

WESTERLY FILING NO. 1, AMENDMENT NO. 1

A REPLAT OF LOTS 1-24, BLOCK 11, LOTS 1-7, BLOCK 2, TOGETHER WITH TRACTS D, E, J, L, W AND Z, WESTERLY FILING NO. 1
LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
163.18 ACRES - 27 LOTS AND 2 TRACTS
FP-001251-2021

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:

LOTS 1-24, BLOCK 11, LOTS 1-7, BLOCK 2, TOGETHER WITH TRACTS D, E, J, L, W AND Z
WESTERLY FILING NO. 1, ACCORDING TO THE PLAT AS RECORDED JANUARY 28, 2021 AT RECEPTION NO. 4676396, AND ACCORDING TO THE SURVEYOR'S AFFIDAVIT OF CORRECTION AS RECORDED AUGUST 27, 2021 AT RECEPTION NO. 4750521,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

CONTAINING 163.18 ACRES

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, AMENDMENT NO. 1, THE 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: DAVID BRACHT, AUTHORIZED SIGNATORY

9/28/21
DATE

STATE OF TENNESSEE } SS.
COUNTY OF DAVIDSON }

ACKNOWLEDGED BEFORE ME THIS 28th DAY OF September, 2021 BY DAVID BRACHT AS AUTHORIZED SIGNATORY OF ERIE LAND COMPANY, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public
NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/26/2025



LIEN HOLDER'S SIGNATURE:

FLAGSTAR BANK, FSB

BY: John L Brimberry

9.29.2001
DATE

STATE OF Colorado } SS.
COUNTY OF Douglas }

ACKNOWLEDGED BEFORE ME THIS 29th DAY OF September, 2021 BY John L Brimberry
AS Sr. Vice President OF FLAGSTAR BANK, FSB

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public
NOTARY PUBLIC

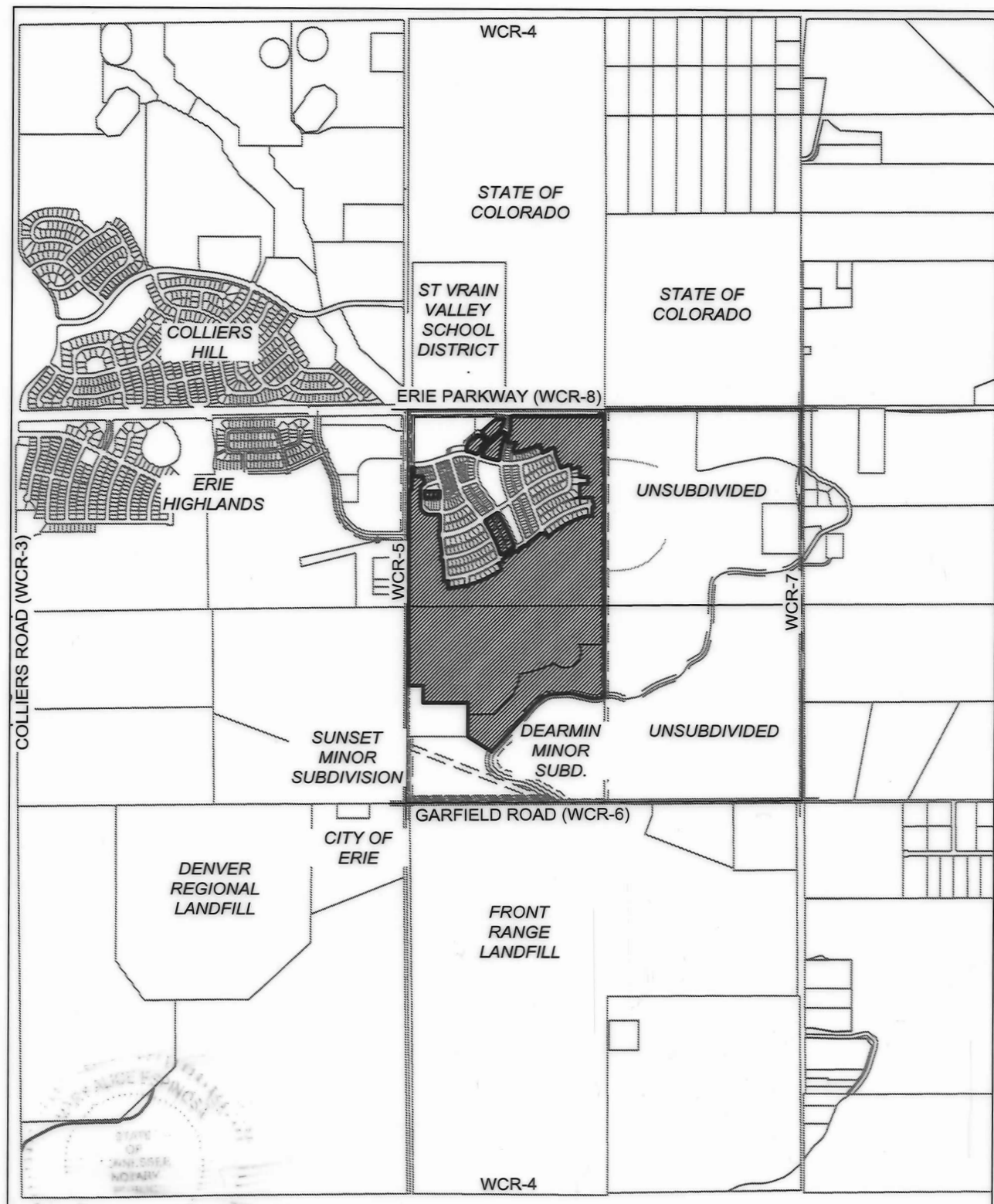
MY COMMISSION EXPIRES: 2-19-2024



LAND SUMMARY CHART		
TYPE	AREA	% of TOTAL AREA
COMERCIAL LOTS	3.28 ACRES	2.0%
RESIDENTIAL LOTS	2.90 ACRES	1.8%
TRACTS	157.00 ACRES	96.2%
PUBLIC ROW	0 ACRES	0%
TOTAL	163.18 ACRES	100%

TRACT SUMMARY CHART				
TRACT	AREA	USE	OWNERSHIP	MAINTENANCE
A	136.52 ACRES	FUTURE DEVELOPMENT	PRIVATE	ERIE LAND COMPANY, LLC
B	20.48 ACRES	FUTURE OPEN SPACE	PRIVATE	ERIE LAND COMPANY, LLC

LOT SUMMARY CHART			
PRODUCT TYPE	BLOCK	LOT	TOTAL
MIXED USE	1	1	1
MIXED USE	2	1	1
NEIGHBORHOOD RECREATION CENTER	3	1	1
SINGLE FAMILY FRONT LOAD	4	1-18	18
TOWNHOME ALLEY LOAD	5	1-6	6



VICINITY MAP

SCALE: 1" = 2000'

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. N0031408-020-T01-ES, EFFECTIVE DATE AUGUST 11, 2021 AT 8:00 A.M.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

BY: MEJ ELLSWORTH, SVP

9-29-21
(DATE)

TITLE: Sr. V.P.

STATE OF COLORADO } SS.
COUNTY OF Denver }

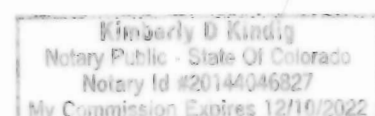
ACKNOWLEDGED BEFORE ME THIS 29th DAY OF September, 2021

BY MEJ ELLSWORTH AS Sr. Vice President

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-10-2022



INDEX OF SHEETS

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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

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

BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS PLAT IS TO BE KNOWN AS WESTERLY FILING NO. 1, AMENDMENT NO. 1 IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____ PASSED AND ADOPTED AT A 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 AND B IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY ERIE LAND COMPANY, LLC.

ERIE LAND COMPANY, LLC

BY: DAVID BRACHT

9/28/21
(DATE)

TITLE: AUTHORIZED SIGNATORY

STATE OF TENNESSEE } SS.
COUNTY OF DAVIDSON }

ACKNOWLEDGED BEFORE ME THIS 28th DAY OF September, 2021

BY David Bracht AS Authorized Signatory

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public
NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/26/2025



SURVEYOR'S CERTIFICATE:

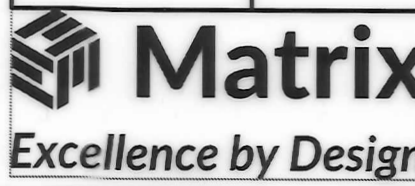
I, JEFFREY A. MILLER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON MAY 31, 2019, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL 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 29th DAY OF SEPT, 2021.



JEFFREY A. MILLER, PLS 38467

SUBMITTED: 09.23.2021
REVISION NO. DATE
1 6-18-2021
2 8-13-2021
3 8-27-2021
4 9-23-2021



SHEET 1 OF 12

DATE: SEPT. 23, 2021

SURVEYOR

MATRIX DESIGN GROUP
1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
(303) 572-0200
CONTACT: JEFF MILLER
jeff.miller@matrixdesigngroup.com

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163.18 ACRES - 27 LOTS AND 2 TRACTS
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PLAT NOTES:

1. 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 WITHIN A MONUMENT CASING STAMPED WITH THE APPROPRIATE TEXT AND SYMBOLOGY FOR THE NORTHWEST CORNER OF SECTION 21 AND "LS 23501" AND MONUMENTED ON THE 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.

2. ALL LINEAR UNITS SHOWN ON THIS PLAT ARE IN U.S. SURVEY FEET.

3. SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED "MATRIX PLS 38467" AT ALL EXTERIOR CORNERS, UNLESS OTHERWISE NOTED.

4. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

5. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08013C0442J, EFFECTIVE DECEMBER 18, 2012 .

6. COORDINATE DATUM: PROJECT COORDINATES ARE MODIFIED (GROUND) NAD83(2011) STATE PLANE COORDINATES OF THE COLORADO NORTH ZONE (0501) USING A COMBINED SCALE FACTOR OF 1.0002839169 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.

7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP, INC., TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, MATRIX DESIGN GROUP INC., RELIED UPON TITLE COMMITMENT NO. N0031408-020-TO1-ES, PREPARED BY FIDELITY NATIONAL TITLE GROUP WITH AN EFFECTIVE DATE OF AUGUST 6, 2021 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:

7.1. DEED RESERVATIONS RECORDED AUGUST 11, 1911 IN BOOK 320 AT PAGE 61

7.1.1. RELEASE AND QUITCLAIM DEED RECORDED DECEMBER 17, 1998 AT RECEPTION NO. 2661201.

7.1.2. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED FEBRUARY 28, 2002 AT RECEPTION NO. 2954716.

7.1.3. RELINQUISHMENT RECORDED SEPTEMBER 4, 2018 AT RECEPTION NO. 4428217.

7.2. EASEMENT FOR COMMUNICATION AND OTHER FACILITIES RECORDED MAY 7, 1930 IN BOOK 894 AT PAGE 390.

7.2.1. PARTIAL RELEASE RECORDED AT RECEPTION NO. 4545099.

7.2.2. CORRECTED PARTIAL RELEASE RECORDED JUNE 5, 2020 AT RECEPTION NO. 4596617.

7.3. AGREEMENT RECORDED APRIL 30, 1931 IN BOOK 913 AT PAGE 86.

7.4. AGREEMENT RECORDED SEPTEMBER 27, 1940 IN BOOK 1068 AT PAGE 421.

7.5. MINERAL DEED RECORDED NOVEMBER 30, 1972 IN BOOK 681 AT RECEPTION NO. 1602712.

7.5.1. RATIFICATION OF LEASE RECORDED DECEMBER 10, 1990 AT RECEPTION NO. 2235517.

7.5.2. DECLARATION OF POOLING RECORDED JULY 29, 2019 AT RECEPTION NO. 4509251.

7.6. OIL AND GAS LEASE RECORDED NOVEMBER 30, 1972 IN BOOK 681 AT PAGE 1602713.

7.6.1. NOTICE OF OIL AND GAS INTEREST AND SURFACE USE RECORDED DECEMBER 7, 2000 AT RECEPTION NO. 2811875 AND RECEPTION NO. 2811876.

7.6.2. NOTICE OF PIPELINE LOCATION RECORDED DECEMBER 11, 2007 AT RECEPTION NO. 3522838.

7.6.3. SUPPLEMENT TO OPERATING AGREEMENT AND FINANCING STATEMENT RECORDED JUNE 22, 2015 AT RECEPTION NO. 4117884.

7.6.3. SUPPLEMENT TO OPERATING AGREEMENT AND FINANCING STATEMENT RECORDED JUNE 22, 2015 AT RECEPTION NO. 4117885 AND RECORDED OCTOBER 9, 2018 AT RECEPTION NO. 4437212.

7.6.4. RELINQUISHMENT RECORDED SEPTEMBER 4, 2018 AT RECEPTION NO. 4428217.

7.6.5. DECLARATION OF POOLING RECORDED JULY 29, 2019 AT RECEPTION NO. 4509252 AND RECEPTION NO. 4509253 AND RECEPTION NO. 4509254.

7.6.6. DECLARATION OF POOLING RECORDED SEPTEMBER 12, 2019 AT RECEPTION NO. 4522621 AND RECEPTION NO. 4522622 AND RECEPTION NO. 4522623 AND RECEPTION NO. 4522624 AND RECEPTION NO. 4522625 AND RECEPTION NO. 4522636.

7.6.7. DECLARATION OF POOLING RECORDED NOVEMBER 20, 2019 AT RECEPTION NO. 4543020.

7.6.8. DECLARATION OF POOLING RECORDED NOVEMBER 21, 2019 AT RECEPTION NO. 4543546 AND RECEPTION NO. 3543547 AND RECEPTION NO. 4543548 AND RECEPTION NO. 4543549.

7.7. EASEMENT FOR COMMUNICATION AND OTHER FACILITIES RECORDED JANUARY 5, 1987 IN BOOK 1141 AT RECEPTION NO. 2083323

PLAT NOTES (CONTINUED):

- 7.8. COMMUNITIZATION AGREEMENT RECORDED NOVEMBER 21, 2008 AT RECEPTION NO. 3591158.

7.9. AGREEMENT FOR SETTLEMENT OF SURFACE DAMAGES AND GRANT OF RIGHTS AND WAIVERS RECORDED DECEMBER 6, 2017 AT RECEPTION NO. 4358124.

7.9.1. AMENDMENT TO SURFACE DAMAGE AGREEMENT RECORDED DECEMBER 19, 2017 AT RECEPTION NO. 4361554.
- 7.10. SETBACK WAIVER RECORDED SEPTEMBER 4, 2018 AT RECEPTION NO. 4428213.
- 7.11. EXCLUSIVE RIGHT-OF-WAY GRANT RECORDED SEPTEMBER 4, 2018 AT RECEPTION NO. 4428218 AND RECEPTION NO. 4428219.
- 7.12. DEARMIN ZONING MAP RECORDED DECEMBER 18, 2018 AT RECEPTION NO. 4454695.
- 7.13. EXCLUSIVE RIGHT-OF-WAY GRANT RECORDED JANUARY 11, 2019 AT RECEPTION NO. 4459419.
- 7.14. EXCLUSIVE RIGHT-OF-WAY GRANT RECORDED JANUARY 11, 2019 AT RECEPTION NO. 4459420.
- 7.15. RIGHT-OF-WAY AND EASEMENT AGREEMENT RECORDED FEBRUARY 27, 2019 AT RECEPTION NO. 4469681.
- 7.16. ORDINANCE NO. 13-2019 OF THE TOWN OF ERIE RECORDED JULY 18, 2019 AT RECEPTION NO. 4506864.
- 7.17. SWINK ANNEXATION AND DEARMIN EAST AGREEMENT RECORDED FEBRUARY 27, 2020 AT RECEPTION NO. 4570092.
- 7.18. WESTERLY METROPOLITAN DISTRICT NO. 2 INSTRUMENT RECORDED JUNE 24, 2020 AT RECEPTION NO. 4602017.
- 7.19. WESTERLY METROPOLITAN DISTRICT NO. 4 INSTRUMENT RECORDED JUNE 24, 2020 AT RECEPTION NO. 4602019.
- 7.20. WESTERLY - P.U.D. OVERLAY DISTRICT DEVELOPMENT PLAN RECORDED AUGUST 14, 2020 AT RECEPTION NO. 4619411.
- 7.21. WESTERLY ZONING MAP RECORDED AUGUST 17, 2020 AT RECEPTION NO. 4619843.
- 7.22. JOINT RESOLUTION OF THE BOARD OF DIRECTORS OF THE WESTERLY METROPOLITAN DISTRICT NOS. 1-4 RECORDED JANUARY 6, 2021 AT RECEPTION NO. 4668307.
- 7.23. DEVELOPMENT AGREEMENT (WESTERLY FILING NO. 1) RECORDED JANUARY 28, 2021 AT RECEPTION NO. 4676400.
- 7.24. PLAT OF WESTERLY FILING NO. 1 RECORDED JANUARY 28, 2021 AT RECEPTION NO. 4676396.

7.24.1. AFFIDAVIT OF CORRECTION RECORDED JANUARY 29, 2021 AT RECEPTION NO. 4677091.
- 7.25. WESTERLY P.U.D. OVERLAY DISTRICT RECORDED FEBRUARY 9, 2021 AT RECEPTION NO. 4680754.
- 7.26. DEED OF TRUST RECORDED FEBRUARY 8, 2021 AT RECEPTION NO. 4680267.
8. 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 COVERED BY THE TOWN OF ERIE MUNICIPAL CODE, AS AMENDED; AND 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).
9. THE BLANKET UTILITY EASEMENT GRANTED OVER TRACT Z OF WESTERLY FILING NO. 1 IS HEREBY VACATED.
10. THE BLANKET PUBLIC ACCESS EASEMENT OVER TRACTS J, L AND Z OF WESTERLY FILING NO. 1 IS HEREBY VACATED.
11. A BLANKET PUBLIC ACCESS EASEMENT IS GRANTED ACROSS ALL OF TRACT A.
12. A PORTION OF WESTERLY FILING NO. 1A IS UNDERMINED. 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, AND 3, AND PORTIONS OF TRACTS A AND B.
13. 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.

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, R4 AND R7.
- 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, R6 AND R7.
- C - INDICATES A FOUND 6/8 INCH REBAR WITH 2-1/2 INCH ALUMINUM CAP STAMPED "2006 - C 1/4 - S21 - T1N R68 W - PLS 28286" PER MAP REFERENCES R1, R2, R3, R4, R5, R6 AND R7.
- D - INDICATES A FOUND REBAR WITH 2-1/2 INCH ALUMINUM CAP APPROPRIATELY STAMPED WITH SYMBOLOGY FOR THE SOUTH ONE-QUARTER CORNER OF SECTION 21 AND "2017 PLS 38512" ENCASED IN A STANDARD MONUMENT WELL PER MAP REFERENCES R6 AND R7.
- E - INDICATES A FOUND REBAR WITH 3-1/4 INCH ALUMINUM CAP APPROPRIATELY STAMPED WITH SYMBOLOGY FOR THE SOUTHWEST CORNER OF SECTION 21 AND "1998 LS 13155" ENCASED IN A STANDARD MONUMENT WELL PER MAP REFERENCES R1, R4, R6 AND R7.
- F - INDICATES A FOUND 6/8 INCH REBAR WITH 3-1/4 INCH ALUMINUM CAP APPROPRIATELY STAMPED WITH SYMBOLOGY FOR THE WEST ONE-QUARTER CORNER OF SECTION 21 AND "2006 VIGIL LAND CONSULTANTS PLS 26606 ENCASED IN A STANDARD MONUMENT WELL PER MAP REFERENCES R4 AND R7.
- G - INDICATES A FOUND 4/8 INCH REBAR WITH 1 INCH YELLOW PLASTIC CAP STAMPED "PLS 25965" PER MAP REFERENCES R4 AND R7.
- H - INDICATES A FOUND 5/8 INCH REBAR WITH 1-1/4 INCH YELLOW PLASTIC CAP ILLEGIBLY STAMPED. ACCEPTED AS REMAINS OF MONUMENT PER MAP REFERENCE R4 AND R7.
- J - INDICATES A FOUND 5/8 INCH REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977" PER MAP REFERENCE R7.


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.
- R7 THE FINAL PLAT OF WESTERLY FILING NO. 1 RECORDED JANUARY 28, 2021 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER 4676396.

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SUBMITTED: 02.24.2021	
REVISION NO.	DATE
1	6-18-2021
2	8-13-2021
 Matrix Excellence by Design	

SHEET 2 OF 12

DATE: JUNE 18, 2021

SURVEYOR

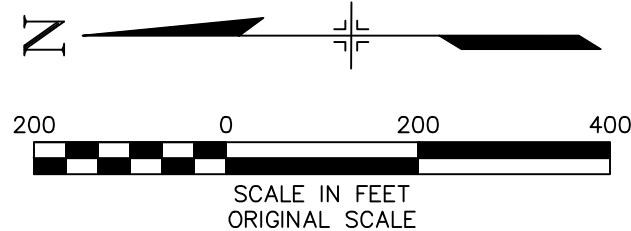
MATRIX DESIGN GROUP
1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
(303) 572-0200
CONTACT: JEFF MILLER
jeff.miller@matrixdesigngroup.com

LEGEND

- FOUND MONUMENT (AS NOTED ON PAGE 2)
- SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" "PLS 38467"
- TRACT XX
XXXX SQ FT
X.XX AC
- ① BLOCK NUMBER
- PLAT BOUNDARY
- LOT LINE
- ADJACENT BOUNDARY LINE
- EXISTING EASEMENT LINE
- EXISTING EASEMENT LINE (OFF PLAT)
- ROAD CENTERLINE

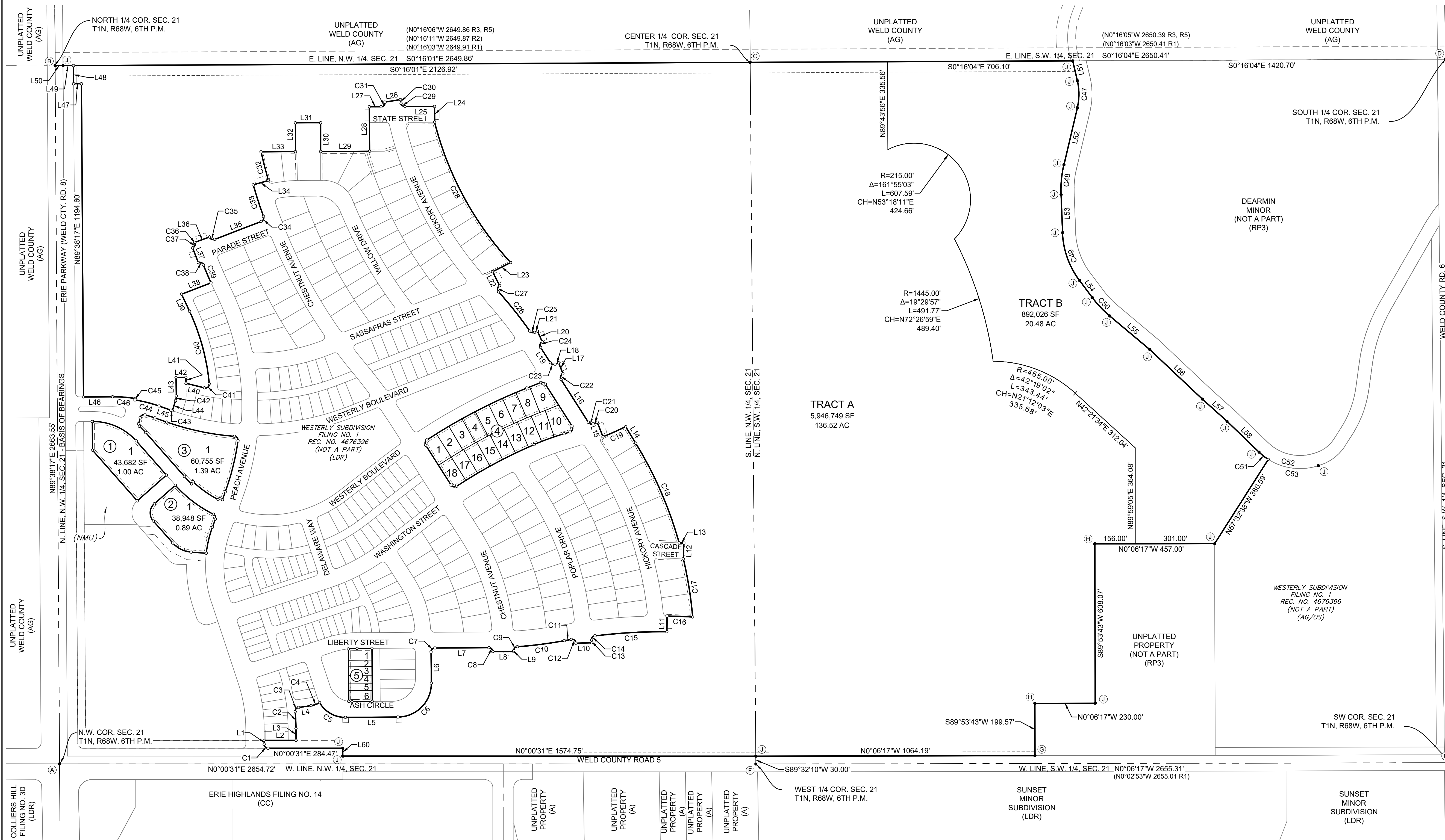
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FP-001251-2021



LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N89°57'07\"E	15.01'	L21	N24°29'59\"W	11.53'	L41	N89°16'38\"E	22.44'
L2	S00°00'31\"W	121.61'	L22	N63°10'57\"E	60.00'	L42	N00°43'22\"W	37.50'
L3	N89°38'19\"E	45.06'	L23	S26°49'03\"E	77.32'	L43	S89°16'38\"W	69.92'
L4	S08°35'27\"E	48.95'	L24	N89°43'59\"E	60.00'	L44	N71°45'45\"W	40.36'
L5	S00°21'41\"E	200.07'	L25	N00°16'01\"W	112.67'	L45	N19°20'45\"E	47.71'
L6	N89°38'19\"E	119.50'	L26	N09°18'53\"W	60.00'	L46	N00°21'41\"W	111.22'
L7	S00°21'43\"E	205.25'	L27	N00°16'01\"W	44.60'	L47	N00°16'01\"W	30.00'
L8	S00°00'25\"W	80.00'	L28	S89°43'59\"W	170.00'	L48	N89°38'34\"E	69.50'
L9	S89°59'35\"E	3.66'	L29	N00°16'01\"W	186.51'	L49	S00°16'01\"E	40.01'
L10	S01°35'00\"E	60.00'	L30	N80°00'00\"E	110.00'	L50	S00°16'01\"E	30.00'
L11	S89°14'56\"E	60.00'	L31	N00°16'01\"W	96.45'	L51	S76°41'08\"W	77.18'
L12	S87°44'48\"E	60.00'	L32	S89°43'59\"W	110.00'	L52	N76°46'42\"W	223.90'
L13	N02°12'02\"E	18.07'	L33	N00°16'01\"W	131.36'	L53	S87°48'52\"W	145.31'
L14	N58°39'11\"E	74.21'	L34	N16°01'15\"W	60.00'	L54	S53°12'44\"W	80.82'
L15	N67°53'18\"E	60.00'	L35	N21°00'43\"W	190.04'	L55	S40°03'31\"W	199.79'
L16	N57°30'09\"E	193.47'	L36	N19°49'36\"W	60.00'	L56	S43°18'24\"W	274.93'
L17	N68°23'25\"E	45.00'	L37	S68°59'17\"W	60.00'	L57	S41°54'01\"W	126.84'
L18	N21°36'35\"W	14.43'	L38	N21°00'43\"W	120.39'	L58	S43°57'21\"W	169.36'
L19	N57°30'09\"E	68.44'	L39	S65°04'08\"W	72.49'	L60	S89°59'29\"E	30.00'
L20	N65°10'21\"E	45.00'	L40	N13°59'12\"E	72.50'			

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	15.00'	089°56'36\"	23.55'	N44°58'49\"E	21.20'
C2	755.00'	004°52'45\"	64.29'	N87°11'56\"E	64.27'
C3	15.00'	086°38'59\"	22.68'	S51°54'57\"E	20.58'
C4	90.00'	021°48'43\"	34.26'	S19°29'49\"E	34.06'
C5	113.00'	060°16'22\"	118.87'	S29°46'30\"W	113.47'
C6	128.00'	090°00'00\"	201.06'	S45°21'41\"E	181.02'
C7	15.00'	090°00'00\"	23.56'	S45°21'43\"E	21.21'
C8	15.00'	090°22'08\"	23.66'	S44°49'21\"W	21.28'
C9	15.00'	086°04'48\"	22.54'	S46°57'10\"E	20.48'
C10	1530.00'	006°45'50\"	180.62'	S07°17'17\"E	180.51'
C11	1970.00'	000°46'29\"	26.64'	S10°16'58\"E	26.64'
C12	15.00'	098°22'14\"	25.75'	S39°17'24\"W	22.70'
C13	1129.70'	000°33'11\"	10.90'	N88°11'44\"E	10.90'
C14	15.00'	084°50'32\"	22.21'	S49°39'36\"E	20.24'
C15	1970.00'	007°59'24\"	274.72'	S03°14'38\"E	274.50'
C16	2030.00'	002°45'01\"	97.44'	S02°07'35\"W	97.43'
C17	1520.00'	008°29'03\"	225.08'	N80°54'48\"E	224.87'
C18	1520.00'	015°39'25\"	415.36'	N66°28'53\"E	414.07'
C19	1407.50'	003°50'52\"	94.53'	N24°02'08\"W	94.51'
C20	1347.50'	000°42'36\"	16.70'	N21°45'24\"W	16.70'
C21	15.00'	078°54'15\"	20.66'	N18°03'02\"E	19.06'
C22	15.00'	100°53'15\"	26.41'	S72°03'13\"E	23.13'
C23	15.00'	079°06'45\"	20.71'	N17°56'47\"E	19.11'
C24	15.00'	097°40'12\"	25.57'	S73°39'45\"E	22.58'
C25	15.00'	079°53'17\"	20.91'	N15°07'00\"E	19.26'
C26	1530.00'	007°09'35\"	191.19'	N51°28'51\"E	191.06'
C27	15.00'	105°16'53\"	27.56'	S79°27'30\"E	23.85'
C28	1240.00'	028°25'22\"	615.13'	N61°33'51\"E	608.84'
C29	15.00'	080°20'17\"	21.03'	N39°54'05\"E	19.35'
C30	1350.00'	000°36'56\"	14.51'	N80°22'39\"E	14.51'
C31	15.00'	099°02'52\"	25.93'	N49°47'27\"W	22.82'
C32	1910.00'	003°23'11\"	112.89'	S75°40'20\"W	112.87'
C33	1970.00'	003°41'32\"	126.95'	S72°07'59\"W	126.93'
C34	15.00'	088°42'04\"	23.22'	N65°21'45\"W	20.97'
C35	15.00'	091°11'08\"	23.87'	N24°34'50\"E	21.43'
C36	2250.00'	000°02'50\"	1.85'	S70°09'00\"W	1.85'
C37	15.00'	088°51'42\"	23.26'	N65°26'34\"W	21.00'
C38	15.00'	088°51'43\"	23.26'	S23°25'08\"W	21.00'
C39	2250.00'	001°55'08\"	75.35'	S66°53'24\"W	75.35'
C40	850.00'	019°20'49\"	287.02'	S74°44'32\"W	285.66'
C41	15.00'	109°34'15\"	28.69'	N40°47'55\"W	24.51'
C42	56.00'	018°57'37\"	18.53'	N81°14'33\"W	18.45'
C43	974.83'	000°19'44\"	5.59'	N19°11'12\"E	5.59'
C44	523.70'	010°23'23\"	94.97'	N14°09'17\"E	94.84'
C45	505.00'	000°40'56\"	6.01'	S83°46'28\"E	6.01'
C46	530.50'	009°18'08\"	86.13'	N04°17'23\"E	86.03'
C47	225.00'	026°32'10\"	104.21'	S89°57'13\"W	103.28'
C48	425.00'	015°24'26\"	114.29'	N84°28'55\"W	113.94'
C49	325.00'	034°36'08\"	196.27'	S70°30'48\"W	193.30'
C50	425.00'	013°09'14\"	97.57'	S46°38'08\"W	97.36'
C51	225.00'	011°29'59\"	45.16'	S38°12'22\"W	45.08'
C52	224.99'	062°08'26\"	244.02'	S12°53'08\"W	232.23'
C53	224.99'	050°38'33\"	198.86'	S07°08'08\"W	192.45'

TOWN OF ERIE	
SUBMITTED: 02.24.2021	
REVISION NO.	DATE
1	6-18-2021
2	8-13-2021

SHEET 3 OF 12

DATE: JUNE 18, 2021

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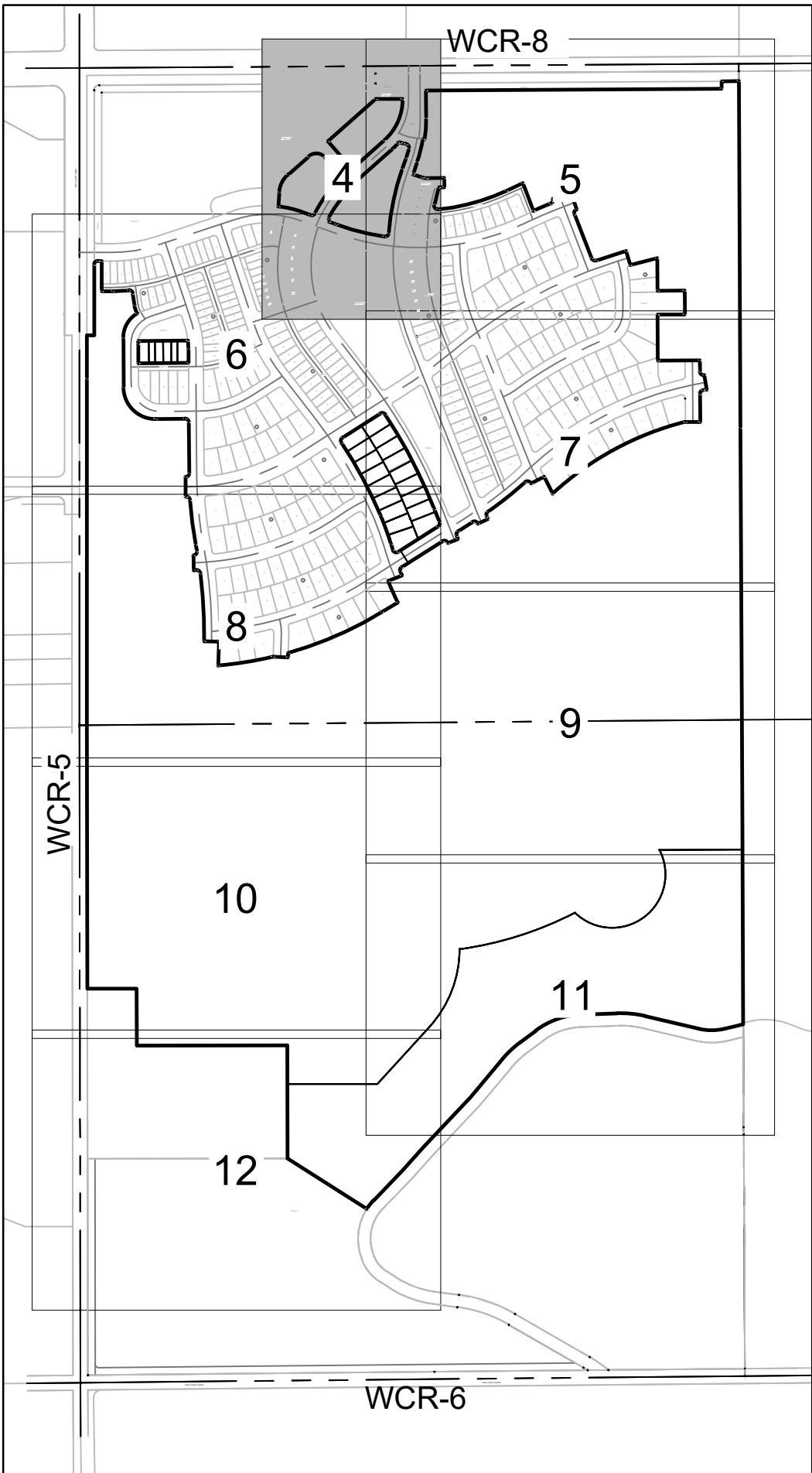
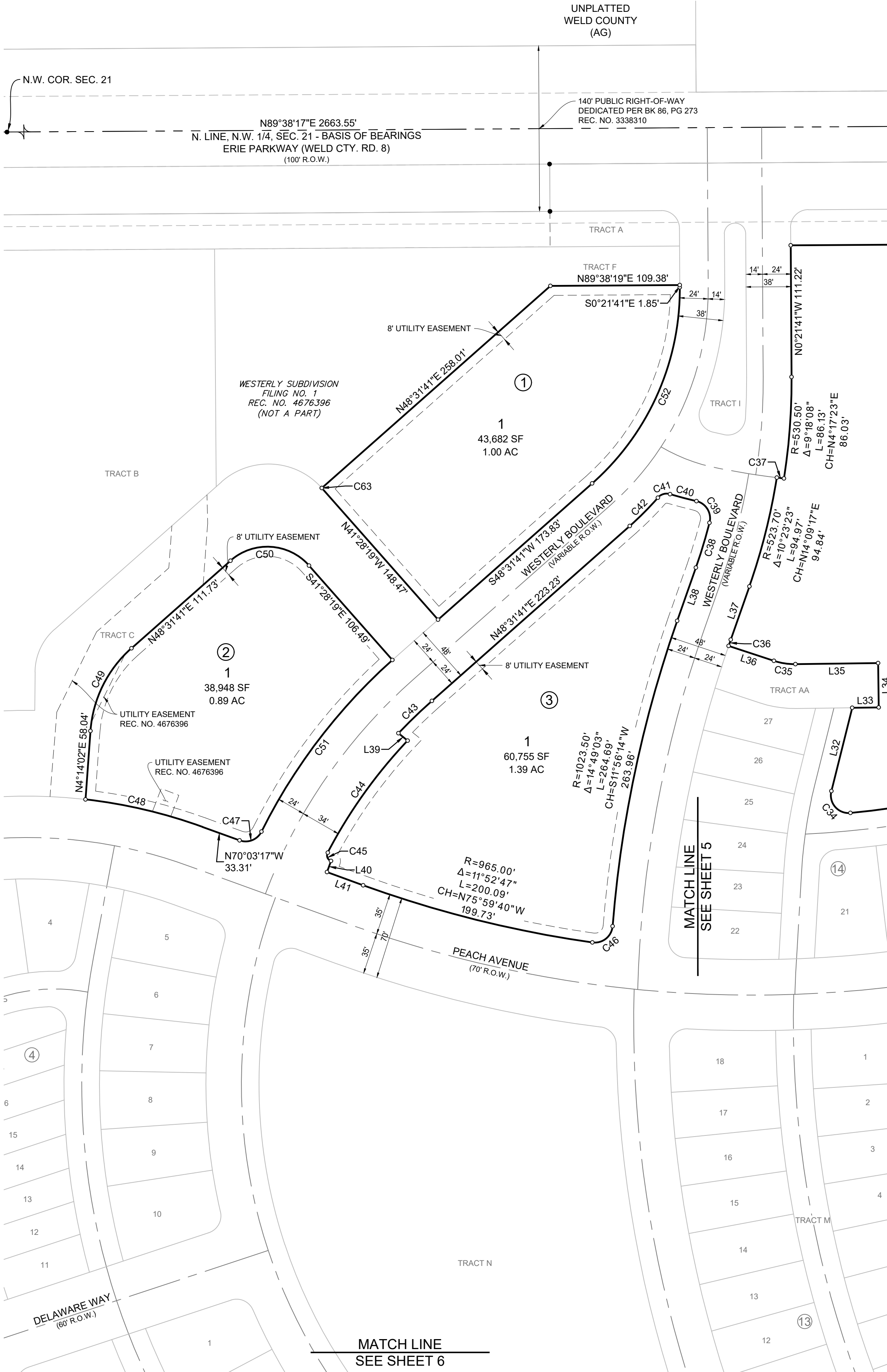


WESTERLY FILING NO. 1, AMENDMENT NO. 1

A REPLAT OF LOTS 1-24, BLOCK 11, LOTS 1-7, BLOCK 2, TOGETHER WITH TRACTS D, E, J, L, W AND Z, WESTERLY FILING NO. 1
LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
163.18 ACRES - 27 LOTS AND 2 TRACTS
FP-001251-2021

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S89°59'29"E	30.00'	L24	N09°18'53"W	60.00'
L2	N00°00'31"E	284.47'	L25	N00°16'01"W	44.60'
L3	N89°57'07"E	15.01'	L26	N00°16'01"W	131.36'
L4	S00°00'31"W	121.61'	L27	N16°01'15"W	60.00'
L5	N89°38'19"E	45.06'	L28	N21°00'43"W	190.04'
L6	S08°35'27"E	48.95'	L29	N19°49'36"W	60.00'
L7	S00°21'43"E	205.25'	L30	S68°59'17"W	60.00'
L8	S00°00'25"W	80.00'	L31	S85°04'08"W	72.49'
L9	S89°59'35"E	3.66'	L32	N13°59'12"E	72.50'
L10	S01°35'00"E	60.00'	L33	N89°16'38"E	22.44'
L11	S89°14'56"E	60.00'	L34	N00°43'22"W	37.50'
L12	S87°44'48"E	60.00'	L35	S89°16'38"W	69.92'
L13	N02°12'02"E	18.07'	L36	N71°45'45"W	40.38'
L14	N56°39'11"E	74.21'	L37	N19°20'45"E	47.71'
L15	N67°53'18"E	60.00'	L38	S19°20'45"E	47.71'
L16	N68°23'25"E	45.00'	L39	N51°04'49"W	10.03'
L17	N21°36'35"W	14.43'	L40	N19°56'43"E	10.00'
L18	N57°30'09"E	68.44'	L41	N70°03'17"W	32.60'
L19	N65°10'21"E	45.00'	L42	N16°56'13"W	23.09'
L20	N24°29'59"W	11.53'	L43	S21°38'35"E	56.06'
L21	N63°10'57"E	60.00'			
L22	S26°49'03"E	77.32'			
L23	N89°43'59"E	60.00'			

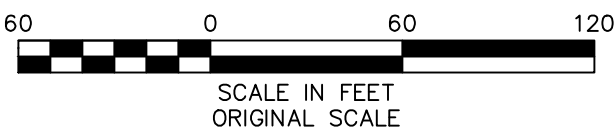
CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	15.00'	089°56'36"	23.55'	N44°58'49"E	21.20'	C38	476.50'	004°45'18"	39.55'	S16°58'06"W	39.53'
C2	755.00'	004°52'45"	64.29'	N87°11'56"E	64.27'	C39	15.00'	091°02'28"	23.83'	S30°55'47"E	21.41'
C3	15.00'	086°38'59"	22.68'	S51°54'57"E	20.58'	C40	536.50'	002°28'08"	23.12'	S75°12'57"E	23.12'
C4	90.00'	021°48'43"	34.26'	S19°29'49"E	34.06'	C41	10.00'	064°43'42"	11.30'	N73°39'16"E	10.71'
C5	113.00'	060°16'22"	118.87'	S29°46'30"W	113.47'	C42	267.50'	007°14'17"	33.79'	N44°54'33"E	33.77'
C6	128.00'	090°00'00"	201.06'	S45°21'41"E	181.02'	C43	432.50'	005°12'38"	39.33'	N45°55'22"E	39.32'
C7	15.00'	090°00'00"	23.56'	S45°21'43"E	21.21'	C44	422.50'	015°49'42"	116.72'	N35°30'28"E	116.35'
C8	15.00'	090°22'08"	23.66'	S44°49'21"W	21.28'	C45	5.00'	097°38'53"	8.52'	N21°13'50"W	7.53'
C9	15.00'	086°04'48"	22.54'	S46°57'10"E	20.48'	C46	15.00'	093°32'14"	24.49'	S51°17'49"W	21.86'
C10	1970.00'	000°46'29"	26.64'	S10°16'58"E	26.64'	C47	15.00'	083°33'41"	21.88'	S68°09'53"W	19.99'
C11	15.00'	098°22'14"	25.75'	S39°17'24"W	22.70'	C48	435.00'	013°25'39"	101.94'	N76°46'06"W	101.71'
C12	1130.00'	000°33'11"	10.90'	N88°11'45"E	10.90'	C49	103.50'	044°17'39"	80.01'	N26°22'52"E	78.04'
C13	15.00'	084°50'30"	22.21'	S49°39'35"E	20.24'	C50	47.00'	090°00'00"	73.83'	S86°28'19"E	66.47'
C14	2030.00'	002°45'01"	97.44'	S02°07'35"W	97.43'	C51	480.50'	021°53'39"	183.61'	S37°19'52"W	182.50'
C15	1520.00'	015°39'25"	415.36'	N66°28'53"E	414.07'	C52	219.50'	048°53'23"	187.30'	S24°05'00"W	181.67'
C16	1407.50'	003°50'52"	94.53'	N24°02'08"W	94.51'	C53	225.00'	011°29'59"	45.16'	S38°12'22"W	45.08'
C17	1347.50'	000°42'36"	16.70'	N21°45'24"W	16.70'	C55	15.00'	089°16'09"	23.37'	S77°51'46"E	21.08'
C18	15.00'	078°54'15"	20.66'	N18°03'02"E	19.06'	C56	15.00'	090°47'56"	23.77'	N12°06'11"E	21.36'
C19	15.00'	100°53'15"	26.41'	S72°03'13"E	23.13'	C57	1030.00'	006°46'47"	121.88'	N19°50'09"W	121.81'
C20	15.00'	079°06'45"	20.71'	N17°56'47"E	19.11'	C58	15.00'	105°04'11"	27.51'	N69°57'45"W	23.81'
C21	15.00'	097°40'12"	25.57'	S73°39'45"E	22.58'	C59	15.00'	079°06'45"	20.71'	S17°56'47"W	19.11'
C22	15.00'	079°53'17"	20.91'	N15°07'00"E	19.26'	C60	1530.00'	007°09'35"	191.19'	N51°28'51"E	191.06'
C23	15.00'	105°16'53"	27.56'	S79°27'30"E	23.85'	C63	59.99'	000°01'17"	0.02'	N41°28'57"W	0.02'
C24	15.00'	080°20'17"	21.03'	N39°54'05"E	19.35'						
C25	1350.00'	000°36'56"	14.51'	N80°22'39"E	14.51'						
C26	15.00'	099°02'52"	25.93'	N49°47'27"W	22.82'						
C27	1910.00'	003°23'11"	112.89'	S75°40'20"W	112.87'						
C28	15.00'	088°42'04"	23.22'	N65°21'45"W	20.97'						
C29	15.00'	091°11'08"	23.87'	N24°34'50"E	21.43'						
C30	2250.00'	000°02'50"	1.85'	S70°09'00"W	1.85'						
C31	15.00'	088°51'42"	23.26'	N65°26'34"W	21.00'						
C32	15.00'	088°51'43"	23.26'	S23°25'08"W	21.00'						
C33	2250.00'	001°55'08"	75.35'	S66°53'24"W	75.35'						
C34	15.00'	109°34'15"	28.69'	N40°47'55"W	24.51'						
C35	56.00'	018°57'37"	18.53'	N81°14'33"W	18.45'						
C36	975.50'	000°19'43"	5.59'	N19°10'54"E	5.59'						
C37	505.00'	000°40'56"	6.01'	S83°46'28"E	6.01'						



- LEGEND**
- FOUND MONUMENT (AS NOTED ON PAGE 2)
 - SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" "PLS 38467"
 - XX
XXXX SQ. FT.
X.XX AC
LOT/TRACT NAME AND AREA
 - ① BLOCK NUMBER
 - PLAT BOUNDARY
 - LOT LINE
 - ADJACENT BOUNDARY LINE
 - - - - - EXISTING EASEMENT LINE
 - - - - - EXISTING EASEMENT LINE (OFF PLAT)
 - - - - - ROAD CENTERLINE

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COVER	1
NOTES	2
OVERALL GRAPHIC	3
DETAIL GRAPHICS	4-12



SHEET 4 OF 12

DATE: JUNE 18, 2021

SURVEYOR

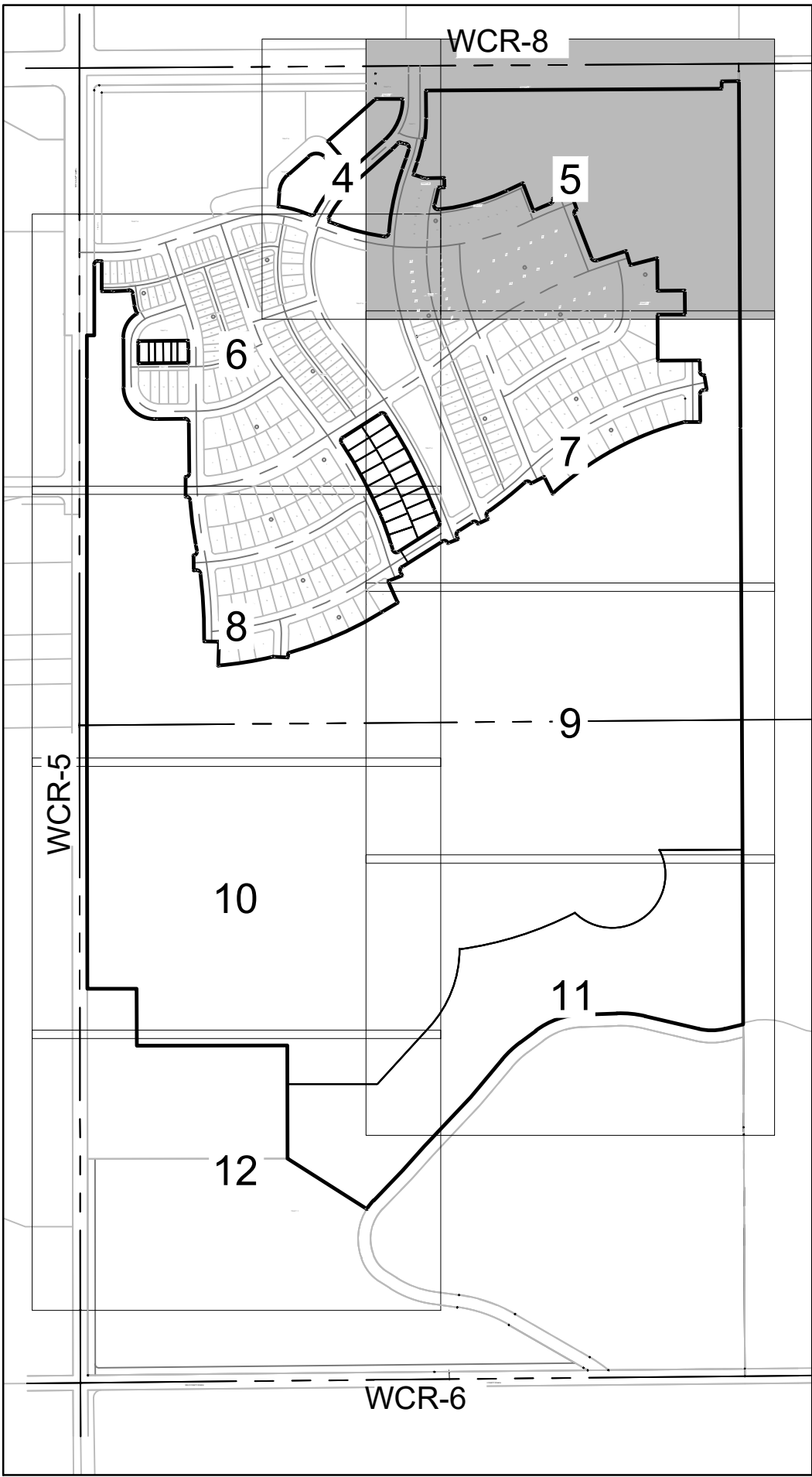
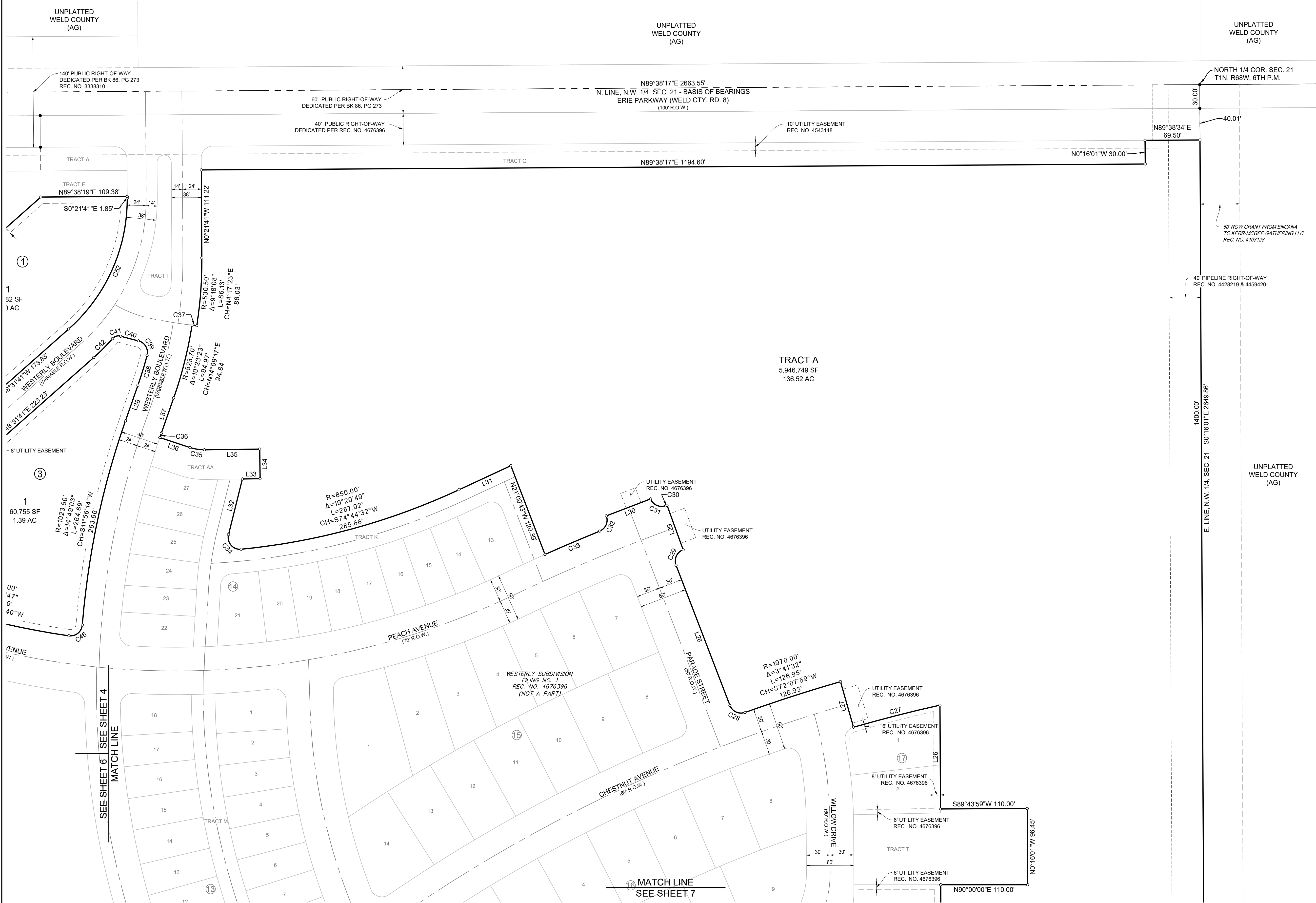
SUBMITTED: 02.24.2021	
REVISION NO.	DATE
1	6-18-2021
2	8-13-2021



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CONTACT: JEFF MILLER
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WESTERLY FILING NO. 1, AMENDMENT NO. 1

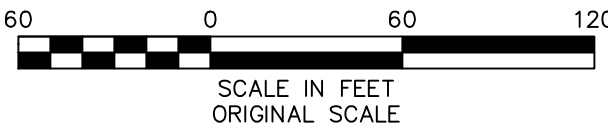
A REPLAT OF LOTS 1-24, BLOCK 11, LOTS 1-7, BLOCK 2, TOGETHER WITH TRACTS D, E, J, L, W AND Z, WESTERLY FILING NO. 1
LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
163.18 ACRES - 27 LOTS AND 2 TRACTS
FP-001251-2021



- LEGEND**
- FOUND MONUMENT (AS NOTED ON PAGE 2)
 - SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" "PLS 38467"
 - XX XXXX SQ. FT. LOT/TRACT NAME AND AREA
X.XX AC
 - ① BLOCK NUMBER
 - PLAT BOUNDARY
 - LOT LINE
 - ADJACENT BOUNDARY LINE
 - - - - - EXISTING EASEMENT LINE
 - - - - - EXISTING EASEMENT LINE (OFF PLAT)
 - - - - - ROAD CENTERLINE

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SUBMITTED: 02.24.2021	DATE
REVISION NO. 1	6-18-2021
2	8-13-2021

SHEET 5 OF 12
DATE: JUNE 18, 2021

SURVEYOR

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TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
163.18 ACRES - 27 LOTS AND 2 TRACTS
FP-001251-2021

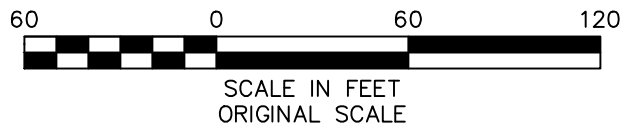


LEGEND

- FOUND MONUMENT (AS NOTED ON PAGE 2)
- SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" "PLS 38467"
- LOT/TRACT NAME AND AREA
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SHEET 6 OF 12

DATE: JUNE 18, 2021

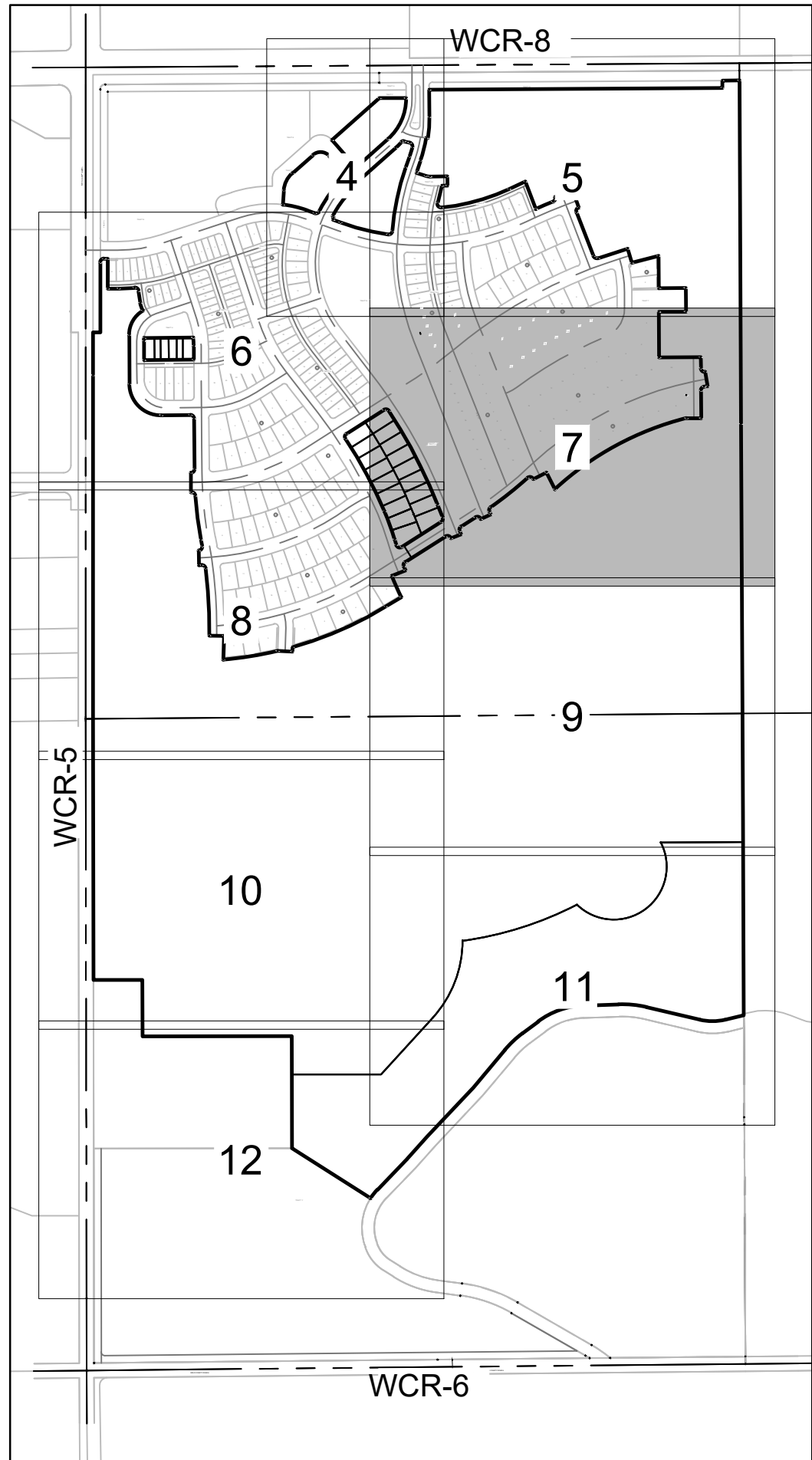
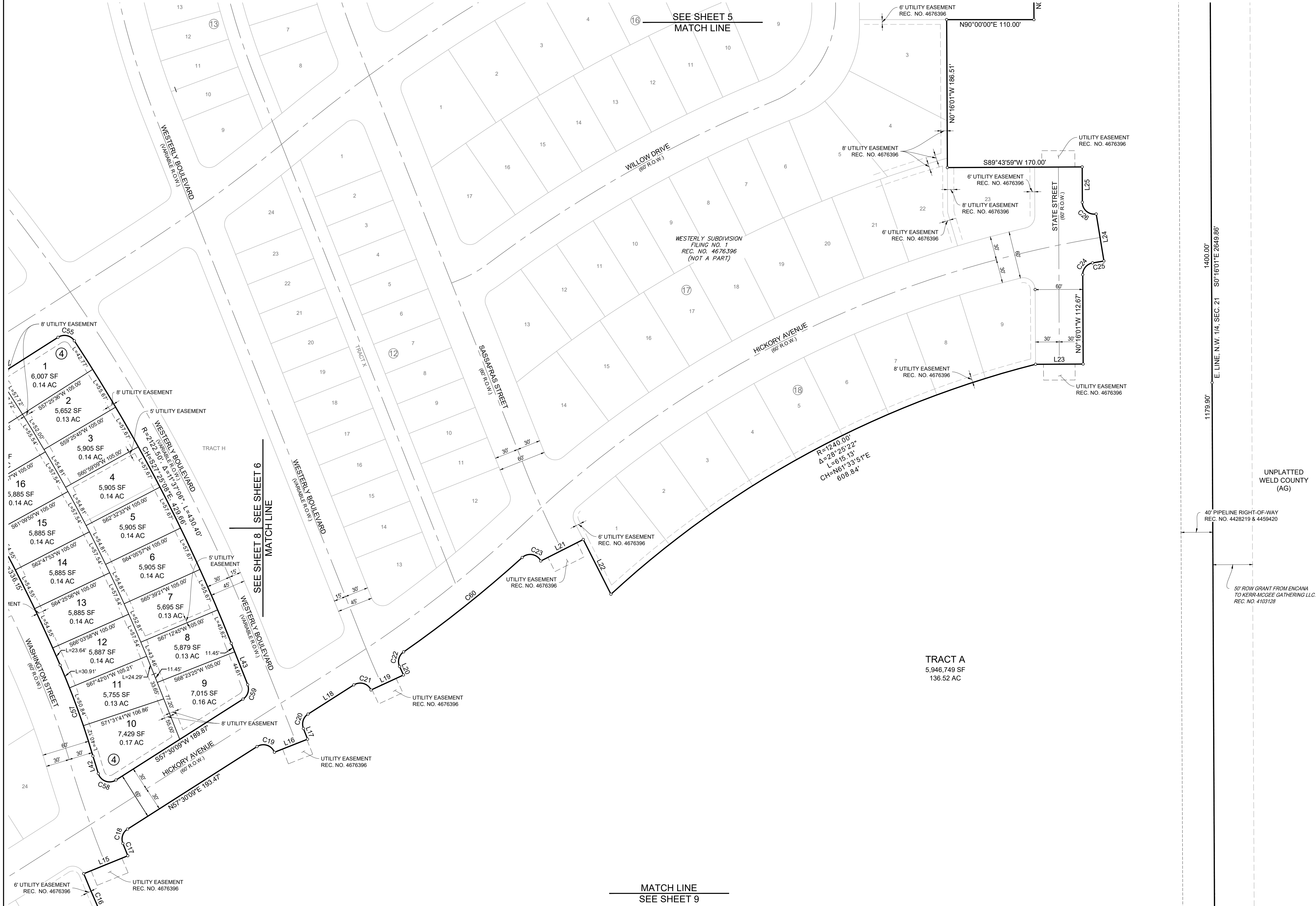
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LEGEND

- FOUND MONUMENT (AS NOTED ON PAGE 2)
- SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" "PLS 38467"
- XX LOT/TRACT NAME AND AREA
- XXXX SQ FT
- X.XX AC
- ① BLOCK NUMBER
- PLAT BOUNDARY
- LOT LINE
- ADJACENT BOUNDARY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING EASEMENT LINE (OFF PLAT)
- - - ROAD CENTERLINE

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DATE: JUNE 18, 2021

SURVEYOR

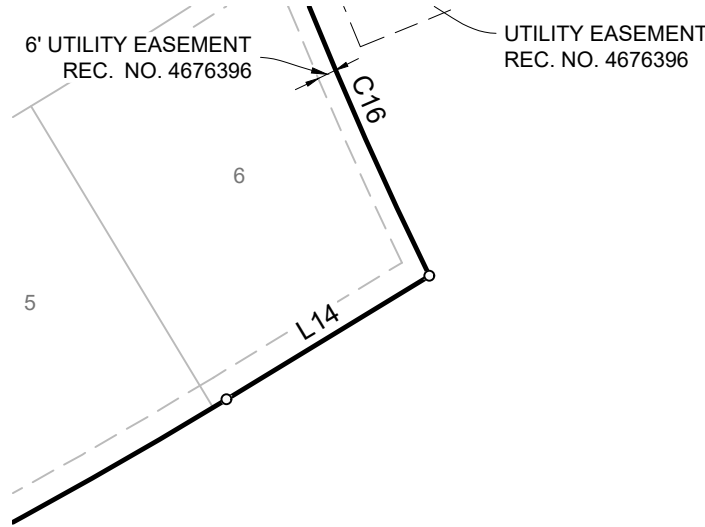
MATRIX DESIGN GROUP
1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
(303) 572-0200
CONTACT: JEFF MILLER
jeff.miller@matrixdesigngroup.com



MATCH LINE
SEE SHEET 9

WESTERLY FILING NO. 1, AMENDMENT NO. 1

A REPLAT OF LOTS 1-24, BLOCK 11, LOTS 1-7, BLOCK 2, TOGETHER WITH TRACTS D, E, J, L, W AND Z, WESTERLY FILING NO. 1
LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
163.18 ACRES - 27 LOTS AND 2 TRACTS
FP-001251-2021



SEE SHEET 7
MATCH LINE

TRACT A
5,946,749 SF
136.52 AC

S. LINE, N.W. 1/4, SEC. 21
N. LINE, S.W. 1/4, SEC. 21

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

UNPLATTED
WELD COUNTY
(AG)

E. LINE, N.W. 1/4, SEC. 21 S0°16'01"E 2849.86'

E. LINE, S.W. 1/4, SEC. 21 S0°16'04"E 2860.41'

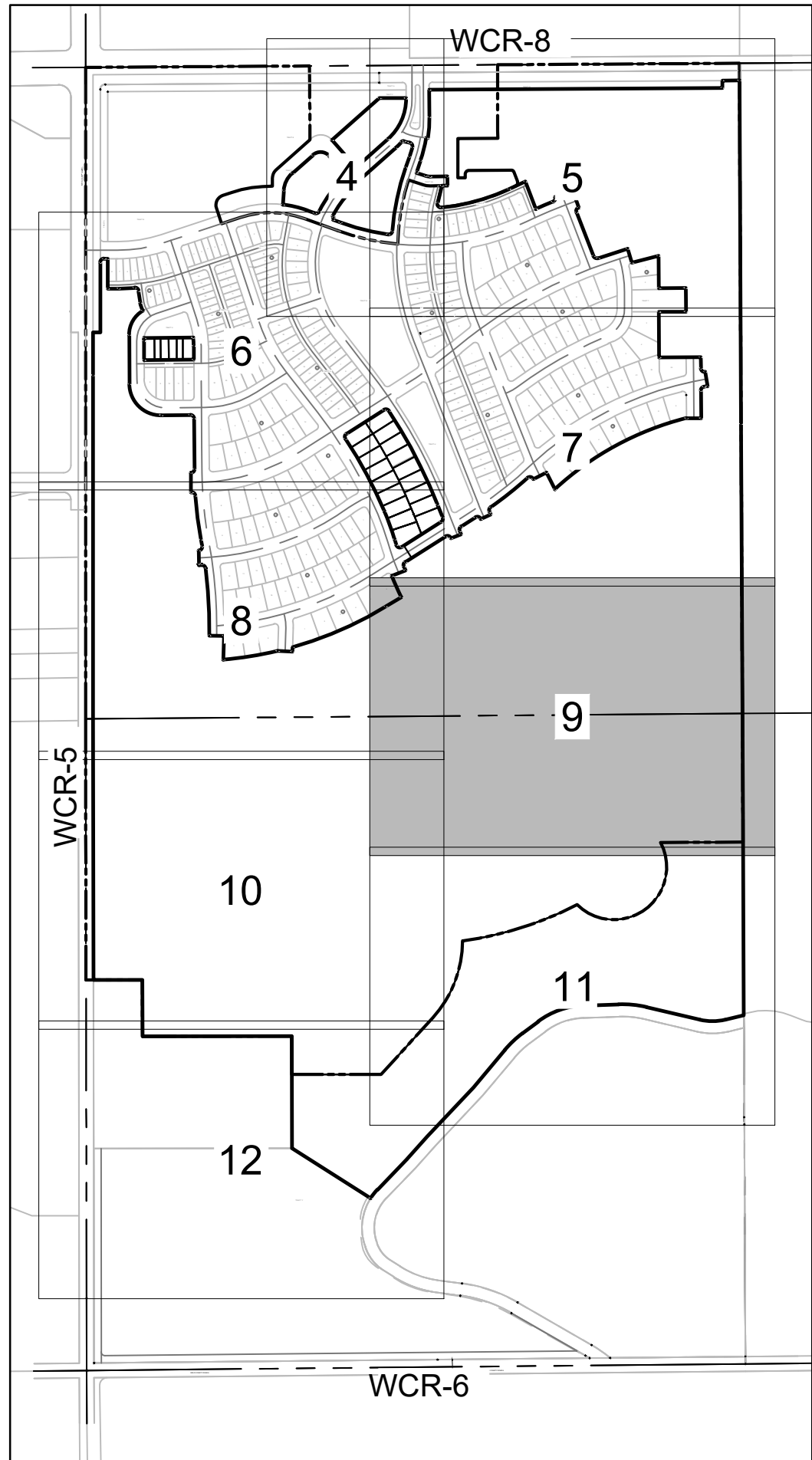
414.50'

40' PIPELINE RIGHT-OF-WAY
REC. NO. 4428219 & 4459420

80' ROW GRANT FROM ENCANA
TO HERR-MCGEE GATHERING LLC
REC. NO. 4103128

N89°43'56"E 335.56'

MATCH LINE
SEE SHEET 11

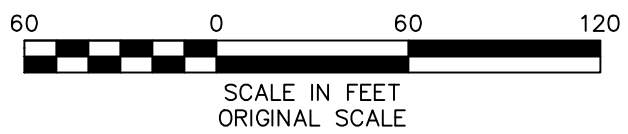


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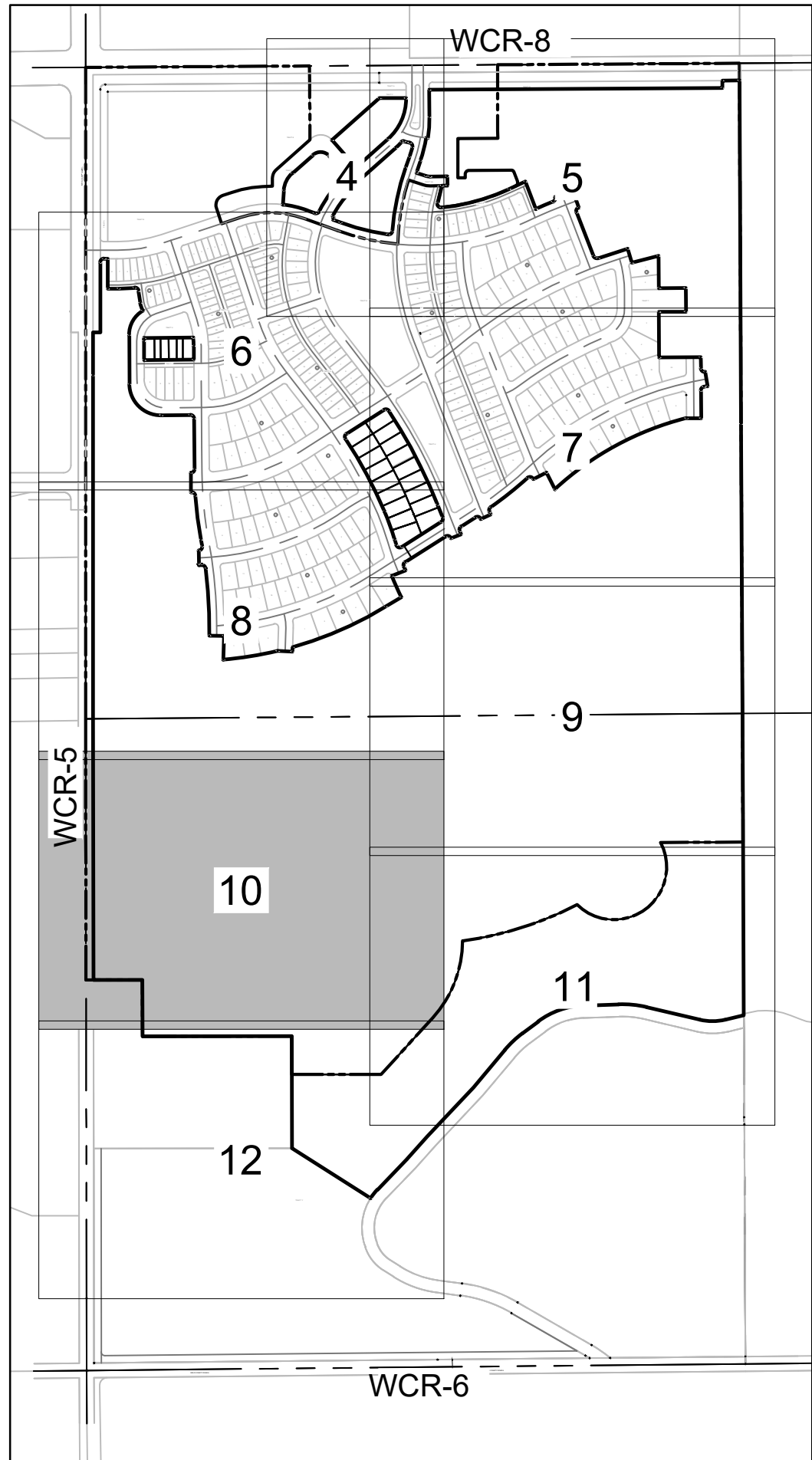
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SEE SHEET 8
MATCH LINE

TRACT A
5,946,749 SF
136.52 AC

MATCH LINE
SEE SHEET 11 SEE SHEET 9



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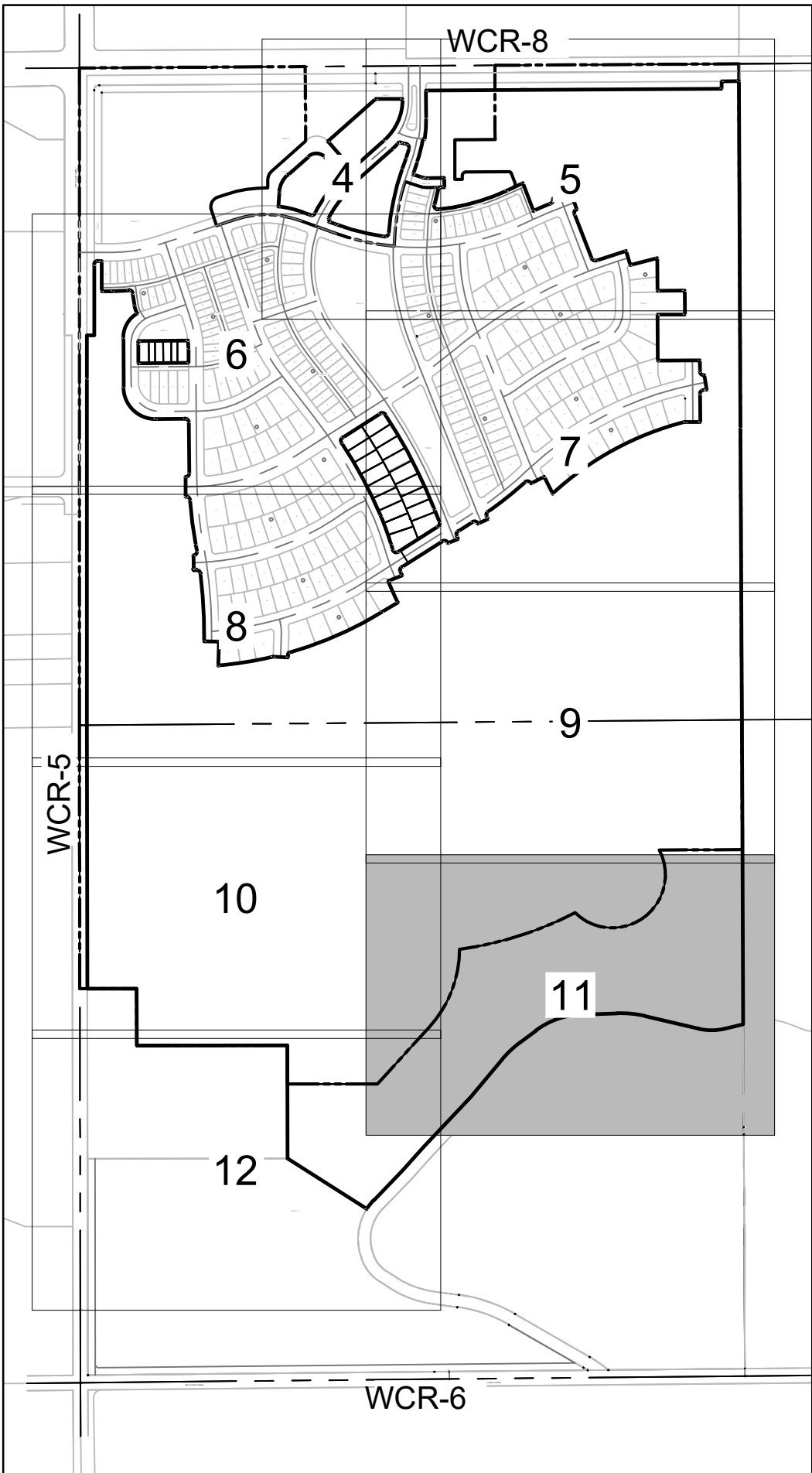
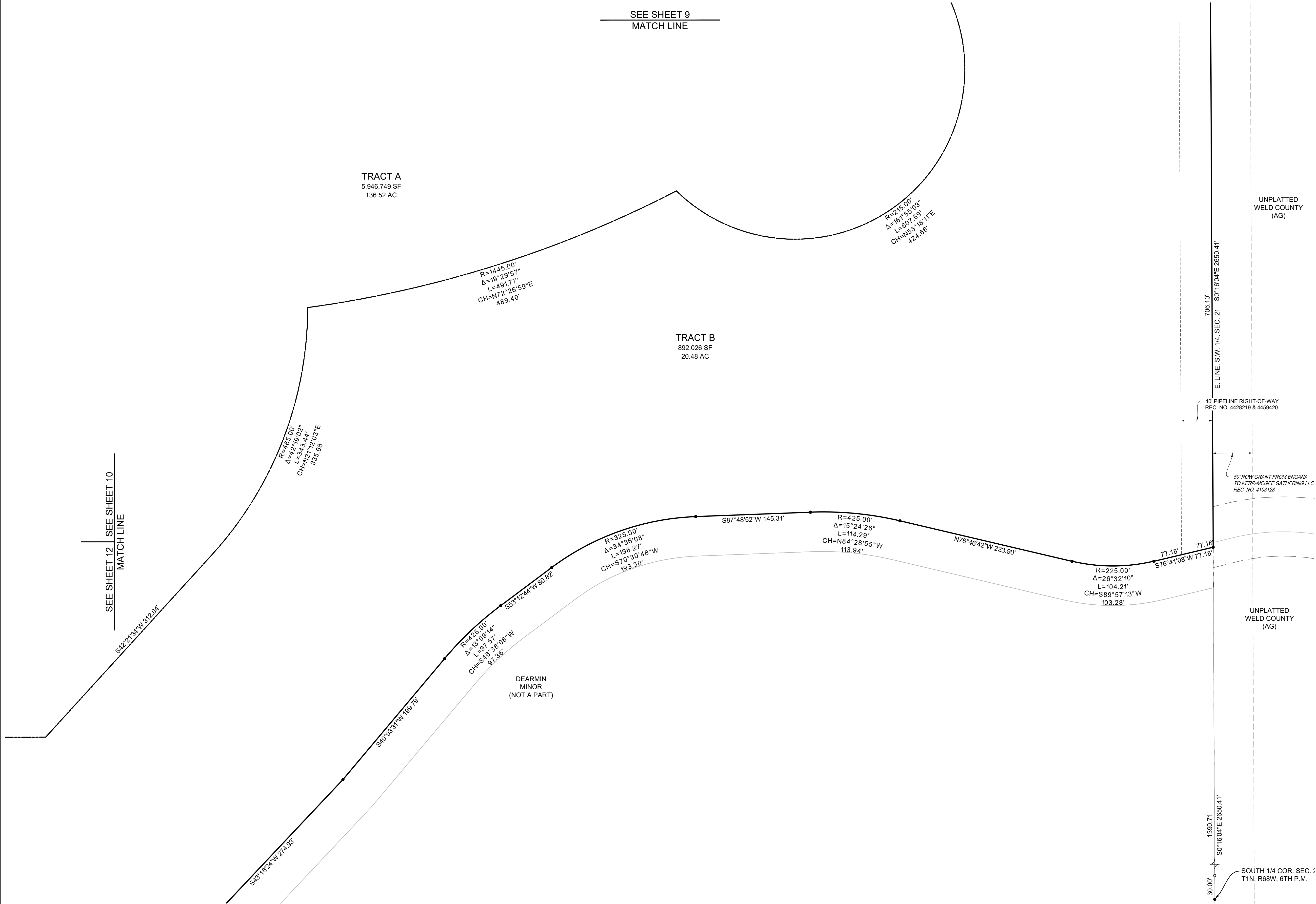
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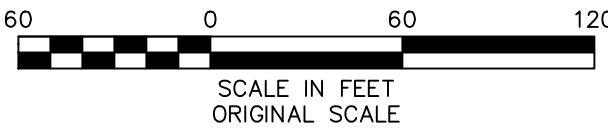


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2	8-13-2021

SHEET 11 OF 12
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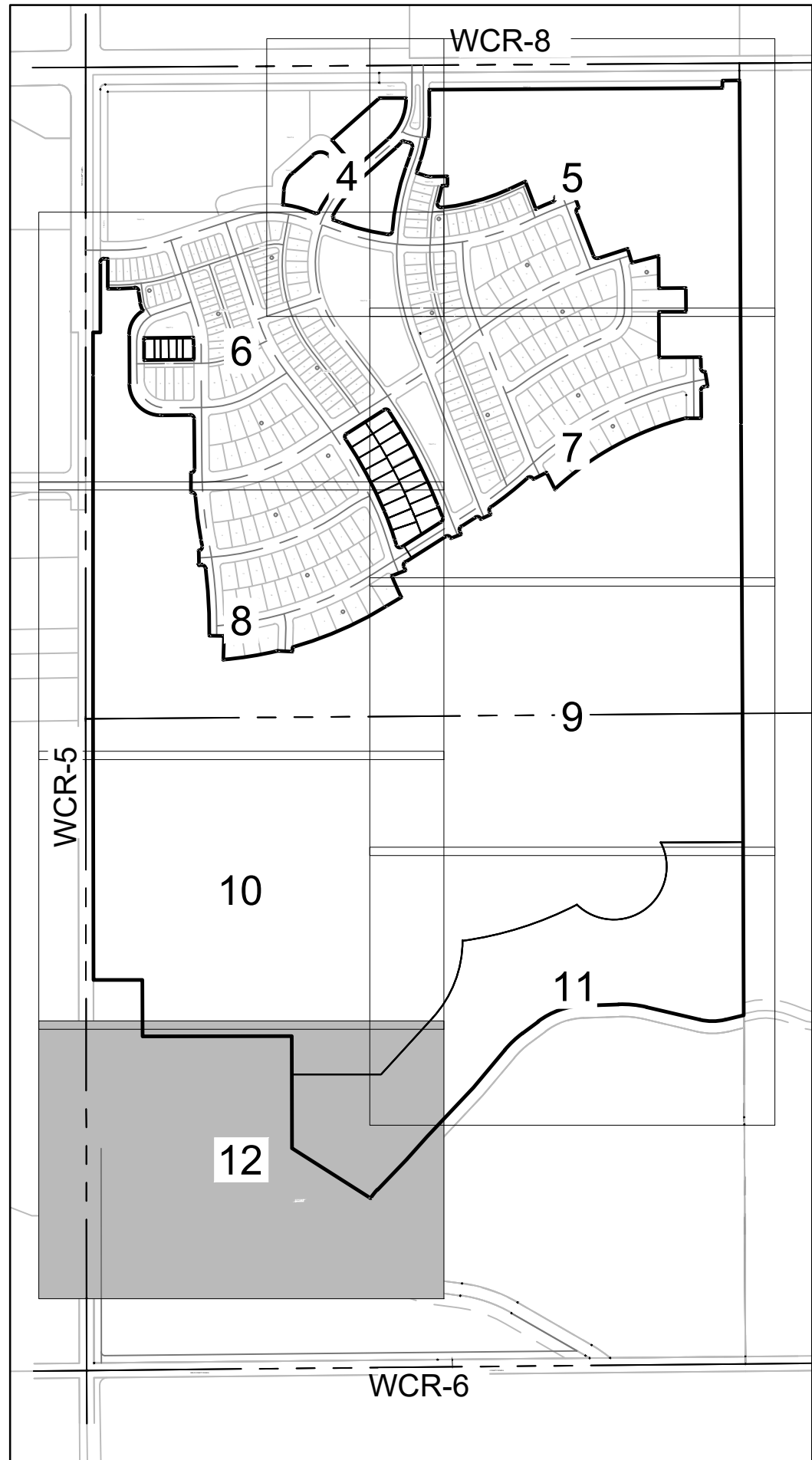
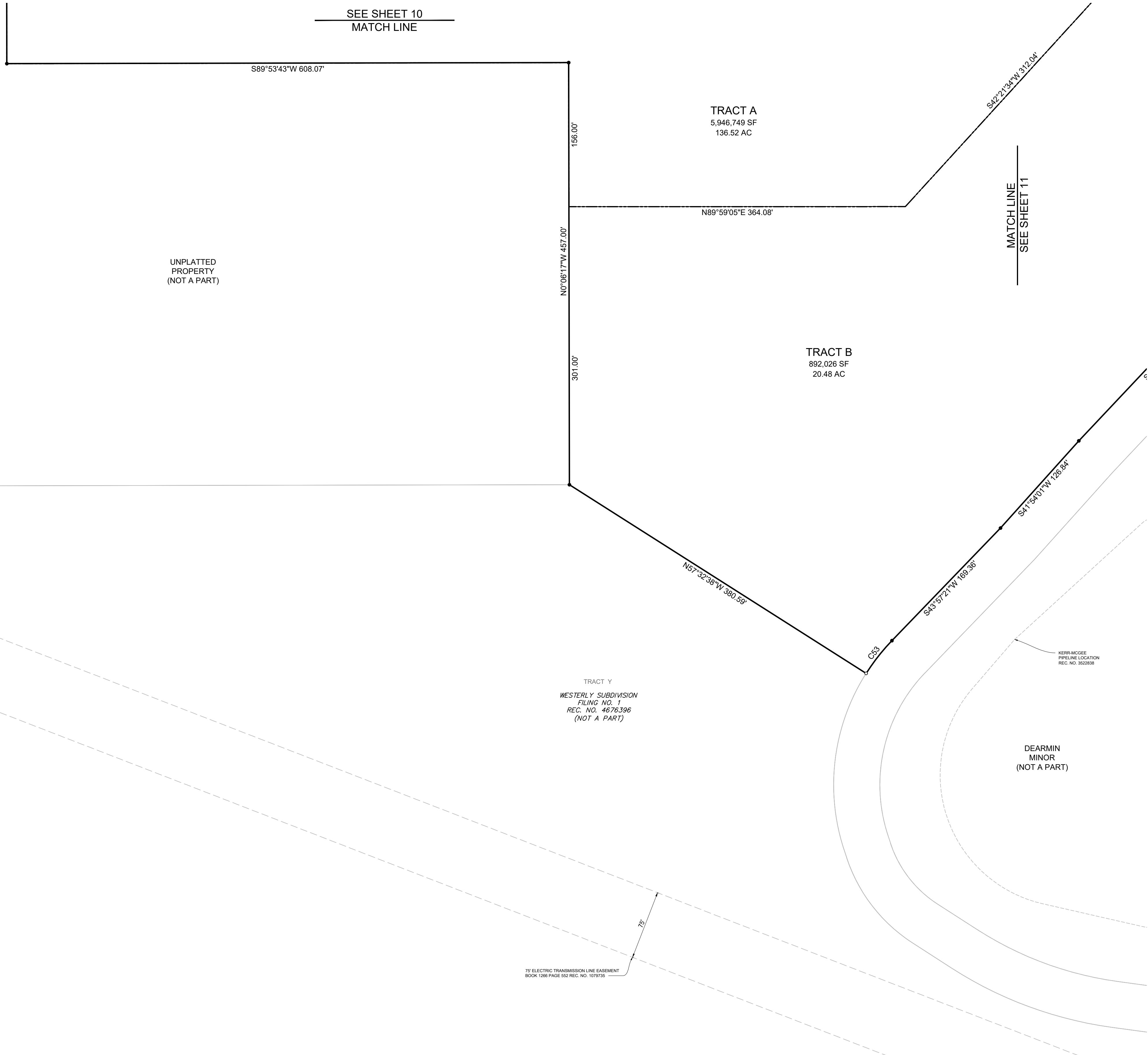
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SHEET 12 OF 12
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