

# ERIE HIGHLANDS ZONING MAP—AMENDMENT NO. 2

A PART OF THE NORTH HALF OF  
SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.  
305.126 ACRES  
RZ-001111-2019

## OVERALL BOUNDARY DESCRIPTION

ALL THOSE CERTAIN PORTIONS OF ERIE HIGHLANDS FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 4044915, AND ERIE HIGHLANDS FILING NO. 1, 1st AMENDMENT AS RECORDED UNDER RECEPTION NO. 4108023, AND ERIE HIGHLANDS FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 4108025, AND ERIE HIGHLANDS FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 4128216, AND ERIE HIGHLANDS FILING NO. 4, AS RECORDED UNDER RECEPTION NO. 4128218, OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTH HALF OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PART OF THE NORTH HALF OF SECTION 20, 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:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 20, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 TO BEAR NORTH 88°48'39" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 88°48'39" EAST, A DISTANCE OF 2,648.08 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 20;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, NORTH 88°48'06" EAST, A DISTANCE OF 2648.24 FEET TO THE NORTHEAST CORNER OF SAID SECTION 20;

THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SOUTH 00°00'25" WEST, A DISTANCE OF 1720.04 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 509 AT PAGE 79, IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY;

THENCE DEPARTING SAID EAST LINE AND ALONG SAID NORTHERLY BOUNDARY, SOUTH 78°55'29" WEST, A DISTANCE OF 430.59 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 1179 AT PAGE 541, IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°59'35" WEST, A DISTANCE OF 27.44 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL, SOUTH 00°00'25" WEST, A DISTANCE OF 5.38 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PARCEL DESCRIBED IN BOOK 509 AT PAGE 79;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 78°55'29" WEST, A DISTANCE OF 769.24 FEET TO THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 814 AT PAGE 251, IN SAID RECORDS;

THENCE ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY BOUNDARIES OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 78°55'29" WEST, A DISTANCE OF 250.00 FEET;
- 2) SOUTH 11°04'31" EAST, A DISTANCE OF 125.00 FEET;
- 3) NORTH 78°55'29" EAST, A DISTANCE OF 250.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL DESCRIBED IN BOOK 509 AT PAGE 79;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL, NORTH 78°55'29" EAST, A DISTANCE OF 744.76 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID PARCEL DESCRIBED IN BOOK 1179 AT PAGE 541;

THENCE ALONG SAID WESTERLY BOUNDARY, SOUTH 00°00'25" WEST, A DISTANCE OF 76.02 FEET TO THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 1044 AT RECEPTION NO. 1983198, IN SAID RECORDS;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL, SOUTH 89°05'08" WEST, A DISTANCE OF 225.15 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL;

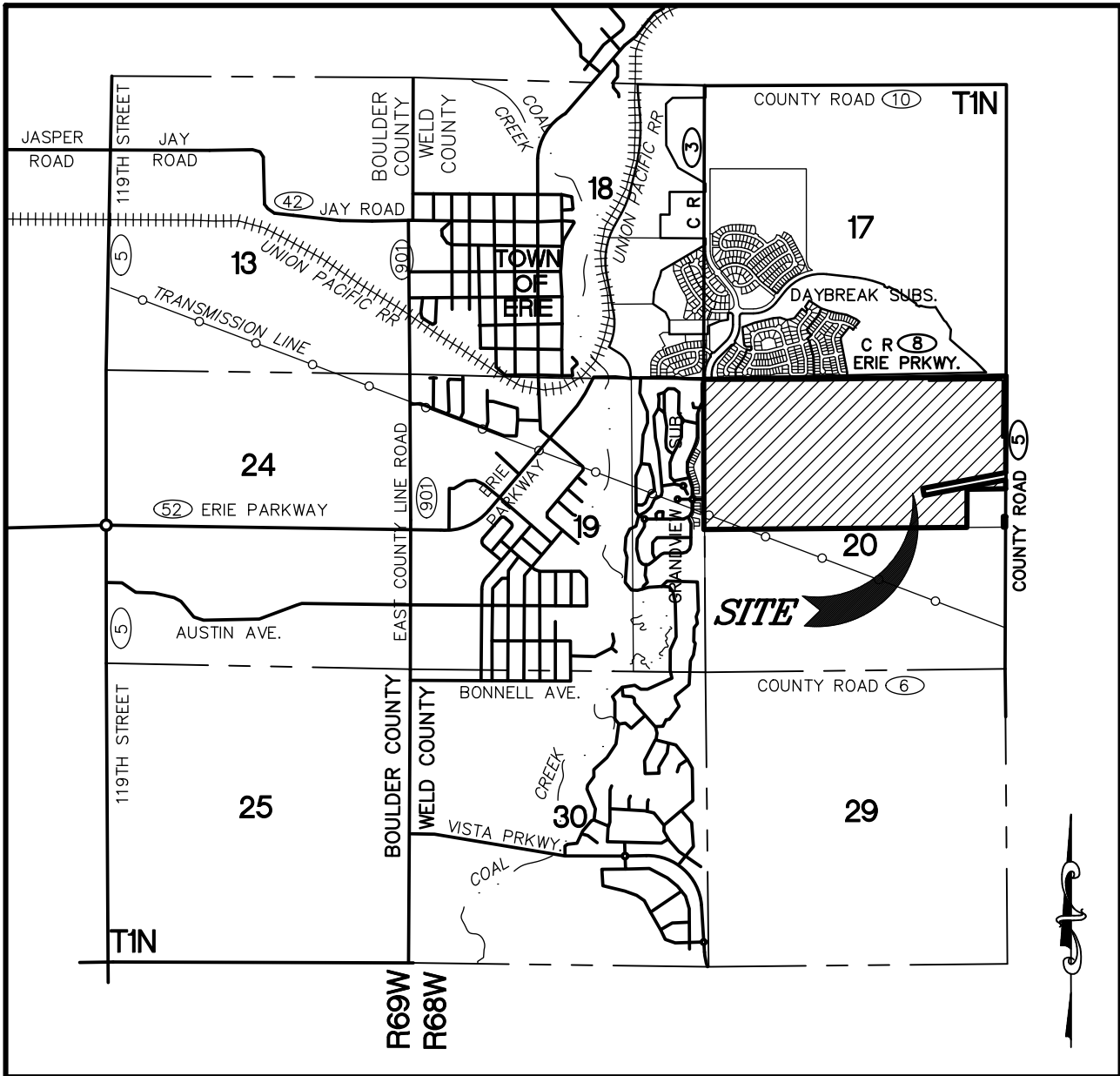
THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL, SOUTH 00°00'21" WEST, A DISTANCE OF 650.47 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL AND A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°05'07" WEST, A DISTANCE OF 1,962.78 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 20;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, SOUTH 89°05'29" WEST, A DISTANCE OF 2640.94 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 20;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 00°21'43" WEST, A DISTANCE OF 2628.51 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 305.126 ACRES, (13,291,297 SQUARE FEET), MORE OR LESS.



**VICINITY MAP**  
SCALE: 1"=3000'

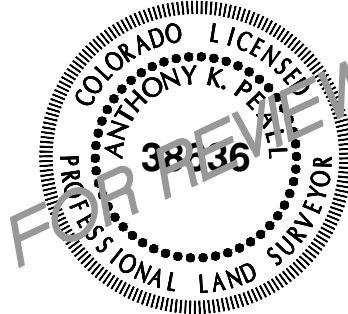
## GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, ASSUMED TO BEAR NORTH 88°48'39" EAST, A DISTANCE OF 2648.08 FEET BETWEEN FOUND MONUMENTS AS SHOWN HEREON.
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 DISCOVERED 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. DISTANCES ON THIS MAP ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
4. THIS ZONING MAP IS NOT AN IMPROVEMENT SURVEY PLAT, NOR IS IT A LAND SURVEY PLAT. IT IS INTENDED TO SHOW THE ZONING AREAS DESCRIBED IN THE LEGAL DESCRIPTIONS.
5. ADJACENT TOWN ZONING BASED ON TOWN OF ERIE ZONING MAP WITH A REVISION DATE OF 3/24/2015. COUNTY ZONING INFORMATION FROM COUNTY WEBSITE ZONING MAPPING APPLICATION ACCESSED 03/24/2015.

## SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTIONS FOR EACH ZONE DISTRICT.

I ATTEST TO THE ABOVE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.



ANTHONY K. PEALL  
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # 38636  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

## BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS ZONING MAP IS TO BE KNOWN AS THE **ERIE HIGHLANDS ZONING MAP – AMENDMENT NO. 2** AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON \_\_\_\_\_, 2021.

MAYOR \_\_\_\_\_

ATTEST \_\_\_\_\_  
TOWN CLERK


## CLERK & RECORDER CERTIFICATE

STATE OF COLORADO )  
COUNTY OF WELD ) ss.

I DO HEREBY CERTIFY THAT THIS ZONING MAP WAS FILED IN MY OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021 A.D. AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_.

WELD COUNTY CLERK AND RECORDER

LAST REVISED 2021-03-16

 AzTec Proj. No.: 19315-29 - TOWN PROJECT NO. RZ-001111-2019	300 E. Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	ZONING MAP ERIE HIGHLANDS		DATE OF PREPARATION:	2019-09-12
		PART OF THE NORTH HALF SECTION 20, T1N, R68W 6TH P.M. TOWN OF ERIE, WELD COUNTY, COLORADO		SCALE:	NA
		SHEET 1 OF 3			



# ERIE HIGHLANDS ZONING MAP—AMENDMENT NO. 2

A PART OF THE NORTH HALF OF  
SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.  
305.126 ACRES  
RZ-001111-2019

## MEDIUM RESIDENTIAL ZONING DISTRICT

THAT PORTION OF TRACT L, ERIE HIGHLANDS FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 4044915, AND THAT PORTION OF TRACT C, ERIE HIGHLANDS FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 4108025, OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTH HALF OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20, AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20 TO BEAR SOUTH 88°48'06" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SOUTH 00°00'25" WEST, A DISTANCE OF 1,720.04 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 509 AT PAGE 79, IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST LINE AND ALONG SAID NORTHERLY BOUNDARY, SOUTH 78°55'29" WEST, A DISTANCE OF 430.59 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 1179 AT PAGE 541, IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°59'35" WEST, A DISTANCE OF 27.44 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL, SOUTH 00°00'25" WEST, A DISTANCE OF 5.38 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PARCEL DESCRIBED IN BOOK 509 AT PAGE 79;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 78°55'29" WEST, A DISTANCE OF 769.24 FEET TO THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 814 AT PAGE 251, IN SAID RECORDS;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL, SOUTH 78°55'29" WEST, A DISTANCE OF 250.00 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, NORTH 23°34'34" WEST, A DISTANCE OF 40.47 FEET;

THENCE NORTH 11°04'43" WEST, A DISTANCE OF 308.98 FEET;

THENCE NORTH 25°01'57" WEST, A DISTANCE OF 237.20 FEET;

THENCE SOUTH 64°58'03" WEST, A DISTANCE OF 46.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 475.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°50'36", AN ARC LENGTH OF 197.67 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 88°48'39" WEST, A DISTANCE OF 332.84 FEET;

THENCE NORTH 01°11'21" WEST, A DISTANCE OF 678.28 FEET;

THENCE SOUTH 88°48'39" WEST, A DISTANCE OF 462.13 FEET;

THENCE NORTH 01°11'21" WEST, A DISTANCE OF 795.07 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20;

THENCE ALONG SAID NORTH LINE, NORTH 88°48'39" EAST, A DISTANCE OF 36.98 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 20;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, NORTH 88°48'06" EAST, A DISTANCE OF 1,423.51 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 01°11'06" EAST, A DISTANCE OF 282.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 475.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°50'52", AN ARC LENGTH OF 197.70 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 25°01'57" EAST, A DISTANCE OF 423.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 475.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°51'50", AN ARC LENGTH OF 156.39 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 06°10'08" EAST, A DISTANCE OF 259.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 450.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°49'27", AN ARC LENGTH OF 658.35 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 89°59'35" EAST, A DISTANCE OF 477.65 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;

THENCE ALONG SAID EAST LINE, SOUTH 00°00'25" WEST, A DISTANCE OF 28.22 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 56.590 ACRES, (2,465,052 SQUARE FEET), MORE OR LESS.

## COMMUNITY COMMERCIAL ZONING DISTRICT

THAT PORTION OF TRACT L, ERIE HIGHLANDS FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 4044915, OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 TO BEAR NORTH 88°48'39" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SOUTH 00°00'25" WEST, A DISTANCE OF 1,691.82 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89°59'35" WEST, A DISTANCE OF 477.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 450.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°49'27", AN ARC LENGTH OF 658.35 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 06°10'08" WEST, A DISTANCE OF 259.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 475.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°51'50", AN ARC LENGTH OF 156.39 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 25°01'57" WEST, A DISTANCE OF 423.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 475.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°50'52", AN ARC LENGTH OF 197.70 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 01°11'06" WEST, A DISTANCE OF 282.17 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID NORTH LINE, NORTH 88°48'06" EAST, A DISTANCE OF 1,224.73 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 39.550 ACRES, (1,722,820 SQUARE FEET), MORE OR LESS.

## LOW RESIDENTIAL ZONING DISTRICT

THOSE PORTIONS OF ERIE HIGHLANDS FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 4044915, AND ERIE HIGHLANDS FILING NO. 1, 1st AMENDMENT AS RECORDED UNDER RECEPTION NO. 4108023, AND ERIE HIGHLANDS FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 4108025, AND ERIE HIGHLANDS FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 4128216, AND ERIE HIGHLANDS FILING NO. 4, AS RECORDED UNDER RECEPTION NO. 4128218, AND ERIE HIGHLANDS FILING NO. 5, AS RECORDED UNDER RECEPTION NO. 4166770, AND ERIE HIGHLANDS FILING NO. 6, AS RECORDED UNDER RECEPTION NO. 4148225, AND ERIE HIGHLANDS FILING NO. 7, AS RECORDED UNDER RECEPTION NO. 4180236 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTH HALF OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 20, WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 20 BEARS NORTH 88°48'39" EAST, A DISTANCE OF 2648.08 FEET, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, NORTH 88°48'39" EAST, A DISTANCE OF 2,611.10 FEET;

THENCE DEPARTING SAID NORTH LINE AND NORTHERLY BOUNDARY, SOUTH 01°11'21" EAST, A DISTANCE OF 795.07 FEET;

THENCE SOUTH 88°48'39" WEST, A DISTANCE OF 147.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 300.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°18'46", AN ARC LENGTH OF 48.76 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 17°40'58" EAST, A DISTANCE OF 126.75 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 87.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°42'02", AN ARC LENGTH OF 66.74 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 26°01'05" WEST, A DISTANCE OF 155.30 FEET;

THENCE SOUTH 00°02'27" WEST, A DISTANCE OF 78.62 FEET;

THENCE NORTH 89°57'26" WEST, A DISTANCE OF 101.92 FEET;

THENCE NORTH 64°05'34" WEST, A DISTANCE OF 175.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 475.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 65°02'57" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°09'42", AN ARC LENGTH OF 208.60 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°12'39" EAST, A DISTANCE OF 168.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 400.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°45'12", AN ARC LENGTH OF 633.58 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 89°02'08" EAST, A DISTANCE OF 210.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 400.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°13'29", AN ARC LENGTH OF 629.89 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 01°11'21" WEST, A DISTANCE OF 23.92 FEET;

THENCE NORTH 88°48'39" EAST, A DISTANCE OF 332.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 475.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°50'36", AN ARC LENGTH OF 197.67 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 64°58'03" EAST, A DISTANCE OF 46.05 FEET;

THENCE SOUTH 25°01'57" EAST, A DISTANCE OF 237.20 FEET;

THENCE SOUTH 11°04'43" EAST, A DISTANCE OF 308.98 FEET;

THENCE SOUTH 23°34'34" EAST, A DISTANCE OF 40.47 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID ERIE HIGHLANDS FILING NO. 1;

THENCE ALONG SAID EASTERLY BOUNDARY, AND THE SOUTHERLY BOUNDARY OF SAID ERIE HIGHLANDS FILING NO. 1 THE FOLLOWING SEVEN (7) COURSES:

1)SOUTH 11°04'31" EAST, A DISTANCE OF 125.00 FEET;

2)NORTH 78°55'29" EAST, A DISTANCE OF 994.76 FEET;

3)SOUTH 00°00'25" WEST, A DISTANCE OF 76.02 FEET;

4)SOUTH 89°05'08" WEST, A DISTANCE OF 225.15 FEET;

5)SOUTH 00°00'21" WEST, A DISTANCE OF 650.47 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 20;

6)ALONG SAID SOUTH LINE, SOUTH 89°05'07" WEST, A DISTANCE OF 1,962.78 FEET TO THE CENTER QUARTER OF SAID SECTION 20;

7)ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, SOUTH 89°05'29" WEST, A DISTANCE OF 1,102.70 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY AND SAID SOUTH LINE, NORTH 47°12'22" WEST, A DISTANCE OF 1,013.25 FEET;

THENCE NORTH 00°21'37" WEST, A DISTANCE OF 348.82 FEET;

THENCE SOUTH 89°50'36" WEST, A DISTANCE OF 799.02 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 20;

THENCE ALONG SAID WEST LINE AND WESTERLY BOUNDARY, NORTH 00°21'43" WEST, A DISTANCE OF 1,569.10 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 162.883 ACRES, (7,095,180 SQUARE FEET), MORE OR LESS.

## AG-OPEN SPACE ZONING DISTRICT

THAT PORTION OF TRACT J, ERIE HIGHLANDS FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 4044915, AND TRACT B, ERIE HIGHLANDS FILING NO. 4, AS RECORDED UNDER RECEPTION NO. 4128218, OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 20, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 TO BEAR NORTH 88°48'39" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG SAID WEST LINE, NORTH 00°21'43" WEST, A DISTANCE OF 1059.41 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°50'36" EAST, A DISTANCE OF 799.02 FEET;

THENCE SOUTH 00°21'37" EAST, A DISTANCE OF 348.82 FEET;

THENCE SOUTH 47°12'22" EAST, A DISTANCE OF 1013.25 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°05'29" WEST, A DISTANCE OF 1538.24 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 25.276 ACRES, (1,101,030 SQUARE FEET), MORE OR LESS.

## PUBLIC LANDS - INSTITUTIONS ZONING DISTRICT

THAT PORTION OF TRACTS L AND J, ERIE HIGHLANDS FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 4044915, OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTH HALF OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 20, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 TO BEAR SOUTH 88°48'39" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG SAID NORTH LINE, SOUTH 88°48'39" WEST, A DISTANCE OF 36.98 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 01°11'21" EAST, A DISTANCE OF 795.07 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°48'39" EAST, A DISTANCE OF 462.13 FEET;

THENCE SOUTH 01°11'21" EAST, A DISTANCE OF 702.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 400.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°13'29", AN ARC LENGTH OF 629.89 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 89°02'08" WEST, A DISTANCE OF 210.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 400.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°45'12", AN ARC LENGTH OF 633.58 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 00°12'39" WEST, A DISTANCE OF 168.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 475.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°09'42", AN ARC LENGTH OF 208.60 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 64°05'34" EAST, A DISTANCE OF 174.45 FEET;

THENCE SOUTH 89°57'26" EAST, A DISTANCE OF 101.92 FEET;

THENCE NORTH 00°02'27" EAST, A DISTANCE OF 78.62 FEET;

THENCE NORTH 26°01'05" EAST, A DISTANCE OF 155.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 87.50 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°42'02", AN ARC LENGTH OF 66.74 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 17°40'58" WEST, A DISTANCE OF 126.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 300.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 10°30'07" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°18'46", AN ARC LENGTH OF 48.76 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 88°48'39" EAST, A DISTANCE OF 147.93 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 20.827 ACRES, (907,216 SQUARE FEET), MORE OR LESS.



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.



AzTec Proj. No.: 19315-29 - TOWN PROJECT NO.: RZ-001111-2019

### ZONING MAP ERIE HIGHLANDS

PART OF THE NORTH HALF  
SECTION 20, T1N, R68W 6TH P.M.  
TOWN OF ERIE, WELD COUNTY, COLORADO

DATE OF  
PREPARATION:

2019-09-12

SCALE:

NA

SHEET 2 OF 3



305.126 ACRES  
RZ-001111-2019

