

# ERIE HIGHLANDS FILING NO. 18

A REPLAT OF ALL OF TRACTS X AND QQ, ERIE HIGHLANDS FILING NO. 16  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH,  
 RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.  
 10.699 ACRES - 116 LOTS, 12 TRACTS  
 FP-001483-2022

## CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF TRACTS X AND QQ, ERIE HIGHLANDS FILING NO. 16 RECORDED ON JANUARY 13, 2021 AT RECEPTION NO. 4670781 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING AN AREA OF 10.699 ACRES, (466,072 SQUARE FEET), MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A 116 LOTS, 10 TRACTS, RIGHT-OF-WAY, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **ERIE HIGHLANDS FILING NO. 18**. THE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN OF ERIE, COLORADO, AND THE PUBLIC, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.

**OWNER:** CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ ) SS.

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

BY \_\_\_\_\_ AS \_\_\_\_\_ OF CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## GENERAL NOTES

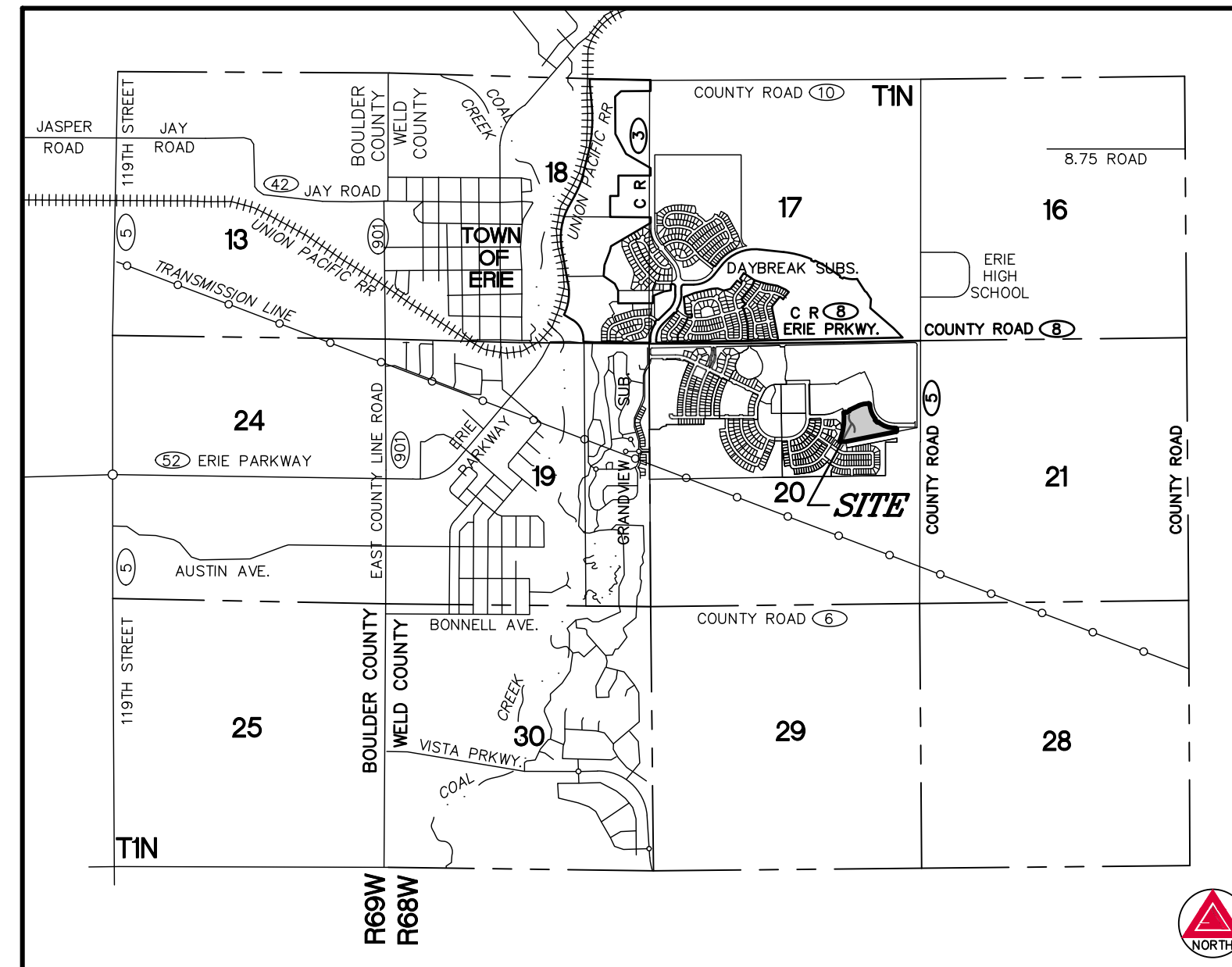
- THE FIELD WORK FOR THIS PLAT WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON JUNE 5, 2018.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- ADJACENT CITY ZONING BASED ON TOWN OF ERIE ZONING MAP WITH A REVISION DATE OF 02/17/2017. COUNTY ZONING INFORMATION FROM COUNTY WEBSITE ZONING MAP APPLICATION ACCESSED 08/15/2017.
- 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.
- NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN STEWART TITLE GUARANTY COMPANY COMMITMENT FILE NO. 21000310979, REVISION NO. 1, WITH AN EFFECTIVE DATE OF SEPTEMBER 01, 2021 AT 5:30 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- PLEASE REFER TO THE ENCANA SURFACE USE AGREEMENT RECORDED UNDER RECEPTION NO. 3982954 FOR ALL SETBACK AND USE RESTRICTIONS.
- PLEASE REFER TO THE KERR-MCGEE SURFACE USE AGREEMENT RECORDED UNDER RECEPTION NO. 3952706 FOR ALL SETBACK AND USE RESTRICTIONS.
- RESERVED TEMPORARY CONSTRUCTION AND PIPE LINE EASEMENTS ARE SHOWN HEREON BASED ON GRAPHICAL REPRESENTATION OF EXHIBIT D WITHIN THE SURFACE USE AGREEMENT RECORDED UNDER RECEPTION NO. 3952706.
- THE PROPERTY WITHIN THE ERIE HIGHLANDS FILING NO. 18 IS SUBJECT TO A PERMANENT AVIGATION EASEMENT AS DESCRIBED WITHIN THE AGREEMENT RECORDED UNDER RECEPTION NO. 3984166.
- BASIS OF BEARINGS:** THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, ASSUMED TO BEAR SOUTH 88°48'06" WEST, A DISTANCE OF 2648.24 FEET; MONUMENTED AT THE NORTH QUARTER CORNER OF SECTION 20 BY A NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "LS 28258" IN A MONUMENT BOX, AND MONUMENTED AT THE NORTHEAST CORNER OF SECTION 20 BY A NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "PLS 23501" IN A MONUMENT BOX.
- FLOODPLAIN:** BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 08013C0442J, PANEL 442 OF 615 (PER INDEX MAP NO. 08013CIND2B DATED DECEMBER 18, 2012 PANEL 442 WAS NOT PRINTED) THE SUBJECT PROPERTY LIES WITHIN "ZONE X", BEING DEFINED AS "OTHER AREAS ... DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- TRACTS A THROUGH J AS SHOWN HEREON ARE PUBLIC ACCESS, UTILITY, AND DRAINAGE EASEMENTS IN THEIR ENTIRETY.
- AS PART OF THIS FINAL PLAT, AN ALTERNATIVE EQUIVALENT COMPLIANCE IS GRANTED FOR SECTION 10.6.7.f.c.ii(A) FOR BLOCK 2, LOT 7 TO FRONT ON A GREEN COURT WITH A WIDTH OF 24 FEET.

## SHEET INDEX

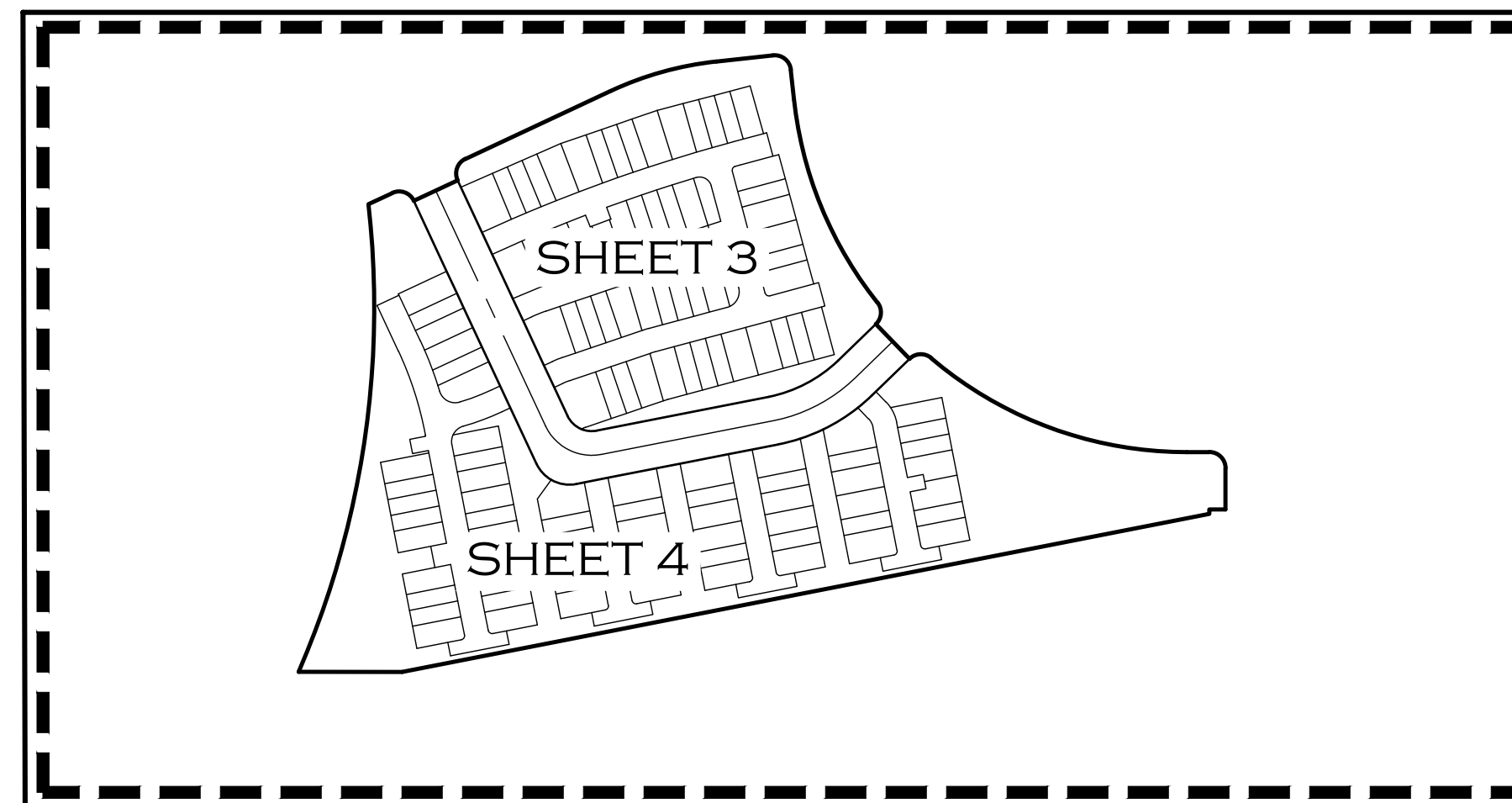
SHEET 1 - COVER, LEGAL DESCRIPTION, NOTES, VICINITY MAP

SHEET 2 - OVERALL BOUNDARY

SHEETS 3 - 4 DETAILED LOT INFORMATION



VICINITY MAP  
 SCALE: 1"=3000'



KEY MAP  
 1"=200'

TRACT SUMMARY TABLE			
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE
TRACT A	9,195	0.211	PUBLIC ACCESS, LANDSCAPING, UTILITY, DRAINAGE
TRACT B	28,011	0.643	PUBLIC ACCESS, UTILITY, DRAINAGE
TRACT C	37,960	0.871	PUBLIC ACCESS, LANDSCAPING, UTILITY, DRAINAGE
TRACT D	17,995	0.413	PUBLIC ACCESS, UTILITY, DRAINAGE
TRACT E	118,588	2.722	LANDSCAPING, PUBLIC ACCESS, UTILITY, DRAINAGE
TRACT F	6,069	0.139	PUBLIC ACCESS, UTILITY, DRAINAGE
TRACT G	6,069	0.139	PUBLIC ACCESS, UTILITY, DRAINAGE
TRACT H	7,602	0.175	PUBLIC ACCESS, UTILITY, DRAINAGE
TRACT I	982	0.023	PUBLIC ACCESS, LANDSCAPING, UTILITY, DRAINAGE
TRACT J	1,022	0.023	PUBLIC ACCESS, LANDSCAPING, UTILITY, DRAINAGE
TRACT K	921	0.021	PUBLIC ACCESS, LANDSCAPING, UTILITY, DRAINAGE

LAND SUMMARY CHART			
TYPE	AREA (S.F.)	AREA (AC.)	% OF TOTAL AREA
LOTS (116)	182,666	4.194	39.19%
TRACTS (11)	234,414	5.380	50.30%
PUBLIC ROW	48,993	1.125	10.51%
<b>TOTAL</b>	<b>466,073</b>	<b>10.699</b>	<b>100%</b>

## TITLE VERIFICATION CERTIFICATE:

WE, STEWART 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 FOLLOWS:

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

STATE OF COLORADO )

) SS.

COUNTY OF \_\_\_\_\_ )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

BY \_\_\_\_\_ AS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

## PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE:

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING AND DEVELOPMENT DIRECTOR

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

PLANNING AND DEVELOPMENT DIRECTOR \_\_\_\_\_

## BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS PLAT IS TO BE KNOWN AS ERIE HIGHLANDS FILING NO. 18 AND IS APPROVED AND ACCEPTED BY

RESOLUTION NO. \_\_\_\_\_, PASSED AND ADOPTED AT

A MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025.

MAYOR: \_\_\_\_\_

ATTEST: \_\_\_\_\_

TOWN CLERK

## SURVEYORS CERTIFICATE:

I, ANTHONY K. PEALL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A FIELD SURVEY MADE ON FEBRUARY 21, 2018, 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 MUNICIPAL CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #38636  
 ANTHONY K. PEALL  
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
 300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122



<p>300 East Mineral Ave., Suite 1                  Littleton, Colorado 80122                  Phone: (303) 713-1898                  Fax: (303) 713-1897                  www.aztecconsultants.com</p>	REVISIONS			DATE OF PREPARATION:	2022-04-07
	DATE	DESCRIPTION	BY	SCALE:	NA
	7/13/2022	REVISE VICINITY MAP	TP		
	11/11/2022	ADDRESS TOWN COMMENTS	TP		
	01/23/2023	ADDRESS TOWN COMMENTS	TP		
01/09/2025	REMOVE TRACT ADJ. TO LOT 41 BLK 1	TP			
AzTec Proj. No.: 19317-26 - TOWN PROJECT NO.: FP-001483-2022				SHEET 1 OF 4	

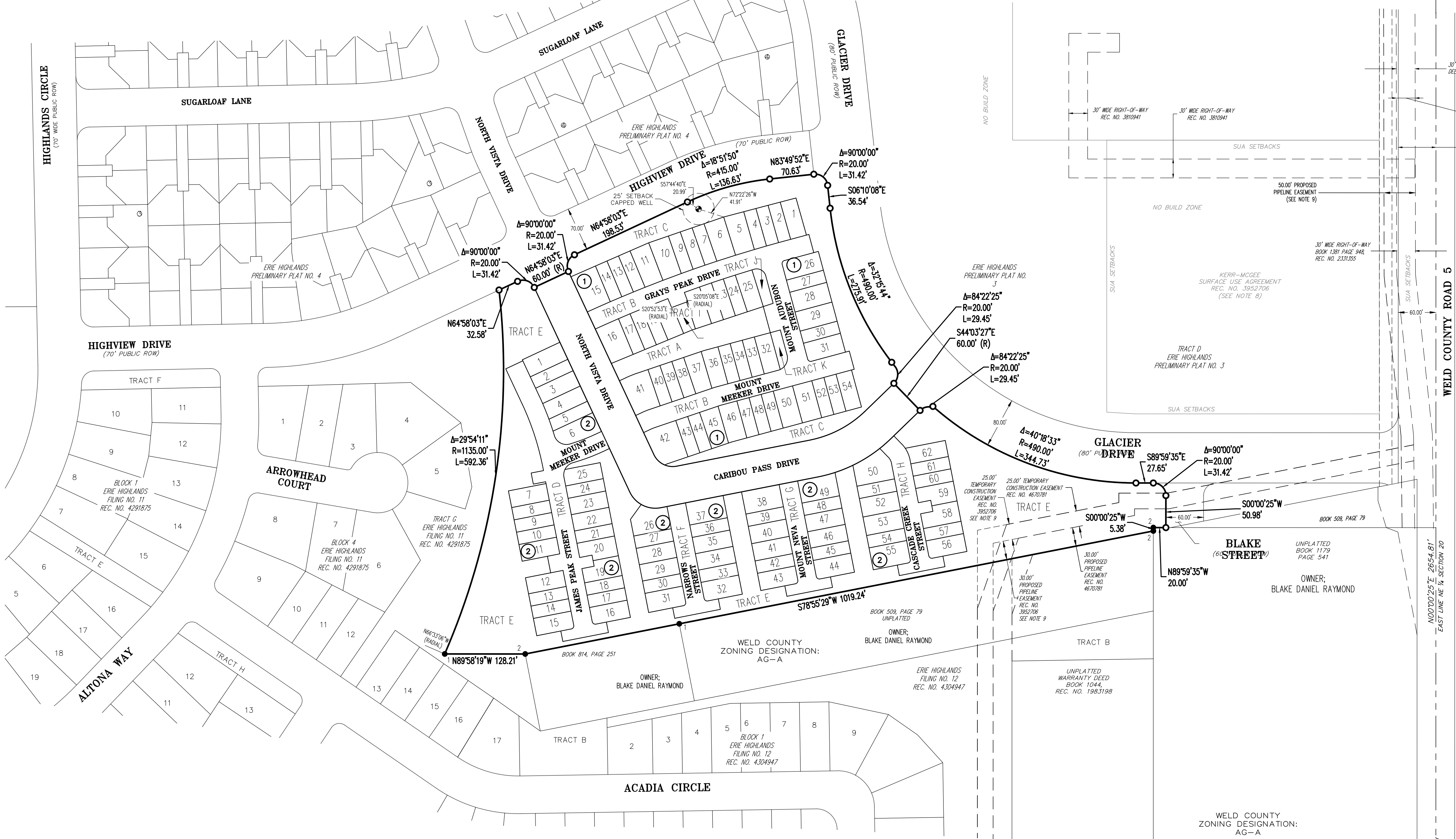
# ERIE HIGHLANDS FILING NO. 18

FP-001483-2022

NORTH 1/4 CORNER SECTION 20  
T.1N., R.68W., 6TH P.M.  
RECOVERED NO. 6 REBAR  
WITH 2-1/2" ALUMINUM CAP  
"LS 28258" IN A MONUMENT BOX

(BASIS OF BEARINGS)  
NORTH LINE NE 1/4 SECTION 20  
S88°48'06"W 2648.24'

NE CORNER SECTION 20  
T.1N., R.68W., 6TH P.M.  
RECOVERED NO. 6 REBAR WITH  
2-1/2" ALUMINUM CAP "PLS  
23501" IN A MONUMENT BOX



LEGEND	
	RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
	SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38636"
	RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
	RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 28286"
	R.O.W. RIGHT-OF-WAY
	(R) RADIAL
	(NR) NON RADIAL
	UE UTILITY EASEMENT
	AE ACCESS EASEMENT

CENTER 1/4 CORNER  
SECTION 20 T.1N., R.68W.,  
6TH P.M. RECOVERED NO. 6  
REBAR WITH 2-1/2"  
ALUMINUM CAP "PLS 28258"

SOUTH LINE NE 1/4 SECTION 20  
S89°05'07"W 2637.91'

EAST 1/4 CORNER SECTION 20  
T.1N., R.68W., 6TH P.M.  
RECOVERED NO. 6 REBAR WITH  
3-1/4" ALUMINUM CAP  
"PLS 26606" IN A MONUMENT BOX

**AZTEC**  
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
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www.aztecconsultants.com

AzTec Proj. No.: 19317-26 - TOWN PROJECT NO.: FP-001483-2022

DATE OF PREPARATION: 2022-04-07

SCALE: 1" = 80'

SHEET 2 OF 4

# ERIE HIGHLANDS FILING NO. 18

FP-001483-2022

**LEGEND**

- RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38636"
- RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 28286"

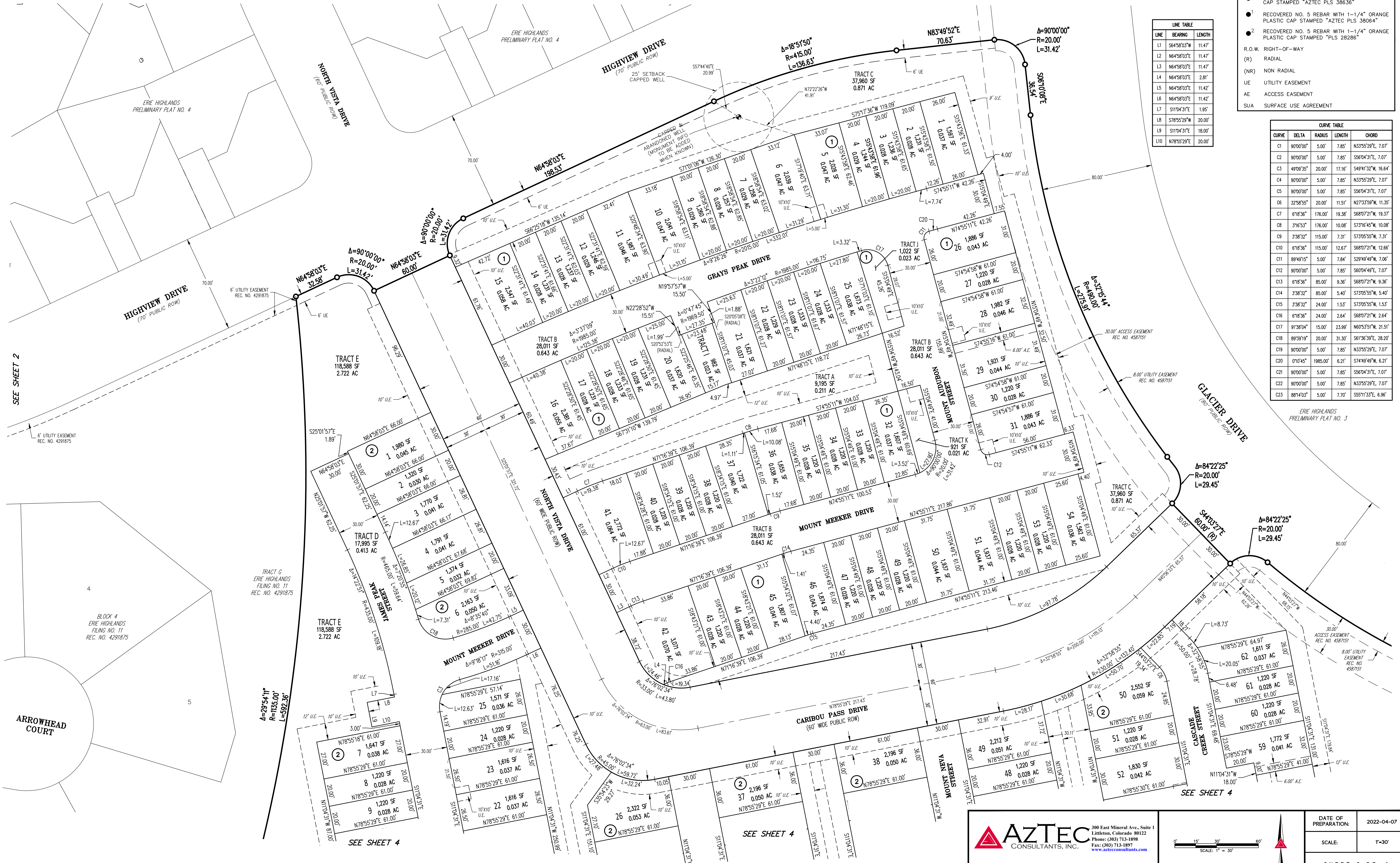
R.O.W. RIGHT-OF-WAY  
(R) RADIAL  
(NR) NON RADIAL  
UE UTILITY EASEMENT  
AE ACCESS EASEMENT  
SUA SURFACE USE AGREEMENT

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S64°58'03"W	11.47'
L2	N64°58'03"E	11.47'
L3	N64°58'03"E	11.47'
L4	N64°58'03"E	2.81'
L5	N64°58'03"E	11.42'
L6	N64°58'03"E	11.42'
L7	S11°04'31"E	1.95'
L8	S78°55'29"W	20.00'
L9	S11°04'31"E	18.00'
L10	N78°55'29"E	20.00'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	90°00'00"	5.00'	7.85'	N33°55'29"E, 7.07'
C2	90°00'00"	5.00'	7.85'	S56°04'31"E, 7.07'
C3	49°09'35"	20.00'	17.16'	S49°41'32"W, 16.64'
C4	90°00'00"	5.00'	7.85'	N33°55'29"E, 7.07'
C5	90°00'00"	5.00'	7.85'	S56°04'31"E, 7.07'
C6	32°58'55"	20.00'	11.51'	N27°33'59"W, 11.35'
C7	67°18'36"	176.00'	19.38'	S68°07'21"W, 19.37'
C8	37°16'53"	176.00'	10.08'	S73°16'45"W, 10.08'
C9	37°38'32"	115.00'	7.31'	S73°05'55"W, 7.31'
C10	67°18'36"	115.00'	12.67'	S68°07'21"W, 12.66'
C11	89°49'15"	5.00'	7.84'	S29°49'49"W, 7.06'
C12	90°00'00"	5.00'	7.85'	S60°04'49"E, 7.07'
C13	67°18'36"	85.00'	9.36'	S68°07'21"W, 9.36'
C14	37°38'32"	85.00'	5.40'	S73°05'55"W, 5.40'
C15	37°38'32"	24.00'	1.53'	S73°05'55"W, 1.53'
C16	67°18'36"	24.00'	2.64'	S68°07'21"W, 2.64'
C17	91°38'04"	15.00'	23.99'	N60°53'51"W, 21.51'
C18	89°39'19"	20.00'	31.30'	S61°36'39"E, 28.20'
C19	90°00'00"	5.00'	7.85'	N33°55'29"E, 7.07'
C20	07°04'45"	1985.00'	6.21'	S74°48'49"W, 6.21'
C21	90°00'00"	5.00'	7.85'	S56°04'31"E, 7.07'
C22	90°00'00"	5.00'	7.85'	N33°55'29"E, 7.07'
C23	88°14'03"	5.00'	7.70'	S51°13'37"E, 6.96'



SEE SHEET 2

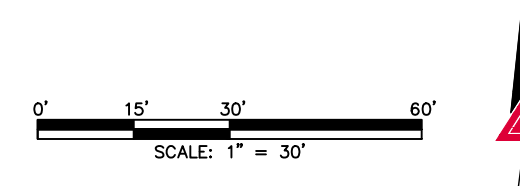
SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

**AZTEC**  
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DATE OF PREPARATION:	2022-04-07
SCALE:	1"=30'
SHEET 3 OF 4	

AzTec Proj. No.: 19317-26 - TOWN PROJECT NO.: FP-001483-2022

# ERIE HIGHLANDS FILING NO. 18

FP-001483-2022

SEE SHEET 3

NOTE: SEE SHEET 3 FOR LINE AND CURVE TABLES

SEE SHEET 3

TRACT G  
ERIE HIGHLANDS  
FILING NO. 11  
REC. NO. 4291875

TRACT E  
118,588 SF  
2.722 AC

A=29°54'11"  
R=1135.00'  
L=592.36'

TRACT E  
118,588 SF  
2.722 AC

TRACT G  
ERIE HIGHLANDS  
FILING NO. 11  
REC. NO. 4291875

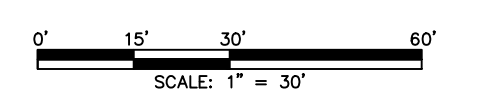
BOOK 814, PAGE 251  
OWNER:  
BLAKE DANIEL RAYMOND

ERIE HIGHLANDS  
FILING NO. 12  
REC. NO. 4304947

WELD COUNTY  
ZONING DESIGNATION:  
AG-A

OWNER:  
BLAKE DANIEL RAYMOND

LEGEND	
	RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
	SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38636"
	RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
	RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 28286"
R.O.W.	RIGHT-OF-WAY
(R)	RADIAL
(NR)	NON RADIAL
UE	UTILITY EASEMENT
AE	ACCESS EASEMENT



DATE OF PREPARATION:	2022-04-07
SCALE:	1"=30'
SHEET 4 OF 4	

AzTec Proj. No.: 19317-26 - TOWN PROJECT NO.: FP-001483-2022