

June 9, 2025 -- 16:39 Dwg Name: P:\khsarc001\dwg\Sura\Final Drawings\Final Plat Filing 2 - Amended\01--KHA.ERC001-27--510.dwg Uploaded By: maced

SUMMERFIELD FILING NO. 2

A REPLAT OF TRACTS B, J, AD AND AE, SUMMERFIELD FILING NO. 1
LOCATED IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
204.3654 ACRES – 191 LOTS, 8 TRACTS
FP-00101695–2024

DEDICATION AND OWNERSHIP STATEMENT

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:

TRACTS B, J, AD, AND AE, SUMMERFIELD FILING NO. 1 AS RECORDED AT RECEPTION NO. 4912631 ON AUGUST 1ST, 2023 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER.

CONTAINING A CALCULATED AREA OF 8,902,158 SQUARE FEET OR 204.3654 ACRES, MORE OR LESS;

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 SUMMERFIELD FILING NO. 2. THE STREETS AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN AND THE PUBLIC, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.

CDG SUMMERFIELD, INC., A COLORADO CORPORATION

BY: _____ DATE: _____

PRINTED NAME: _____

TITLE: _____

ATTEST: _____ DATE: _____

SECRETARY/TREASURER

STATE OF COLORADO)
COUNTY OF _____) SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES: _____

TL SUMMERFIELD LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: TOLL SOUTHWEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
ITS ADMINISTRATIVE MEMBER

BY: _____ DATE: _____

PRINTED NAME: _____

TITLE: _____

STATE OF COLORADO)
COUNTY OF _____) SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES: _____

SECTION 4 INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

PRINTED NAME: _____

TITLE: _____

STATE OF COLORADO)
COUNTY OF _____) SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES: _____

SHEET INDEX

SHEET 1: LEGAL DESCRIPTION & CERTIFICATIONS,
NOTES AND TABLES

SHEET 2: OVERALL SHEET, LAND SUMMARY CHART
AND TRACT SUMMARY CHART

SHEETS 3–11: DETAIL SHEETS

DEVELOPER/APPLICANT

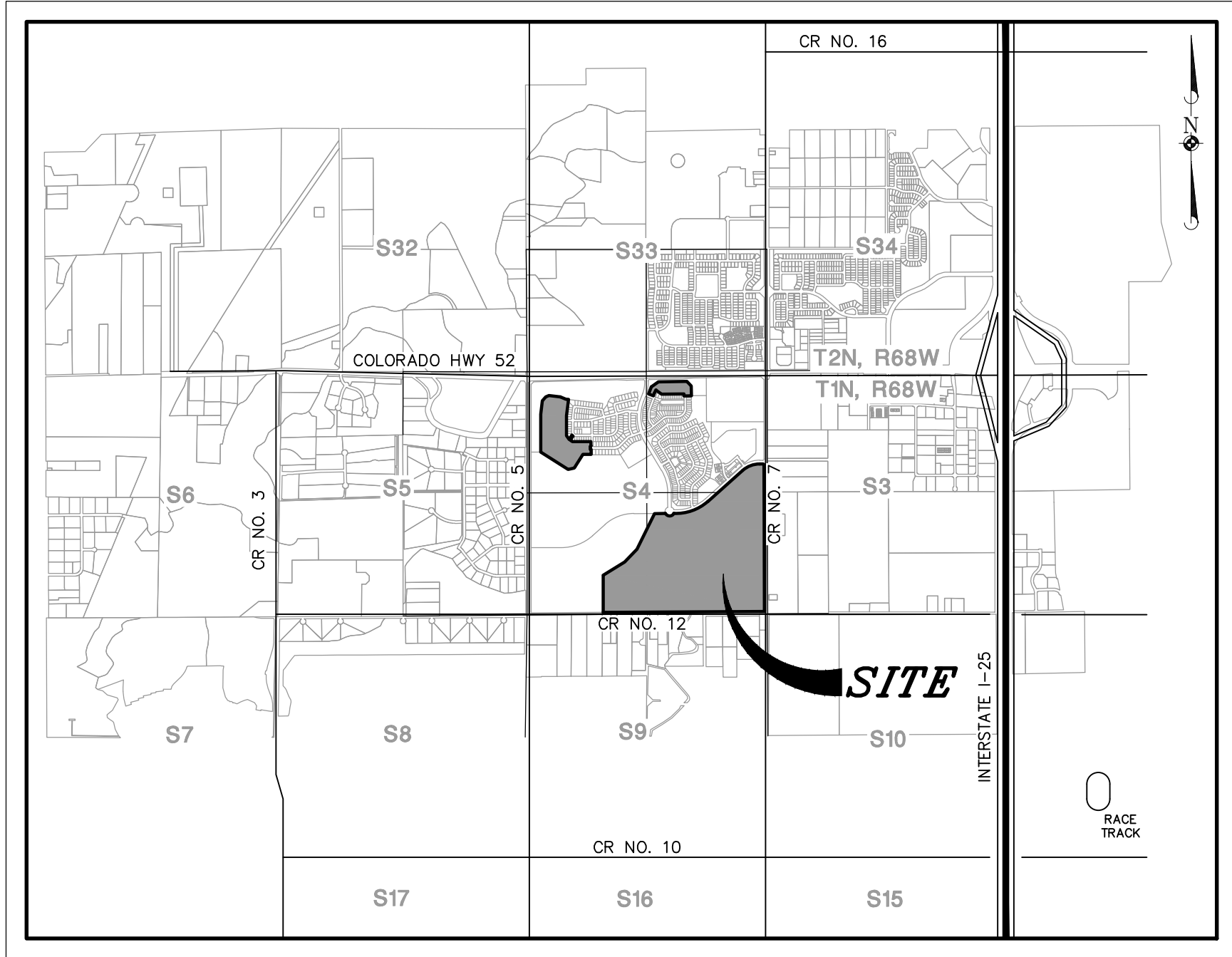
TOLL BROTHERS
10 INVERNESS DRIVE EAST, SUITE 125
ENGLEWOOD, COLORADO 80112
303.708.0730
CONTACT: TIM WESTBROOK
EMAIL: TWESTBROOK@TOLLBROTHERS.COM

CIVIL ENGINEER

KIMLEY–HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
303.228.2300
CONTACT: KEVIN BARNEY
EMAIL: KEVIN.BARNEY@KIMLEY–HORN.COM

LAND SURVEYOR

MANHARD CONSULTING
7600 EAST ORCHARD ROAD, SUITE 150–N
GREENWOOD VILLAGE, COLORADO 80111
303.708.0500
CONTACT: STACY JACOBS
EMAIL: SJACOBS@MANHARD.COM



VICINITY MAP

(1" = 2000')

TITLE VERIFICATION CERTIFICATE

WE LAND TITLE GUARANTY 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 AS SET FORTH IN THE TITLE COMMITMENT ORDER NO. RND25209106.2–2 WITH A COMMITMENT DATE OF MAY 29, 2025:

LAND TITLE GUARANTY COMPANY

BY: _____ DATE: _____

PRINTED NAME: _____

TITLE: _____

STATE OF COLORADO)
COUNTY OF _____) SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, STACY LYNN JACOBS, A DULY LICENSED 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 AUGUST 4, 2023, 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 9TH DAY OF JUNE, 2025.

STACY LYNN JACOBS
COLORADO PLS NO. 38495
FOR AND ON BEHALF OF MANHARD CONSULTING
7600 E. ORCHARD ROAD, SUITE 150–N
GREENWOOD VILLAGE, COLORADO 80111
(303) 708–0500



NOTES

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS–OF–WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTY COMPANY, ORDER NO. RND25209106.2–2 WITH A COMMITMENT DATE OF MAY 29, 2025 AT 5:00 P.M.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON(S) OR ENTITY(S).
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°02'06" EAST AS MONUMENTED ON THE SOUTH BY A 2.5" ALUMINUM CAP STAMPED, "2016, PLS 38459" IN A MONUMENT BOX AND ON THE NORTH BY A 3.25" ILLEGIBLE BRASS CAP IN A MONUMENT BOX.
- FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAPS (FIRM) – MAP NUMBER 080100715H WITH AN EFFECTIVE DATE OF OF MARCH 5, 2007 AND MAP NUMBER 08013C0453J DATED DECEMBER 18, 2012, SHOWN AS NOT PRINTED.
- BLANKET UTILITY EASEMENTS ARE HEREBY GRANTED OVER TRACTS A THROUGH G. A BLANKET PUBLIC ACCESS EASEMENTS ARE HEREBY GRANTED OVER TRACTS A THROUGH G. A BLANKET DRAINAGE EASEMENT IS HEREBY GRANTED OVER TRACT D.
- UTILITY EASEMENTS (U.E.) ARE HEREBY GRANTED FOR PUBLIC UTILITIES AS SHOWN HEREON.
- WELL LOCATIONS SHOWN HEREON, EXCEPT THOSE INCLUDED IN NOTE 11 HEREIN, ARE BASED ON THE MAG LAT AND MAG LONG COORDINATES LISTED ON SHEET 10 OF THE REPORT DONE BY OLSON ENGINEERING FOR THEIR MAGNETIC SURVEY, JOB#7238A, DATED MAY 02, 2022. PER THE OLSON ENGINEERING REPORT, THE ACCURACY OF THE WELL LOCATIONS ARE 1 METER AND MEET THE REQUIREMENT FOR COGCC (COLORADO OIL AND GAS CONSERVATION COMMISSION) RULE 216. THE WELL SETBACKS SHOWN ON THIS PLAT ARE 25–FEET PLUS 1–METER (28.3 FEET). CAPPED PLUGGED AND ABANDONED WELLS SHALL BE IDENTIFIED AT THE LOCATIONS SHOWN ON THIS PLAT WITH A BRASS MONUMENT ON THE SURFACE OF THE GROUND PER TOWN OF ERIE REQUIREMENTS.
- WELL LOCATIONS OF C.P.C. #4–42–4 AND ERIE CORP #4204 SHOWN HEREON (SHEET 7) ARE BASED ON THE GEOPHYSICAL FIGURE REPORT PREPARED BY COLLIER GEOPHYSICS, PROJECT#: 230343, DATED DECEMBER, 2023. PER THIS REPORT, THE ACCURACY OF THE WELL LOCATIONS ARE WITHIN 1 METER AND MEET THE REQUIREMENT FOR COGCC (COLORADO OIL AND GAS CONSERVATION COMMISSION) RULE 216. THE WELL SETBACKS SHOWN ON THIS PLAT ARE 25–FEET PLUS 1–METER (28.3 FEET). CAPPED PLUGGED AND ABANDONED WELLS SHALL BE IDENTIFIED AT THE LOCATIONS SHOWN ON THIS PLAT WITH A BRASS MONUMENT ON THE SURFACE OF THE GROUND PER TOWN OF ERIE REQUIREMENTS.
- PER THE PROVISIONS OF ARTICLE II OF THE SUMMERFIELD PD. PLANNING AREA # 7 WILL BE DEVELOPED AT A MEDIUM DENSITY LEVEL AND NOT THE DENSITY LEVEL AS IDENTIFIED ON THE APPROVED SUMMERFIELD PD–DP. NO INCREASE IN DENSITY SHALL BE ALLOWED WITHIN THIS AREA. ANY TRANSFER IN DENSITY FROM ONE PLANNING AREA TO ANOTHER PLANNING AREA AS PROVIDED IN ARTICLE II SHALL CONFORM WITH THE APPROVED SUMMERFIELD PD AND WILL BE SUBJECT TO THE DEVELOPMENT REQUIREMENTS FOR THAT DENSITY.
- 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).
- ALL LOTS IN BLOCKS 1–7 SHALL BE DEVELOPED AS AGE–TARGETED OR AGE–RESTRICTED HOUSING CONSISTENT WITH SECTION XI SPECIAL PROVISIONS OF THE ANNEXATION AGREEMENT RECEPTION NO. 3908281.
- THE BLANKET DRAINAGE EASEMENT LOCATED IN TRACT D IS HEREBY DEDICATED FOR THE PURPOSE OF AN INTERIM DETENTION POND. THIS DRAINAGE EASEMENT SHALL BE VACATED AT THE TIME OF OFF–SITE DRAINAGE IMPROVEMENTS HAVE BEEN APPROVED BY THE TOWN OF ERIE.
- THIS PLAT ALONG WITH THE DEVELOPMENT AGREEMENT FOR SUMMERFIELD FILING NO. 2 APPROVED BY RESOLUTION NO. _____ CONSTITUTE A "SITE–SPECIFIC DEVELOPMENT PLAN" (AS DEFINED IN C.R.S. § 24–68–101, ET SEQ., AND CHAPTER 3 OF TITLE 9 OF THE ERIE MUNICIPAL CODE) AND SHALL CREATE VESTED PROPERTY RIGHTS FOR THREE YEARS FOLLOWING APPROVAL OF THIS PLAT AND DEVELOPMENT AGREEMENT.
- THE WEST HALF OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST IS SUBJECT TO AN AGREEMENT PER THAT CERTAIN "MEMORANDUM OF FARMOUT AGREEMENT" ON FILE IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 5012904.

PLANNING & DEVELOPMENT APPROVAL CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING & DEVELOPMENT DIRECTOR ON THIS _____ DAY OF _____, 20____.

PLANNING & DEVELOPMENT DIRECTOR

TOWN COUNCIL APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS SUMMERFIELD FILING NO. 2 IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____, PASSED AND ADOPTED AT A MEETING OF THE TOWN COUNCIL OF ERIE, COLORADO, HELD ON THE _____ DAY OF _____, 20____.

MAYOR

ATTEST _____
TOWN CLERK

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 _____, 20____ A.D. AND WAS

RECORDED AT RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER

DATE	REVISIONS
6/9/25	TOWN COMMENTS AND UPDATED TITLE COMMITMENT
6/9/25	ADDRESS TOWN COMMENTS
1/29/25	ADDRESS TOWN COMMENTS
10/7/24	ADDRESS TOWN COMMENTS
7/3/24	ADDRESS TOWN COMMENTS

Manhard
CONSULTING
7600 East Orchard Road, Suite 150–N, Greenwood Village, CO 80111, ph:303.708.0500
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

SUMMERFIELD FILING NO. 2

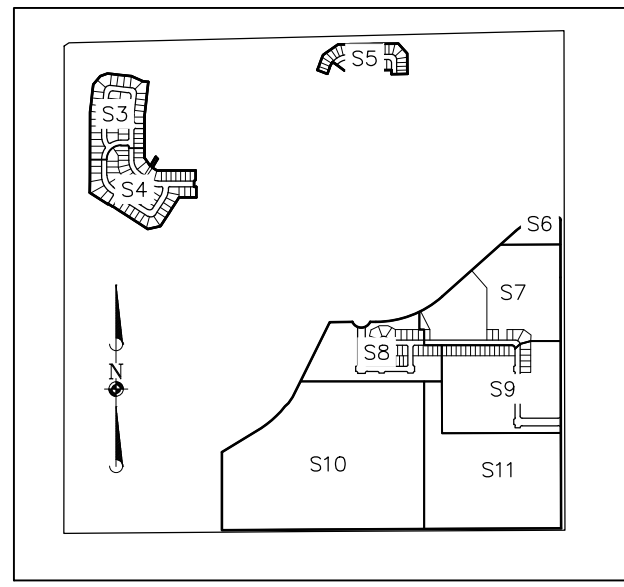
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

FINAL PLAT

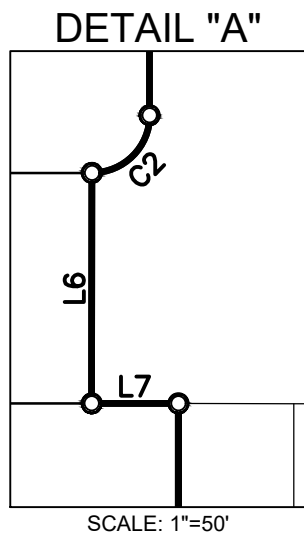
PROJ. MGR.: SLJ
PROJ. ASSOC.: MKW
DRAWN BY: MKW
DATE: 01/19/24
SCALE: N/A

SHEET
1 OF 11
KHA.ERC001.27

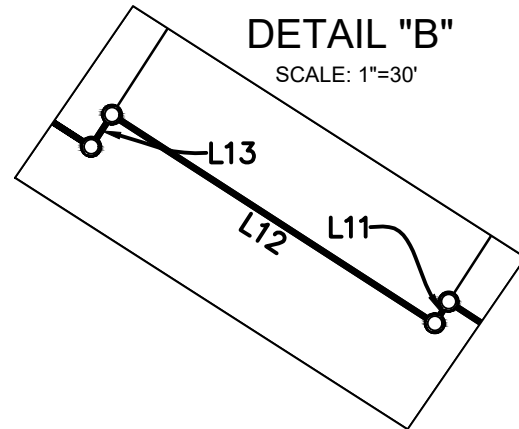
June 9, 2025 - 14.33 Dwg Name: P:\Kha\erc001\Draws\Final\Drawings\Plot of Subdivision\Final Plat Filing 2 - Amended\01-KHA.ERC001-27-510.dwg Uploaded By: maced



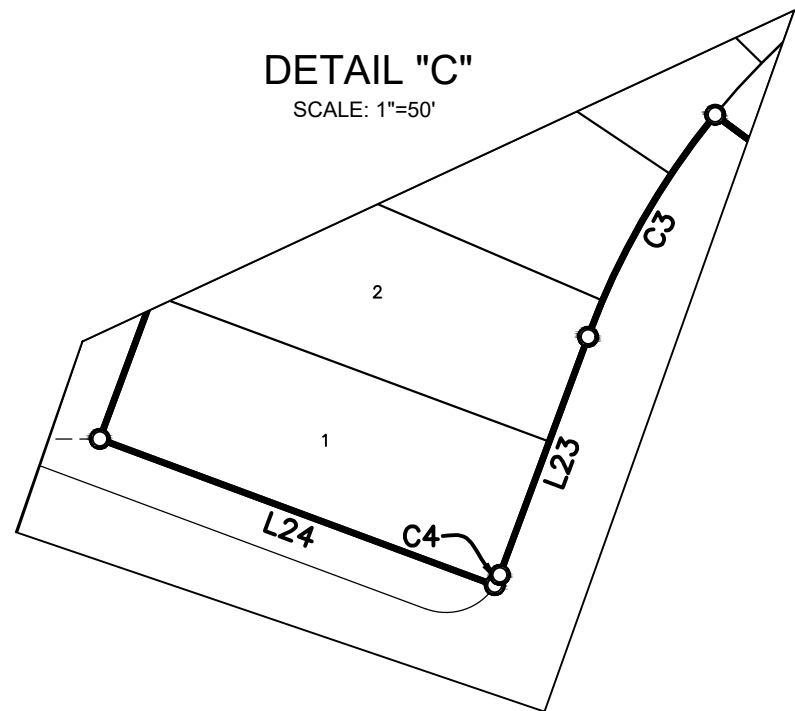
KEY MAP
N.T.S.



DETAIL "A"
SCALE: 1"=50'



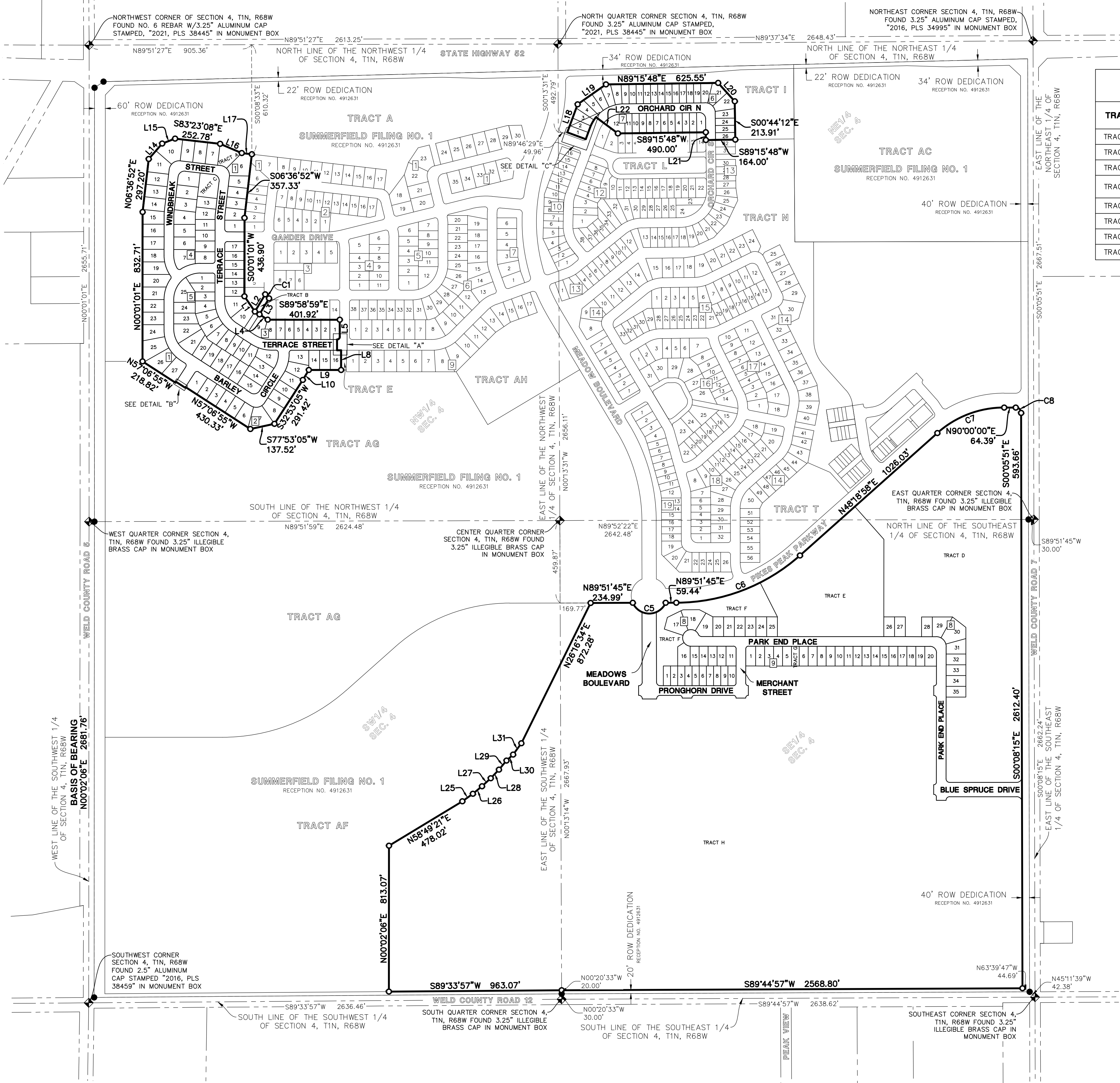
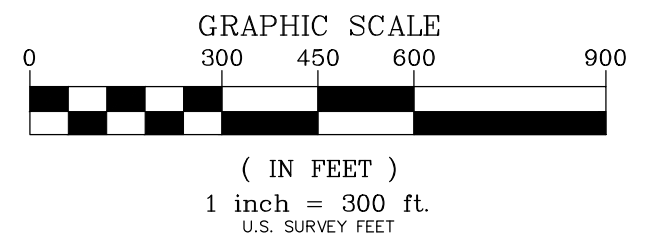
DETAIL "B"
SCALE: 1"=30'



DETAIL "C"
SCALE: 1"=50'

SUMMERFIELD FILING NO. 2

A REPLAT OF TRACTS B, J, AD AND AE, SUMMERFIELD FILING NO. 1
LOCATED IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
204.3654 ACRES - 191 LOTS, 8 TRACTS
FP-00101695-2024



TRACT SUMMARY CHART

TRACT	AREA (S.F.)	AREA (AC.)	USE
TRACT A	10,224	0.2347	PRIVATE OPEN SPACE & UTILITIES
TRACT B	6,482	0.1488	PRIVATE OPEN SPACE & UTILITIES
TRACT C	14,089	0.3234	PRIVATE OPEN SPACE & UTILITIES
TRACT D	1,173,178	26.9325	FUTURE DEVELOPMENT, UTILITIES, DRAINAGE & DETENTION
TRACT E	344,573	7.9103	NEIGHBORHOOD PARK
TRACT F	96,226	2.2091	PRIVATE OPEN SPACE & UTILITIES
TRACT G	4,735	0.1087	PRIVATE OPEN SPACE & UTILITIES
TRACT H	5,441,136	124.9113	FUTURE DEVELOPMENT

LAND SUMMARY CHART

TYPE	AREA (S.F.)	AREA (AC.)	% OF TOTAL
RESIDENTIAL LOTS	1,290,881	29.6341	14.50%
TRACTS	7,090,644	162.7788	79.65%
ROW	520,653	11.9526	5.85%
TOTAL	8,902,158	204.3654	100.00%

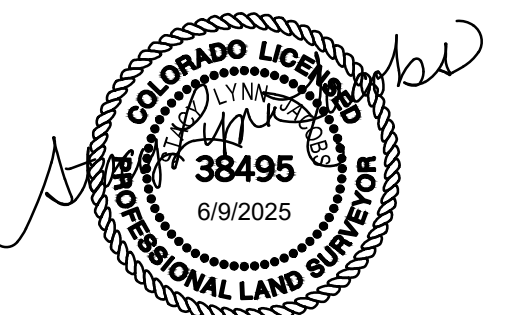
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	32°23'33"	56.00'	31.66'	S42°51'21"E
C3	18°58'29"	202.00'	66.90'	S29°49'01"W
C4	11°32'13"	15.00'	3.02'	N26°05'53"E
C5	132°50'37"	100.00'	231.86'	N89°51'45"E
C6	41°32'47"	1040.00'	754.13'	N69°05'22"E
C7	41°41'02"	560.00'	407.41'	N69°09'29"E
C8	89°54'09"	30.00'	47.07'	S45°02'55"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S34°28'10"E	103.15'
L2	N30°56'52"E	111.98'
L3	S30°56'52"W	103.77'
L4	S57°06'55"E	54.36'
L5	S00°01'01"W	95.00'
L6	S00°01'01"W	60.00'
L7	N89°58'59"W	22.58'
L8	S00°01'01"W	110.00'
L9	N89°58'59"W	180.00'
L10	S31°02'25"W	64.74'
L11	S32°53'05"W	4.00'
L12	S57°06'55"E	60.00'
L13	N32°53'05"E	6.00'
L15	N69°02'19"E	76.93'
L16	S66°57'43"E	130.86'

LINE TABLE		
LINE	BEARING	LENGTH
L17	S83°23'08"E	56.89'
L18	N20°19'46"E	166.23'
L19	N54°47'47"E	192.98'
L20	S42°17'29"E	138.00'
L21	N00°44'12"W	43.17'
L22	N53°24'49"W	151.66'
L23	S20°19'46"W	66.10'
L24	N69°40'14"W	109.70'
L25	N54°30'41"E	72.07'
L26	N50°51'41"E	66.08'
L27	N47°12'41"E	66.08'
L28	N43°33'41"E	66.08'
L29	N39°54'41"E	66.08'
L30	N47°47'43"E	49.45'
L31	N36°05'19"E	78.04'

MONUMENT LEGEND

- = FOUND SECTION CORNER AS NOTED
- = FOUND NO. 5 REBAR WITH 1.25" RED PLASTIC CAP STAMPED, "PLS 38020"
- = SET 18" LONG NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 38567" FLUSH WITH GROUND



FOR AND ON BEHALF OF
MANHARD CONSULTING

Manhard CONSULTING

7600 East Orchard Road, Suite 160-A, Greenwood Village, CO 80111, ph:303.709.0800, manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

SUMMERFIELD FILING NO. 2

TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

FINAL PLAT

PROJ. MGR.: SLW

PROJ. ASSOC.: MKW

DRAWN BY: MKW

DATE: 01/19/24

SCALE: 1" = 300'

SHEET

2 OF 11

KHA.ERC001.27

REVISIONS

DATE

1/28/25

10/1/24

7/3/24

TOWN COMMENTS

TOWN COMMENTS

TOWN COMMENTS

ADJUST TRACTS AND ADDRESS TOWN COMMENTS

A REPLAT OF TRACTS B, J, AD, AND AE, SUMMERFIELD FILING NO. 1
LOCATED IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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204.3654 ACRES – 191 LOTS, 8 TRACTS
FP-00101695-2024

NORTH LINE OF THE NORTHWEST
1/4 OF SECTION 4, T1N, R68W

GRAPHIC SCALE

0 50 75 100 150

(IN FEET)

1 inch = 50 ft.
U.S. SURVEY FEET



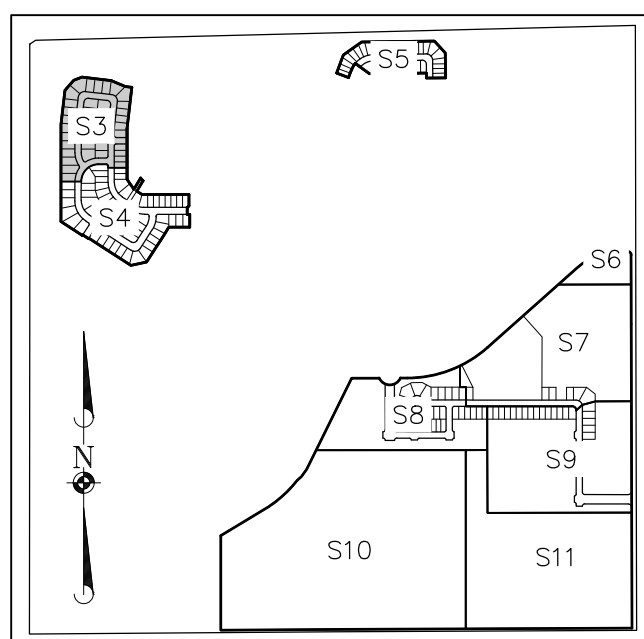
SUMMERFIELD FILING NO. 1
RECEPTION NO. 4912631

TRACT A

TRACT A
10,224 S.F.
0.2347 AC.

SUMMERFIELD
FILING NO. 1
RECEPTION NO. 4912631

KEY MAP



NW1/4
SEC. 4

TRACT A

SEE SHEET 4

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C18	6°35'51"	175.00'	20.15'	S03°18'57"W	20.14'
C19	90°00'00"	63.00'	98.96'	S38°23'08"E	89.10'
C20	90°00'00"	63.00'	98.96'	N51°36'52"E	89.10'
C21	6°35'51"	175.00'	20.15'	N03°18'57"E	20.14'
C22	45°00'00"	175.00'	137.44'	N22°28'59"W	133.94'
C23	90°00'00"	175.00'	274.89'	S45°01'01"W	247.49'
C29	90°00'00"	15.00'	23.56'	N44°58'59"W	21.21'
C30	90°00'00"	56.00'	87.96'	N38°23'08"W	79.20'
C31	90°00'00"	56.00'	87.96'	S51°36'52"W	79.20'
C32	93°30'15"	15.00'	24.48'	N75°40'11"W	21.85'
C33	90°00'00"	15.00'	23.56'	S45°01'01"W	21.21'
C34	69°32'06"	15.00'	18.20'	S00°01'01"W	17.11'
C37	90°00'00"	15.00'	23.56'	N45°01'01"E	21.21'
C44	90°00'00"	15.00'	23.56'	S44°58'59"E	21.21'

 = FOUND SECTION CORNER AS NOTED
 = FOUND NO. 5 REBAR WITH
 1.25" RED PLASTIC CAP
 STAMPED, "PLS 38020"
 = SET 18" LONG NO. 5 REBAR WITH
 1.25" YELLOW PLASTIC CAP
 STAMPED, "PLS 38567"
 FLUSH WITH GROUND
 U.E. = UTILITY EASEMENT HEREBY GRANTED
 = BLOCK NUMBER



FOR AND ON BEHALF OF
MANHARD CONSULTING

SUMMERFIELD FILING NO. 2

TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

FINAL PLAT

SUMMERFIELD FILING NO. 2

FINAL PLAT

PROJ. MGR.: SLJ
PROJ. ASSOC.: MKW
DRAWN BY: MKW
DATE: 01/19/24
SCALE: 1" = 50'

SHEET

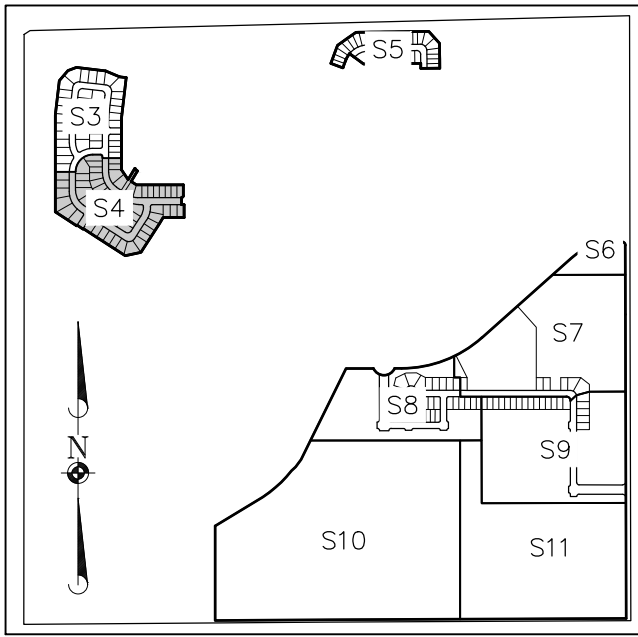
3 OF 11

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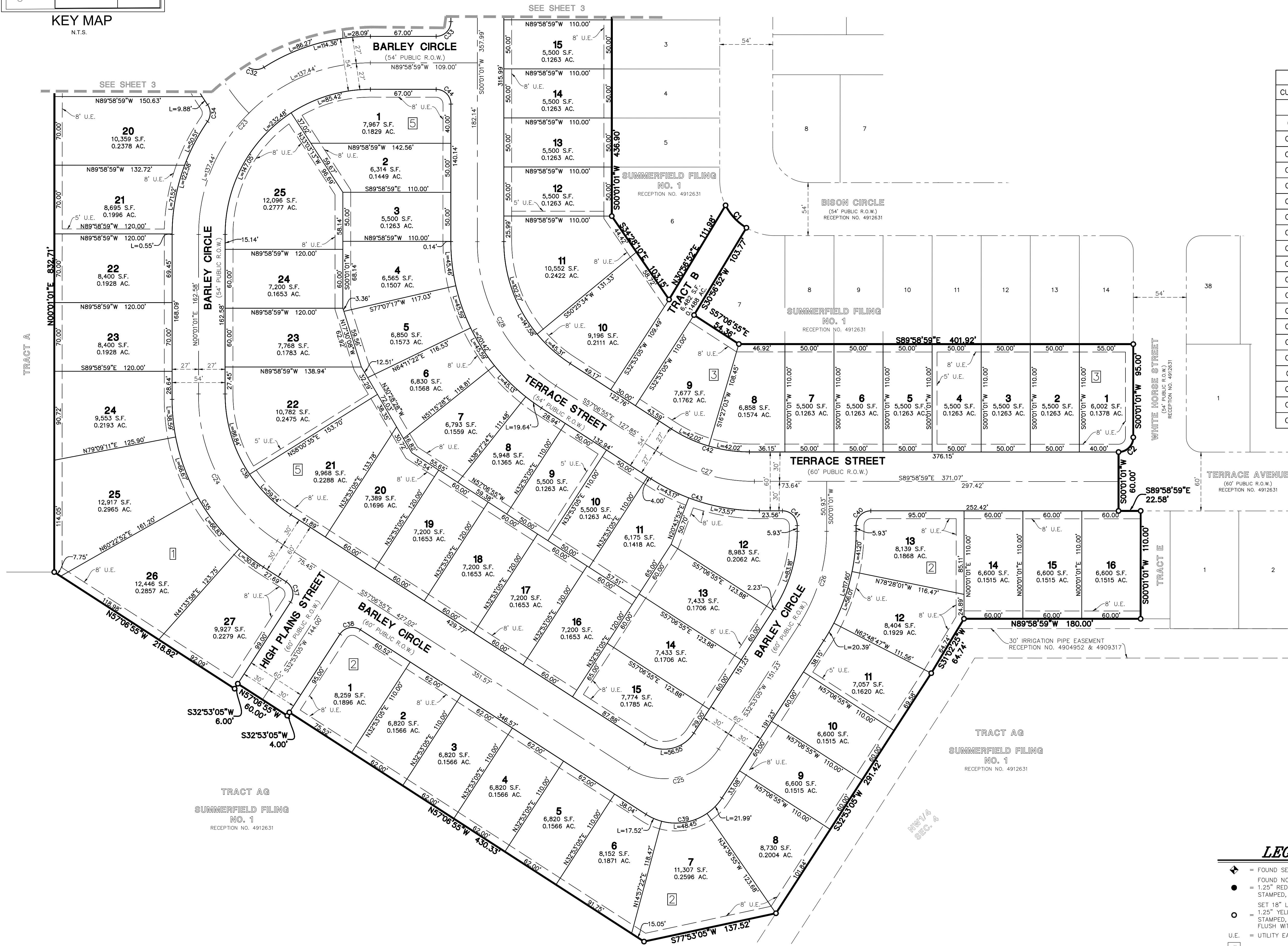
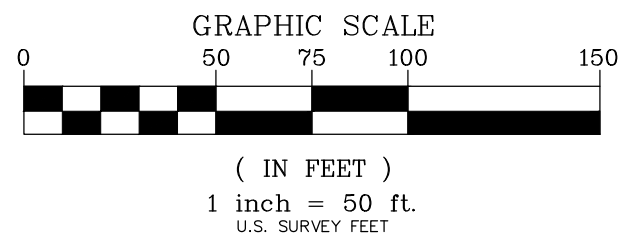
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SUMMERFIELD FILING NO. 2

A REPLAT OF TRACTS B, J, AD, AND AE, SUMMERFIELD FILING NO. 1
LOCATED IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
204.3654 ACRES – 191 LOTS, 8 TRACTS
FP-00101695-2024



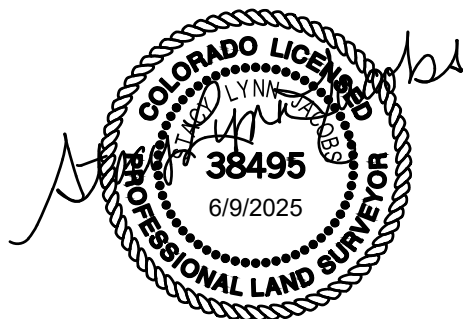
KEY MAP
N.T.S.



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	32°23'33"	56.00'	31.66'	S42°51'21"E	31.24'
C2	90°00'00"	15.00'	23.56'	S45°01'01"W	21.21'
C23	90°00'00"	175.00'	274.89'	S45°01'01"W	247.49'
C24	58°02'18"	175.00'	177.27'	N28°06'17"W	169.79'
C25	90°00'00"	66.00'	103.67'	S77°53'05"W	93.34'
C26	32°52'04"	175.00'	100.39'	S16°27'03"W	99.02'
C27	32°52'04"	175.00'	100.39'	S73°32'57"E	99.02'
C28	57°07'56"	175.00'	174.50'	S28°32'57"E	167.36'
C32	93°30'15"	15.00'	24.48'	N75°40'11"W	21.85'
C33	90°00'00"	15.00'	23.56'	S45°01'01"W	21.21'
C34	69°32'06"	15.00'	18.20'	S00°01'01"W	17.11'
C35	57°07'56"	203.50'	202.92'	S28°32'57"E	194.62'
C36	33°57'48"	146.50'	86.84'	S16°57'53"E	85.58'
C37	90°00'00"	15.00'	23.56'	S12°06'55"E	21.21'
C38	90°00'00"	15.00'	23.56'	N77°53'05"E	21.21'
C39	90°00'00"	56.00'	87.96'	N77°53'05"E	79.20'
C40	90°00'00"	15.00'	23.56'	N45°01'01"E	21.21'
C41	90°00'00"	15.00'	23.56'	S44°58'59"E	21.21'
C42	32°52'04"	146.50'	84.04'	S73°32'57"E	82.89'
C43	32°52'04"	203.50'	116.74'	S73°32'57"E	115.14'
C44	90°00'00"	15.00'	23.56'	S44°58'59"E	21.21'

LEGEND

- ◆ = FOUND SECTION CORNER AS NOTED
- = FOUND NO. 5 REBAR WITH 1.25" RED PLASTIC CAP STAMPED, "PLS 38602"
- = SET 18" LONG NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 38567" FLUSH WITH GROUND
- U.E. = UTILITY EASEMENT HEREBY GRANTED
- # = BLOCK NUMBER



FOR AND ON BEHALF OF
MANHARD CONSULTING

DATE	REVISIONS	1/28/25	REVISION TO EASEMENT
		10/1/24	ADDRESS TOWN COMMENTS
		7/3/24	ADJUST TRACTS AND ADDRESS TOWN COMMENTS

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7600 East Orchard Road, Suite 100-A, Greenwood Village, CO 80111, ph:303.709.0800, manhard.com
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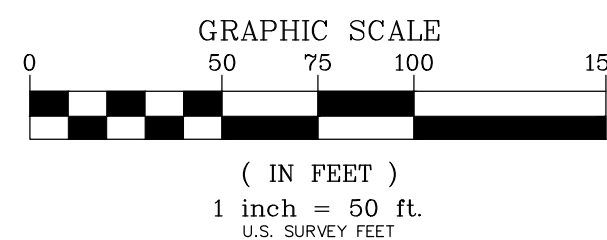
SUMMERFIELD FILING NO. 2

TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

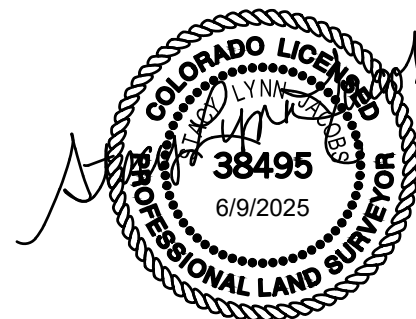
FINAL PLAT

PROJ. MGR.: SLJ
PROJ. ASSOC.: MKW
DRAWN BY: MKW
DATE: 01/19/24
SCALE: 1" = 50'
SHEET
4 OF 11
KHA.ERC001.27

A REPLAT OF TRACTS B, J, AD, AND AE, SUMMERFIELD FILING NO. 1
LOCATED IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
204.3654 ACRES — 191 LOTS, 8 TRACTS
FP-00101695-2024



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C3	18°58'29"	202.00'	66.90'	S29°49'01"W	66.59'
C4	11°32'13"	15.00'	3.02'	S26°05'53"W	3.02'
C45	49°32'22"	175.00'	151.31'	S64°29'37"W	146.64'
C46	90°00'00"	63.00'	98.96'	N45°44'12"W	89.10'
C47	90°00'00"	56.00'	87.96'	N45°44'12"W	79.20'



FOR AND ON BEHALF OF
MANHARD CONSULTING

[illegible]

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SUMMERFIELD FILING NO. 2

TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

FINAL PLAT

PROJ. MGR.: SLJ
PROJ. ASSOC.: MKW
DRAWN BY: MKW
DATE: 01/19/24
SCALE: 1" = 50'

SHEET

5 OF 11

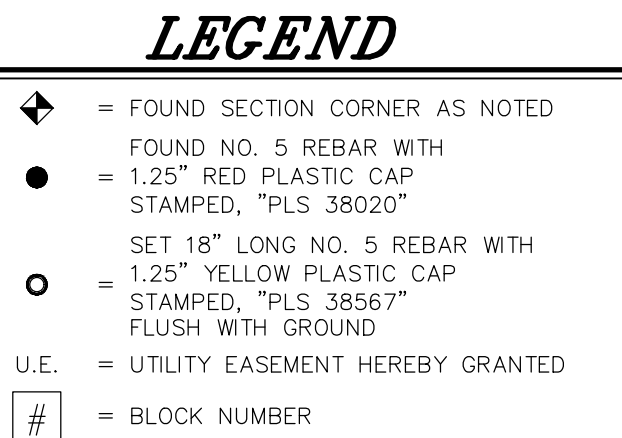
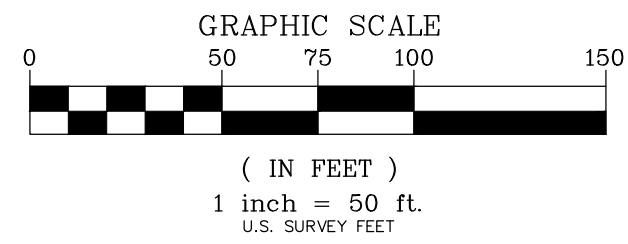
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June 9, 2025 - 14:18 Dwg Name: P:\Khaerco01\dwg\Surv\Final Drawings\Plot of Subdivision\Final Plot Filing 2 - Amended\03-KHA.ERC001.27-5110.dwg Updated By: mwood

A REPLAT OF TRACTS B, J, AD, AND AE, SUMMERFIELD FILING NO. 1
LOCATED IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
204.3654 ACRES – 191 LOTS, 8 TRACTS
FP-00101695-2024



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C7	41°41'02"	560.00'	407.41'	N69°09'29"E	398.49'
C8	89°54'09"	30.00'	47.07'	S45°02'55"E	42.39'



FOR AND ON BEHALF OF
MANHARD CONSULTING

[illegible]

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SUMMERFIELD FILING NO. 2

TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

FINAL PLAT

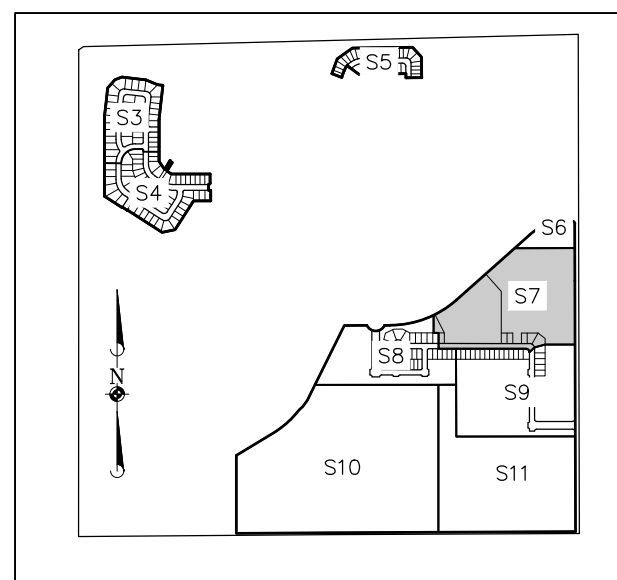
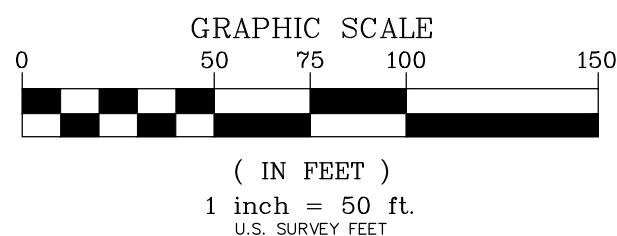
PROJ. MGR.: SLJ
 PROJ. ASSOC.: MKW
 DRAWN BY: MKW
 DATE: 01/19/24
 SCALE: 1" = 50'

SHEET

6 OF 11

KHA.ERC001.27

A REPLAT OF TRACTS B, J, AD, AND AE, SUMMERFIELD FILING NO. 1
LOCATED IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
204.3654 ACRES — 191 LOTS, 8 TRACTS
FP-00101695-2024

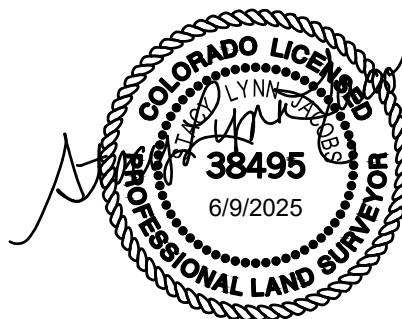


KEY MAP
N.T.S.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C6	41°32'47"	1040.00'	754.13'	N69°05'22"E	737.71'
C85	90°00'00"	63.00'	98.96'	N44°57'54"W	89.10'
C86	90°00'00"	56.00'	87.96'	N44°57'54"W	79.20'

LEGEND

-  = FOUND SECTION CORNER AS NOTED
 = FOUND NO. 5 REBAR WITH
 1.25" RED PLASTIC CAP
 STAMPED, "PLS 38020"
 = SET 18" LONG NO. 5 REBAR WITH
 1.25" YELLOW PLASTIC CAP
 = STAMPED, "PLS 38567"
 FLUSH WITH GROUND
 U.E. = UTILITY EASEMENT HEREBY GRANTED
 = BLOCK NUMBER



FOR AND ON BEHALF OF
MANHARD CONSULTING

SUMMERFIELD FILING NO. 2

TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

FINAL PLAT

PROJ. MGR.: SLJ
 PROJ. ASSOC.: MKW
 DRAWN BY: MKW
 DATE: 01/19/24
 SCALE: 1" = 50'

SHEET

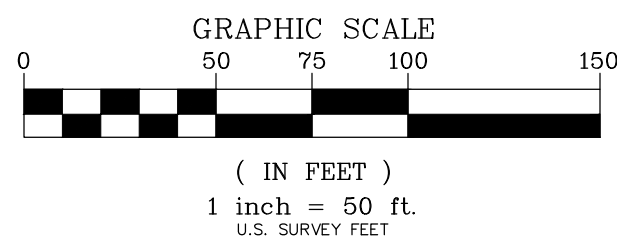
7 OF **11**

KHA.ERCO01.27

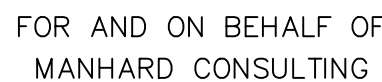


CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C5	132°50'37"	100.00'	231.86'	N89°51'45"E	183.30'
C6	41°32'47"	1040.00'	754.13'	N69°05'22"E	737.71'
C71	90°10'21"	20.00'	31.48'	S44°56'56"W	28.33'
C72	89°49'39"	20.00'	31.36'	S45°03'04"E	28.24'
C73	90°10'21"	20.00'	31.48'	N44°56'56"E	28.33'
C74	89°49'39"	20.00'	31.36'	N45°03'04"W	28.24'
C75	89°59'59"	15.00'	23.56'	N44°57'53"W	21.21'
C76	90°00'01"	15.00'	23.56'	S45°02'07"W	21.21'
C77	90°00'00"	15.00'	23.56'	N44°57'54"W	21.21'
C78	90°00'00"	15.00'	23.56'	N45°02'06"E	21.21'
C79	90°00'00"	15.00'	23.56'	N44°57'53"W	21.21'
C80	90°00'00"	15.00'	23.56'	S45°02'06"W	21.21'
C81	90°00'00"	15.00'	23.56'	S44°57'54"E	21.21'
C82	90°00'00"	15.00'	23.56'	S45°02'06"W	21.21'
C83	244°53'50"	46.00'	196.62'	S32°29'01"W	77.64'
C84	64°53'50"	20.00'	22.65'	N57°30'59"W	21.46'

A REPLAT OF TRACTS B, J, AD, AND AE, SUMMERFIELD FILING NO. 1
LOCATED IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
204.3654 ACRES — 191 LOTS, 8 TRACTS
FP-00101695-2024



 = FOUND SECTION CORNER AS NOTED
 = FOUND NO. 5 REBAR WITH 1.25" RED PLASTIC CAP STAMPED, "PLS 38020"
 = SET 18" LONG NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 38567"
 U.E. = FLUSH WITH GROUND
 U.E. = UTILITY EASEMENT HEREBY GRANTED
 = BLOCK NUMBER



DATE	REVISIONS	DRAWN BY
1/28/25	REVISIONS TO EASEMENTS	MRKW
10/1/24	ADDRESS TOWN COMMENTS	MRKW
7/3/24	ADJUST TRACTS AND ADDRESS TOWN COMMENTS	JLM

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SUMMERFIELD FILING NO. 2

TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

FINAL PLAT

PROJ. MGR.: SLJ
 PROJ. ASSOC.: MKW
 DRAWN BY: MKW
 DATE: 01/19/24
 SCALE: 1" = 50'

SHEET

8 OF 11

KHA.ERCO01.27

A REPLAT OF TRACTS B, J, AD, AND AE, SUMMERFIELD FILING NO. 1
LOCATED IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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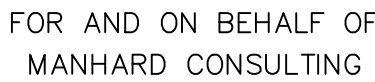
FINAL PLAT

PROJ. MGR.: SLJ
 PROJ. ASSOC.: MKW
 DRAWN BY: MKW
 DATE: 01/19/24
 SCALE: 1" = 50'

SHEET
9 OF 11
KHA.ERC001.27

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C85	90°00'00"	63.00'	98.96'	N44°57'54"W	89.10'
C86	90°00'00"	56.00'	87.96'	N44°57'54"W	79.20'
C87	90°00'00"	15.00'	23.56'	S45°02'06"W	21.21'
C88	90°00'00"	15.00'	23.56'	S44°57'54"E	21.21'
C89	90°00'00"	15.00'	23.56'	S45°02'06"W	21.21'
C90	90°00'00"	20.00'	31.42'	N44°57'54"W	28.28'
C91	90°00'00"	15.00'	23.56'	S44°57'54"E	21.21'
C92	90°00'00"	20.00'	31.42'	N45°02'06"E	28.28'
C93	89°49'39"	30.00'	47.03'	S45°03°04"E	42.36'
C94	90°10'21"	30.00'	47.21'	S44°56'56"W	42.49'

 = FOUND SECTION CORNER AS NOTED
 = FOUND NO. 5 REBAR WITH
 1.25" RED PLASTIC CAP
 STAMPED, "PLS 38020"
 = SET 18" LONG NO. 5 REBAR WITH
 1.25" YELLOW PLASTIC CAP
 STAMPED, "PLS 38567"
 FLUSH WITH GROUND
 U.E. = UTILITY EASEMENT HEREBY GRANTED
 = BLOCK NUMBER



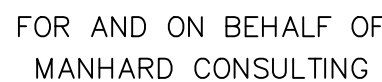
SEE SHEET 11

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FINAL PLAT

ROJ. MGR.: SLJ
 ROJ. ASSOC.: MKW
 DRAWN BY: MKW
 DATE: 01/19/24
 SCALE: 1" = 100'

SHEET

10 OF **11**

KHA.ERCO01.27

