

WESTERLY FILING NO.1

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
268.11 ACRES - 311 LOTS / 27 TRACTS
FP-001180-2020

DEDICATION STATEMENT

KNOW BY ALL MEN THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, COLORADO, DESCRIBED AS FOLLOWS:

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 OF 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 205 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°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 30.82 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°11'02" 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°13'48" EAST A DISTANCE OF 50.58 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°08'37" 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 SOUTH 89°59'29" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE VACATED RIGHT-OF-WAY RECORDED AT RECEPTION NO.4506864 OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ALONG SAID RIGHT-OF-WAY VACATION THE FOLLOWING FOUR (4) COURSES:

1. THENCE NORTH 00°00'31" EAST A DISTANCE OF 990.23 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°37'46", A RADIUS OF 20.00 FEET AN ARC LENGTH OF 31.29 FEET AND A CHORD THAT BEARS NORTH 44°49'24" EAST A DISTANCE OF 28.19 FEET;
3. THENCE NORTH 89°38'17" EAST A DISTANCE OF 1,116.48 FEET TO THE EASTERLY LINE OF ERIE PARKWAY AS DESCRIBED IN RECEPTION NO. 3338310;
4. THENCE NORTH 00°21'43" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 40.00 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 1,467.80 FEET TO THE POINT OF BEGINNING.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF WESTERLY FILING NO.1. THE STREETS, TRACTS, EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.

OWNER'S SIGNATURE

ERIE LAND COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: REDWOOD-SOUTHERN LAND INVESTMENT AND DEVELOPMENT, LLC,
A MARYLAND LIMITED LIABILITY COMPANY,
ITS SOLE OWNER

BY: SOUTHERN LAND COMPANY, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: DAVID BRACHT, VICE PRESIDENT

STATE OF Tennessee) SS.
COUNTY OF Davidson

ACKNOWLEDGED BEFORE ME THIS 7 DAY OF January, 2021 BY DAVID BRACHT AS VICE PRESIDENT OF SOUTHERN LAND COMPANY, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

Kelly L. Schooley
NOTARY PUBLIC

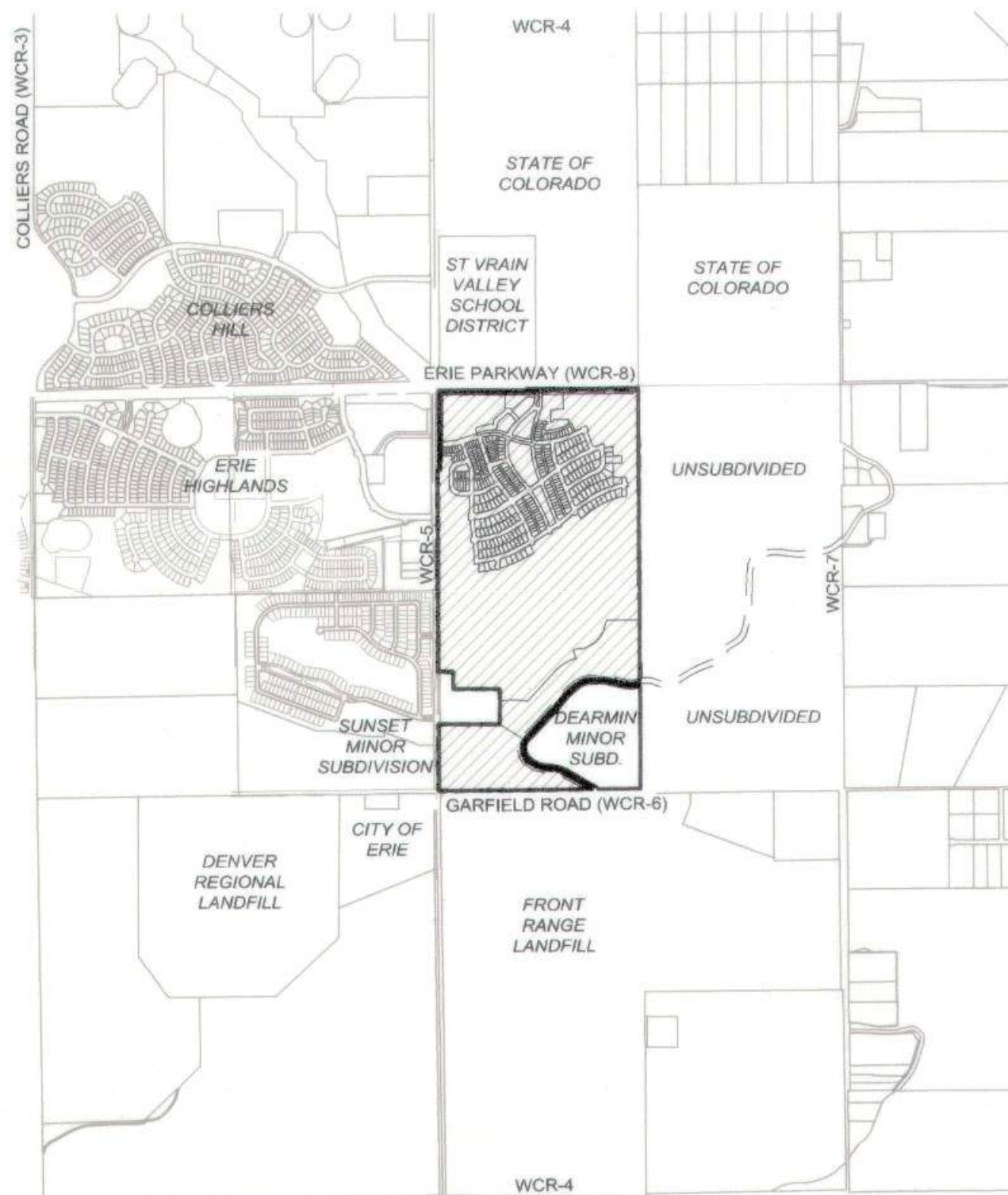
MY COMMISSION EXPIRES: May 20, 2024



PLANNING & DEVELOPMENT APPROVAL CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING AND DEVELOPMENT DIRECTOR ON THIS _____ DAY OF _____, 2021.

PLANNING AND DEVELOPMENT DIRECTOR _____



VICINITY MAP

SCALE: 1" = 2000'

INDEX OF SHEETS

DRAWING DESCRIPTION	SHEET NO.
COVER SHEET SHEET	1
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TRACT SUMMARY CHART					
TRACT	AREA (SF)	Area (AC)	USE	OWNERSHIP	MAINTENANCE
A	55,515.00	1.274	BUFFER/LANDSCAPE	DISTRICT	HOME OWNERS ASSOCIATION
B	387,964.00	8.906	DRAINAGE & UTILITY	DISTRICT	HOME OWNERS ASSOCIATION
C	44,185.00	1.014	FUTURE DEVELOPMENT	PRIVATE	ERIE LAND COMPANY, LLC
D	38,948.00	0.894	FUTURE DEVELOPMENT	PRIVATE	ERIE LAND COMPANY, LLC
E	43,682.00	1.003	FUTURE DEVELOPMENT	PRIVATE	ERIE LAND COMPANY, LLC
F	43,329.00	0.995	IRRIGATION	DISTRICT	HOME OWNERS ASSOCIATION
G	35,791.00	0.822	BUFFER/LANDSCAPE	DISTRICT	HOME OWNERS ASSOCIATION
H	58,147.00	1.335	GREENWAY/LANDSCAPE	DISTRICT	HOME OWNERS ASSOCIATION
I	4,240.00	0.097	LANDSCAPE	DISTRICT	HOME OWNERS ASSOCIATION
J	60,765.00	1.395	GREENWAY/LANDSCAPE	DISTRICT	HOME OWNERS ASSOCIATION
K	20,975.00	0.482	ALLEY	DISTRICT	HOME OWNERS ASSOCIATION
L	5,653,944.00	134.388	FUTURE DEVELOPMENT	PRIVATE	ERIE LAND COMPANY, LLC
M	11,431.00	0.262	ALLEY	DISTRICT	HOME OWNERS ASSOCIATION
N	144,803.00	3.324	GREENWAY/LANDSCAPE	DISTRICT	HOME OWNERS ASSOCIATION
O	4,078.00	0.094	LANDSCAPE	DISTRICT	HOME OWNERS ASSOCIATION
P	14,410.00	0.331	ALLEY	DISTRICT	HOME OWNERS ASSOCIATION
Q	22,970.00	0.527	ALLEY	DISTRICT	HOME OWNERS ASSOCIATION
R	11,170.00	0.256	ALLEY	DISTRICT	HOME OWNERS ASSOCIATION
S	13,434.00	0.308	ALLEY	DISTRICT	HOME OWNERS ASSOCIATION
T	20,457.00	0.470	POCKET PARK	DISTRICT	HOME OWNERS ASSOCIATION
U	14,684.00	0.337	POCKET PARK	DISTRICT	HOME OWNERS ASSOCIATION
V	6,075.00	0.139	ALLEY	DISTRICT	HOME OWNERS ASSOCIATION
W	984,830.00	22.609	FUTURE OPEN SPACE	PRIVATE	ERIE LAND COMPANY, LLC
X	15,970.00	0.367	ALLEY	DISTRICT	HOME OWNERS ASSOCIATION
Y	1,132,953.00	26.009	OPEN SPACE	TOWN OF ERIE	TOWN OF ERIE
Z	15,417.00	0.354	ALLEY	DISTRICT	HOME OWNERS ASSOCIATION
AA	5,063.00	0.116	ALLEY	DISTRICT	HOME OWNERS ASSOCIATION

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS	1,518,503 SF	34.86 AC	13.00%
FUTURE DEVELOPMENT	5,897,980 SF	135.40 AC	50.50%
TRACTS	3,154,594 SF	72.42 AC	27.01%
PUBLIC ROW	1,107,980 SF	25.44 AC	9.49%
TOTAL	11,679,057 SF	268.11 AC	100.00%

LOT SUMMARY CHART			
PRODUCT TYPE	BLOCK	LOT	TOTAL
SINGLE FAMILY FRONT LOAD	6	1-14	129
	7	1-19	
	8	1-24	
	9	1-3	
	10	1-6	
	15	1-14	
	16	1-17	
	17	1-23	
SINGLE FAMILY ALLEY LOAD	18	1-9	115
	2	8-12	
	3	19-24	
	4	5-10	
	5	1-23	
	11	1-24	
	12	1-24	
	13	1-18	
DUPEX ALLEY LOAD	14	13-21	60
	1	1-12	
	3	1-18, 25-36	
	4	1-4, 11-18	
TOWNHOME ALLEY LOAD	14	22-27	7

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)
COUNTY OF WELD) SS.

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2021 A.D. AND WAS RECORDED AT RECEPTION NUMBER _____

COUNTY CLERK AND RECORDER

TITLE VERIFICATION CERTIFICATE

WE FIDELITY NATIONAL TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT THOSE SET FORTH IN THE FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE REPORT NO. N0017870-010-T02-ES, AMENDMENT NO.5, EFFECTIVE DATE DECEMBER 28, 2020 AT 8:00 A.M.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

BY: MEJ Ellsworth
MEJ ELLSWORTH

1-8-2021
(DATE)

TITLE: SA. V.P.

STATE OF COLORADO)
COUNTY OF Denver) SS.

ACKNOWLEDGED BEFORE ME THIS 8th DAY OF January, 2021 BY M. Ellsworth AS SA. VP

Kimberly D Kindig
NOTARY PUBLIC

Kimberly D Kindig
Notary Public - State Of Colorado
Notary Id #20144046827
My Commission Expires 12/10/2022

MY COMMISSION EXPIRES: 12-10-22

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS WESTERLY FINAL PLAT FILING NO. 1 IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE _____ DAY OF _____ 2021.

MAYOR _____

ATTEST _____
TOWN CLERK

ACCEPTANCE CERTIFICATE

THE DEDICATION OF TRACTS "A, B, F - K, M - V, X, Z AND AA" IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE WESTERLY MASTER ASSOCIATION.

BY: Heidi Majerik
(HEIDI MAJERIK, PRESIDENT) 1/8/21
DATE

STATE OF Colorado)
COUNTY OF Denver) SS.

ACKNOWLEDGED BEFORE ME THIS 8th DAY OF January 2021 BY Heidi Majerik AS President

WITNESS MY HAND AND OFFICIAL SEAL

Kimberly D Kindig
NOTARY PUBLIC

Kimberly D Kindig
Notary Public - State Of Colorado
Notary Id #20144046827
My Commission Expires 12/10/2022

MY COMMISSION EXPIRES: 12-10-2022

ACCEPTANCE CERTIFICATE

THE DEDICATION OF TRACTS "C, D, E, L, AND W" IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY ERIE LAND COMPANY, LLC.

ERIE LAND COMPANY, LLC

BY: David Bracht
(DAVID BRACHT, PRESIDENT) 1/7/21
DATE

TITLE: Vice President

STATE OF Tennessee)
COUNTY OF Davidson) SS.

ACKNOWLEDGED BEFORE ME THIS 7 DAY OF January, 2021 BY David Bracht AS Vice President of Southern

WITNESS MY HAND AND OFFICIAL SEAL

Kelly L. Schooley
NOTARY PUBLIC

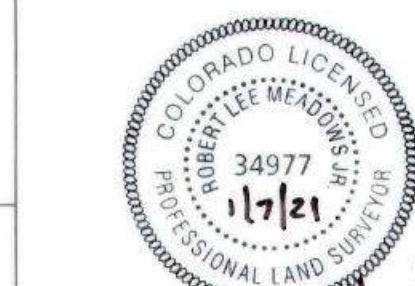


MY COMMISSION EXPIRES: May 20, 2024

SURVEYOR'S CERTIFICATE

I, ROBERT L. MEADOWS JR. A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON MAY 31, 2019, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2021.



ROBERT L. MEADOWS JR., PLS 34977

SUBMITTED: 06.19.2020	
REVISION NO.	DATE
1	10.9.2020
2	11.30.2020
3	12.30.2020
4	01.06.2021

SHEET 1 OF 27

DATE: JANUARY 06, 2021

SURVEYOR

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

Matrix
Excellence by Design

WESTERLY FILING NO.1

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
268.11 ACRES - 311 LOTS / 27 TRACTS
FP-001180-2020

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 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.
- E - INDICATES A FOUND 4/8 INCH REBAR WITH 1 INCH YELLOW PLASTIC CAP STAMPED "PLS 25965" PER MAP REFERENCE R4.
- F - 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".
- G - 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".
- H - INDICATES A FOUND 5/8 INCH REBAR WITH 1-1/4 INCH YELLOW PLASTIC CAP STAMPED "CVL LS 35593" PER MAP REFERENCE R4.

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.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°37'46"	20.00'	31.29'	S44°49'24"W	28.19'
C2	26°32'10"	225.00'	104.21'	N89°57'13"E	103.28'
C3	15°24'26"	425.00'	114.29'	S84°28'55"E	113.94'
C4	34°36'07"	325.00'	196.27'	N70°30'47"E	193.30'
C5	13°09'14"	425.00'	97.57'	N46°38'08"E	97.36'
C6	62°08'24"	225.00'	244.02'	N12°53'09"E	232.24'
C7	39°02'42"	175.00'	119.26'	N37°42'25"W	116.96'
C8	24°57'41"	425.00'	185.15'	N89°42'37"W	183.69'
C9	22°03'40"	575.00'	221.40'	N71°09'37"W	220.03'
C10	2°24'14"	475.00'	19.93'	N58°55'40"W	19.93'
C11	26°32'10"	275.00'	127.36'	N69°57'13"E	126.23'
C12	15°24'26"	375.00'	100.84'	N84°28'55"W	100.54'
C13	34°36'07"	275.00'	166.08'	S70°30'47"W	163.57'
C14	13°09'14"	375.00'	86.09'	S46°38'08"W	85.90'
C15	62°08'24"	175.00'	189.80'	S12°53'09"W	180.63'
C16	39°02'42"	125.00'	85.18'	S37°42'25"E	83.54'
C17	24°57'41"	375.00'	163.37'	S69°42'37"E	162.08'
C18	22°03'40"	625.00'	240.65'	N71°09'37"W	239.17'
C19	10°05'03"	525.00'	92.40'	N55°05'16"W	92.28'

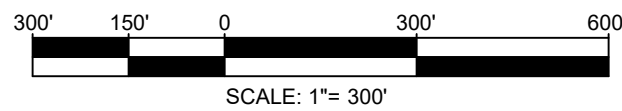
LINE TABLE		
LINE	BEARING	LENGTH
L1	N76°41'08"E	77.18'
L2	S76°46'42"E	223.90'
L3	N87°48'52"E	145.31'
L4	N53°12'44"E	80.82'
L5	N40°03'31"E	199.79'
L6	N43°18'24"E	274.93'
L7	N41°54'01"E	126.84'
L8	N43°57'21"E	169.36'
L9	N18°11'03"W	8.91'
L10	N57°13'46"W	50.68'
L11	N82°11'27"W	100.58'
L12	N60°07'47"W	347.74'
L13	N76°41'08"E	65.60'
L14	S76°46'42"E	223.90'
L15	N87°48'52"E	145.31'
L16	N53°12'44"E	80.82'
L17	N40°03'31"E	201.21'
L18	N43°18'24"E	275.73'
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'

LEGEND

- FOUND MONUMENT (AS NOTED)

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

- PLAT BOUNDARY
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE



PLAT NOTES:

- THE BASIS OF BEARINGS FOR THIS MAP IS THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED ON THE WEST END BY A FOUND 2-1/2 INCH ALUMINUM CAP WITH A MONUMENT CASING STAMPED WITH THE APPROPRIATE TEXT AND SYMBOLOGY FOR THE NORTHWEST CORNER OF SECTION 21 AND "LS 23501" AND MONUMENTED ON THE EAST END BY A FOUND REBAR WITH 2 INCH ALUMINUM CAP ILLEGIBLY STAMPED ENCASED IN A STANDARD MONUMENT WELL BEARING NORTH 89°38'17" EAST A DISTANCE OF 2663.55 FEET BETWEEN SAID MONUMENTS.
- ALL LINEAR UNITS SHOWN ON THIS PLAT ARE IN U.S. SURVEY FEET.
- SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED "MATRIX PLS 34977" AT ALL EXTERIOR CORNERS, UNLESS OTHERWISE NOTED.
- 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.
- 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 08013C0442, EFFECTIVE DECEMBER 18, 2012.
- COORDINATE DATUM: PROJECT COORDINATES ARE MODIFIED (GROUND) NAD83(2011) STATE PLANE COORDINATES OF THE COLORADO NORTH ZONE (0501) USING A COMBINED SCALE FACTOR OF 1.0002839169 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.
- 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. N0017870-010-T02-ES, AMENDMENT NO. 5 PREPARED BY FIDELITY NATIONAL TITLE GROUP WITH AN EFFECTIVE DATE OF NOVEMBER 10, 2020 AT 8:00 A.M. ALL SCHEDULE B, EXCEPTIONS THAT ARE GRAPHICALLY PLOTTABLE ARE DEPICTED ON HEREON. ALL EXCEPTION DOCUMENTS CONTAINED IN THE TITLE COMMITMENT INCLUDING THOSE THAT ARE GRAPHICALLY PLOTTABLE, THAT ARE NOT PLOTTABLE OR OUTSIDE LIMITS OF THIS PLAT ARE LISTED BELOW:

- DEED RESERVATIONS RECORDED AUGUST 11, 1911 IN BOOK 320 AT PAGE 61
- RELEASE AND QUITCLAIM DEED RECORDED DECEMBER 17, 1998 AT RECEPTION NO. 2661201.
- REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED FEBRUARY 28, 2002 AT RECEPTION NO. 2954716.
- RELINQUISHMENT RECORDED SEPTEMBER 4, 2018 AT RECEPTION NO. 4428217.
- EASEMENT FOR ELECTRICAL FACILITIES RECORDED FEBRUARY 2, 1970 IN BOOK 620 AT RECEPTION NO. 154146.
- EASEMENT FOR ELECTRICAL TRANSMISSION LINES RECORDED APRIL 5, 1958 IN BOOK 1266 AT PAGE 552.
- EASEMENT FOR COMMUNICATION AND OTHER FACILITIES RECORDED MAY 7, 1930 IN BOOK 894 AT PAGE 390.
- PARTIAL RELEASE RECORDED SEPTEMBER 4, 2018 AT RECEPTION NO. 4569617.
- CORRECTED PARTIAL RELEASE RECORDED JUNE 5, 2020 AT RECEPTION NO. 4596617.
- AGREEMENT RECORDED APRIL 30, 1931 IN BOOK 913 AT PAGE 86.
- RELINQUISHMENT RECORDED SEPTEMBER 4, 2018 AT RECEPTION NO. 4428217.
- MINERAL DEED RECORDED NOVEMBER 30, 1972 IN BOOK 681 AT RECEPTION NO. 1602712.
- RATIFICATION OF LEASE RECORDED DECEMBER 10, 1980 AT RECEPTION NO. 2235517.
- RELINQUISHMENT RECORDED SEPTEMBER 4, 2018 AT RECEPTION NO. 4428217.
- OIL AND GAS LEASE RECORDED NOVEMBER 30, 1972 IN BOOK 681 AT RECEPTION NO. 1602713.
- NOTICE OF OIL AND GAS SURFACE USE RECORDED DECEMBER 7, 2000 AT RECEPTION NO. 2811876.
- RECORDING SUPPLEMENT TO OPERATING AGREEMENT RECORDED JUNE 22, 2015 AT RECEPTION NO. 4117884.
- RECORDING SUPPLEMENT TO OPERATING AGREEMENT RECORDED JUNE 22, 2015 AT RECEPTION NO. 4117885.
- RECORDING SUPPLEMENT TO OPERATING AGREEMENT RECORDED OCTOBER 9, 2018 AT RECEPTION NO. 4437212.
- RELINQUISHMENT RECORDED SEPTEMBER 4, 2018 AT RECEPTION NO. 4428217.
- DECLARATIONS OF POOLING RECORDED JULY 29, 2019 AT RECEPTION NO. 4509251 AND JULY 29, 2019 AT RECEPTION NO. 4509252.
- SURFACE OWNER'S AGREEMENT RECORDED JULY 10, 1974 IN BOOK 178 AT RECEPTION NO. 1640298.
- REQUEST FOR NOTIFICATION RECORDED DECEMBER 21, 2007 AT RECEPTION NO. 3525286.
- ASSIGNMENT OF ROYALTY (QUIT CLAIM) RECORDED SEPTEMBER 7, 2016 AT RECEPTION NO. 4234417.
- ASSIGNMENT OF ROYALTY (QUIT CLAIM) RECORDED DECEMBER 22, 2017 AT RECEPTION NO. 4362621.
- RELINQUISHMENT RECORDED SEPTEMBER 4, 2018 AT RECEPTION NO. 4428217.
- EASEMENT FOR COMMUNICATION FACILITIES RECORDED JANUARY 5, 1987 IN BOOK 1141 AT RECEPTION NO. 2083323.
- COMMUNITIZATION AGREEMENT RECORDED NOVEMBER 21, 2008 AT RECEPTION NO. 3591158.
- NOTICE OF PIPELINE LOCATION RECORDED DECEMBER 11, 2007 AT RECEPTION NO. 3522838.
- AGREEMENT RECORDED DECEMBER 6, 2017 AT RECEPTION NO. 4358124.
- DEED RESTRICTIONS RECORDED DECEMBER 22, 2017 AT RECEPTION NO. 4362618 AND RECEPTION NO. 4362619.
- RIGHT-OF-WAY GRANT RECORDED SEPTEMBER 4, 2018 AT RECEPTION NO. 4428218.
- RIGHT-OF-WAY GRANT RECORDED SEPTEMBER 4, 2018 AT RECEPTION NO. 4428218.
- RELINQUISHMENT RECORDED SEPTEMBER 4, 2018 AT RECEPTION NO. 4428217.
- SET BACK WAIVER RECORDED SEPTEMBER 4, 2018 AT RECEPTION NO. 4428213.
- DEARMIN MINOR SUBDIVISION RECORDED JUNE 6, 2018 AT RECEPTION NO. 4405019.
- MEMORANDUM OF AGREEMENT RECORDED OCTOBER 12, 2018 AT RECEPTION NO. 4438250 AND RECEPTION NO. 4438252.
- DEARMIN ZONING MAP RECORDED DECEMBER 18, 2018 AT RECEPTION NO. 4456465.
- RIGHT-OF-WAY GRANT RECORDED JANUARY 11, 2019 AT RECEPTION NO. 4459419.
- RIGHT-OF-WAY GRANT RECORDED JANUARY 11, 2019 AT RECEPTION NO. 4459420.
- TOWN OF ERIE ORDINANCE NO. 13-2019 RECORDED JULY 18, 2019 AT RECEPTION NO. 4506864.
- DECLARATIONS OF POOLING RECORDED SEPTEMBER 12, 2019 AT RECEPTION NO. 4522622, RECEPTION NO. 4522623, RECEPTION NO. 4522624 AND RECEPTION NO. 4522625.
- EASEMENT AGREEMENT RECORDED NOVEMBER 20, 2019 AT RECEPTION NO. 4543148.
- TOWN OF ERIE ORDINANCE NO. 10-2020 RECORDED FEBRUARY 27, 2020 AT RECEPTION NO. 4570092.
- ORDER AND DECREE RECORDED JUNE 24, 2020 AT RECEPTION NO. N00460215.
- ORDER AND DECREE RECORDED JUNE 24, 2020 AT RECEPTION NO. N00460217.
- ORDER AND DECREE RECORDED JUNE 24, 2020 AT RECEPTION NO. N00460219.
- WESTERLY PUD DISTRICT MAP RECORDED AUGUST 14, 2020 AT RECEPTION NO. 4619411.
- WESTERLY ZONING MAP RECORDED AUGUST 17, 2020 AT RECEPTION NO. 4619843.

- A BLANKET UTILITY EASEMENT IS HEREBY GRANTED WITHIN TRACTS A, F, K, M, P, Q, R, S, V, X, Z AND AA FOR THE CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTENANCE OF ELECTRICITY, GAS, TELEPHONE, CABLE, AND OTHER TELECOMMUNICATIONS FACILITIES.
- A BLANKET UTILITY EASEMENT IS HEREBY GRANTED OVER TRACT A AND TRACT U AS SHOWN ON THIS PLAT FOR THE CONSTRUCTION, REPAIR, REPLACEMENT AND MAINTENANCE OF WATER LINES.
- THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE TOWN OF ERIE ENGINEERING STANDARDS AND SPECIFICATIONS, AS AMENDED. THE OWNER(S) GRANT THE TOWN OF ERIE A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).

- A BLANKET PUBLIC ACCESS EASEMENT IS GRANTED ACROSS ALL TRACTS WITH THE EXCEPTION OF TRACTS D, E, AND W.

- A PORTION OF WESTERLY FILING NO. 1 IS UNDERTAKEN. TO REDUCE RISK OF SUBSIDENCE-RELATED DAMAGE, NO BUILDING OR BUILDING SEGMENT WITHIN IMPACTED BLOCKS AND TRACTS MAY EXCEED 154 FEET IN LENGTH OR WIDTH. IMPACTED BLOCKS AND TRACTS INCLUDE: BLOCKS 1, 2, 3, 4, 5, 6, 13, 14, AND 15, AND TRACTS C, D, E, F, AND PORTION(S) OF TRACT L.
- THE SUBSIDENCE HAZARD AND MITIGATION RECOMMENDATIONS ARE DESCRIBED IN MINE SUBSIDENCE INVESTIGATION, DEARMIN/SWINK PROPERTY, 402.58 ACRES IN SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST, WELD COUNTY, COLORADO (WESTERN ENVIRONMENT AND ECOLOGY, INC., DECEMBER 15, 2018). THIS REPORT IS ON FILE WITH THE TOWN OF ERIE PLANNING AND DEVELOPMENT DEPARTMENT, FILE NO. FP-001180-2020.

- A) THE UNITED STATES ELECTRIC TRANSMISSION LINE EASEMENTS ARE RESTRICTED AREAS AND ALL CONSTRUCTION ACTIVITIES WITHIN SAID EASEMENT SHOULD BE COORDINATED WITH THE WESTERN AREA POWER ADMINISTRATION, LANDS DEPARTMENT, P.O. BOX 3700, LOVELAND, COLORADO 80539-3003 (970-461-7200).

- NO TREES OR OTHER VEGETATION, WHICH WILL EXCEED 5 FEET IN HEIGHT AT FULL MATURITY, ARE ALLOWED WITHIN THE 75' EASEMENT AREA.
- NO BUILDINGS OR OTHER STRUCTURES ARE ALLOWED WITHIN THE TRANSMISSION LINE EASEMENT AREA.
- A MINIMUM OVERHEAD CLEARANCE OF 16 FEET FROM THE TRANSMISSION LINE CONDUCTORS MUST BE MAINTAINED AT ALL TIMES.
- INDUCED VOLTAGES AND CURRENTS MAY OCCUR ON THE FACILITY CONSTRUCTED OR PLACED UNDER OR NEAR HIGH VOLTAGE TRANSMISSION LINES. THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF PERSONNEL AND EQUIPMENT IN THEIR DESIGN, CONSTRUCTION, OPERATION AND MAINTENANCE OF THE FACILITY.
- ANY CHANGES IN EXISTING TOPOGRAPHY MUST BE COORDINATED AND APPROVED BY WAPA. EXCAVATION IS NOT PERMITTED WITHIN 20 FEET OF ANY TRANSMISSION LINE STRUCTURE.
- NO FENCES SHALL BE INSTALLED ON OR ACROSS THE EASEMENT AREA WITHOUT FIRST SUBMITTING THE FENCE/GATE PLANS FOR REVIEW AND APPROVAL BY WAPA.

SUBMITTED: 06.19.2020	
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1	10.9.2020
2	11.30.2020
3	12.30.2020
4	01.06.2021

SHEET 2 OF 27

DATE: JANUARY 06, 2021

SURVEYOR

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



WESTERLY FILING NO.1
A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
268.11 ACRES - 311 LOTS / 27 TRACTS
FP-001180-2020

COLLIERS HILL FILING NO. 3D

UNPLATTED WELD COUNTY (AG)

POINT OF COMMENCEMENT
NW CORNER SECTION 21

N89°38'17"E 79.42'

S0°21'43"E 70.00'

140' R.O.W.
DEDICATED PER BK 86, PG 273
REC. NO. 3338310

ERIE PARKWAY (WELD CTY. RD. 8)
(R.O.W. VARIES)

10' UTILITY
EASEMENT REC.
NO. 4543148

N89°38'17"E 1210.86'

S89°38'17"W 822.77'

BLANKET DRAINAGE/UTILITY EASEMENT
GRANTED BY THIS PLAT

MATCH LINE
SEE SHEET 4

TRACT B
387964 SF
8.91 AC

TRACT D
38946 SF
0.89 AC

MATCH LINE
SEE SHEET 6

TRACT B
387964 SF
8.91 AC

TRACT A
55515 SF
1.27 AC

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

120' R.O.W.
DEDICATED PER BK 86, PG 273
REC. NO. 3338310

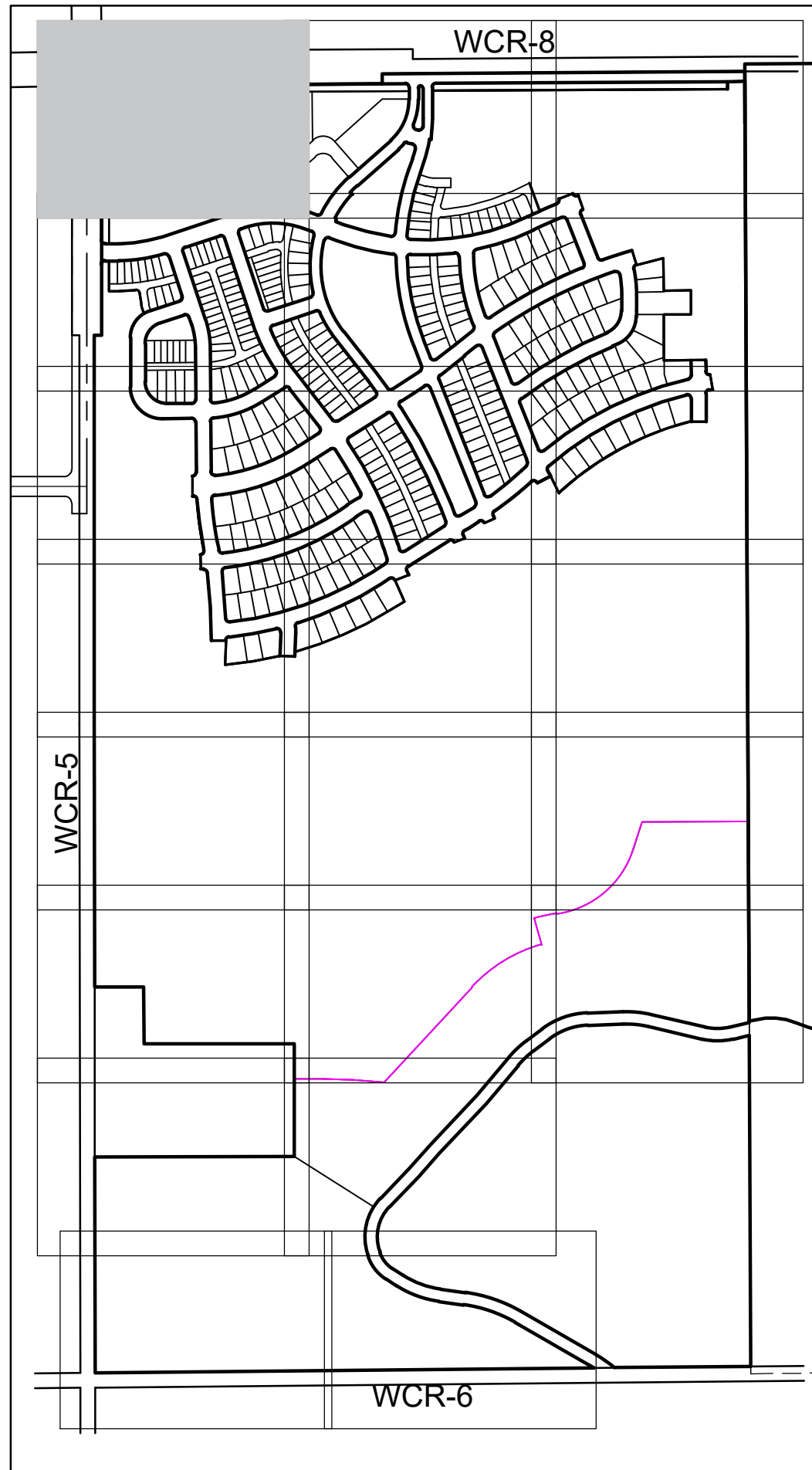
10' ELECTRIC EASEMENT GRANTED
TO UNION RURAL ELECTRIC
ASSOCIATION REC. NO. 1542146

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

15' EASEMENT MOUNTAIN
STATES TELEPHONE AND
TELEGRAPH REC. NO. 2083323

120' R.O.W.
DEDICATED PER BK 86, PG 273
REC. NO. 3338310

PEACH AVENUE
(70' R.O.W.)



LEGEND

- FOUND MONUMENT (AS NOTED ON PAGE 2)
- SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" "PLS 34977"
- 23
XXXX SQ FT
X.XX 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

N

40 0 40 80
SCALE IN FEET
ORIGINAL SCALE

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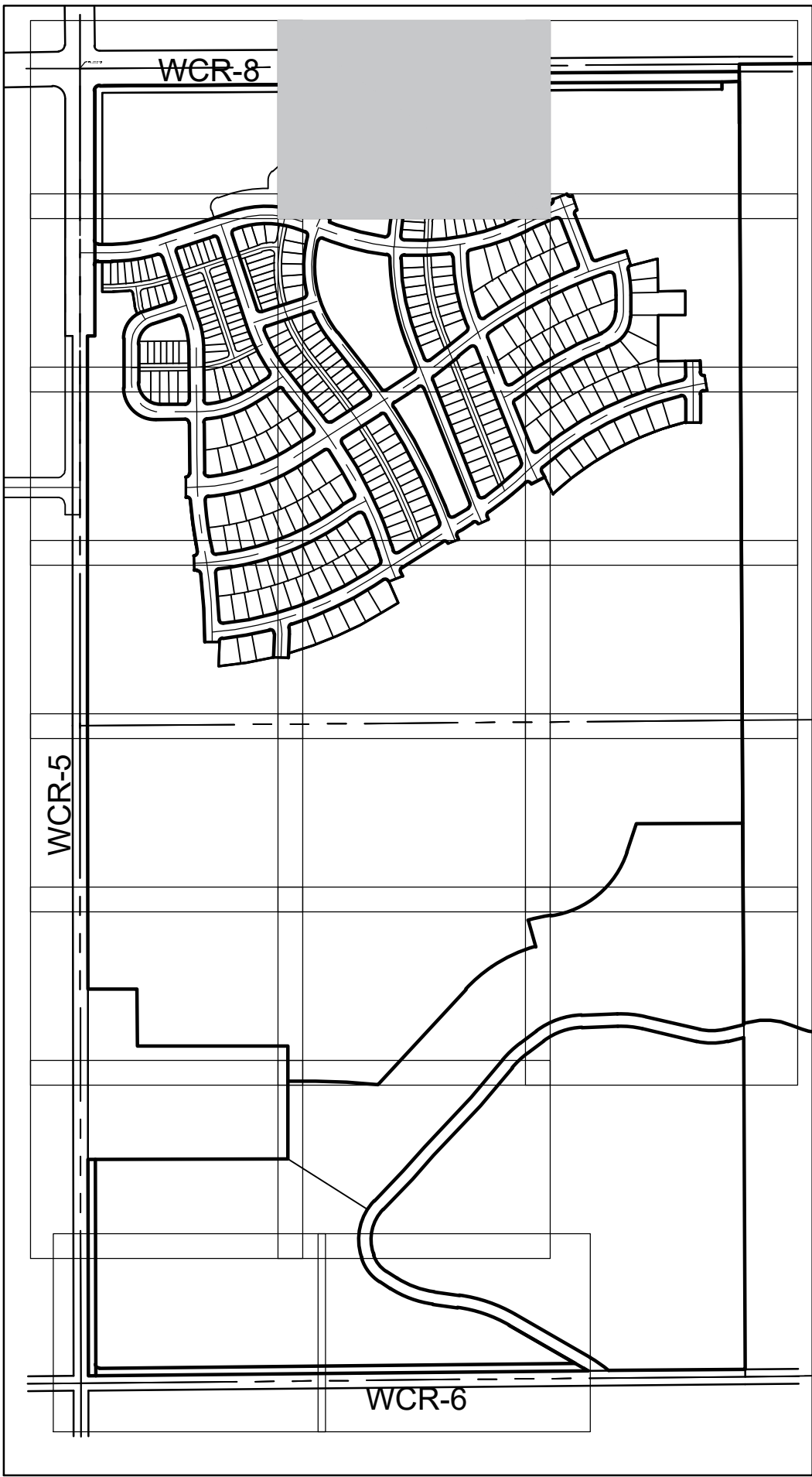
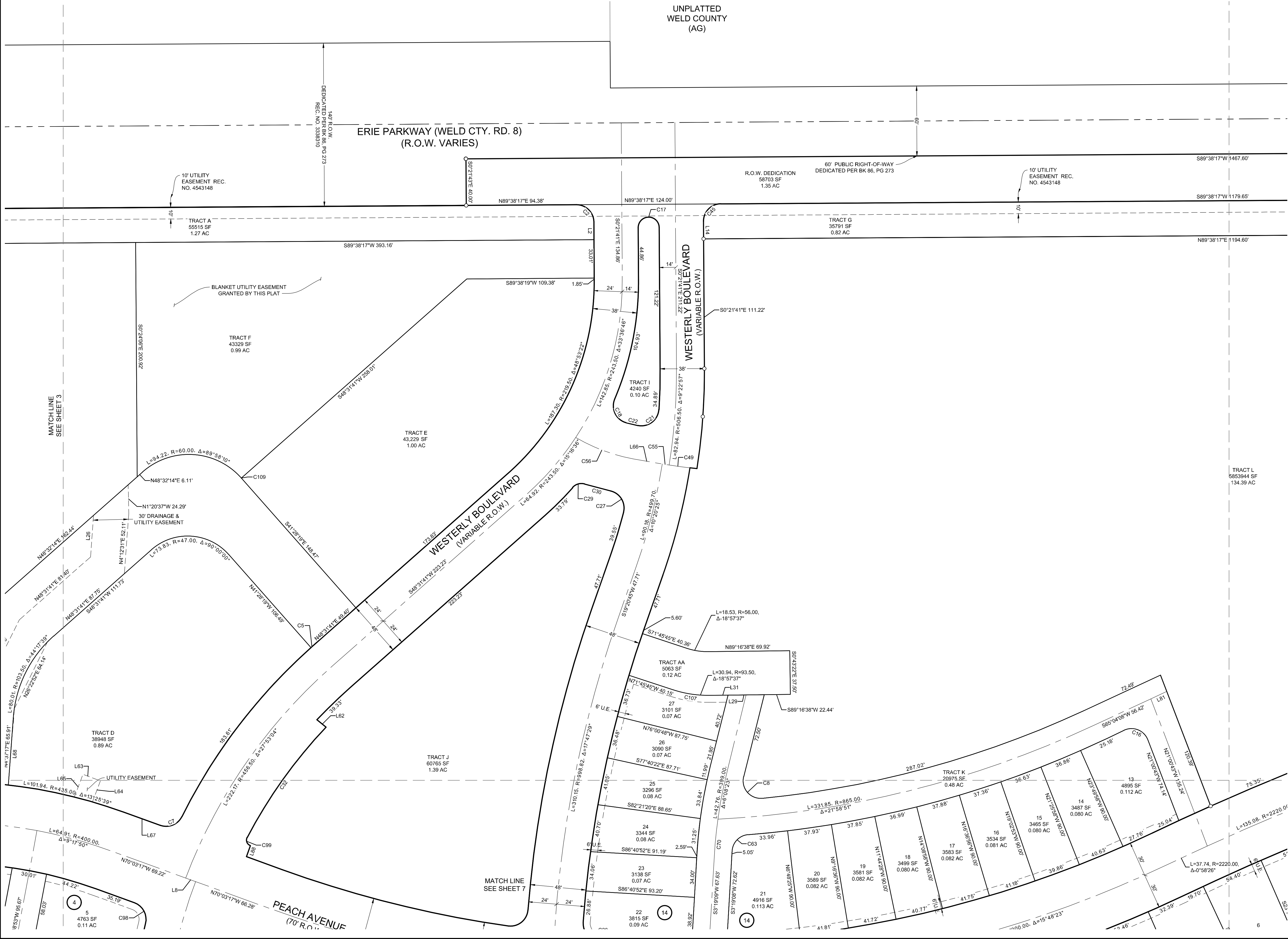
SURVEYOR

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

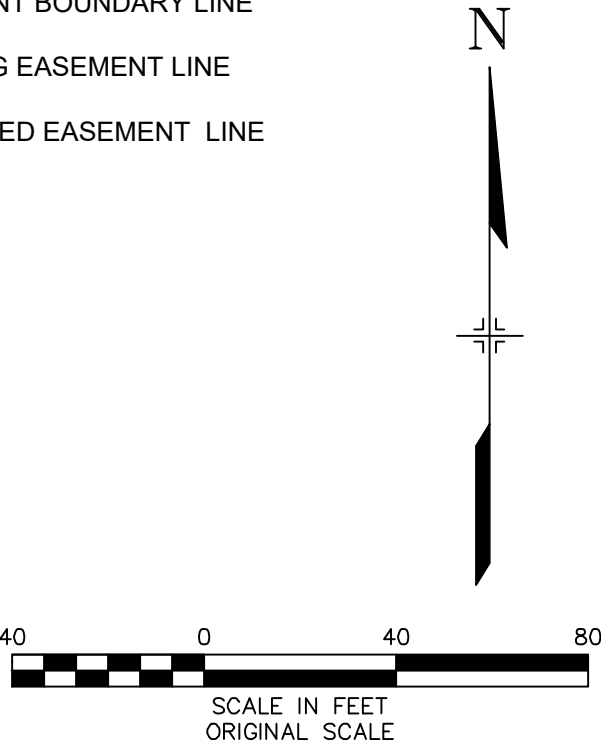
Matrix
Excellence by Design

WESTERLY FILING NO.1

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RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
268.11 ACRES - 311 LOTS / 27 TRACTS
FP-001180-2020



- LEGEND**
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 - 23
XXXX SQ FT
X.XX AC
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 - PLAT BOUNDARY
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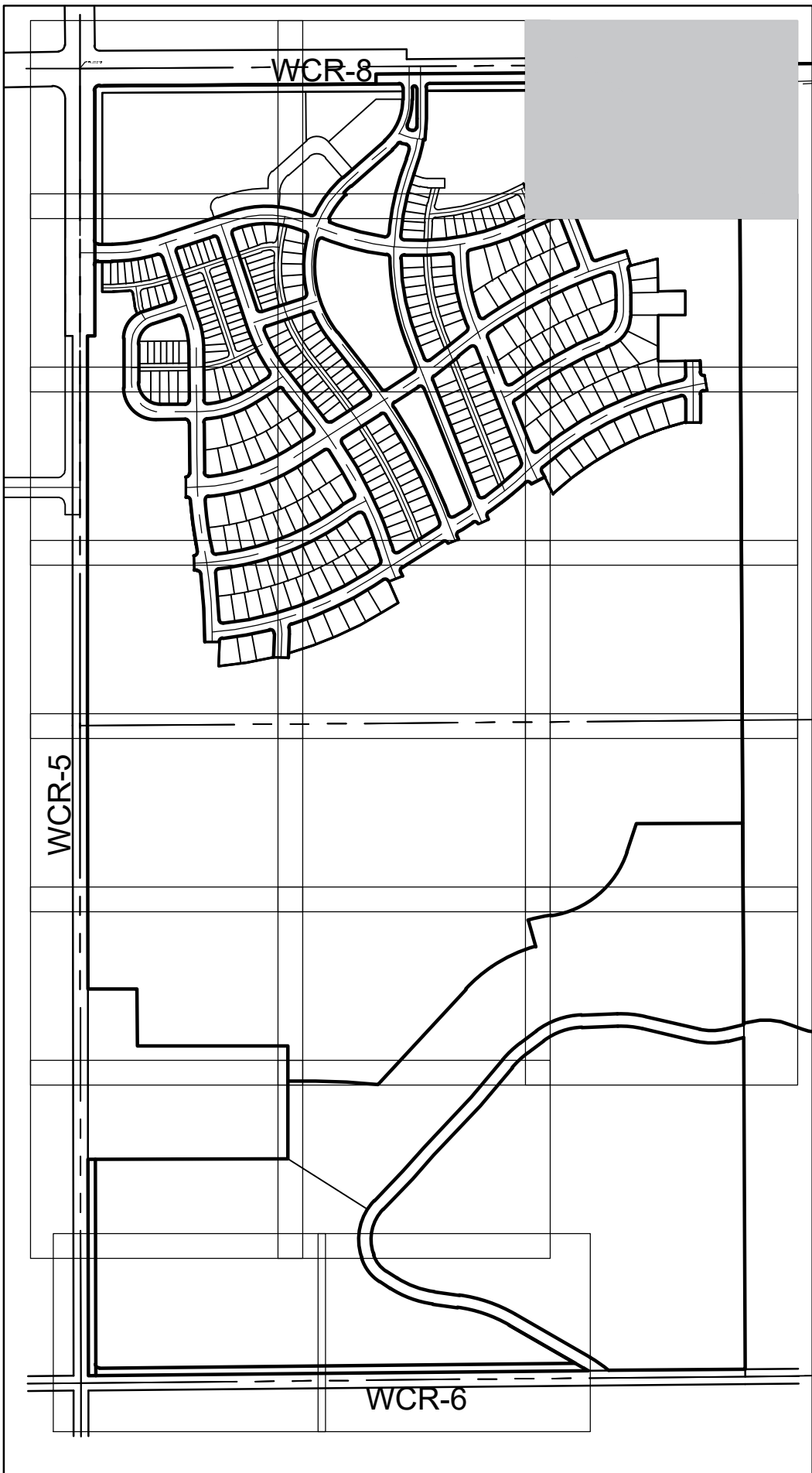
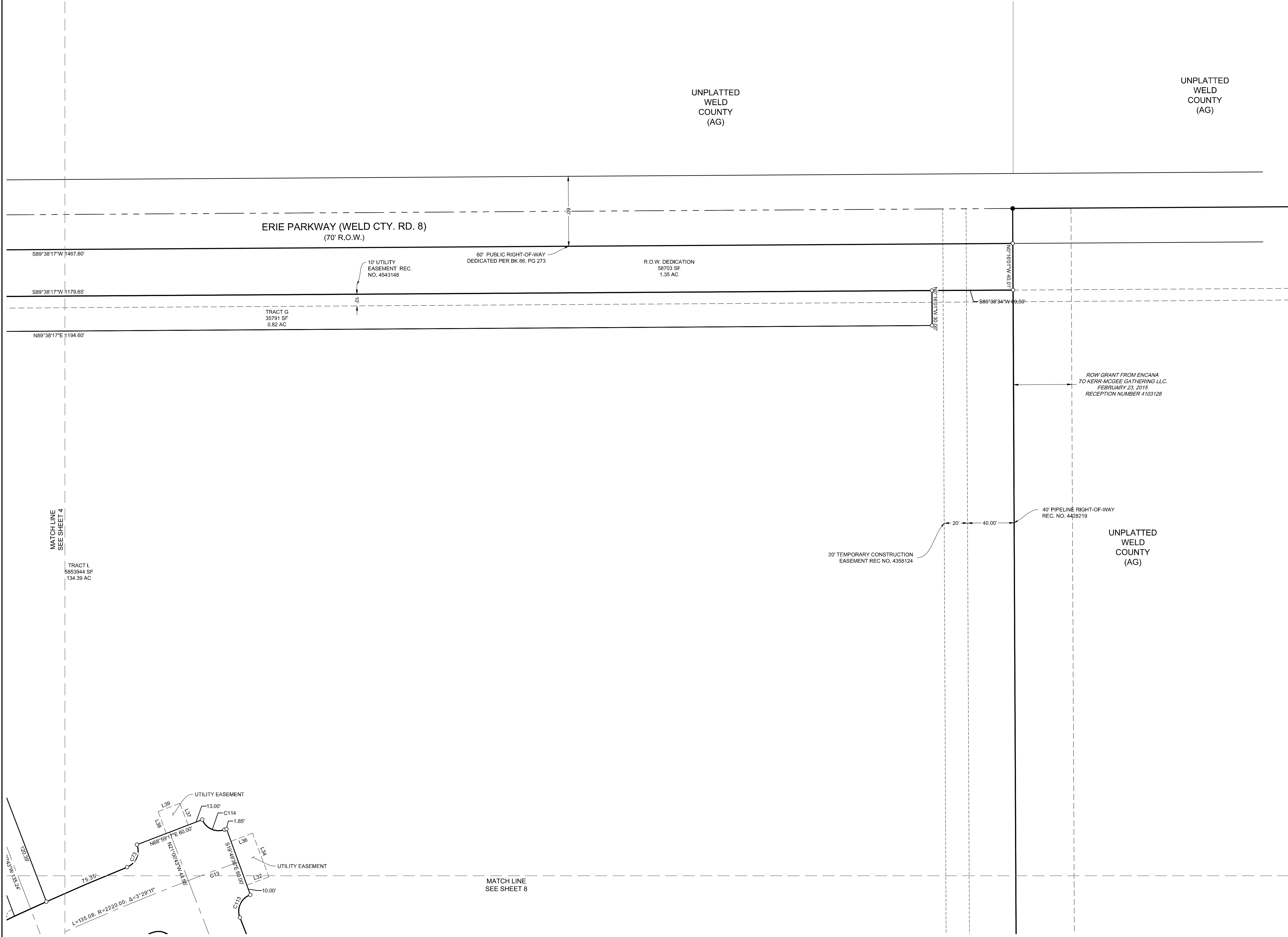
SHEET 4 OF 27
DATE: JANUARY 06, 2021

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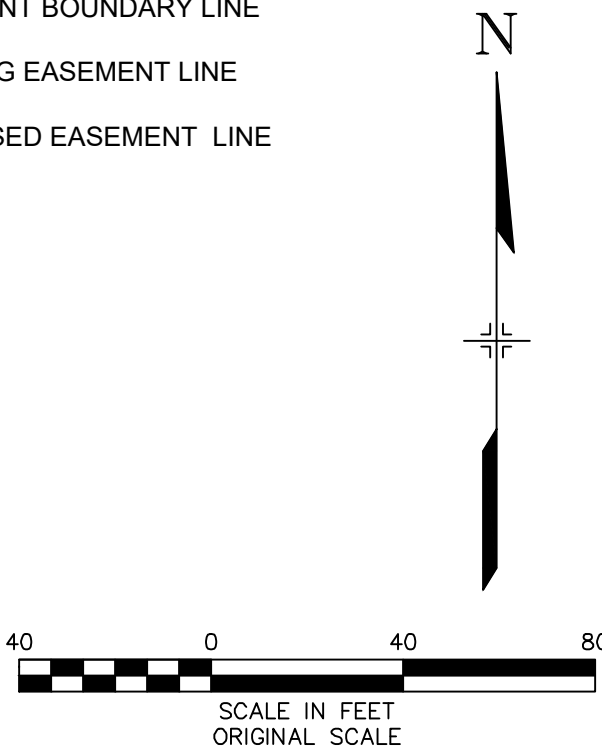
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X.XX AC
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ERIE HIGHLANDS FILING NO. 11

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

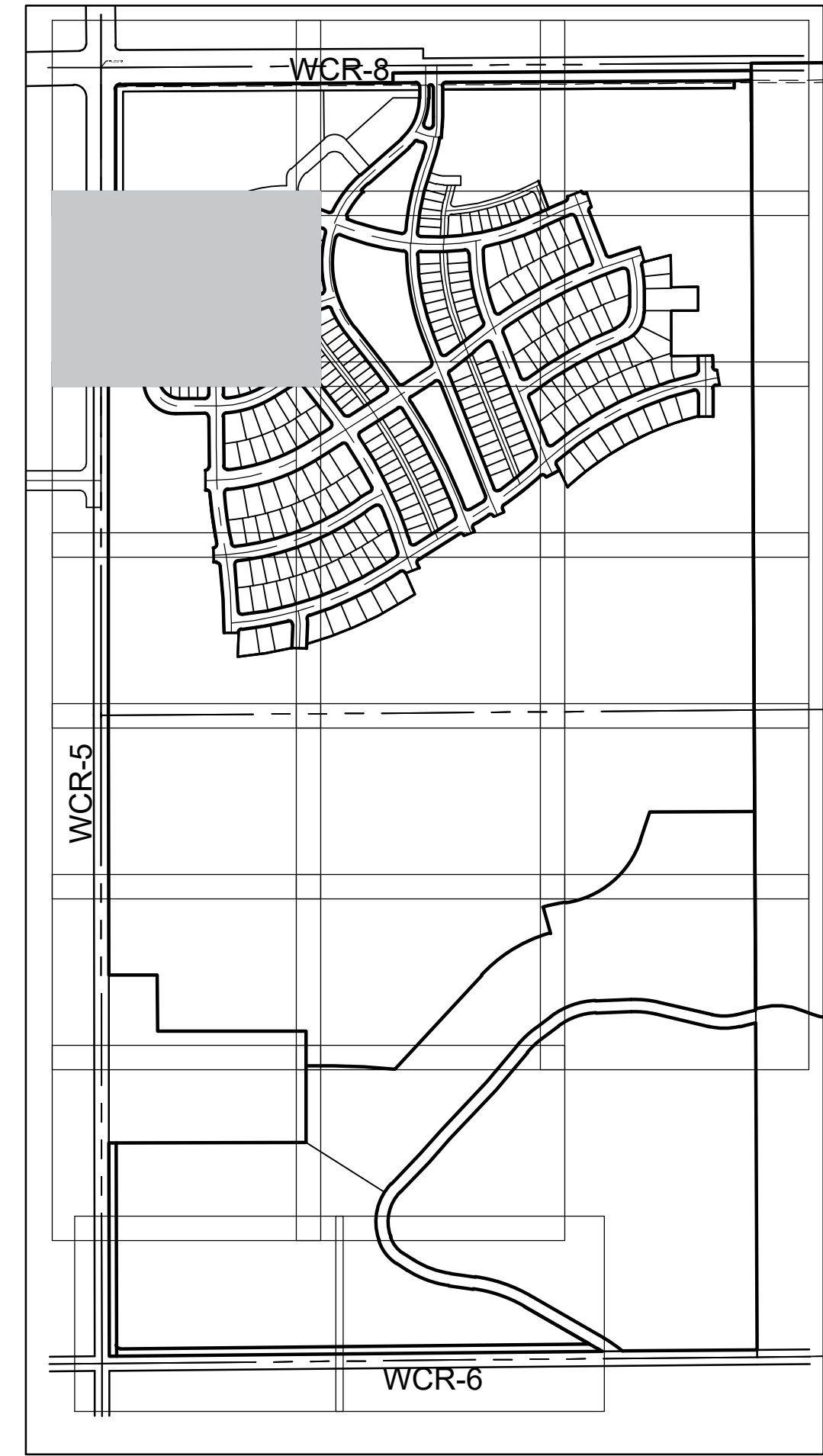
PEACH AVENUE
(70' R.O.W.)

LIBERTY STREET
(60' R.O.W.)

WASHINGTON STREET
(60' R.O.W.)

DELAWARE
(60' R.O.W.)

ASH CIRCLE
(60' R.O.W.)



LEGEND

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DATE: JANUARY 06, 2021

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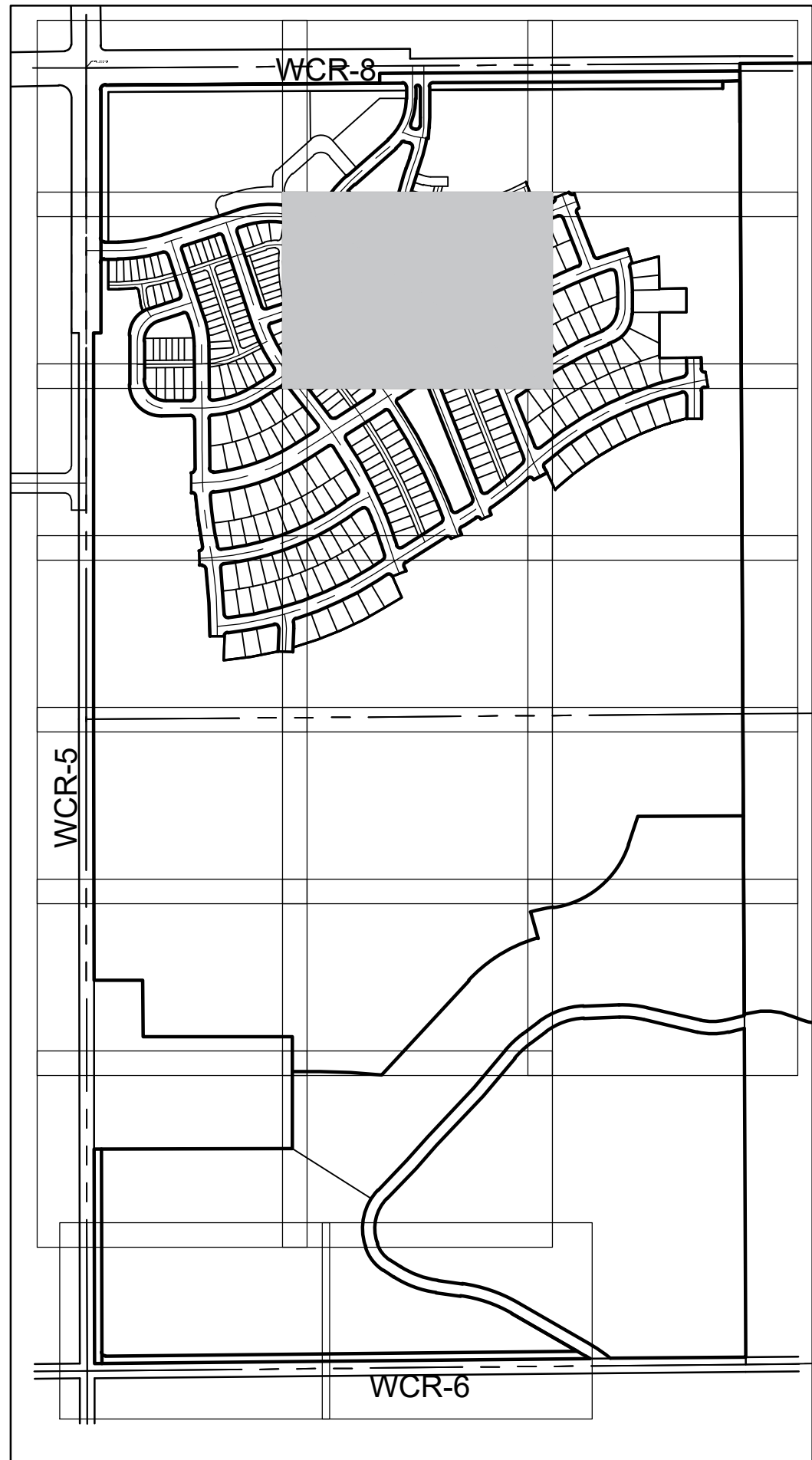
MATRIX DESIGN GROUP
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(303) 572-0200
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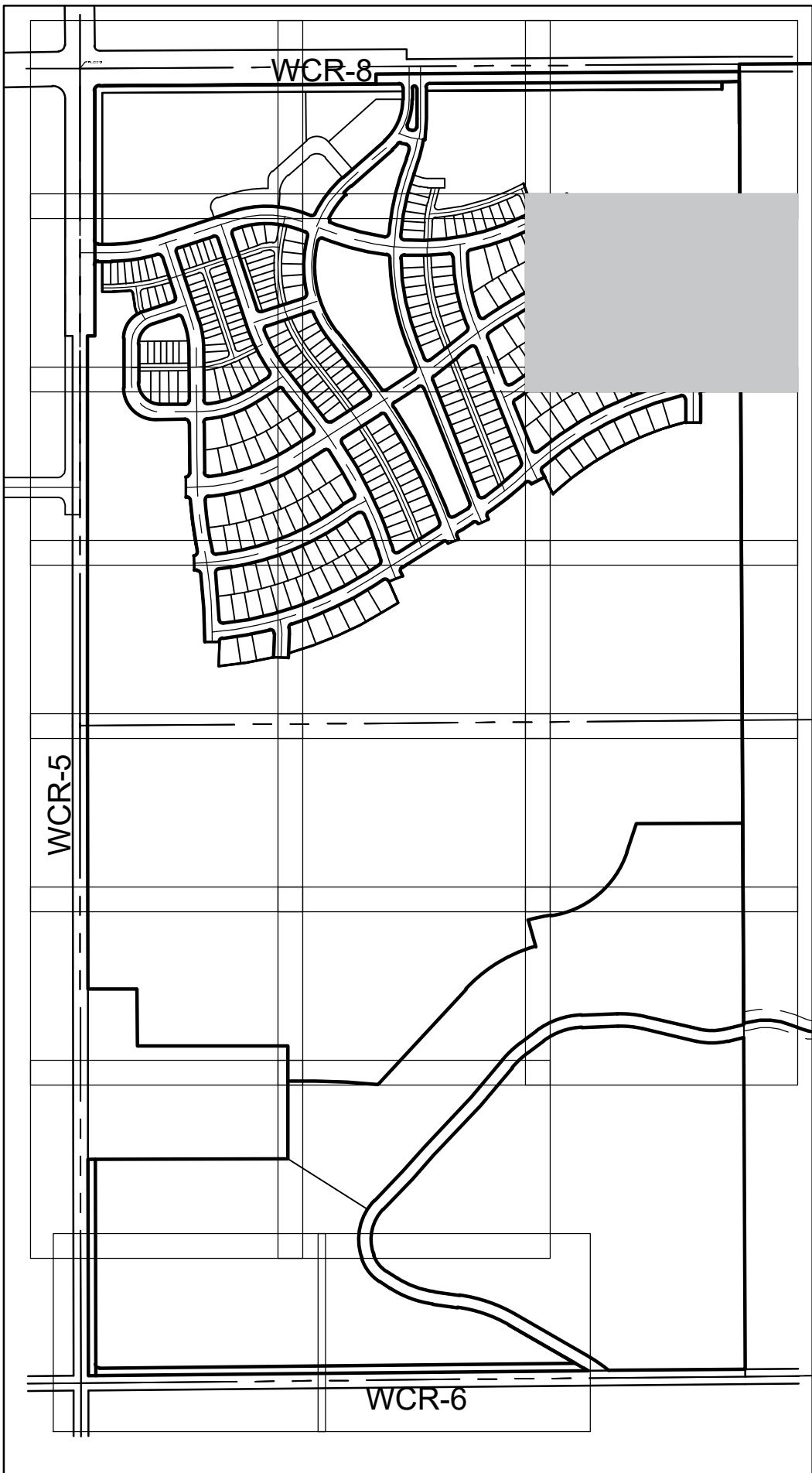
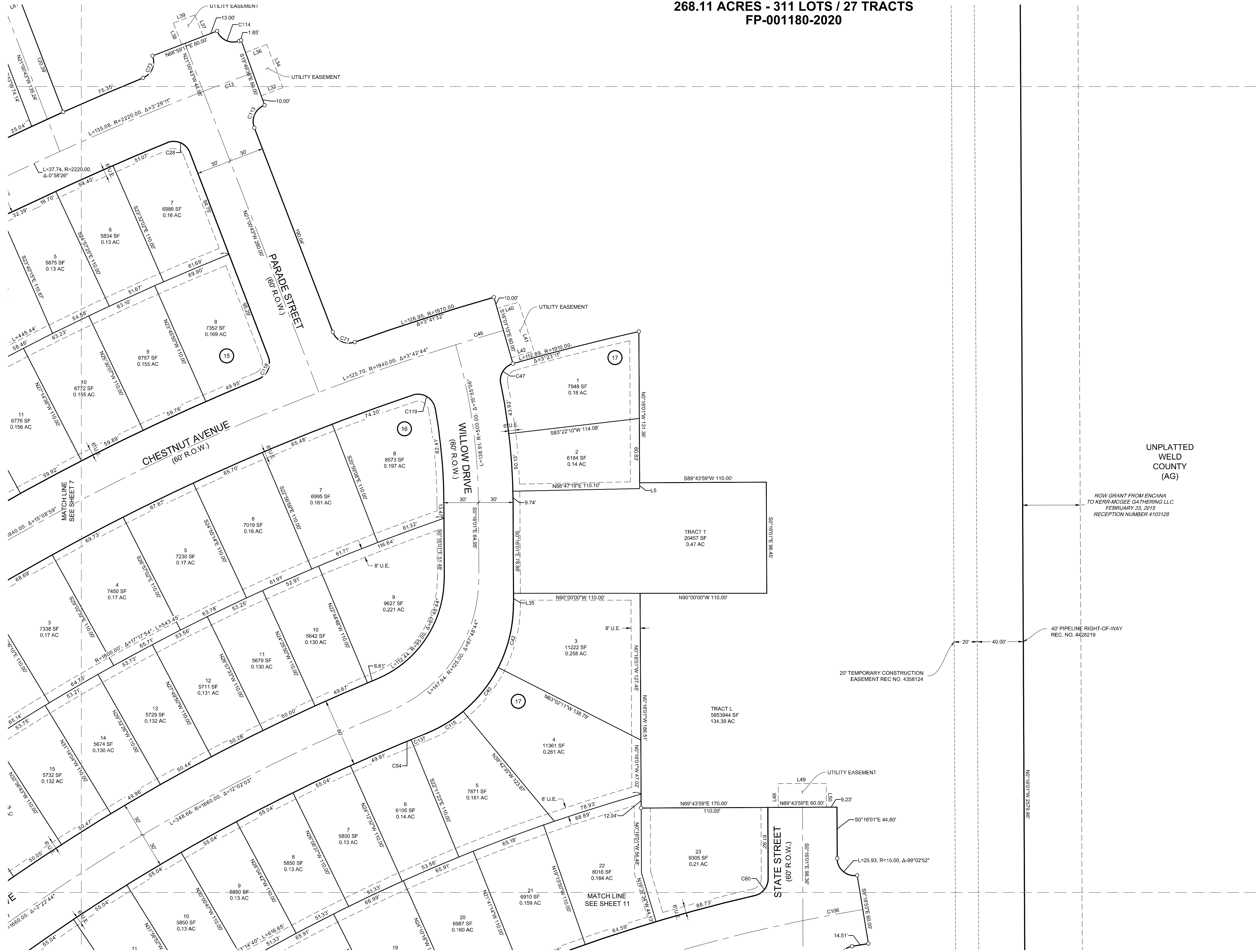
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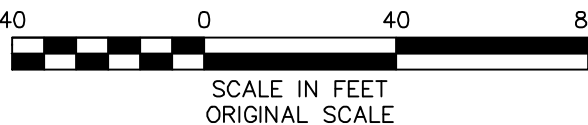
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SHEET 8 OF 27

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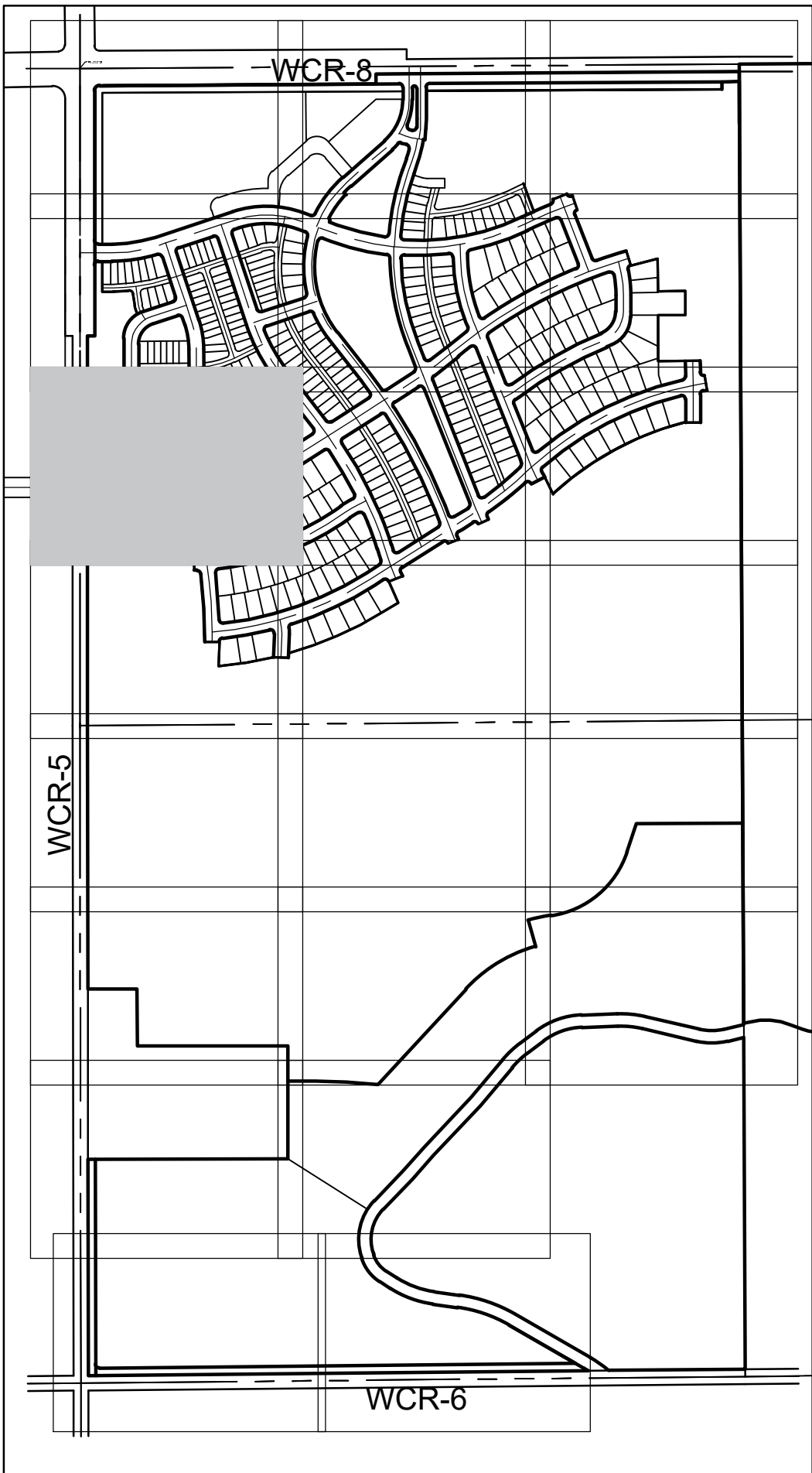
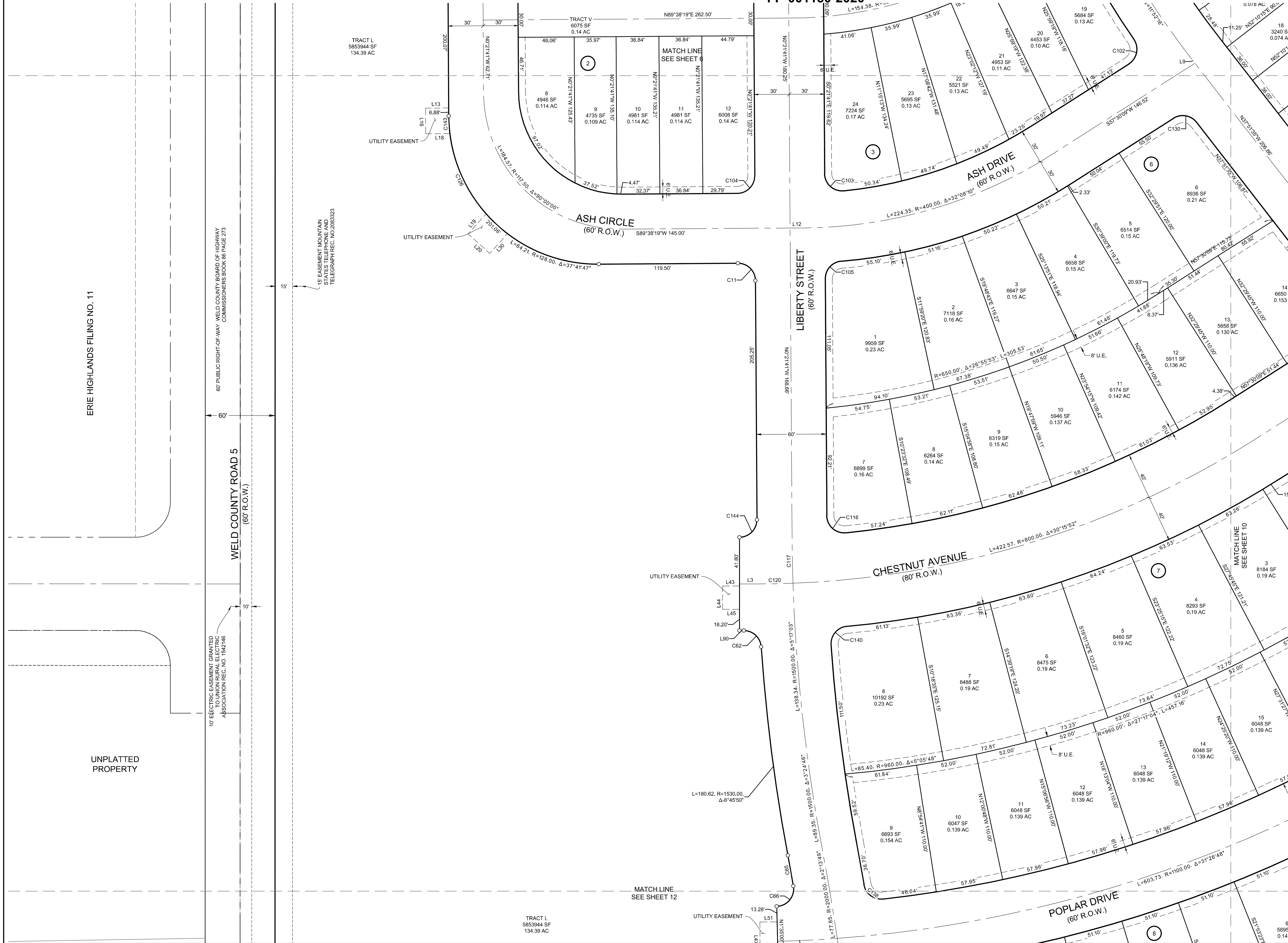
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CONTACT: BOB MEADOWS
bob_meadows@matrixdesigngroup.com



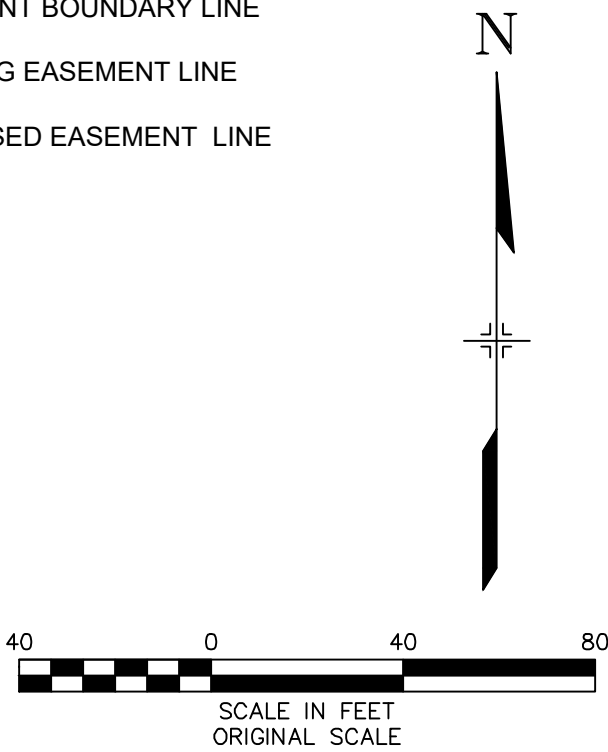
WESTERLY FILING NO.1

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
268.11 ACRES - 311 LOTS / 27 TRACTS
FP-001180-2020



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
- ROAD CENTERLINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE



SUBMITTED: 06.19.2020	DATE
REVISION NO.	DATE
1	10.9.2020
2	11.30.2020
3	12.30.2020
4	01.06.2021

SHEET 9 OF 27
DATE: JANUARY 06, 2021

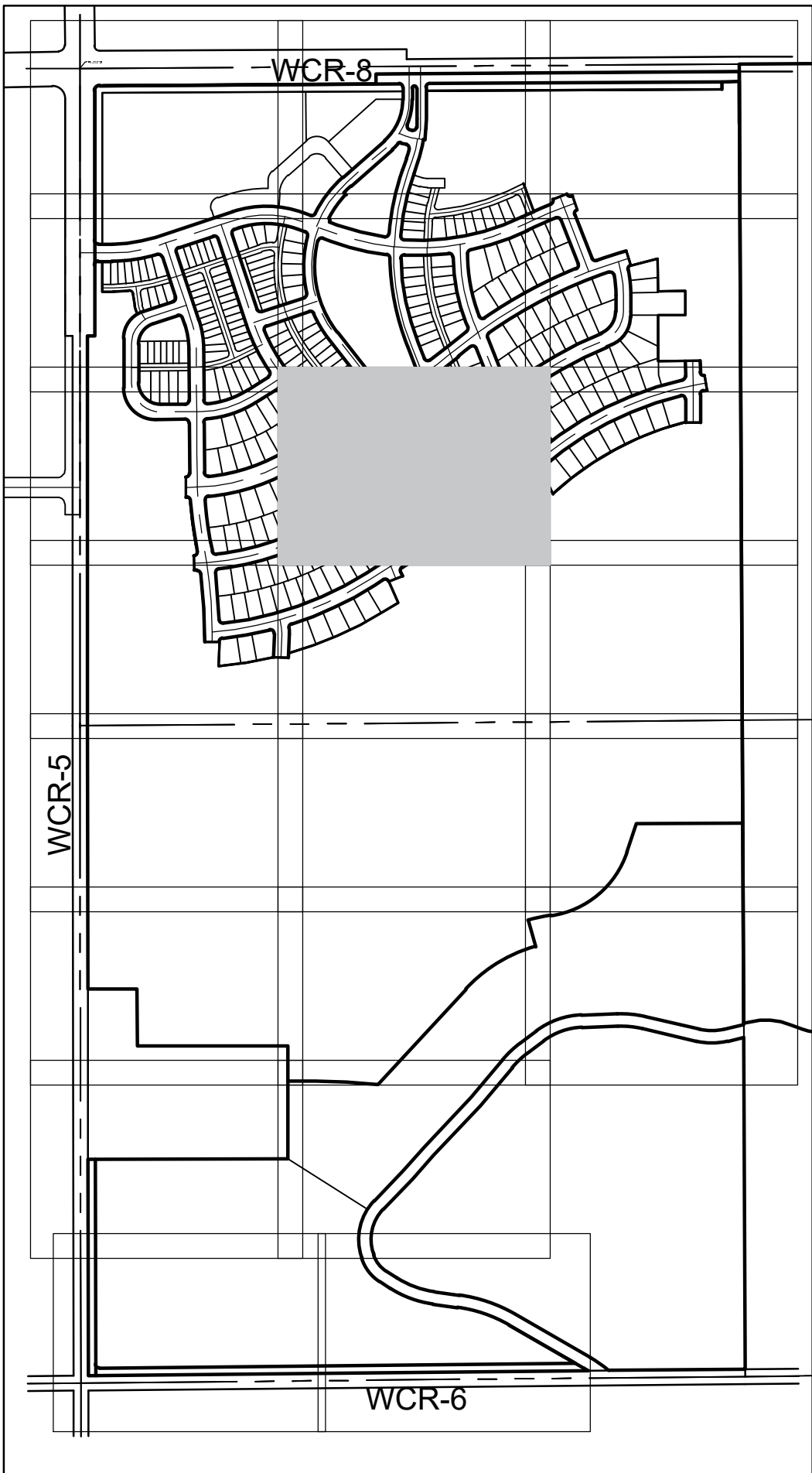
SURVEYOR

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



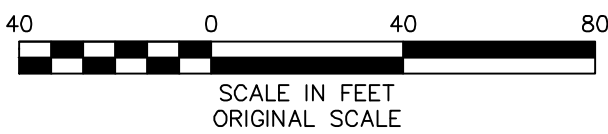
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RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
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SHEET 10 OF 27
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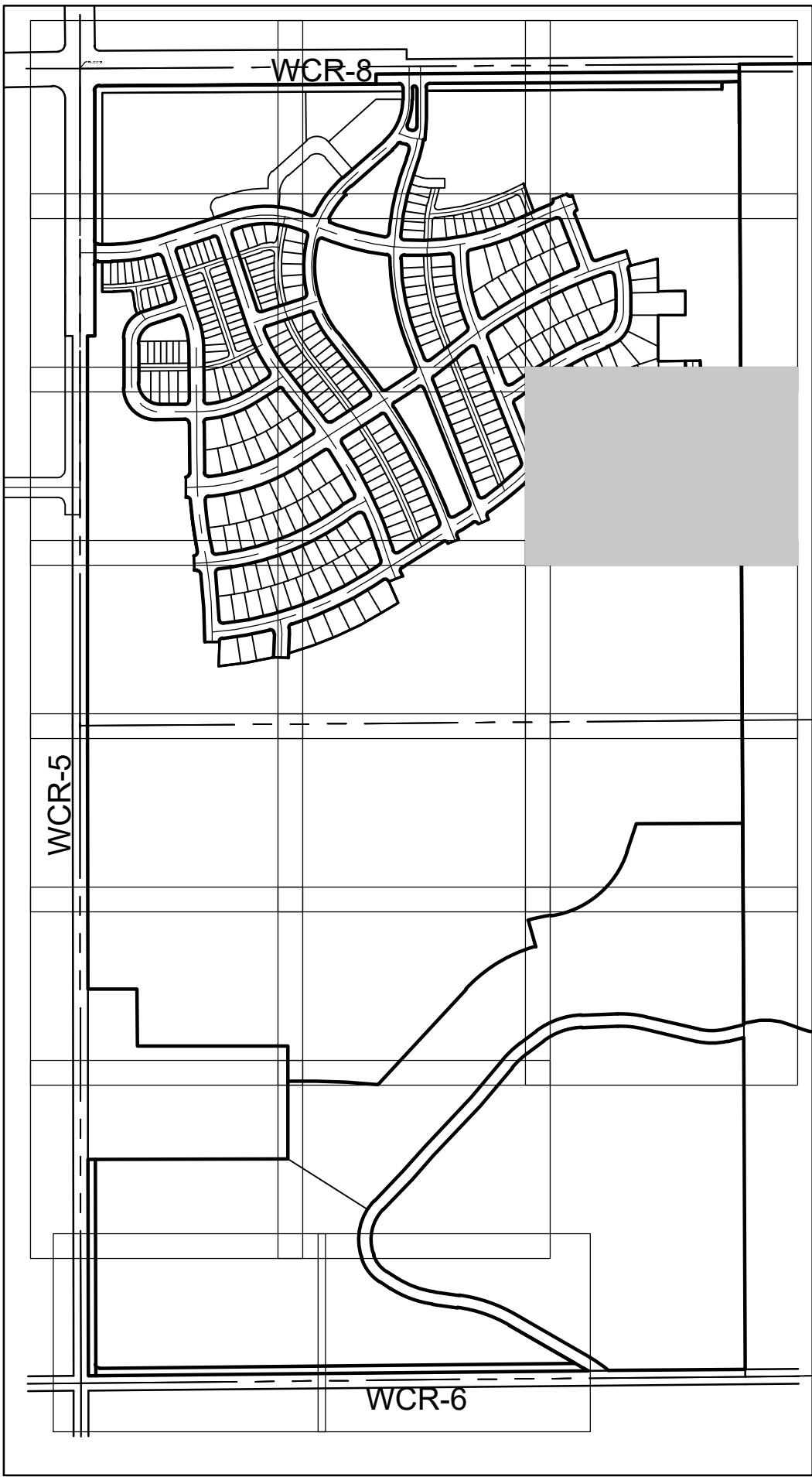
SURVEYOR

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DENVER, CO. 80202
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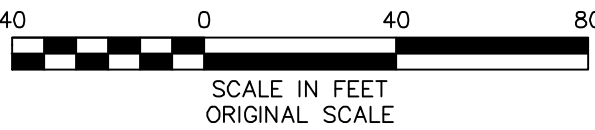


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UNPLATTED
WELD
COUNTY
(AG)

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

N



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SHEET 11 OF 27
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MATRIX DESIGN GROUP
1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
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CONTACT: BOB MEADOWS
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UNPLATTED
PROPERTY

UNPLATTED
PROPERTY

UNPLATTED
PROPERTY

UNPLATTED
PROPERTY

30' PUBLIC RIGHT-OF-WAY WELD COUNTY BOARD OF HIGHWAY
COMMISSIONERS BOOK 88 PAGE 273
10' ELECTRIC EASEMENT GRANTED
TO UNION RURAL ELECTRIC
ASSOCIATION REC. NO. 1542146

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

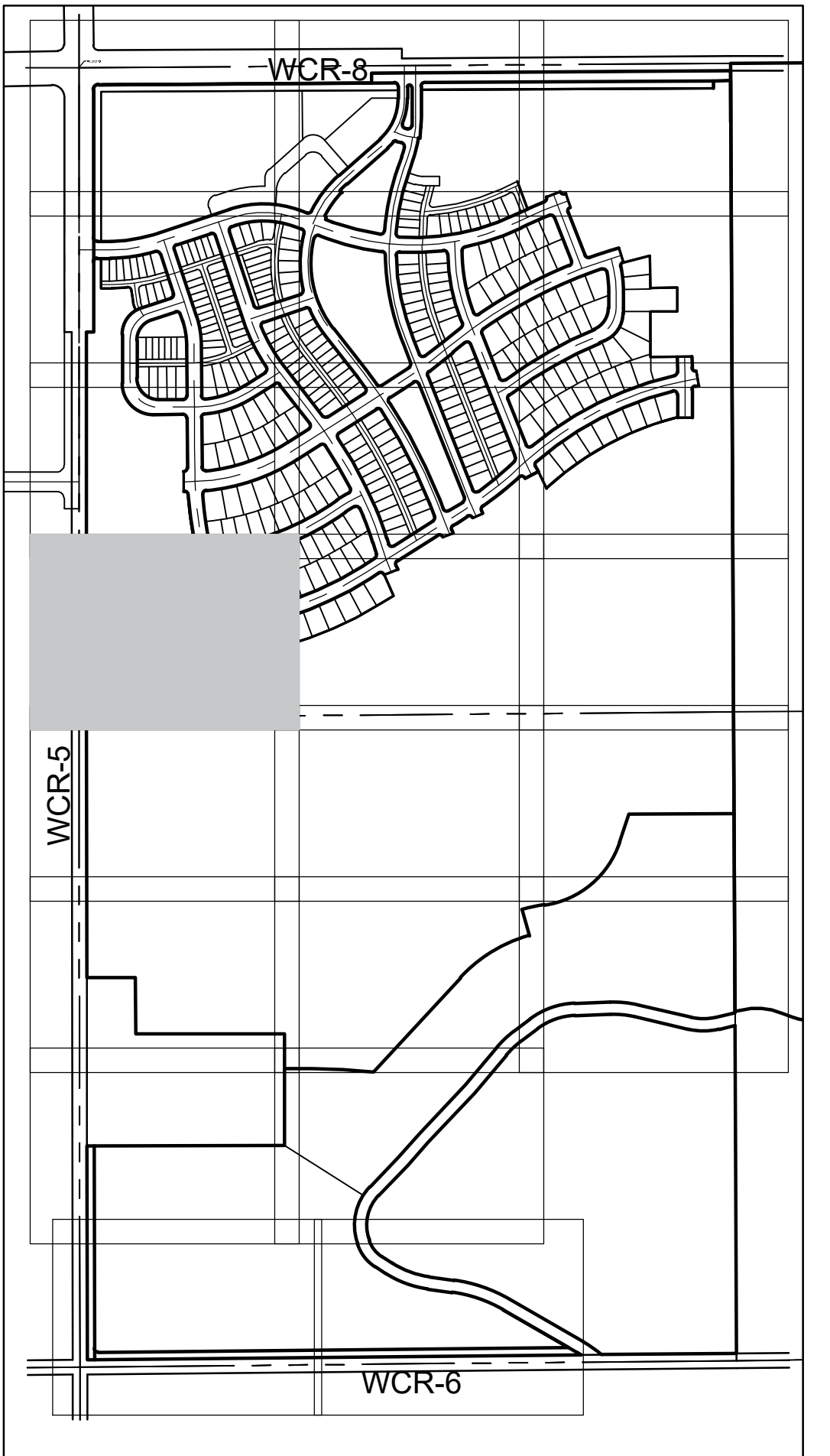
WEST 1/4 COR. SEC. 21
T1N, R68W, 6TH P.M.

TRACT L
5863944 SF
134.39 AC

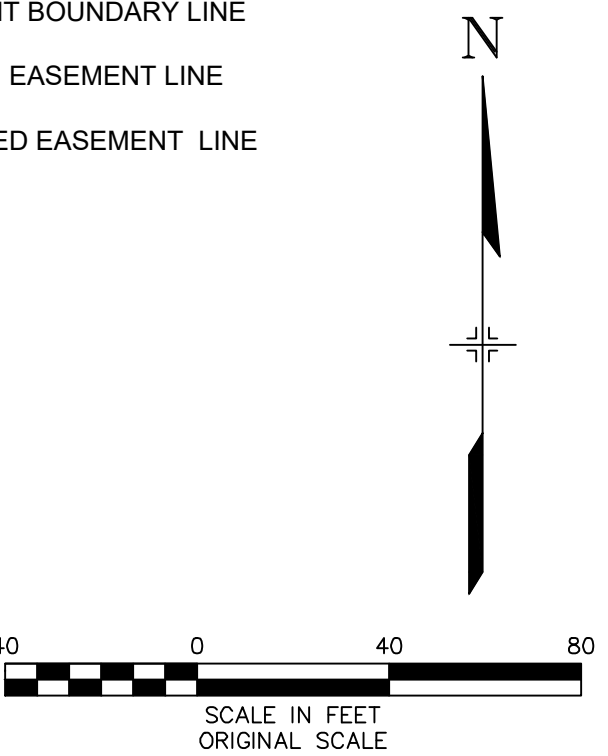
MATCH LINE
SEE SHEET 9

MATCH LINE
SEE SHEET 15

SECTION
LINE



- LEGEND**
- FOUND MONUMENT (AS NOTED ON PAGE 2)
 - SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" "PLS 34977"
 - 23
XXXX SQ FT
X.XX AC
① LOT / TRACT NAME AND AREA
 - ① BLOCK NUMBER
 - PLAT BOUNDARY
 - RIGHT-OF-WAY LINE
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SHEET 12 OF 27
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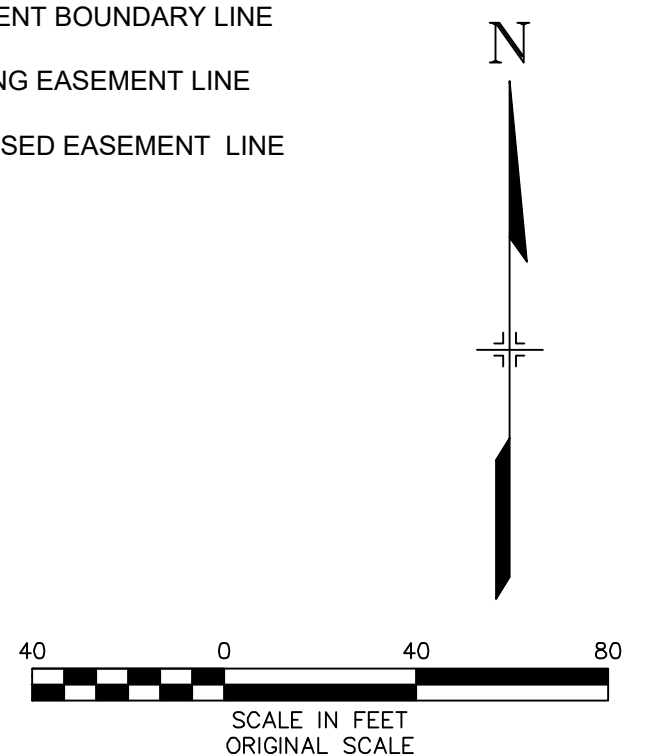
SURVEYOR

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

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
 XXXX SQ FT LOT / TRACT NAME AND AREA
 X.XX AC
 ① BLOCK NUMBER
 _____ PLAT BOUNDARY
 _____ RIGHT-OF-WAY LINE
 — — — — ROAD CENTERLINE
 _____ LOT LINE
 — — — — ADJACENT BOUNDARY LINE
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SHEET 13 OF 27

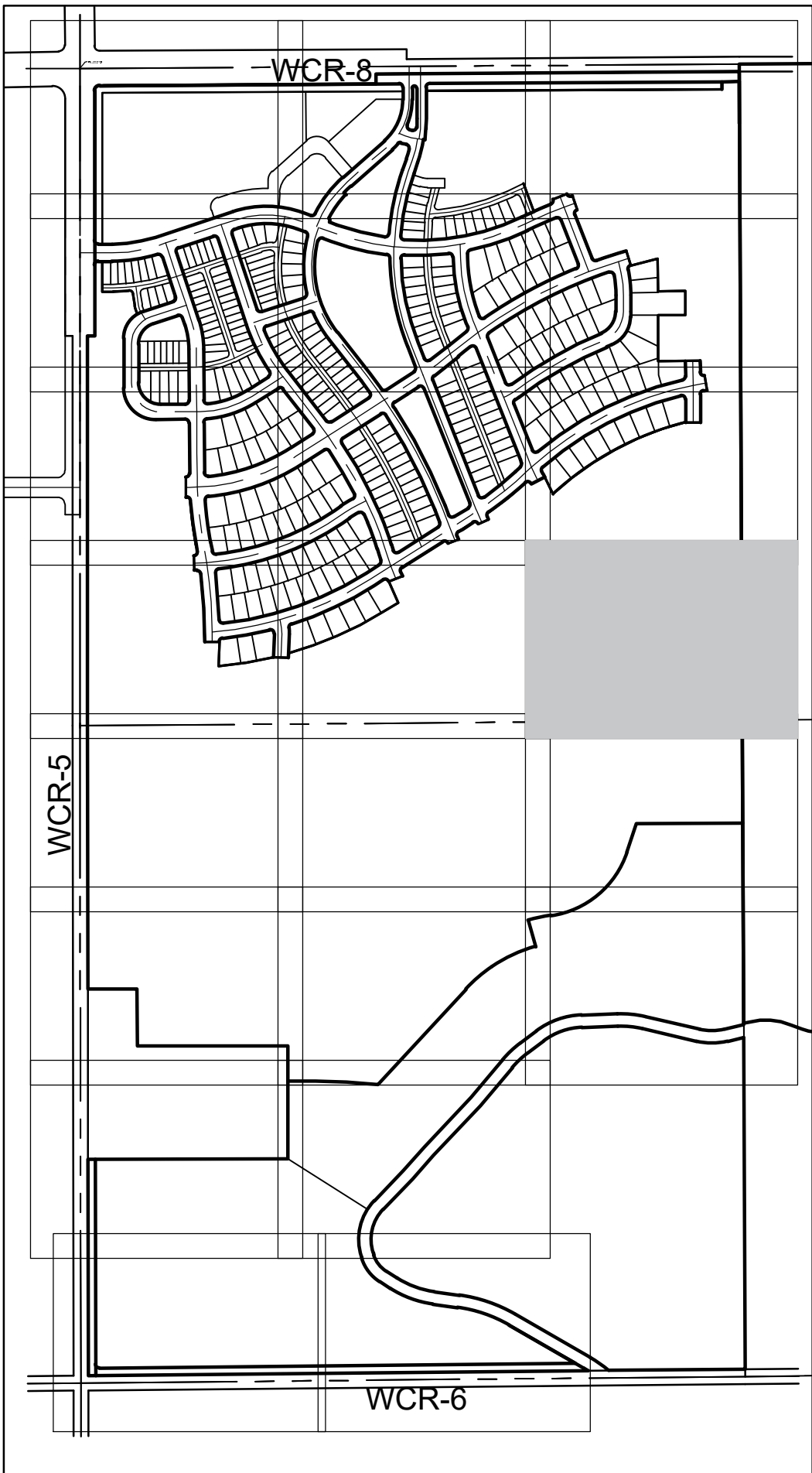
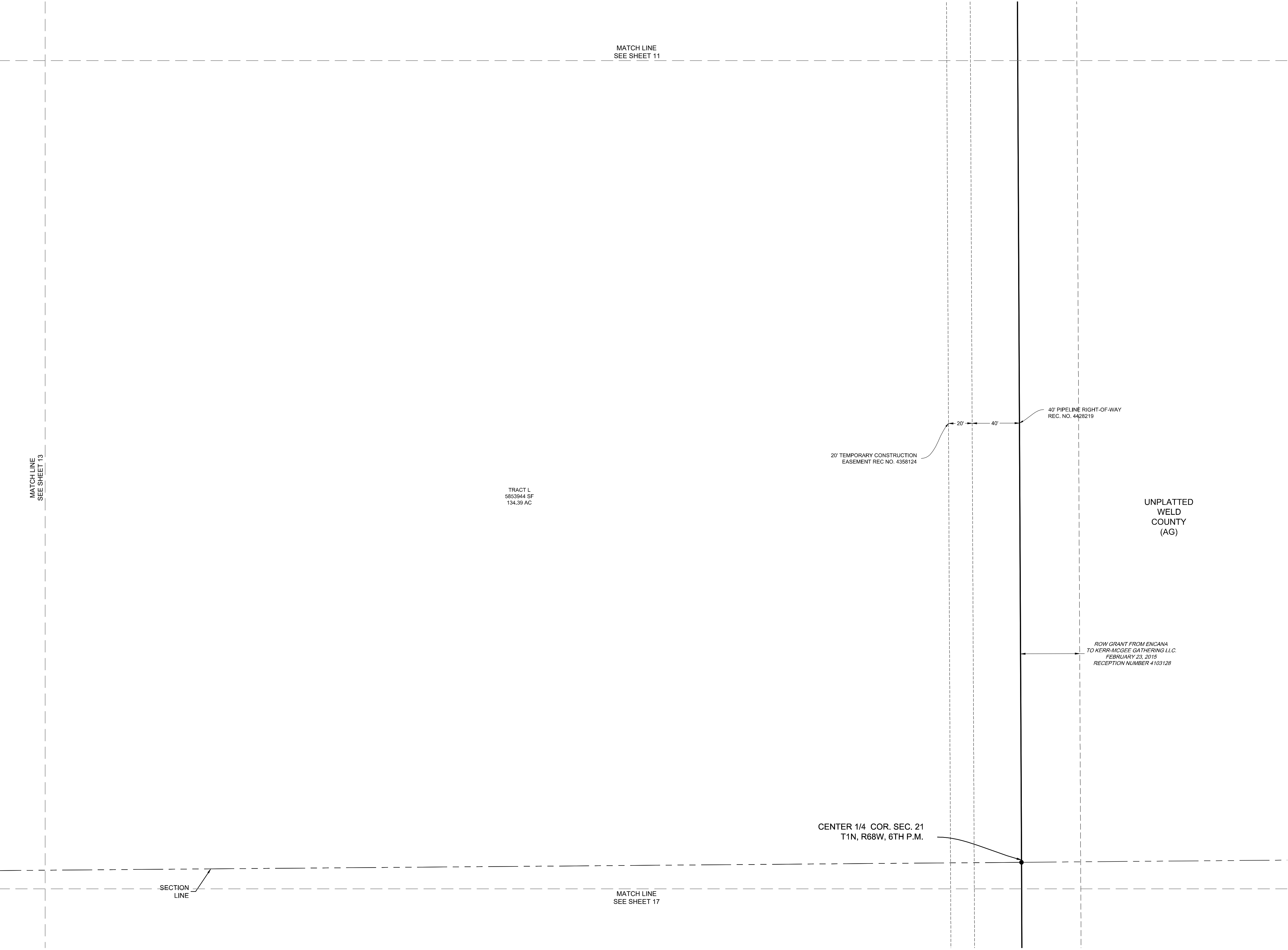
DATE: JANUARY 06, 2021

SURVEYOR

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DENVER, CO. 80202
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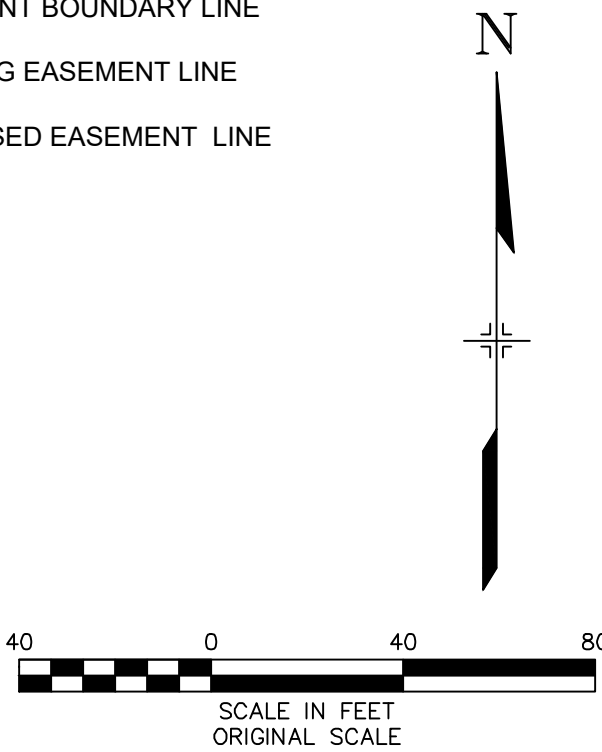


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RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
268.11 ACRES - 311 LOTS / 27 TRACTS
FP-001180-2020



LEGEND

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- ²³
XXXX SQ FT
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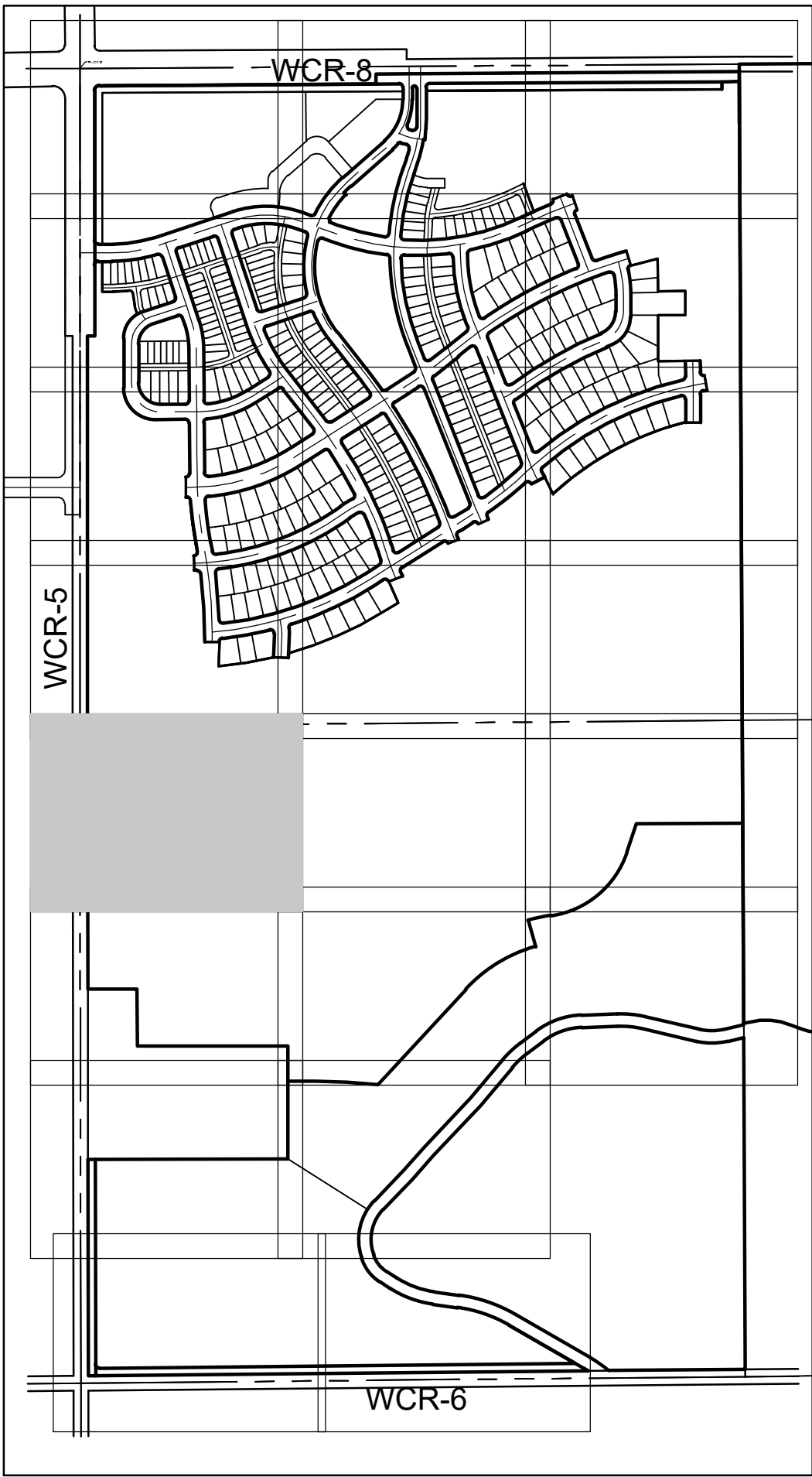
SHEET 14 OF 27
DATE: JANUARY 06, 2021

SURVEYOR



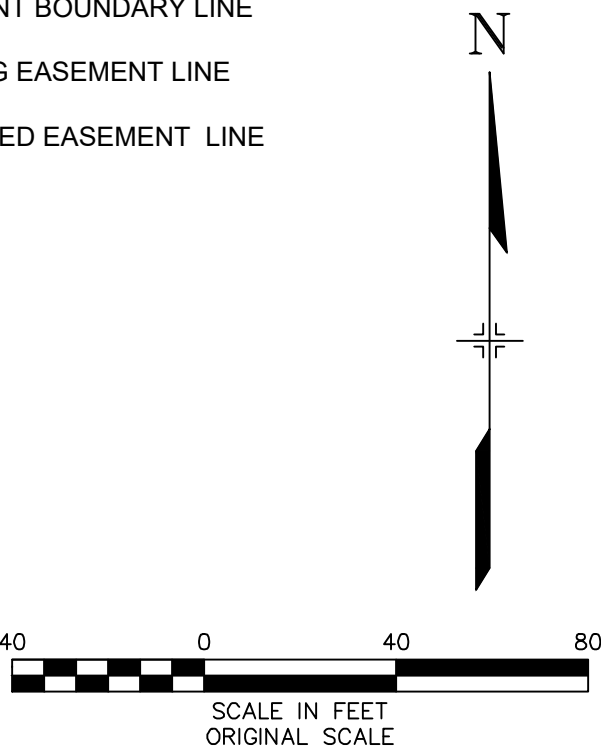
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SHEET 15 OF 27
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MATRIX DESIGN GROUP
1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
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CONTACT: BOB MEADOWS
bob_meadows@matrixdesigngroup.com

SUNSET
MINOR
SUBDIVISION

WEST 1 TTN,
30' PUBLIC RIGHT-OF-WAY WELD COUNTY BOARD OF HIGHWAY COMMISSIONERS BOOK 88 PAGE 273
WELD COUNTY ROAD 5 (60' R.O.W.)
C EASEMENT GRANTED UNION RURAL ELECTRIC STATION REC. NO. 1542146

61'190.13 34.1480705

MATCH LINE
SEE SHEET 12

SECTION LINE

MATCH LINE
SEE SHEET 16

TRACT L
5853944 SF
134.39 AC

MATCH LINE
SEE SHEET 18

WESTERLY FILING NO.1
A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 NORTH,
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268.11 ACRES - 311 LOTS / 27 TRACTS
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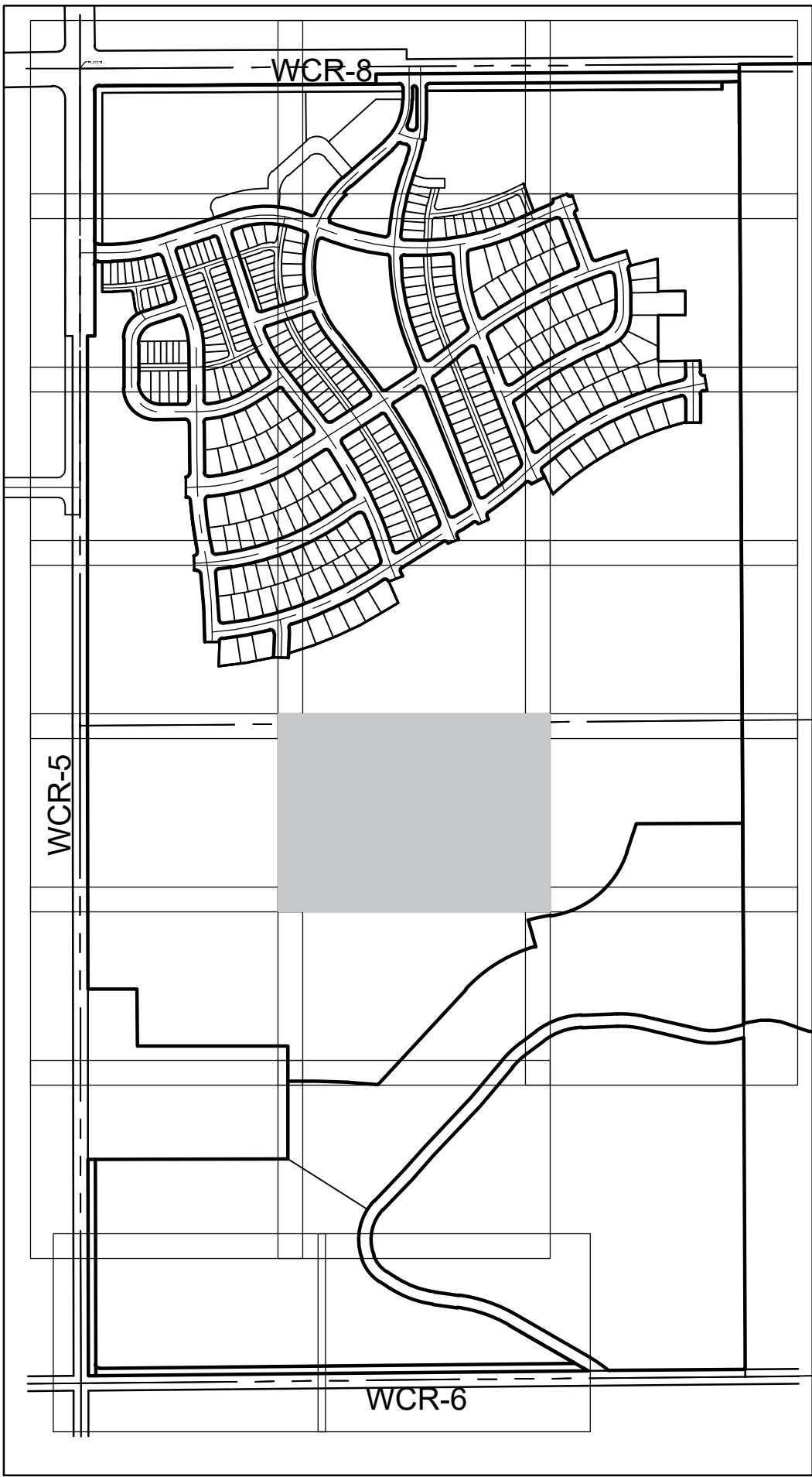
SECTION
LINE

MATCH LINE
SEE SHEET 13

TRACT L
5853944 SF
134.39 AC

MATCH LINE
SEE SHEET 15

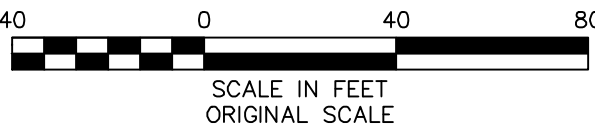
MATCH LINE
SEE SHEET 17



LEGEND

- FOUND MONUMENT (AS NOTED ON PAGE 2)
- SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" "PLS 34977"
- ²³
XXXX SQ FT
X.XX AC
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N



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SHEET 16 OF 27
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268.11 ACRES - 311 LOTS / 27 TRACTS
FP-001180-2020

T1N, R68W, 6TH P.M.

SECTION
LINE

MATCH LINE
SEE SHEET 14

TRACT L
5853944 SF
134.39 AC

20' TEMPORARY CONSTRUCTION
EASEMENT REC NO. 4358124

40' PIPELINE RIGHT-OF-WAY
REC. NO. 4428219

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

UNPLATTED
WELD
COUNTY
(AG)

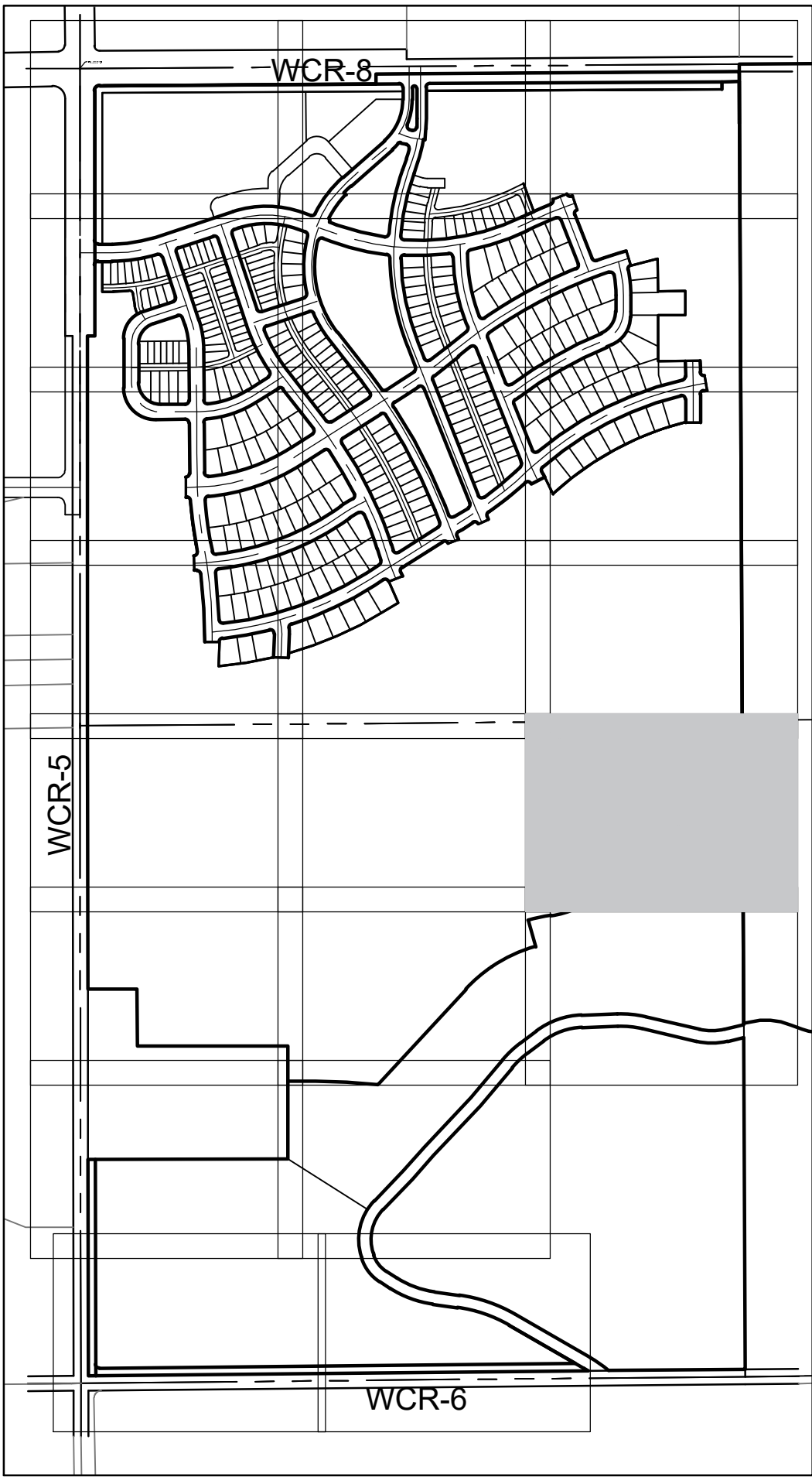
N89°43'56"E 430.01'

TRACT W
984830 SF
22.61 AC

N17°55'37"E 118.04'

L=421.35 R=300.00 Δ=63°32'08"

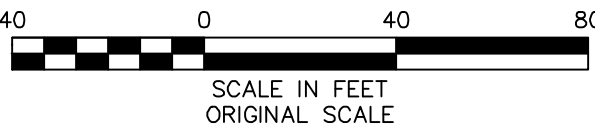
MATCH LINE
SEE SHEET 20



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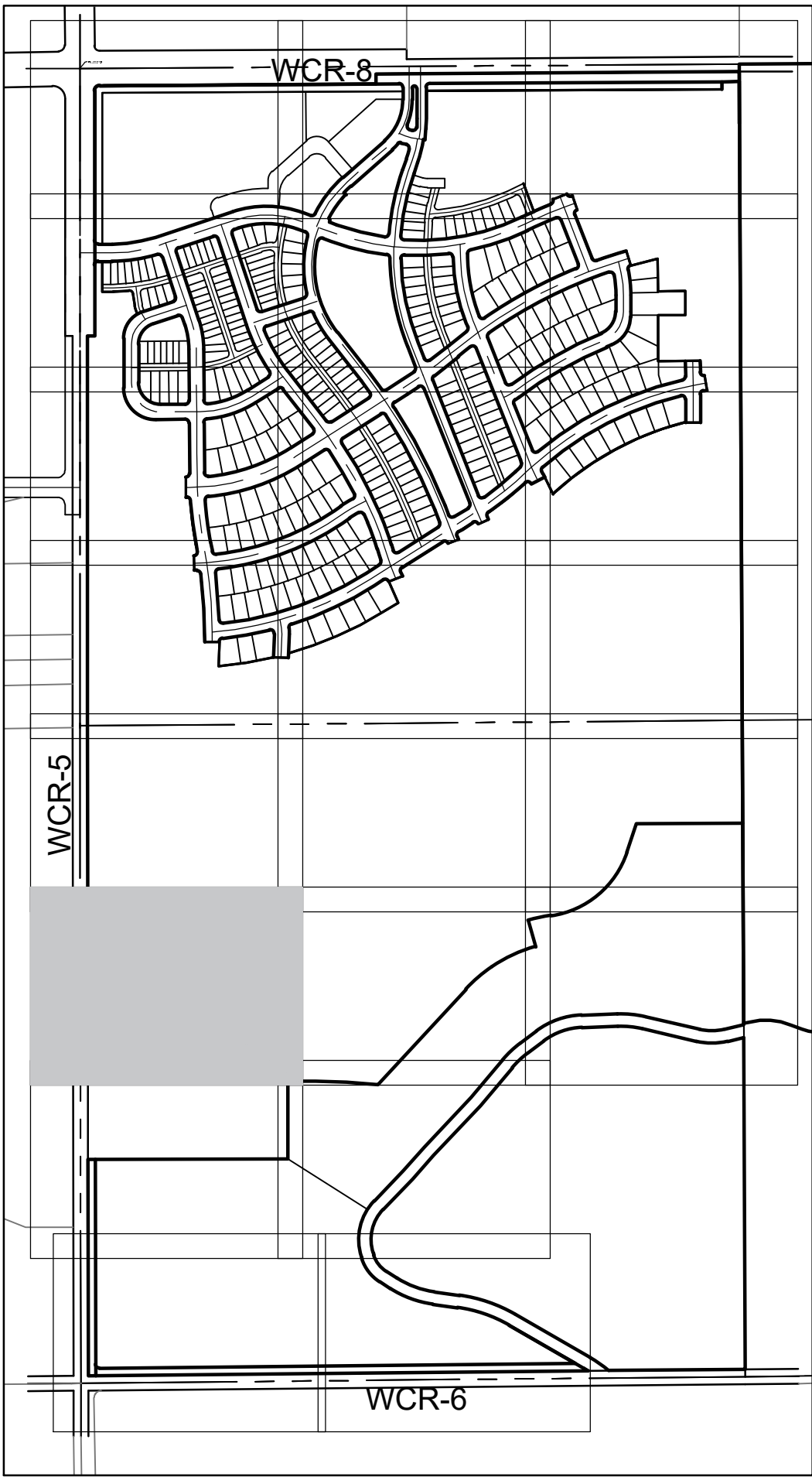
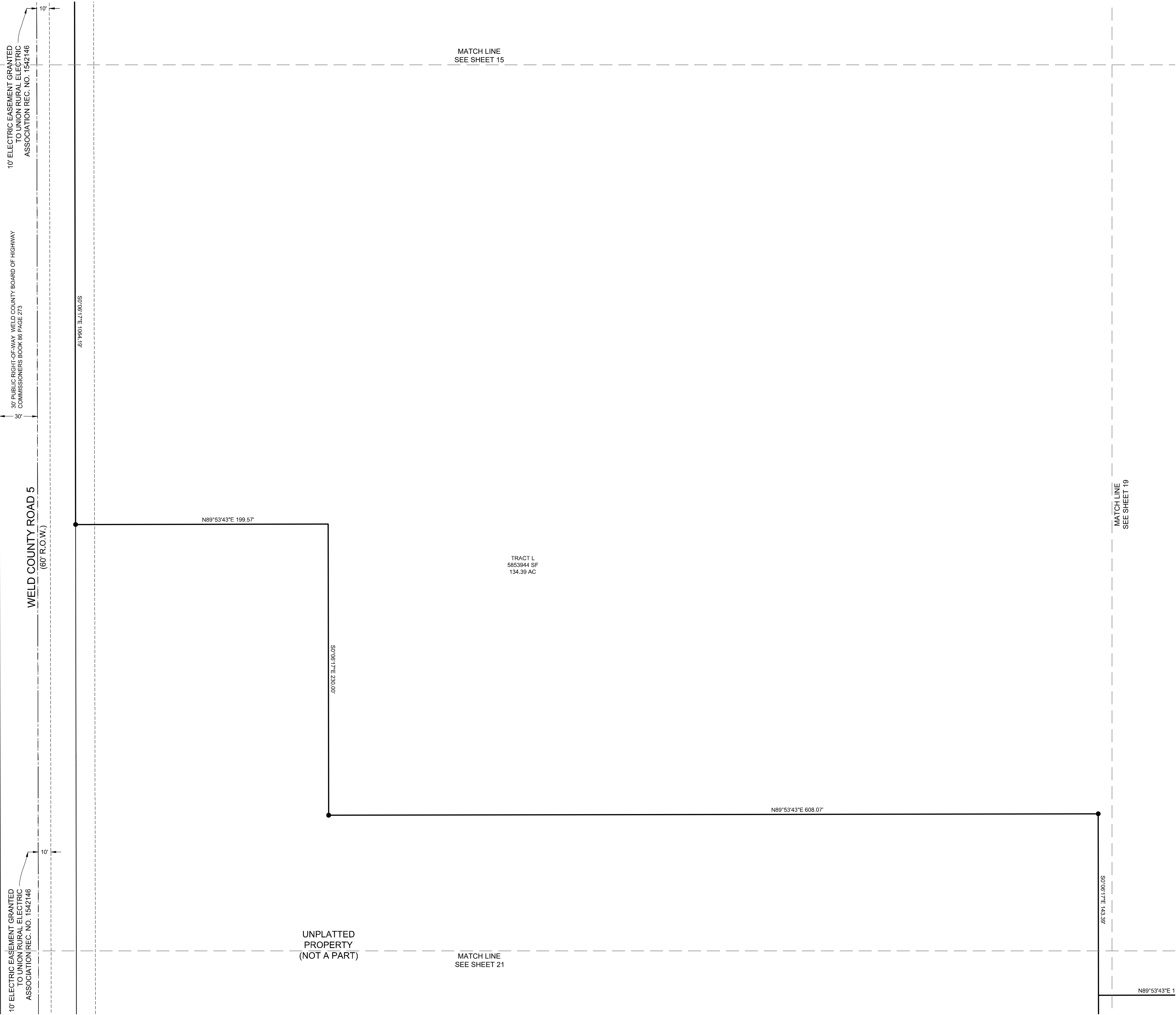
SURVEYOR



MATRIX DESIGN GROUP
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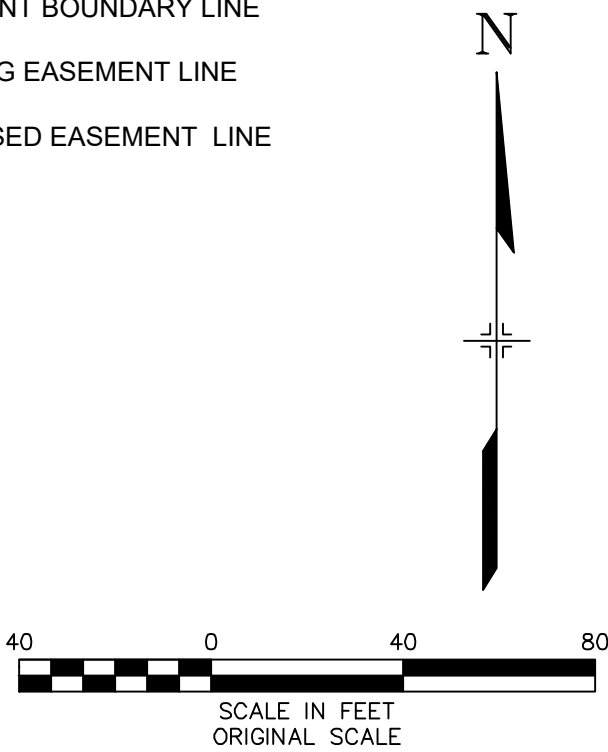
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SUNSET
MINOR
SUBDIVISION



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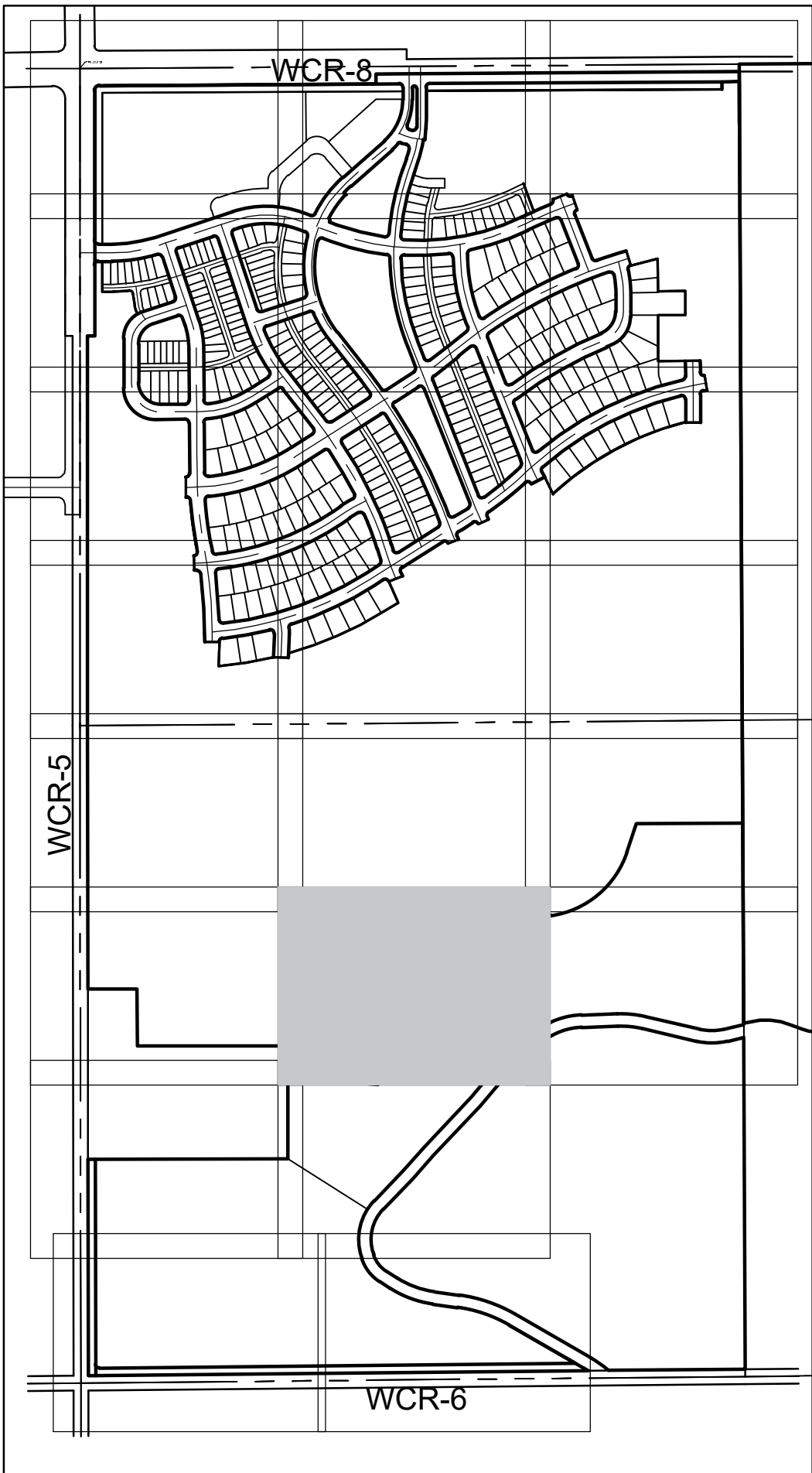
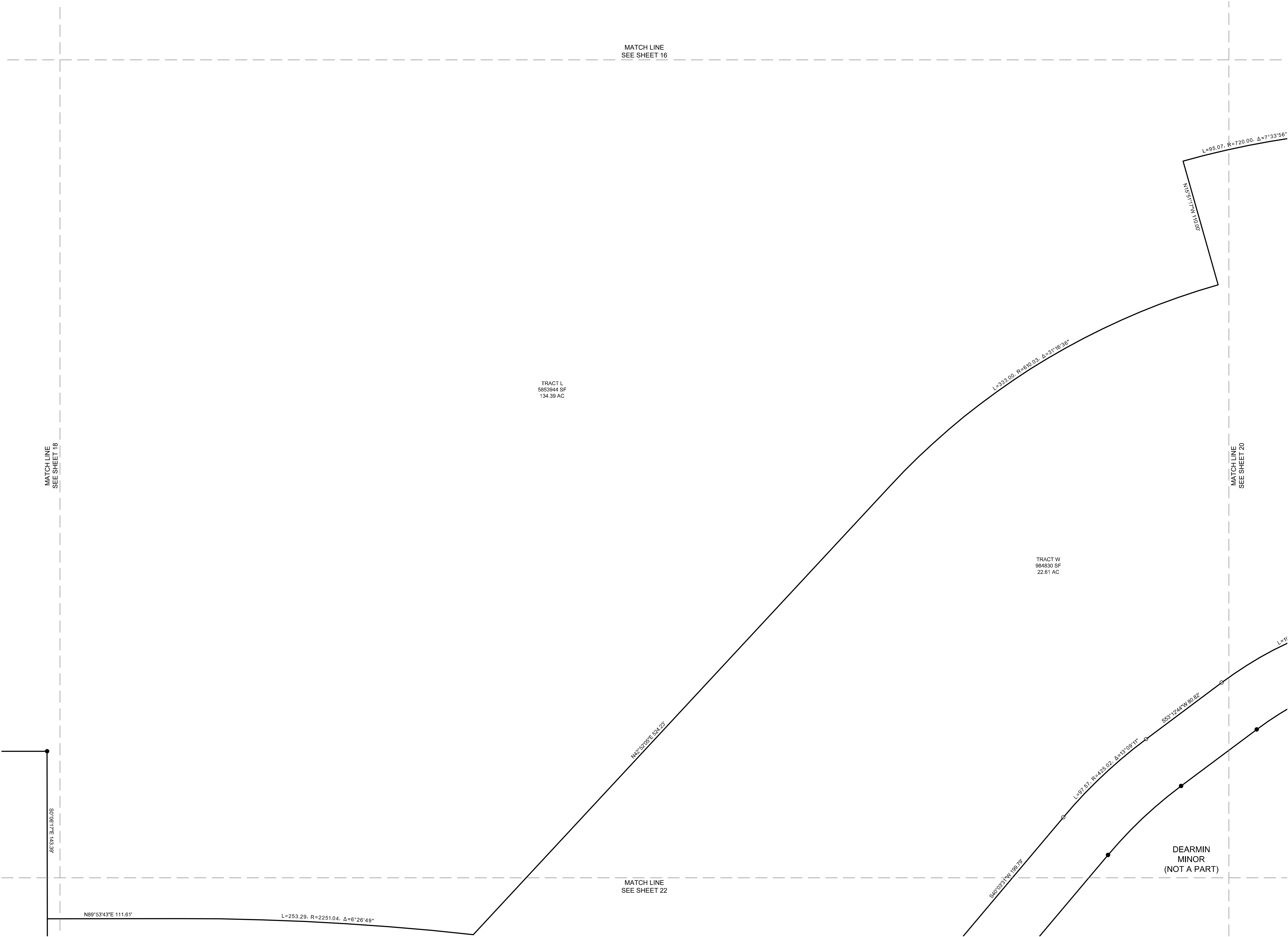
SHEET 18 OF 27
DATE: JANUARY 06, 2021

SURVEYOR



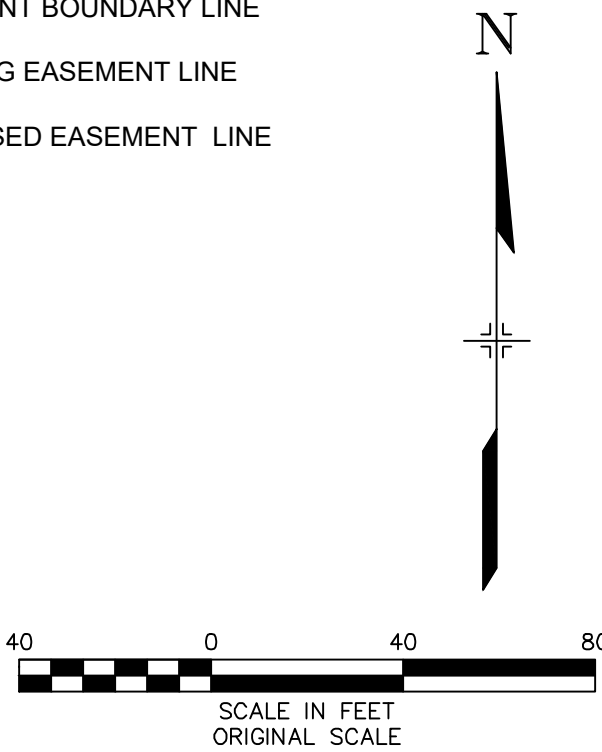
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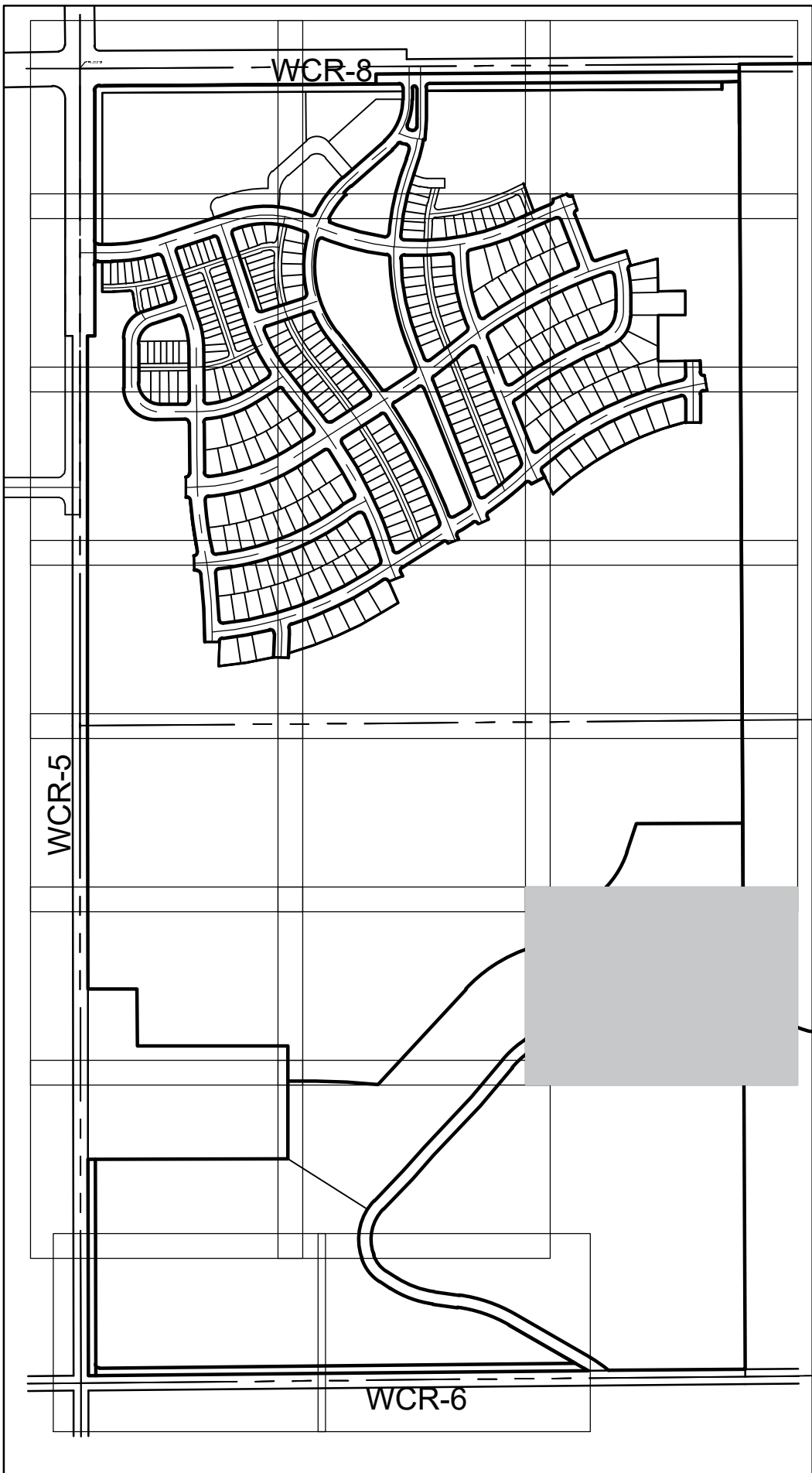
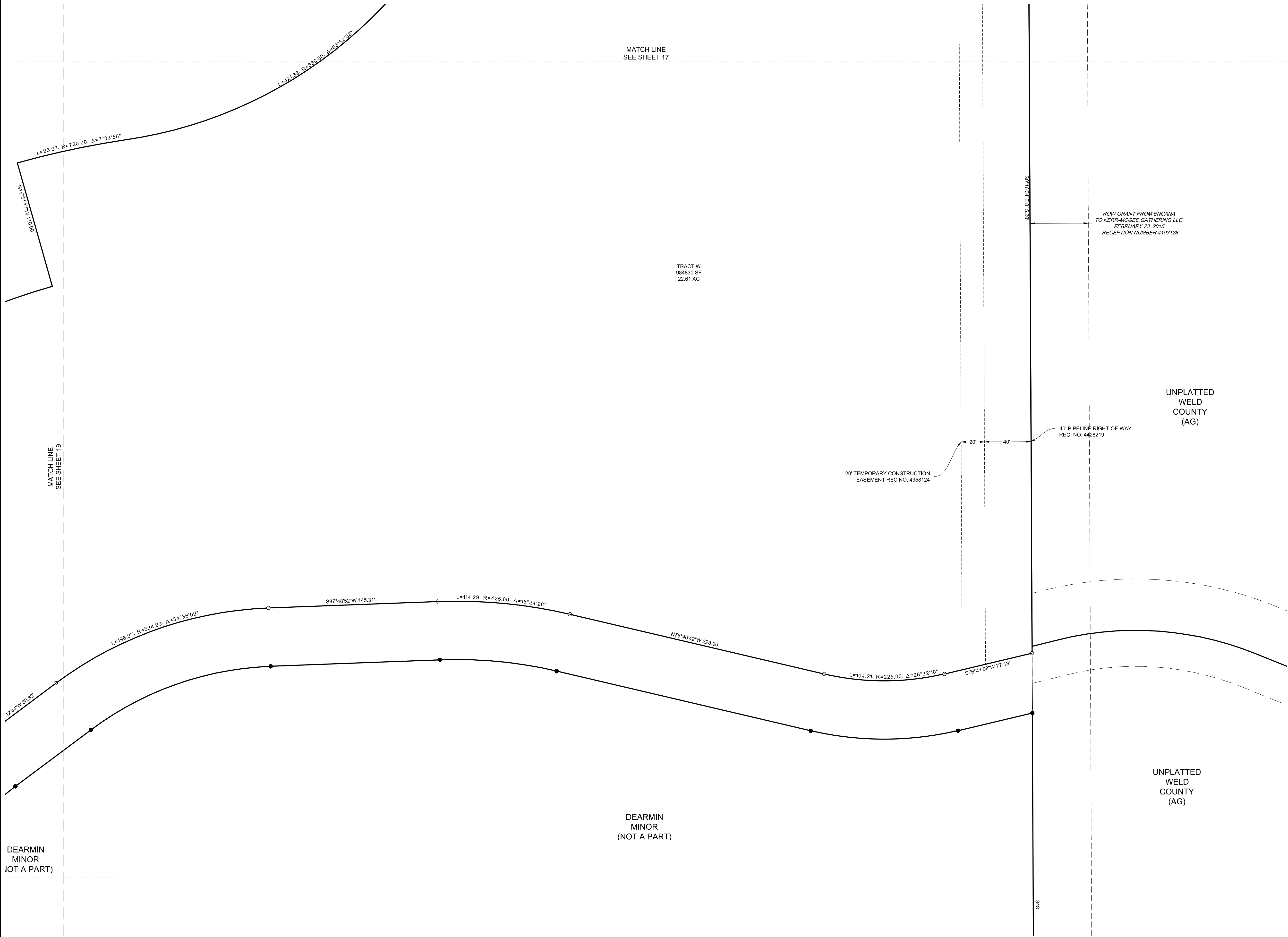
SHEET 19 OF 27
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SURVEYOR

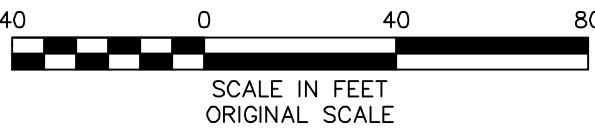
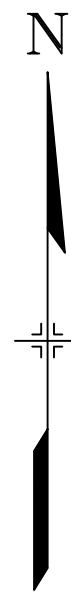


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SURVEYOR



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SUNSET
MINOR
SUBDIVISION

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

30' 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. 1542146

807.62' N 41.960.0N

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

30' UTILITY EASEMENT
GRANTED BY THIS PLAT

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

TRACT Y
1132953 SF
26.01 AC

UNPLATTED
PROPERTY
(NOT A PART)

MATCH LINE
SEE SHEET 18

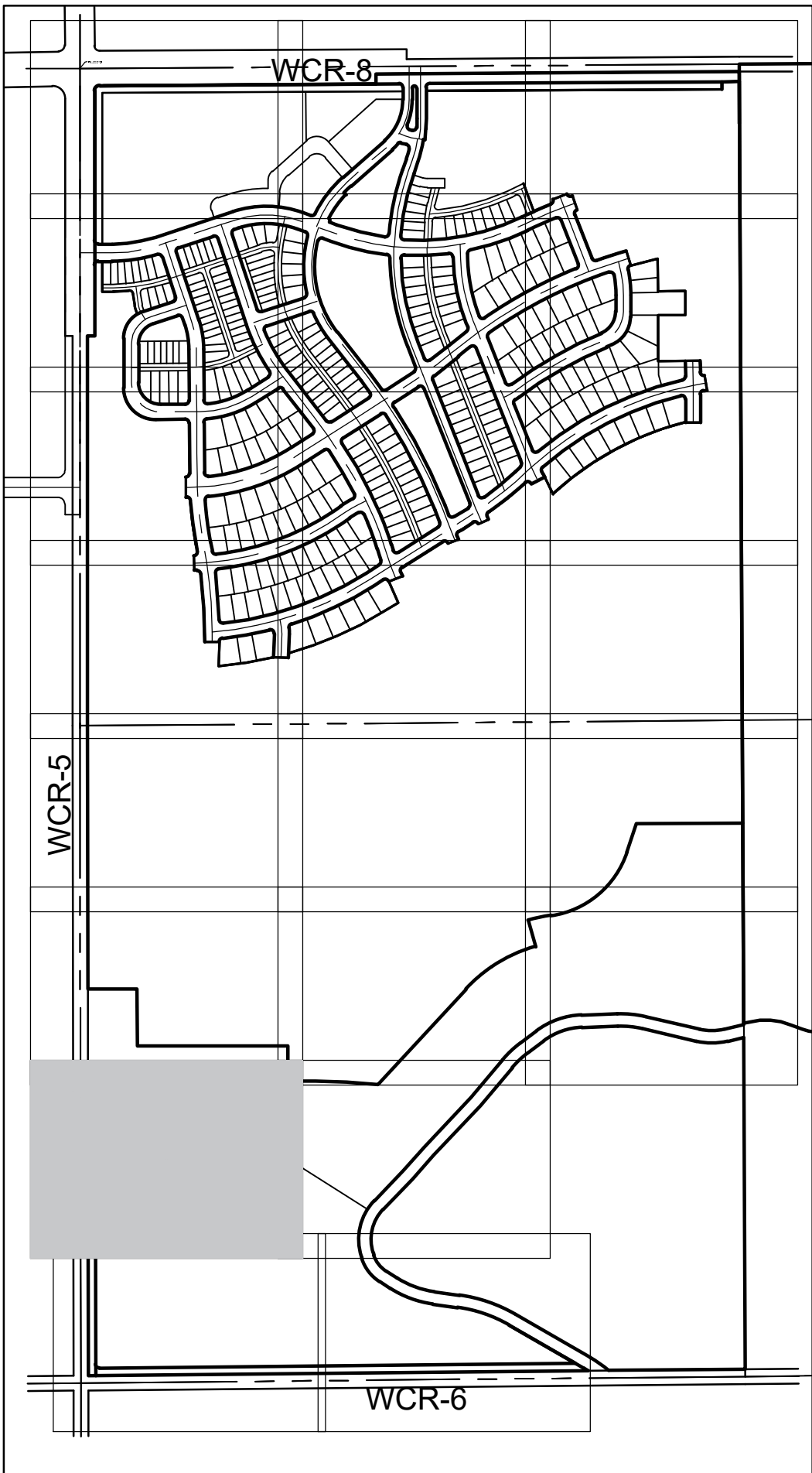
N89°53'43"E 807.64'

MATCH LINE
SEE SHEET 22

N89°53'43"E 1

617'E 143.39'

119.63'E N 41.960.0N



LEGEND

- FOUND MONUMENT (AS NOTED ON PAGE 2)
- SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" "PLS 34977"
- 23
XXXX SQ FT
X.XX 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

N



SUBMITTED: 06.19.2020	
REVISION NO.	DATE
1	10.9.2020
2	11.30.2020
3	12.30.2020
4	01.06.2021

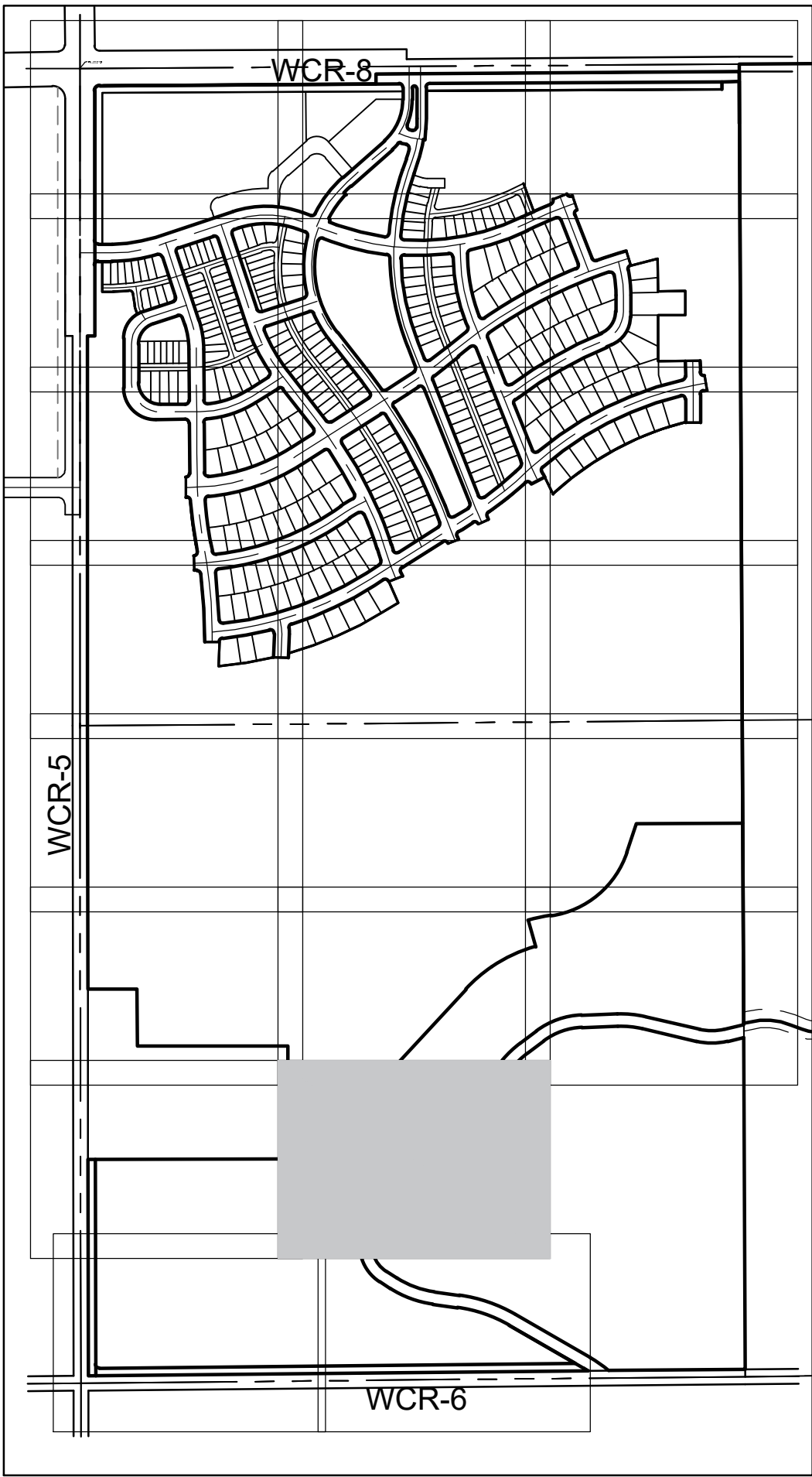
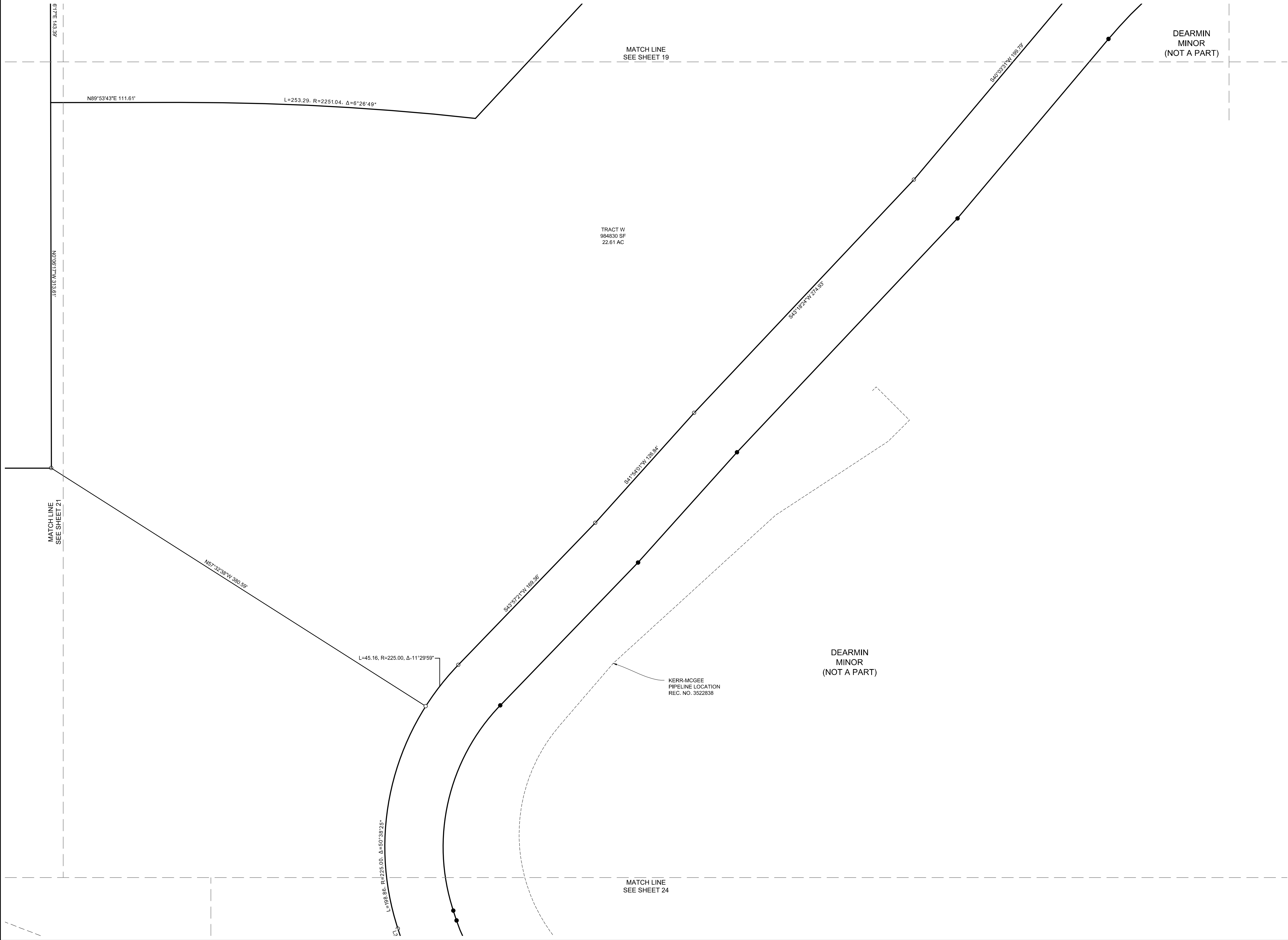
SHEET 21 OF 27
DATE: JANUARY 06, 2021

SURVEYOR

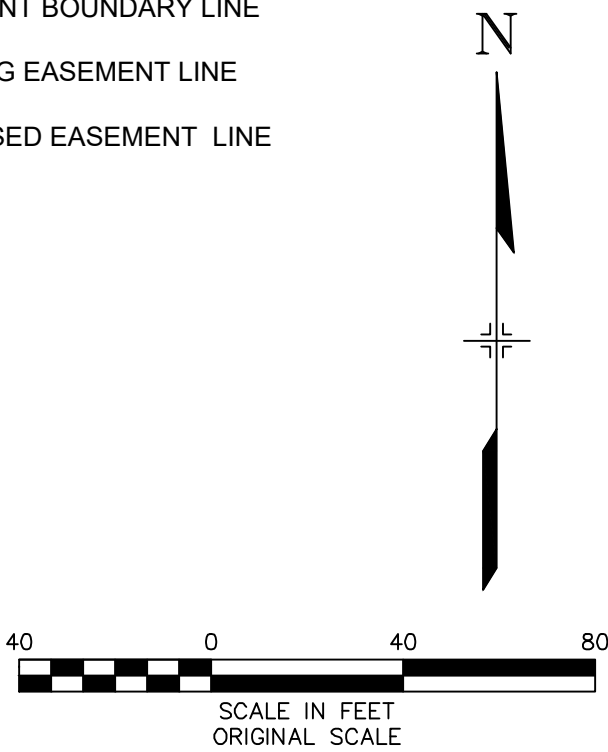


MATRIX DESIGN GROUP
1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
(303) 572-0200
CONTACT: BOB MEADOWS
bob_meadows@matrixdesigngroup.com

WESTERLY FILING NO.1
A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
268.11 ACRES - 311 LOTS / 27 TRACTS
FP-001180-2020



- LEGEND**
- FOUND MONUMENT (AS NOTED ON PAGE 2)
 - SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" "PLS 34977"
 - 23
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REVISION NO.	DATE
1	10.9.2020
2	11.30.2020
3	12.30.2020
4	01.06.2021

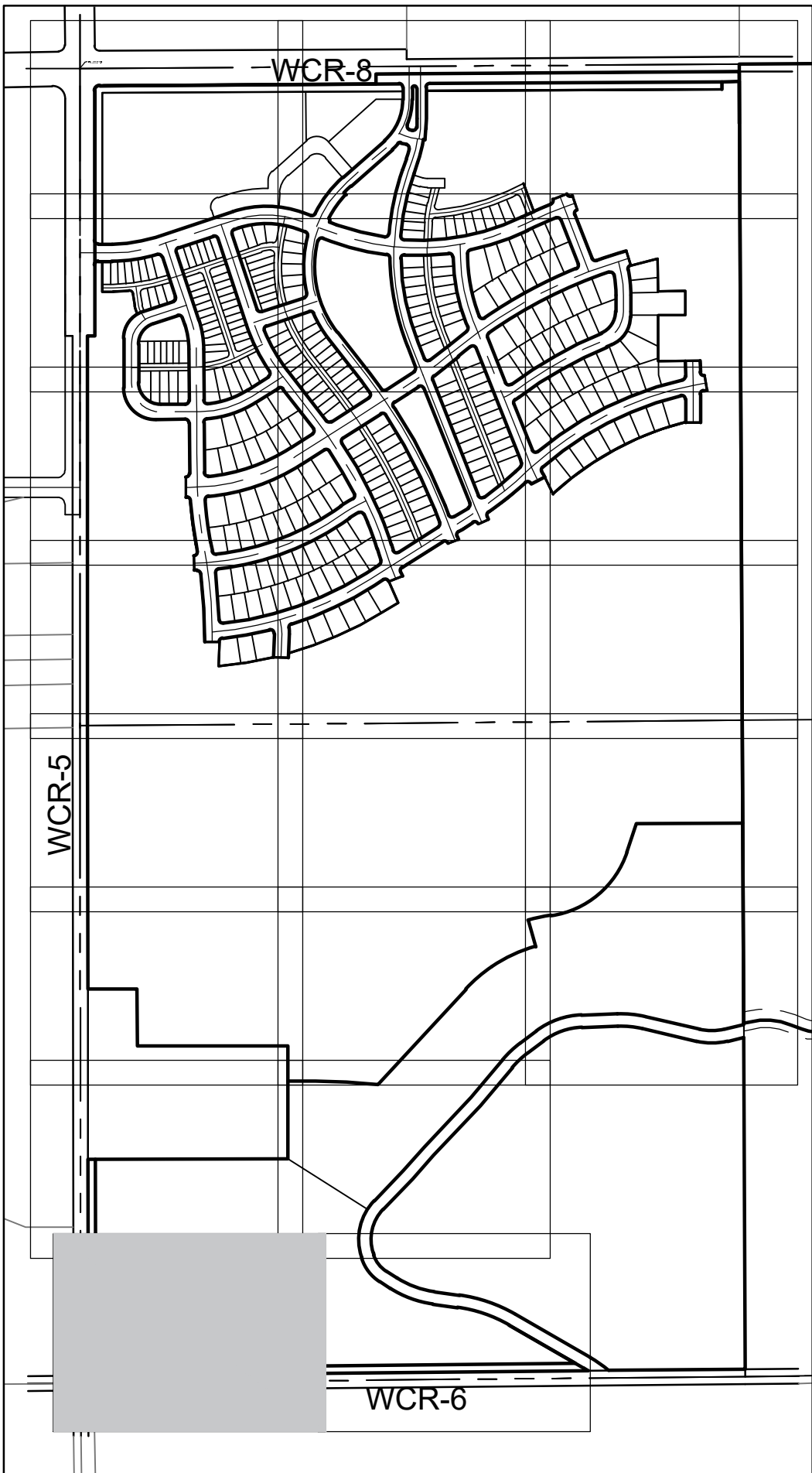
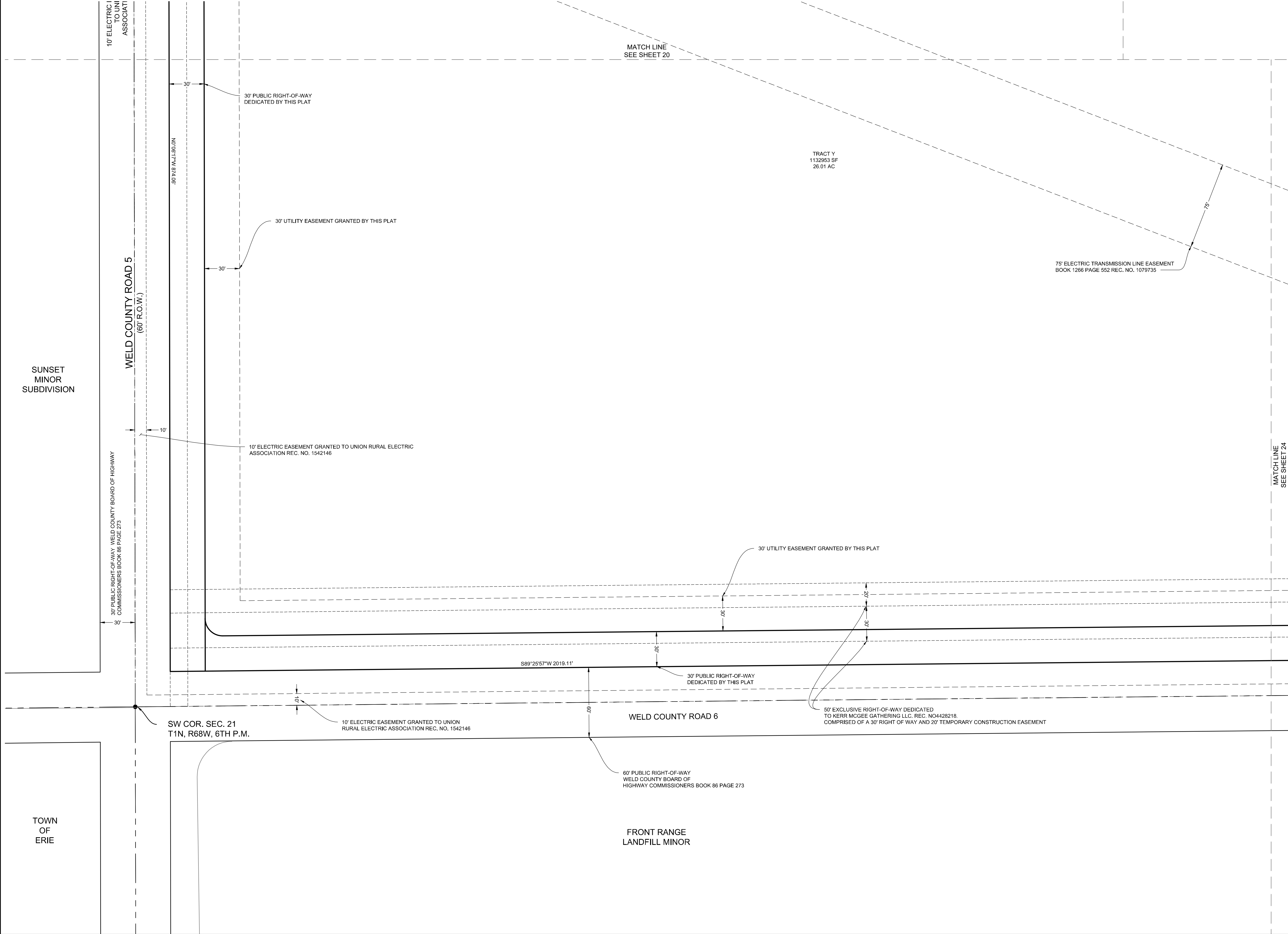
SHEET 22 OF 27
DATE: JANUARY 06, 2021

SURVEYOR

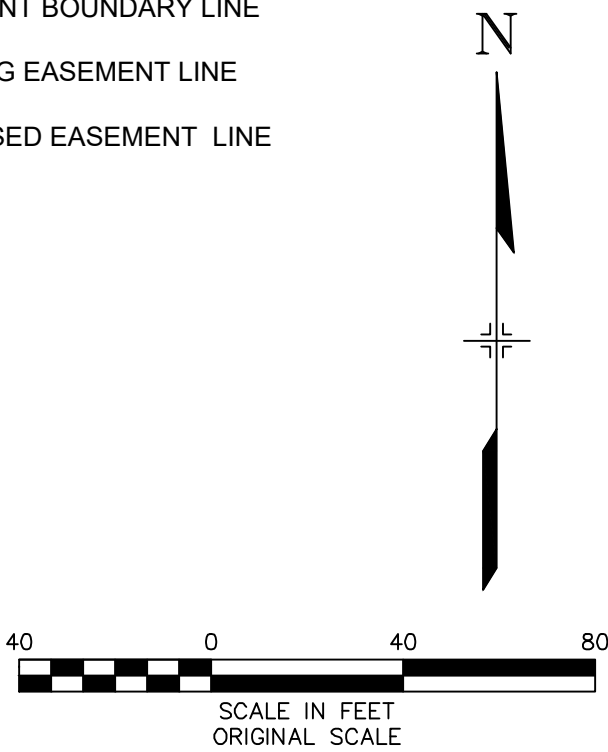


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DENVER, CO. 80202
(303) 572-0200
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bob_meadows@matrixdesigngroup.com

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RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
268.11 ACRES - 311 LOTS / 27 TRACTS
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REVISION NO.	DATE
1	10.9.2020
2	11.30.2020
3	12.30.2020
4	01.06.2021

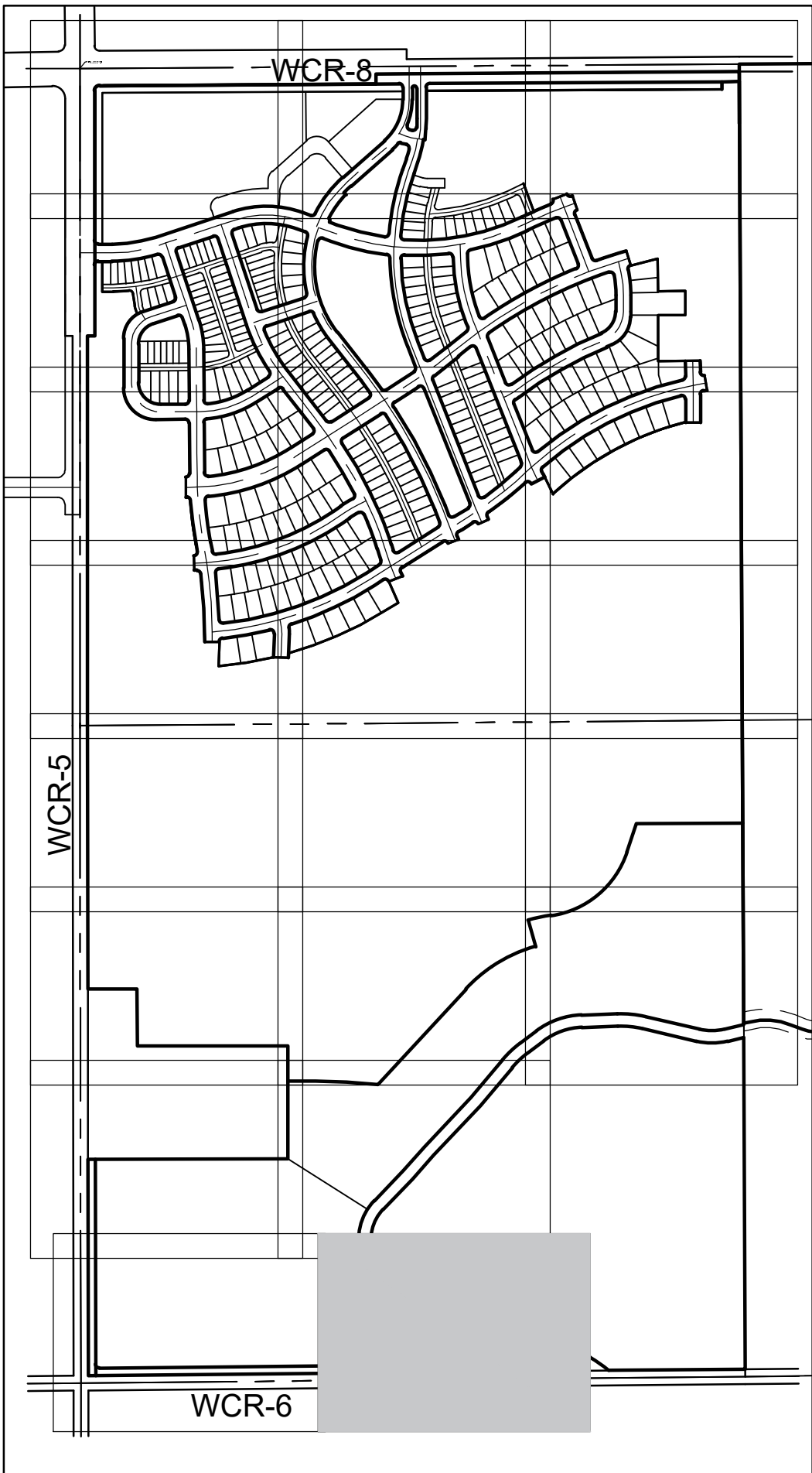
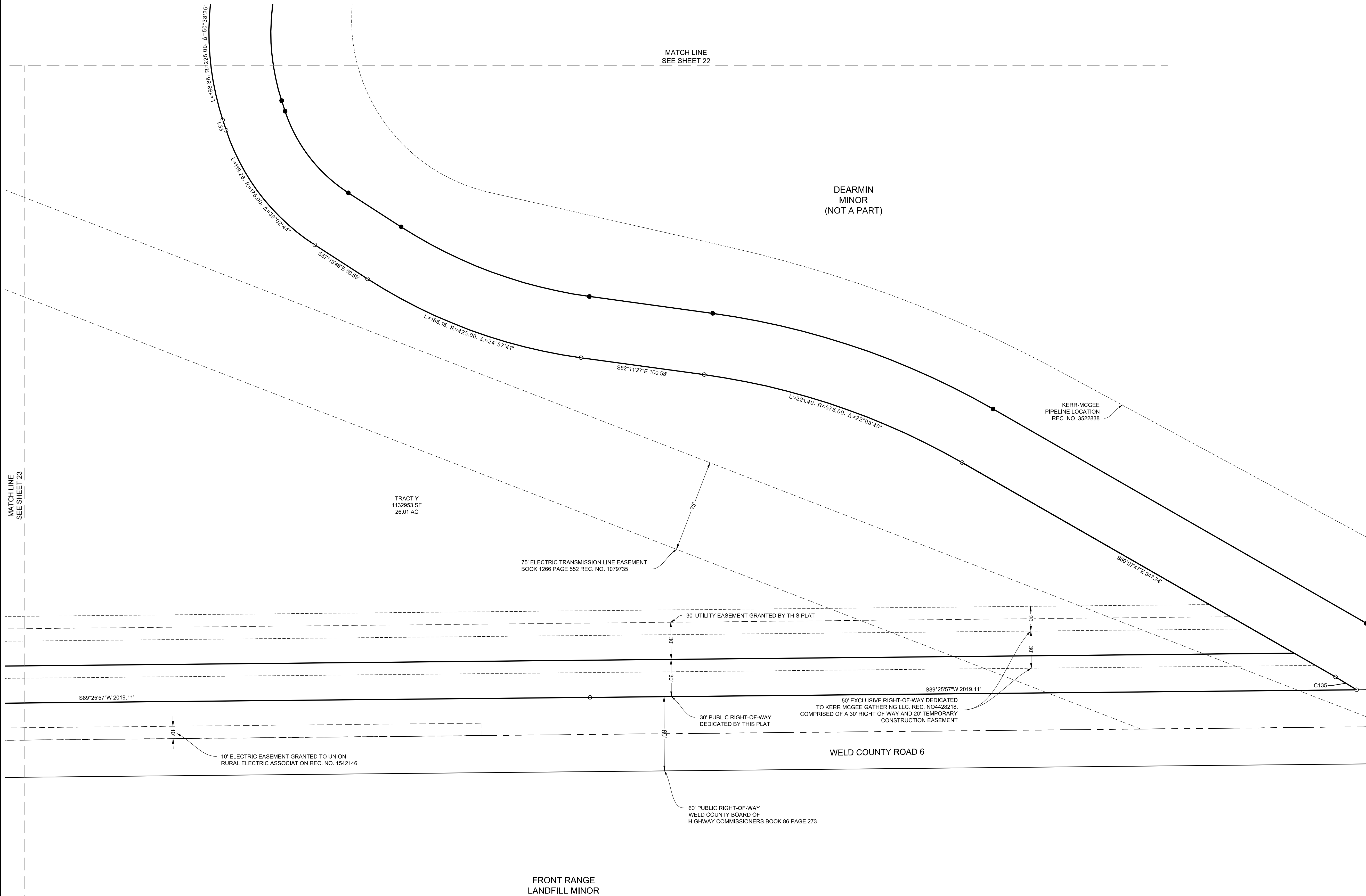


SHEET 23 OF 27
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1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
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SUBMITTED: 06.19.2020	
REVISION NO.	DATE
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4	01.06.2021

SHEET 24 OF 27
DATE: JANUARY 06, 2021

SURVEYOR



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DENVER, CO. 80202
(303) 572-0200
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bob_meadows@matrixdesigngroup.com

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RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
268.11 ACRES - 311 LOTS / 27 TRACTS
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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	23.56	15.00	90.00	N63° 18' 44"W	21.21
C4	27.51	15.00	105.07	S69° 57' 45"E	23.81
C5	2.10	480.50	0.25	N48° 24' 11"E	2.10
C6	20.71	15.00	79.11	N17° 56' 47"E	19.11
C7	21.88	14.98	83.71	N68° 09' 53"E	19.99
C8	28.69	15.00	109.57	N40° 47' 55"W	24.51
C9	30.14	970.00	1.78	N87° 48' 14"E	30.14
C10	23.58	15.00	90.06	S45° 01' 11"E	21.22
C11	23.56	15.00	90.00	N45° 21' 42"W	21.21
C12	18.12	15.00	69.22	N12° 11' 41"E	17.04
C13	45.93	2220.00	1.19	S69° 34' 50"W	45.93
C14	26.82	15.00	102.44	N17° 49' 46"W	23.39
C15	27.12	15.00	103.61	N52° 04' 15"W	23.58
C16	24.63	15.00	94.07	S68° 02' 49"E	21.95
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	23.82	15.00	90.97	S12° 01' 07"W	21.39
C20	23.82	14.88	91.69	S41° 15' 04"E	21.36
C21	25.85	15.00	98.73	N53° 03' 48"E	22.77
C22	9.67	476.50	1.16	S76° 59' 25"E	9.67
C23	36.66	866.50	2.42	S2° 44' 55"W	36.66
C24	24.68	15.00	94.29	S45° 53' 25"W	21.99
C25	20.03	15.00	76.50	S16° 38' 21"W	18.57
C26	20.46	15.00	78.17	N39° 04' 18"E	18.91
C27	23.83	15.00	91.04	N30° 55' 47"W	21.41
C28	23.87	15.00	91.19	S66° 36' 17"E	21.43
C29	11.30	10.00	64.73	S73° 39' 16"W	10.71
C30	23.12	476.36	2.78	N75° 12' 57"W	23.12
C31	27.26	15.00	104.13	S73° 40' 29"E	23.66
C32	116.72	422.50	15.83	S35° 30' 28"W	116.35
C33	26.41	15.00	100.89	S72° 03' 13"E	23.13
C34	34.26	90.00	21.81	S19° 29' 49"E	34.06
C35	9.23	1052.50	0.50	S21° 51' 40"E	9.23
C36	27.45	1500.00	1.05	N56° 58' 42"E	27.45
C37	19.87	15.00	75.90	N19° 33' 02"E	18.45
C38	23.52	15.00	89.85	N17° 48' 57"E	21.18
C39	27.74	15.00	105.97	N50° 46' 55"W	23.95
C40	49.26	121.00	23.33	S38° 37' 37"W	48.92
C41	22.68	15.00	86.65	N51° 54' 57"W	20.58
C42	57.51	121.00	27.23	S13° 20' 54"W	56.97
C43	23.55	15.00	89.94	S44° 58' 49"W	21.20
C44	27.56	15.00	105.28	N79° 27' 30"W	23.85
C45	23.56	15.00	90.00	S44° 38' 18"W	21.21
C46	43.30	1940.00	1.28	N73° 20' 23"E	43.30
C47	22.37	15.00	85.47	N31° 14' 46"E	20.36
C48	22.58	15.00	86.25	N24° 48' 51"E	20.51
C49	19.91	505.00	2.26	N82° 31' 13"W	19.91
C50	19.74	15.00	75.40	S16° 05' 24"W	18.35
C51	27.83	15.00	106.32	N74° 46' 08"W	24.01
C52	24.68	15.00	94.27	N10° 22' 00"E	21.99
C53	22.23	15.00	84.90	N49° 41' 28"W	20.25
C54	7.53	1630.00	0.26	N67° 40' 40"E	7.53
C55	6.01	505.00	0.68	N81° 03' 01"W	6.01
C56	52.98	150.00	20.24	N69° 40' 26"W	52.71
C57	20.94	15.00	79.99	N18° 23' 13"E	19.28
C58	24.57	15.00	93.84	S24° 46' 10"W	21.91
C59	25.57	15.00	97.68	S67° 09' 02"E	22.59
C60	20.23	15.00	77.27	S38° 21' 59"W	18.73

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C61	20.71	15.00	79.11	S17° 56' 47"W	19.11
C62	22.54	15.00	86.08	N46° 57' 10"W	20.48
C63	21.29	15.00	81.33	S44° 44' 18"W	19.55
C64	19.72	15.00	75.34	S11° 30' 07"W	18.33
C65	26.64	1970.00	0.77	N10° 16' 58"W	26.64
C66	25.75	15.00	98.37	N39° 17' 24"E	22.70
C67	21.03	15.00	80.34	S39° 54' 05"W	19.35
C68	20.71	15.00	79.11	N17° 56' 47"E	19.11
C69	25.07	15.00	95.75	N48° 58' 30"W	22.25
C70	31.53	399.00	4.53	S5° 34' 59"W	31.53
C71	23.22	15.00	88.70	S65° 21' 45"E	20.97
C72	19.49	15.00	74.44	N15° 36' 38"E	18.15
C73	23.26	15.00	88.86	N23° 25' 08"E	21.00
C74	18.73	2000.00	0.54	N50° 29' 57"E	18.73
C75	23.22	15.00	88.68	N62° 39' 04"W	20.97
C76	6.87	1970.00	0.20	N50° 19' 51"E	6.87
C77	24.65	1970.00	0.72	N50° 35' 22"E	24.65
C78	27.56	15.00	105.29	S74° 15' 15"E	23.85
C79	20.15	15.00	76.98	N16° 52' 46"E	19.67
C80	22.69	15.00	86.66	S79° 10' 07"E	20.59
C81	23.77	15.00	90.80	S12° 06' 11"W	21.36
C82	21.41	15.00	81.80	N41° 58' 10"W	19.64
C83	25.16	15.00	96.11	S61° 53' 26"W	22.31
C84	23.56	15.00	90.00	S26° 41' 16"W	21.21
C85	27.05	15.00	103.32	S72° 49' 44"E	23.53
C86	22.50	15.00	85.93	S79° 32' 01"E	20.45
C87	23.51	60.00	22.45	N19° 48' 55"W	23.36
C88	23.27	15.00	88.88	N35° 51' 03"E	21.01
C89	23.56	15.00	90.00	S26° 41' 16"W	21.21
C90	22.19	15.00	84.76	N65° 56' 00"W	20.22
C91	22.19	15.00	84.76	N29° 18' 32"E	20.22
C92	23.37	15.00	89.27	N77° 51' 46"W	21.08
C93	23.56	15.00	90.00	S63° 18' 44"E	21.21
C94	1.00	1000.00	0.06	S87° 58' 42"W	1.00
C95	25.41	15.00	97.04	N43° 48' 03"W	22.48
C96	30.23	582.50	2.97	S9° 09' 41"W	30.23
C97	21.04	15.00	80.36	S50° 49' 34"W	19.35
C98	22.21	15.00	84.82	N27° 38' 34"W	20.23
C99	8.52	5.00	97.65	S21° 13' 50"E	7.53
C100	23.56	15.00	90.00	S26° 41' 16"W	21.21
C101	26.98	1380.00	1.12	N47° 11' 28"E	26.98
C102	24.10	15.00	92.06	N11° 28' 24"E	21.59
C103	24.97	15.00	95.37	S48° 02' 55"E	22.18
C104	23.56	15.00	90.00	N44° 38' 19"E	21.21
C105	22.44	15.00	85.71	S42° 29' 46"W	20.41
C106	52.91	1380.00	2.20	N79° 35' 14"E	52.90
C107	30.94	93.50	18.96	N81° 14' 33"W	30.80
C108	24.54	15.00	93.72	N10° 38' 26"E	21.89
C109	0.02	60.00	0.02	S41° 28' 19"E	0.02
C110	20.49	15.00	78.28	S33° 22' 20"W	18.94
C111	23.56	15.00	90.00	S63° 18' 44"E	21.21
C112	23.56	15.00	90.00	N63° 18' 44"W	21.21
C113	23.87	15.00	91.19	S24° 34' 50"W	21.43
C114	23.26	15.01	88.81	S65° 26' 34"E	21.00
C115	38.02	121.00	18.00	S59° 17' 27"W	37.86
C116	24.99	15.00	95.44	S48° 04' 47"E	22.20
C117	42.20	1500.00	1.61	N1° 10' 02"W	42.20
C118	23.22	15.00	88.70	N23° 20' 18"E	20.97
C119	25.77	15.00	98.45	N59° 32' 12"W	22.72
C120	31.28	800.00	2.24	N88° 53' 13"E	31.27

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C121	24.46	15.00	93.42	N71° 00' 36"W	21.84
C122	27.50	15.00	105.04	S74° 07' 48"E	23.81
C123	23.22	113.00	11.78	N65° 47' 59"E	23.18
C124	23.56	15.00	90.00	S26° 41' 16"W	21.21
C125	49.88	1052.50	2.72	S23° 28' 11"E	49.87
C126	76.65	128.00	34.31	S24° 17' 57"E	75.51
C127	25.04	128.00	11.21	S47° 03' 35"E	25.00
C128	21.82	15.00	83.33	S42° 24' 56"W	19.94
C129	6.99	960.00	0.42	N57° 42' 40"E	6.99
C130	22.16	15.00	84.64	N80° 10' 43"W	20.20
C131	40.59	2000.00	1.16	N0° 10' 11"E	40.59
C132	24.74	15.00	94.50	S49° 02' 03"E	22.03
C133	28.30	15.00	108.09	S75° 39' 15"E	24.28
C134	23.70	15.00	90.52	S38° 08' 56"W	21.31
C135	19.93	475.00	2.40	S58° 55' 40"E	19.93
C136	23.34	15.00	89.16	N77° 54' 59"W	21.06
C137	13.68	1630.00	0.48	S68° 03' 03"W	13.68
C138	22.73	15.00	86.80	S53° 02' 12"E	20.61
C139	29.39	75.00	22.45	S19° 48' 55"E	29.20
C140	23.22	15.00	88.71	S40° 21' 02"W	20.97
C141	26.28	15.00	100.39	N72° 18' 16"W	23.05
C142	7.02	1000.00	0.40	N84° 27' 11"W	7.02
C143	15.15	128.00	6.78	S3° 45' 10"E	15.14
C144	23.66	15.00	90.37	N44° 49' 21"E	21.28
C145	10.89	1129.70	0.55	S88° 11' 45"W	10.89

Parcel Line Table		
Line #	Length	Direction
L1	29.76	S71° 41' 15.94"W
L2	15.00	N0° 21' 41.00"W
L3	14.62	S89° 59' 34.59"E
L4	33.66	S31° 02' 23.36"E
L5	4.99	N0° 16' 00.79"W
L6	14.19	S26° 49' 03.15"E
L7	11.12	S68° 23' 24.74"W
L8	9.00	N70° 03' 16.59"W
L9	5.36	N37° 51' 34.64"W
L10	32.42	S0° 27' 31.62"W
L11	32.50	S18° 18' 44.06"E
L12	11.75	S89° 38' 19.00"W
L13	19.93	N89° 38' 19.00"E
L14	15.00	S0° 21' 41.00"E
L15	30.00	N0° 16' 00.84"W
L16	22.00	N0° 21' 41.00"W
L17	17.39	N18° 17' 23.29"W
L18	20.83	S89° 38' 19.00"W
L19	23.26	N41° 48' 01.75"E
L20	25.00	N48° 11' 58.25"W
L21	40.61	N26° 41' 15.94"E
L22	26.39	N18° 18' 44.06"W
L23	11.17	N18° 17' 23.29"W
L24	40.62	N26° 41' 15.94"E
L25	32.61	N18° 18' 44.06"W
L26	35.76	N4° 12' 30.70"E
L27	10.42	S15° 47' 49.55"E
L28	34.86	S64° 17' 26.78"W
L29	31.02	S89° 16' 37.99"W
L30	22.76	S41° 48' 01.75"W
L31	16.46	S89° 16' 37.99"W
L32	20.17	N69° 29' 23.39"E
L33	8.91	S18° 11' 03.00"E
L34	40.00	N20° 30' 36.61"W
L35	9.09	S0° 16' 00.84"E
L36	19.69	S69° 29' 23.39"W
L37	20.00	N21° 00' 43.56"W
L38	20.00	S21° 00' 43.56"E
L39	20.00	S68° 59' 16.44"W
L40	19.50	S74° 07' 33.66"W
L41	44.51	N17° 21' 07.88"W
L42	20.56	N73° 58' 44.77"E
L43	14.57	S89° 59' 31.83"E
L44	20.00	N0° 00' 28.17"E
L45	14.57	N89° 59' 31.83"W
L46	15.21	S89° 38' 19.00"W
L47	20.00	N0° 21' 41.00"W
L48	20.76	N0° 00' 00.00"E
L49	41.65	N90° 00' 00.00"E
L50	20.57	S0° 16' 00.84"E
L51	14.79	N89° 38' 19.00"E
L52	19.99	S0° 13' 18.00"E
L53	19.55	S0° 53' 19.81"W
L54	39.83	S89° 44' 00.57"W
L55	20.00	N0° 16' 00.84"W
L56	19.68	N0° 10' 36.93"W
L57	20.00	S26° 49' 03.15"E
L58	44.18	S89° 02' 55.01"E
L59	13.00	N89° 21' 17.14"W
L60	45.00	S68° 23' 24.74"W

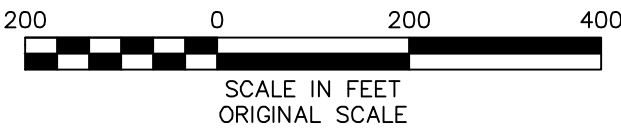
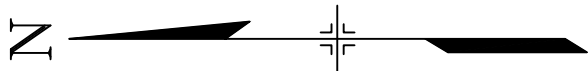


WESTERLY FILING NO.1

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
268.11 ACRES - 311 LOTS / 27 TRACTS
FP-001180-2020

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.55	15.00	89.94	S44° 58' 49"W	21.20
C2	22.68	15.00	86.65	N51° 54' 57"W	20.58
C3	118.87	113.00	60.27	N29° 46' 31"E	113.47
C4	201.06	128.00	90.00	N45° 21' 41"W	181.02
C5	23.56	15.00	90.00	N45° 21' 43"W	21.21
C6	23.66	15.00	90.37	N44° 49' 21"E	21.28
C7	22.54	15.00	86.09	N46° 56' 59"W	20.48
C8	180.62	1530.02	6.76	N7° 17' 17"W	180.51
C9	25.75	15.00	98.37	N39° 17' 24"E	22.70
C10	22.21	15.00	84.84	N49° 39' 36"W	20.24
C11	274.72	1970.00	7.99	N3° 14' 38"W	274.50
C12	26.64	1970.00	0.77	N10° 16' 58"W	26.64
C13	225.08	1520.00	8.48	S80° 54' 48"W	224.87
C14	97.44	2030.00	2.75	N2° 07' 35"E	97.43
C15	94.53	1407.50	3.85	S24° 02' 08"E	94.51
C16	20.66	15.00	78.90	S18° 03' 02"W	19.06
C17	16.70	1347.50	0.71	S21° 45' 24"E	16.70
C18	26.41	15.00	100.89	N72° 03' 13"W	23.13
C19	20.71	15.00	79.11	S17° 56' 47"W	19.11
C20	20.74	15.00	79.23	S15° 26' 40"W	19.13
C21	25.57	15.00	97.67	N73° 39' 45"W	22.58
C22	27.56	15.00	105.28	N79° 27' 30"W	23.85
C23	25.93	15.00	99.05	S49° 47' 27"E	22.82
C24	21.03	15.00	80.34	S39° 54' 05"W	19.35
C25	112.89	1910.00	3.39	N75° 40' 20"E	112.87
C26	126.95	1970.00	3.69	N72° 07' 59"E	126.93
C27	23.22	15.00	88.70	S65° 21' 45"E	20.97
C28	23.87	15.00	91.19	S24° 34' 50"W	21.43
C29	23.26	15.00	88.86	N23° 25' 08"E	21.00
C30	23.26	15.00	88.86	S65° 26' 34"E	21.00
C31	75.35	2123.77	2.03	N66° 53' 25"E	75.35
C32	287.02	850.00	19.35	N74° 44' 32"E	285.66
C33	28.69	15.00	109.57	S40° 47' 55"E	24.51
C34	18.53	56.00	18.96	S81° 14' 33"E	18.45
C35	86.13	530.43	9.30	S4° 17' 23"W	86.03
C36	6.01	505.00	0.68	N83° 46' 29"W	6.01
C37	5.60	975.50	0.33	S19° 10' 54"W	5.60
C38	94.97	524.50	10.37	S14° 09' 32"W	94.84
C39	198.86	225.00	50.64	S7° 08' 10"W	192.45
C40	185.15	425.00	24.96	S69° 42' 37"E	183.69
C41	221.40	575.00	22.06	S71° 09' 37"E	220.03
C42	19.93	475.00	2.40	S58° 55' 40"E	19.93

Parcel Line Table		
Line #	Length	Direction
L1	30.00	S0° 16' 00.84"E
L2	69.50	S89° 38' 33.85"W
L3	80.00	N0° 00' 25.41"E
L4	60.00	N1° 35' 00.23"W
L5	60.00	N87° 44' 47.00"W
L6	18.07	S2° 12' 13.34"W
L7	60.00	S67° 53' 18.12"W
L8	193.47	S57° 30' 09.26"W
L9	45.00	S68° 23' 24.74"W
L10	77.32	N26° 49' 03.15"W
L11	59.98	S89° 44' 13.49"W
L12	100.58	S82° 11' 27.00"E
L13	14.51	S80° 22' 39.35"W
L14	60.00	S9° 18' 52.54"E
L15	44.60	S0° 16' 00.84"E
L16	60.00	N89° 43' 59.16"E
L17	110.00	N89° 43' 59.16"E
L18	186.51	S0° 16' 00.84"E
L19	110.00	N90° 00' 00.00"W
L20	96.45	S0° 16' 00.84"E
L21	110.00	N89° 43' 59.16"E
L22	131.36	S0° 16' 00.84"E
L23	60.00	S16° 01' 15.23"E
L24	190.04	S21° 00' 43.44"E
L25	60.00	S19° 49' 35.58"E
L26	120.39	S21° 00' 43.44"E
L27	72.49	N65° 04' 07.83"E
L28	37.50	S0° 43' 22.01"E
L29	22.44	S89° 16' 37.99"W
L30	69.92	N89° 16' 37.99"E
L31	72.50	S13° 59' 12.24"W
L32	111.22	S0° 21' 41.00"E
L33	47.71	S19° 20' 45.31"W
L34	40.36	S71° 45' 44.97"E
L35	50.68	S57° 13' 46.00"E



SUBMITTED: 06.19.2020	
REVISION NO.	DATE
1	10.9.2020
2	11.30.2020
3	12.30.2020
4	01.06.2021



SHEET 27 OF 27

DATE: JANUARY 06, 2021

SURVEYOR

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