

WESTERLY - ZONING MAP - AMENDMENT NO. 2

A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
276.27 ACRES
RZ-001199-2020

BASIS OF BEARINGS STATEMENT:

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 SYMBOLOLOGY 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.

OVERALL LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE WEST ONE-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:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 89°38'17" EAST, COINCIDENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 2,663.55 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE SOUTH 00°16'01" EAST, COINCIDENT WITH THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 2,649.90 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE SOUTH 00°16'04" EAST, COINCIDENT WITH THE EAST LINE OF THE SOUTHWEST ONE-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 A DOCUMENT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY IN BOOK 63, PAGE 644, UNDER RECEPTION NO. 23030;

THENCE COINCIDENT WITH 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 225.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;
2. THENCE WESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 26°32'10" AN ARC DISTANCE OF 104.21 FEET;
3. THENCE NORTH 76°46'42" WEST A DISTANCE OF 223.90 FEET TO A 425.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;
4. THENCE WESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 15°24'26" AN ARC DISTANCE OF 114.29 FEET;
5. THENCE SOUTH 87°48'52" WEST A DISTANCE OF 145.31 FEET TO A 325.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 02°11'09" EAST;
6. THENCE WESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 34°36'07" AN ARC DISTANCE OF 196.27 FEET;
7. THENCE SOUTH 53°12'44" WEST A DISTANCE OF 80.82 FEET TO A 425.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 36°47'15" EAST;
8. THENCE SOUTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 13°09'14" AN ARC DISTANCE OF 97.57 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 225.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
13. THENCE SOUTHERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 62°08'24" AN ARC DISTANCE OF 244.02 FEET;
14. THENCE SOUTH 18°11'03" EAST A DISTANCE OF 8.91 FEET TO A 175.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 71°48'56" EAST;
15. THENCE SOUTHEASTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 39°02'42" AN ARC DISTANCE OF 119.26 FEET;
16. THENCE SOUTH 57°13'46" EAST A DISTANCE OF 50.68 FEET TO A 425.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHEASTERLY;
17. THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 24°57'41" AN ARC DISTANCE OF 185.15 FEET;
18. THENCE SOUTH 82°11'27" EAST A DISTANCE OF 100.58 FEET TO A 575.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;
19. THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 22°03'40" AN ARC DISTANCE OF 221.40 FEET;
20. THENCE SOUTH 60°07'47" EAST A DISTANCE OF 347.74 FEET TO A 475.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHWESTERLY;
21. THENCE SOUTHEASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 02°24'14" AN ARC DISTANCE OF 19.93 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 8 AS DESCRIBED IN COMMISSIONERS BOOK 86, PAGE 273 OF THE RECORDS OF THE WELD COUNTY COMMISSIONERS;

THENCE SOUTH 00°34'03" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE SOUTH 89°25'57" WEST, COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 2,049.35 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 21;

THENCE NORTH 00°08'17" WEST, COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 904.30 FEET TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY UNDER RECEPTION NO. 2978817;

THENCE COINCIDENT WITH SAID PARCEL BOUNDARY, THE FOLLOWING FIVE (5) COURSES:

1. THENCE NORTH 89°53'43" EAST, COINCIDENT WITH SAID WESTERLY EXTENSION AND SOUTH LINE, A DISTANCE OF 837.64 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, COINCIDENT WITH THE NORTHERLY LINE OF SAID EXTERIOR BOUNDARY AND ITS WESTERLY EXTENSION, A DISTANCE OF 229.57 FEET TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 00°08'17" WEST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 1,064.00 FEET TO THE NORTHWEST CORNER OF THE SAID SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 00°00'31" EAST, COINCIDENT WITH THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 2,654.72 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 12,034,466 SQUARE FEET (276.27332 ACRES), MORE OR LESS.

LOW DENSITY RESIDENTIAL (LR) LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE WEST ONE-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:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 89°38'17" EAST, COINCIDENT WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 912.10 FEET;

THENCE SOUTH 00°21'43" EAST A DISTANCE OF 70.00 FEET TO THE SOUTHERLY LINE OF THE WELD COUNTY ROAD 8 RIGHT-OF-WAY AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JULY 18, 2019 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER 4506864;

THENCE SOUTH 00°24'06" EAST A DISTANCE OF 230.92 FEET;

THENCE SOUTH 48°32'14" WEST A DISTANCE OF 182.44 FEET TO A 48.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 41°27'42" EAST;

THENCE SOUTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 48°04'50" AN ARC DISTANCE OF 40.70 FEET;

THENCE SOUTH 00°27'32" WEST A DISTANCE OF 32.42 FEET TO A 507.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 00°44'28" WEST;

THENCE WESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°03'12" AN ARC DISTANCE OF 168.76 FEET;

THENCE SOUTH 71°41'16" WEST A DISTANCE OF 38.58 FEET TO A 40.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE SOUTHWESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 62.83 FEET;

THENCE SOUTH 18°18'44" EAST A DISTANCE OF 67.50 FEET;

THENCE NORTH 71°41'16" EAST A DISTANCE OF 78.58 FEET TO A 400.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 38°15'27" AN ARC DISTANCE OF 267.09 FEET;

THENCE SOUTH 70°03'17" EAST A DISTANCE OF 144.50 FEET TO A 1,000.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 14°25'38" AN ARC DISTANCE OF 251.80 FEET TO A 933.88 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 88°31'21" EAST;

THENCE NORTHERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 16°19'47" AN ARC DISTANCE OF 266.16 FEET;

THENCE SOUTH 71°45'45" EAST A DISTANCE OF 61.10 FEET TO A 93.50 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°57'37" AN ARC DISTANCE OF 30.94 FEET;

THENCE NORTH 89°16'38" EAST A DISTANCE OF 46.45 FEET;

THENCE SOUTH 13°58'51" WEST A DISTANCE OF 72.68 FEET TO A 15.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE SOUTHEASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 109°08'30" AN ARC DISTANCE OF 28.57 FEET TO A 850.00 FOOT RADIUS COMPOUND CURVE;

THENCE EASTERLY, COINCIDENT WITH SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 21°22'17" AN ARC DISTANCE OF 317.05 FEET TO A 15.00 FOOT COMPOUND CURVE;

THENCE NORTHERLY, COINCIDENT WITH SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 84°07'44" AN ARC DISTANCE OF 22.02 FEET;

THENCE NORTH 21°00'43" WEST A DISTANCE OF 41.78 FEET TO A 10.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 68°59'33" WEST;

THENCE NORTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 69°21'30" AN ARC DISTANCE OF 12.11 FEET;

THENCE SOUTH 99°38'19" WEST A DISTANCE OF 173.31 FEET TO A 15.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE SOUTHWESTERLY, COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°05'03" AN ARC DISTANCE OF 23.85 FEET;

THENCE SOUTH 00°01'08" EAST A DISTANCE OF 14.42 FEET;

THENCE SOUTH 89°16'38" WEST A DISTANCE OF 30.00 FEET;

THENCE NORTH 00°04'04" WEST A DISTANCE OF 159.90 FEET;

THENCE NORTH 99°38'19" EAST A DISTANCE OF 162.65 FEET;

THENCE NORTH 00°25'16" WEST A DISTANCE OF 30.00 FEET;

THENCE NORTH 00°03'27" WEST A DISTANCE OF 239.97 FEET TO THE SOUTHERLY LINE OF THE WELD COUNTY ROAD 8 RIGHT-OF-WAY AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 8, 2005 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER 3338310;

THENCE NORTH 00°21'43" WEST A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 89°38'17" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 985.11 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE SOUTH 00°16'01" EAST, COINCIDENT WITH THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 2,649.90 FEET TO THE CENTER OF SAID SECTION 21;

THENCE SOUTH 00°16'04" EAST, COINCIDENT WITH THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 523.60 FEET;

THENCE SOUTH 89°43'56" WEST A DISTANCE OF 335.56 FEET TO A 215.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 62°20'39" WEST;

THENCE SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 161°55'03" AN ARC DISTANCE OF 607.59 FEET TO A 1,445.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 27°18'00" WEST;

THENCE WESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°28'57" AN ARC DISTANCE OF 491.77 FEET TO A 465.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 89°57'29" WEST;

THENCE SOUTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 42°19'02" AN ARC DISTANCE OF 343.44 FEET;

THENCE SOUTH 42°21'34" WEST A DISTANCE OF 312.04 FEET;

THENCE SOUTH 89°53'43" WEST A DISTANCE OF 364.08 FEET TO THE EXTERIOR BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY UNDER RECEPTION NO. 2978817.

LOW DENSITY RESIDENTIAL (LR) LEGAL DESCRIPTION (CONTINUED):

THENCE NORTHERLY AND WESTERLY, COINCIDENT WITH SAID EXTERIOR BOUNDARY, THE FOLLOWING FOUR (4) COURSES:

1. THENCE NORTH 00°06'17" WEST, A DISTANCE OF 156.57 FEET;
2. THENCE SOUTH 89°53'43" WEST A DISTANCE OF 608.07 FEET;
3. THENCE NORTH 00°06'17" WEST A DISTANCE OF 230.00 FEET;
4. THENCE SOUTH 89°53'43" WEST, COINCIDENT WITH THE NORTHERLY LINE OF SAID EXTERIOR BOUNDARY AND ITS WESTERLY EXTENSION, A DISTANCE OF 229.57 FEET TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 00°06'17" WEST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 1,064.00 FEET TO THE NORTHWEST CORNER OF THE SAID SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 00°00'31" EAST, COINCIDENT WITH THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 2,654.72 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 9,411,921 SQUARE FEET (216.06796 ACRES), MORE OR LESS.

NEIGHBORHOOD MIXED USE (NMU) LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER 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:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 89°38'17" EAST, COINCIDENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 912.10 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 89°38'17" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 766.34 FEET;

THENCE SOUTH 00°21'43" EAST A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF THE WELD COUNTY ROAD 8 RIGHT-OF-WAY AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 8, 2005 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER 3338310;

THENCE SOUTH 00°03'27" EAST A DISTANCE OF 239.97 FEET;

THENCE SOUTH 00°25'16" EAST A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89°38'19" WEST A DISTANCE OF 162.65 FEET;

THENCE SOUTH 00°04'04" EAST A DISTANCE OF 159.88 FEET;

THENCE NORTH 89°18'53" EAST A DISTANCE OF 30.00 FEET;

THENCE NORTH 00°01'08" WEST A DISTANCE OF 14.42 FEET TO A 15.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 88°33'16" EAST;

THENCE NORTHEASTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 91°05'03" AN ARC DISTANCE OF 23.85 FEET;

THENCE NORTH 89°38'19" EAST A DISTANCE OF 173.31 FEET TO A 10.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 00°21'57" EAST;

THENCE SOUTHEASTERLY, COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°21'30" AN ARC DISTANCE OF 12.11 FEET;

THENCE SOUTH 21°00'43" EAST A DISTANCE OF 41.78 FEET TO A 15.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHWESTERLY;

THENCE SOUTHERLY, COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°07'44" AN ARC DISTANCE OF 22.02 FEET TO A 850.00 FOOT RADIUS COMPOUND CURVE;

THENCE WESTERLY, COINCIDENT WITH SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 21°22'17" AN ARC DISTANCE OF 317.05 FEET TO A 15.00 FOOT RADIUS COMPOUND CURVE;

THENCE NORTHWESTERLY, COINCIDENT WITH SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 109°08'30" AN ARC DISTANCE OF 28.57 FEET;

THENCE NORTH 13°58'51" EAST A DISTANCE OF 72.68 FEET;

THENCE SOUTH 89°16'38" WEST A DISTANCE OF 46.45 FEET TO A 93.50 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE WESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°57'37" AN ARC DISTANCE OF 30.94 FEET;

THENCE NORTH 71°45'45" WEST A DISTANCE OF 61.10 FEET TO A 933.88 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 72°11'33" EAST;

THENCE SOUTHERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 16°19'47" AN ARC DISTANCE OF 266.16 FEET TO A 1,000.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 05°31'05" EAST;

THENCE WESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 14°25'38" AN ARC DISTANCE OF 251.80 FEET;

THENCE NORTH 70°03'17" WEST A DISTANCE OF 144.50 FEET TO A 400.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE WESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 38°15'27" AN ARC DISTANCE OF 267.09 FEET;

THENCE SOUTH 71°41'16" WEST A DISTANCE OF 78.58 FEET;

THENCE NORTH 18°18'44" WEST A DISTANCE OF 67.50 FEET TO A 40.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS EASTERLY;

THENCE NORTHEASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 62.83 FEET;

THENCE NORTH 71°41'16" EAST A DISTANCE OF 38.58 FEET TO A 507.50 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°03'12" AN ARC DISTANCE OF 168.76 FEET;

THENCE NORTH 00°27'32" EAST A DISTANCE OF 32.42 FEET TO A 48.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 89°32'32" EAST;

THENCE NORTHEASTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 48°04'50" AN ARC DISTANCE OF 40.70 FEET;

THENCE NORTH 48°32'14" EAST A DISTANCE OF 182.44 FEET;

THENCE NORTH 00°24'06" WEST A DISTANCE OF 230.92 FEET TO THE SOUTHERLY LINE OF THE WELD COUNTY ROAD 8 RIGHT-OF-WAY AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JULY 18, 2019 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER 4506864;

THENCE NORTH 00°21'43" WEST A DISTANCE OF 70.00 FEET TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21 AND THE **POINT OF BEGINNING**;

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 509,969 SQUARE FEET (11.70728 ACRES), MORE OR LESS,



VICINITY MAP

1/4 MI 0 1/2 MI
SCALE 1"= 1/2 MILE

SURVEYOR'S CERTIFICATION:

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

I ATTEST THE ABOVE ON THIS 21ST DAY OF SEPT., 2021.



JEFFREY A. MILLER
COLORADO LICENSED
PROFESSIONAL LAND SURVEYOR NO. 38467
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

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 APPROVED AND ACCEPTED BY THE 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 AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF WELD) ss

I HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____ A.D., 20__ AND WAS RECORDED AT

RECEPTION NUMBER

WELD COUNTY CLERK AND RECORDER

SHEET 1 of 3
DATE: 2021.03.20

DEVELOPER

ERIE LAND COMPANY, LLC
1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
(303) 572-0200
CONTACT: HEIDI MAJERIK
heid.majerik@southernland.com

SOUTHERN LAND
COMPANY

SURVEYOR

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

WESTERLY - ZONING MAP - AMENDMENT NO. 2

A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

276.27 ACRES
RZ-001199-2020

AGRICULTURAL/OPEN SPACE (AG/OS) LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE WEST ONE-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:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 89°38'17" EAST, COINCIDENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 2663.55 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE SOUTH 00°16'01" EAST, COINCIDENT WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 2649.90 FEET TO THE CENTER OF SAID SECTION 21;

THENCE SOUTH 00°16'04" EAST, COINCIDENT WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 523.60 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 00°16'04" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 706.10 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE COMMUNITY DITCH AS DESCRIBED IN A DOCUMENT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY IN BOOK 63, PAGE 644, UNDER RECEPTION NO. 23030;

THENCE COINCIDENT WITH 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 225.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;
2. THENCE WESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 26°32'10" AN ARC DISTANCE OF 104.21 FEET;
3. THENCE NORTH 76°46'42" WEST A DISTANCE OF 223.90 FEET TO A 425.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;
4. THENCE WESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 15°24'26" AN ARC DISTANCE OF 114.29 FEET;
5. THENCE SOUTH 87°48'52" WEST A DISTANCE OF 145.31 FEET TO A 325.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 02°11'09" EAST;
6. THENCE WESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 34°36'07" AN ARC DISTANCE OF 196.27 FEET;
7. THENCE SOUTH 53°12'44" WEST A DISTANCE OF 80.82 FEET TO A 425.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 36°47'15" EAST;
8. THENCE SOUTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 13°09'14" AN ARC DISTANCE OF 97.57 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 225.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
13. THENCE SOUTHERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 62°08'24" AN ARC DISTANCE OF 244.02 FEET;
14. THENCE SOUTH 18°11'03" EAST A DISTANCE OF 8.91 FEET TO A 175.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 71°48'56" EAST;
15. THENCE SOUTHEASTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 39°02'42" AN ARC DISTANCE OF 119.26 FEET;
16. THENCE SOUTH 57°13'46" EAST A DISTANCE OF 50.68 FEET TO A 425.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHEASTERLY;
17. THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 24°57'41" AN ARC DISTANCE OF 185.15 FEET;
18. THENCE SOUTH 82°11'27" EAST A DISTANCE OF 100.58 FEET TO A 575.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;
19. THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 22°03'40" AN ARC DISTANCE OF 221.40 FEET;
20. THENCE SOUTH 60°07'47" EAST A DISTANCE OF 347.74 FEET TO A 475.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHWESTERLY;
21. THENCE SOUTHEASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 02°22'14" AN ARC DISTANCE OF 19.93 FEET TO 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 00°34'03" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE SOUTH 89°25'57" WEST, COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 2,049.35 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 21;

THENCE NORTH 00°06'17" WEST, COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 904.30 FEET TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY UNDER RECEPTION NO. 2978817;

THENCE COINCIDENT WITH SAID PARCEL BOUNDARY, THE FOLLOWING TWO (2) COURSES:

1. THENCE NORTH 89°53'43" EAST, COINCIDENT WITH SAID WESTERLY EXTENSION AND SOUTH LINE, A DISTANCE OF 837.64 FEET;
2. THENCE NORTH 00°06'17" WEST A DISTANCE OF 300.43 FEET;

THENCE NORTH 89°53'43" EAST A DISTANCE OF 364.08 FEET;

THENCE NORTH 42°21'34" EAST A DISTANCE OF 312.04 FEET TO A 465.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHWESTERLY;

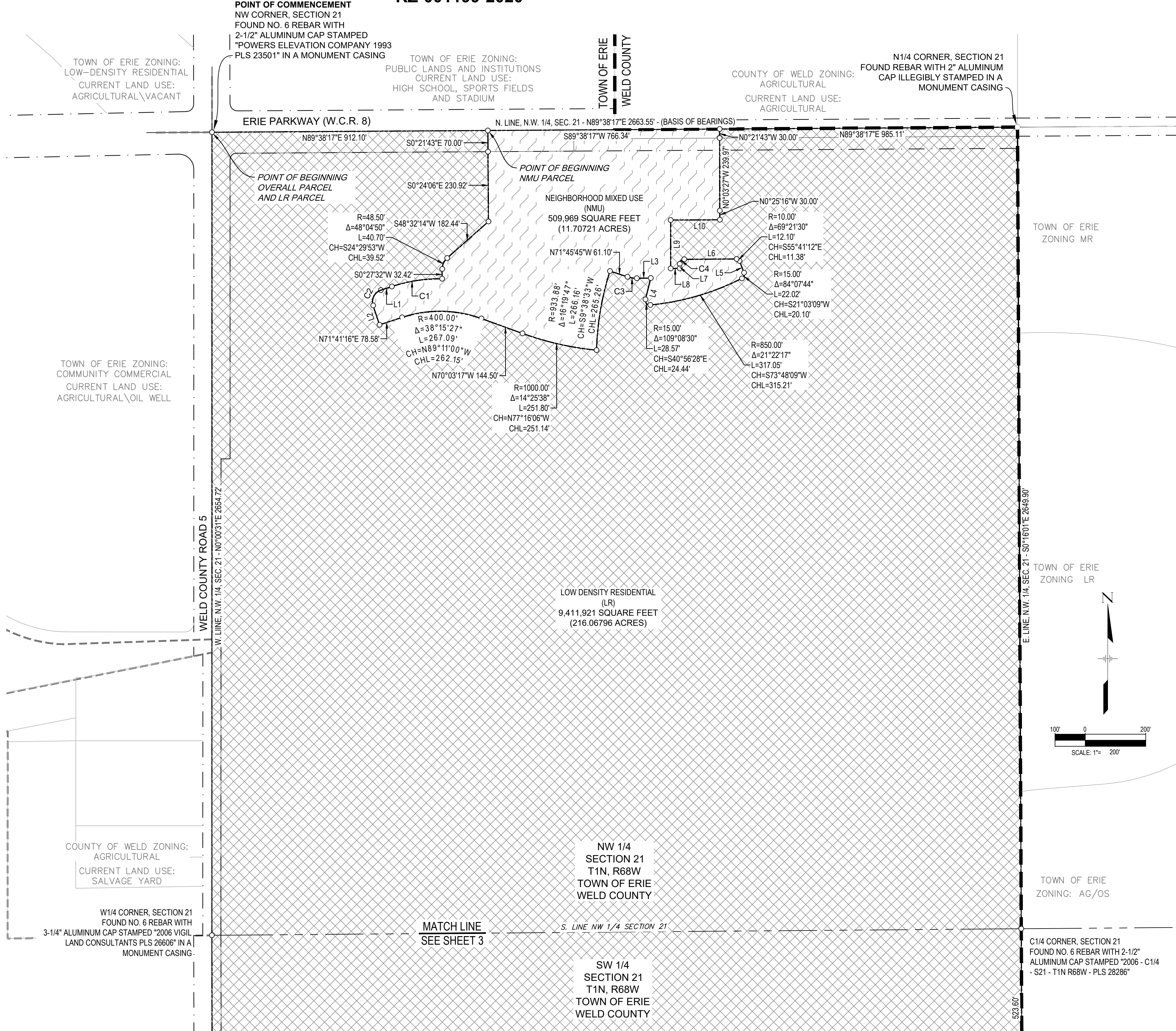
THENCE NORTHERLY, COINCIDENT WITH SAID TANGENT, THROUGH A CENTRAL ANGLE OF 42°19'02" AN ARC DISTANCE OF 343.44 FEET TO A 1,445.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 07°48'02" WEST;

THENCE EASTERLY, COINCIDENT WITH NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°29'57" AN ARC DISTANCE OF 491.77 FEET TO A 215.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 44°15'42" EAST;

THENCE NORTHEASTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 161°55'03" AN ARC DISTANCE OF 607.59 FEET;

THENCE NORTH 89°43'56" EAST A DISTANCE OF 335.56 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 2,112,578 SQUARE FEET (48.49813 ACRES), MORE OR LESS.



ZONING LEGEND

	NEIGHBORHOOD MIXED USE (NMU)
	LOW DENSITY RESIDENTIAL (LR)
	AGRICULTURAL/OPEN SPACE (AG/OS)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S71°41'16"W	38.58
L2	S18°18'44"E	67.50
L3	N89°16'38"E	46.45
L4	N13°58'51"E	72.68
L5	S21°00'43"E	41.78
L6	N89°38'19"E	173.31
L7	N00°01'08"E	14.42
L8	S89°16'38"W	30.00
L9	N00°04'04"W	159.90
L10	N89°38'19"E	162.65
L11	S76°41'08"W	77.18

LINE TABLE		
LINE	BEARING	LENGTH
L12	N76°46'42"W	223.90
L13	S87°48'52"W	145.31
L14	S53°12'44"W	80.82
L15	S40°03'31"W	199.79
L16	S43°18'24"W	274.93
L17	S41°54'01"W	126.84
L18	S43°57'21"W	169.36
L19	S18°11'03"E	8.91
L20	S57°13'46"E	50.68
L21	S82°11'27"E	100.58
L22	S00°34'03"E	30.00

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	018°03'12"	507.50	168.76	S81°12'52"W	167.99
C2	090°00'00"	40.00	62.83	S26°41'16"W	56.57
C3	018°57'37"	93.50	30.94	S81°14'33"E	30.80
C4	091°05'03"	15.00	23.85	N44°05'47"E	21.41
C5	026°32'10"	225.00	104.21	S89°57'13"W	103.28
C6	015°24'26"	425.00	114.29	N84°28'55"W	113.94
C7	034°36'07"	325.00	196.27	S70°30'48"W	193.30
C8	013°09'14"	425.00	97.57	S46°38'08"W	97.36
C9	062°08'24"	225.00	244.02	S12°53'09"W	232.24
C10	039°02'42"	175.00	119.26	S37°42'29"E	116.96
C11	024°57'41"	425.00	185.15	S69°42'37"E	183.69
C12	022°03'40"	575.00	221.40	S71°09'37"E	220.03
C13	002°24'14"	475.00	19.93	S58°55'40"E	19.93

SHEET 2 of 3
DATE: 2021.03.20

DEVELOPER

ERIE LAND COMPANY, LLC
1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
(303) 572-0200
CONTACT: HEIDI MAJERIK
heidi.majerik@southernland.com

SOUTHERN LAND
COMPANY

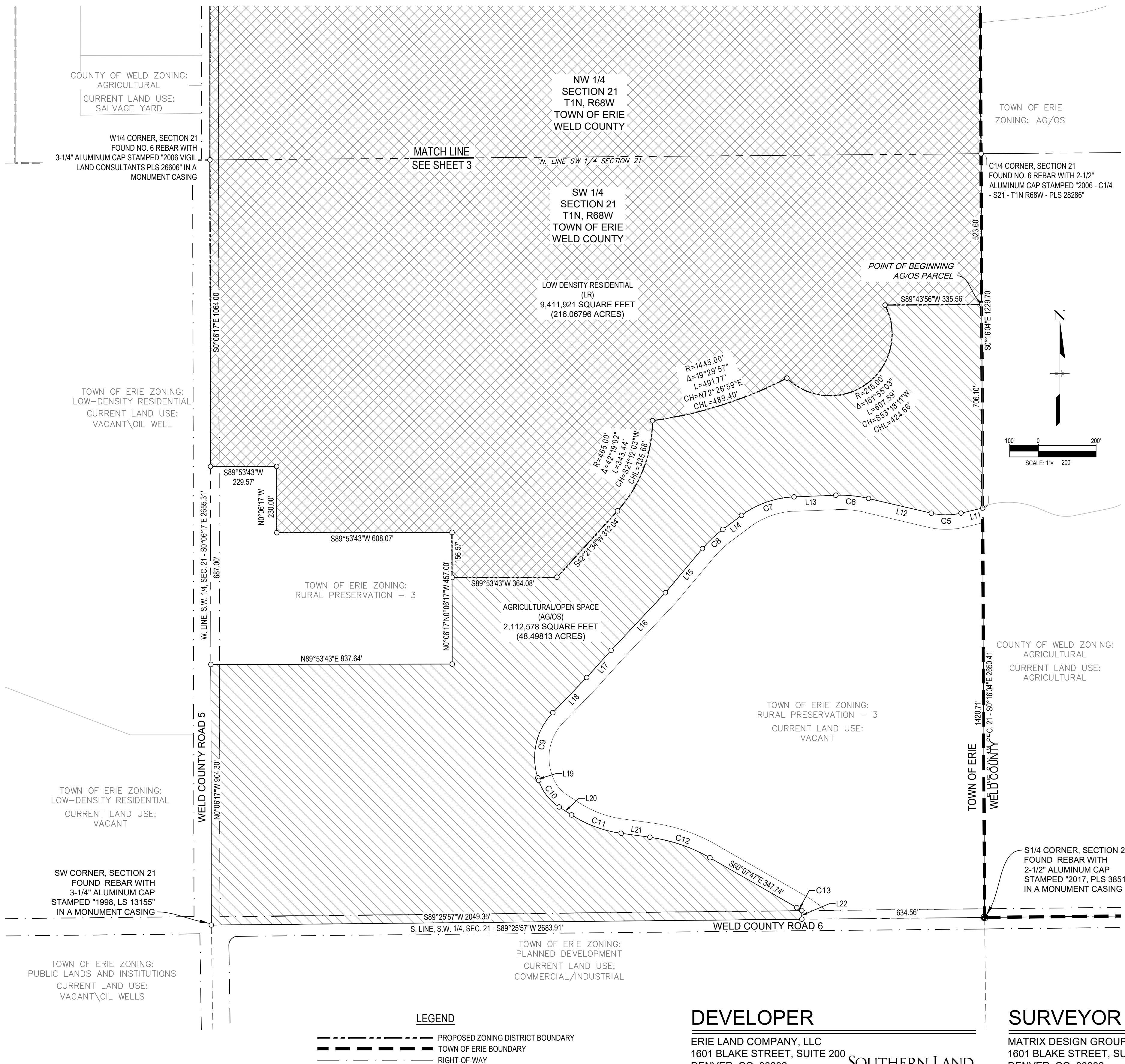
SURVEYOR

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



WESTERLY - ZONING MAP - AMENDMENT NO. 2

A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
276.27 ACRES
RZ-001199-2020



ZONING LEGEND

	NEIGHBORHOOD MIXED USE (NMU)
	LOW DENSITY RESIDENTIAL (LR)
	AGRICULTURAL/OPEN SPACE (AG/OS)

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S71°41'16"W	36.58'	L12	N75°46'42"W	223.90'
L2	S18°18'44"E	67.50'	L13	S87°48'52"W	145.31'
L3	N89°16'38"E	46.45'	L14	S53°12'44"W	80.82'
L4	N13°58'51"E	72.68'	L15	S40°03'31"W	199.79'
L5	S21°00'43"E	41.78'	L16	S43°18'24"W	274.93'
L6	N89°38'19"E	173.31'	L17	S41°54'01"W	126.84'
L7	N00°01'08"E	14.42'	L18	S43°57'21"W	169.36'
L8	S89°16'38"W	30.00'	L19	S18°11'03"E	8.91'
L9	N00°04'04"W	159.90'	L20	S57°13'46"E	50.68'
L10	N89°38'19"E	162.65'	L21	S82°11'32"E	100.58'
L11	S76°41'08"W	77.18'	L22	S00°34'03"E	30.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	019°03'12"	507.50'	168.76'	S81°12'52"W	167.99'
C2	090°00'00"	40.00'	62.83'	S26°41'16"W	56.57'
C3	018°57'37"	93.50'	30.94'	S81°14'33"E	30.80'
C4	081°05'03"	15.00'	23.85'	N44°05'47"E	21.41'
C5	026°32'10"	225.00'	104.21'	S89°57'13"W	103.28'
C6	015°24'26"	425.00'	114.29'	N84°28'55"W	113.94'
C7	034°36'07"	325.00'	196.27'	S70°30'48"W	193.30'
C8	013°09'14"	425.00'	97.57'	S46°38'06"W	97.36'
C9	062°06'24"	225.00'	244.02'	S12°53'09"W	232.24'
C10	039°02'42"	175.00'	119.26'	S37°42'25"E	116.96'
C11	024°57'41"	425.00'	185.15'	S69°42'37"E	183.69'
C12	022°03'40"	575.00'	221.40'	S71°09'37"E	220.03'
C13	002°24'14"	475.00'	19.93'	S58°55'40"E	19.93'