

BRIDGEWATER ZONING MAP – AMENDMENT NO. 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, SECTION 17 AND THE EAST HALF OF SECTION 18,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
965.83 ACRES
RZ-001268-2021

DESCRIPTION OF DISTRICT BEING CHANGED:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHEAST CORNER OF SAID SECTION 8 (A 2.5" ALUMINUM CAP MARKED LS 23501, 1993) FROM WHENCE THE SOUTH QUARTER CORNER OF SECTION 8 (A 3.25" ALUMINUM CAP MARKED 38252, 2018) LIES S89°01'00"W, 2,648.14 FEET (BASIS OF BEARINGS);

THENCE S89°01'00"W, 2,648.14 FEET ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER;

THENCE N00°01'05"E, 1,609.82 FEET ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER TO THE SOUTHERLY LINE OF A PARCEL DESCRIBED AS "UP CO V74 P12" IN DEED RECORDED 06/26/2009 AT RECEPTION NO. 3632827 (PREVIOUSLY UNION PACIFIC RAILROAD RIGHT OF WAY);

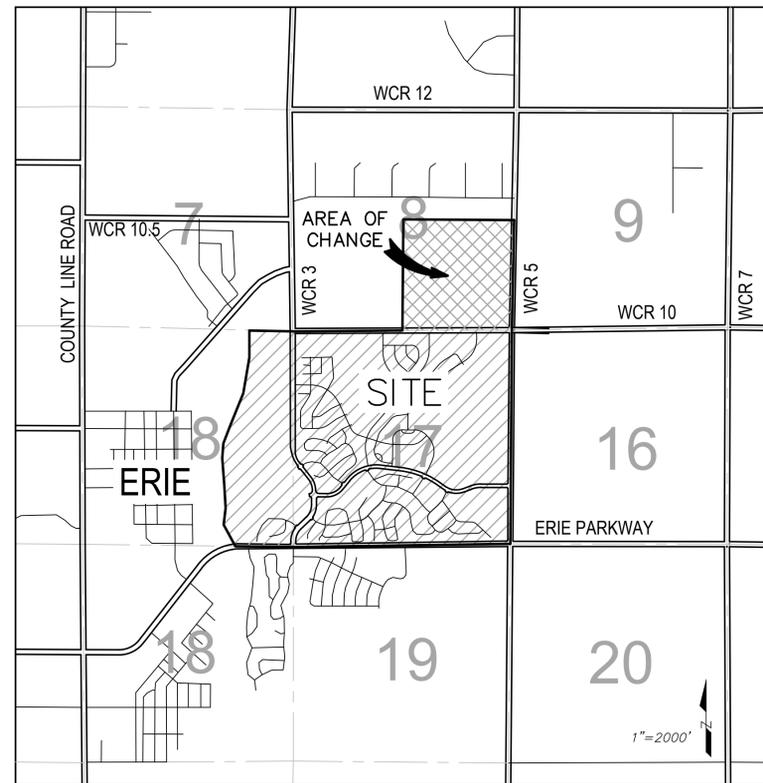
THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL THE FOLLOWING THREE COURSES:

- 1) N42°44'02"E, 466.98 FEET;
- 2) 1,737.57 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,859.88 FEET, A CENTRAL ANGLE OF 53°31'41", AND A CHORD BEARING N69°30'25"E, 1,675.06 FEET;
- 3) S83°44'07"E, 800.46 FEET TO THE WESTERLY LINE OF THE SOUTHEAST QUARTER;

THENCE S00°48'07"W, 2,406.70 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING, CONTAINING 142.25 ACRES, MORE OR LESS.

NOTES

1. 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.
2. THE PURPOSE OF THIS ZONING AMENDMENT IS TO CHANGE AN AREA CURRENTLY ZONED "SR – SUBURBAN RESIDENTIAL" BY THE BRIDGEWATER ZONING MAP TO "LR – LOW DENSITY RESIDENTIAL". NO OTHER ZONING AREAS ARE AFFECTED.
3. 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.
4. DISTRICT ZONES ARE DESCRIBED TO THE CENTERLINE OF RIGHT OF WAY, WHEN APPLICABLE.
5. ADJACENT ZONING BASED ON TOWN OF ERIE ONLINE ZONING MAP AND THE WELD COUNTY ONLINE PROPERTY PORTAL ACCESSED 03/31/2021.



VICINITY MAP

PLANNING COMMISSION CERTIFICATE

THIS ZONING MAP WAS REVIEWED BY THE PLANNING COMMISSION ON THE ____ DAY OF _____, 20____.

CHAIRPERSON _____ DATE _____

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS ZONING MAP IS TO BE KNOWN AS THE "BRIDGEWATER PUD ZONING MAP – AMENDMENT NO. 2" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____ PASSED AND ADOPTED AT A MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON _____, 20____.

MAYOR _____

ATTEST:

TOWN CLERK _____

SURVEYOR'S CERTIFICATE

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

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

BO BAIZE
FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR #37990

SCALE VERIFICATION
BAR IS ONE INCH
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	REVISIONS	DATE	BY

PLANNING COMMISSION CERTIFICATE
BOARD OF TRUSTEES APPROVAL CERTIFICATE

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

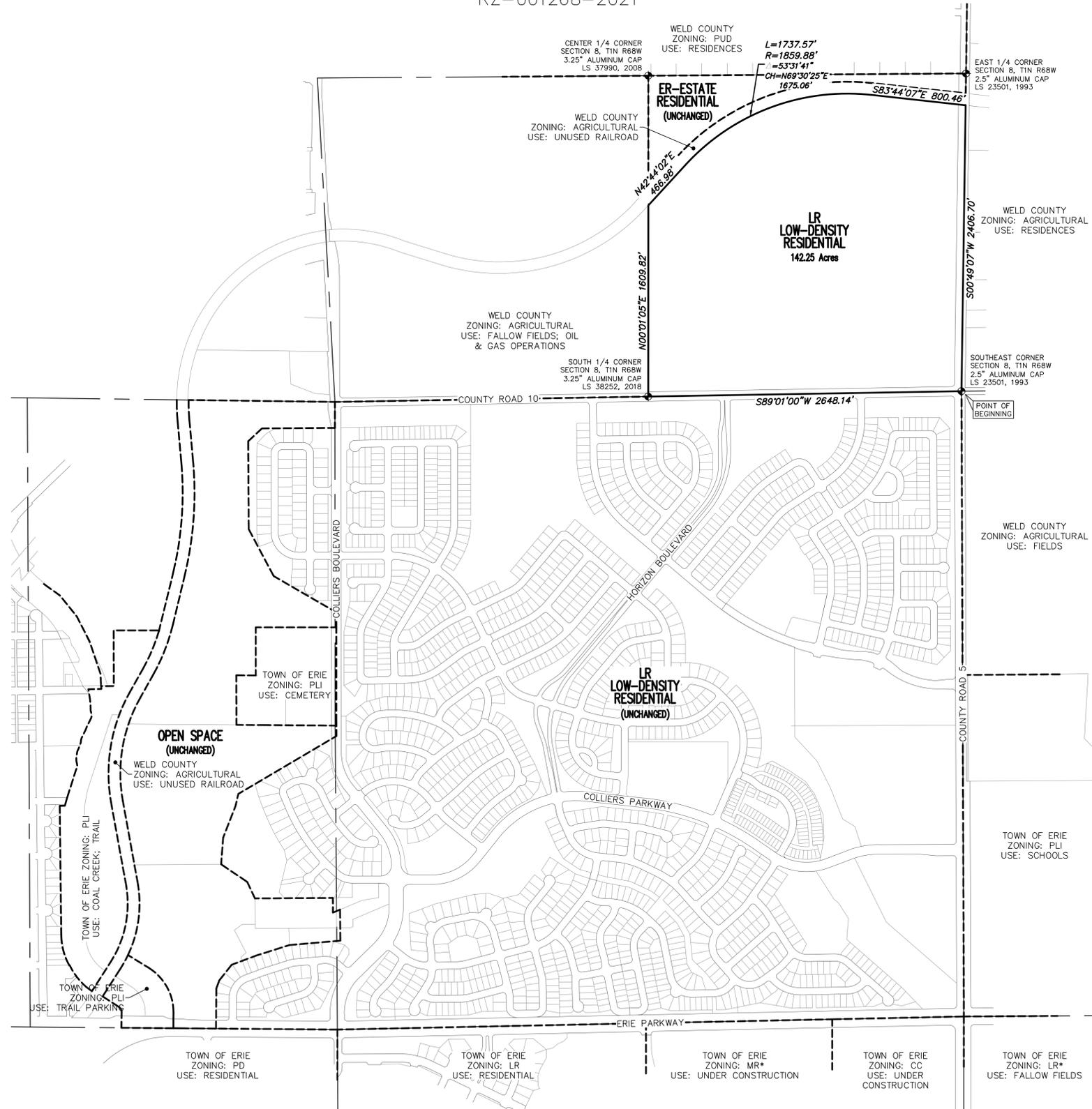
HURST & ASSOCIATES, INC.
1265 S Public Road, Suite B
Lafayette, CO 80026
303.449.9105

BRIDGEWATER ZONING MAP
AMENDMENT NO. 2
ERIE, COLORADO

DRAWN BY: BO	DESIGNED BY: BO	APPROVED BY: BO
JOB NUMBER: 2527-02	DATE: 06/09/21	SCALE: N/A
SHEET NO: 1 OF 2	FILE LOCATION: G:\2527\2527\ERIE\BRIDGEWATER ZONING MAP AMEND 2	

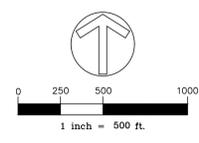
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LEGEND:

	ZONING CHANGE BOUNDARY
	EXISTING ZONING
	ROW LINE
	LOT LINE
	SECTION LINE
CC	COMMUNITY COMMERCIAL
ER	ESTATE RESIDENTIAL
LR	LOW DENSITY RESIDENTIAL
PD	PLANNED DEVELOPMENT
PLI	PUBLIC LANDS & INSTITUTIONS
PUD	PLANNED UNIT DEVELOPMENT
MR	MEDIUM DENSITY RESIDENTIAL
*	PUD OVERLAY



SCALE VERIFICATION
BAR IS ONE INCH
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

SURVEYORS STAMP:

HURST & ASSOCIATES, INC.
1265 S Public Road, Suite B
Lafayette, CO 80026
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

BRIDGEWATER ZONING MAP
AMENDMENT NO. 2
ERIE, COLORADO

DRAWN BY: BO	DESIGNED BY: BO	APPROVED BY:
JOB NUMBER: 2527-02		
DATE: 06/09/21		
SCALE: 1"=500'		
SHEET NO: 2 OF 2		

FILE LOCATION:
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