

# NORTH WESTERLY MINOR SUBDIVISION

A RESUBDIVISION OF TRACT B, NORTH WESTERLY ANNEXATION SUBDIVISION  
A PORTION OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 68 WEST,  
6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
105.7333 ACRES - 1 TRACT / 1 LOT  
SUB2024-00004

**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:

BEING ALL OF TRACT B, NORTH WESTERLY ANNEXATION SUBDIVISION, A SUBDIVISION RECORDED AT RECEPTION NUMBER 4925422, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 4,605,741 SQUARE FEET, OR 105.7333 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF NORTH WESTERLY MINOR SUBDIVISION.

**OWNER:**

NORTH WESTERLY OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

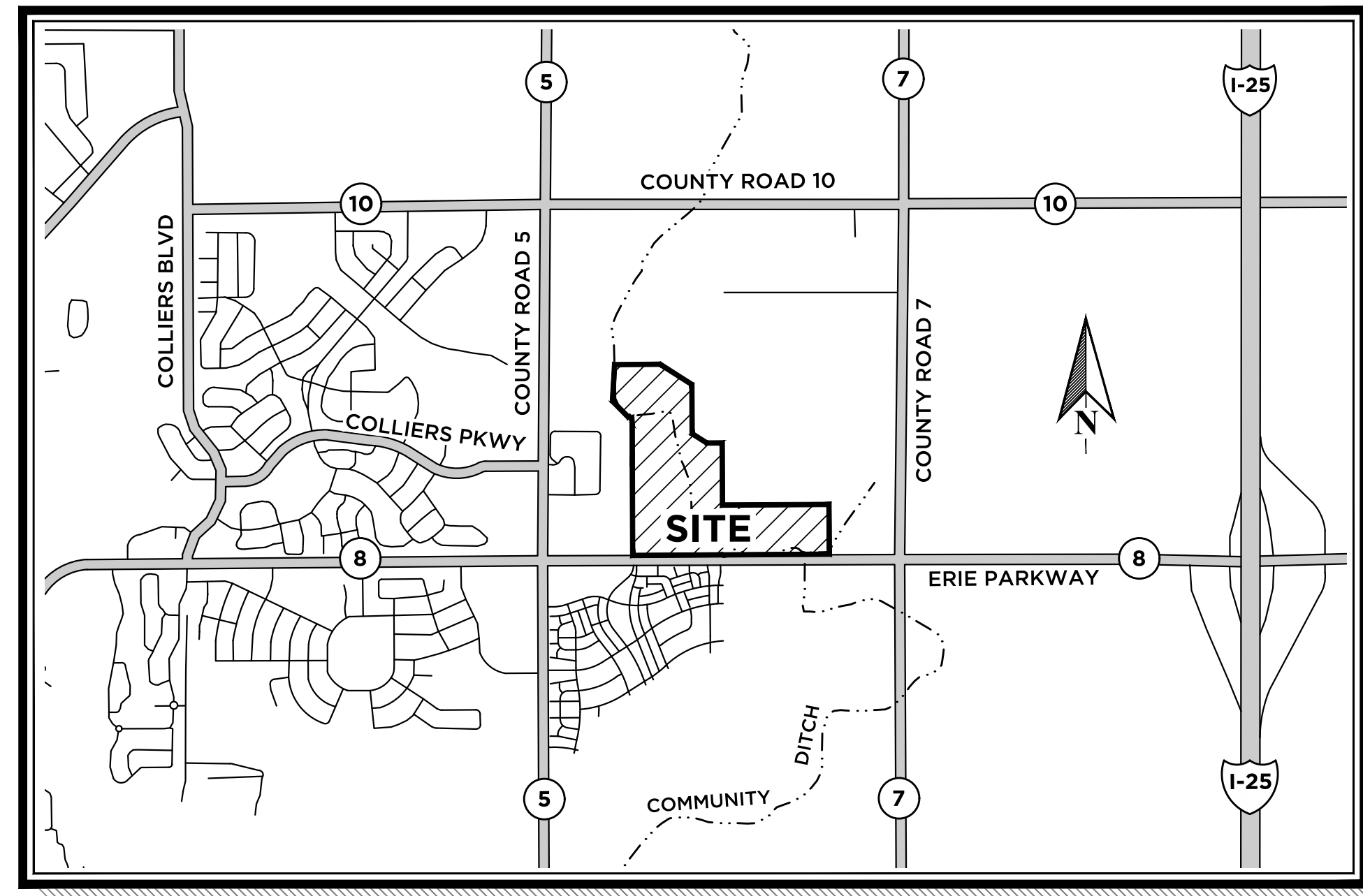
TITLE: \_\_\_\_\_

STATE OF COLORADO )  
 ) SS.

COUNTY OF \_\_\_\_\_ )  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

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

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_



**VICINITY MAP**  
1" = 2000'

**GENERAL NOTES:**

1. BASIS OF BEARINGS: BEARINGS ARE NAD 83 (2011) (EPOCH: 2010.0000), COLORADO STATE PLANE NORTH ZONE 0501 AND BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16 BEING S 89°38'36" W AND IS MONUMENTED AS SHOWN HERON.
2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS PLAT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S CERTIFICATE SHOWN HEREON.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY KT ENGINEERING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT OR TO VERIFY THE DESCRIPTION HEREON, OR THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR EASEMENTS OF RECORD.
4. KT ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS RECORDED/UNRECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE INSURANCE COMMITMENT(S) MAY DISCLOSE. FIDELITY NATIONAL TITLE FILE NO. 100-00502547-201-T21 AMENDMENT 1, COMMITMENT DATE: AUGUST 27, 2024 WAS RELIED UPON FOR THIS MINOR SUBDIVISION.
5. THE LINEAL UNITS USED ON THIS SURVEY ARE U.S. SURVEY FEET, THE BEARINGS ARE IN DEGREES-MINUTES-SECONDS.
6. DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A UNITED STATES (U.S.) FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
7. ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP NO. 08123C2070E, EFFECTIVE: JANUARY 20, 2016 NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YR FLOODPLAIN.
8. A NON-EXCLUSIVE 50-FOOT ACCESS EASEMENT UPON, OVER AND ACROSS TRACT A, AS SHOWN HEREIN AND IDENTIFIED AS 50' ACCESS EASEMENT, IS GRANTED TO THE BENEFIT OF THE OWNER OF LOT 1 AND THEIR SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS TO AND FROM LOT 1 AND THE PUBLIC RIGHT-OF-WAY.

LAND SUMMARY CHART		
TYPE	AREA (ACRES)	% OF TOTAL
TRACT (FUTURE DEVELOPMENT)	101.0845 AC	95.6%
NON-RESIDENTIAL LOT	4.6488 AC	4.4%
<b>TOTAL</b>	<b>105.7333 AC</b>	<b>100%</b>

**TITLE VERIFICATION CERTIFICATE:**

WE FIDELITY NATIONAL, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE OWNERS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

FIDELITY NATIONAL  
BY: \_\_\_\_\_ DATE \_\_\_\_\_

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

ATTEST:

SECRETARY/TREASURER

STATE OF COLORADO )  
 ) SS.

COUNTY OF \_\_\_\_\_ )  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

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

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I, CHRISTOPHER H. McELVAIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 02/06/2023, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHRISTOPHER H. McELVAIN  
FOR AND ON BEHALF OF KT ENGINEERING, L.L.C.  
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #36561

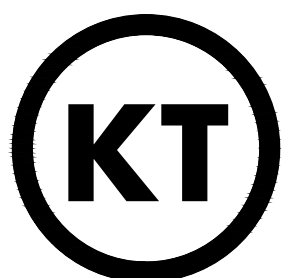
**PLANNING & DEVELOPMENT APPROVAL CERTIFICATE:**

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

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PLANNING AND DEVELOPMENT DIRECTOR

DATE SUBMITTED: <b>08.29.2024</b>	
REVISION NO.	DATE
1	10/09/24
2	11/15/24
3	12/12/24
PREPARED FOR: <b>SOUTHERN LAND COMPANY</b> 1225 17TH ST, SUITE 2420 DENVER, CO 80202 720.531.8924	
SCALE: N.T.S.	JOB NO: 0099-2216
BY: KPT	
<b>SHEET 1 OF 2</b>	

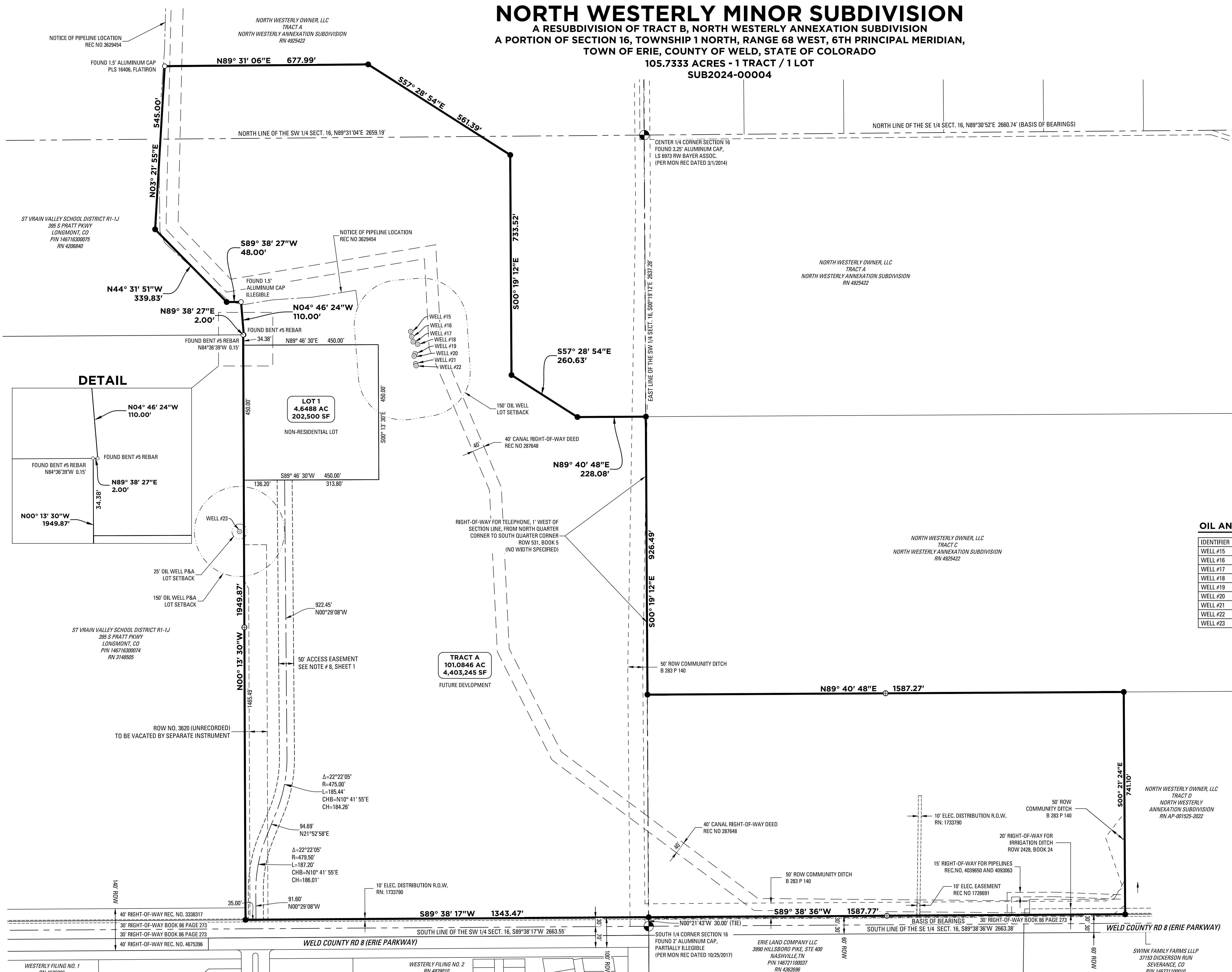


**KT ENGINEERING**  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

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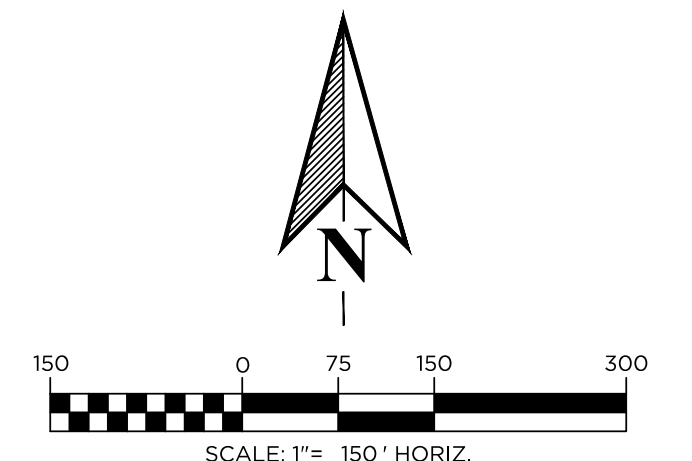
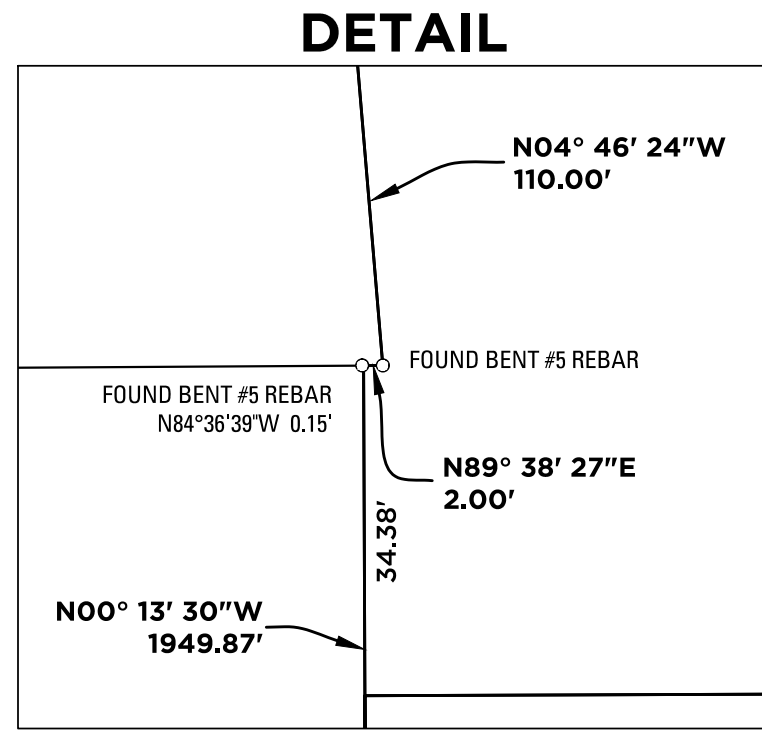


**LEGEND:**

- SECTION CORNER
- FOUND PROPERTY PIN AS DESCRIBED
- 
- 
- OIL & GAS WELL HEAD
- SECTION LINE
- EASEMENT LINE
- BOUNDARY
- OIL WELL SETBACK

**OIL AND GAS WELL HEAD INFORMATION TABLE:**

IDENTIFIER	WELL NAME	WELL STATUS	LOCATION SOURCE
WELL #15	STATE #22-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #16	STATE #11-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #17	STATE #25-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #18	STATE #12-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #19	STATE #33-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #20	STATE #13-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #21	STATE #35-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #22	STATE #14-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #23	STATE OF CO. AL #2	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS



DATE SUBMITTED:  
**08.29.2024**

REVISION NO.	DATE
1	10/03/24
2	11/15/24
3	12/12/24

PREPARED FOR:  
**SOUTHERN LAND COMPANY**  
1225 17TH ST, SUITE 2420  
DENVER, CO 80202  
720.531.8924

SCALE: 1"=150'  
JOB NO: 0099-2216  
BY: KPT

**SHEET 2 OF 2**

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ARVADA, CO 80002  
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J:\0099-2216 SURVEY\PLAT\MINOR PLAT DRAWINGS\PLAT SHEETS\216-MINOR-PLAT-SHEETS-TRACT 5A.dwg