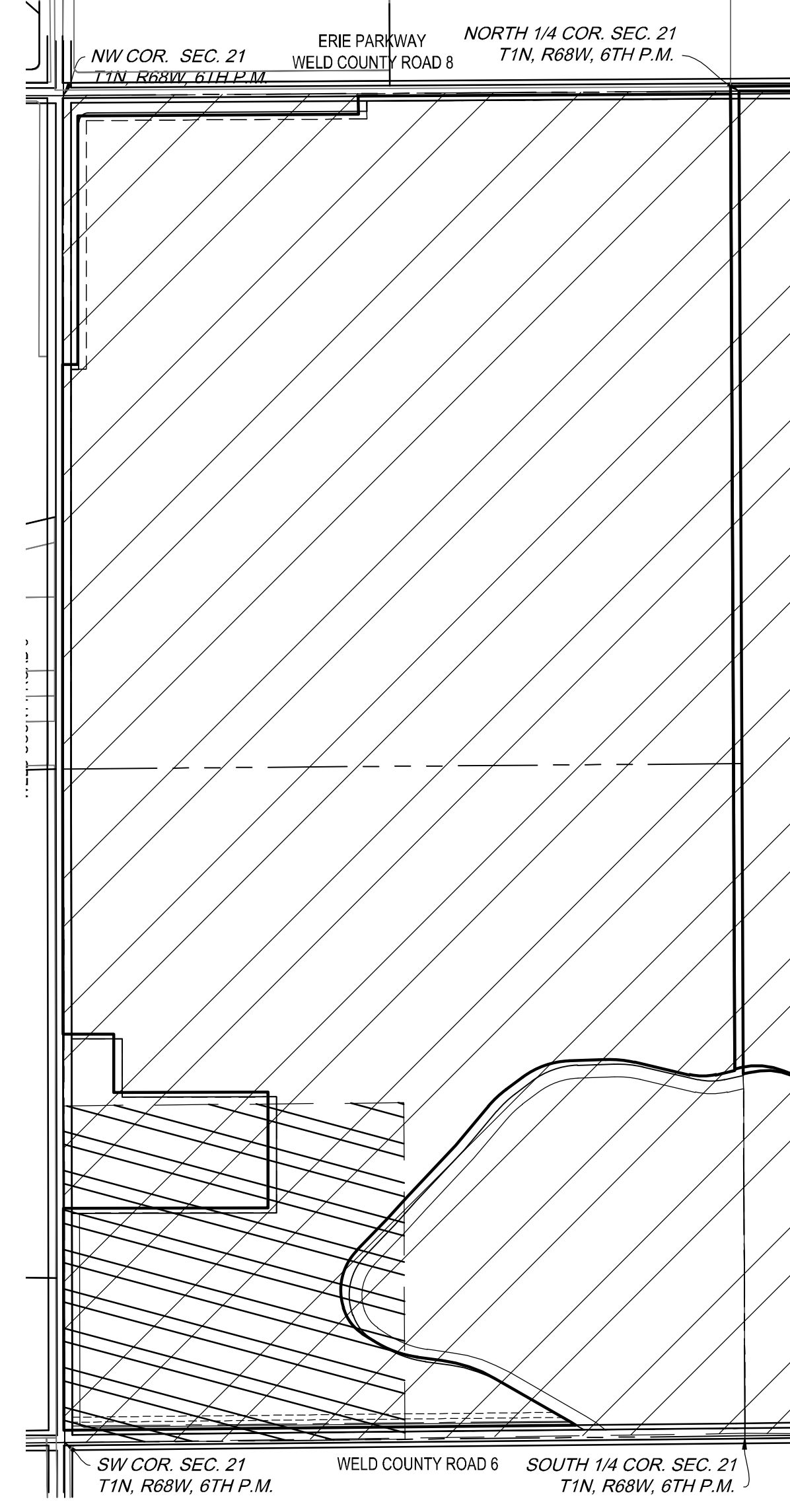
- BOOK 913 PAGE 87 (ITEM 12)
- RECORDING NUMBER 1640298 (ITEM 15A)
- RECORDING NUMBER 1602713 (ITEM 14A)



- RECORDING NUMBER 1602712 (ITEM 13)
- RECORDING NUMBER 3525268 (ITEM 15B)
- RECORDING NUMBER 3591158 (ITEM 18)



- BOOK 894 PAGE 390 (ITEM 12)
- RECORDING NUMBER 4117884 (ITEM 14C)
- BOOK 894 PAGE 390 (ITEM 11)



- RECORDING NUMBER 4117885 (ITEM 14D)
- BOOK 320 PAGE 61 (ITEM 8)

