

SPRING HILL PRELIMINARY PLAT

A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
299.512 ACRES – 632 LOTS / 49 TRACTS
PP-001264-2021

DEDICATION STATEMENT:

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

TRACT B, SPRING HILL MINOR SUBDIVISION
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

SUBORDINATELY DESCRIBED AS:

A PARCEL OF LAND BEING A PART OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 6, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 36053, WHENCE THE NORTHEAST CORNER OF SAID SECTION 6 BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP SET BY PLS 25937 IS ASSUMED TO BEAR NORTH 88°46'59" EAST, A DISTANCE OF 2642.32 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°52'52" WEST, A DISTANCE OF 100.07 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, TO THE POINT OF BEGINNING;

THENCE NORTH 88°46'59" EAST, A DISTANCE OF 567.39 FEET;

THENCE SOUTH 17°59'14" WEST, A DISTANCE OF 192.17 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 6721.00 FEET, A CENTRAL ANGLE OF 06°11'43", AN ARC LENGTH OF 726.73 FEET, THE CHORD OF WHICH BEARS SOUTH 26°55'48" WEST, A DISTANCE OF 726.38 FEET, TO A POINT OF NON-TANGENCY;

THENCE NORTH 89°32'30" EAST, A DISTANCE OF 610.45 FEET;

THENCE SOUTH 01°00'57" WEST, A DISTANCE OF 1019.29 FEET;

THENCE SOUTH 85°34'18" EAST, A DISTANCE OF 518.94 FEET;

THENCE NORTH 01°00'58" EAST, A DISTANCE OF 431.11 FEET;

THENCE SOUTH 89°16'08" EAST, A DISTANCE OF 44.21 FEET;

THENCE NORTH 11°59'32" EAST, A DISTANCE OF 320.16 FEET;

THENCE NORTH 26°06'42" EAST, A DISTANCE OF 358.66 FEET;

THENCE NORTH 26°39'43" EAST, A DISTANCE OF 242.96 FEET;

THENCE NORTH 50°25'08" EAST, A DISTANCE OF 84.05 FEET;

THENCE NORTH 70°51'22" EAST, A DISTANCE OF 60.26 FEET;

THENCE NORTH 52°57'56" EAST, A DISTANCE OF 83.63 FEET;

THENCE NORTH 36°35'09" EAST, A DISTANCE OF 137.73 FEET;

THENCE SOUTH 66°02'35" EAST, A DISTANCE OF 188.09 FEET;

THENCE SOUTH 50°07'33" EAST, A DISTANCE OF 98.34 FEET;

THENCE SOUTH 02°31'13" WEST, A DISTANCE OF 351.78 FEET;

THENCE SOUTH 89°44'32" EAST, A DISTANCE OF 388.42 FEET;

THENCE SOUTH 01°03'09" WEST, A DISTANCE OF 208.19 FEET;

THENCE SOUTH 56°41'17" WEST, A DISTANCE OF 215.90 FEET;

THENCE SOUTH 36°35'50" WEST, A DISTANCE OF 75.58 FEET;

THENCE SOUTH 19°07'03" WEST, A DISTANCE OF 137.44 FEET;

THENCE SOUTH 41°33'40" WEST, A DISTANCE OF 79.21 FEET;

THENCE SOUTH 60°12'44" WEST, A DISTANCE OF 170.91 FEET;

THENCE SOUTH 38°34'03" WEST, A DISTANCE OF 70.07 FEET;

THENCE SOUTH 15°44'21" WEST, A DISTANCE OF 139.99 FEET;

THENCE SOUTH 09°03'19" EAST, A DISTANCE OF 51.67 FEET;

THENCE SOUTH 42°36'24" EAST, A DISTANCE OF 446.86 FEET;

THENCE SOUTH 26°39'49" EAST, A DISTANCE OF 322.56 FEET;

THENCE SOUTH 08°56'07" EAST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 07°10'60" WEST, A DISTANCE OF 98.77 FEET;

THENCE SOUTH 31°53'16" EAST, A DISTANCE OF 138.71 FEET;

THENCE SOUTH 01°03'09" WEST, A DISTANCE OF 56.77 FEET;

THENCE SOUTH 00°59'17" WEST, A DISTANCE OF 2202.71 FEET;

THENCE SOUTH 89°42'02" WEST, A DISTANCE OF 359.78 FEET;

THENCE SOUTH 51°34'28" WEST, A DISTANCE OF 543.92 FEET;

THENCE SOUTH 89°42'29" WEST, A DISTANCE OF 1787.30 FEET;

THENCE SOUTH 89°49'37" WEST, A DISTANCE OF 1647.46 FEET;

THENCE NORTH 22°39'32" EAST, A DISTANCE OF 2365.40 FEET;

THENCE NORTH 67°22'25" WEST, A DISTANCE OF 50.05 FEET;

THENCE NORTH 22°40'00" EAST, A DISTANCE OF 59.87 FEET;

THENCE SOUTH 67°25'38" EAST, A DISTANCE OF 50.09 FEET;

THENCE SOUTH 80°16'24" EAST, A DISTANCE OF 443.23 FEET;

THENCE SOUTH 23°04'45" EAST, A DISTANCE OF 154.07 FEET;

THENCE SOUTH 00°15'05" EAST, A DISTANCE OF 124.61 FEET;

DEDICATION STATEMENT (CONTINUED):

THENCE SOUTH 33°30'03" EAST, A DISTANCE OF 134.90 FEET;

THENCE NORTH 57°53'03" EAST, A DISTANCE OF 139.02 FEET;

THENCE NORTH 64°37'40" EAST, A DISTANCE OF 57.31 FEET;

THENCE SOUTH 00°56'44" WEST, A DISTANCE OF 24.33 FEET;

THENCE NORTH 79°47'08" EAST, A DISTANCE OF 47.71 FEET;

THENCE SOUTH 81°35'52" EAST, A DISTANCE OF 136.58 FEET;

THENCE NORTH 58°49'22" EAST, A DISTANCE OF 77.11 FEET;

THENCE NORTH 30°51'37" EAST, A DISTANCE OF 131.96 FEET;

THENCE NORTH 04°53'46" WEST, A DISTANCE OF 73.50 FEET;

THENCE NORTH 27°55'32" WEST, A DISTANCE OF 195.02 FEET;

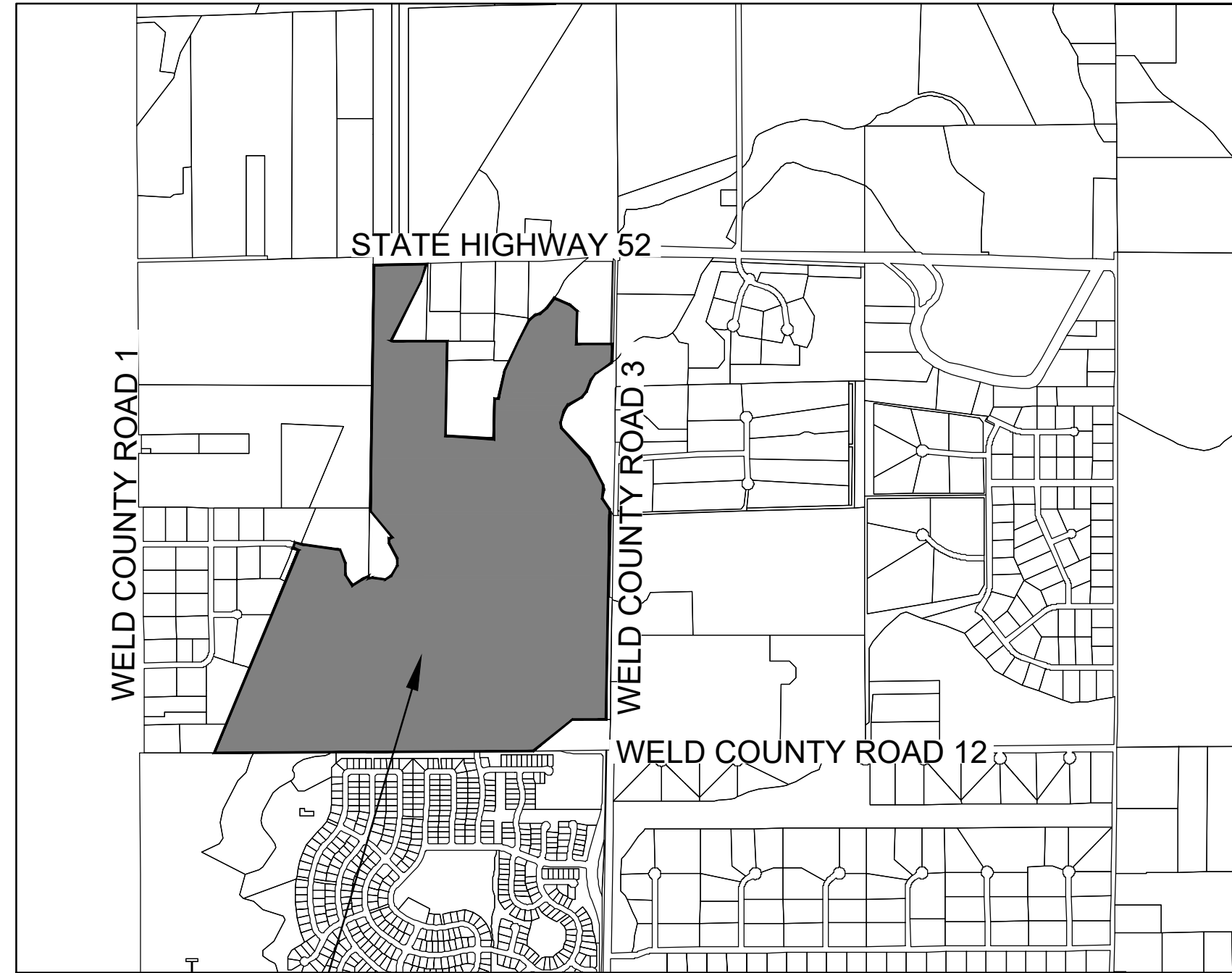
THENCE NORTH 03°00'47" EAST, A DISTANCE OF 42.18 FEET;

THENCE NORTH 46°58'00" EAST, A DISTANCE OF 37.17 FEET;

THENCE NORTH 39°21'31" WEST, A DISTANCE OF 372.62 FEET;

THENCE NORTH 00°52'52" EAST, A DISTANCE OF 2644.60 FEET, TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 13,046,735 SQUARE FEET OR 299.512 ACRES, MORE OR LESS.



PROPERTY
LOCATION

VICINITY MAP
SCALE: 1" = 1500'

NOTES:

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH QUARTER CORNER OF SECTION 6 BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION 1/4 T2N S31/T1N S6 2005 PLS 36053" IN A RANGE BOX, WHENCE THE NORTHEAST CORNER OF SAID SECTION 6 BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "T2N R68W 31/32/6/5 T1N 1993 LS 25937" IN A RANGE BOX IS ASSUMED TO BEAR NORTH 88°46'59" EAST, A DISTANCE OF 2642.32 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WESTWOOD PROFESSIONAL SERVICES, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WESTWOOD PROFESSIONAL SERVICES, INC. RELIED UPON COMMONWEALTH LAND TITLE INSURANCE COMPANY REPORT NUMBER H0642742-023-CN4-CN, HAVING AN EFFECTIVE DATE OF APRIL 16, 2021 AT 8:00 A.M.
4. BENCHMARK - THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING A 2-1/2" ALUMINUM CAP STAMPED "LS 23501 POWERS ELEV CO" HAVING A PUBLISHED ELEVATION OF 4983.02 FEET, NAVD 1988 DATUM, PER THE TOWN OF ERIE CONTROL MAP (JANUARY 25, 2004 REVISION)
5. THE PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREAS HAVING ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 08123C2060E, EFFECTIVE JANUARY 20, 2016, PANEL 0850730025F EFFECTIVE AUGUST 18, 2004 AND ALSO LOCATED WITHIN FLOOD HAZARD AREAS HAVING ZONE DESIGNATION "A." ZONE "X" IS DEFINED AS BEING "AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ZONE "A" IS DEFINED 1% ANNUAL CHANCE FLOOD HAZARD.
6. 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.
7. 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.
8. ENCUMBRANCES TO RECORDED LOTS AND ASSOCIATED HOUSE CONSTRUCTION PERMITS RELATED TO FUTURE OIL AND GAS FACILITIES SHALL BE MANAGED PER THE EXECUTED SURFACE USE AGREEMENTS.
9. DUE TO THE PROXIMITY OF THE PROPERTY TO THE PARKLAND ESTATES AIRPORT, THERE WILL BE AIRCRAFT PASSING OVER THE PROPERTY. AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACTS ON THE PROPERTY. AIRCRAFT MAY CROSS PROPERTY AT LOW ALTITUDE IN ACCORDANCE WITH FAA REGULATIONS. THE FREQUENCY OF AIRCRAFT PASSING OVER THE PROPERTY MAY INCREASE IN THE FUTURE. THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS SPECIFICALLY ACKNOWLEDGE THE RIGHT OF PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE TOWN OF ERIE FOR AIRCRAFT OPERATIONS.
10. BLANKET UTILITY EASEMENTS ARE ARE HEREBY DEDICATED OVER AND ACROSS ALL TRACTS FOR THE THE PURPOSE OF UNITED POWER.
11. BLANKET PUBLIC ACCESS EASEMENTS ARE HEREBY DEDICATED OVER AND ACROSS ALL TRACTS FOR THE PURPOSE OF ACCESS AND MAINTENANCE OF SIDEWALK.
12. BLANKET DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE TOWN OF ERIE OVER AND ACROSS ALL TRACTS.

OIL AND GAS NOTES:

1. OIL AND GAS WELLS AND PRODUCTION FACILITIES SHALL BE ABANDONED AND RECLAIMED BEFORE APPROVAL OF A FINAL PLAT. THE FOLLOWING SHALL BE COMPLETED BEFORE APPROVAL IS GRANTED BY THE TOWN:
 - a. A LETTER OF CONFIRMATION FROM THE STATE SHALL BE SUBMITTED TO THE TOWN REGARDING THE COMPLETION OF THE ABANDONMENT AND RECLAMATION PROCESS IN ACCORDANCE WITH STATE LAW AND COGCC REGULATIONS.
 - b. RECORDED DOCUMENTATION OF ABANDONMENT OF EASEMENTS ASSOCIATED WITH THE WELL SHALL BE SUBMITTED TO THE TOWN.
2. CAPPED WELLHEADS SHALL BE IDENTIFIED BY A CONCRETE AND BRASS MONUMENT THAT WILL BE RECORDED AND NOTED ON THE FINAL PLAT.
3. ALL SUBDIVISIONS WITH WELLHEADS ABANDONED AND RECLAIMED IN ACCORDANCE WITH STATE LAW AND COGCC REGULATIONS SHALL USE THE FOLLOWING STANDARDS TO PLAT LOTS AND STREETS:
 - a. STREETS MAY BE PLATTED OVER ABANDONED WELLHEADS IF CONFLICTS DO NOT OCCUR WITH INFRASTRUCTURE REQUIREMENTS WITHIN THE STREET.
 - b. A NON-RESIDENTIAL LOT MAY CONTAIN AN ABANDONED WELLHEAD. THE PLAT SHALL IDENTIFY A BUILDING SETBACK OF 25 FEET FROM THE MONUMENTED ABANDONED WELLHEAD.
 - c. RESIDENTIAL LOTS 1 ACRE OR LARGER MAY PLAT OVER AN ABANDONED WELLHEAD. THE PLAT SHALL IDENTIFY A BUILDING SETBACK OF 25 FEET FROM THE MONUMENTED ABANDONED WELLHEAD.
 - d. ABANDONED WELLHEADS, AND THE REQUIRED SETBACK SURROUNDING THE ABANDONED WELLHEAD, SHALL NOT BE LOCATED IN SINGLE-FAMILY LOTS UNDER 1 ACRE IN SIZE.
 - e. ABANDONED WELLHEADS, AND THE REQUIRED SETBACK SURROUNDING THE ABANDONED WELLHEAD, SHALL NOT BE LOCATED IN MULTI-FAMILY LOTS.
 - f. IN SUBDIVISIONS WHERE AN ABANDONED WELLHEAD CANNOT BE PLACED IN A STREET OR LOT MEETING THE STANDARDS OF THIS SUBSECTION, THE ABANDONED WELLHEAD SHALL BE PLACED IN A TRACT. THE ABANDONED WELLHEAD AND REQUIRED SETBACK SURROUNDING THE ABANDONED WELLHEAD MAY NOT BE LOCATED IN A PARK.

Westwood

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LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL LOTS	89.608 AC.	29.92%
TRACTS	166.035 AC.	55.44%
PUBLIC ROW	43.869 AC.	14.64%
TOTAL	299.512 AC.	100%

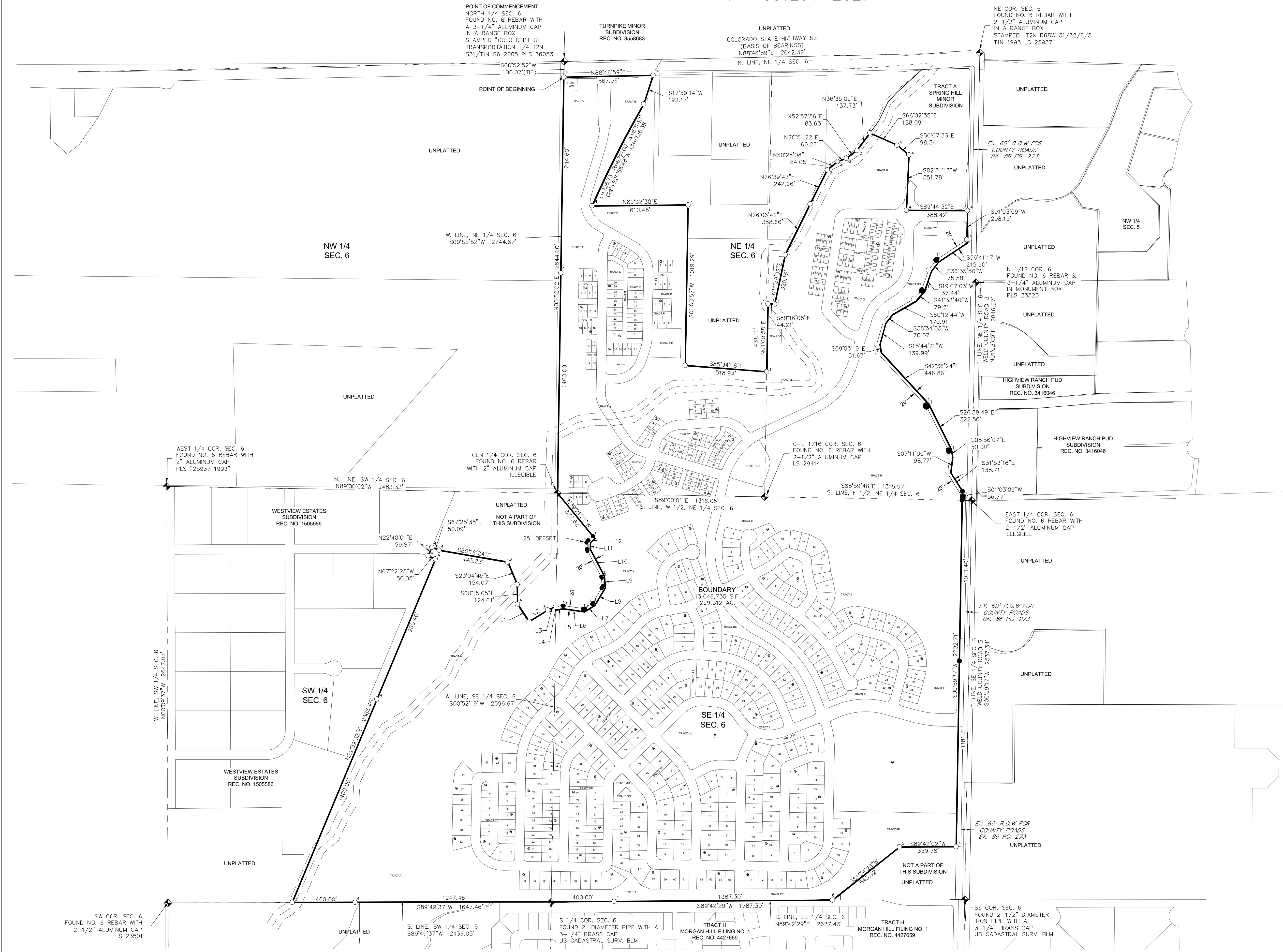
OPEN SPACE & PARK DEDICATION REQUIREMENTS		
PUBLIC DEDICATIONS	REQUIRED BY UDC (ACRES)	PROPOSED FOR SPRING HILL (ACRES)
POCKET PARKS (.5 AC/1000 RES)	0.83 AC.	3.987 AC.
NEIGHBORHOOD PARK (3 AC/1000 RES)	4.97 AC.	CASH-IN-LIEU
COMMUNITY PARK (5 AC/1000 RES)	8.29 AC.	COLLECTED VIA IMPACT FEES
OPEN SPACE (17 AC/1000 RES)	28.2 AC.	32.066 AC.

TRACT SUMMARY TABLE				
TRACT	AREA	USE	OWNERSHIP	MAINTENANCE
A	71.059 AC	OPEN SPACE / UTILITIES / DRAINAGE / SPINE TRAIL	METRO DISTRICT	METRO DISTRICT
B	29.232 AC	OPEN SPACE / UTILITIES / DRAINAGE / SPINE TRAIL	METRO DISTRICT	METRO DISTRICT
C	0.083 AC	PRIVATE ACCESS / UTILITIES	METRO DISTRICT	METRO DISTRICT
D	0.258 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
E	0.190 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
F	0.384 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
G	1.821 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
H	36.433 AC	DEDICATED OPEN SPACE / SPINE TRAIL	TOWN OF ERIE	TOWN OF ERIE
I	0.074 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
J	0.562 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
K	0.238 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
L	0.083 AC	PRIVATE ACCESS / UTILITIES	METRO DISTRICT	METRO DISTRICT
M	0.083 AC	PRIVATE ACCESS / UTILITIES	METRO DISTRICT	METRO DISTRICT
N	0.0052 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
O	0.047 AC	PRIVATE ACCESS / UTILITIES	METRO DISTRICT	METRO DISTRICT
P	0.083 AC	PRIVATE ACCESS / UTILITIES	METRO DISTRICT	METRO DISTRICT
Q	0.117 AC	PRIVATE ACCESS / UTILITIES	METRO DISTRICT	METRO DISTRICT
R	0.083 AC	PRIVATE ACCESS / UTILITIES	METRO DISTRICT	METRO DISTRICT
S	0.100 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
T	0.077 AC	PRIVATE ACCESS / UTILITIES	METRO DISTRICT	METRO DISTRICT
AE	1.000 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
V	0.084 AC	PRIVATE ACCESS / UTILITIES	METRO DISTRICT	METRO DISTRICT
W	0.099 AC	PRIVATE ACCESS / UTILITIES	METRO DISTRICT	METRO DISTRICT
X	0.083 AC	PRIVATE ACCESS / UTILITIES	METRO DISTRICT	METRO DISTRICT
Y	0.065 AC	PRIVATE ACCESS / UTILITIES	METRO DISTRICT	METRO DISTRICT
Z	0.185 AC	PRIVATE ACCESS / UTILITIES	METRO DISTRICT	METRO DISTRICT
AA	0.083 AC	PRIVATE ACCESS / UTILITIES	METRO DISTRICT	METRO DISTRICT
BB	1.455 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
CC	0.084 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
DD	0.328 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
EE	0.101 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
FF	0.152 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
GG	0.101 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
HH	0.213 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
II	7.454 AC	OPEN SPACE / UTILITIES / DRAINAGE	METRO DISTRICT	METRO DISTRICT
JJ	0.514 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
KK	0.572 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
LL	1.593 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
MM	0.415 AC	POCKET PARK / UTILITIES	METRO DISTRICT	METRO DISTRICT
NN	0.047 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
OO	0.142 AC	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
PP	5.974 AC	OPEN SPACE / UTILITIES / DRAINAGE	METRO DISTRICT	METRO DISTRICT
QQ	1.088 AC	POCKET PARK / UTILITIES	METRO DISTRICT	METRO DISTRICT
RR	0.813 AC	POCKET PARK / UTILITIES	METRO DISTRICT	METRO DISTRICT
SS	0.083 AC	OPEN SPACE / LANDSCAPING	METRO DISTRICT	METRO DISTRICT
TT	0.065 AC	POCKET PARK / UTILITIES	METRO DISTRICT	METRO DISTRICT
UU	3.310 AC	POCKET PARK / UTILITIES	METRO DISTRICT	METRO DISTRICT
VV	0.463 AC	PRIVATE ACCESS / UTILITIES	METRO DISTRICT	METRO DISTRICT
WW	0.184	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
XX	0.184	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT
YY	0.184	OPEN SPACE / UTILITIES	METRO DISTRICT	METRO DISTRICT

Westwood

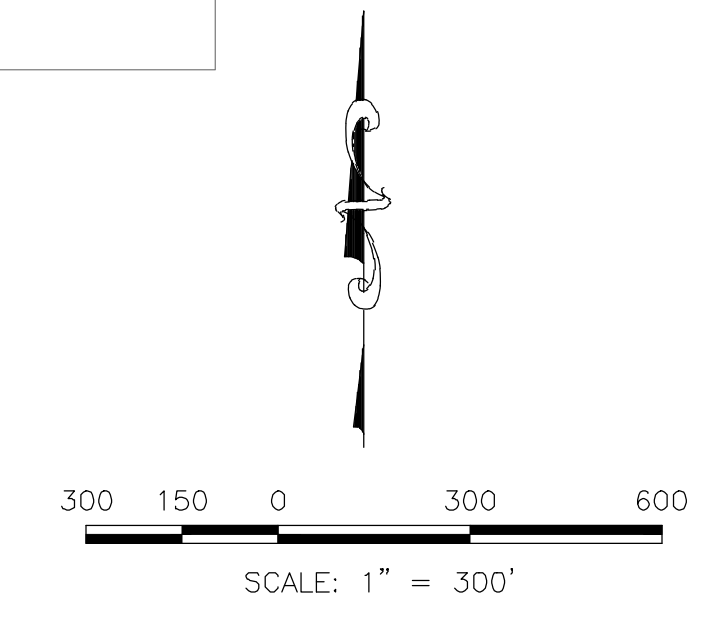
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- LEGEND**
- ◆ FOUND SECTION CORNER (AS NOTED)
 - SET NO. 5 REBAR, 24" LONG, WITH 1-1/4" DIAMETER RED PLASTIC CAP PLS 34591
 - SET NO. 5 REBAR, WITH 2" DIAMETER ALUMINUM CAP STAMPED WESTWOOD PLS 34591 20FT WITNESS CORNER
 - FOUND NO. 5 REBAR
 - FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP STAMPED EHRHART LS 29414
 - FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED EHRHART LS 29414
 - FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP STAMPED HASCALL LS 23500
 - FOUND NO. 5 REBAR, 24" LONG, WITH 1-1/4" DIAMETER RED PLASTIC CAP LS 34591
 - FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER RED/PINK PLASTIC CAP STAMPED JR ENG. LS 38252
 - FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER ORANGE PLASTIC CAP STAMPED ALPHA ENG. LS 25937
 - SUBDIVISION BOUNDARY LINE

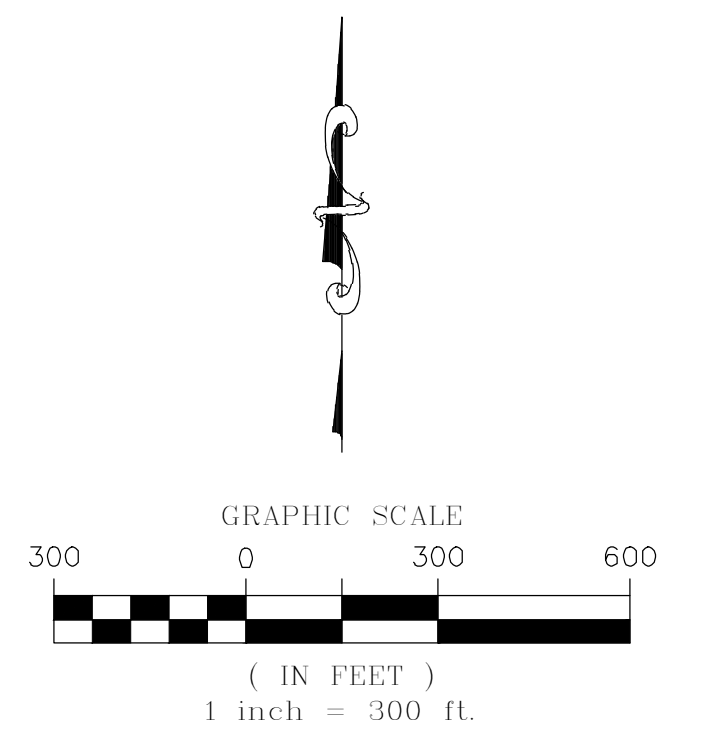
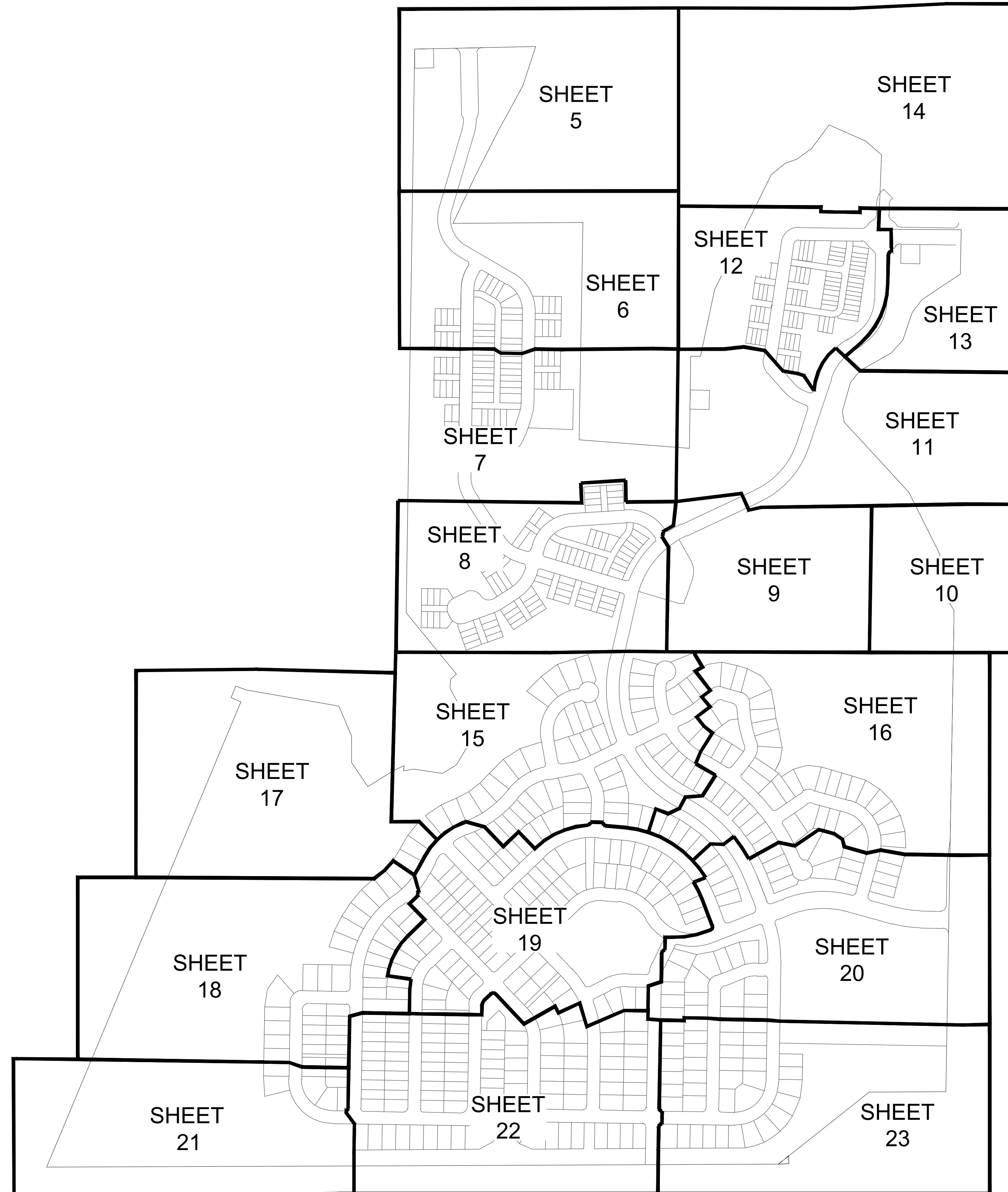
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S33°30'03"E	134.90'
L2	N57°53'03"E	139.02'
L3	N64°37'40"E	57.31'
L4	S00°56'44"W	24.33'
L5	N79°47'08"E	47.71'
L6	S81°35'52"E	136.58'
L7	N58°49'22"E	77.11'
L8	N30°51'37"E	131.96'
L9	N04°53'46"W	73.50'
L10	N27°55'32"W	195.02'
L11	N03°00'47"E	42.18'
L12	N46°58'00"E	37.17'



Westwood

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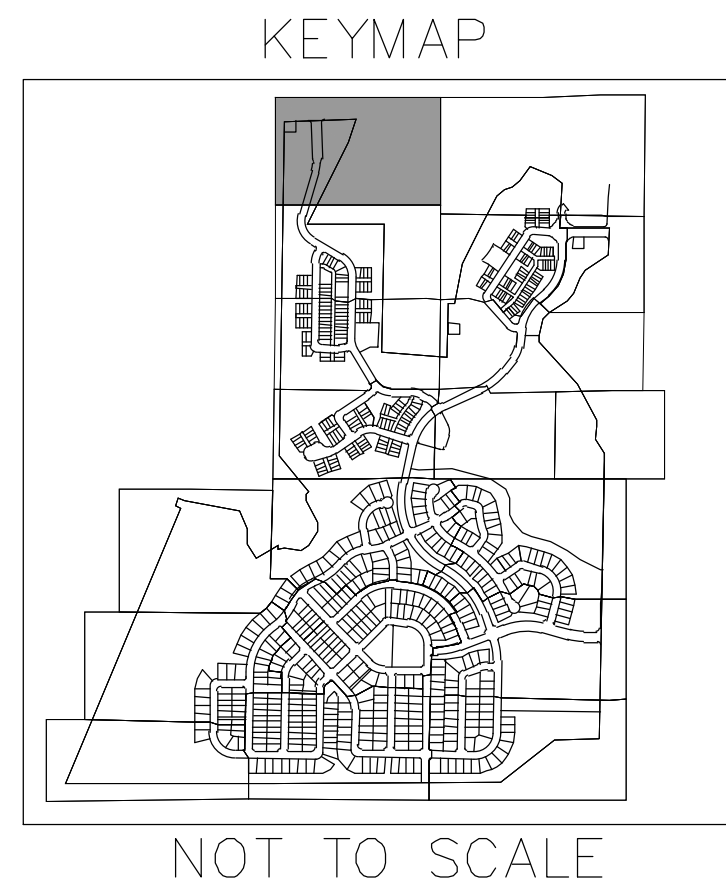
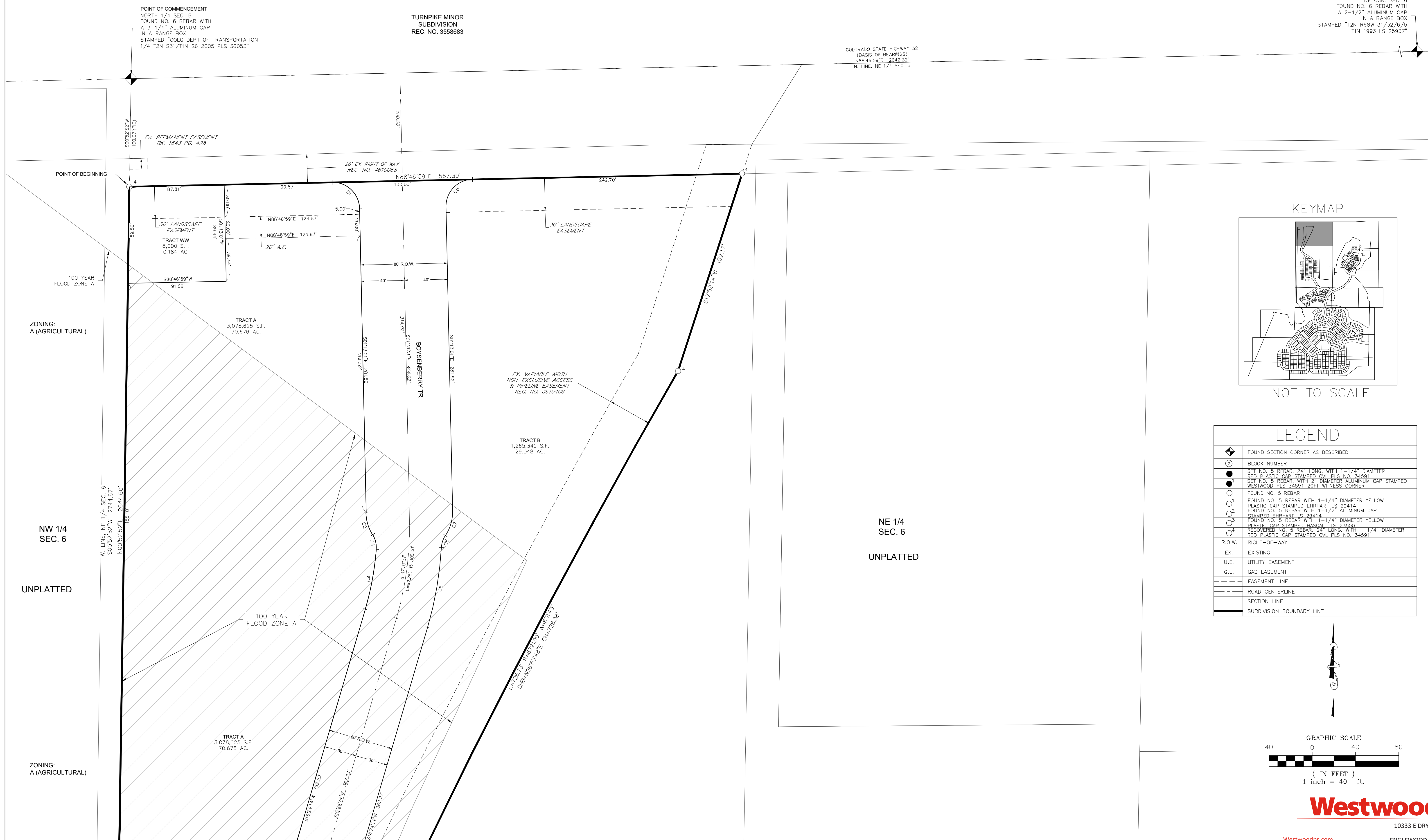
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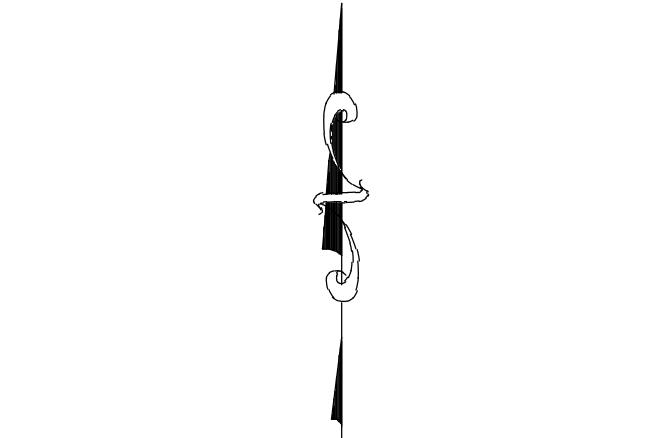
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LEGEND

	FOUND SECTION CORNER AS DESCRIBED
	BLOCK NUMBER
	SET NO. 5 REBAR, 24" LONG, WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED CVL PLS NO. 34591
	SET NO. 3 REBAR WITH 2" DIAMETER ALUMINUM CAP STAMPED WESTWOOD PLS. 34591 20FT WITNESS CORNER
	FOUND NO. 5 REBAR
	FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP STAMPED FHBART, LS 29414
	FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED FHBART, LS 29414
	FOUND NO. 3 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP STAMPED HASCALL, LS 23660
	RECOVERED NO. 5 REBAR, 24" LONG, WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED CVL PLS NO. 34591
	R.O.W. RIGHT-OF-WAY
	EX. EXISTING
	U.E. UTILITY EASEMENT
	G.E. GAS EASEMENT
	EASEMENT LINE
	ROAD CENTERLINE
	SECTION LINE
	SUBDIVISION BOUNDARY LINE



Westwood

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Westwood Professional Services, Inc.
JAN. 8/13/2021 PREPARED: 03/10/21 REVISED: 06/06/25 SHEET 5 OF 24

MATCH LINE SHEET 6

MATCH LINE SHEET 6

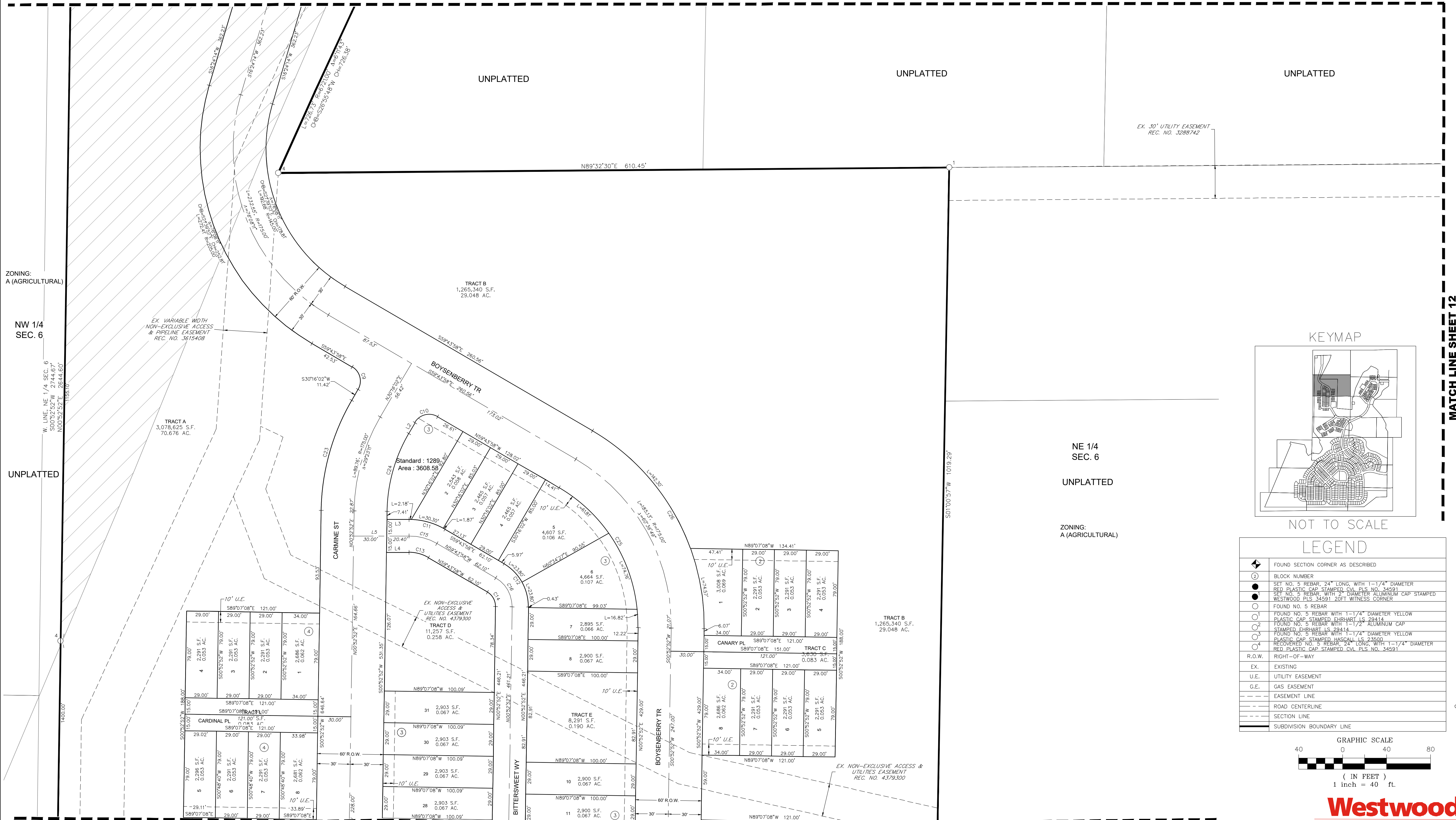
MATCH LINE SHEET 14

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MATCH LINE SHEET 5

MATCH LINE SHEET 5



ZONING:
A (AGRICULTURAL)

NW 1/4
SEC. 6

UNPLATTED

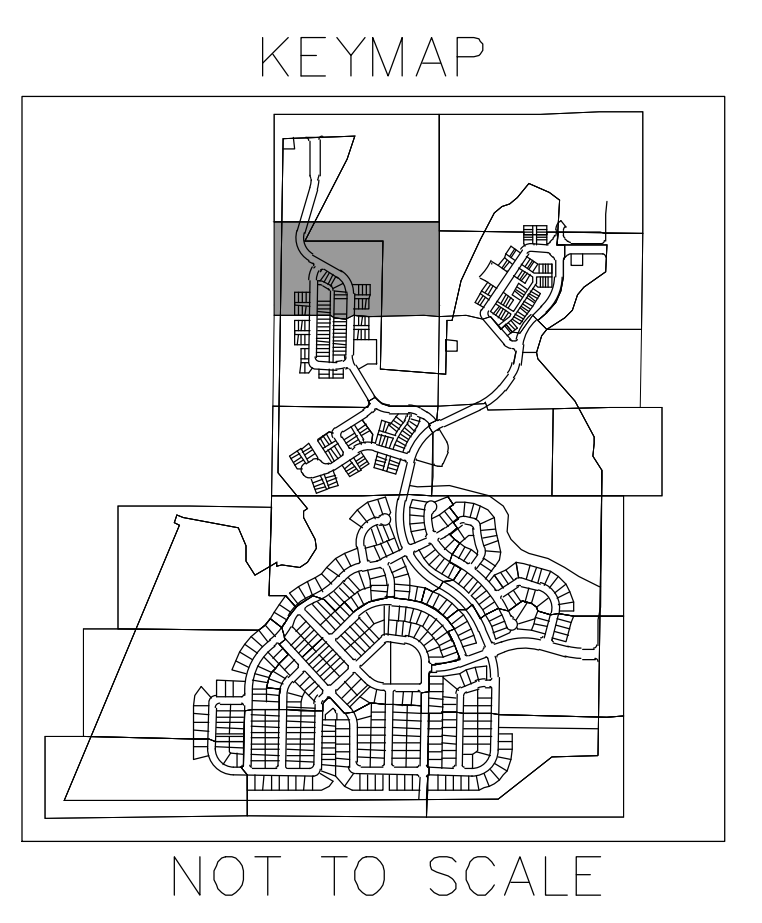
UNPLATTED

UNPLATTED

NE 1/4
SEC. 6

UNPLATTED

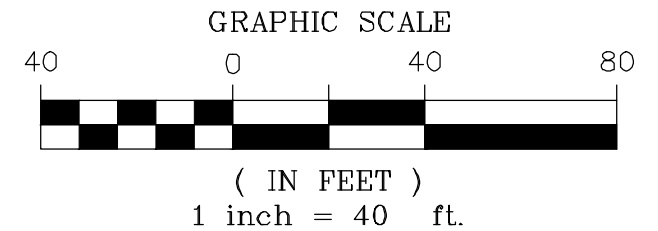
ZONING:
A (AGRICULTURAL)



NOT TO SCALE

LEGEND

	FOUND SECTION CORNER AS DESCRIBED
	BLOCK NUMBER
	SET NO. 5 REBAR, 24" LONG, WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED C.V. PLS. NO. 34591
	SET NO. 2 REBAR, WITH 2" DIAMETER ALUMINUM CAP STAMPED WESTWOOD PLS. 34591, 20FT. WITNESS CORNER
	FOUND NO. 5 REBAR
	FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP STAMPED EHRHART LS. 29414
	FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED EHRHART LS. 29414
	FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP STAMPED HASCOAL LS. 24500
	RECOVERED NO. 5 REBAR, 24" LONG, WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED C.V. PLS. NO. 34591
	R.O.W. RIGHT-OF-WAY
	EX. EXISTING
	U.E. UTILITY EASEMENT
	G.E. GAS EASEMENT
	EASEMENT LINE
	ROAD CENTERLINE
	SECTION LINE
	SUBDIVISION BOUNDARY LINE



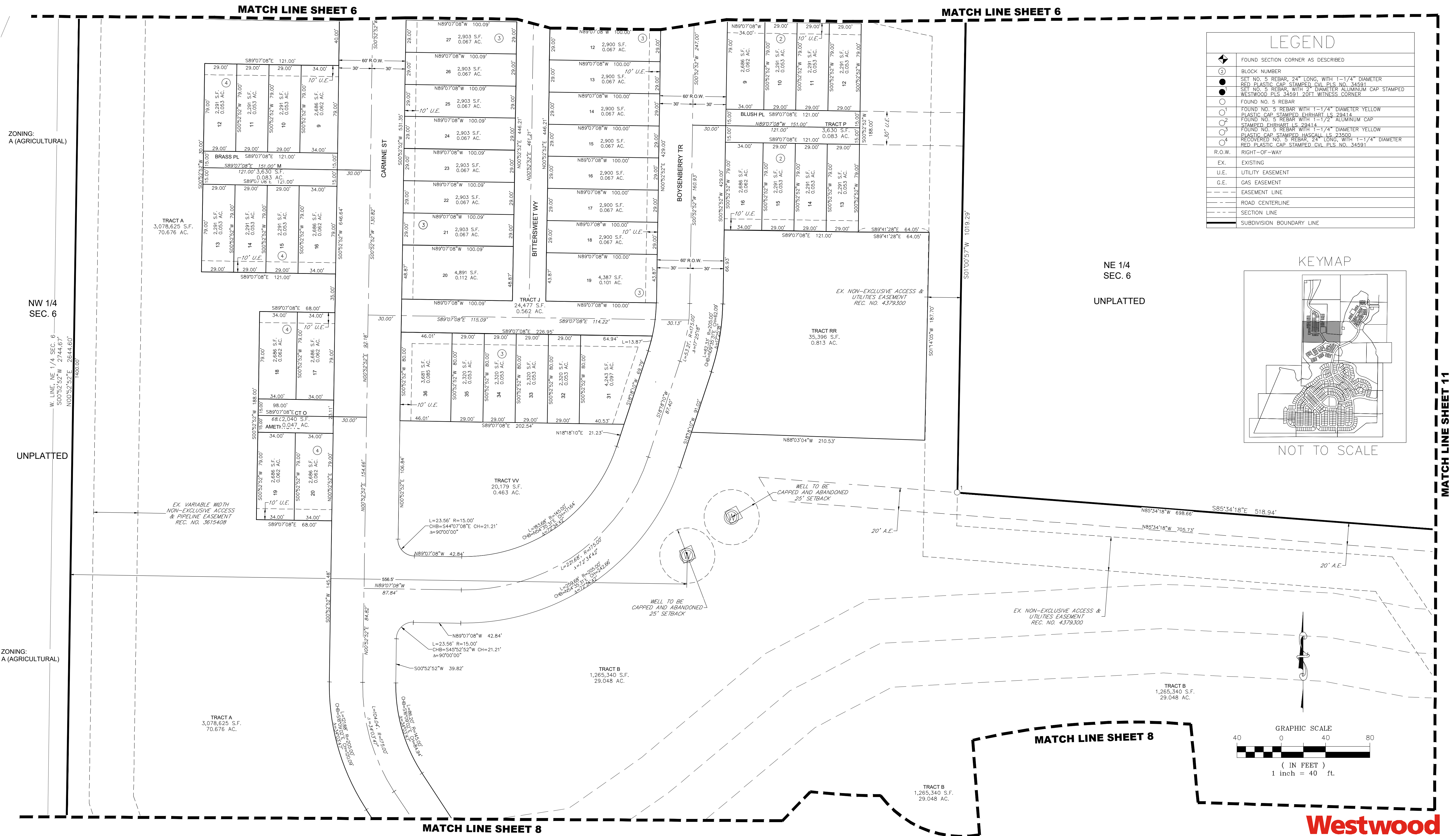
Westwood

MATCH LINE SHEET 7

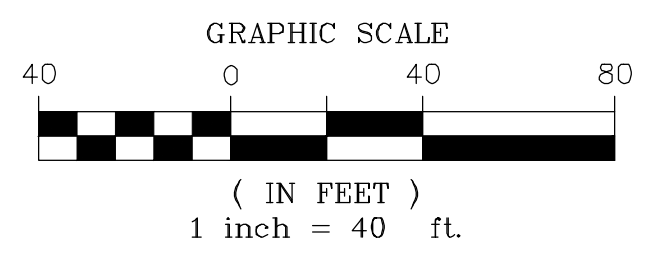
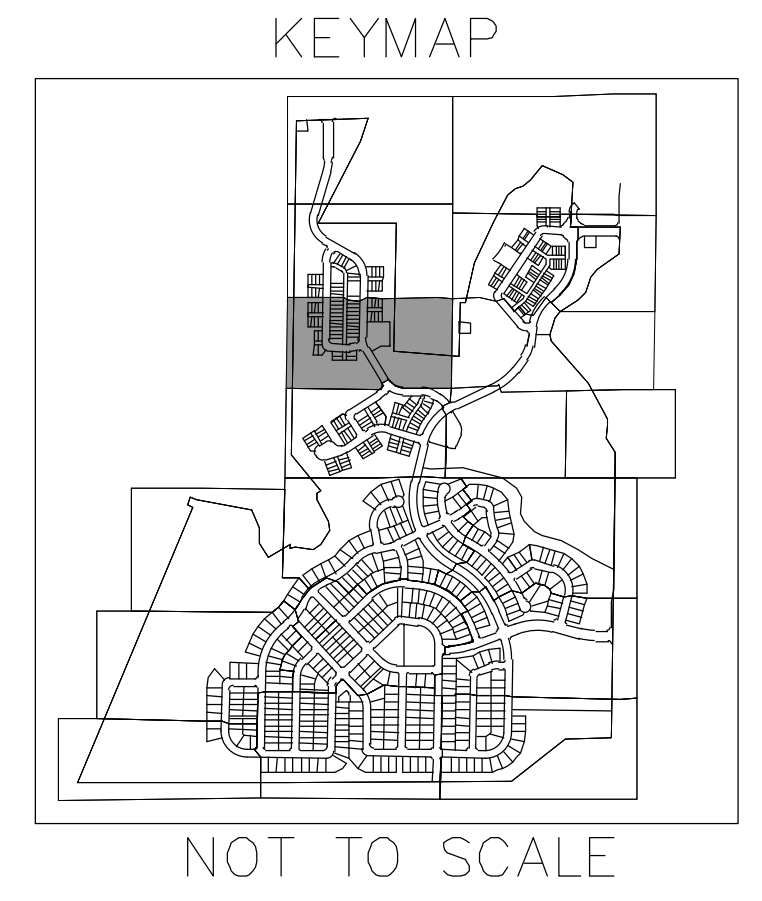
MATCH LINE SHEET 7

SPRING HILL PRELIMINARY PLAT

A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
299.512 ACRES – 632 LOTS / 49 TRACTS
PP-001264-2021



LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	BLOCK NUMBER
	SET NO. 5 REBAR, 24" LONG, WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED CIVL. PLS. NO. 34591
	SET NO. 2 REBAR, WITH 2" DIAMETER ALUMINUM CAP STAMPED WESTWOOD PLS. 34591 20FT. WITNESS CORNER
	FOUND NO. 5 REBAR
	FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP STAMPED EHRHART IS 29414
	FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED EHRHART IS 29414
	FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP STAMPED HASSALL IS 23500
	RECOVERED NO. 5 REBAR, 24" LONG, WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED CIVL. PLS. NO. 34591
	R.O.W. RIGHT-OF-WAY
	EX. EXISTING
	U.E. UTILITY EASEMENT
	G.E. GAS EASEMENT
	ROAD CENTERLINE
	SECTION LINE
	SUBDIVISION BOUNDARY LINE



Westwood

ZONING:
A (AGRICULTURAL)

NW 1/4
SEC. 6

UNPLATTED

ZONING:
A (AGRICULTURAL)

NE 1/4
SEC. 6

UNPLATTED

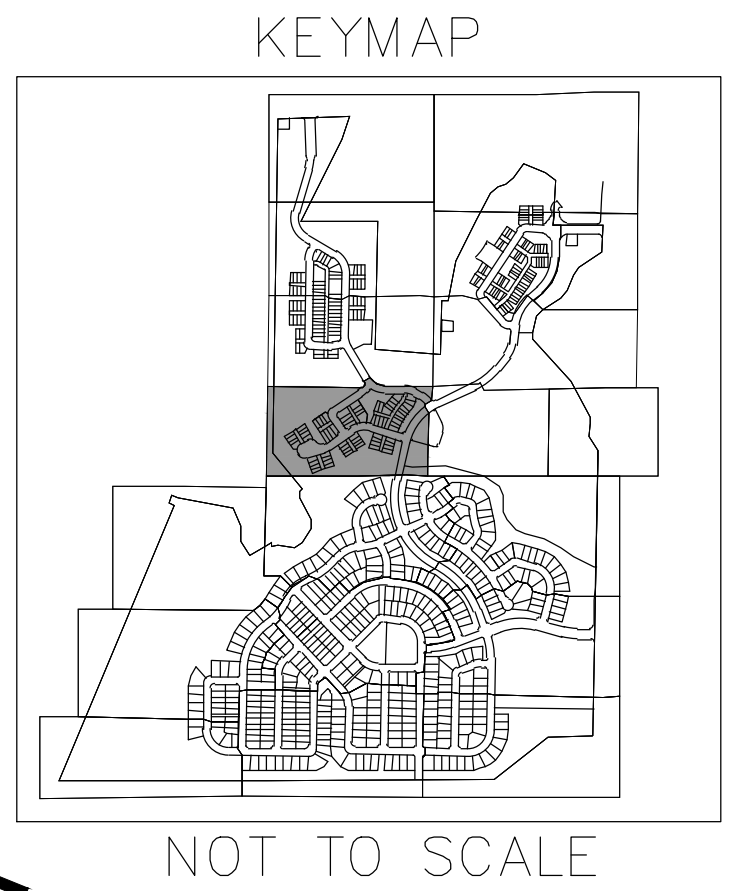
MATCH LINE SHEET 11

MATCH LINE SHEET 8

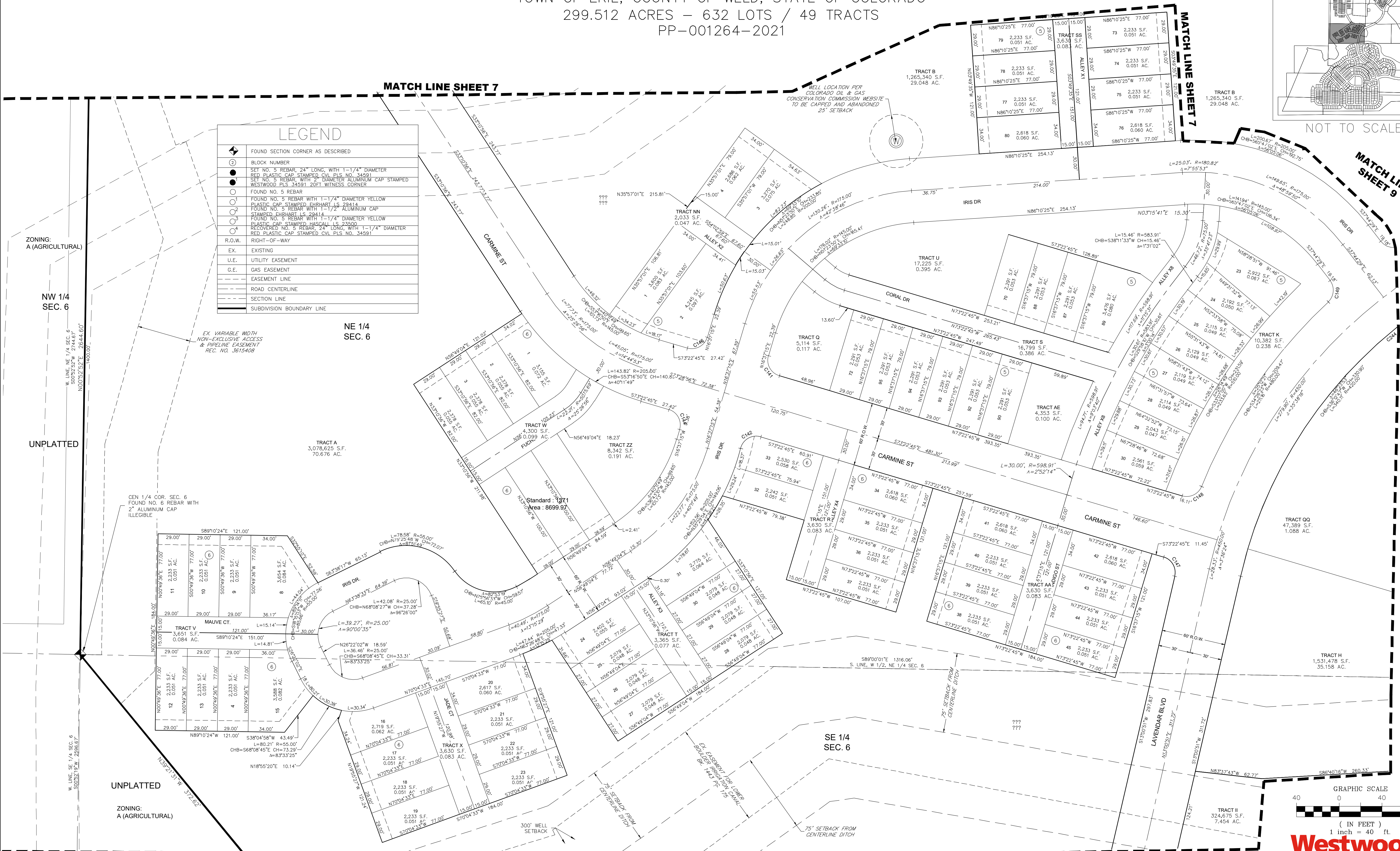
MATCH LINE SHEET 8

SPRING HILL PRELIMINARY PLAT

A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
299.512 ACRES – 632 LOTS / 49 TRACTS
PP-001264-2021



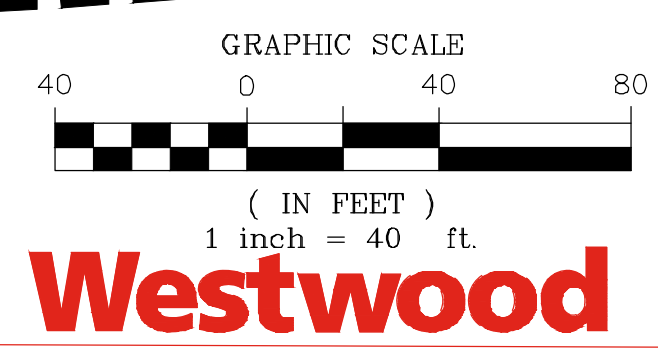
LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	BLOCK NUMBER
	SET NO. 5 REBAR, 24" LONG, WITH 1-1/4" DIAMETER RED PLASTIC CAP, STAMPED CVL PLS. NO. 34591
	SET NO. 4 REBAR, WITH 2" DIAMETER ALUMINUM CAP STAMPED WESTWOOD PLS. 34591 20FT. WITNESS CORNER
	FOUND NO. 5 REBAR
	FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP, STAMPED BURHART LS. 29414
	FOUND NO. 5 REBAR WITH 1-1/4" ALUMINUM CAP STAMPED BURHART LS. 29414
	FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP, STAMPED HASCALL LS. 23500
	RECOVERED NO. 5 REBAR, 24" LONG, WITH 1-1/4" DIAMETER RED PLASTIC CAP, STAMPED CVL PLS. NO. 34591
	R.O.W. RIGHT-OF-WAY
	EX. EXISTING
	UTILITY EASEMENT
	GAS EASEMENT
	EASEMENT LINE
	ROAD CENTERLINE
	SECTION LINE
	SUBDIVISION BOUNDARY LINE



CEN 1/4 COR. SEC. 6
FOUND NO. 6 REBAR WITH
2" ALUMINUM CAP
ILLEGIBLE

EX. VARIABLE WIDTH
NON-EXCLUSIVE ACCESS
& PIPELINE EASEMENT
REC. NO. 3615408

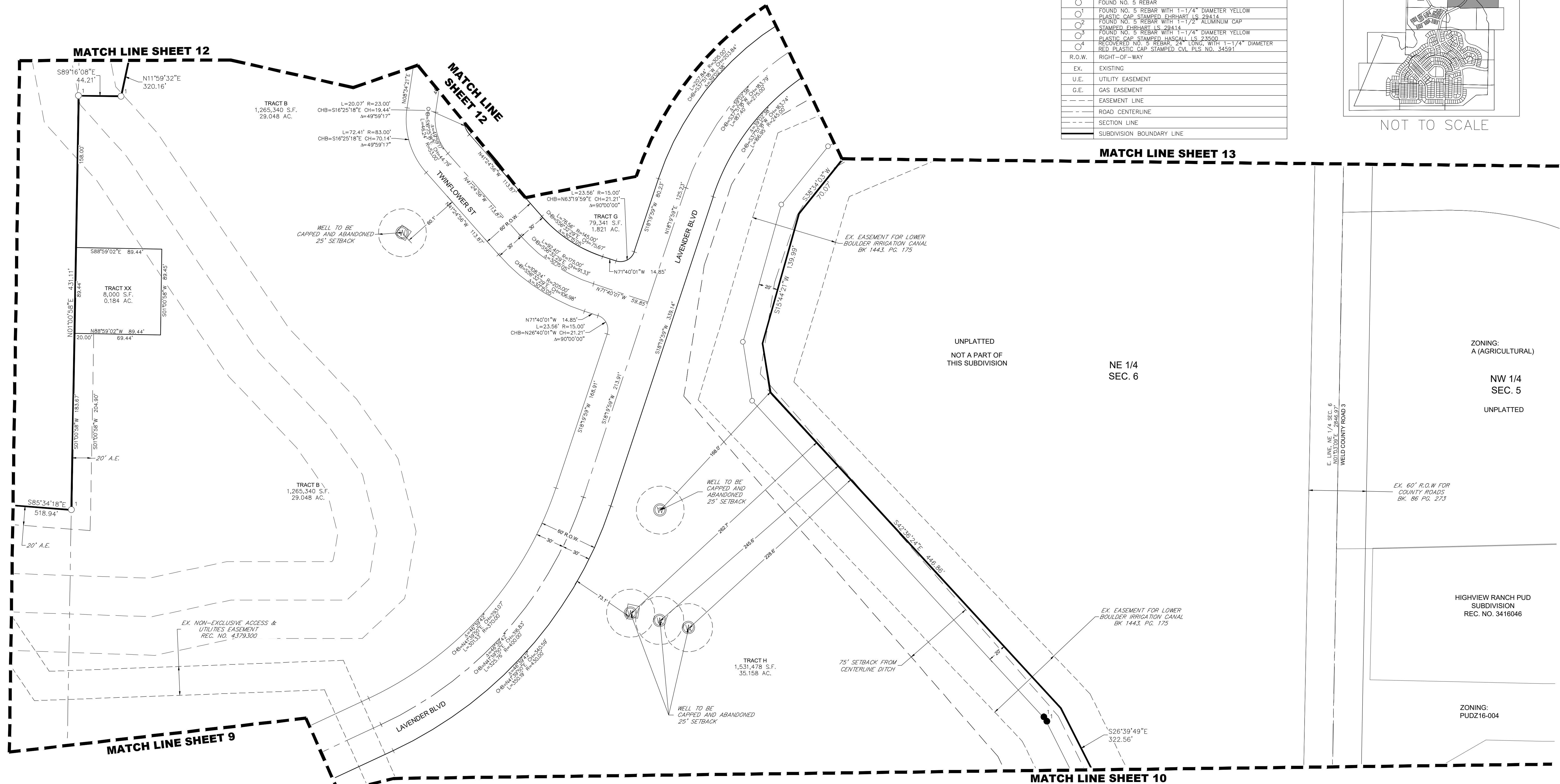
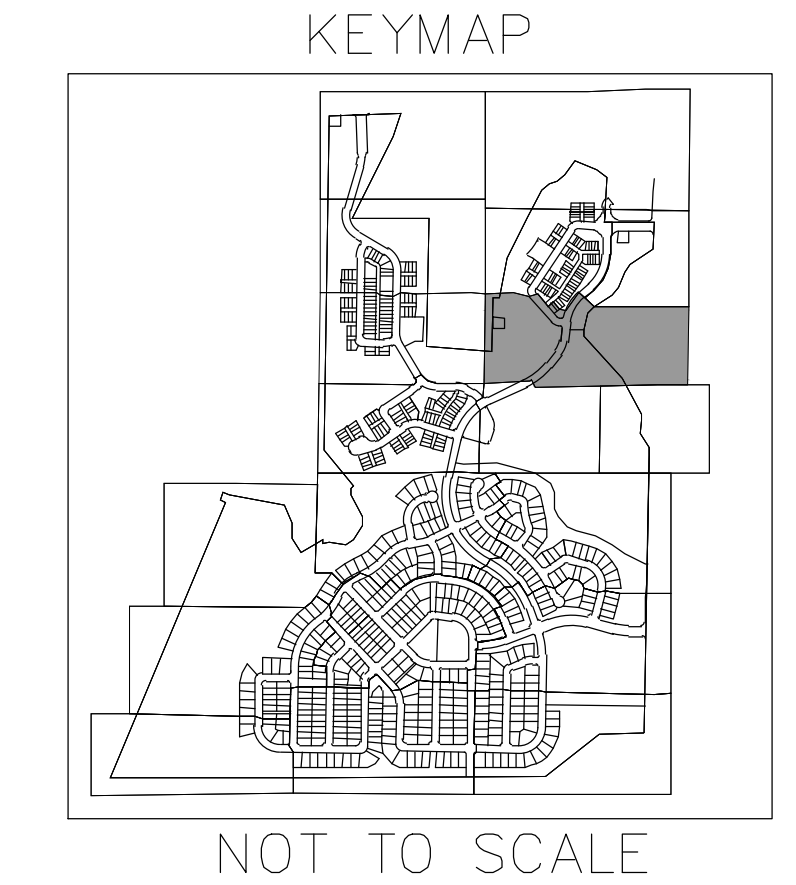
Standard: 1/271
Area: 8699.93



SPRING HILL PRELIMINARY PLAT

A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
299.512 ACRES – 632 LOTS / 49 TRACTS
PP-001264-2021

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	BLOCK NUMBER
	SET NO. 5 REBAR, 24" LONG, WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED C.V.I. PLS. NO. 34591
	SET NO. 5 REBAR, WITH 2" DIAMETER ALUMINUM CAP STAMPED WESTWOOD PLS. 34591 20FT. WITNESS CORNER
	FOUND NO. 5 REBAR
	FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP STAMPED FHRHART I.S. 29414
	FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED FHRHART I.S. 29414
	FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP STAMPED HASCALL I.S. 23500
	RECOVERED NO. 5 REBAR, 24" LONG, WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED C.V.I. PLS. NO. 34591
	R.O.W. RIGHT-OF-WAY
	EX. EXISTING
	U.E. UTILITY EASEMENT
	G.E. GAS EASEMENT
	EASEMENT LINE
	ROAD CENTERLINE
	SECTION LINE
	SUBDIVISION BOUNDARY LINE



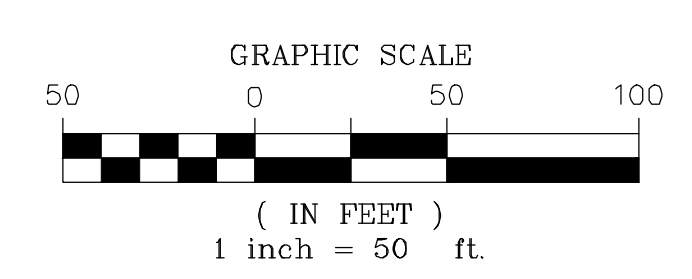
UNPLATTED
NOT A PART OF
THIS SUBDIVISION

ZONING:
A (AGRICULTURAL)

NW 1/4
SEC. 5
UNPLATTED

HIGHVIEW RANCH PUD
SUBDIVISION
REC. NO. 3416046

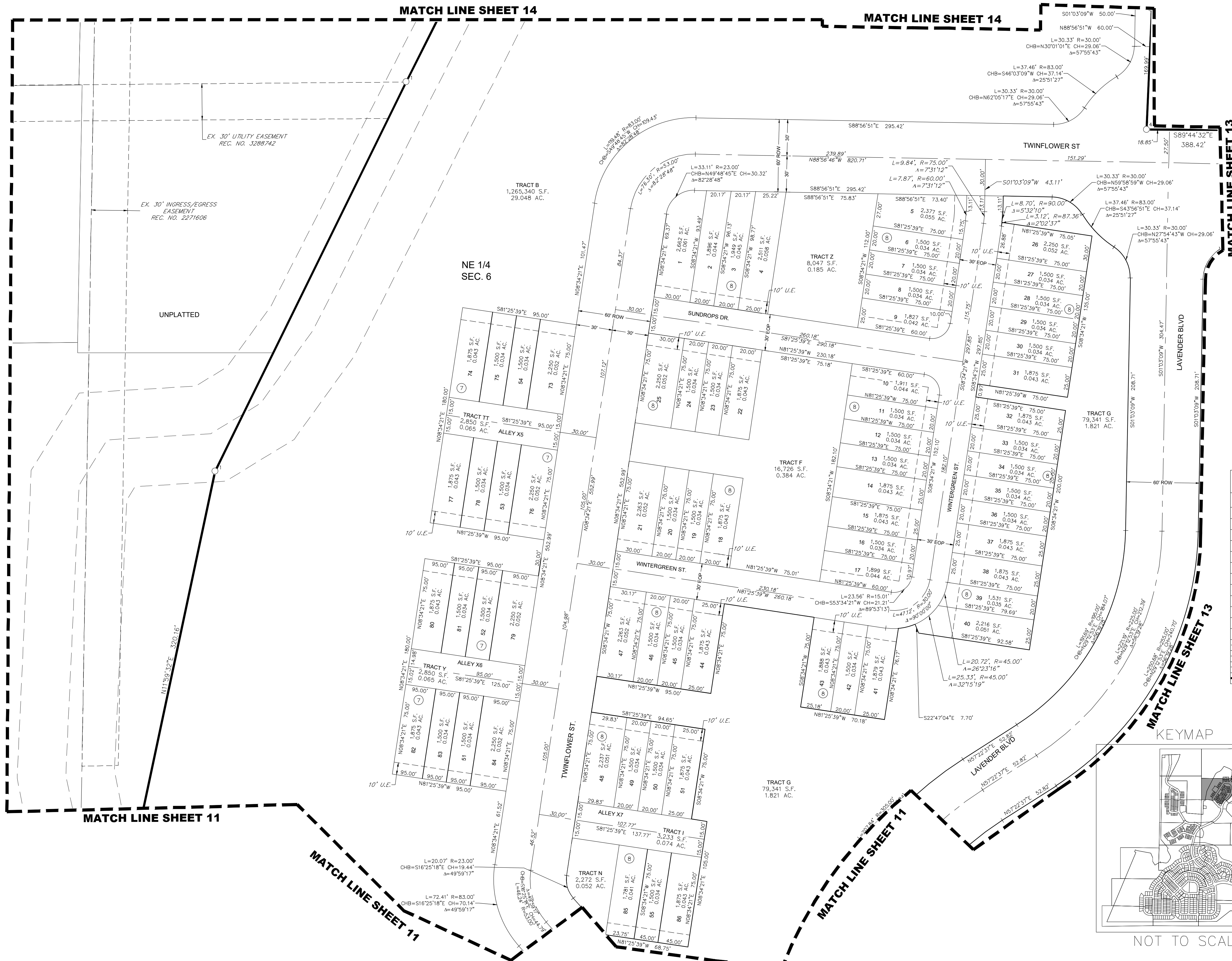
ZONING:
PUDZ16-004



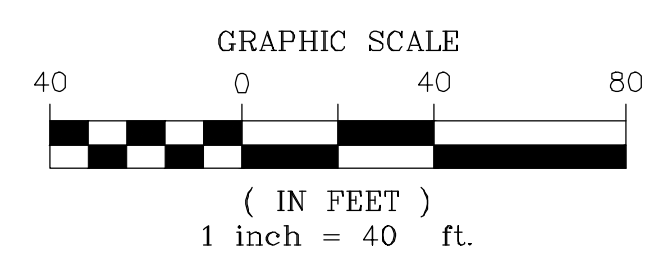
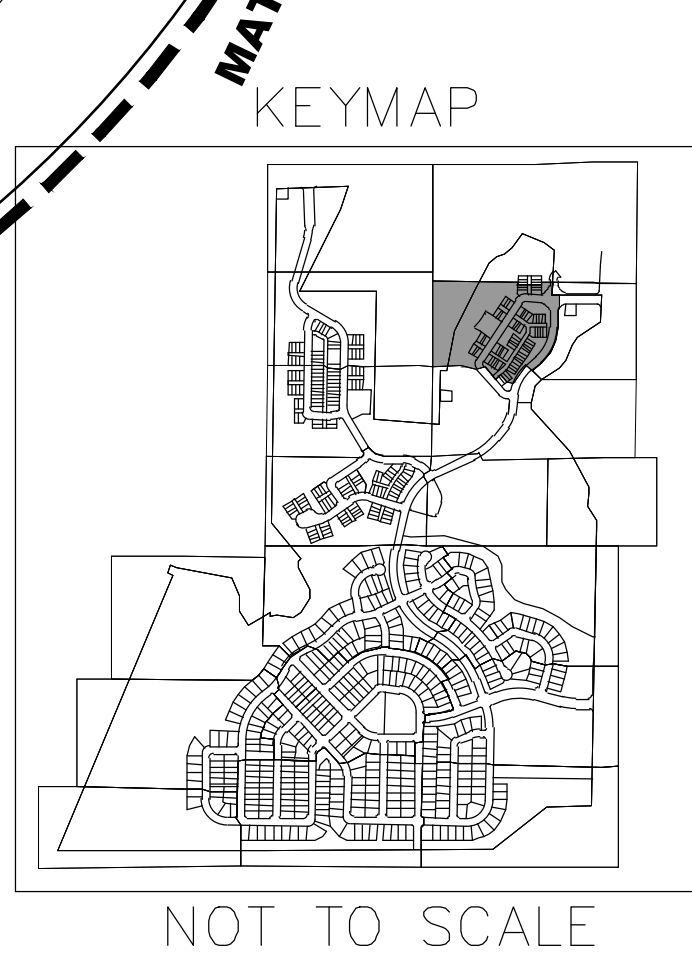
Westwood

SPRING HILL PRELIMINARY PLAT

A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
299.512 ACRES – 632 LOTS / 49 TRACTS
PP-001264-2021



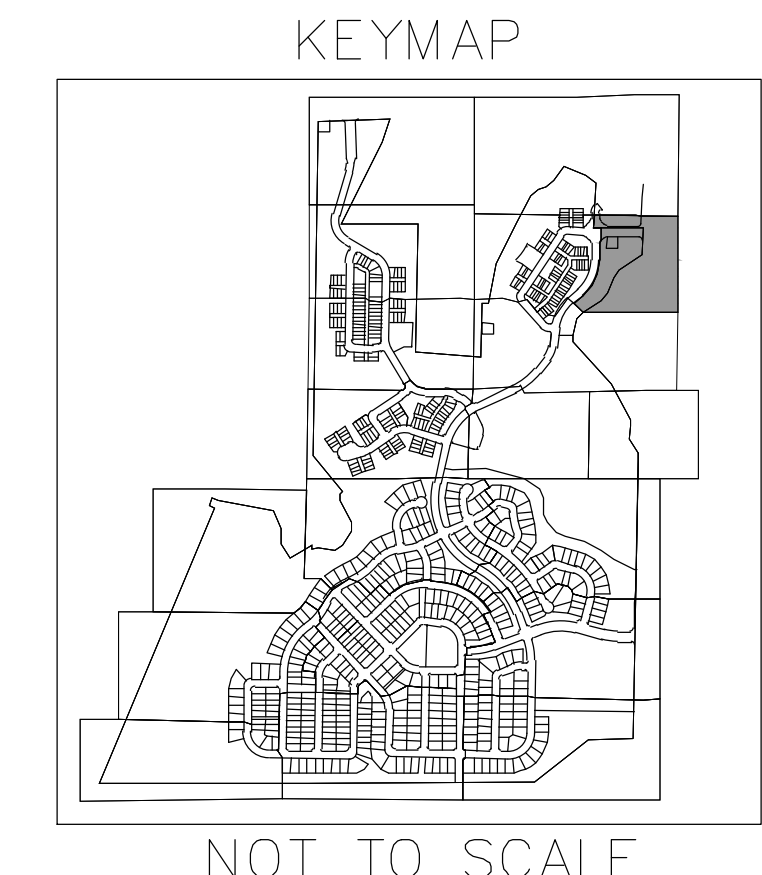
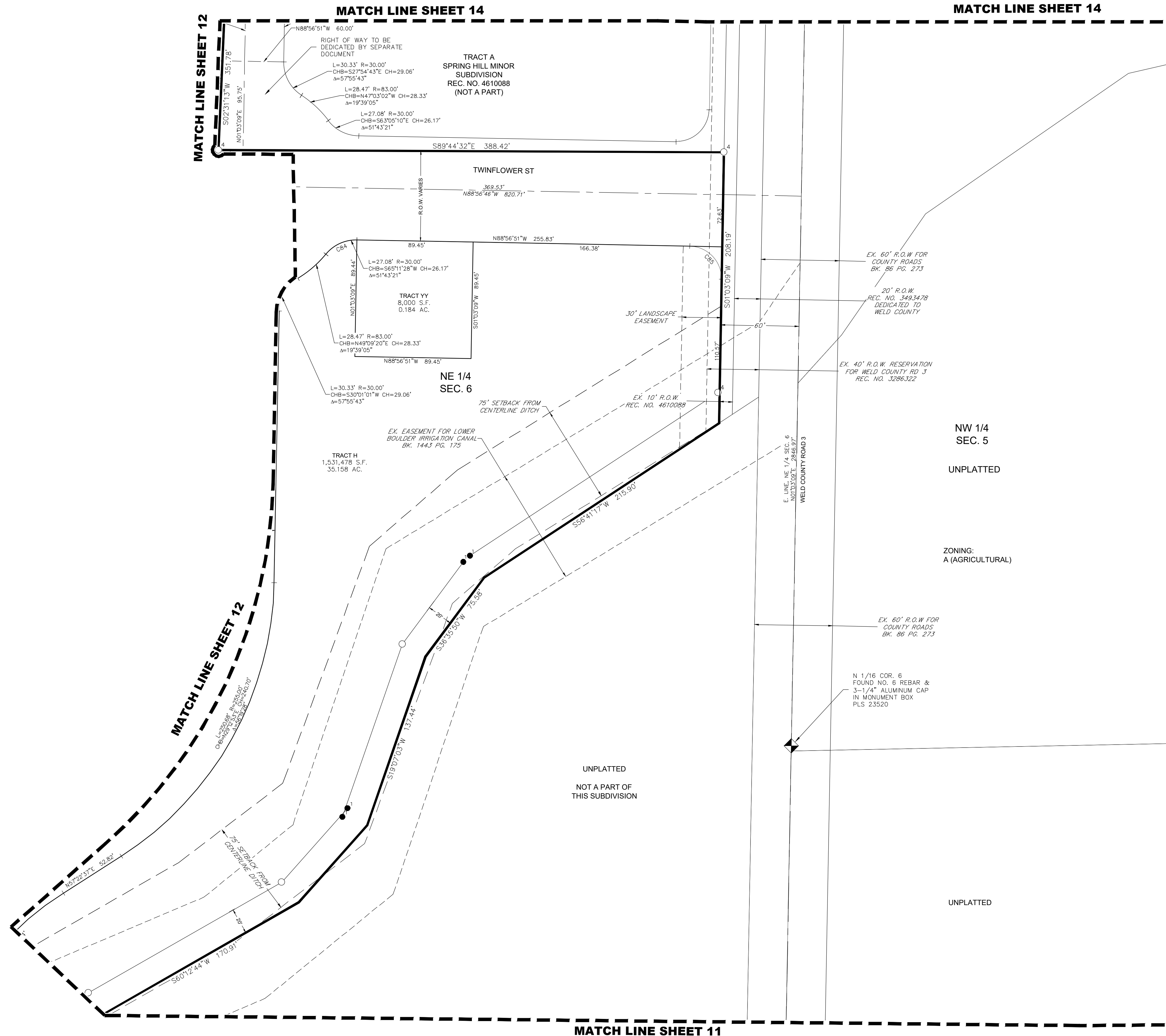
LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	BLOCK NUMBER
	SET NO. 5 REBAR, 24" LONG, WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED C.V. PLS. NO. 34591
	SET NO. 5 REBAR WITH 2" DIAMETER ALUMINUM CAP STAMPED WESTWOOD PLS. 34591 20FT WITNESS CORNER
	FOUND NO. 5 REBAR
	FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP STAMPED EUBHART IS. 29414
	FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED EUBHART IS. 29414
	FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP STAMPED HASCALL IS. 23500
	RECOVERED NO. 5 REBAR, 24" LONG, WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED C.V. PLS. NO. 34591
	R.O.W. RIGHT-OF-WAY
	EX. EXISTING
	U.E. UTILITY EASEMENT
	G.E. GAS EASEMENT
	EASEMENT LINE
	ROAD CENTERLINE
	SECTION LINE
	SUBDIVISION BOUNDARY LINE



Westwood

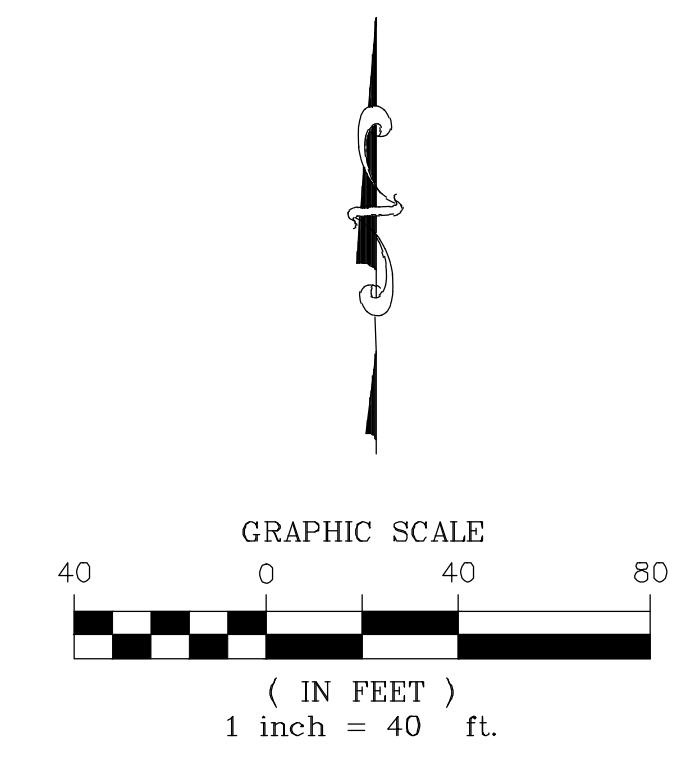
SPRING HILL PRELIMINARY PLAT

A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
299.512 ACRES – 632 LOTS / 49 TRACTS
PP-001264-2021



LEGEND

	FOUND SECTION CORNER AS DESCRIBED
	BLOCK NUMBER
	SET NO. 5 REBAR, 24" LONG, WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED C.V.L. PLS NO. 34591
	SET NO. 5 REBAR, WITH 2" DIAMETER ALUMINUM CAP STAMPED WESTWOOD PLS. 34591, 20FT. WITNESS CORNER
	FOUND NO. 5 REBAR
	FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP STAMPED FHRHART IS 29414
	FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED FHRHART IS 29414
	FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP STAMPED HASCAL IS 23550
	RECOVERED NO. 5 REBAR, 24" LONG, WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED C.V.L. PLS NO. 34591
	R.O.W. RIGHT-OF-WAY
	EX. EXISTING
	U.E. UTILITY EASEMENT
	G.E. GAS EASEMENT
	EASEMENT LINE
	ROAD CENTERLINE
	SECTION LINE
	SUBDIVISION BOUNDARY LINE

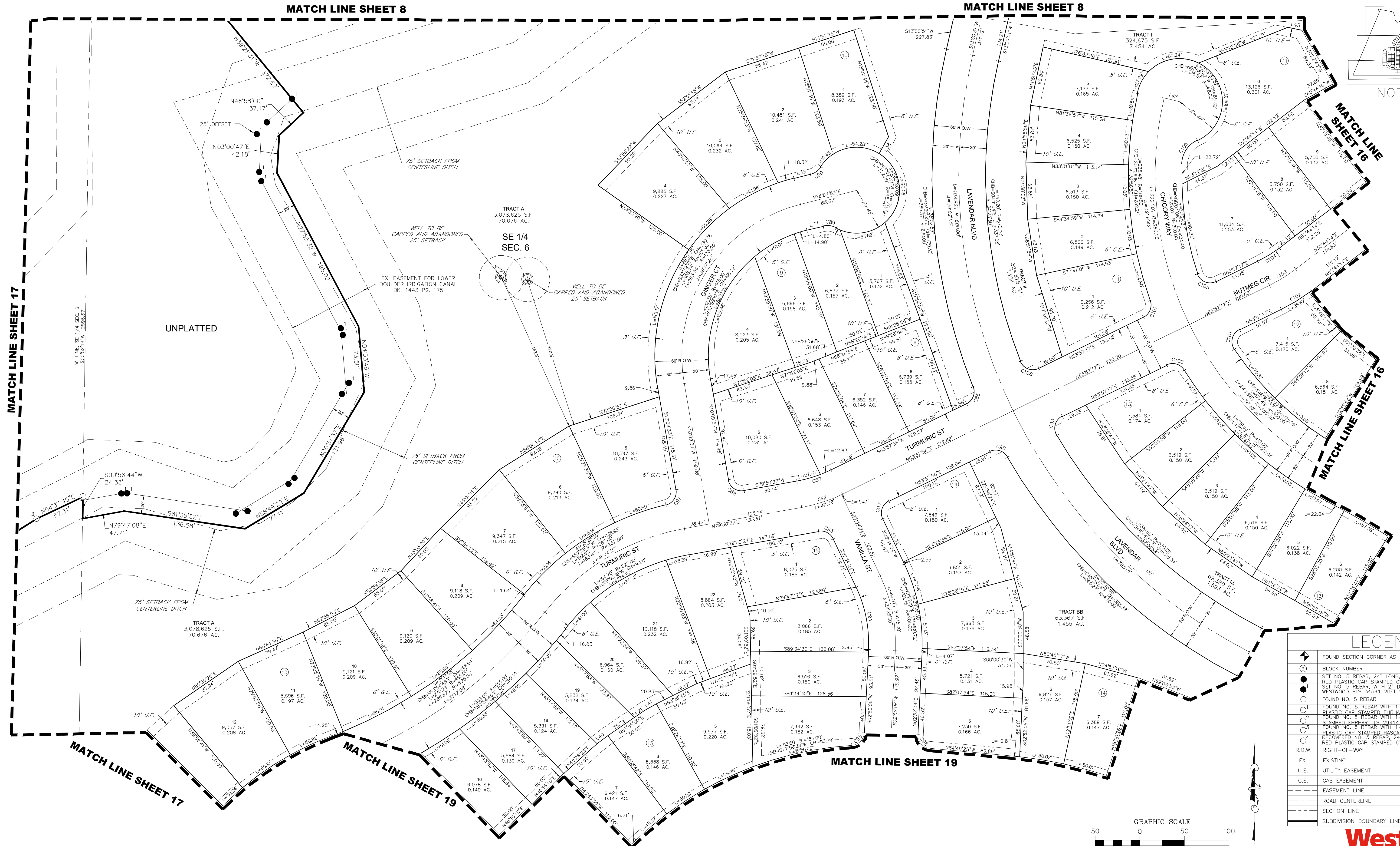
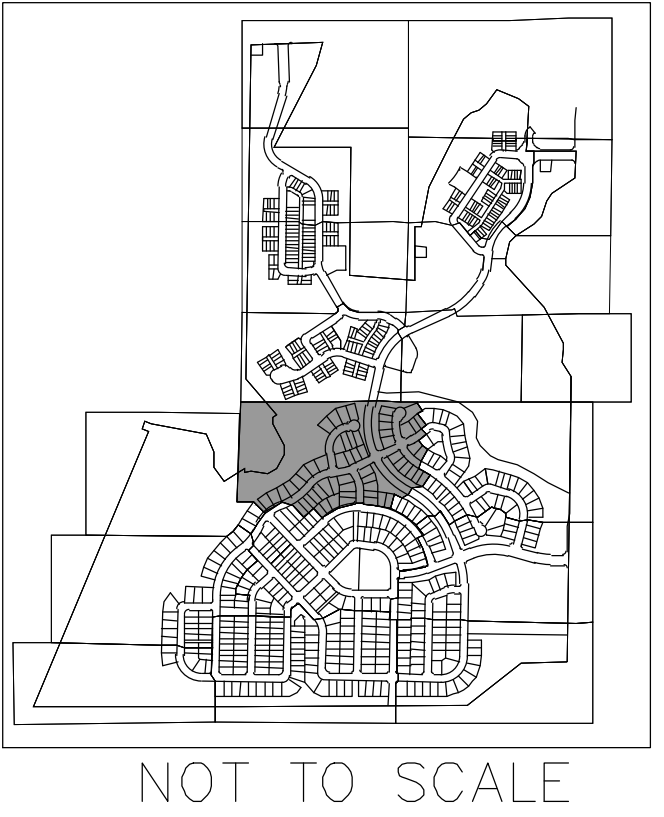


Westwood

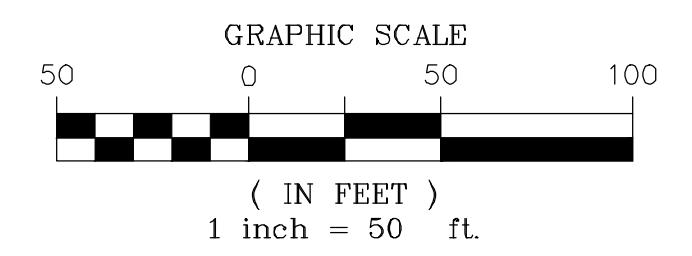
SPRING HILL PRELIMINARY PLAT

A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
299.512 ACRES – 632 LOTS / 49 TRACTS
PP-001264-2021

KEYMAP



LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	BLOCK NUMBER
	SET NO. 5 REBAR, 24" LONG, WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED CIVL PLS NO. 34591
	SET NO. 5 REBAR WITH 2" DIAMETER ALUMINUM CAP STAMPED WESTWOOD PLS 34591 20FT WITNESS CORNER
	FOUND NO. 5 REBAR
	FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP STAMPED EMBART LS 29414
	FOUND NO. 5 REBAR WITH 1-1/2" DIAMETER ALUMINUM CAP STAMPED EMBART LS 29414
	FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP STAMPED HASCALL LS 23400
	RECOVERED NO. 5 REBAR, 24" LONG, WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED CIVL PLS NO. 34591
	R.O.W. RIGHT-OF-WAY
	EX. EXISTING
	U.E. UTILITY EASEMENT
	G.E. GAS EASEMENT
	EASEMENT LINE
	ROAD CENTERLINE
	SECTION LINE
	SUBDIVISION BOUNDARY LINE



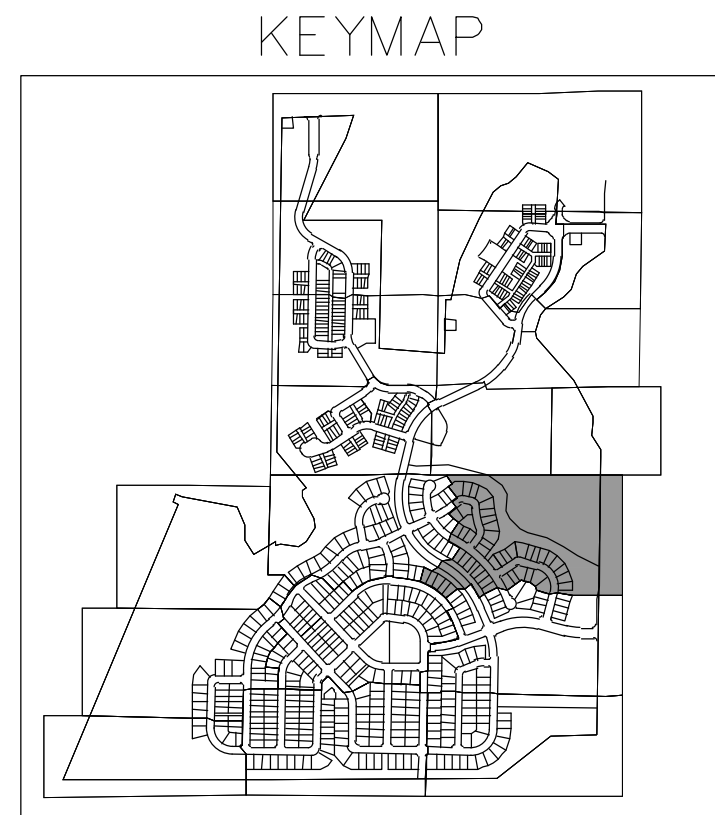
Westwood

10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
Westwoodps.com
Westwood Professional Services, Inc.
SPRING HILL PRELIMINARY PLAT J.N. 8/30/2021 PREPARED: 03/10/21 REVISED: 06/06/25 SHEET 15 OF 24

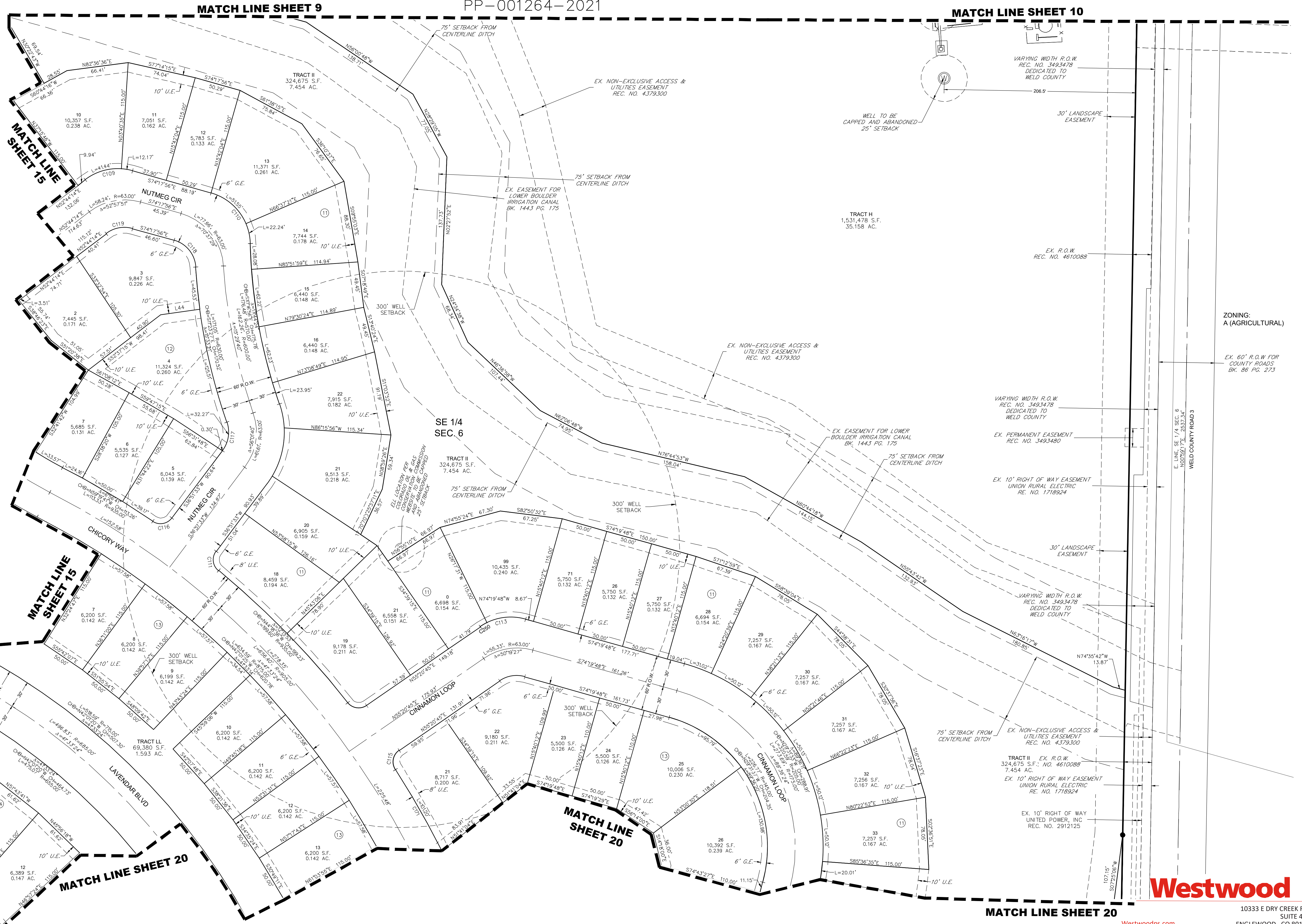
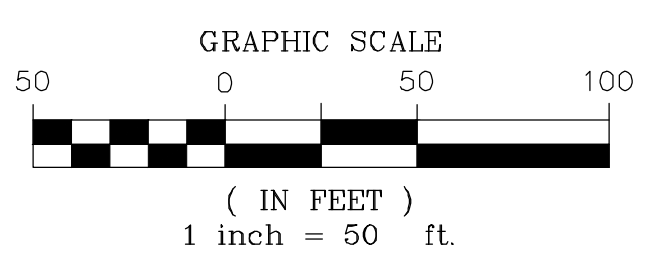
SPRING HILL PRELIMINARY PLAT

A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
299.512 ACRES – 632 LOTS / 49 TRACTS
PP-001264-2021

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	BLOCK NUMBER
	SET NO. 5 REBAR, 24" LONG, WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED CIV. PLS. NO. 34591
	SET NO. 5 REBAR, WITH 2" DIAMETER ALUMINUM CAP STAMPED WESTWOOD PLS. 34591 20FT WITNESS CORNER
	FOUND NO. 5 REBAR
	FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP STAMPED FURBERT I.S. 29414
	FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED FURBERT I.S. 29414
	FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP STAMPED HASCALL I.S. 23500
	RECOVERED NO. 5 REBAR, 24" LONG, WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED CIV. PLS. NO. 34591
	R.O.W. RIGHT-OF-WAY
	EX. EXISTING
	U.E. UTILITY EASEMENT
	G.E. GAS EASEMENT
	EASEMENT LINE
	ROAD CENTERLINE
	SECTION LINE
	SUBDIVISION BOUNDARY LINE



NOT TO SCALE



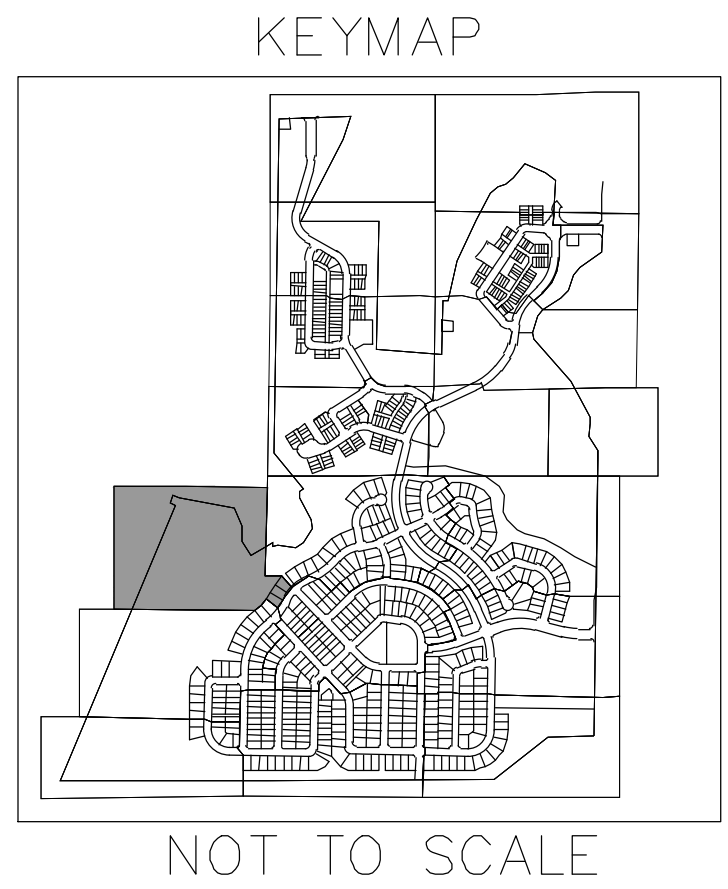
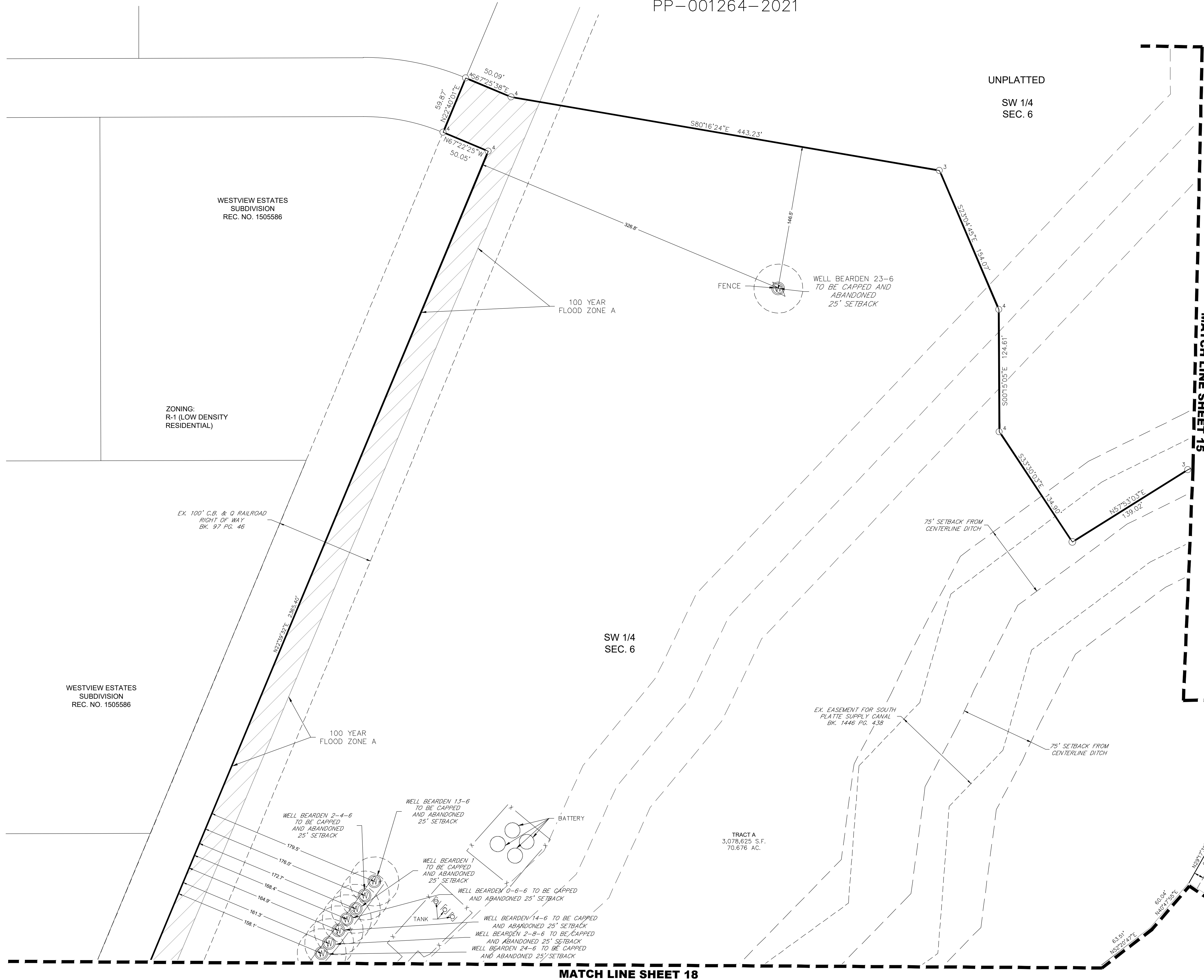
Westwood

MATCH LINE SHEET 20 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112

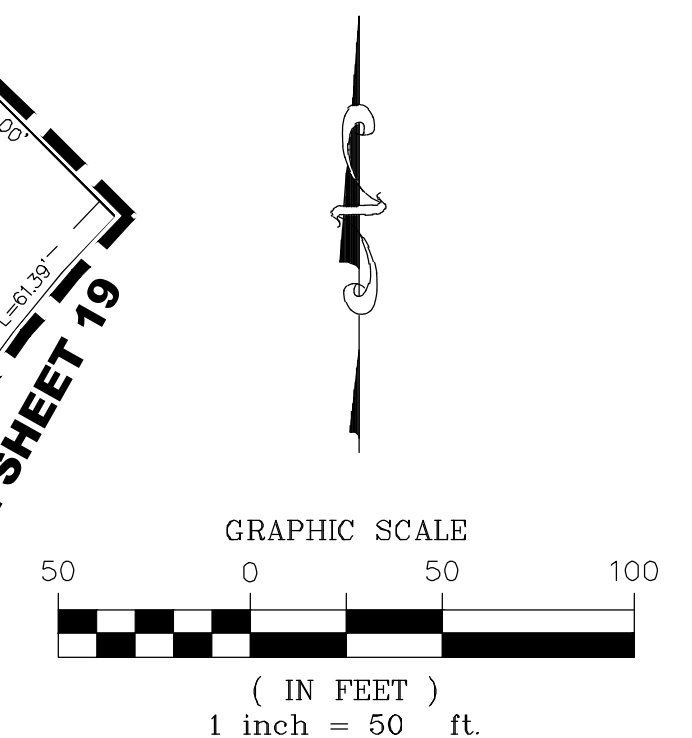
Westwoodps.com Westwood Professional Services, Inc. TEL: 720.482.9526
SPRING HILL PRELIMINARY PLAT JAN. 8/13/2021 PREPARED: 03/10/21 REVISED: 06/06/25 SHEET 16 OF 24

SPRING HILL PRELIMINARY PLAT

A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
299.512 ACRES – 632 LOTS / 49 TRACTS
PP-001264-2021



LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	BLOCK NUMBER
	SET NO. 5 REBAR, 24" LONG, WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED EHBHART LS 29414
	SET NO. 5 REBAR WITH 2" DIAMETER ALUMINUM CAP STAMPED WESTWOOD PLS 34591 2011 WITNESS CORNER
	FOUND NO. 5 REBAR
	FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP STAMPED EHBHART LS 29414
	FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED EHBHART LS 29414
	FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP STAMPED HASCALL LS 23500
	RECOVERED NO. 5 REBAR, 24" LONG, WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED CVL PLS NO. 34591
	R.O.W. RIGHT-OF-WAY
	EX. EXISTING
	U.E. UTILITY EASEMENT
	G.E. GAS EASEMENT
	EASEMENT LINE
	ROAD CENTERLINE
	SECTION LINE
	SUBDIVISION BOUNDARY LINE

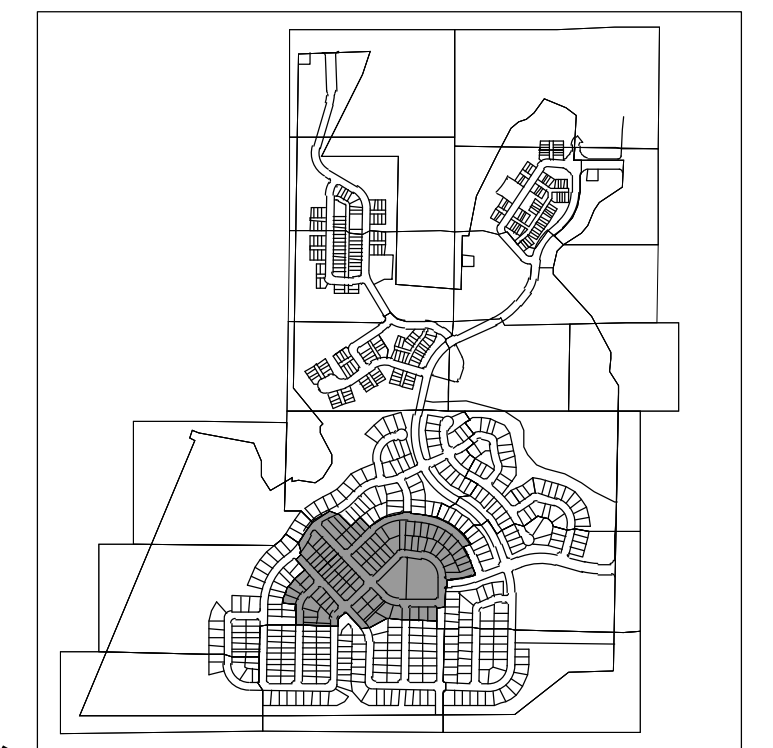


Westwood

SPRING HILL PRELIMINARY PLAT

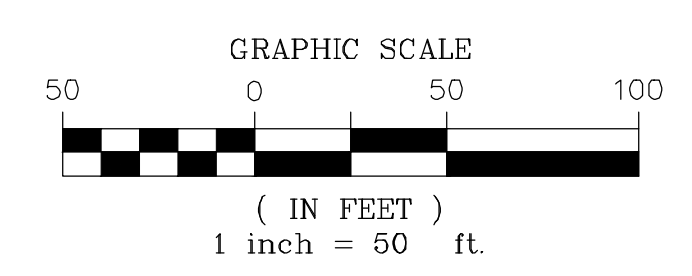
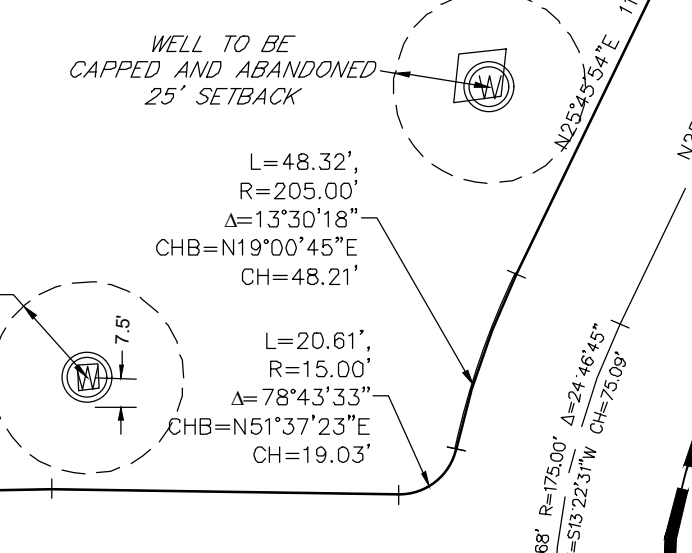
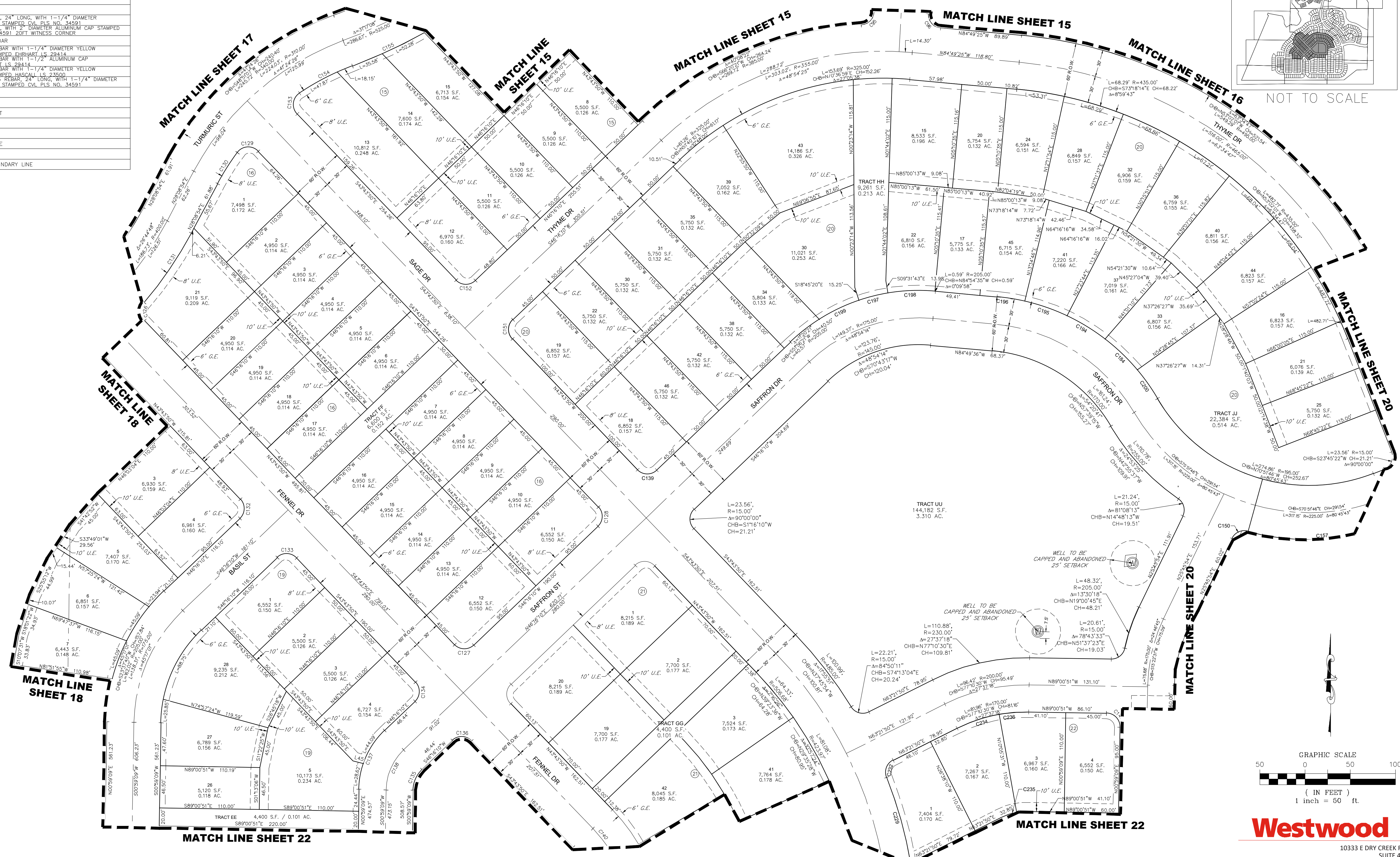
A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
299.512 ACRES – 632 LOTS / 49 TRACTS
PP-001264-2021

KEYMAP



NOT TO SCALE

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	BLOCK NUMBER
	SET NO. 5 REBAR, 24\"/>
	SET NO. 5 REBAR, WITH 2\"/>
	FOUND NO. 5 REBAR
	FOUND NO. 5 REBAR WITH 1-1/4\"/>
	FOUND NO. 5 REBAR WITH 1-1/2\"/>
	FOUND NO. 5 REBAR WITH 1-1/4\"/>
	RECOVERED NO. 5 REBAR, 24\"/>
	R.O.W. RIGHT-OF-WAY
	EX. EXISTING
	U.E. UTILITY EASEMENT
	G.E. GAS EASEMENT
	EASEMENT LINE
	ROAD CENTERLINE
	SECTION LINE
	SUBDIVISION BOUNDARY LINE

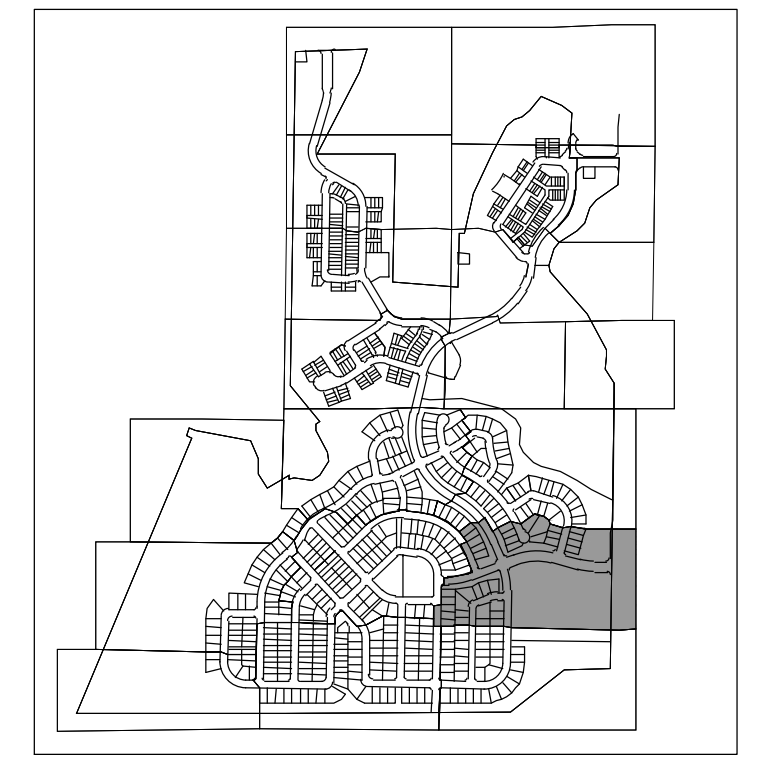


Westwood

SPRING HILL PRELIMINARY PLAT

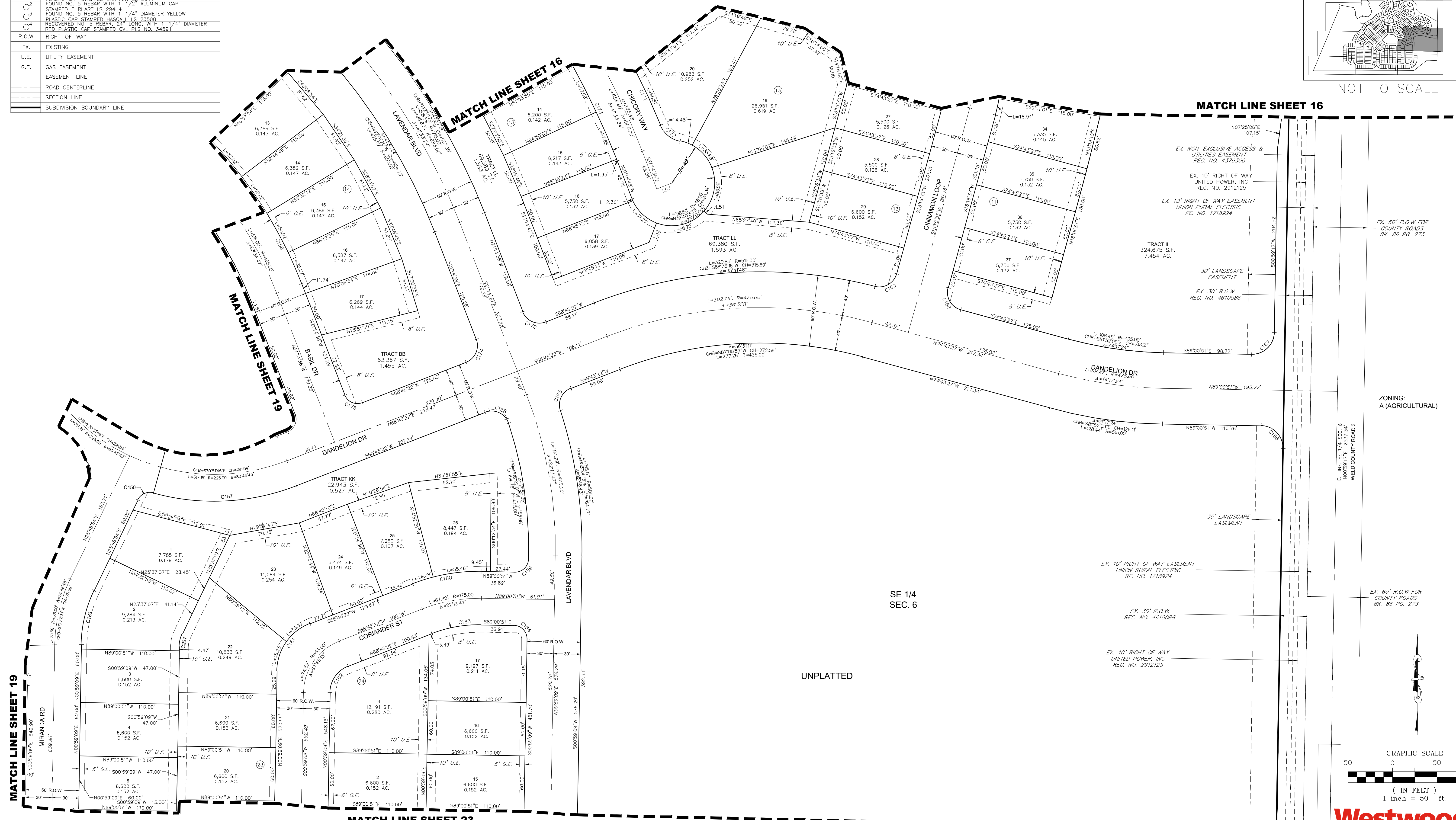
A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
299.512 ACRES – 632 LOTS / 49 TRACTS
PP-001264-2021

KEYMAP



NOT TO SCALE

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	BLOCK NUMBER
	SET NO. 5 REBAR, 24" LONG, WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED CIV. PLS. NO. 34591
	SET NO. 5 REBAR, WITH 2" DIAMETER ALUMINUM CAP STAMPED WESTWOOD PLS. 34591 20FT. WITNESS CORNER
	FOUND NO. 5 REBAR
	FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP STAMPED FURHART, LS 29414
	FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED FURHART, LS 29414
	FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP STAMPED HASCAL, LS 24500
	RECOVERED NO. 5 REBAR, 24" LONG, WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED CIV. PLS. NO. 34591
	R.O.W. RIGHT-OF-WAY
	EX. EXISTING
	U.E. UTILITY EASEMENT
	G.E. GAS EASEMENT
	EASEMENT LINE
	ROAD CENTERLINE
	SECTION LINE
	SUBDIVISION BOUNDARY LINE



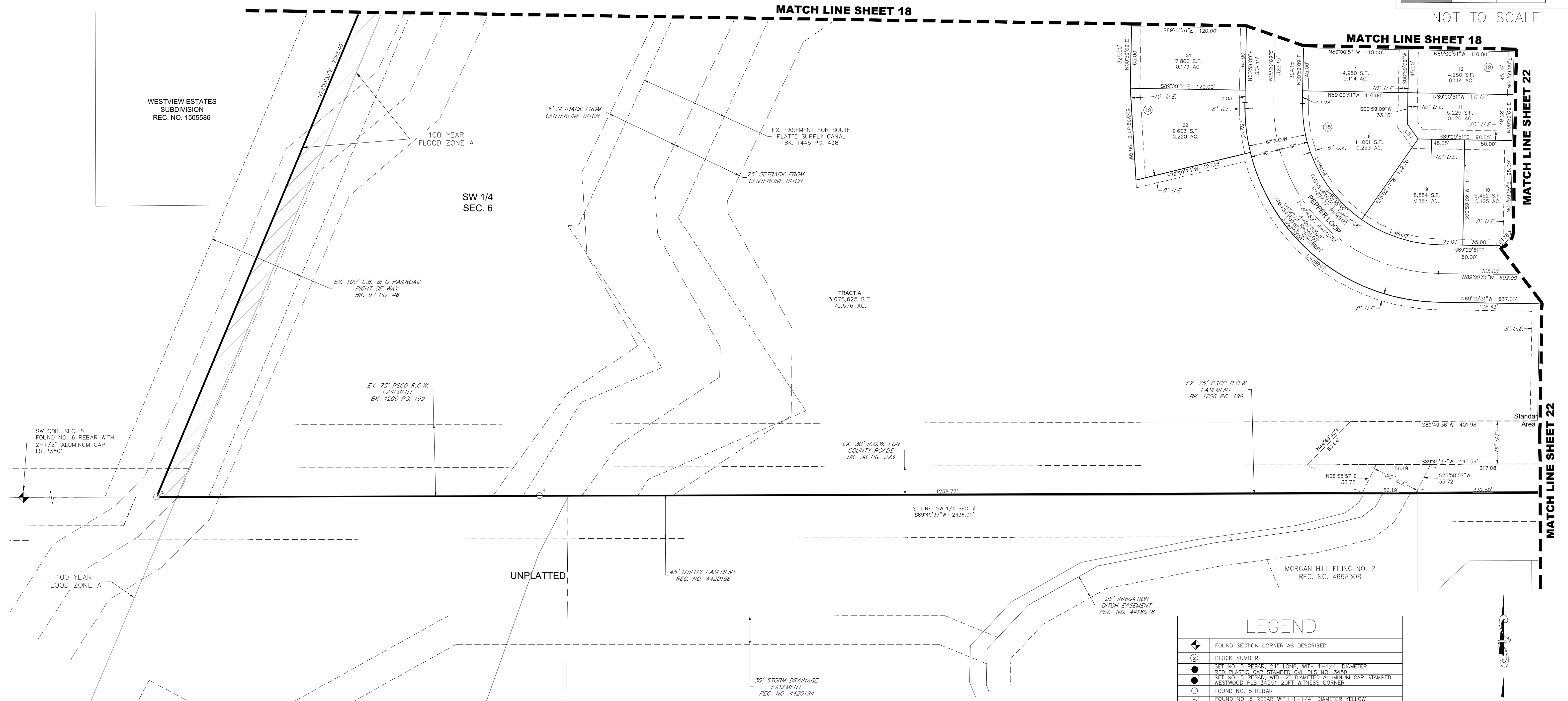
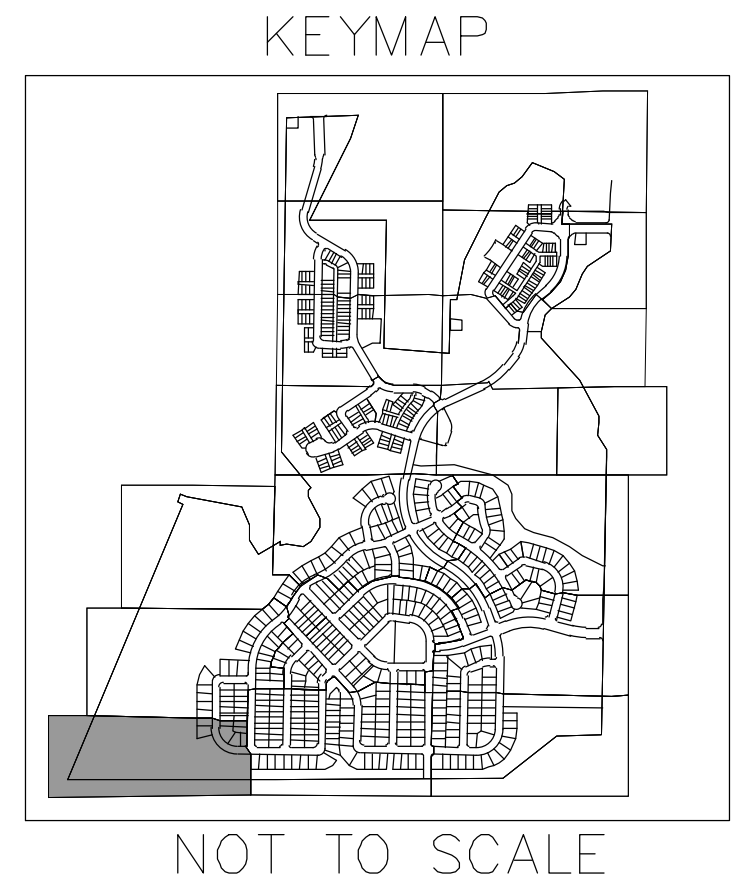
GRAPHIC SCALE
50 0 50 100
(IN FEET)
1 inch = 50 ft.

Westwood

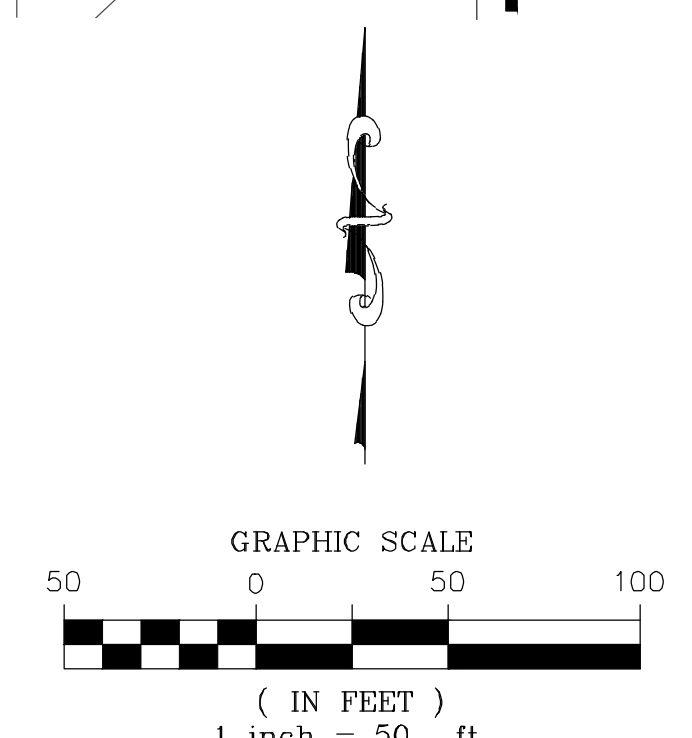
10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
Westwoodps.com
Westwood Professional Services, Inc.
TEL: 720.482.9526

SPRING HILL PRELIMINARY PLAT

A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
299.512 ACRES – 632 LOTS / 49 TRACTS
PP-001264-2021



LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	BLOCK NUMBER
	FOUND NO. 5 REBAR
	FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP STAMPED FURNISH IS 20414
	FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED FURNISH IS 20414
	FOUND NO. 5 REBAR WITH 2" DIAMETER ALUMINUM CAP STAMPED WESTWOOD PLS 34591 20FT WITNESS CORNER
	FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP STAMPED HASCAL IS 23500
	RECOVERED NO. 5 REBAR, 24" LONG WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED CVA PLS NO. 34591
	R.O.W. RIGHT-OF-WAY
	EX. EXISTING
	U.E. UTILITY EASEMENT
	G.E. GAS EASEMENT
	EASEMENT LINE
	ROAD CENTERLINE
	SECTION LINE
	SUBDIVISION BOUNDARY LINE



Westwood

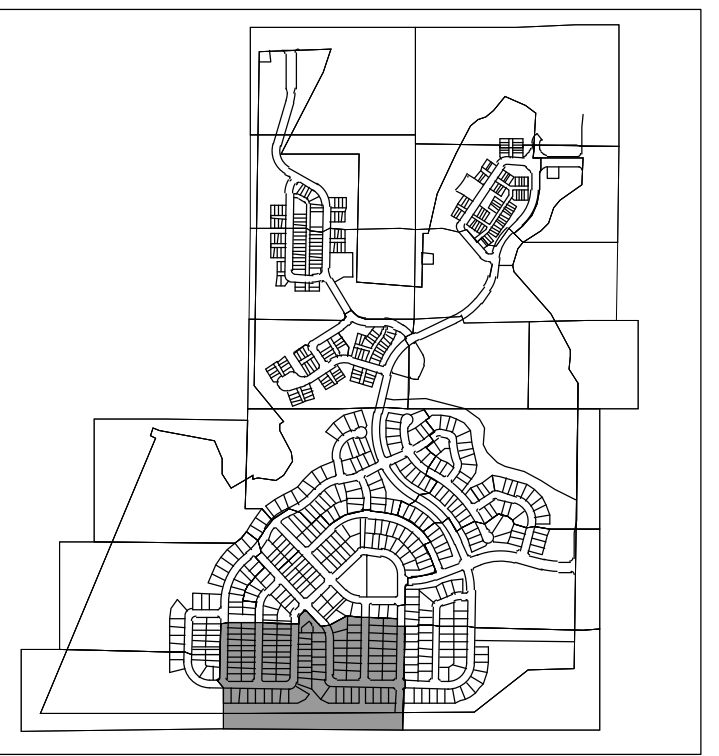
10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526

SPRING HILL PRELIMINARY PLAT

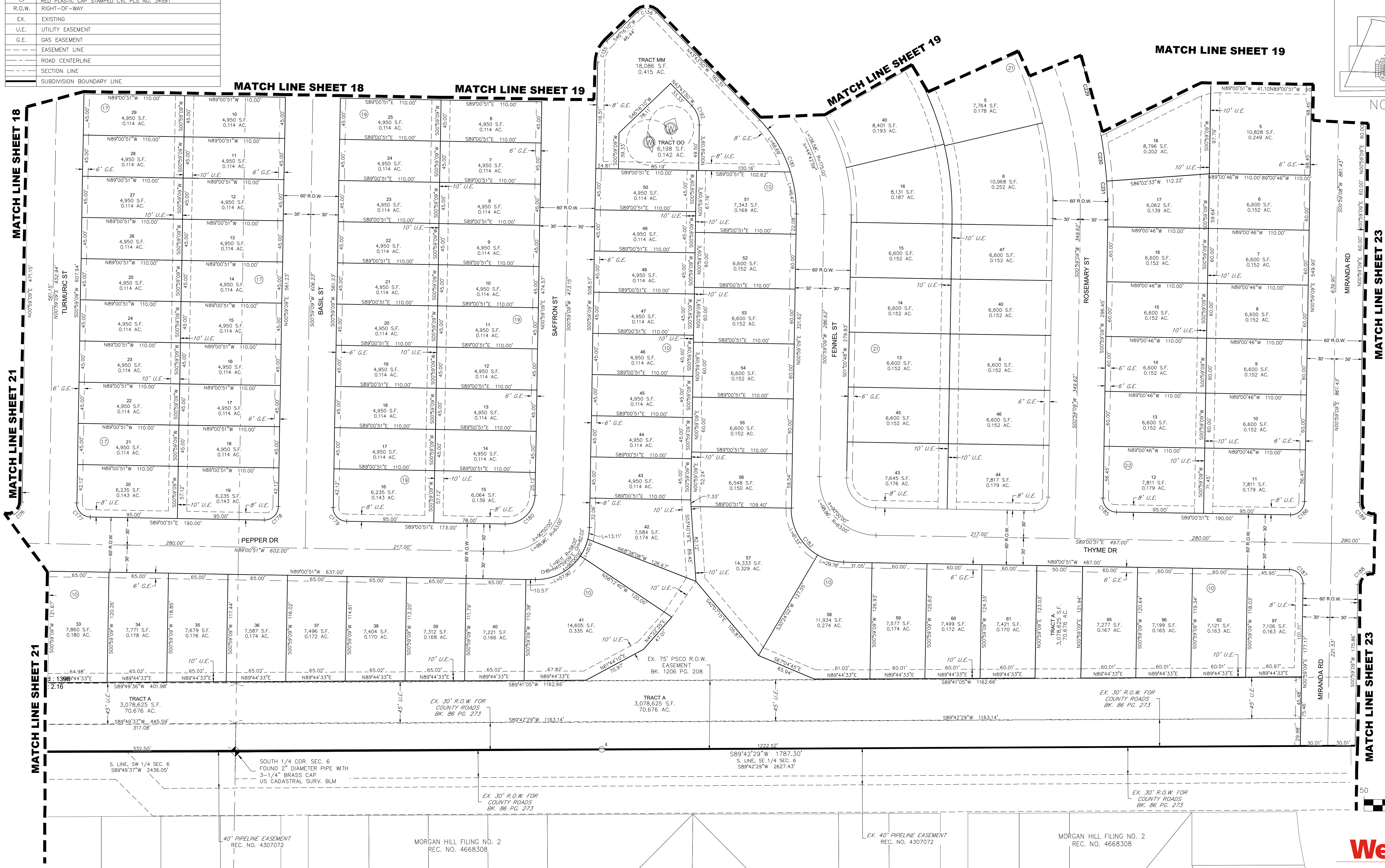
A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
299.512 ACRES – 632 LOTS / 49 TRACTS
PP-001264-2021

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	BLOCK NUMBER
	SET NO. 3 REBAR, 24" LONG, WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED C.V.L. P.S. NO. 34591
	SET NO. 5 REBAR, WITH 2" DIAMETER ALUMINUM CAP STAMPED WESTWOOD P.L.S. 34591, 20FT WITNESS CORNER
	FOUND NO. 5 REBAR
	FOUND NO. 5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP STAMPED EHRHART L.S. 29414
	FOUND NO. 5 REBAR WITH 1-1/2" DIAMETER YELLOW PLASTIC CAP STAMPED EHRHART L.S. 29414
	RECOVERED NO. 5 REBAR, 24" LONG, WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED C.V.L. P.S. NO. 34591
	R.O.W. RIGHT-OF-WAY
	EX. EXISTING
	U.E. UTILITY EASEMENT
	G.E. GAS EASEMENT
	EASEMENT LINE
	ROAD CENTERLINE
	SECTION LINE
	SUBDIVISION BOUNDARY LINE

KEYMAP

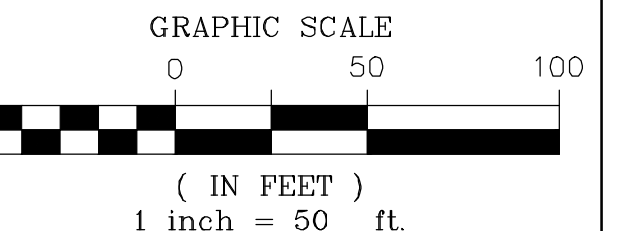


NOT TO SCALE



MATCH LINE SHEET 23

MATCH LINE SHEET 23



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SUITE 400
ENGLEWOOD, CO 80112
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SPRING HILL PRELIMINARY PLAT

A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
299.512 ACRES – 632 LOTS / 49 TRACTS
PP-001264-2021

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	25.00'	90°00'00"	39.27'	N46°13'01"W	35.36'
C2	39.50'	31°03'14"	21.41'	S16°44'39"E	21.15'
C3	22.00'	36°39'34"	14.08'	N13°56'29"W	13.84'
C4	270.00'	12°00'55"	56.62'	N10°23'48"E	56.52'
C5	330.00'	13°06'06"	75.46'	N09°51'11"E	75.30'
C6	22.00'	30°26'08"	11.69'	S18°31'12"W	11.55'
C7	39.50'	34°57'18"	24.10'	N16°15'37"E	23.73'
C8	25.00'	90°00'00"	39.27'	S43°46'58"W	35.36'
C9	15.00'	90°00'00"	23.56'	N14°43'58"W	21.21'
C10	15.00'	90°00'00"	23.56'	S75°16'02"W	21.21'
C11	65.00'	30°16'02"	34.34'	N74°51'59"W	33.94'
C12	45.00'	60°36'49"	47.61'	N29°25'33"W	45.42'
C13	35.00'	30°16'02"	18.49'	N74°51'59"W	18.28'
C14	15.00'	60°36'49"	15.87'	N29°25'33"W	15.14'
C23	205.00'	29°23'11"	105.14'	S15°34'27"W	103.99'
C24	145.00'	29°23'11"	74.37'	S15°34'27"W	73.56'
C25	145.00'	60°36'49"	153.40'	N29°25'33"W	146.34'
C26	205.00'	60°36'49"	216.87'	N29°25'33"W	206.90'
C84	30.00'	51°43'21"	27.08'	S65°11'28"W	26.17'
C85	25.00'	90°00'00"	39.27'	N43°56'51"W	35.36'
C86	15.00'	85°59'58"	22.51'	N20°57'57"E	20.46'
C87	145.00'	15°52'31"	40.18'	N71°54'11"E	40.05'
C88	15.00'	90°00'00"	23.56'	S55°09'33"E	21.21'
C89	20.00'	42°40'06"	14.89'	N82°32'06"W	14.55'
C90	20.00'	42°40'06"	14.89'	N54°47'50"E	14.55'
C91	15.00'	86°51'45"	22.74'	N33°16'19"E	20.62'
C93	15.00'	74°35'09"	19.53'	N62°51'58"W	18.18'
C94	145.00'	28°26'30"	71.98'	N11°21'09"W	71.24'
C95	15.00'	83°32'26"	21.87'	N44°38'19"E	19.98'
C96	15.00'	87°41'31"	22.96'	S40°58'39"E	20.78'
C97	15.00'	89°32'20"	23.44'	S19°11'46"W	21.13'
C98	15.00'	85°59'58"	22.51'	N73°02'05"W	20.46'
C99	15.00'	94°38'20"	24.78'	S16°38'07"W	22.05'
C100	15.00'	83°56'15"	21.97'	N74°04'36"W	20.06'
C101	15.00'	97°42'00"	25.58'	S15°06'16"W	22.59'
C102	205.00'	11°13'42"	40.17'	N58°21'05"E	40.11'
C104	145.00'	11°13'42"	28.42'	N58°21'05"E	28.37'
C105	15.00'	97°44'22"	25.59'	S67°10'32"E	22.60'
C107	15.00'	83°54'24"	21.97'	N22°00'05"E	20.06'
C108	15.00'	94°39'45"	24.78'	S68°42'51"E	22.06'
C109	58.00'	52°57'51"	53.62'	S79°13'09"W	51.73'
C110	58.00'	72°53'12"	73.78'	N37°51'20"W	68.91'
C111	15.00'	87°17'06"	22.85'	S06°46'59"E	20.70'
C113	58.00'	50°19'27"	50.94'	S80°30'29"W	49.32'
C115	15.11'	87°17'06"	23.02'	S11°17'28"W	20.86'
C116	15.00'	87°17'06"	22.85'	N80°30'06"E	20.70'
C117	33.00'	56°01'40"	32.27'	N08°50'43"E	31.00'
C118	32.00'	70°41'09"	39.48'	N38°57'21"W	37.02'
C119	32.00'	52°57'51"	29.58'	S79°13'09"W	28.54'
C120	15.00'	90°00'00"	23.56'	N45°59'09"E	21.21'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C121	58.00'	90°00'00"	91.11'	S45°59'09"W	82.02'
C122	32.00'	90°00'00"	50.27'	S45°59'09"W	45.25'
C123	15.00'	90°00'00"	23.56'	N44°00'51"W	21.21'
C124	430.00'	2°49'18"	21.18'	N53°29'03"E	21.17'
C125	15.00'	84°11'46"	22.04'	N85°49'43"W	20.11'
C126	15.00'	84°11'46"	22.04'	S01°37'57"E	20.11'
C127	15.00'	90°00'00"	23.56'	S88°43'50"E	21.21'
C128	15.00'	90°00'00"	23.56'	N01°16'10"E	21.21'
C129	15.00'	99°46'37"	26.12'	S86°22'52"W	22.94'
C130	280.00'	8°20'39"	40.78'	S32°19'14"W	40.74'
C131	430.00'	12°22'03"	92.82'	N34°16'54"E	92.64'
C132	15.00'	90°00'00"	23.56'	N01°16'10"E	21.21'
C133	15.00'	90°00'00"	23.56'	N88°43'50"W	21.21'
C134	15.00'	90°00'00"	23.56'	N01°16'10"E	21.21'
C135	32.00'	45°17'02"	25.29'	S23°37'40"W	24.64'
C136	15.00'	90°00'00"	23.56'	N88°43'50"W	21.21'
C137	92.00'	45°17'02"	72.71'	S23°37'40"W	70.83'
C139	15.00'	90°00'00"	23.56'	N88°43'50"W	21.21'
C141	15.00'	90°00'00"	23.56'	N28°22'45"W	21.21'
C142	15.00'	92°26'32"	24.20'	N60°23'59"E	21.66'
C144	15.00'	90°00'00"	23.56'	S28°22'45"E	21.21'
C145	15.00'	89°59'55"	23.56'	N44°00'51"W	21.21'
C146	15.00'	90°00'00"	23.56'	N61°37'15"E	21.21'
C147	15.00'	86°23'09"	22.62'	S30°10'43"E	20.53'
C148	15.00'	84°47'03"	22.20'	S64°13'42"W	20.23'
C149	15.00'	84°47'03"	22.20'	S04°39'03"W	20.23'
C150	15.00'	79°40'24"	20.86'	S65°36'05"W	19.22'
C151	15.00'	90°00'00"	23.56'	S01°16'10"W	21.21'
C152	15.00'	90°00'00"	23.56'	S88°43'50"E	21.21'
C153	15.00'	99°46'37"	26.12'	S06°09'28"W	22.94'
C154	280.00'	13°30'33"	66.02'	S62°48'03"W	65.87'
C155	555.00'	31°17'08"	303.05'	N53°54'46"E	299.30'
C156	495.00'	63°34'47"	549.29'	N53°02'01"W	521.54'
C157	255.00'	36°40'55"	163.26'	N87°05'50"E	160.48'
C158	20.00'	92°54'49"	32.43'	N64°47'13"W	28.99'
C159	15.00'	89°23'22"	23.40'	N46°17'28"E	21.10'
C160	205.00'	22°13'47"	79.54'	S79°52'15"W	79.04'
C161	58.00'	67°46'13"	68.60'	S34°52'15"W	64.67'
C162	32.00'	67°46'13"	37.85'	S34°52'15"W	35.68'
C163	145.00'	22°13'47"	56.26'	S79°52'15"W	55.91'
C164	15.00'	90°00'00"	23.56'	N44°00'51"W	21.21'
C165	20.00'	86°32'56"	30.21'	S25°28'54"W	27.42'
C166	25.00'	90°00'00"	39.27'	N44°00'47"W	35.36'
C167	25.00'	89°59'52"	39.27'	N45°59'13"E	35.35'
C168	20.00'	90°00'00"	31.42'	S29°43'27"E	28.28'
C169	20.00'	89°10'38"	31.13'	N59°51'52"E	28.08'
C170	20.00'	90°00'00"	31.42'	S66°14'38"E	28.28'
C171	935.00'	10°17'44"	168.01'	N27°36'57"W	167.78'
C172	30.00'	56°23'19"	29.52'	S60°39'45"E	28.35'
C173	875.00'	41°33'14"	634.59'	N42°01'25"W	620.78'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C174	20.00'	90°00'00"	31.42'	N23°45'22"E	28.28'
C175	15.00'	90°00'00"	23.56'	S66°14'38"E	21.21'
C176	15.00'	90°00'00"	23.56'	N45°59'09"E	21.21'
C177	15.00'	90°00'00"	23.56'	S44°00'51"E	21.21'
C178	15.00'	90°00'00"	23.56'	N45°59'09"E	21.21'
C179	15.00'	90°00'00"	23.56'	S44°00'51"E	21.21'
C180	32.00'	90°00'00"	50.27'	N45°59'09"E	45.25'
C181	145.00'	44°42'59"	113.16'	N21°22'20"W	110.31'
C182	58.00'	90°00'00"	91.11'	S44°00'51"E	82.02'
C183	145.00'	24°46'45"	62.71'	S13°22'31"W	62.22'
C184	230.00'	12°19'10"	49.45'	N46°22'08"W	49.36'
C185	15.00'	90°00'00"	23.56'	S44°00'51"E	21.21'
C186	15.00'	90°00'00"	23.56'	N45°59'09"E	21.21'
C187	15.00'	90°00'00"	23.56'	N44°00'51"W	21.21'
C188	15.00'	90°00'00"	23.56'	S45°59'09"W	21.21'
C189	15.00'	90°00'00"	23.56'	S44°00'51"E	21.21'
C190	15.00'	90°00'00"	23.56'	N45°59'09"E	21.21'
C191	15.00'	90°00'00"	23.56'	S44°00'51"E	21.21'
C192	30.00'	44°42'59"	23.41'	N21°22'20"W	22.82'
C194	230.00'	12°16'22"	49.27'	N58°39'54"W	49.17'
C195	230.00'	12°19'18"	49.46'	N70°57'44"W	49.37'
C196	230.00'	7°42'13"	30.92'	N80°58'30"W	30.90'
C197	205.00'	9°13'37"	33.01'	S75°51'29"W	33.98'
C198	205.00'	14°32'09"	52.01'	S87°44'22"W	51.87'
C199	205.00'	13°38'09"	48.79'	S64°25'36"W	48.67'
C200	230.00'	9°43'38"	39.05'	N35°20'44"W	39.00'
C229	485.00'	11°36'51"	98.31'	N15°39'55"W	98.14'
C230	485.00'	5°54'02"	49.95'	N06°54'29"W	49.93'
C231	485.00'	4°56'36"	41.85'	N01°29'09"W	41.83'
C232	15.00'	84°50'11"	22.21'	S20°56'45"W	20.24'
C234	170.00'	16°32'38"	49.09'	S71°38'10"W	48.92'
C235	60.00'	16°32'38"	17.32'	N71°38'10"E	17.26'
C236	170.00'	11°04'40"	32.87'	S85°26'49"W	32.82'
C237	35.00'	24°37'58"	15.05'	S13°18'08"W	14.93'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L2	S30°16'02"W	11.42'
L3	N90°00'00"W	20.17'
L4	N90°00'00"W	20.63'
L5	N90°00'00"W	50.40'
L37	N76°07'53"E	18.98'
L38	S28°15'04"W	21.92'
L39	S76°07'53"W	18.98'
L40	N52°09'08"E	15.02'
L41	N59°40'52"E	15.02'
L42	N76°45'00"W	18.00'
L43	N78°56'36"W	16.30'
L44	N81°50'25"E	42.58'
L45	S74°23'20"E	12.05'
L51	S49°03'53"E	5.24'
L52	S21°00'24"W	23.27'
L53	N68°45'22"E	18.00'
L54	N35°52'57"W	18.91'
L55	N23°29'09"E	10.04'
L56	N51°26'42"E	40.40'

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