

# WESTERLY PRELIMINARY PLAT NO. 3

A PORTION OF THE EAST 1/2 OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO  
149.93 ACRES - 264 LOTS/34 TRACTS  
PP-001297-2021

### LEGAL DESCRIPTION:

A PORTION OF THE EAST 1/2 OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

BASIS OF BEARINGS: ASSUMING THE SOUTH LINE OF THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 6 REBAR WITH A 2 INCH ALUMINUM CAP MARKED "LS 25937 1995" AT THE SOUTHEAST CORNER OF SAID SECTION 21 AND A NO. 6 REBAR WITH A 3 1/4 INCH ALUMINUM CAP MARKED "LS 13155 1998" AT THE SOUTH 1/4 CORNER OF SAID SECTION 21 TO BEAR SOUTH 89°23'58" WEST, A DISTANCE OF 2684.63 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 21;

THENCE SOUTH 89°23'52" WEST ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 21 A DISTANCE OF 2,684.70 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 21;

THENCE NORTH 00°16'04" WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21 A DISTANCE OF 1,426.63 FEET TO THE NORTHERLY LINE OF SAID 50 FOOT WIDE DITCH PARCEL AS DESCRIBED IN BOOK 63 AT PAGE 464 AND THE POINT OF BEGINNING;

THENCE NORTH 00°16'04" WEST CONTINUING ALONG SAID WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 21 A DISTANCE OF 1,223.81 FEET TO THE CENTER 1/4 CORNER OF SECTION 21;

THENCE NORTH 00°16'01" WEST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 21 A DISTANCE OF 2,619.90 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ERIE PARKWAY AS DESCRIBED IN BOOK 86, PAGE 273 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE NORTH 89°38'36" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1,249.75 FEET TO THE WESTERLY LINE OF SAID 50 FOOT WIDE DITCH PARCEL AS DESCRIBED IN BOOK 63 AT PAGE 464;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID DITCH THE FOLLOWING ELEVEN (11) COURSES:

SOUTH 00°49'26" WEST A DISTANCE OF 381.56 FEET;

SOUTH 00°42'57" WEST A DISTANCE OF 225.38 FEET;

SOUTH 01°25'12" EAST A DISTANCE OF 155.38 FEET TO A POINT OF CURVE;

ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 97°55'18", A RADIUS OF 47.00 FEET AND AN ARC LENGTH OF 80.33 FEET;

NORTH 80°39'30" EAST A DISTANCE OF 123.80 FEET;

NORTH 73°56'17" EAST A DISTANCE OF 64.14 FEET;

NORTH 74°41'14" EAST A DISTANCE OF 127.29 FEET;

NORTH 77°11'24" EAST A DISTANCE OF 214.63 FEET;

NORTH 79°40'39" EAST A DISTANCE OF 294.87 FEET TO A POINT OF CURVE;

ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32°50'33", A RADIUS OF 575.00 FEET AND AN ARC LENGTH OF 329.60 FEET;

SOUTH 67°28'48" EAST A DISTANCE OF 225.02 FEET;

THENCE SOUTH 12°10'26" WEST, A DISTANCE OF 175.50 FEET;

THENCE SOUTH 00°28'40" WEST, A DISTANCE OF 94.55 FEET;

THENCE SOUTH 08°29'23" EAST, A DISTANCE OF 16.12 FEET

THENCE SOUTH 00°29'48" EAST, A DISTANCE OF 169.34 FEET TO THE NORTHERLY LINE OF A PARCEL CONVEYED TO LEFT HAND WATER DISTRICT AS DESCRIBED AT RECEPTION NO. 3833970;

THENCE SOUTH 89°30'11" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 460.01 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE SOUTH 00°29'41" EAST ALONG THE WESTERLY LINE OF SAID PARCEL A DISTANCE OF 680.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE NORTH 89°30'19" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL A DISTANCE OF 499.99 FEET TO SAID EAST LINE OF THE NORTHEAST 1/4 OF SECTION 21;

THENCE SOUTH 00°29'40" EAST ALONG SAID EAST TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY 7 A DISTANCE OF 113.65 FEET TO SAID NORTHERLY LINE OF THE 50 FOOT WIDE DITCH PARCEL AS DESCRIBED IN BOOK 63 AT PAGE 464;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THIRTY TWO (32) COURSES:

SOUTH 51°26'38" WEST A DISTANCE OF 70.89 FEET TO A POINT OF CURVE;

ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 31°10'55", A RADIUS OF 375.00 FEET AND AN ARC LENGTH OF 204.09;

SOUTH 82°37'33" WEST A DISTANCE OF 226.26 FEET TO A POINT OF CURVE;

ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 13°43'39", A RADIUS OF 525.00 FEET AND AN ARC LENGTH OF 124.41 FEET;

NORTH 83°47'48" WEST A DISTANCE OF 212.21 FEET TO A POINT OF CURVE;

ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 20°51'49", A RADIUS OF 565.00 FEET AND AN ARC LENGTH OF 205.74 FEET;

SOUTH 75°20'23" WEST A DISTANCE OF 6.27 FEET TO A POINT OF CURVE;

ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 22°53'26", A RADIUS OF 225.00 FEET AND AN ARC LENGTH OF 89.89 FEET;

SOUTH 52°26'57" WEST A DISTANCE OF 22.72 FEET TO A POINT OF CURVE;

ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 46°45'36", A RADIUS OF 165.00 FEET AND AN ARC LENGTH OF 134.66 FEET;

SOUTH 05°41'21" WEST A DISTANCE OF 106.91 FEET;

SOUTH 01°41'27" WEST A DISTANCE OF 92.68 FEET;

SOUTH 01°00'54" WEST A DISTANCE OF 269.23 FEET T A POINT OF CURVE;

ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 09°38'04", A RADIUS OF 1,075.00 FEET AND AN ARC LENGTH OF 180.76 FEET;

SOUTH 10°38'58" WEST A DISTANCE OF 50.93 FEET TO A POINT OF CURVE;

ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 05°50'26", A RADIUS OF 1,225.00 FEET AND AN ARC LENGTH OF 124.87 FEET;

SOUTH 16°29'24" WEST A DISTANCE OF 29.52 FEET TO A POINT OF CURVE;

ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 45°35'42", A RADIUS OF 235.00 FEET AND AN ARC LENGTH OF 187.01 FEET;

SOUTH 62°05'05" WEST A DISTANCE OF 52.47 FEET;

SOUTH 57°50'12" WEST A DISTANCE OF 50.50 FEET TO A POINT OF CURVE;

ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 24°00'42", A RADIUS OF 150.00 FEET AND AN ARC LENGTH OF 62.86 FEET;

SOUTH 33°11'43" WEST A DISTANCE OF 111.17 FEET TO A POINT OF CURVE;

ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 36°47'55", A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 128.45 FEET;

SOUTH 69°59'39" WEST A DISTANCE OF 171.86 FEET TO A POINT OF CURVE;

ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 12°52'09", A RADIUS OF 925.00 FEET AND AN ARC LENGTH OF 207.76 FEET;

SOUTH 57°07'30" WEST A DISTANCE OF 139.10 FEET TO A POINT OF CURVE;

ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°33'50", A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 75.27 FEET;

SOUTH 78°41'20" WEST A DISTANCE OF 119.10 FEET TO A POINT OF CURVE;

ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 33°20'04", A RADIUS OF 145.00 FEET AND AN ARC LENGTH OF 84.36 FEET;+

NORTH 67°58'36" WEST A DISTANCE OF 47.24 FEET TO A POINT OF CURVE;

ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 35°56'55", A RADIUS OF 275.00 FEET AND AN ARC LENGTH OF 172.54 FEET;

SOUTH 76°04'29" WEST A DISTANCE OF 23.35 FEET TO THE POINT OF BEGINNING,

### LEGAL DESCRIPTION (CONT.):

EXCEPTING THEREFROM THAT PARCEL OF LAND DEDICATED TO WELD COUNTY AS A PUBLIC HIGHWAY IN THAT DEED OF DEDICATION RECORDED JULY 22, 1996 AT RECEPTION NO. 2502152.

SUBJECT TO THE RIGHTS-OF-WAY FOR COUNTY ROAD NUMBERS 7 AND 8 DESCRIBED IN BOOK 86 AT PAGE 273,

COUNTY OF WELD, STATE OF COLORADO.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 6,529,119 SQUARE FEET (149.88795 ACRES), MORE OR LESS.

PARCEL B:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21;

THENCE NORTH 00°30'00" WEST, COINCIDENT WITH THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 4,008.55 FEET;

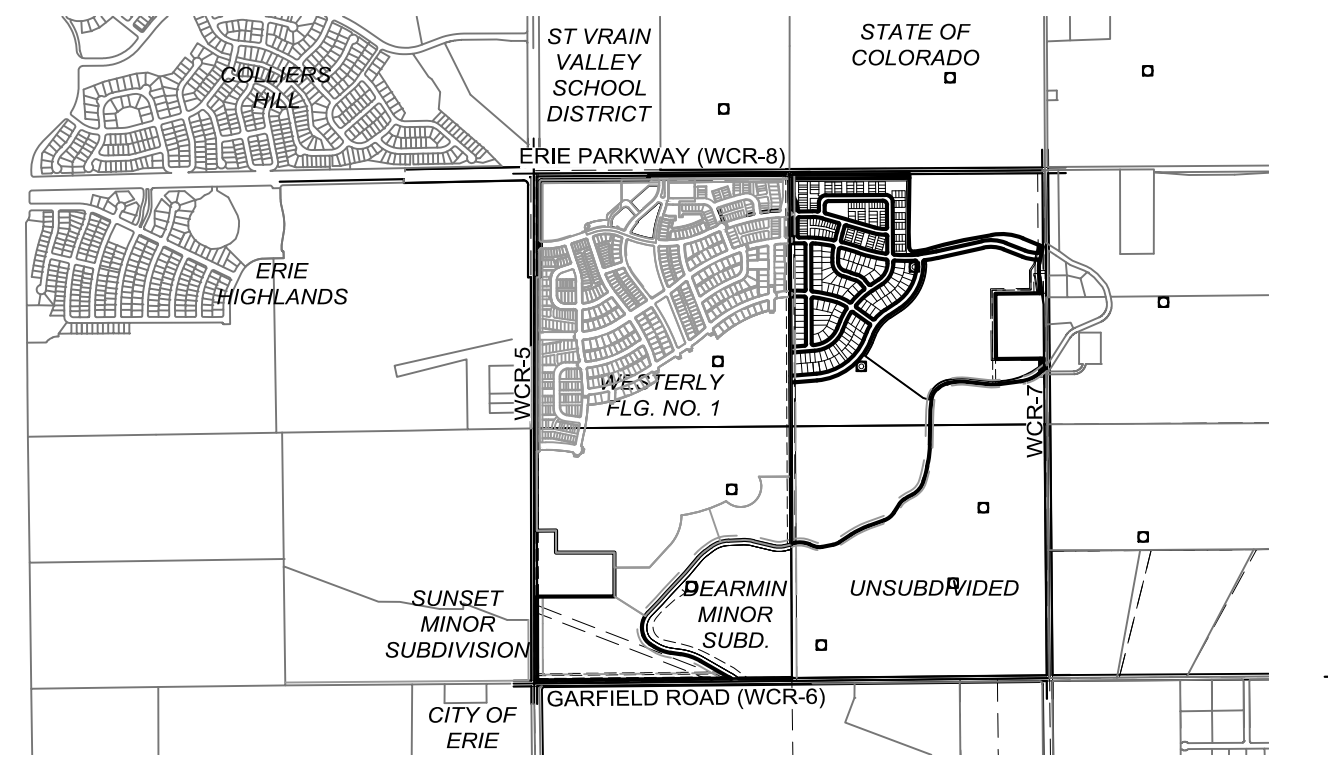
THENCE SOUTH 89°34'40" WEST, A DISTANCE OF 46.21 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 7, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°31'10" WEST, A DISTANCE OF 23.78 FEET;

THENCE NORTH 00°29'48" WEST, A DISTANCE OF 169.34 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 7;

THENCE SOUTH 08°29'23" EAST, COINCIDENT WITH SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 171.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 2,014 SQUARE FEET (0.04619 ACRES), MORE OR LESS.



### VICINITY MAP

Scale 1"=2000'

### PLAT NOTES:

- THE BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 6 REBAR WITH A 2 INCH ALUMINUM CAP MARKED "LS 25937 1995" AT THE SOUTHEAST CORNER OF SAID SECTION 21 AND A NO. 6 REBAR WITH A 3 1/4 INCH ALUMINUM CAP MARKED "LS 13155 1998" AT THE SOUTH 1/4 CORNER OF SAID SECTION 21 TO BEAR SOUTH 89°23'58" WEST, A DISTANCE OF 2684.63 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- ALL LINEAR UNITS SHOWN ON THIS PLAT ARE IN U.S. SURVEY FEET.
- SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED "MATRIX" PLS 38467" AT ALL EXTERIOR CORNERS, UNLESS OTHERWISE NOTED.
- 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.
- 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 AND MAP NUMBER 08013C0444J, EFFECTIVE DECEMBER 18, 2012.
- 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 0.99997161837. THE PROJECT ORIGIN (LOCATION OF SCALE) IS THE 0,0 COORDINATE.
- 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. 100-N0303193-010-T02 AMENDMENT 1, PREPARED BY FIDELITY NATIONAL TITLE GROUP WITH A COMMITMENT DATE OF OCTOBER 15, 2021 AND AN AMENDMENT DATE OF OCTOBER 21, 2021, ALL SCHEDULE B, EXCEPTIONS THAT ARE GRAPHICALLY PLOTTABLE ARE DEPICTED ON HEREON. ALL EXCEPTIONS THAT IMPACT THE PROPERTY THAT ARE NOT PLOTTABLE OR OUTSIDE LIMITS OF THIS PLAT ARE LISTED BELOW:
- RIGHT OF WAY ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS IN TRANSCRIPT OF PROCEEDINGS RECORDED OCTOBER 14, 1889 IN BOOK 86 AT PAGE 273.
- RESERVATIONS BY THE UNION PACIFIC RAILROAD COMPANY OF (1) OIL, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT OF INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED AUGUST 11, 1911 IN BOOK 320 AT PAGE 61, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN (SECTION 21). THE EFFECT OF RELEASE AND QUITCLAIM DEED RECORDED DECEMBER 17, 1998 AT RECEPTION NO. 2661201. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT BY RME PETROLEUM COMPANY AND RME LAND CORP. (FKA UNION PACIFIC RESOURCES COMPANY AND UNION PACIFIC LAND RESOURCES) RECORDED FEBRUARY 28, 2002 AT RECEPTION NO. 2954716.
- AN EASEMENT FOR COMMUNICATION AND INCIDENTAL PURPOSES GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY THE INSTRUMENT RECORDED MAY 7, 1930 IN BOOK 894 AT PAGE 390. PARTIAL RELEASE OF EASEMENT AS RECORDED ON NOVEMBER 27, 2019 AT RECEPTION NO. 4545099. CORRECTIVE PARTIAL RELEASE OF EASEMENT RECORDED JUNE 5, 2020 AT RECEPTION NO. 4596817.
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AGREEMENT AS SET FORTH BELOW: RECORDED DATE: SEPTEMBER 27, 1940, RECORDING NO.: BOOK 1068 AT PAGE 421.
- ALL OIL, GAS AND ASSOCIATED LIQUID HYDROCARBONS AS GRANTED TO CHAMPLIN PETROLEUM COMPANY BY MINERAL DEED RECORDED NOVEMBER 30, 1972 IN BOOK 681 AT RECEPTION NO. 1602712, AND THE TERMS AND CONDITIONS CONTAINED THEREIN, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN. RATIFICATION OF LEASE RECORDED DECEMBER 10, 1990 AT RECEPTION NO. 2235517.
- TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS OF A OIL AND GAS LEASE, EXECUTED BY AMOCO PRODUCTION COMPANY, AS LESSEE(S), RECORDED NOVEMBER 30, 1972 IN BOOK 681 AT RECEPTION NO. 1602713, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTICE OF OIL AND GAS INTEREST AND SURFACE USE RECORDED DECEMBER 7, 2000 AT RECEPTION NO. 2811876 IN CONNECTION WITH THE ABOVE LEASE. RELINQUISHMENT RECORDED JANUARY 29, 2021 AT RECEPTION NO. 4677212. RECORDING SUPPLEMENT TO OPERATING AGREEMENT AND FINANCING STATEMENT BY ENCANIA OIL & GAS INC. AND NON-OPERATOR PARTIES ALL AS SET FORTH IN SAID INSTRUMENT AS RECORDED JUNE 22, 2015 AT RECEPTION NO. 4117884, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. RECORDING SUPPLEMENT TO OPERATING AGREEMENT AND FINANCING STATEMENT BY ENCANIA OIL & GAS INC. AND NON-OPERATOR PARTIES ALL AS SET FORTH IN SAID INSTRUMENT AS RECORDED JUNE 22, 2015 AT RECEPTION NO. 4117885, AND RECORDED OCTOBER 9, 2018 AT RECEPTION NO. 4437212, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. DECLARATION OF POOLING RECORDED JULY 29, 2019 AT RECEPTION NO. 4509251; RECEPTION NO. 4509252; RECEPTION NO. 4509254 AND RECEPTION NO. 4509255; AND SEPTEMBER 12, 2019 AT RECEPTION NO. 4522621; RECEPTION NO. 4522622; RECEPTION NO. 4522623; RECEPTION NO. 4522624; RECEPTION NO. 4522625 AND RECEPTION NO. 4522636.

### PLAT NOTES (CONTINUED):

- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT-OF-WAY AGREEMENT AS SET FORTH BELOW: RECORDED DATE: DECEMBER 1, 1986, RECORDING NO.: 2078820 AND 2078821. OWNER WAIVER AS SET FORTH BELOW: RECORDED DATE: JANUARY 29, 2021, RECORDING NO.: RECEPTION NO. 4677213.
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SURFACE OWNER'S AGREEMENT AS SET FORTH BELOW: RECORDED DATE: SEPTEMBER 27, 1989, RECORDING NO.: RECEPTION NO. 2193034. TERMINATION OF SURFACE OWNERS AGREEMENT RECORDED JANUARY 29, 2021 AT RECEPTION NO. 4677211.
- REQUEST FOR NOTIFICATION (MINERAL ESTATE OWNER) AS RECORDED DECEMBER 21, 2007 AT RECEPTION NO. 3525268.
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AGREEMENT CONCERNING IMPROVEMENTS TO COUNTY ROAD # 7 BETWEEN ESTER SWINK AND WELD COUNTY COLORADO AS SET FORTH BELOW: RECORDED DATE: JANUARY 9, 1996 RECORDING NO.: RECEPTION NO. 2471037
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT AS CONTAINED IN RULE AND ORDER AS SET FORTH BELOW: RECORDED DATE: MARCH 23, 2012 RECORDING NO.: RECEPTION NO. 3833970
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM OF AGREEMENT AS SET FORTH BELOW: RECORDED DATE: OCTOBER 1, 2014 RECORDING NO.: RECEPTION NO. 4050076
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT OF WAY GRANT AS SET FORTH BELOW: RECORDED DATE: APRIL 30, 2015 RECORDING NO.: RECEPTION NO. 4103128
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT OF WAY AGREEMENT AS SET FORTH BELOW: RECORDED DATE: SEPTEMBER 10, 2015 RECORDING NO.: RECEPTION NO. 4114049. FIRST AMENDMENT TO SAID RIGHT-OF-WAY EASEMENT RECORDED MARCH 14, 2017 AT RECEPTION NO. 4285470 AND SECOND AMENDMENT RECORDED AUGUST 14, 2018 AT RECEPTION NO. 4422990.
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ALTA/NSPS LAND TITLE SURVEY AS SET FORTH BELOW: RECORDED DATE: OCTOBER 25, 2017 RECORDING NO.: RECEPTION NO. 4346911
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RELINQUISHMENT AS SET FORTH BELOW: RECORDED DATE: SEPTEMBER 4, 2018 RECORDING NO.: RECEPTION NO. 4428217
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT-OF-WAY EASEMENT AGREEMENT AS SET FORTH BELOW: RECORDED DATE: FEBRUARY 27, 2019 RECORDING NO.: RECEPTION NO. 4469681
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AND EASEMENT AS CONTAINED IN THE EASEMENT AGREEMENT AS SET FORTH BELOW: RECORDED DATE: NOVEMBER 20, 2019 RECORDING NO.: RECEPTION NO. 4543148
- DECLARATIONS OF POOLING BY KERR-MCGEE OIL & GAS ONSHORE LP, EXTRACTION OIL & GAS, LLC, ANADARKO E&P ONSHORE LLC AND ANADARKO LAND CORPORATION AS RECORDED NOVEMBER 21, 2019 AT RECEPTION NO. S 4543546, 4543547, 4543548, AND 4543549.
- ORDINANCE NO.10-2020 REGARDING APPROVAL OF THE ( SWINK ANNEXATION) AND APPROVAL OF THE ANNEXATION AGREEMENT AS RECORDED FEBRUARY 27, 2020 AT RECEPTION NO. 4570092 AND ANNEXATION MAP AT RECEPTION NO. 4570091.
- ORDINANCE NO.8 -2020 REGARDING SWINK ANNEXATION AS RECORDED MARCH 20, 2020 AT RECEPTION NO. 4576628. SWINK ANNEXATION PLAT RECORDED MARCH 26, 2020 AT RECEPTION NO. 4578171.
- INCLUSION OF SUBJECT PROPERTY IN THE WESTERLY METROPOLITAN DISTRICT NO. 3 AS DISCLOSED BY ORDER AND DECREE RECORDED JUNE 24, 2020 AT RECEPTION NO. 4602018, CORRECTED ORDER AS RECORDED OCTOBER 1, 2020 AT RECEPTION NO. 4635917.
- WESTERLY METROPOLITAN DISTRICT NO. 3 SPECIAL DISTRICT PUBLIC DISCLOSURE AS RECORDED SEPTEMBER 8, 2020 AT RECEPTION NO. 4627999.
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE CORRECTED ORDER AND DECREE ORGANIZING THE WESTERLY METROPOLITAN DISTRICT NO. 3, ISSUANCE OF CERTIFICATES OF ELECTION FOR DIRECTORS, AND RELEASE OF BOND AS SET FORTH BELOW: RECORDED DATE: OCTOBER 1, 2020, RECORDING NO.: RECEPTION NO. 4635917.
- EASEMENTS(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT: GRANTED TO: UNITED POWER, INC. A COLORADO CORPORATION, PURPOSE: ELECTRIC LINES RECORDED DATE: OCTOBER 14, 2020, RECORDING NO.: RECEPTION NO. 4640140
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE JOINT RESOLUTION OF THE BOARD OF DIRECTORS OF THE WESTERLY METROPOLITAN DISTRICTS NOS. 1-4, CONCERNING THE IMPOSITION OF CAPITAL FACILITIES FEE AS SET FORTH BELOW: RECORDED DATE: JANUARY 6, 2021 RECORDING NO.: RECEPTION NO. 4668307
- THIRD AMENDMENT TO RIGHT-OF-WAY AGREEMENT AS SET FORTH BELOW: GRANTOR: ERIE LAND COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GRANTED TO: CRESTONE PEAK RESOURCES HOLDINGS, LLC. RECORDED DATE: OCTOBER 20, 2021 RECORDING NO.: RECEPTION NO. 4767487.
- UTILITY EASEMENTS ARE DEDICATED TO THE TOWN OF ERIE FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
- A BLANKET UTILITY EASEMENT IS HEREBY GRANTED ACROSS ALL TRACTS FOR THE CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTENANCE OF SANITARY SEWER, STORM DRAINAGE, ELECTRICITY, GAS, TELEPHONE, CABLE AND OTHER TELECOMMUNICATIONS FACILITIES.
- A BLANKET PUBLIC ACCESS EASEMENT IS HEREBY GRANTED ACROSS ALL TRACTS.
- A PORTION OF WESTERLY PRELIMINARY PLAT NO. 3 IS UNDERMINED. TO REDUCE RISK OF SUBSIDENCE-RELATED DAMAGE, NO BUILDING OR BUILDING SEGMENT WITHIN IMPACTED BLOCKS, LOTS, AND TRACTS MAY EXCEED 93 FEET IN LENGTH OR WIDTH. IMPACTED BLOCKS, LOTS, AND TRACTS INCLUDE:

- BLOCK 1: LOTS 23, 24, AND 27 THROUGH 50
- BLOCK 2: LOTS 1 THROUGH 28 (ALL LOTS)
- BLOCK 3: LOTS 1 THROUGH 16 (ALL LOTS)
- BLOCK 4: LOTS 1 THROUGH 24 (ALL LOTS)
- BLOCK 5: LOTS 4 THROUGH 25
- BLOCK 7: LOTS 1 THROUGH 23 (ALL LOTS)
- BLOCK 8: LOTS 1-16 (ALL LOTS)
- BLOCK 9: LOTS 1 THROUGH 20 (ALL LOTS)
- BLOCK 10: LOTS 19 THROUGH 27
- BLOCK 12: LOTS 2, 3, AND 11 THROUGH 13
- A PORTION OF TRACT BB; AND ALL OF TRACTS H, Z, AA, CC, DD AND EE.

THE SUBSIDENCE HAZARD AND MITIGATION RECOMMENDATIONS ARE DESCRIBED IN MINE SUBSIDENCE INVESTIGATION, DEARMIN/SWINK PROPERTY, 420.58 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.

## SHEET 1 OF 12

SUBMITTED: 03.12.2021	
REVISION NO.	DATE
REV. 3	06.14.2022
REV. 4	12.20.2022
REV. 5	06.10.2023
REV. 6	10.27.2023
REV. 7	11.28.2023
REV. 8	02.09.2024

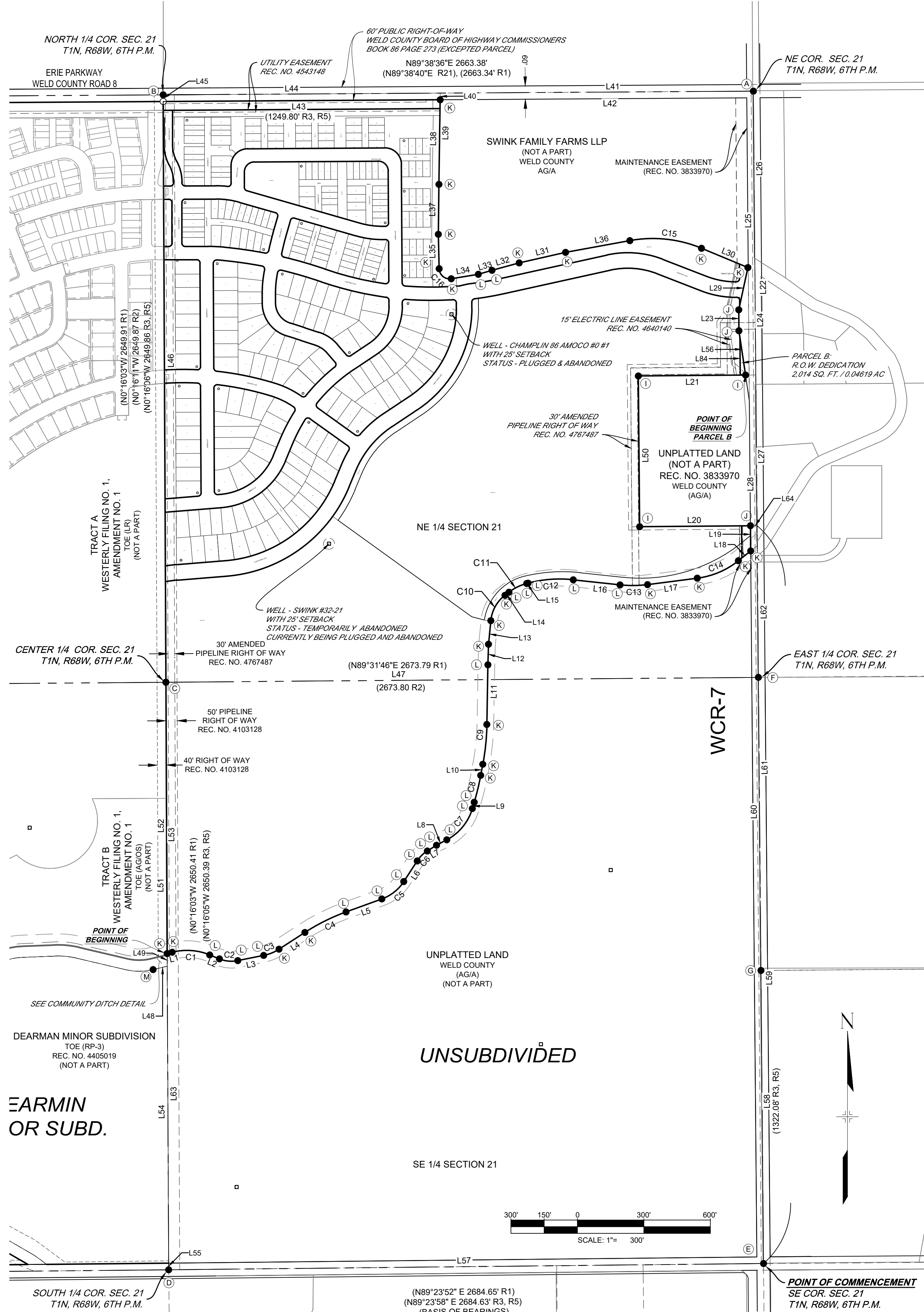
## SURVEYOR

MATRIX DESIGN GROUP  
707 17TH STREET, SUITE 3150  
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(303) 572-0200  
CONTACT: JR Bessie  
jr.bessie@matrixdesigngroup.com



# WESTERLY PRELIMINARY PLAT NO. 3

A PORTION OF THE EAST 1/2 OF SECTION 21, TOWNSHIP 1 NORTH,  
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO  
149.93 ACRES - 264 LOTS/33 TRACTS  
PP-001297-2021



TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS	1,142,847	26.24	17.5%
TRACTS	4,465,236	102.51	68.37%
PUBLIC ROW	923,050	21.19	14.13%
TOTAL	6,531,133	149.93	100%

**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 DEARMAN MINOR SUBDIVISION RECORDED JUNE 6, 2018 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER 4405019.
  - R7 AN UNRECORDED ALTA SURVEY DATED OCTOBER 2, 2018 BY ROBERT L. MEADOWS JR. FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
  - R8 THE FINAL PLAT OF WESTERLY FILING NO. 1 RECORDED JANUARY 28, 2021 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. 4676396.

**MONUMENTATION LEGEND**

- A - INDICATES A FOUND REBAR WITH 2 INCH ALUMINUM CAP PARTIALLY ILLEGIBLY STAMPED WITH REMAINS OF SYMBOLOGY FOR THE NORTHEAST CORNER OF SECTION 21 AND "1994" ENCASED IN A STANDARD MONUMENT WELL ACCEPTED AS REMAINS OF MONUMENT PER MAP REFERENCES R1, R2, R3 AND R5.
- B - INDICATES A FOUND REBAR WITH 2 INCH ALUMINUM CAP ILLEGIBLY STAMPED ENCASED IN A STANDARD MONUMENT WELL ACCEPTED AS REMAINS OF MONUMENT PER MAP REFERENCES R1, R2, R3, R4, R5 AND R6.
- 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 AND R6.
- 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 REFERENCE R6.
- E - INDICATES A FOUND REBAR WITH 2 INCH ALUMINUM CAP APPROPRIATELY STAMPED WITH SYMBOLOGY FOR THE SOUTHEAST CORNER OF SECTION 21 AND "ALPHA ENGR LS 25937 - 1995" ENCASED IN A STANDARD MONUMENT WELL PER MAP REFERENCES R1, R3 AND R5.
- F - INDICATES A FOUND REBAR WITH 2 INCH ALUMINUM CAP APPROPRIATELY STAMPED WITH SYMBOLOGY FOR THE EAST ONE-QUARTER CORNER OF SECTION 21 AND "LS 25937 - 1995" ENCASED IN A STANDARD MONUMENT WELL PER MAP REFERENCE R1, R2, R3 AND R5.
- G - INDICATES A FOUND REBAR WITH 2 INCH ALUMINUM CAP APPROPRIATELY STAMPED WITH SYMBOLOGY FOR THE SOUTH ONE-SIXTEENTH CORNER OF SECTION 21 AND "ALPHA ENGR LS 25937 - 1995" ENCASED IN A STANDARD MONUMENT WELL PER MAP REFERENCE R1, R3 AND R5.
- H - INDICATES A FOUND REBAR WITH 2-1/2 INCH ALUMINUM CAP PARTIALLY ILLEGIBLY STAMPED "LS 24305 - 1999" ENCASED IN A STANDARD MONUMENT WELL ACCEPTED AS REMAINS OF MONUMENT PER MAP REFERENCE R3 AND R5.
- I - INDICATES A FOUND 5/8 INCH REBAR WITH 1-1/2 INCH RED PLASTIC CAP STAMPED "PLS 38257" PER MAP REFERENCES R3 AND R5.
- J - INDICATES A FOUND 5/8 INCH REBAR VISIBLY DISTURBED ACCEPTED AS REMAINS OF MONUMENT PER MAP REFERENCES R3 AND R5 REPLACED WITH A 5/8 INCH REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977" PER MAP REFERENCE R7.
- K - INDICATES A FOUND 5/8 INCH REBAR WITH 1-1/4 INCH ORANGE PLASTIC CAP STAMPED "BASELINE CORP PLS 38285" PER MAP REFERENCE R5.
- L - INDICATES A FOUND 5/8 INCH REBAR VISIBLY DISTURBED ACCEPTED AS REMAINS OF MONUMENT PER MAP REFERENCE R5 REPLACED WITH A 5/8 INCH REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977" PER MAP REFERENCE R7.
- M - INDICATES A FOUND 5/8 INCH REBAR WITH 1-1/4 INCH RED PLASTIC CAP STAMPED "CVL LS 35596" PER MAP REFERENCE R4.

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	35°56'55"	275.00'	172.54'	N85°57'03"W	169.72'
C2	33°20'04"	145.00'	84.36'	S84°38'38"E	83.18'
C3	21°33'50"	200.00'	75.27'	N67°54'25"E	74.83'
C4	12°52'09"	925.00'	207.76'	S63°33'34"W	207.33'
C5	36°47'56"	200.00'	128.45'	N51°35'41"E	128.26'
C6	24°00'42"	150.00'	62.86'	S45°12'04"W	62.40'
C7	45°35'41"	235.00'	187.01'	N39°17'14"E	182.11'
C8	5°50'28"	1225.00'	124.87'	N13°34'11"E	124.82'
C9	9°38'04"	1075.00'	180.76'	N05°49'56"E	180.55'
C10	46°45'36"	165.00'	134.66'	S29°40'09"W	130.95'
C11	22°53'26"	225.00'	89.89'	S63°53'40"W	89.29'
C12	20°51'49"	565.00'	205.74'	S85°46'18"W	204.60'
C13	13°34'30"	525.00'	124.41'	N89°24'52"E	124.12'
C14	31°10'55"	375.00'	204.09'	N67°02'05"E	201.58'
C15	32°50'33"	575.00'	329.60'	N83°54'04"W	325.10'
C16	97°55'18"	47.00'	80.33'	S50°22'51"E	70.90'

LINE	BEARING	LENGTH
L1	S76°04'28"W	23.35'
L2	N67°58'36"W	47.24'
L3	S78°41'20"W	119.10'
L4	S57°07'30"W	139.10'
L5	S69°59'38"W	171.86'
L6	S33°11'43"W	111.17'
L7	S57°50'12"W	50.50'
L8	N82°05'05"E	52.47'
L9	N16°29'24"E	29.52'
L10	S10°38'58"W	50.93'
L11	S01°00'54"W	269.23'
L12	S01°41'27"W	92.68'
L13	N05°11'21"E	106.91'
L14	N52°26'57"E	22.72'
L15	N75°20'23"E	6.27'
L16	S83°47'48"E	212.21'
L17	N82°37'33"E	226.26'
L18	N51°28'38"E	70.89'

LINE	BEARING	LENGTH
L19	N00°29'40"W	113.65'
L20	S89°30'19"W	499.99'
L21	N89°30'11"E	483.80'
L22	N00°29'40"W	2644.61'
L23	N00°29'40"W	94.55'
L24	N00°29'40"W	471.43'
L25	N00°29'40"W	1322.30'
L26	N00°29'40"W	808.84'
L27	N00°29'40"W	680.00'
L28	N00°29'40"W	1322.31'
L29	N12°10'26"E	175.50'
L30	S67°28'48"E	226.67'
L31	N77°11'24"E	214.63'
L32	N74°41'14"E	127.29'
L33	N73°56'17"E	64.14'
L34	N80°39'30"E	123.80'
L35	S01°25'12"E	155.38'
L36	N79°40'39"E	294.87'

LINE	BEARING	LENGTH
L37	S00°42'57"W	225.38'
L38	S00°49'28"W	411.56'
L39	S00°49'28"W	381.56'
L40	S00°49'28"W	30.00'
L41	N89°38'35"E	1413.01'
L42	N89°38'36"E	1383.70'
L43	N89°38'36"E	1249.75'
L44	N89°38'36"E	1250.37'
L45	N00°16'01"W	30.00'
L46	N00°16'01"W	2619.90'
L47	N89°31'46"E	2673.81'
L48	N76°41'08"E	65.60'
L49	N00°16'04"W	51.32'
L50	N00°29'41"W	680.00'
L51	N00°16'04"W	2650.41'
L52	N00°16'04"W	1229.70'
L53	N00°16'04"W	1223.81'
L54	N00°16'04"W	1426.63'

LINE	BEARING	LENGTH
L55	N00°16'04"W	30.00'
L56	N08°29'24"W	201.97'
L57	N89°23'52"E	2684.70'
L58	N00°30'01"W	1322.02'
L59	S00°30'03"E	2644.16'
L60	N00°30'05"W	1322.14'
L61	N00°29'53"W	4008.55'
L62	N00°29'40"W	594.18'
L63	N00°16'04"W	1339.39'
L64	N00°16'04"W	1223.81'
L65	N89°30'19"E	30.00'
L66	N00°16'04"W	1223.81'
L67	N00°16'04"W	1345.14'
L68	N00°16'04"W	51.46'
L69	N00°16'04"W	5.89'
L70	N00°16'04"W	51.32'
L71	N00°16'04"W	1339.39'
L72	N00°16'04"W	1229.70'

LINE	BEARING	LENGTH
L84	N00°29'40"W	169.34'

**TRACT SUMMARY CHART**

TRACT	AREA (SF)	AREA (AC)	USE
A	94242	2.16	GREENCOURT
B	36573	0.85	BUFFER/LANDSCAPE
C	13925	0.32	ALLEY
D	4104	0.09	ALLEY
E	4104	0.09	ALLEY
F	4104	0.09	ALLEY
G	3903	0.09	ALLEY
H	39463	0.91	POCKET PARK
I	8622	0.20	ALLEY
J	10783	0.25	GREENCOURT
K	10922	0.25	ALLEY
L	4120	0.09	ALLEY
M	3903	0.09	ALLEY
N	6838	0.16	BUFFER/LANDSCAPE
O	5597	0.13	ALLEY
P	10298	0.24	GREENCOURT
Q	5403	0.12	ALLEY
R	6940	0.16	BUFFER/LANDSCAPE
S	14947	0.34	ALLEY
T	5097	0.12	BUFFER/LANDSCAPE
U	7724	0.18	LANDSCAPE
V	24814	0.57	BUFFER/LANDSCAPE
W	26045	0.60	BUFFER/LANDSCAPE
X	12081	0.28	BUFFER/LANDSCAPE
Y	7204	0.17	BUFFER/LANDSCAPE
Z	16713	0.38	BUFFER/LANDSCAPE
AA	1645576	37.78	FUTURE DEV SCHOOL
BB	2223333	51.04	OPEN SPACE
CC	26365	0.61	OPEN SPACE
DD	586	0.01	BUFFER/LANDSCAPE
EE	11951	0.27	BUFFER/LANDSCAPE
FF	46903	1.08	OPEN SPACE
GG	84975	1.95	BUFFER/LANDSCAPE
HH	36678	0.84	OPEN SPACE

PRODUCT TYPE	BLOCK	LOT	TOTAL
TOWNHOME ALLEY LOAD	1	1-18	25
	4	1-7	
	1	19-66	
	2	1-28	
DUPLIX ALLEY LOAD	3	1-24	114
	4	11-24	
	5	1-8	
	6	1-24	
SINGLE FAMILY FRONT LOAD	7	1-16	122
	8	1-21	
	9	1-30	
	10	1-8	
	11	1-15	
	11	1-15	
SFD ALLEY LOAD	4	8-10	3
TOTAL			264

**OPEN SPACE & PARK CHART**

PUBLIC DEDICATIONS	REQUIRED BY UDC (ACRES)	PROPOSED FOR FINAL PLAT (ACRES)
COMUNITY PARKS (5 AC PER 1,000 RES.)	1.66 AC	COLLECTED VIA IMPACT FEES
POCKET PARKS (0.5 AC / 1000 RES)	0.38 AC	0.91 AC
OPEN SPACE 17 AC PER 1000 RES	5.65 AC	53.57 AC
NEIGHBORHOOD PARK (3 AC / 1000 RES)	2.29 AC	TO BE SATISFIED WITH FUTURE FILINGS

- INDICATES A FOUND MONUMENT DESCRIBED WITHIN THE MONUMENTATION LEGEND
- INDICATES A SET NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MATRIX PLS 38467"

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REV. 3	06.14.2022
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REV. 6	10.27.2023
REV. 7	11.28.2023
REV. 8	02.09.2024

**SURVEYOR**

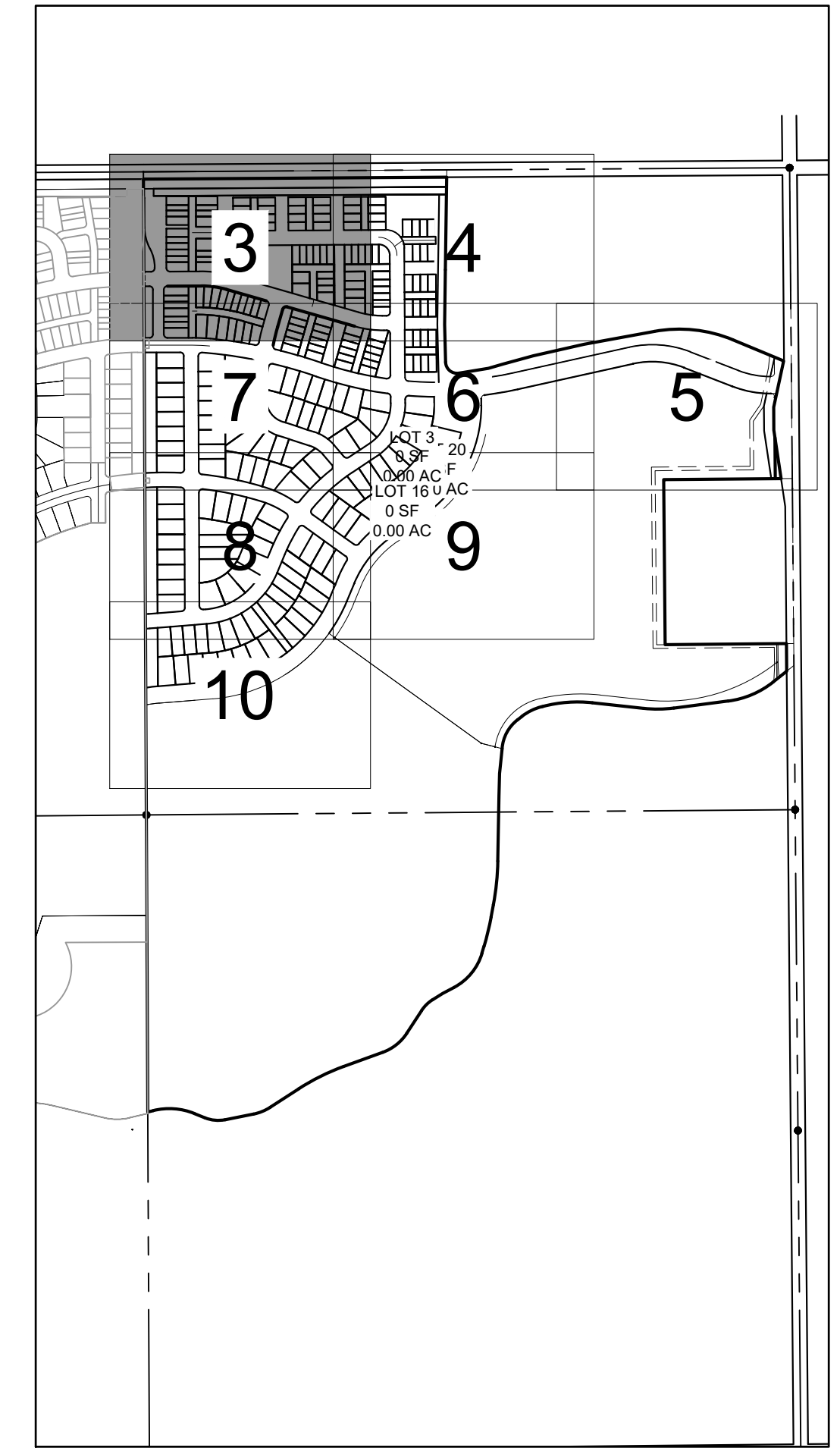
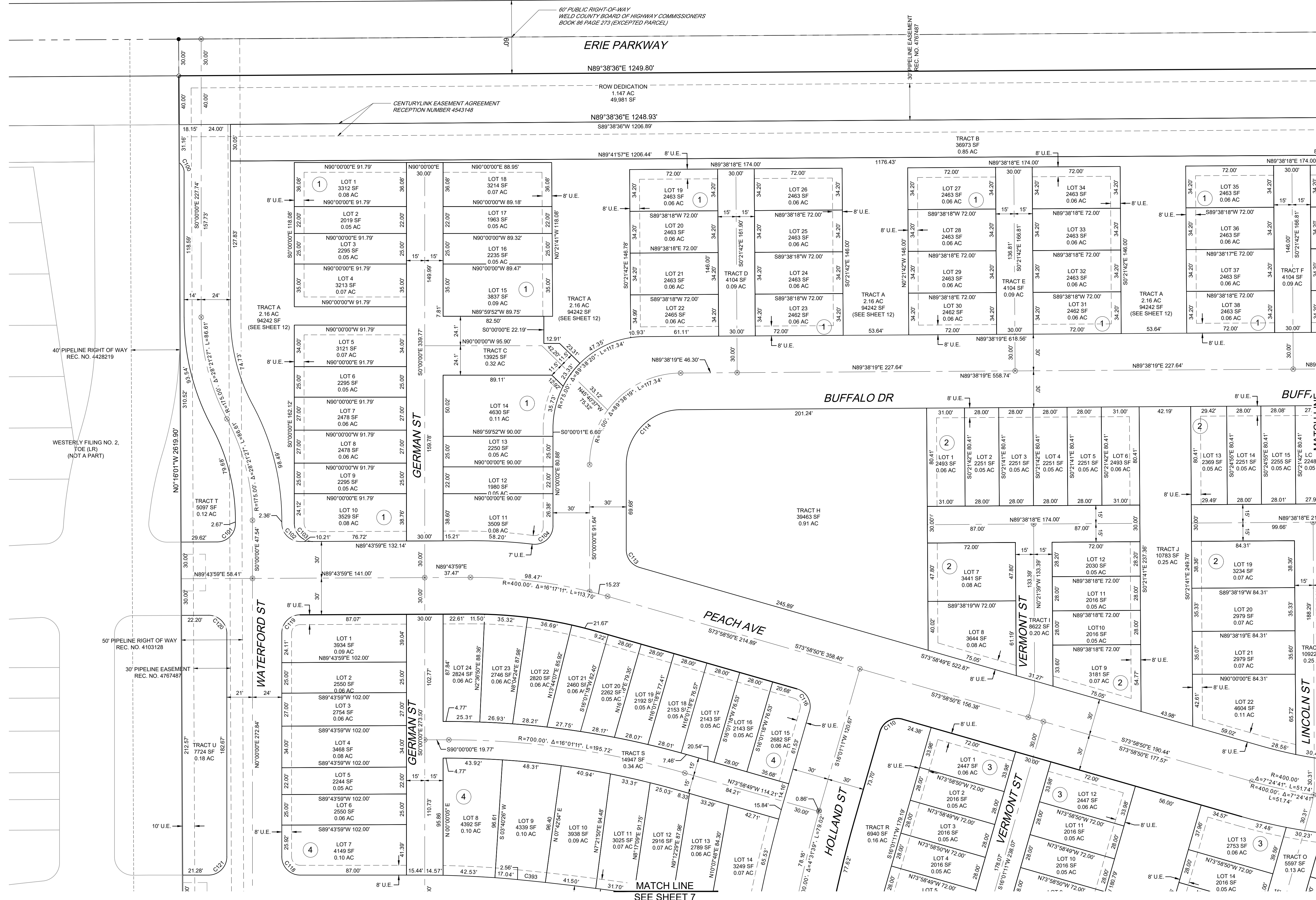


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CONTACT: JR Bessie  
jr.bessie@matrixdesigngroup.com



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RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO  
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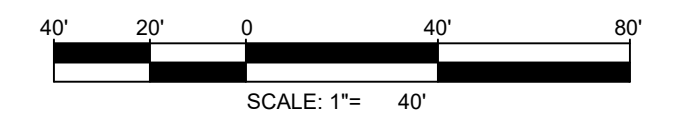


### LEGEND

- FOUND MONUMENT (AS NOTED ON PAGE 2)
- SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" "PLS 34977"
- 23 XXXX 50.00 FT XXX AC
- ① LOT / TRACT NAME AND AREA
- PLAT BOUNDARY
- RIGHT-OF-WAY LINE
- - - ROAD CENTERLINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE

### INDEX OF SHEETS

DRAWING DESCRIPTION	SHEET NO.
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OVERALL BOUNDARY	2
DETAIL SHEETS	3-10
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TRACT A & B DETAIL	12



SHEET 3 OF 12

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### SURVEYOR

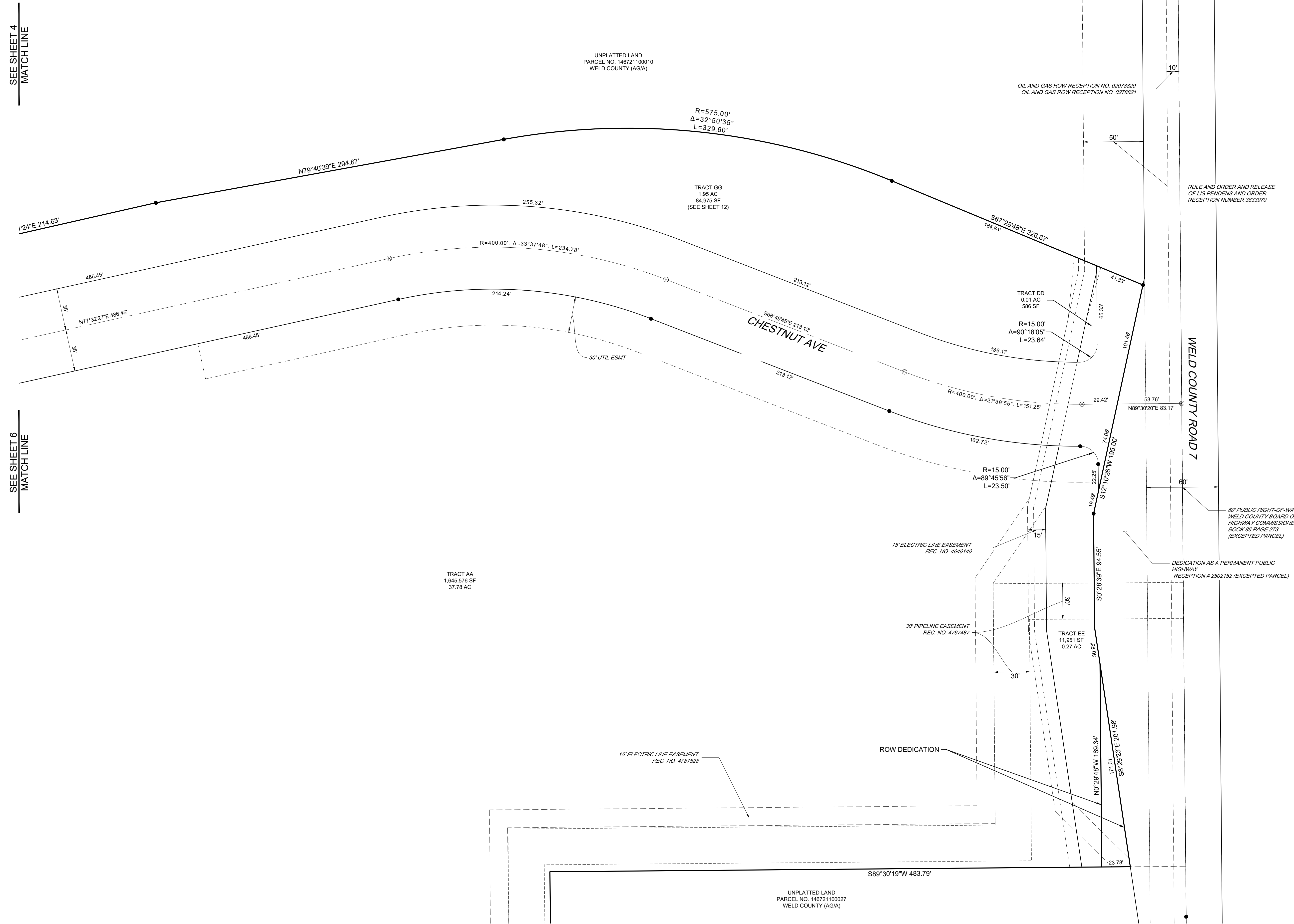
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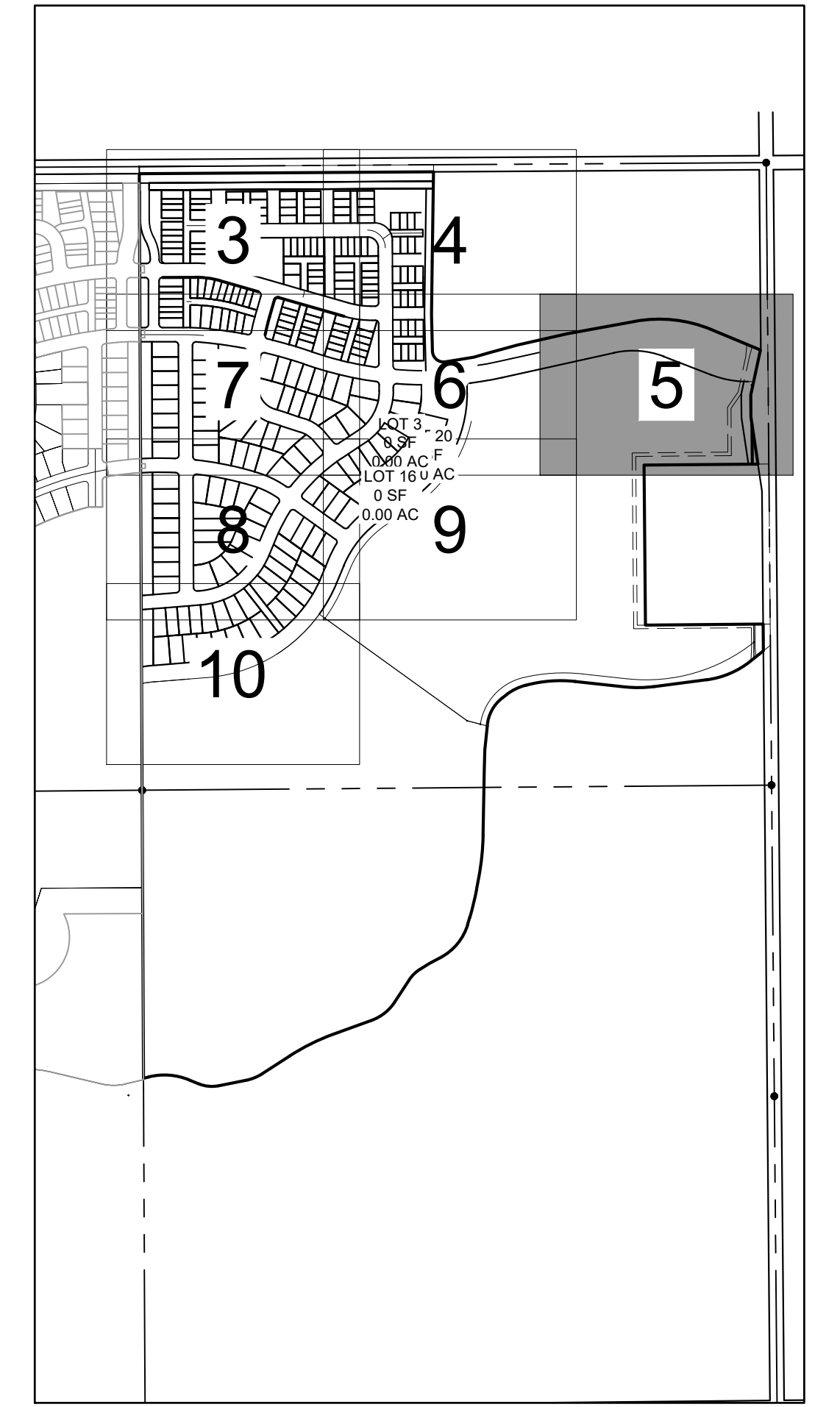
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SEE SHEET 4  
MATCH LINE



SEE SHEET 6  
MATCH LINE

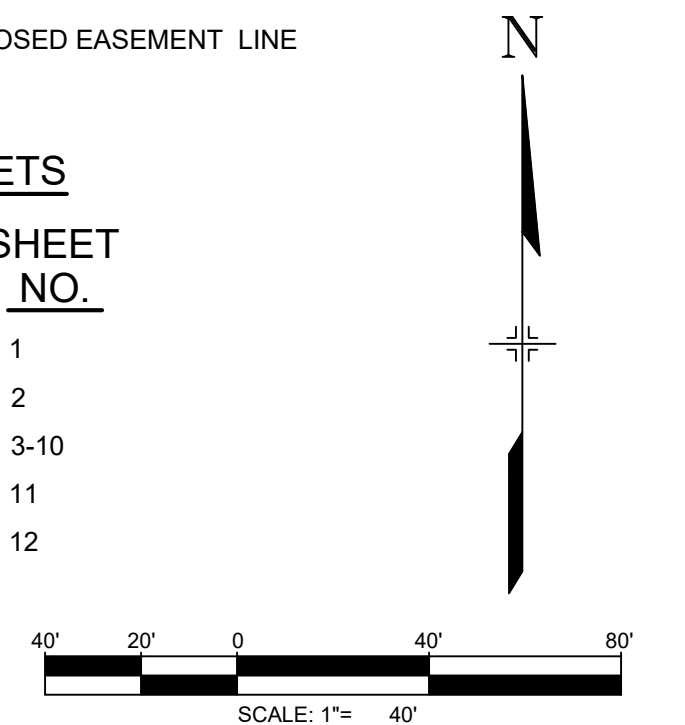


### LEGEND

- FOUND MONUMENT (AS NOTED ON PAGE 2)
- SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" "PLS 34977"
- ① BLOCK NUMBER
- PLAT BOUNDARY
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- - - EXISTING EASEMENT LINE
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### SURVEYOR

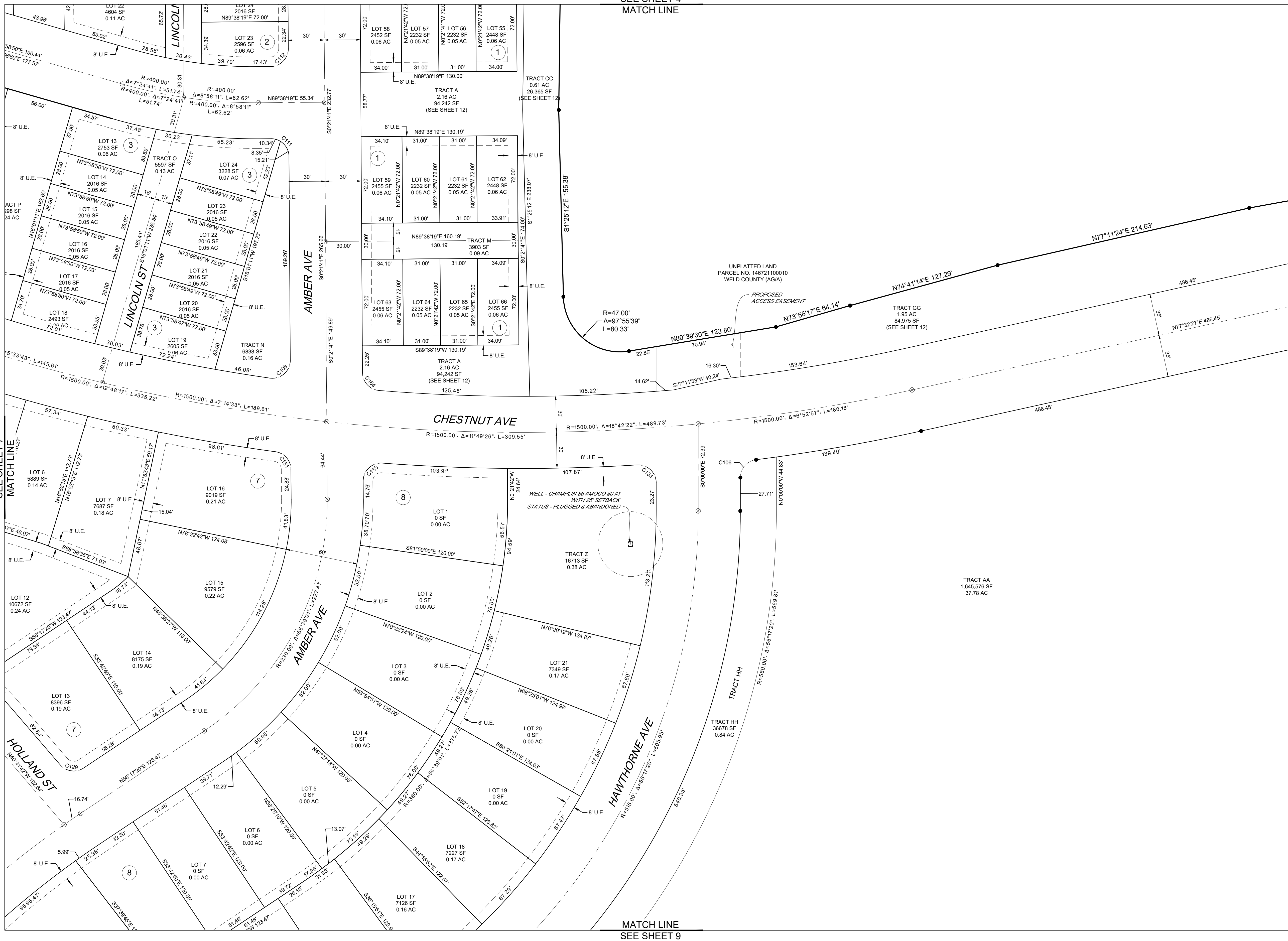
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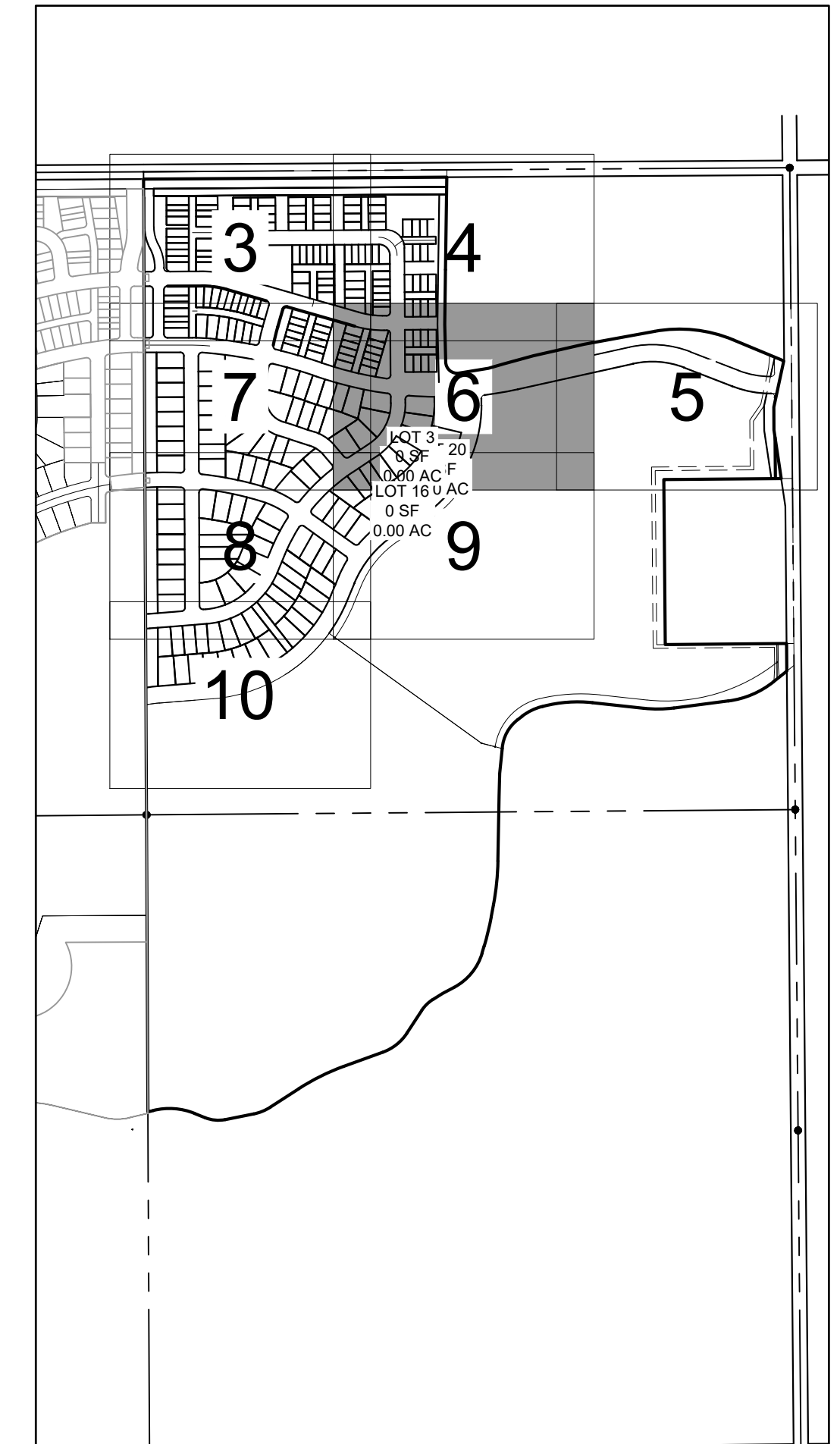
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SEE SHEET 4  
MATCH LINE



MATCH LINE  
SEE SHEET 9

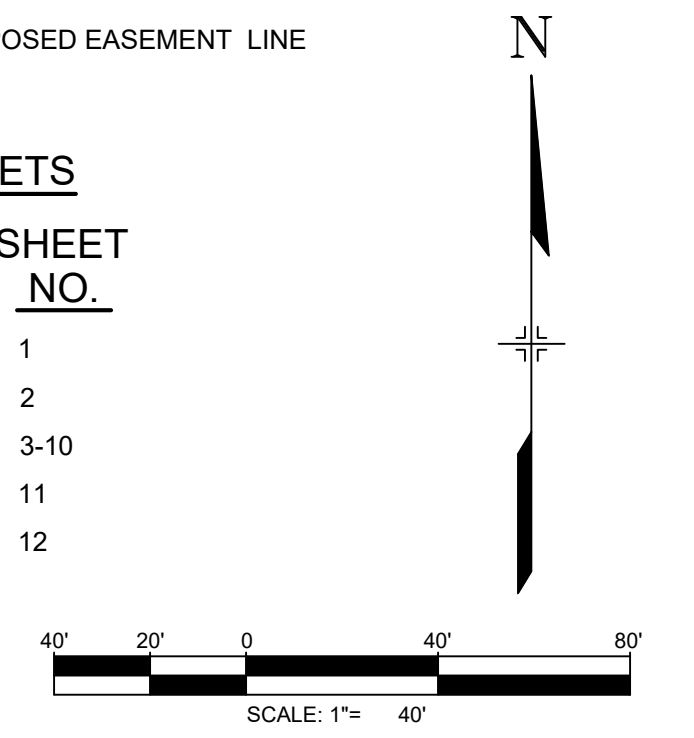


### LEGEND

- FOUND MONUMENT (AS NOTED ON PAGE 2)
- SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" PLS 34977"
- 23 XXXX SQ. FT. XXXX AC
- ① BLOCK NUMBER
- PLAT BOUNDARY
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- - - EXISTING EASEMENT LINE
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SHEET 6 OF 12

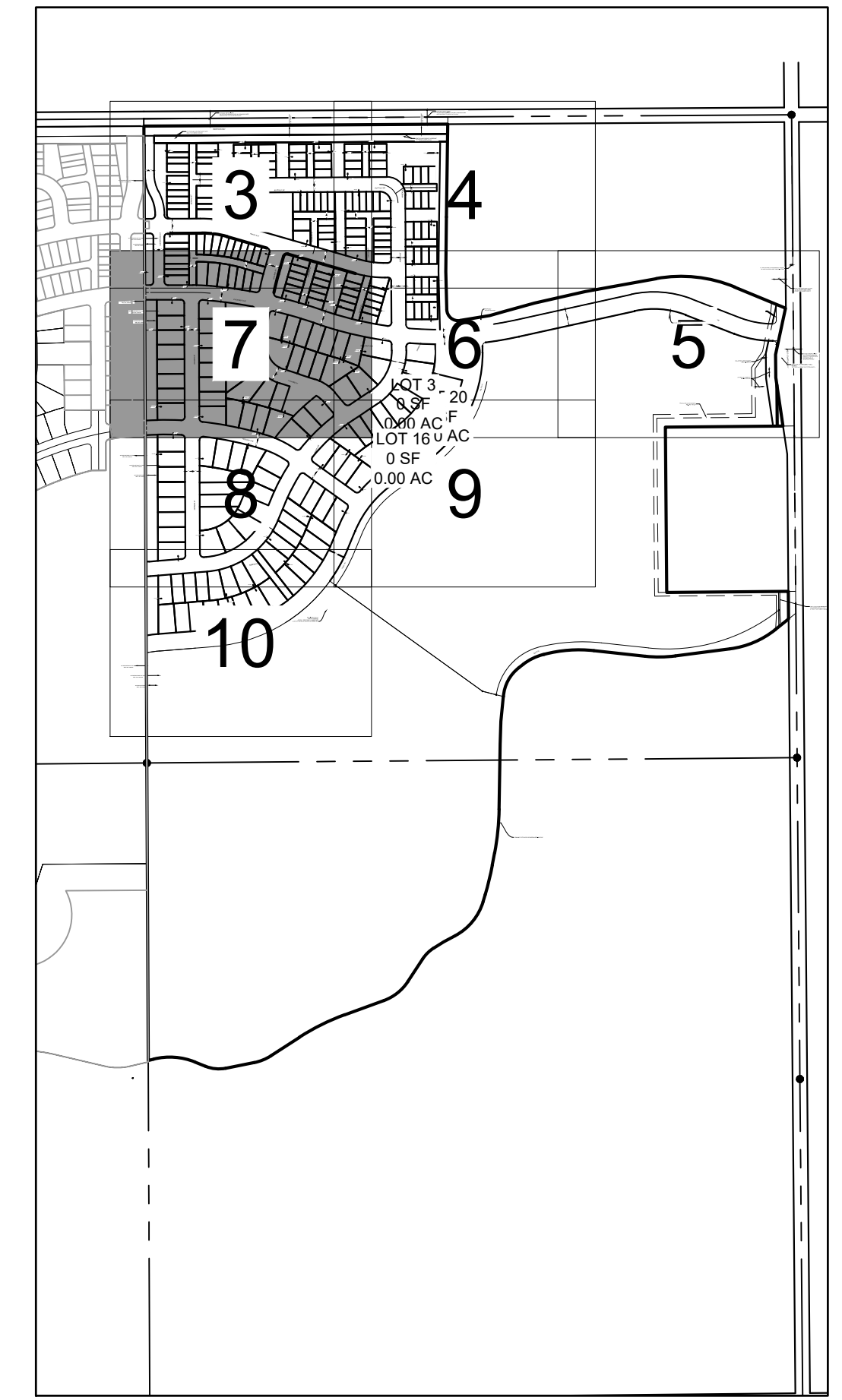
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### SURVEYOR

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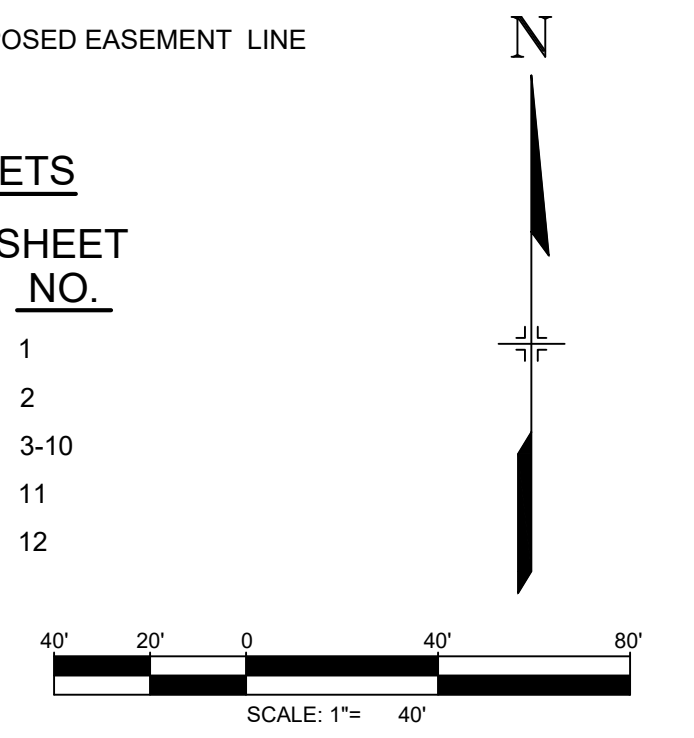


### LEGEND

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- 23  
XXXX SQ. FT.  
XXX AC
- ① BLOCK NUMBER
- PLAT BOUNDARY
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- EXISTING EASEMENT LINE
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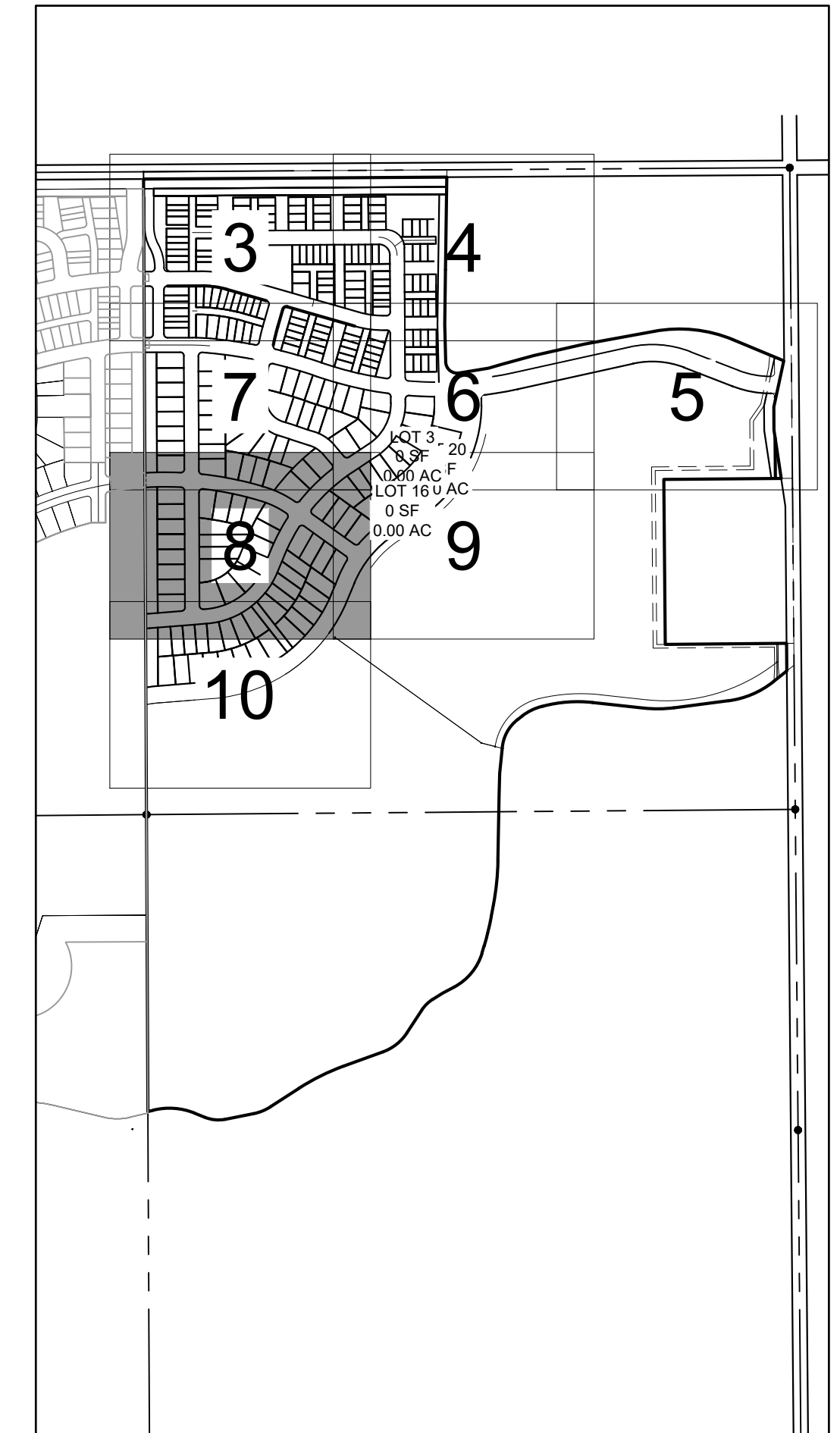
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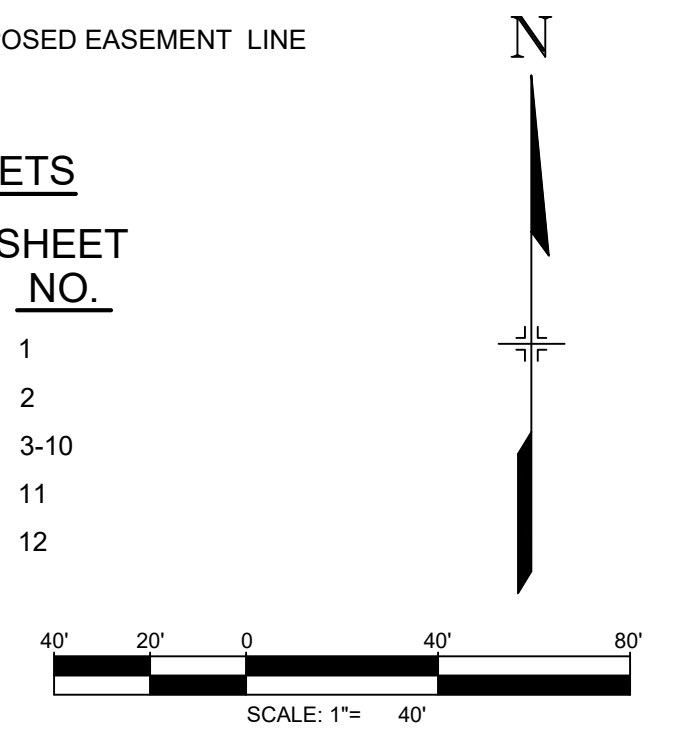


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SHEET 8 OF 12

REVISION NO.	DATE
REV. 3	06.14.2022
REV. 4	12.30.2022
REV. 5	06.10.2023
REV. 6	10.27.2023
REV. 7	11.28.2023
REV. 8	02.09.2024

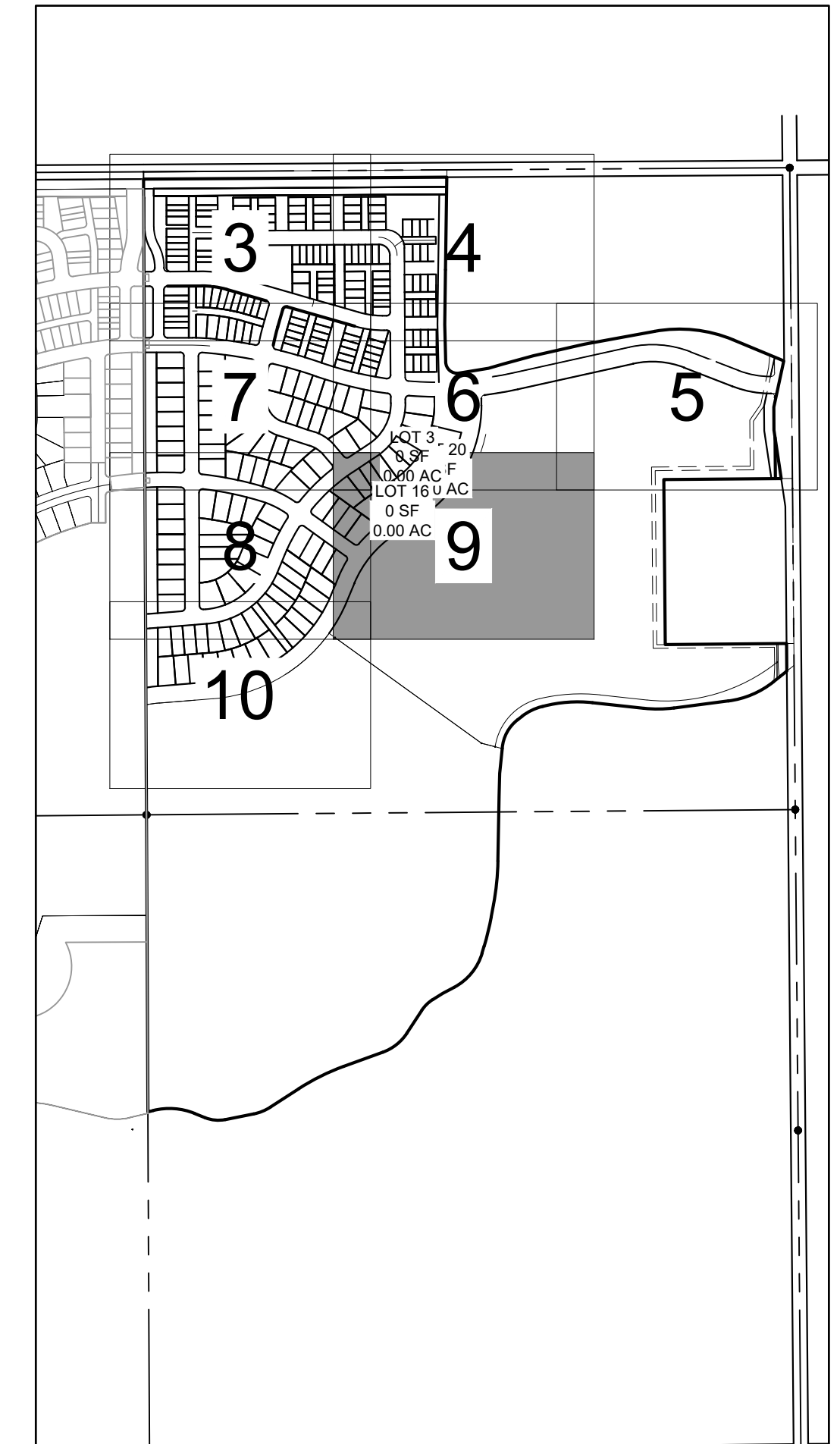
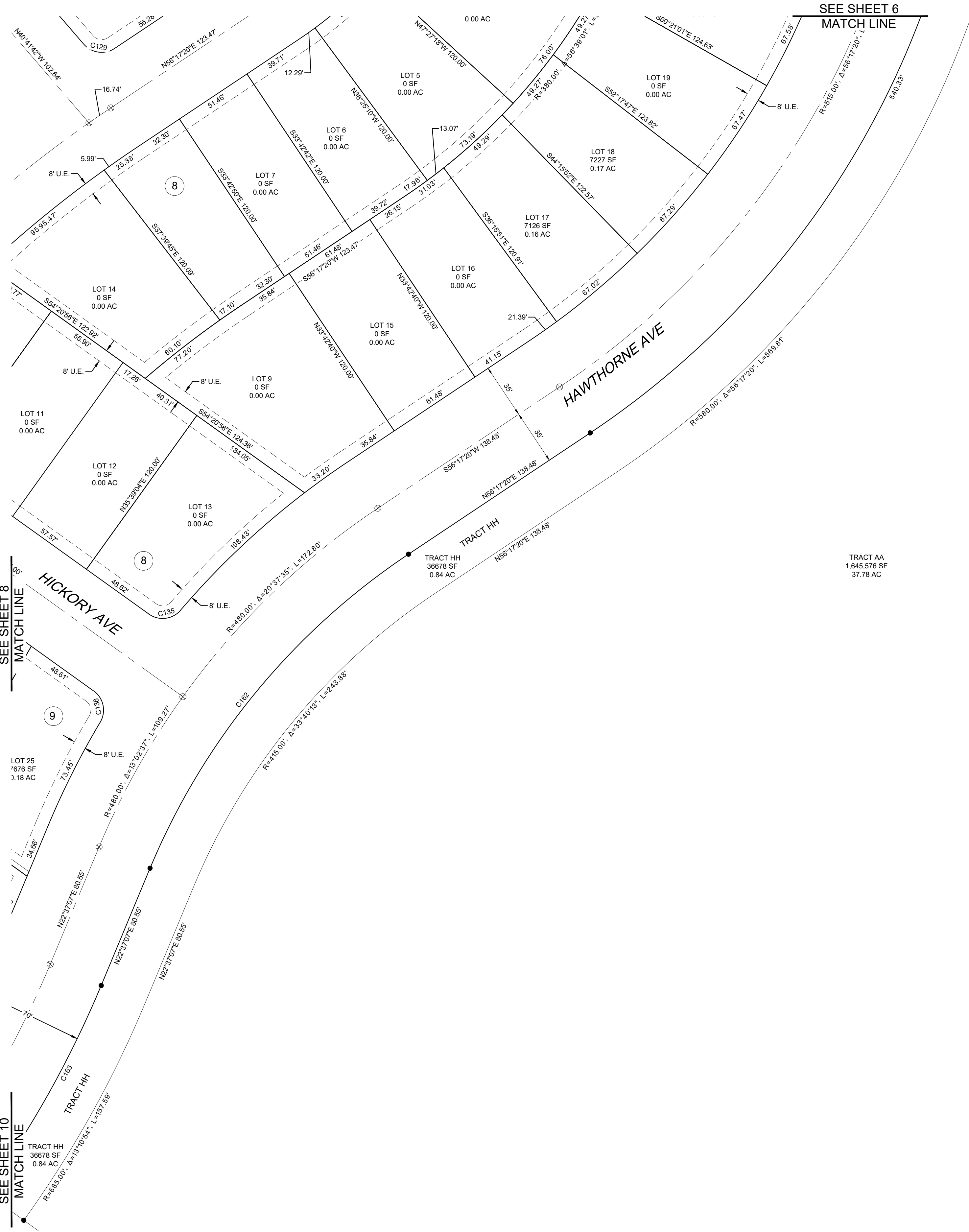
**SURVEYOR**

MATRIX DESIGN GROUP  
707 17TH STREET, SUITE 3150  
DENVER, CO. 80202  
(303) 572-0200  
CONTACT: JR Bessie  
jr.bessie@matrixdesigngroup.com



# WESTERLY PRELIMINARY PLAT NO. 3

A PORTION OF THE EAST 1/2 OF SECTION 21, TOWNSHIP 1 NORTH,  
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO  
149.93 ACRES - 264 LOTS/33 TRACTS  
PP-001297-2021

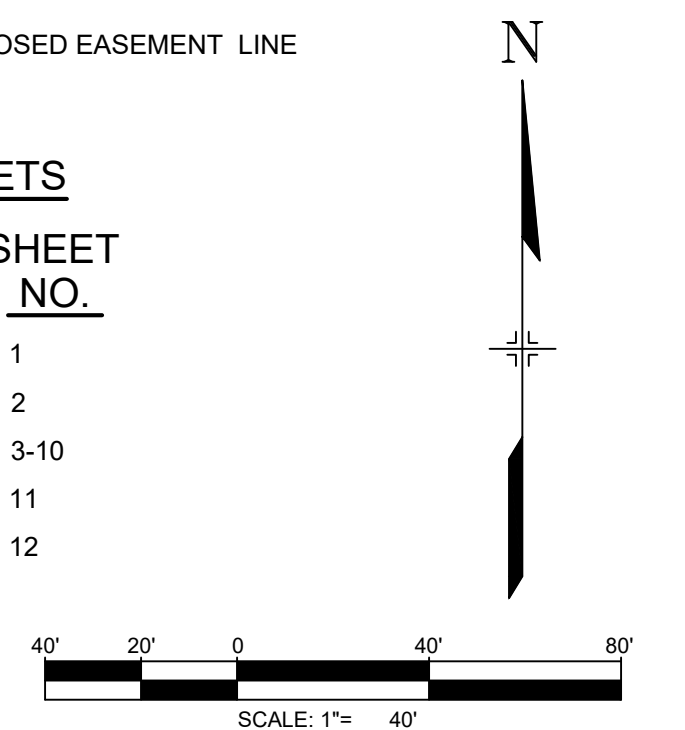


### LEGEND

- FOUND MONUMENT (AS NOTED ON PAGE 2)
- SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" "PLS 34977"
- ① LOT / TRACT NAME AND AREA
- PLAT BOUNDARY
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

### INDEX OF SHEETS

DRAWING DESCRIPTION	SHEET NO.
COVER / NOTES	1
OVERALL BOUNDARY	2
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SHEET 9 OF 12

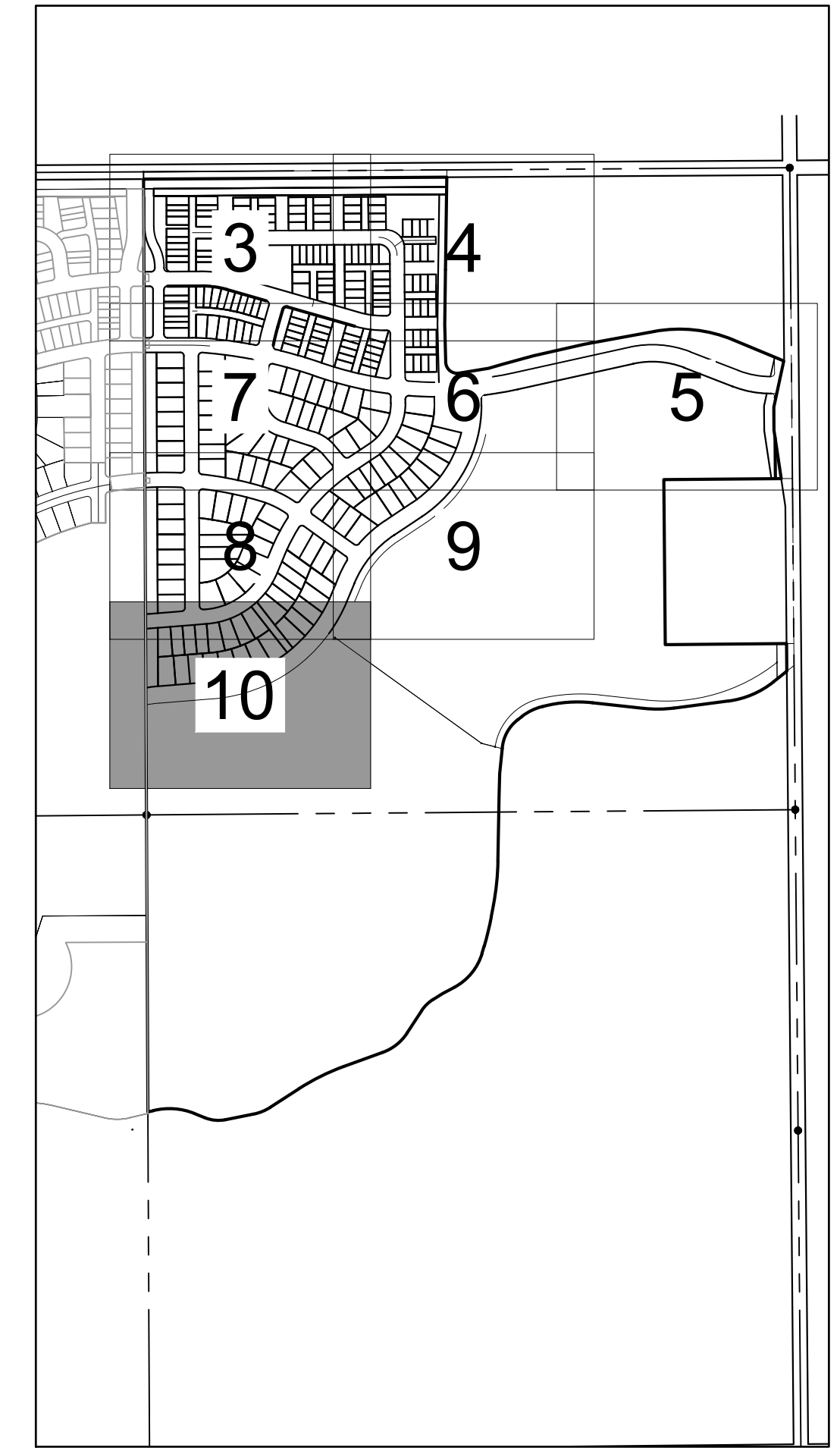
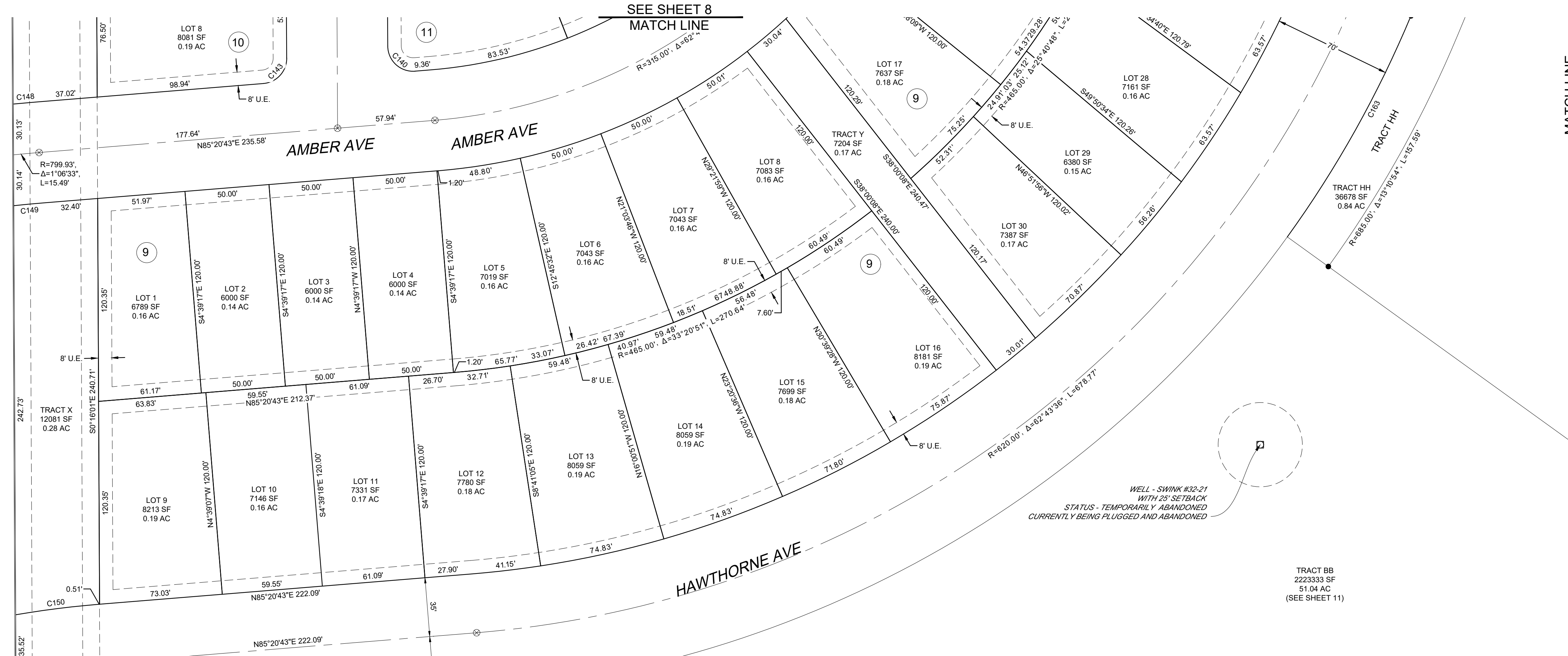
REVISION NO.	DATE
REV. 3	06.14.2022
REV. 4	12.20.2022
REV. 5	06.10.2023
REV. 6	10.27.2023
REV. 7	11.28.2023
REV. 8	02.09.2024

### SURVEYOR

MATRIX DESIGN GROUP  
707 17TH STREET, SUITE 3150  
DENVER, CO. 80202  
(303) 572-0200  
CONTACT: JR Bessie  
jr.bessie@matrixdesigngroup.com

# WESTERLY PRELIMINARY PLAT NO. 3

A PORTION OF THE EAST 1/2 OF SECTION 21, TOWNSHIP 1 NORTH,  
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO  
149.93 ACRES - 264 LOTS/33 TRACTS  
PP-001297-2021



TRACT A  
WESTERLY FILING NO. 1  
AMENDMENT NO. 1  
TOE (LR)  
REC. NO. 4676396  
(NOT A PART)

40' PIPELINE RIGHT OF WAY  
REC. NO. 4428219

50' PIPELINE RIGHT OF WAY  
REC. NO. 4103128

30' PIPELINE EASEMENT  
REC. NO. 4767487

TRACT BB  
2223333 SF  
51.04 AC  
(SEE SHEET 11)

WELL - SWINK #32-21  
WITH 25' SETBACK  
STATUS - TEMPORARILY ABANDONED  
CURRENTLY BEING PLUGGED AND ABANDONED

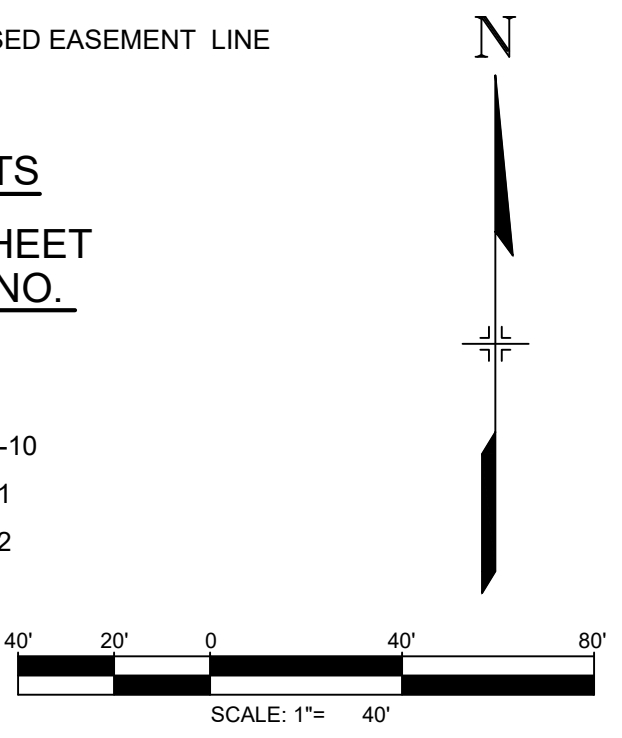
TRACT BB  
2223333 SF  
51.04 AC  
(SEE SHEET 11)

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C100	9.16	9.75	53°51'26"	S26°55'44"E	8.83
C101	23.49	15.00	89°43'59"	S44°52'00"W	21.16
C102	23.63	15.00	90°16'01"	N45°08'00"W	21.26
C103	23.63	15.00	90°16'01"	N45°08'00"W	21.26
C104	25.27	15.00	96°32'19"	S48°16'08"W	22.39
C105	117.81	75.00	89°59'59"	N45°21'42"W	106.07
C106	21.66	15.00	82°44'38"	S41°22'19"W	19.83
C107	33.37	75.00	25°29'40"	S25°20'49"E	33.10
C108	25.81	15.00	98°36'07"	N48°56'22"E	22.74
C109	23.04	15.00	88°01'07"	S32°34'27"W	20.84
C110	23.56	15.00	90°00'00"	N61°01'10"E	21.21
C111	23.56	15.00	90°00'00"	N45°21'41"W	21.21
C112	23.56	15.00	90°00'00"	S44°38'19"W	21.21
C113	19.37	15.00	73°58'49"	N36°59'26"W	18.05
C114	70.40	45.00	89°38'19"	N44°49'09"E	63.44
C115	70.55	45.00	89°49'56"	S45°16'40"E	63.55
C116	23.56	15.00	90°00'00"	N28°58'50"W	21.21
C117	23.39	15.00	89°19'28"	S56°09'22"W	21.09
C118	23.56	15.00	90°00'00"	N45°00'00"W	21.21
C119	23.49	15.00	89°43'59"	S44°52'00"W	21.16
C120	23.63	15.00	90°16'01"	S45°08'00"E	21.26
C121	23.56	15.00	90°00'00"	S45°00'00"W	21.21
C122	23.49	15.00	89°43'59"	S45°08'00"E	21.16
C123	24.31	15.00	92°51'08"	N46°09'33"E	21.73
C124	21.86	15.00	83°30'59"	N42°01'30"W	19.98
C125	24.12	15.00	92°08'57"	S47°07'36"W	21.61
C126	23.79	15.00	90°52'51"	S33°48'15"E	21.38
C127	24.17	15.00	92°20'06"	S05°28'21"W	21.64
C128	22.55	15.00	86°07'09"	S81°49'34"W	20.48
C129	21.73	15.00	83°01'07"	S82°12'11"E	19.88
C130	24.07	15.00	91°56'19"	N57°30'27"E	21.57
C131	21.44	15.00	81°54'09"	S41°18'46"E	19.66
C132	7.20	925.00	0°26'46"	S56°03'57"W	7.20
C133	24.80	15.00	94°44'18"	N47°00'28"E	22.07
C134	24.49	15.00	93°33'14"	S46°46'37"E	21.86

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C135	22.28	15.00	85°07'09"	S83°05'29"W	20.29
C136	24.48	15.00	93°29'37"	N07°36'08"W	21.85
C137	24.47	15.00	93°28'45"	N78°54'42"E	21.85
C138	22.29	15.00	85°08'23"	S11°46'45"E	20.29
C139	22.99	15.00	87°49'44"	N11°22'05"W	20.81
C140	24.71	15.00	94°23'16"	S47°27'39"E	22.01
C141	25.37	15.00	96°55'22"	S48°11'40"W	22.46
C142	22.76	15.00	86°57'19"	N43°44'40"W	20.64
C143	22.41	15.00	85°36'44"	S42°32'21"W	20.39
C144	98.34	1349.91	4°10'26"	N89°18'32"W	98.31
C145	96.79	1409.91	3°56'00"	S89°22'52"E	96.77
C146	50.08	1410.17	2°02'05"	S87°38'06"W	50.07
C147	50.08	1350.17	2°07'31"	N87°32'30"E	50.08
C148	13.18	830.04	0°54'35"	S84°53'25"W	13.18
C149	17.79	769.93	1°19'27"	N84°41'00"E	17.79
C150	50.43	560.23	5°09'27"	S82°49'03"W	50.41
C151	57.89	1800.00	1°50'34"	N75°39'31"W	57.89
C152	46.31	1800.00	1°28'26"	N72°08'11"W	46.31
C153	35.93	1640.00	1°15'19"	N71°34'34"W	35.93
C154	36.83	1640.00	1°17'12"	S72°59'15"E	36.83
C155	56.89	1800.00	1°48'39"	N75°40'28"W	56.89
C156	53.43	1800.00	1°42'03"	N73°55'07"W	53.43
C157	52.43	1800.00	1°40'08"	N72°14'02"W	52.43
C158	14.17	1800.00	0°27'03"	N71°10'26"W	14.17
C159	35.95	1640.00	1°15'21"	S71°34'35"E	35.95
C160	40.83	1640.00	1°25'35"	S72°59'15"E	40.83
C161	0.13	45.00	0°10'02"	N89°43'20"E	0.13
C162	261.51	445.00	33°40'13"	N39°27'13"E	257.76
C163	150.69	655.00	13°10'54"	N29°12'34"E	150.36
C164	22.24	15.00	84°58'05"	N42°50'43"W	20.26

- LEGEND**
- FOUND MONUMENT (AS NOTED ON PAGE 2)
  - SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" "PLS 34977"
  - ① BLOCK NUMBER
  - PLAT BOUNDARY
  - RIGHT-OF-WAY LINE
  - - - ROAD CENTERLINE
  - LOT LINE
  - - - ADJACENT BOUNDARY LINE
  - - - EXISTING EASEMENT LINE
  - - - PROPOSED EASEMENT LINE

- INDEX OF SHEETS**
- | DRAWING DESCRIPTION | SHEET NO. |
|---------------------|-----------|
| COVER / NOTES       | 1         |
| OVERALL BOUNDARY    | 2         |
| DETAIL SHEETS       | 3-10      |
| TRACT AA DETAIL     | 11        |
| TRACT A & B DETAIL  | 12        |



SHEET 10 OF 12

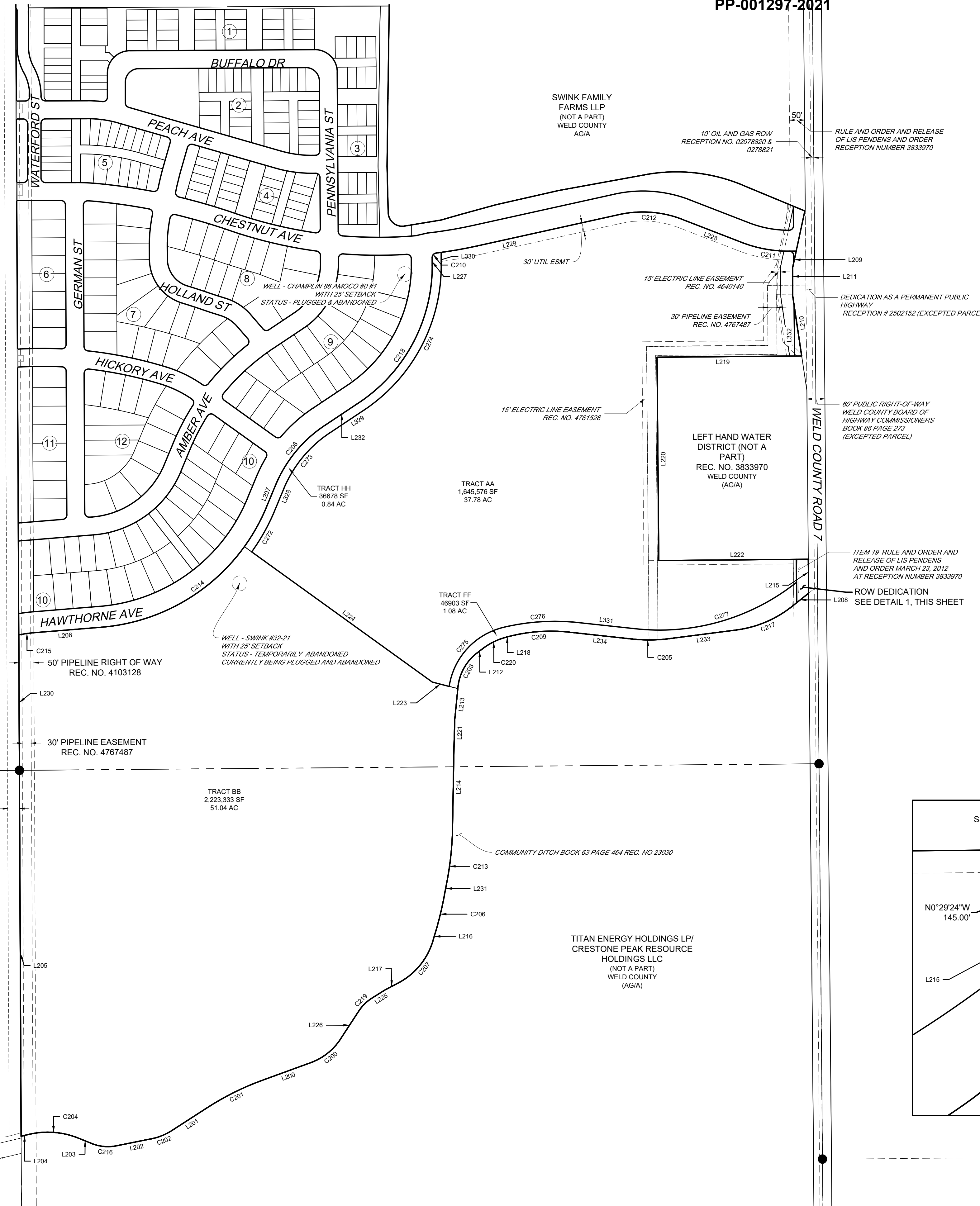
SUBMITTED: 03.12.2021	
REVISION NO.	DATE
REV. 3	06.14.2022
REV. 4	12.20.2022
REV. 5	06.10.2023
REV. 6	10.27.2023
REV. 7	11.28.2023
REV. 8	02.09.2024

**SURVEYOR**  
MATRIX DESIGN GROUP  
707 17TH STREET, SUITE 3150  
DENVER, CO. 80202  
(303) 572-0200  
CONTACT: JR Bessie  
jr.bessie@matrixdesigngroup.com



# WESTERLY PRELIMINARY PLAT NO. 3

A PORTION OF THE EAST 1/2 OF SECTION 21, TOWNSHIP 1 NORTH,  
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO  
149.93 ACRES - 264 LOTS/33 TRACTS  
PP-001297-2021



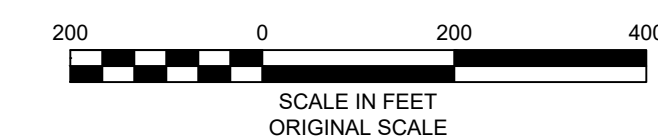
LINE #	BEARING	DISTANCE
L200	S89°59'39"W	171.86
L201	S57°07'30"W	139.10
L202	S78°41'20"W	119.10
L203	N67°58'36"W	47.24
L204	S76°04'29"W	23.35
L205	N00°16'04"W	1223.79
L206	N85°20'43"E	222.09
L207	N22°37'07"E	80.55
L208	S51°26'39"W	71.02
L209	N12°10'26"E	57.67
L210	N08°29'23"W	201.98
L211	N00°28'39"W	94.55
L212	S52°26'58"W	22.72
L213	S05°41'21"W	102.46
L214	S01°00'54"W	269.23
L215	S00°29'40"E	113.65
L216	S16°29'24"W	29.52
L217	S62°05'05"W	52.47
L218	S75°02'48"W	6.35
L219	N89°30'19"E	483.79

LINE #	BEARING	DISTANCE
L220	N00°29'41"W	680.00
L221	S01°41'27"W	92.68
L222	S89°30'19"W	499.99
L223	S75°31'35"E	57.73
L224	S54°11'59"E	744.56
L225	S57°50'12"W	48.87
L226	S33°11'43"W	111.15
L227	N00°00'00"E	27.71
L228	N68°49'45"W	213.12
L229	S77°32'27"W	486.45
L230	N00°16'01"W	452.98
L231	S10°38'58"W	50.93
L232	N56°17'20"E	138.48
L233	S82°36'53"W	226.34
L234	N83°47'47"W	212.21
L332	N00°29'48"W	169.34

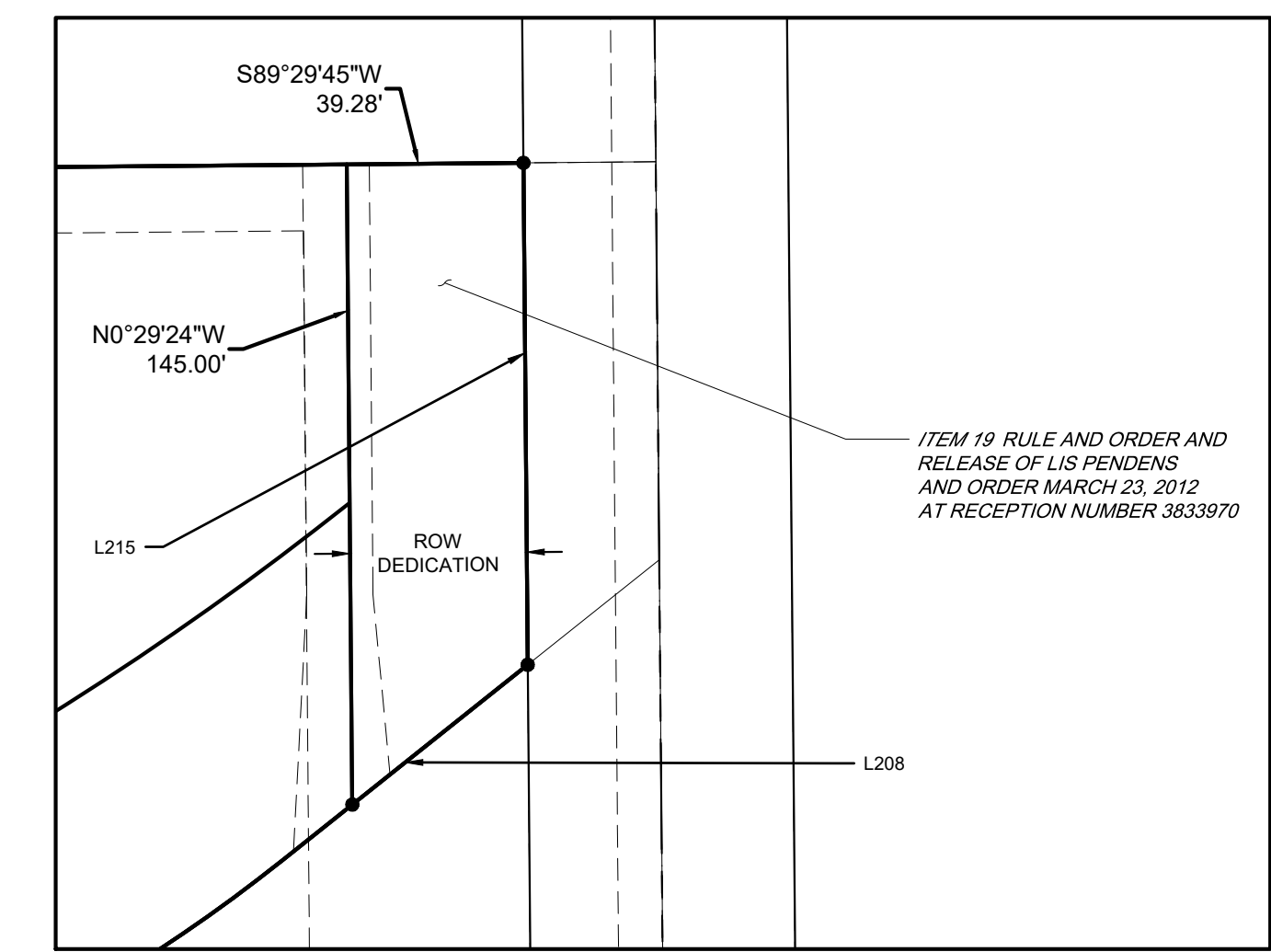
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C200	128.45	200.00	36°47'54"	S51°35'40"W	126.25
C201	207.76	925.00	12°52'08"	S63°33'35"W	207.32
C202	75.27	200.00	21°33'47"	S67°54'26"W	74.83
C203	139.04	165.33	48°10'57"	S28°18'20"W	134.98
C204	172.54	275.00	35°56'54"	N85°57'03"W	169.72
C205	124.41	525.00	13°34'39"	S89°24'53"W	124.12
C206	124.87	1225.00	5°50'26"	S13°34'11"W	124.82
C207	187.01	235.00	45°35'43"	S39°17'15"W	182.11
C208	261.51	445.00	33°40'13"	N39°27'13"E	257.76
C209	205.68	563.26	20°55'18"	S85°47'04"W	204.54
C210	21.66	15.00	82°44'38"	N41°22'19"E	19.83
C211	164.49	435.00	21°39'55"	N79°39'43"W	163.51
C212	214.24	365.00	33°37'48"	N85°38'39"W	211.18
C213	180.76	1075.00	9°38'03"	S05°49'56"W	180.55
C214	717.09	655.00	62°43'36"	N53°58'55"E	681.81
C215	55.41	490.00	6°28'45"	N82°06'21"E	55.38
C216	84.36	145.00	33°20'05"	N84°38'38"W	83.18
C217	204.01	374.40	31°13'11"	S67°02'29"W	201.49
C218	540.33	550.00	56°17'20"	N28°08'40"E	518.86
C219	64.51	150.00	24°38'28"	S45°30'58"W	64.01
C220	89.89	224.18	22°58'32"	S63°53'41"W	89.29

INDEX OF SHEETS	
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COVER / NOTES	1
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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 34977"
  - ① BLOCK NUMBER
  - PLAT BOUNDARY
  - RIGHT-OF-WAY LINE
  - - - ROAD CENTERLINE
  - LOT LINE
  - ADJACENT BOUNDARY LINE
  - - - EXISTING EASEMENT LINE
  - - - PROPOSED EASEMENT LINE



SHEET 11 OF 12

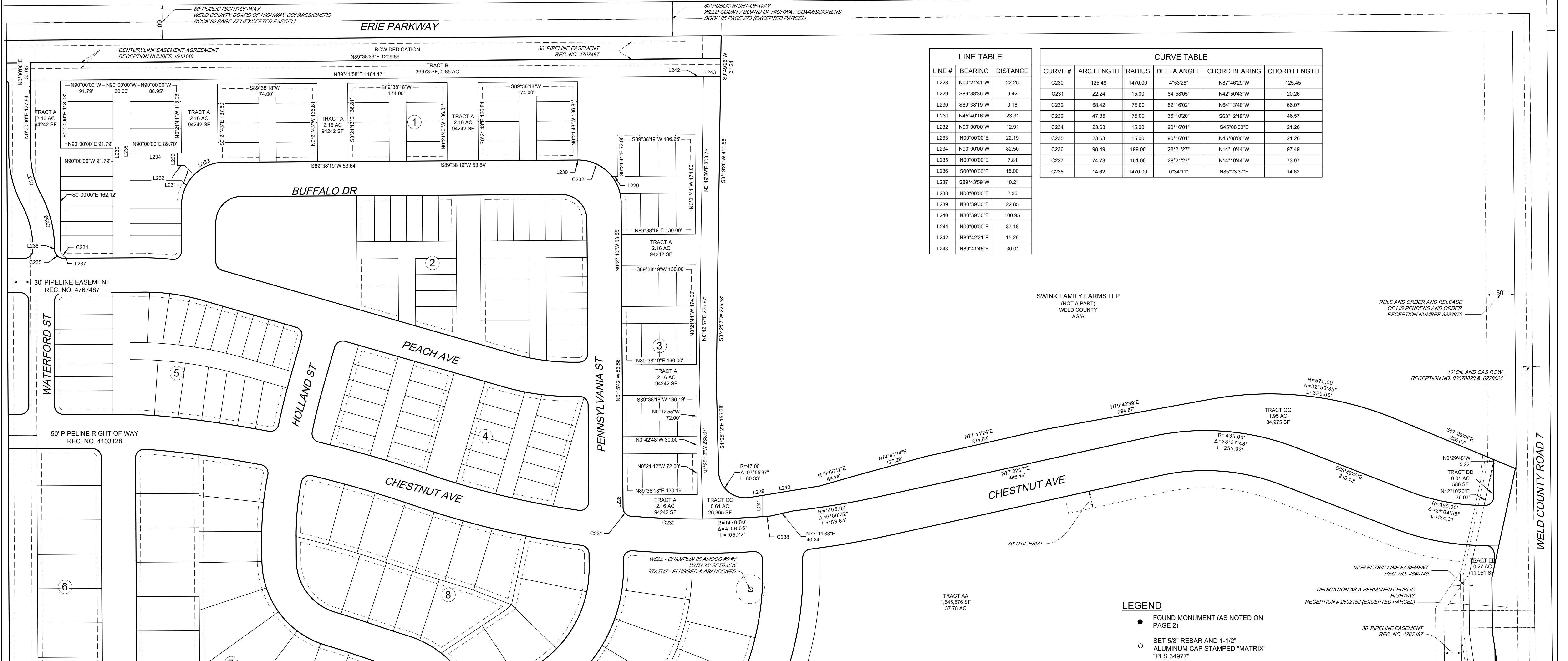


REVISION NO.	DATE
REV. 3	06.14.2022
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**SURVEYOR**  
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A PORTION OF THE EAST 1/2 OF SECTION 21, TOWNSHIP 1 NORTH,  
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO  
149.93 ACRES - 264 LOTS/33 TRACTS  
PP-001297-2021



LINE #	BEARING	DISTANCE
L228	N00°21'41"W	22.25
L229	S89°38'36"W	9.42
L230	S89°38'19"W	0.16
L231	N45°40'16"W	23.31
L232	N90°00'00"W	12.91
L233	N00°00'00"E	22.19
L234	N90°00'00"W	82.50
L235	N00°00'00"E	7.81
L236	S00°00'00"E	15.00
L237	S89°43'59"W	10.21
L238	N00°00'00"E	2.36
L239	N80°39'30"E	22.85
L240	N80°39'30"E	100.95
L241	N00°00'00"E	37.18
L242	N89°42'21"E	15.26
L243	N89°41'45"E	30.01

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C230	125.48	1470.00	4°53'28"	N87°46'29"W	125.45
C231	22.24	15.00	84°58'05"	N42°50'43"W	20.26
C232	68.42	75.00	52°16'02"	N64°13'40"W	66.07
C233	47.35	75.00	36°10'20"	S63°12'18"W	46.57
C234	23.63	15.00	90°16'01"	S45°08'00"E	21.26
C235	23.63	15.00	90°16'01"	N45°08'00"W	21.26
C236	98.49	199.00	28°21'27"	N14°10'44"W	97.49
C237	74.73	151.00	28°21'27"	N14°10'44"W	73.97
C238	14.62	1470.00	0°34'11"	N85°23'37"E	14.62

SWINK FAMILY FARMS LLP  
(NOT A PART)  
WELD COUNTY  
AGIA

RULE AND ORDER AND RELEASE  
OF LIS PENDENS AND ORDER  
RECEPTION NUMBER 3633870

10' OIL AND GAS ROW  
RECEPTION NO. 02078820 & 0278821

15' ELECTRIC LINE EASEMENT  
REC. NO. 4840140

DEDICATION AS A PERMANENT PUBLIC  
HIGHWAY  
RECEPTION # 2502152 (EXCEPTED PARCEL)

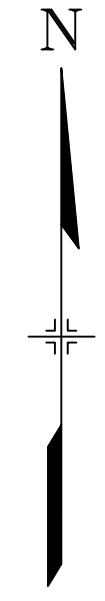
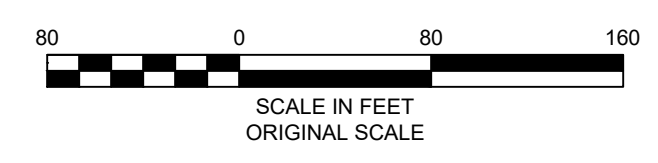
30' PIPELINE EASEMENT  
REC. NO. 4767487

**LEGEND**

- FOUND MONUMENT (AS NOTED ON PAGE 2)
- SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" PLS 34977"
- 23 XXXX SQ FT  
X.XX AC LOT / TRACT NAME AND AREA
- ① BLOCK NUMBER
- PLAT BOUNDARY
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- LOT LINE
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SHEET 12 OF 12

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**SURVEYOR**

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