

OVERALL BOUNDARY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 BEING N 00°18'39" W AND MONUMENTED AS FOLLOWS:

-NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, BEING A FOUND 3.25" ALUMINUM CAP PLS 13155 IN RANGE BOX PER COLORADO MONUMENT RECORDED DATED 3-30-98.

-SOUTHWEST CORNER OF SECTION 36 BEING A FOUND 2.5" ALUMINUM CAP PLS 28656 IN RANGE BOX PER COLORADO MONUMENT RECORD DATED 12-2-93.

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36;

THENCE N 89°45'33" E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 1322.75 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 ;

THENCE S 89°49'19" E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 182.64 FEET TO A POINT ON THE SOUTHERLY LINE OF A 50 FOOT WIDE PARCEL RECORDED AT RECEPTION NO. 3616070;

THENCE S 86°59'11" E A LONG SAID SOUTHERLY PARCEL LINE A DISTANCE OF 1139.24 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36;

THENCE S 00°20'01" E ALONG SAID EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 8.63 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 1143 AT PAGE 504;

THENCE N 87°03'19" W ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND RECORDED IN BOOK 1143 AT PAGE 504 AND THE NORTHERLY LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 781619 A DISTANCE OF 573.88 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND RECORDED AT RECEPTION NUMBER 781619;

THENCE S 00°11'08" E ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NUMBER 781619 A DISTANCE OF 1209.44 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 7 (AKA BASELINE ROAD),

THENCE S 89°36'44" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 7 (AKA BASELINE ROAD) A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 436823;

THENCE N 00°11'08" W ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NUMBER 436823 A DISTANCE OF 553.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND RECORDED AT RECEPTION NUMBER 436823;

THENCE S 89°36'44" W ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NUMBER 436823 AND THE EXTENSION THEREOF BEING THE NORTHERLY LINES OF THOSE PARCELS OF LAND RECORDED AT RECEPTION NUMBERS: 749256, 3494053, 127324, 3222737 AND 3059458 A DISTANCE OF 1681.33 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND RECORDED AT RECEPTION NUMBER 3059458 SAID POINT ALSO BEING ON THE EASTERLY LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 785164;

THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 785164 THE FOLLOWING TWO (2) COURSES:

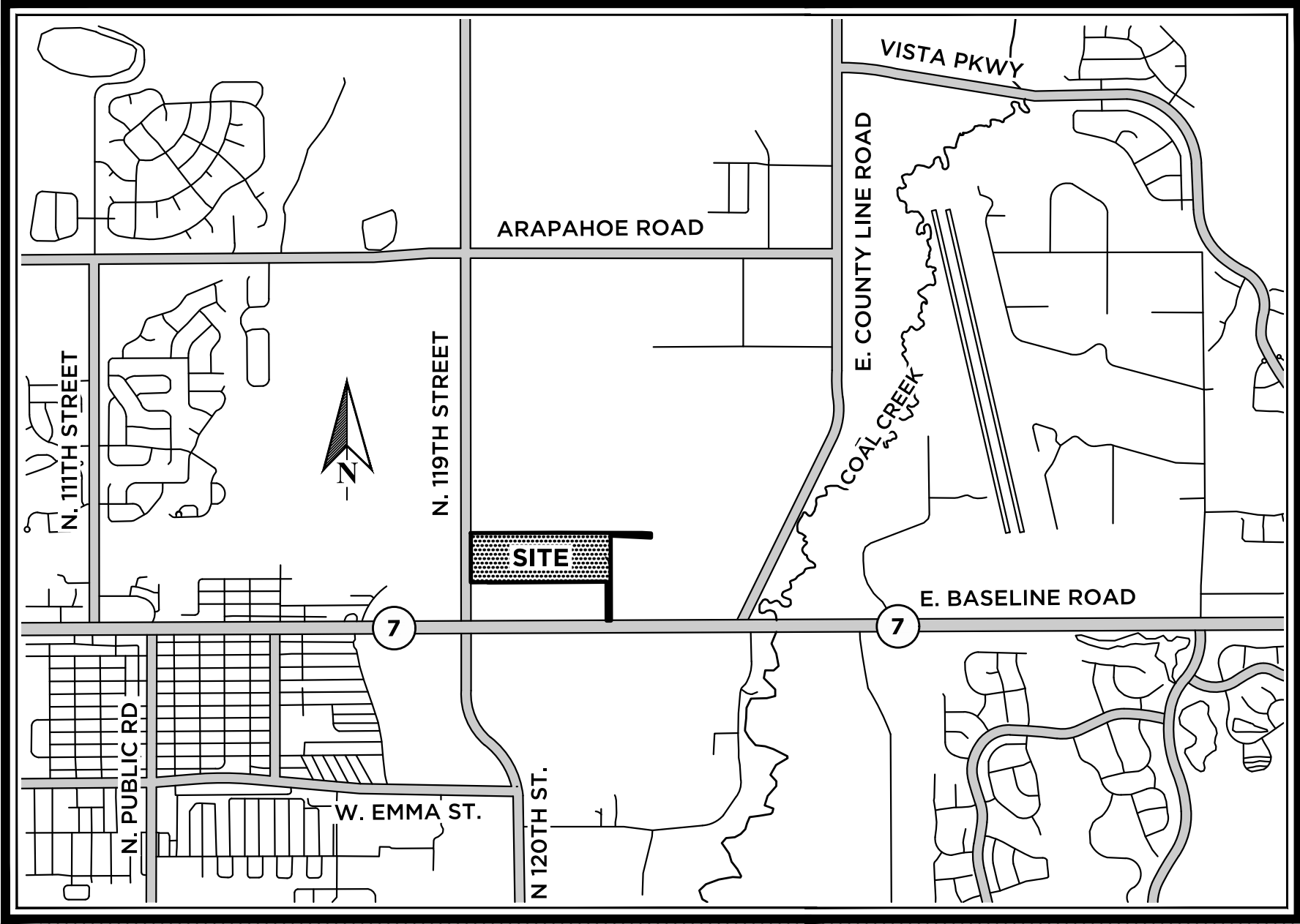
- 1) N 00°20'16" W A DISTANCE OF 4.50 FEET;
- 2) S 89°36'44" W A DISTANCE OF 327.00 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36;

THENCE N 00°18'39" W ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 700.00 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 1,479,116 SQUARE FEET, OR 33.9558 ACRES MORE OR LESS.

PARKDALE
PRELIMINARY PLAT NO. 2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
33.956 ACRES - 204 LOTS / 45 TRACTS
PP-001058-2019



VICINITY MAP
1" = 2000'

BASIS OF BEARINGS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 36 BEARS N 00°18'39" W AS SHOWN HEREON. BEARINGS ARE GRID BASED ON NAD 83 (2011) (EPOCH: 2010.0000), COLORADO STATE PLANE NORTH ZONE 0501.

LAND SUMMARY CHART:

TYPE	AREA (AC)	% OF TOTAL
LOTS (204)	14.5182 AC	42.76 %
TRACTS (45)	9.8649 AC	29.05 %
ROW	9.5727 AC	28.19 %

TOTAL: 33.9558 AC 100 %

PARKS AND OPEN SPACE SUMMARY CHART:

TYPE	* REQUIRED (AC)	* PROVIDED (AC)		
		PP PARKDALE NO. 1	PP PARKDALE NO. 2	TOTAL
POCKET PARKS	1.15 AC	1.49 AC	0.44 AC	1.93 AC
NEIGHBORHOOD PARK	6.93 AC	0.00 AC	0.00 AC	0.00 AC
COMMUNITY PARKS	11.55 AC	0.00 AC	0.00 AC	0.00 AC
OPEN SPACE	39.25 AC	35.50 AC	0.00 AC	35.50 AC

* THE ABOVE STATED REQUIRED AND PROVIDED NUMBERS ARE BASED ON A COMBINED TOTAL BETWEEN PARKDALE PRELIMINARY PLAT NO. 1 AND NO. 2. (TOTAL LOT COUNT = 799)

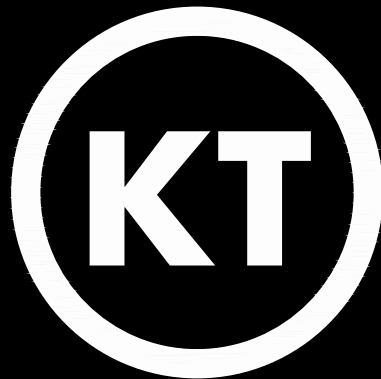
NOTES

1. 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 BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S CERTIFICATE SHOWN HEREON.
2. DUE TO THE PROXIMITY OF THE PROPERTY TO THE ERIE MUNICIPAL AIRPORT, THERE WILL BE AIRCRAFT PASSING OVER THE PROPERTY. AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACTS ON THE PROPERTY. AIRCRAFT MAY CROSS PROPERTY AT LOW ALTITUDE IN ACCORDANCE WITH FAA REGULATIONS. THE FREQUENCY OF AIRCRAFT PASSING OVER THE PROPERTY MAY INCREASE IN THE FUTURE. THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS SPECIFICALLY ACKNOWLEDGE THE RIGHT OF PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE TOWN OF ERIE FOR AIRCRAFT OPERATIONS.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY KT ENGINEERING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT OR TO VERIFY THE DESCRIPTION HEREON, OR THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR EASEMENTS OF RECORD.
4. KT ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS RECORDED/UNRECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE INSURANCE COMMITMENT(S) MAY DISCLOSE. KT ENGINEERING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER: NCS-800123-2-CO, EFFECTIVE DATE: MARCH 06, 2019 AT 5:00 PM.
5. THE LINEAL UNITS USED ON THIS SURVEY ARE U.S. SURVEY FEET, THE BEARINGS ARE IN DEGREES-MINUTES-SECONDS.
6. COORDINATE DATUM: PROJECT COORDINATES ARE GROUND BASED MODIFIED NAD 83 (2011) (EPOCH: 2010.0000), COLORADO STATE PLANE NORTH ZONE 0501. THE POINT OF ORIGIN FOR SCALING THE PROJECT TO GRID DISTANCES WAS SET AS THE CENTER 1/4 CORNER OF SECTION 36, TOWNSHIP 1 N, RANGE 69 W OF THE 6TH P.M. BEING MONUMENTED AS FOLLOWS: 2.5" ALUMINUM CAP ON A 3/4" REBAR, "RLS 4846." SAID POINT HAS COLORADO STATE PLANE NORTH ZONE COORDINATES OF N: 1245868.3460 E: 3121637.0864 AND A GROUND TO GRID COMBINED SCALE FACTOR OF 0.99972350. LOCAL COORDINATES MATCH GRID COORDINATES AT THIS POINT. THE CONVERGENCE ANGLE AT SAID POINT IS 0.28103142 DEGREES.
7. THIS PROPERTY IS SUBJECT TO A SURFACE USE AGREEMENT RECORDED AT RECEPTION NO. 03671267, 03671268, & 03671269.
8. ACCORDING TO FIRM FLOOD INSURANCE RATE MAP PANEL A0439J, MAP NO. 08013C0439J (REVISED TO REFLECT LOMR, EFFECTIVE: DECEMBER 18, 2012.)
9. BLANKET PUBLIC ACCESS EASEMENTS TO BE GRANTED OVER TRACTS A THROUGH AQ
10. BLANKET DRAINAGE EASEMENTS TO BE GRATED OVER TRACTS A, B, C, D, E, F, G, J, K, L, Q.
11. BLANKET UTILITY EASEMENTS TO BE GRANTED OVER TRACTS J, S, T, U, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP.

TRACT SUMMARY CHART:

TRACT	AREA SF	AREA AC	USE	OWNERSHIP	MAINTENANCE
TRACT A	35621 SF	0.818 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT B	63126 SF	1.449 AC	PRIVATE OPEN SPACE, SPINE TRAIL, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT C	1800 SF	0.041 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT D	1800 SF	0.041 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT E	1800 SF	0.041 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT F	1800 SF	0.041 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT G	1800 SF	0.041 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT H	6893 SF	0.158 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT I	10481 SF	0.241 AC	PRIVATE OPEN SPACE, SPINE TRAIL, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT J	20994 SF	0.482 AC	PRIVATE OPEN SPACE, DRAINAGE & UTILITY	DISTRICT/HOA	DISTRICT/HOA
TRACT K	13914 SF	0.319 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT L	17431 SF	0.400 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT M	3177 SF	0.073 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT N	11989 SF	0.275 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT O	19040 SF	0.437 AC	POCKET PARK	DISTRICT/HOA	DISTRICT/HOA
TRACT P	4951 SF	0.114 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT Q	18383 SF	0.422 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT R	2427 SF	0.056 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT S	3360 SF	0.077 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT T	3360 SF	0.077 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT U	3148 SF	0.072 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT V	549 SF	0.013 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT W	1800 SF	0.041 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT X	1800 SF	0.041 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT Y	1800 SF	0.041 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT Z	1800 SF	0.041 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AA	1800 SF	0.041 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AB	3300 SF	0.076 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AC	3300 SF	0.076 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AD	3300 SF	0.076 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AE	3330 SF	0.076 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AF	3330 SF	0.076 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AG	3330 SF	0.076 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AH	3300 SF	0.076 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AI	3300 SF	0.076 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AJ	17450 SF	0.401 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AK	9855 SF	0.226 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AL	6872 SF	0.158 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AM	4440 SF	0.102 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AN	7050 SF	0.162 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AO	11942 SF	0.274 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AP	11842 SF	0.272 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AQ	4470 SF	0.103 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT/HOA
TRACT AR	32317 SF	0.742 AC	FUTURE DEVELOPMENT	DISTRICT/HOA	DISTRICT/HOA
TRACT AS	40588 SF	0.932 AC	FUTURE DEVELOPMENT	DISTRICT/HOA	DISTRICT/HOA

DATE SUBMITTED: 03.25.2019	
REVISION NO.	DATE
1	09.20.2019
2	02.28.2020
3	05.14.2020
4	01.25.2021
5	04.01.2021
PREPARED FOR: OEO 2, LLC 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111	
SCALE: 1" = N/A	JOB NO: 0043-1715
BY: EST	
SHEET 1 OF 5	

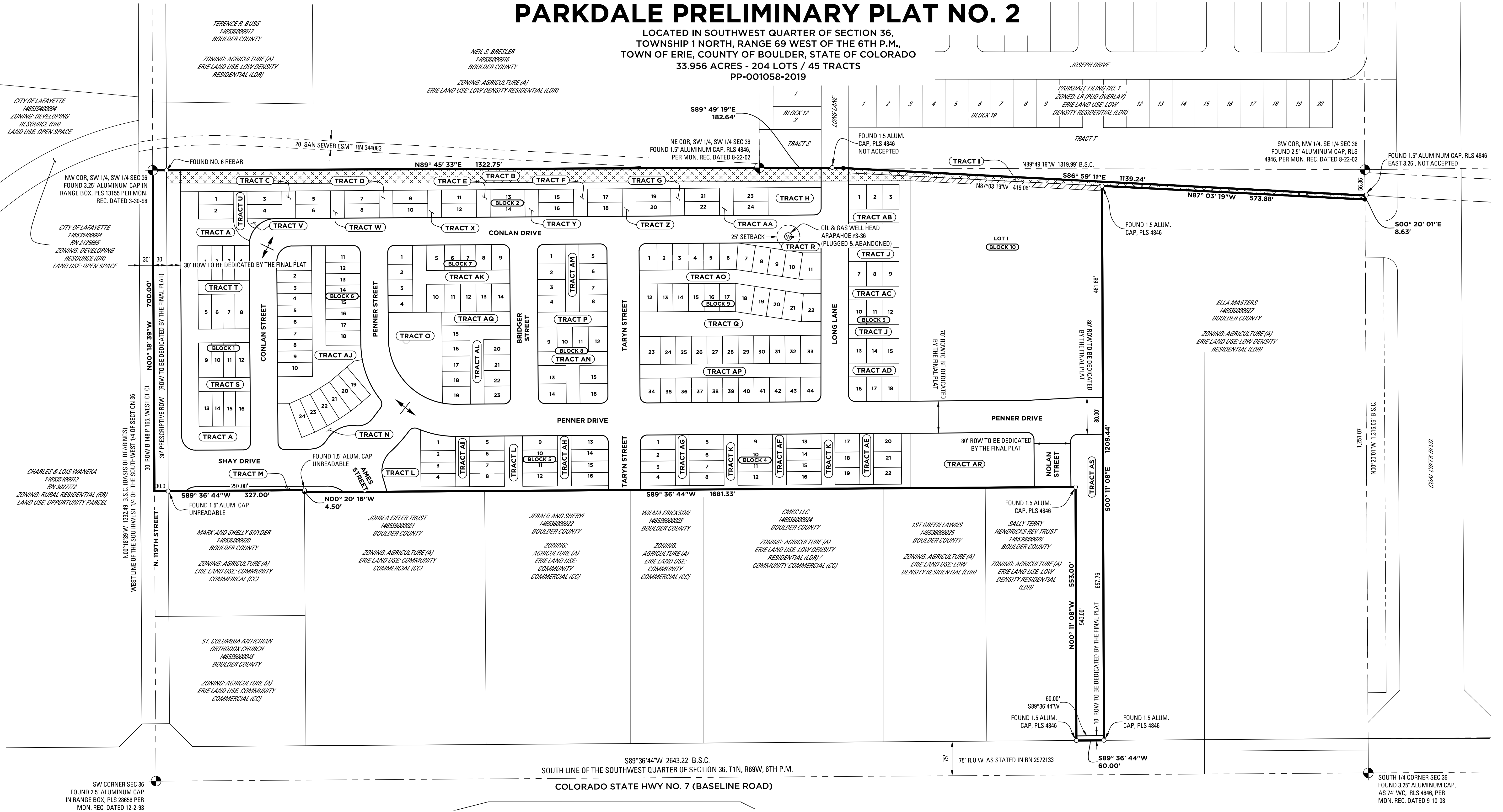


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12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

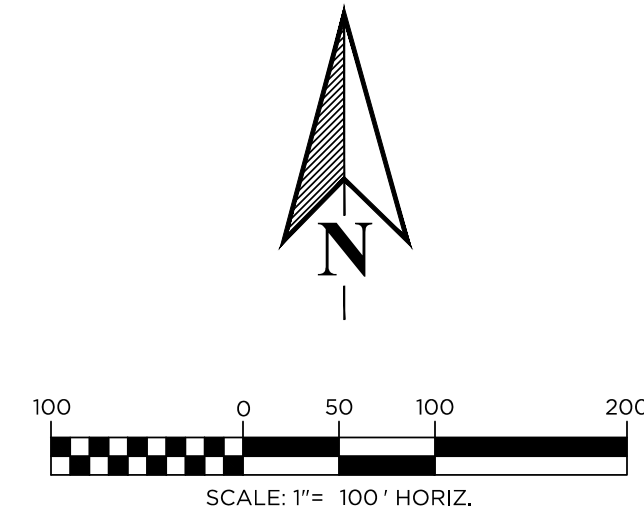
PARKDALE PRELIMINARY PLAT NO. 2

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TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
33.956 ACRES - 204 LOTS / 45 TRACTS
PP-001058-2019



LEGEND:

- SECTION CORNER
- FOUND PROPERTY PIN AS DESCRIBED
- SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 36561, KT ENG
- OIL & GAS WELL HEAD
- UTILITY EASEMENT AS DESCRIBED
- B.S.C. BETWEEN SECTION CORNERS
- SECTION LINE
- EASEMENT LINE
- CITY OF LAFAYETTE UTILITY EASEMENT, RN: 03756019 (SEE SHEET 5 FOR DETAILS)
- CITY OF LAFAYETTE UTILITY EASEMENT, RN: 03756020 (SEE SHEET 5 FOR DETAILS)

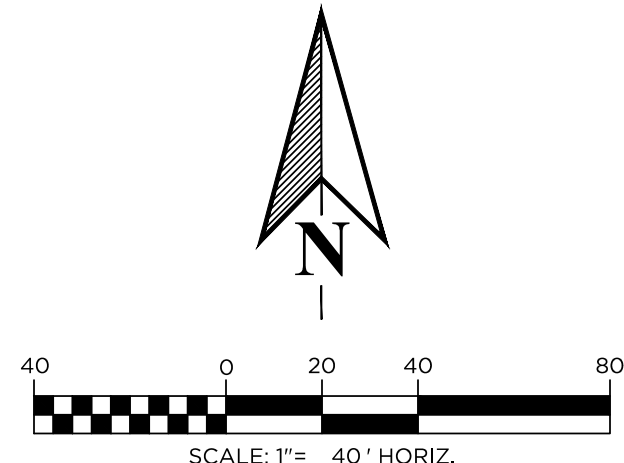
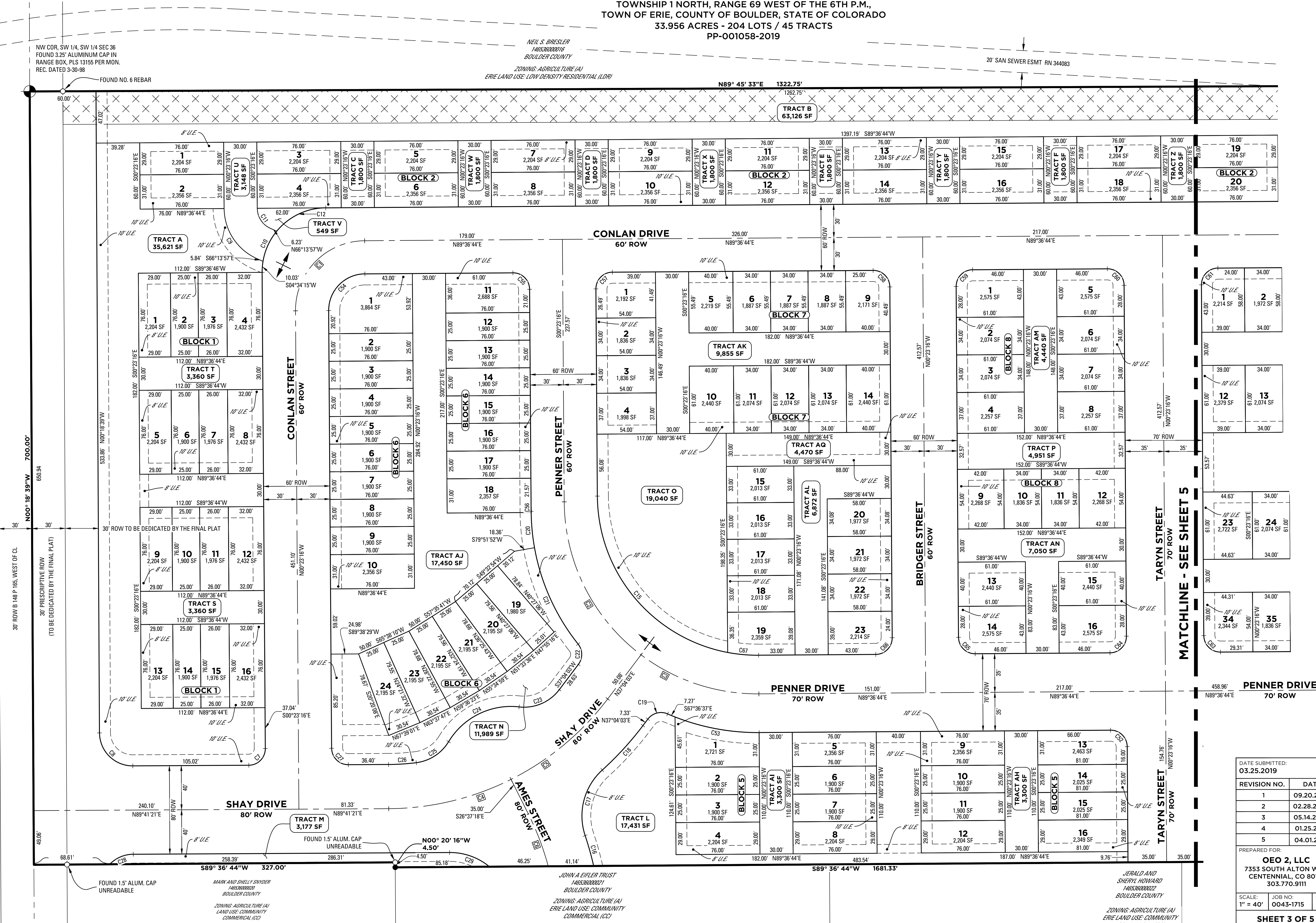


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SHEET 2 OF 5	

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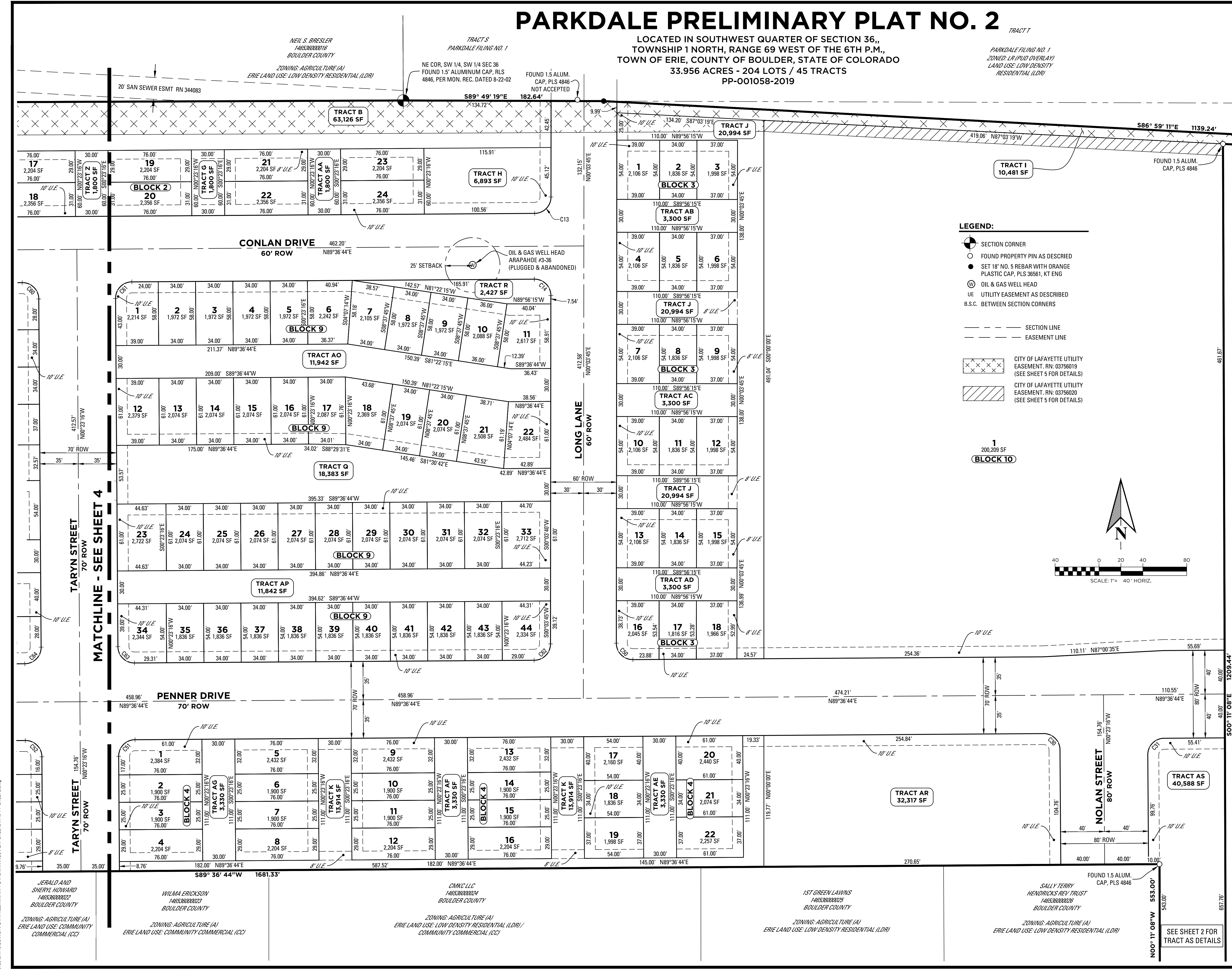
- LEGEND:**
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 - FOUND PROPERTY PIN AS DESCRIBED
 - SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 36561, KT ENG
 - OIL & GAS WELL HEAD
 - UTILITY EASEMENT AS DESCRIBED
 - B.S.C. BETWEEN SECTION CORNERS
 - SECTION LINE
 - EASEMENT LINE
 - CITY OF LAFAYETTE UTILITY EASEMENT, RN: 03756019 (SEE SHEET 5 FOR DETAILS)
 - CITY OF LAFAYETTE UTILITY EASEMENT, RN: 03756020 (SEE SHEET 5 FOR DETAILS)

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PREPARED FOR: OEO 2, LLC 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111	
SCALE: 1" = 40'	JOB NO: 0043-1715
BY: EST	
SHEET 3 OF 5	

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CENTERLINE CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGHT	CHD BEARING
C1	90°00'00"	63.00'	98.96'	N44°36'44"E
C2	52°32'41"	175.00'	160.49'	S26°39'37"E
C3	37°27'19"	175.00'	114.40'	S71°39'37"E
C4	26°18'38"	250.00'	114.80'	N76°32'01"E
C5	26°18'39"	250.00'	114.80'	N50°13'22"E
C6	11°37'53"	250.00'	50.75'	S20°48'21"E

TRACTS CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING
C7	90°04'37"	15.00'	23.58'	S44°39'03"W
C8	90°00'00"	30.00'	47.12'	N45°18'39"W
C9	65°50'41"	50.00'	57.46'	S33°18'36"E
C10	29°58'45"	58.00'	30.35'	S24°31'08"W
C11	65°50'41"	20.00'	22.98'	N33°18'36"W
C12	50°06'14"	58.00'	50.72'	S64°33'37"W
C13	89°32'59"	15.00'	23.44'	S44°50'15"W
C14	90°27'01"	15.00'	23.68'	S45°09'45"E
C15	78°51'58"	145.00'	199.59'	N39°49'15"W
C16	5°38'37"	290.00'	28.57'	N15°45'44"W
C17	66°26'20"	56.00'	64.94'	N14°38'07"E
C18	12°05'25"	258.85'	54.62'	N42°27'40"E
C19	76°20'20"	15.00'	19.99'	N75°14'13"E
C20	9°25'03"	195.00'	32.05'	S5°25'36"E
C21	28°25'43"	195.00'	95.75'	S24°20'59"E
C22	75°37'53"	15.00'	19.80'	S0°44'54"E
C23	59°18'39"	40.00'	41.41'	S66°43'22"W
C24	65°13'29"	66.00'	75.13'	S63°45'57"W
C25	51°38'42"	40.00'	36.05'	S56°58'34"W
C26	6°53'27"	210.00'	25.26'	S86°14'38"W
C27	89°55'23"	15.00'	23.54'	S0°44'54"E
C28	45°28'54"	30.00'	23.81'	N66°56'54"E
C29	39°50'39"	56.00'	38.94'	S70°23'19"E
C30	90°00'00"	15.00'	23.56'	S45°23'16"E
C31	90°00'00"	15.00'	23.56'	N44°36'44"E

LOTS CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING
C50	90°27'01"	15.00'	23.68'	N45°09'45"W
C51	90°00'00"	15.00'	23.56'	N44°36'44"E
C52	90°00'00"	15.00'	23.56'	S45°23'16"E
C53	21°45'39"	205.00'	77.86'	S79°30'27"E
C54	90°00'00"	33.00'	51.84'	N44°36'44"E
C55	90°00'00"	15.00'	23.56'	S45°23'16"E
C56	2°38'12"	205.00'	9.43'	S1°42'22"E
C57	90°00'00"	15.00'	23.56'	N44°36'44"E
C58	90°00'00"	15.00'	23.56'	S45°23'16"E
C59	90°00'00"	15.00'	23.56'	N44°36'44"E
C60	90°00'00"	15.00'	23.56'	S45°23'16"E
C61	90°00'00"	15.00'	23.56'	N44°36'44"E
C62	89°32'59"	15.00'	23.44'	S44°50'15"W
C63	90°00'00"	15.00'	23.56'	N45°23'16"W
C64	90°00'00"	15.00'	23.56'	S44°36'44"W
C65	90°00'00"	15.00'	23.56'	N45°23'16"W
C66	90°00'00"	15.00'	23.56'	S44°36'44"W
C67	11°08'02"	145.00'	28.18'	N84°49'15"W

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PREPARED FOR:
OEO 2, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

SCALE: 1" = 40'
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BY: EST

SHEET 4 OF 5

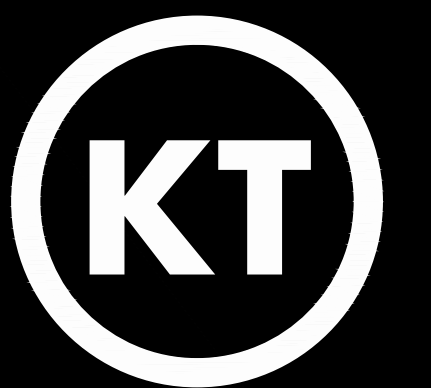
KT ENGINEERING
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12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

LOCATED IN SOUTHWEST QUARTER OF SECTION 36,,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
33.956 ACRES - 204 LOTS / 45 TRACTS
PP-001058-2019



MATCHLINE - SEE BELOW

DATE SUBMITTED: 03.25.2019		
REVISION NO.	DATE	
1	09.20.2019	
2	02.28.2020	
3	05.14.2020	
4	01.25.2021	
5	04.01.2021	
PREPARED FOR: OEO 2, LLC 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111		
SCALE: 1" = 50'	JOB NO: O043-1715	BY: EST
SHEET 5 OF 5		



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