

# PRELIMINARY PLAT REDTAIL RANCH FILING NO. 1

BEING A PART OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
289.910 ACRES - 587 LOTS / 32 TRACTS  
PP-001230-2021

## NOTES

1. DISTANCES ARE MARKED IN U.S. SURVEY FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (0.00') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
3. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
4. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CWC CONSULTING GROUP, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. REFERENCE IS MADE TO LAND TITLE GUARANTEE INSURANCE COMPANY COMMITMENT NUMBER: 25165646, WITH AN EFFECTIVE DATE OF APRIL 8, 2021 FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.
5. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE.
6. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
7. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE EAST LINE OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID TO BEAR S00°51'06"E, A DISTANCE OF 5317.82', FROM THE NORTHEAST CORNER OF SECTION 29 BEING MONUMENTED BY A 3.25" ALUMINUM CAP, 0.3' DOWN IN A RANGE BOX WITH A LID AT THE INTERSECTION OF WELD COUNTY ROADS 5 AND 6, STAMPED "T1N R68W, 2021, --, 29J28, 1998, L513155" TO THE SOUTHEAST CORNER OF SECTION 29 BEING MONUMENTED BY A 2.5" ALUMINUM CAP, 0.3' BELOW GROUND SURFACE, IN A RANGE BOX WITH NO LID AT THE INTERSECTION OF WELD COUNTY ROADS 5 AND 4, STAMPED "GREENHORNE O'MARA INC., T1N R68W, 29J28, --, 32J33, PLS 28656, 1993".
8. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
9. DEFINITION: CERTIFY, CERTIFICATION - A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.
10. CWC CONSULTING GROUP, INC. DOES NOT WARRANT THAT THE PARCEL, AS DESCRIBED HEREON, COMPLIES WITH COLORADO SENATE BILL 35. (30-28-101).
11. 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.
12. A PART OF THE PROPERTY IS LOCATED WITHIN "OTHER AREAS - ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NUMBERED 08013C0443J WITH AN EFFECTIVE DATE OF DECEMBER 18, 2012. THE REMAINDER OF THE PROPERTY LIES WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NUMBERED 08013C0444J WHERE NO SPECIAL FLOOD HAZARD AREAS HAVE BEEN IDENTIFIED. THIS PANEL HAS NOT BEEN PRINTED.
13. THE UNDERSIGNED, AS OWNER OF THE LANDS DESCRIBED HEREIN, ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL DRAINAGE EASEMENTS SHOWN HEREON AND RELATED DRAINAGE FACILITIES, AS PROVIDED IN THE TOWN OF ERIE ENGINEERING STANDARDS AND SPECIFICATIONS, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF ERIE A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO: INSPECT, MAINTAIN OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITY COVERED BY THE ERIE MUNICIPAL CODE, AS AMENDED; AND TO INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES, WHEN THE OWNER FAILS TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH INSPECTION, MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER.
14. REDTAIL RANCH PRELIMINARY PLAT NO. 1 IS UNDERMINED. TO REDUCE RISK OF SUBSIDENCE-RELATED DAMAGE, NO BUILDING OR BUILDING SEGMENT MAY EXCEED 115 FEET IN LENGTH OR WIDTH. STRUCTURES ARE LIMITED TO TWO STORIES IN HEIGHT AND MUST BE CONSTRUCTED USING WOOD OR METAL FRAMING.
- THE SUBSIDENCE HAZARD AND MITIGATION RECOMMENDATIONS ARE DESCRIBED IN MINE SUBSIDENCE INVESTIGATION, PRATT PROPERTY, APPROXIMATELY 330 ACRES IN SECTION 29, TOWNSHIP 1 NORTH, RANGE 68 WEST, ERIE, COLORADO (WESTERN ENVIRONMENT AND ECOLOGY, SEPTEMBER 19, 2014). THIS REPORT IS ON FILE WITH THE TOWN OF ERIE PLANNING AND DEVELOPMENT DEPARTMENT, FILE NO. FP-\_\_\_\_-202\_\_.
15. AN AVIGATION EASEMENT WILL BE ESTABLISHED ON THE FINAL PLAT AS PER PRATT 2 PROPERTY ANNEXATION AGREEMENT RECORDED MAY 14, 2007 AT RECEPTION NO. 3475773.

## CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN THESE PRESENTS THAT 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:

PORTIONS OF W1/2 NE1/4, E1/2 NE1/4 AND S 1/2 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29; THENCE S89°53'54"W, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 29, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 5 (80' WIDE) AS DESCRIBED AT RECEPTION NO. 1973755 IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE S00°33'04"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2628.75 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 60' WIDE RIGHT-OF-WAY AS DESCRIBED IN BOOK 86 AT PAGE 273 AS RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, THENCE N89°52'25"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2582.89 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N89°51'56"W, A DISTANCE OF 2592.85 FEET TO A POINT ON THE EASTERLY LINE OF A 60' WIDE RIGHT-OF-WAY LINE AS DESCRIBED IN SAID BOOK 86 AT PAGE 273; THENCE N00°46'44"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1011.94 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND AS DESCRIBED AT RECEPTION NO. 2360787, RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO; THENCE TRAVELING ALONG THE SOUTH AND EASTERLY PORTION OF SAID PARCEL OF LAND, THE FOLLOWING (3) THREE COURSES:

1. S89°59'07"E, A DISTANCE OF 1264.97 FEET TO A POINT;
2. N45°48'01"E, A DISTANCE OF 1075.96 FEET TO A POINT;
3. N00°40'10"W, A DISTANCE OF 850.48 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 29;

THENCE N89°55'44"E, ALONG SAID NORTH LINE, A DISTANCE OF 549.46 FEET TO A POINT ON THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE CONTINUING ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 29, N89°55'15"E, A DISTANCE OF 479.08 FEET TO A POINT; THENCE N48°09'00"E, A DISTANCE OF 1110.81 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE N00°36'26"W, ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 370.76 FEET TO A POINT ON THE SOUTHERLY LINE OF RIGHT-OF-WAY (60' WIDE) AS DESCRIBED IN BOOK 868 AT PAGE 89 AND AT RECEPTION NO. 1687926 AS RECORDED IN WELD COUNTY COLORADO; THENCE N68°34'00"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1364.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 5; THENCE S00°32'52"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1607.21 FEET TO THE POINT OF BEGINNING.

CONTAINS A TOTAL AREA OF 12,628,490 SQUARE FEET (289.910 ACRES), MORE OR LESS

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF REDTAIL RANCH FILING NO. 1. ALL PUBLIC WAYS AND OTHER PUBLIC RIGHTS-OF-WAY, LANDS, EASEMENTS AND OTHER DESIGNATED PUBLIC IMPROVEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN OF ERIE AND THE PUBLIC, COLORADO, FOR PUBLIC USES AND PURPOSES SHOWN HEREON.

OWNER: STRATUS COMPANIES

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

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL:

\_\_\_\_\_  
(SEAL)  
NOTARY PUBLIC

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



### VICINITY MAP

SCALE: 1" = 2000'

## SURVEYOR'S CERTIFICATE

I, PAUL B. GROVES, 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 SURVEY MADE ON APRIL 28, 2015, 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 \_\_\_\_\_, 2021.

PAUL B. GROVES - ON BEHALF OF KING SURVEYORS  
COLORADO LICENSED PROFESSIONAL  
LAND SURVEYOR #38209

- LEGEND**
- LOST LOTS
  - RECONFIGURED LOTS

## TRACT OWNERSHIP, MAINTENANCE AND EASEMENTS

OWNERSHIP OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA AND BB SHALL BE DEEDED TO THE HOMEOWNER'S ASSOCIATION  
I) CONCURRENTLY WITH THE RECORDATION OF THE FINAL PLAT OR  
II) AT THE TIME OF ESTABLISHMENT OF THE HOMEOWNER'S ASSOCIATION, WHICHEVER EVENT OCCURS LATER IN TIME.

ALL DRAINAGE FACILITIES WITHIN TRACTS A, B, N, P, W, X, Y, Z, AA AND BB SHALL BE OWNED, OPERATED AND MAINTAINED BY THE DISTRICT AND HOMEOWNER'S ASSOCIATION.

THE AREA WITHIN TRACTS C AND F ARE HEREBY DEDICATED FOR ALLEY PURPOSES AS PUBLIC ACCESS EASEMENT.

THE AREA WITHIN TRACTS A, B, C, F, N, P, W, X, Y, Z, AA AND BB ARE HEREBY DEDICATED AS EASEMENTS FOR THE PURPOSES IDENTIFIED ON THE PLAT.

 650 E. Garden Drive Windsor, Colorado 80150 phone: (970) 686-5011 email: contact@Kingsurveyors.com JOB NO. 20210661	 9360 TEDDY LANE, SUITE #203 LOVELAND, COLORADO 80124 TELEPHONE: 303-395-2700 FAX: 303-395-2701 CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES	DATE	REVISION	BY	DRAFTED: S.L.G.3	CHECKED: E.D.C.
		1/11/22	REDESIGN SUBDIVISION	CSK	DATE: 03/30/2021	JOB NO.: 120-00014 00011
		8/26/22	REDESIGN SUBDIVISION	CSK	SURVEY PREPARED FOR: STRATUS COMPANIES	
		3/31/23	REVISED SUBDIVISION PER COMMENTS	CSK		
					SHEET NO. 1 of 18 SHEETS	

# PRELIMINARY PLAT REDTAIL RANCH FILING NO. 1

BEING A PART OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
289.910 ACRES - 587 LOTS / 32 TRACTS  
PP-001230-2021

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
LOTS (587)	3,447,725	79.149	27%
TRACTS (32)	7,277,233	167.062	58%
R.O.W.	1,903,532	43.699	15%
<b>TOTAL:</b>	<b>12,628,490</b>	<b>289.910</b>	<b>100%</b>

EASEMENTS TO BE VACATED AT TIME OF FINAL PLAT BY SEPARATE INSTRUMENT	
DESCRIPTION:	RECEPTION NO.
10' PIPELINE RIGHT OF WAY GRANT	2331353
20' TEMPORARY CONSTRUCTION MAINTENANCE EASEMENT (T.C.M.E.)	4131491 (ONLY THE T.C.M.E. IS TO BE VACATED)
A PORTION OF THE 75' R.O.W. CHICAGO BURLINGTON QUINCY RAILROAD	BOOK 541, PAGE 524 REC. NO. 545994-PRINT 49314 1/2

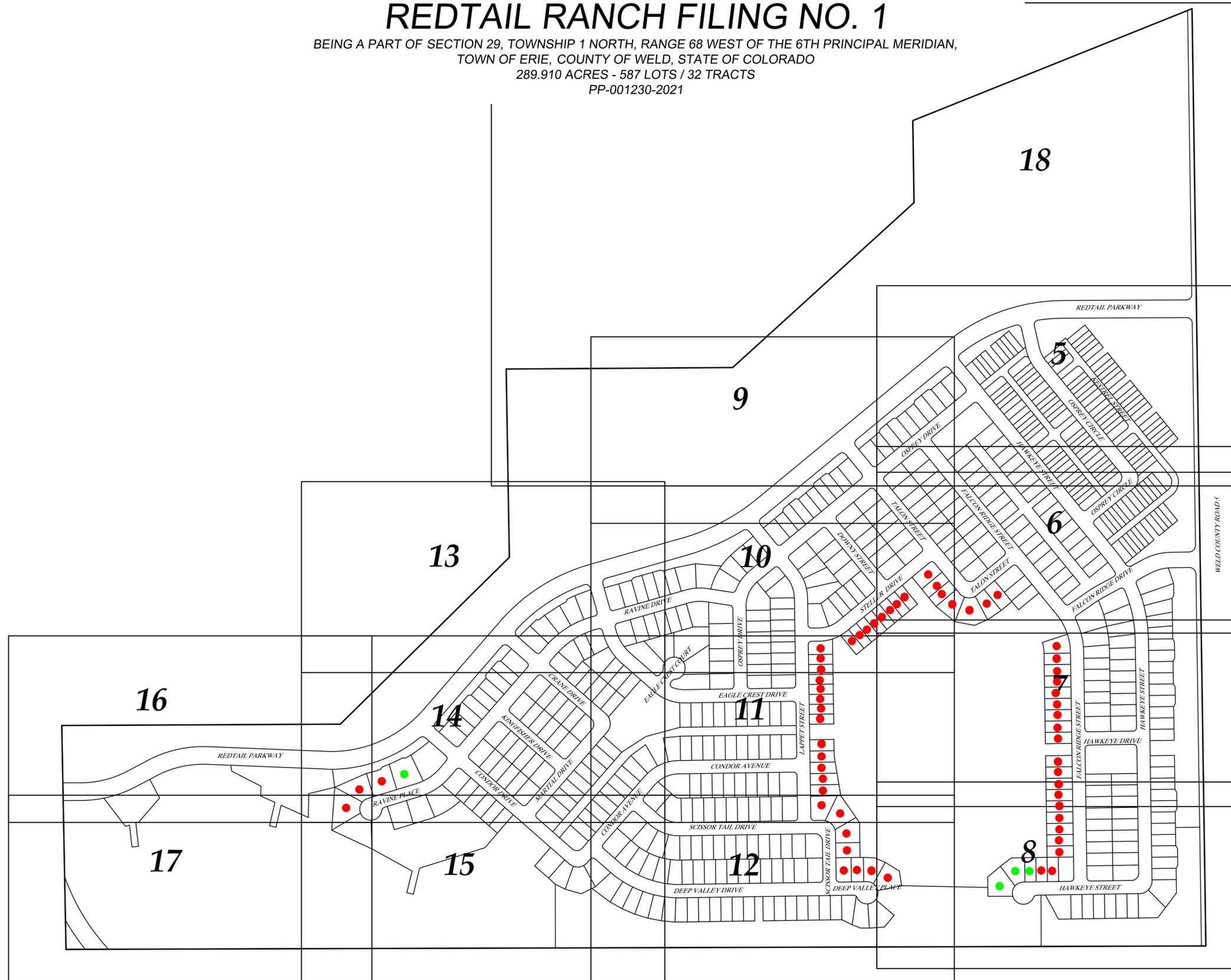
ALL OTHER EXISTING EASEMENTS TO REMAIN

TRACT SUMMARY CHART				
NAME	AREA (SF)	AREA (AC)	USE	OWNER
TRACT A	3,254,685	74.717	DRAINAGE, LANDSCAPE, OIL & GAS	DISTRICT & HOA
TRACT B	263,462	6.048	DRAINAGE, LANDSCAPE, PEDESTRIAN ACCESS EASEMENT	DISTRICT & HOA
TRACT C	43,518	0.999	ACCESS, UTILITIES, ALLEYS, PUBLIC ACCESS EASEMENT	HOA
TRACT D	3,150	0.072	LANDSCAPE	DISTRICT & HOA
TRACT E	8,928	0.205	LANDSCAPE, PEDESTRIAN ACCESS EASEMENT	HOA
TRACT F	3,150	0.072	LANDSCAPE, PEDESTRIAN ACCESS EASEMENT	DISTRICT & HOA
TRACT G	18,992	0.436	LANDSCAPE	DISTRICT & HOA
TRACT H	3,570	0.082	LANDSCAPE	HOA
TRACT I	3,570	0.082	LANDSCAPE	HOA
TRACT J	35,881	0.824	ACCESS, UTILITIES, ALLEYS, PUBLIC ACCESS EASEMENT	HOA
TRACT K	3,150	0.072	LANDSCAPE	HOA
TRACT L	3,150	0.072	LANDSCAPE	HOA
TRACT M	20,418	0.469	LANDSCAPE	DISTRICT & HOA
TRACT N	33,653	0.773	POCKET PARK, PEDESTRIAN ACCESS EASEMENT	DISTRICT & HOA
TRACT O	60,977	1.400	LANDSCAPE, PEDESTRIAN ACCESS EASEMENT	DISTRICT & HOA
TRACT P	18,266	0.419	LANDSCAPE	DISTRICT & HOA
TRACT Q	35,643	0.818	LANDSCAPE	DISTRICT & HOA
TRACT R	13,568	0.311	LANDSCAPE	DISTRICT & HOA
TRACT S	17,992	0.413	LANDSCAPE	DISTRICT & HOA
TRACT T	56,682	1.301	DRAINAGE & PEDESTRIAN ACCESS EASEMENT AND LANDSCAPE	DISTRICT & HOA
TRACT U	20,067	0.461	DRAINAGE, LANDSCAPE	DISTRICT & HOA
TRACT V	60,569	1.390	DRAINAGE	DISTRICT & HOA
TRACT W	31,010	0.712	DRAINAGE	DISTRICT & HOA
TRACT X	1,281,953	29.430	DRAINAGE, UTILITY, PEDESTRIAN ACCESS EASEMENT, AND PUBLIC OPEN SPACE	TOWN OF ERIE
TRACT Y	107,178	2.460	DRAINAGE, PEDESTRIAN ACCESS EASEMENT	DISTRICT & HOA
TRACT Z	399,289	9.166	DRAINAGE, UTILITY, PEDESTRIAN ACCESS EASEMENT, AND LANDSCAPE	DISTRICT & HOA
TRACT AA	1,095,693	25.154	DRAINAGE, LANDSCAPE, PEDESTRIAN ACCESS EASEMENT	DISTRICT & HOA
TRACT BB	30,819	0.708	POCKET PARK, PEDESTRIAN ACCESS EASEMENT	DISTRICT & HOA
TRACT CC	134,124	3.079	DRAINAGE, LANDSCAPE	DISTRICT & HOA
TRACT DD	145,992	3.352	DRAINAGE, LANDSCAPE	DISTRICT & HOA
TRACT EE	5,476	0.126	UTILITIES EASEMENT AGREEMENT REC. NO. 2892721 AND DRAINAGE, LANDSCAPE	TOWN OF ERIE
TRACT FF	62,656	1.438	POCKET PARK, DRAINAGE & PEDESTRIAN ACCESS EASEMENT	DISTRICT & HOA
<b>TOTAL</b>	<b>7,277,233</b>	<b>167.061</b>		

 <p><b>KING SURVEYORS</b> 650 E. Garden Drive Windsor, Colorado 80550 phones: (970) 686-5011 email: contact@Kingsurveyors.com</p>	 <p><b>CWC CONSULTING GROUP</b> 9360 TEDDY LANE, SUITE #203 LOUISIANA, COLORADO 80124 TELEPHONE: 303-395-2700 FAX: 303-395-2701 CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES</p>	DATE	REVISION	BY		DRAFTED: S.L.G.3	CHECKED: E.D.C.
		1/11/22	REDESIGN SUBDIVISION	CSK			DATE: 03/30/2021
	8/26/22	REDESIGN SUBDIVISION	CSK			SURVEY PREPARED FOR: <b>STRATUS COMPANIES</b>	
	3/31/23	REVISED SUBDIVISION PER COMMENTS	CSK			SHEET NO. <b>2</b> of <b>18</b> SHEETS	

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289.910 ACRES - 587 LOTS / 32 TRACTS  
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**KEY MAP**

NOT TO SCALE

**KING SURVEYORS**

650 E. Garden Drive  
Windsor, Colorado 80550  
phone: (378) 686-5011  
email: contact@Kingsurveyors.com

JOB NO. 20210661



**CWC CONSULTING GROUP**  
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES

DATE	REVISION	BY
1/11/22	REDESIGN SUBDIVISION	CSK
8/26/22	REDESIGN SUBDIVISION	CSK
3/31/23	REVISED SUBDIVISION PER COMMENTS	CSK

DRAFTED: S.L.G.3  
CHECKED: E.D.C.

DATE: 03/30/2021  
JOB NO. 120-00014-00011

SURVEY PREPARED FOR:  
STRATUS COMPANIES

SHEET NO.  
3 of 18 SHEETS

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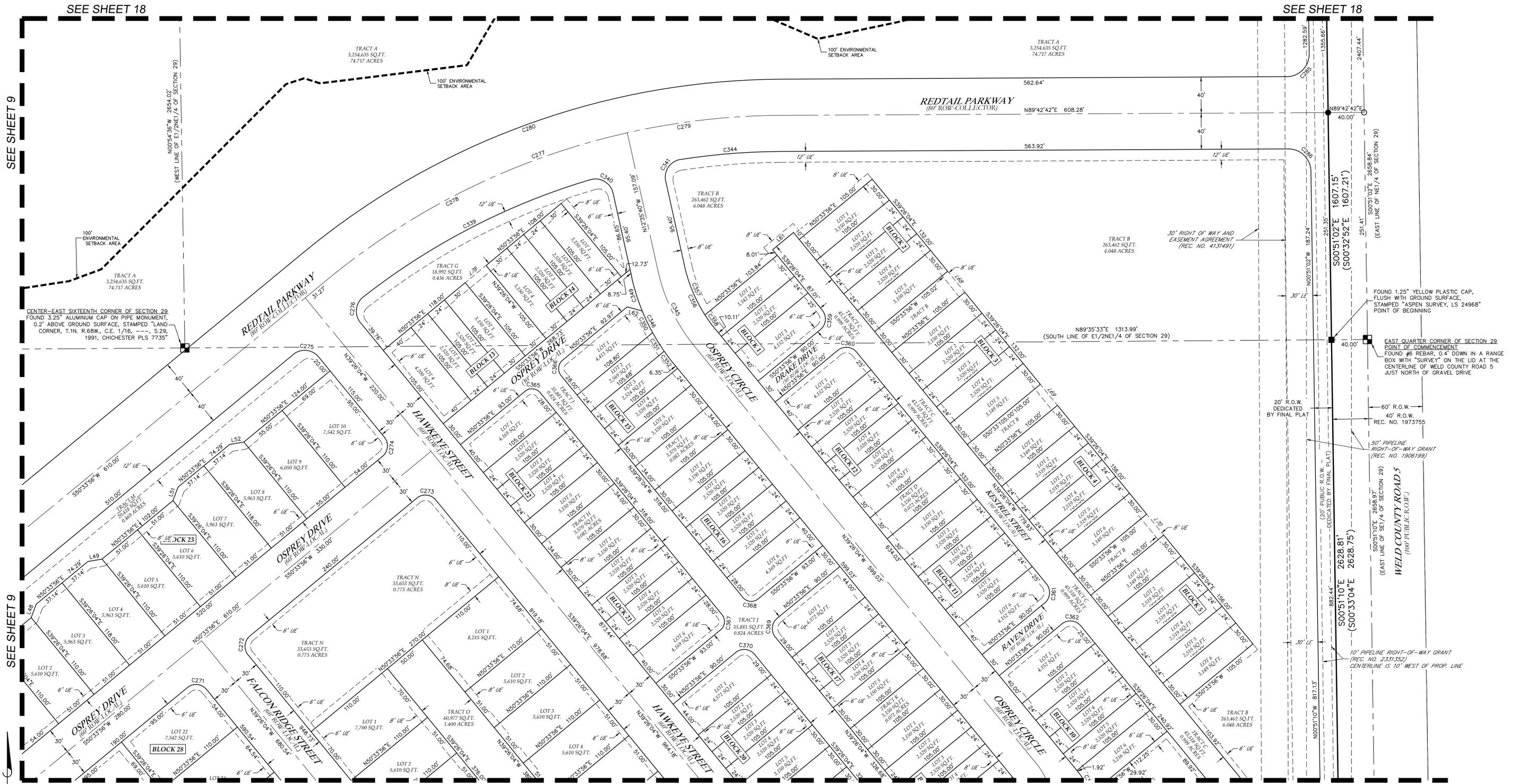
LINE	BEARING	LENGTH
L1	N41°06'00"E	21.34'
L2	N16°50'01"W	20.00'
L3	N00°51'18"W	20.00'
L4	S89°08'42"W	37.80'
L5	N41°06'00"E	9.40'
L6	S41°06'00"W	16.76'
L7	S84°57'50"E	11.25'
L8	N15°51'19"W	58.27'
L9	N15°51'19"W	13.27'
L10	S15°51'19"E	13.27'
L11	N74°08'41"E	15.27'
L12	S74°08'41"W	15.27'
L13	S89°08'42"W	79.06'
L14	S89°08'42"W	34.06'
L15	N89°08'42"E	34.06'
L16	S29°08'45"W	16.00'
L17	S30°51'20"E	16.00'
L18	N71°16'33"E	18.96'
L19	N71°16'33"E	14.97'
L20	N83°27'51"E	30.00'
L21	N10°57'29"W	27.35'
L22	S02°00'58"W	44.21'
L23	S76°47'54"E	30.00'
L24	S76°16'29"E	30.00'
L25	N40°45'11"E	16.00'
L26	N90°00'00"E	16.48'
L27	S47°29'35"E	40.50'
L28	N64°15'22"E	54.77'
L29	N64°13'13"E	16.91'
L30	S68°16'08"E	39.63'
L31	S89°33'35"E	41.40'
L32	S66°58'54"E	51.65'
L33	S87°20'02"E	51.65'
L34	N86°06'00"W	13.50'
L35	N03°54'00"W	14.14'
L36	N86°06'00"E	14.14'
L37	N03°54'00"W	14.14'
L38	N86°06'00"E	14.14'
L39	N51°49'38"E	33.94'
L40	N81°08'57"E	35.23'
L41	N44°08'41"E	16.00'
L42	S75°51'19"E	16.00'
L43	N89°08'42"E	49.06'
L44	N05°33'56"E	14.14'
L45	S84°26'04"E	14.14'
L46	N05°33'56"E	14.14'
L47	S84°26'04"E	14.14'
L48	N20°33'56"E	16.00'
L49	N80°33'56"E	16.00'
L50	S29°08'45"W	16.00'
L51	N20°33'56"E	16.00'
L52	N80°33'56"E	16.00'
L53	S30°51'20"E	16.00'
L54	S29°08'45"W	16.00'
L55	N00°51'18"W	20.00'
L56	S45°51'18"E	13.50'
L57	S30°51'18"E	16.00'
L58	S29°08'42"W	16.00'
L59	S30°51'18"E	16.00'
L60	S29°08'42"W	16.00'
L61	N50°33'56"E	30.00'
L62	N74°58'35"W	17.45'
L63	S89°08'42"W	38.00'
L64	S00°51'18"E	70.00'
L65	N00°51'18"W	54.55'
L66	S39°26'04"E	30.00'
L67	N39°26'04"W	30.00'
L68	S39°26'04"E	30.00'
L69	S39°28'28"E	30.00'
L70	S39°28'28"E	30.00'
L71	S03°54'00"E	13.50'
L72	N17°32'50"E	11.25'
L73	S05°33'56"W	13.92'
L74	S84°26'04"E	13.50'
L75	N64°14'58"E	38.85'
L76	S50°33'56"W	30.00'
L77	N55°54'41"E	50.22'
L78	N50°33'56"E	30.00'
L79	S41°04'57"E	27.63'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING	
C1	239.28'	500.00'	27°25'08"	237.00'	N75°59'17"E	
C2	220.13'	460.00'	27°25'08"	218.04'	N75°59'17"E	
C3	258.42'	540.00'	27°25'08"	255.96'	N75°59'17"E	
C4	103.81'	540.00'	11°00'52"	103.65'	N84°11'25"E	
C5	154.61'	540.00'	16°24'16"	154.08'	N70°28'51"E	
C6	261.65'	500.00'	29°59'00"	258.68'	S77°16'13"W	
C7	282.59'	540.00'	29°59'00"	279.37'	S77°16'13"W	
C8	240.72'	460.00'	29°59'00"	237.98'	S77°16'13"W	
C9	535.77'	600.00'	51°09'43"	518.14'	N66°40'51"E	
C10	471.65'	600.00'	45°02'21"	459.60'	N69°44'32"E	
C11	64.12'	600.00'	6°07'22"	64.09'	N44°09'41"E	
C12	500.05'	560.00'	51°09'43"	483.60'	N66°40'51"E	
C13	460.39'	640.00'	41°12'57"	450.52'	N71°39'14"E	
C14	31.01'	640.00'	2°46'36"	31.01'	S89°07'35"E	
C15	429.37'	640.00'	38°26'22"	421.36'	N70°15'56"E	
C16	27.94'	20.00'	80°03'14"	25.73'	N88°55'37"W	
C17	31.84'	20.00'	91°12'54"	28.58'	S03°17'33"E	
C18	13.57'	640.00'	1°12'54"	13.57'	N41°42'27"E	
C19	23.56'	15.00'	90°00'00"	21.21'	S03°54'00"E	
C20	132.00'	654.63'	11°33'11"	131.78'	N54°33'24"E	
C21	104.24'	654.63'	9°07'25"	104.13'	N53°20'31"E	
C22	27.76'	654.63'	2°25'46"	27.76'	N59°07'07"E	
C23	96.36'	646.63'	8°32'19"	96.28'	N65°52'18"E	
C24	64.91'	646.63'	5°45'06"	64.89'	N64°28'42"E	
C25	31.45'	646.63'	2°47'12"	31.45'	N68°44'51"E	
C26	65.18'	654.63'	5°42'16"	65.15'	N74°12'48"E	
C27	23.56'	15.00'	90°00'00"	21.21'	N03°54'00"W	
C28	23.56'	15.00'	90°00'00"	21.21'	S86°06'00"W	
C29	145.51'	260.00'	32°03'59"	143.62'	N57°07'59"E	
C30	128.72'	230.00'	32°03'59"	127.05'	N57°07'59"E	
C31	93.86'	230.00'	23°22'52"	93.21'	N52°47'26"E	
C32	34.86'	230.00'	8°41'07"	34.83'	N68°49'25"E	
C33	162.30'	290.00'	32°03'59"	160.19'	N57°07'59"E	
C34	47.97'	290.00'	9°28'38"	47.91'	N45°50'19"E	
C35	86.95'	290.00'	17°10'44"	86.62'	N59°10'00"E	
C36	27.38'	290.00'	5°24'37"	27.37'	N70°27'40"E	
C37	91.11'	58.00'	90°00'00"	82.02'	N45°51'18"W	
C38	20.64'	18.00'	65°41'03"	19.52'	S40°19'27"W	
C39	214.40'	50.00'	245°41'03"	84.02'	S49°40'33"E	
C40	29.17'	50.00'	33°25'20"	28.75'	S56°27'18"W	
C41	52.84'	50.00'	60°33'19"	50.42'	S09°27'59"W	
C42	61.54'	50.00'	70°31'09"	57.73'	S56°04'15"E	
C43	70.85'	50.00'	81°11'15"	65.07'	N48°04'33"E	
C44	176.00'	400.00'	25°12'37"	174.58'	N60°33'40"E	
C45	37.77'	400.00'	5°24'37"	37.76'	N70°27'40"E	
C46	138.23'	400.00'	19°48'00"	137.54'	N57°51'22"E	
C47	11.75'	58.00'	11°36'10"	11.73'	N85°03'13"W	
C48	23.56'	15.00'	90°00'00"	21.21'	N86°06'00"E	
C49	98.96'	63.00'	90°00'00"	89.10'	N86°06'00"E	
C50	49.48'	63.00'	45°00'00"	48.22'	S71°24'00"E	
C51	49.48'	63.00'	45°00'00"	48.22'	N63°36'00"E	
C52	91.11'	58.00'	90°00'00"	82.02'	N86°06'00"E	
C53	21.67'	58.00'	21°24'19"	21.54'	S59°36'10"E	
C54	48.95'	58.00'	48°21'32"	47.51'	N85°30'55"E	
C55	20.48'	58.00'	20°14'09"	20.38'	N51°13'04"E	
C56	23.56'	15.00'	90°00'00"	21.21'	S86°06'00"W	
C57	23.56'	15.00'	90°00'00"	21.21'	S03°54'00"E	
C58	333.17'	455.00'	41°57'17"	325.78'	S69°52'39"E	
C59	311.21'	425.00'	41°57'17"	304.30'	S69°52'39"E	
C60	70.58'	315.00'	12°50'17"	70.43'	S55°19'09"E	
C61	77.99'	315.00'	14°11'06"	77.79'	S68°49'50"E	
C62	79.41'	315.00'	14°26'36"	79.20'	S83°08'41"E	
C63	2.69'	315.00'	0°29'19"	2.69'	N89°23'22"E	
C64	31.97'	315.00'	5°48'57"	31.96'	S51°48'29"E	
C65	355.14'	485.00'	41°57'17"	347.26'	S69°52'39"E	
C66	8.76'	485.00'	1°02'03"	8.75'	S49°25'02"E	

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING	
C67	68.14'	485.00'	8°02'57"	68.08'	S53°57'32"E	
C68	50.90'	485.00'	6°00'45"	50.87'	S60°59'23"E	
C69	50.90'	485.00'	6°00'45"	50.87'	S67°00'08"E	
C70	50.90'	485.00'	6°00'45"	50.87'	S73°00'54"E	
C71	50.90'	485.00'	6°00'45"	50.87'	S79°01'39"E	
C72	50.90'	485.00'	6°00'45"	50.87'	S85°02'24"E	
C73	23.78'	485.00'	2°48'32"	23.77'	S89°27'02"E	
C74	23.56'	15.00'	90°00'00"	21.21'	N44°08'42"E	
C75	23.56'	15.00'	90°00'00"	21.21'	S45°51'18"E	
C76	214.40'	50.00'	245°41'03"	84.02'	N31°59'14"E	
C77	31.82'	50.00'	36°27'31"	31.28'	N72°37'32"W	
C78	37.43'	50.00'	42°53'45"	36.57'	N32°56'55"W	
C79	43.53'	50.00'	49°52'38"	42.16'	N13°26'17"E	
C80	41.83'	50.00'	47°55'44"	40.62'	N62°20'28"E	
C81	59.80'	50.00'	68°31'26"	56.30'	S59°25'57"E	
C82	20.64'	18.00'	65°41'03"	19.52'	N58°00'46"W	
C83	13.48'	18.00'	42°54'29"	13.17'	N69°24'03"W	
C84	7.16'	18.00'	22°46'35"	7.11'	N36°33'32"W	
C85	51.00'	315.00'	9°16'35"	50.94'	S59°21'15"E	
C86	51.00'	315.00'	9°16'35"	50.94'	S68°37'50"E	
C87	51.00'	315.00'	9°16'35"	50.94'	S77°54'25"E	
C88	45.69'	315.00'	8°18'35"	45.65'	S86°42'00"E	
C89	43.14'	425.00'	5°48'57"	43.12'	S51°48'29"E	
C90	68.81'	425.00'	9°16'35"	68.73'	S59°21'15"E	
C91	68.81'	425.00'	9°16'35"	68.73'	S68°37'50"E	
C92	68.81'	425.00'	9°16'35"	68.73'	S77°54'25"E	
C93	61.64'	425.00'	8°18'35"	61.58'	S86°42'00"E	
C94	23.56'	15.00'	90°00'00"	21.21'	S86°06'00"W	
C95	23.56'	15.00'	90°00'00"	21.21'	S03°54'00"E	
C96	128.14'	175.00'	41°57'17"	125.30'	S69°52'39"E	
C97	106.18'	145.00'	41°57'17"	103.82'	S69°52'39"E	
C98	19.86'	145.00'	7°50'55"	19.85'	S45°01'27"W	
C99	101.73'	145.00'	40°11'47"	99.65'	S69°02'49"W	
C100	150.11'	205.00'	41°57'17"	146.78'	S69°52'39"E	
C101	2.69'	205.00'	0°45'02"	2.69'	N89°31'14"E	
C102	50.74'	205.00'	14°10'53"	50.61'	S83°00'49"E	
C103	50.75'	205.00'	14°11'06"	50.62'	S68°49'50"E	
C104	45.93'	205.00'	12°50'17"	45.84'	S55°19'09"E	
C105	23.56'	15.00'	90°00'00"	21.21'	N44°08'42"E	
C106	23.56'	15.00'	90°00'00"	21.21'	S45°51'18"E	
C107	98.96'	63.00'	90°00'00"	89.10'	N45°51'18"W	
C108	63.73'	58.00'	62°57'26"	60.57'	N47°46'24"W	
C109	15.63'	58.00'	15°26'24"	15.58'	N08°34'30"W	
C110	25.63'	35.00'	41°57'17"	25.06'	S69°52'39"E	
C111	51.84'	33.00'	90°00'00"	46.67'	N86°06'00"E	
C112	51.84'	33.00'	90°00'00"	46.67'	N45°51'18"W	
C113	146.75'	175.00'	48°02'43"	142.48'	S65°07'21"W	
C114	171.90'	205.00'	48°02'43"	166.91'	S65°07'21"W	
C115	18.37'	205.00'	5°08'04"	18.36'	S43°40'02"W	
C116	55.75'	205.00'	15°34'57"	55.58'	S54°01'32"W	
C117	52.59'	205.00'	14°41'56"	52.45'	S69°09'59"W	
C118	45.19'	205.00'	12°37'46"	45.10'	S82°49'49"W	
C119	121.59'	145.00'	48°02'43"	118.06'	S65°07'21"W	
C120	23.56'	15.00'	90°00'00"	21.21'	S03°54'00"E	
C121	23.56'	15.00'	90°00'00"	21.21'	N03°54'00"W	
C122	23.56'	15.00'	90°00'00"	21.21'	N86°06'00"E	
C123	51.84'	33.00'	90°00'00"	46.67'	N03°54'00"W	
C124	98.96'	63.00'	90°00'00"	89.10'	N03°54'00"W	
C125	23.56'	15.00'	90°00'00"	21.21'	N45°51'18"W	
C126	23.56'	15.00'	90°00'00"	21.21'	N44°08'	

# PRELIMINARY PLAT REDTAIL RANCH FILING NO. 1

BEING A PART OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
289.910 ACRES - 587 LOTS / 32 TRACTS  
PP-001230-2021



SEE SHEET 9

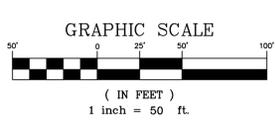
SEE SHEET 9

SEE SHEET 18

SEE SHEET 18

SEE SHEET 6

SEE SHEET 6



LEGEND	
	BOUNDARY LINE
	SECTION/ALIQUOT LINE
	CENTER LINE
	EASEMENT LINE
	100' ENVIRONMENTAL SETBACK AREA
	ENVIRONMENTALLY SENSITIVE AREA
	R.O.W. = RIGHT OF WAY
	U.E. = UTILITY EASEMENT
	D.E. = DRAINAGE EASEMENT
	L.E. = LANDSCAPE EASEMENT

\*UTILITY EASEMENTS (UE), DRAINAGE EASEMENT (DE), LANDSCAPE EASEMENT (LE) AND ALL INTERNAL ROAD ROW FOR THE DEVELOPMENT PROPOSED IN THIS PLAT SET, WILL BE CREATED AND DEDICATED BY FINAL PLAT\*  
\* FOR LINE AND CURVE TABLES SEE SHEET 4 \*

**KING SURVEYORS**  
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Windsor, Colorado 80550  
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**CWC CONSULTING GROUP**  
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LOVE TREE, COLORADO 80124  
TELEPHONE: 303-962-7700  
FAX: 303-995-2701  
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES

DATE	REVISION	BY
1/11/22	REDESIGN SUBDIVISION	CSK
8/26/22	REDESIGN SUBDIVISION	CSK
3/31/23	REVISED SUBDIVISION PER COMMENTS	CSK

DRAFTED: S.L.G.3	CHECKED: E.D.C.
DATE: 03/30/2021	JOB NO. 120-00014-0001
SURVEY PREPARED FOR: STRATUS COMPANIES	

# PRELIMINARY PLAT REDTAIL RANCH FILING NO. 1

BEING A PART OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
289.910 ACRES - 587 LOTS / 32 TRACTS  
PP-001230-2021

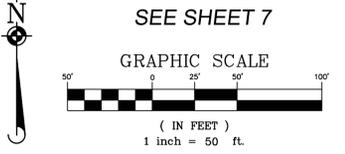


SEE SHEET 5

SEE SHEET 5

SEE SHEET 10

SEE SHEET 7



LEGEND	
	BOUNDARY LINE
	SECTION/ALIQUOT LINE
	CENTER LINE
	EASEMENT LINE
	100' ENVIRONMENTAL SETBACK AREA
	ENVIRONMENTALLY SENSITIVE AREA
	R.O.W. = RIGHT OF WAY
	UE = UTILITY EASEMENT
	DE = DRAINAGE EASEMENT
	LE = LANDSCAPE EASEMENT

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\* FOR LINE AND CURVE TABLES SEE SHEET 4 \*

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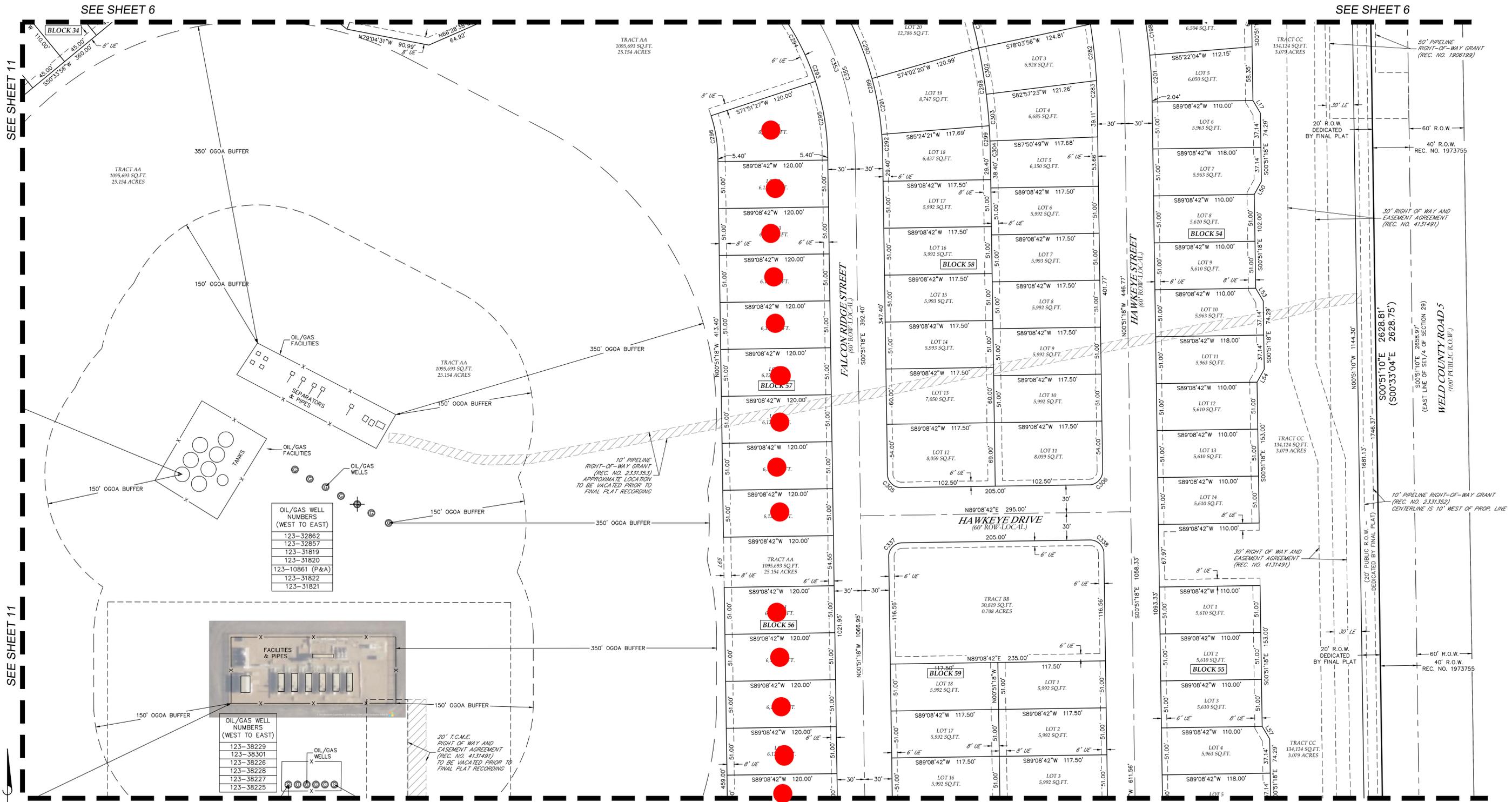
**CWC CONSULTING GROUP**  
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES

DATE	REVISION	BY
1/11/22	REDESIGN SUBDIVISION	CSK
8/26/22	REDESIGN SUBDIVISION	CSK
3/31/23	REVISED SUBDIVISION PER COMMENTS	CSK

DRAFTED: S.L.G.3	CHECKED: E.D.C.
DATE: 03/30/2021	JOB NO. 120-00014 0001
SURVEY PREPARED FOR: STRATUS COMPANIES	

# PRELIMINARY PLAT REDTAIL RANCH FILING NO. 1

BEING A PART OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
289.910 ACRES - 587 LOTS / 32 TRACTS  
PP-001230-2021



**OIL/GAS WELL NUMBERS (WEST TO EAST)**

123-32862
123-32857
123-31819
123-31820
123-10861 (P&A)
123-31822
123-31821

**OIL/GAS WELL NUMBERS (WEST TO EAST)**

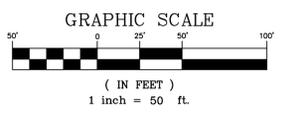
123-38229
123-38301
123-38226
123-38228
123-38227
123-38225

**LEGEND**

	BOUNDARY LINE	R.O.W. = RIGHT OF WAY
	SECTION/A LIQUOT LINE	UE = UTILITY EASEMENT
	CENTER LINE	DE = DRAINAGE EASEMENT
	EASEMENT LINE	LE = LANDSCAPE EASEMENT
	100' ENVIRONMENTAL SETBACK AREA	
	ENVIRONMENTALLY SENSITIVE AREA	

\*UTILITY EASEMENTS (UE), DRAINAGE EASEMENT (DE), LANDSCAPE EASEMENT (LE) AND ALL INTERNAL ROAD ROW FOR THE DEVELOPMENT PROPOSED IN THIS PLAT SET, WILL BE CREATED AND DEDICATED BY FINAL PLAT\*

\* FOR LINE AND CURVE TABLES SEE SHEET 4 \*



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CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES

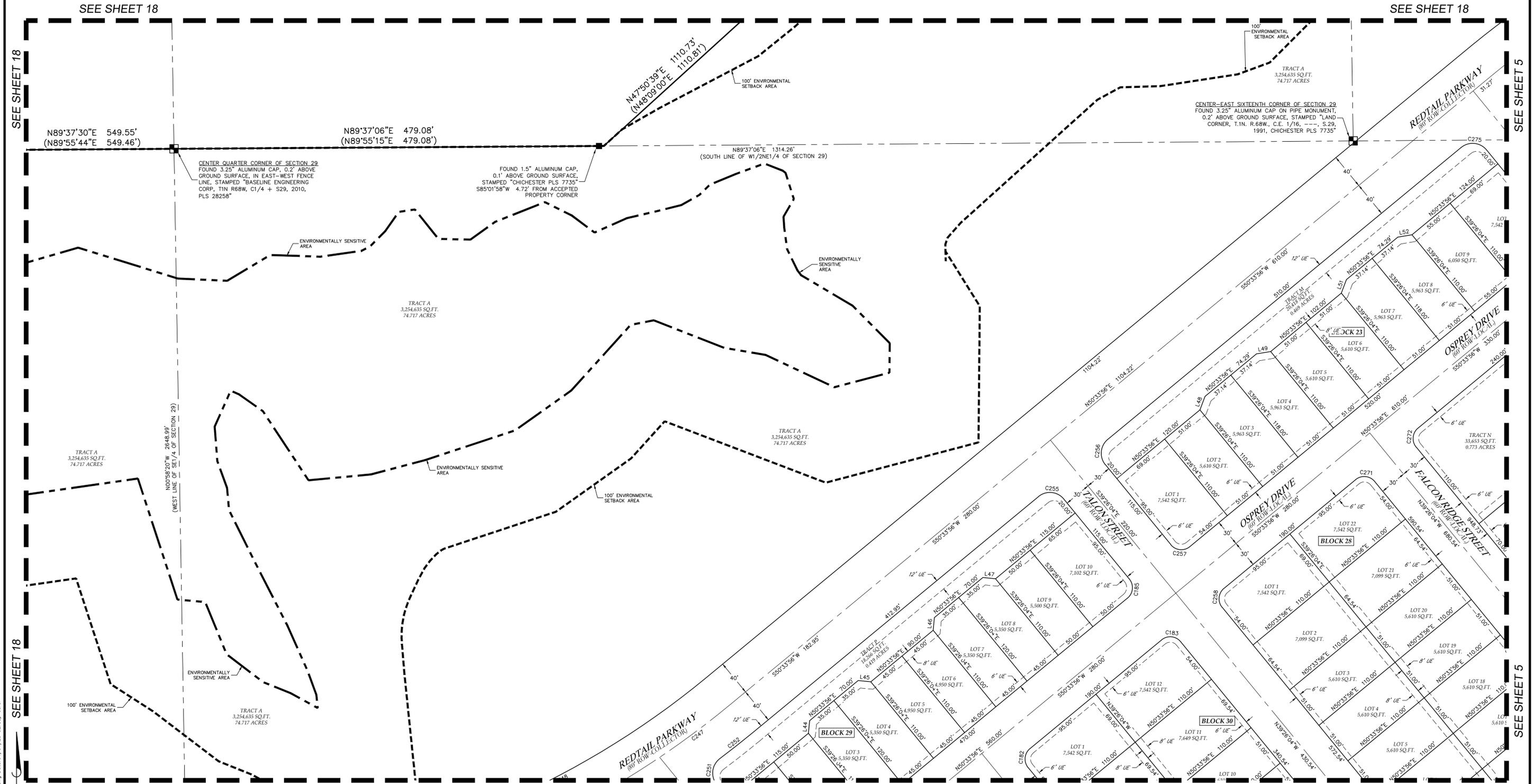
DATE	REVISION	BY
1/11/22	REDESIGN SUBDIVISION	CSK
8/26/22	REDESIGN SUBDIVISION	CSK
3/31/23	REVISED SUBDIVISION PER COMMENTS	CSK

DRAFTED: S.L.G.3	CHECKED: E.D.C.
DATE: 03/30/2021	JOB NO: 120-00014-0001
SURVEY PREPARED FOR: STRATUS COMPANIES	



# PRELIMINARY PLAT REDTAIL RANCH FILING NO. 1

BEING A PART OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
289.910 ACRES - 587 LOTS / 32 TRACTS  
PP-001230-2021

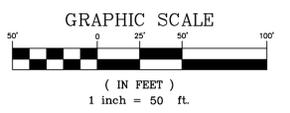


SEE SHEET 18

SEE SHEET 5

SEE SHEET 10

SEE SHEET 10



LEGEND	
	BOUNDARY LINE
	SECTION/ALIQOUT LINE
	CENTER LINE
	EASEMENT LINE
	100' ENVIRONMENTAL SETBACK AREA
	ENVIRONMENTALLY SENSITIVE AREA
	R.O.W. = RIGHT OF WAY
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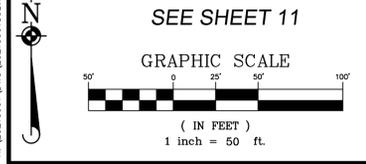
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TELEPHONE: 303-369-7700  
FAX: 303-395-2701

DATE	REVISION	BY
1/11/22	REDESIGN SUBDIVISION	CSK
8/26/22	REDESIGN SUBDIVISION	CSK
3/31/23	REVISED SUBDIVISION PER COMMENTS	CSK

DRAFTED: S.L.G.3	CHECKED: E.D.C.
DATE: 03/30/2021	JOB NO: 120-00014-00011
SURVEY PREPARED FOR: STRATUS COMPANIES	

# PRELIMINARY PLAT REDTAIL RANCH FILING NO. 1

BEING A PART OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
289.910 ACRES - 587 LOTS / 32 TRACTS  
PP-001230-2021



LEGEND	
	BOUNDARY LINE
	SECTION/A LIQUOT LINE
	CENTER LINE
	EASEMENT LINE
	100' ENVIRONMENTAL SETBACK AREA
	ENVIRONMENTALLY SENSITIVE AREA
	R.O.W. = RIGHT OF WAY
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\* FOR LINE AND CURVE TABLES SEE SHEET 4 \*

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JOB NO. 20210661

DATE	REVISION	BY
1/11/22	REDESIGN SUBDIVISION	CSK
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DRAFTED:	CHECKED:
S.L.G.3	E.D.C.
DATE:	JOB NO.:
03/30/2021	120-00014
SURVEY PREPARED FOR:	
STRATUS COMPANIES	

SHEET NO. 10 of 18 SHEETS

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# PRELIMINARY PLAT REDTAIL RANCH FILING NO. 1

BEING A PART OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
289.910 ACRES - 587 LOTS / 32 TRACTS  
PP-001230-2021



SEE SHEET 14

SEE SHEET 10

SEE SHEET 7

SEE SHEET 14

SEE SHEET 7



LEGEND	
	BOUNDARY LINE
	SECTION/ALIQUOT LINE
	CENTER LINE
	EASEMENT LINE
	100' ENVIRONMENTAL SETBACK AREA
	ENVIRONMENTALLY SENSITIVE AREA
	R.O.W. = RIGHT OF WAY
	UE = UTILITY EASEMENT
	DE = DRAINAGE EASEMENT
	LE = LANDSCAPE EASEMENT

\*UTILITY EASEMENTS (UE), DRAINAGE EASEMENT (DE), LANDSCAPE EASEMENT (LE) AND ALL INTERNAL ROAD ROW FOR THE DEVELOPMENT PROPOSED IN THIS PLAN SET, WILL BE CREATED AND DEDICATED BY FINAL PLAT\*  
\* FOR LINE AND CURVE TABLES SEE SHEET 4 \*

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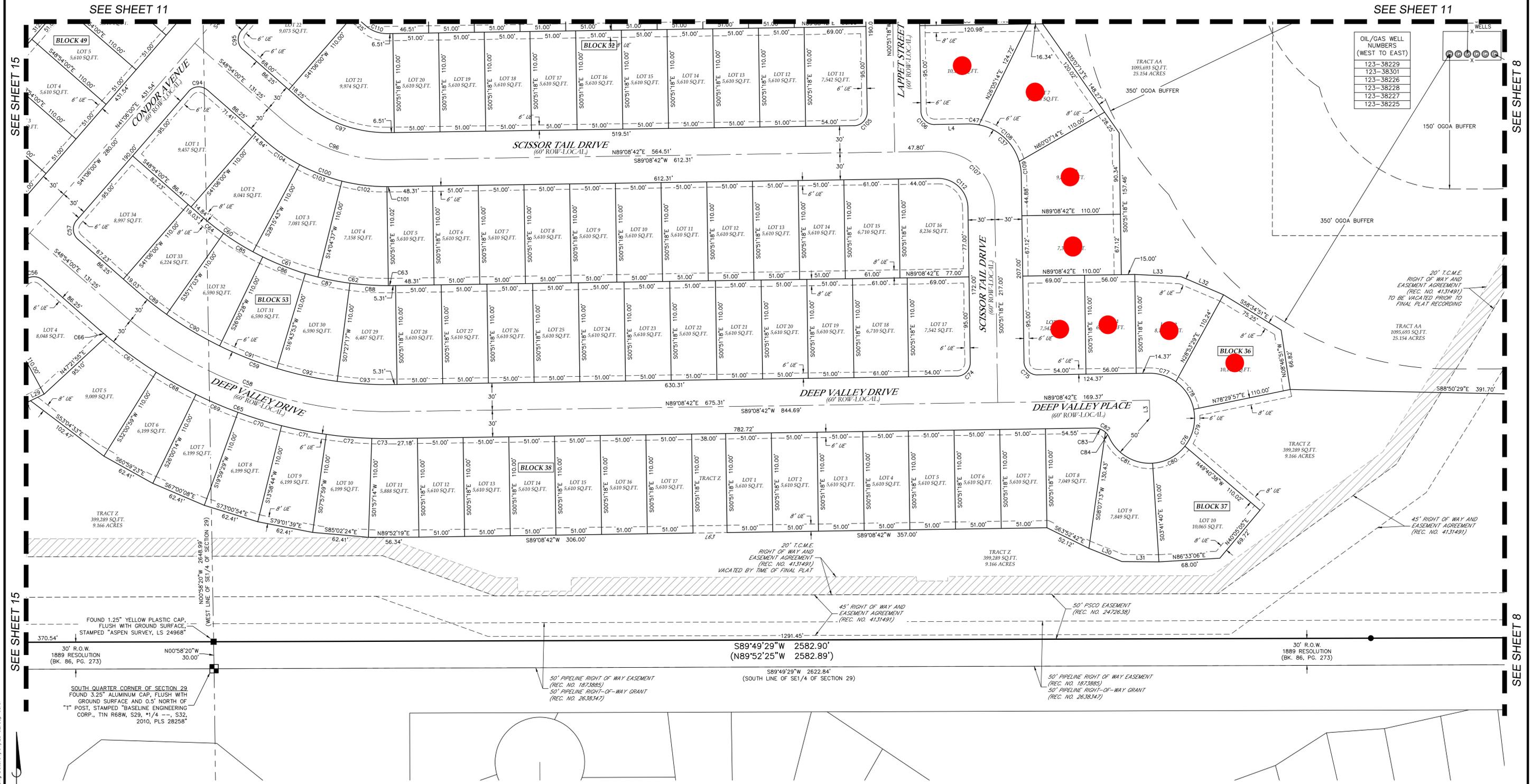
**CWC CONSULTING GROUP**  
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES

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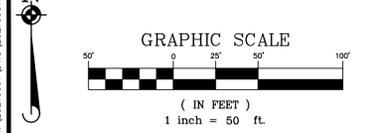
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TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
289.910 ACRES - 587 LOTS / 32 TRACTS  
PP-001230-2021



OIL/GAS WELL NUMBERS (WEST TO EAST)

123-38229
123-38301
123-38226
123-38228
123-38227
123-38225



LEGEND	
	BOUNDARY LINE
	SECTION/ALIQUOT LINE
	CENTER LINE
	EASEMENT LINE
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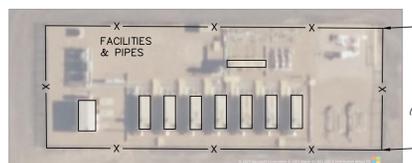
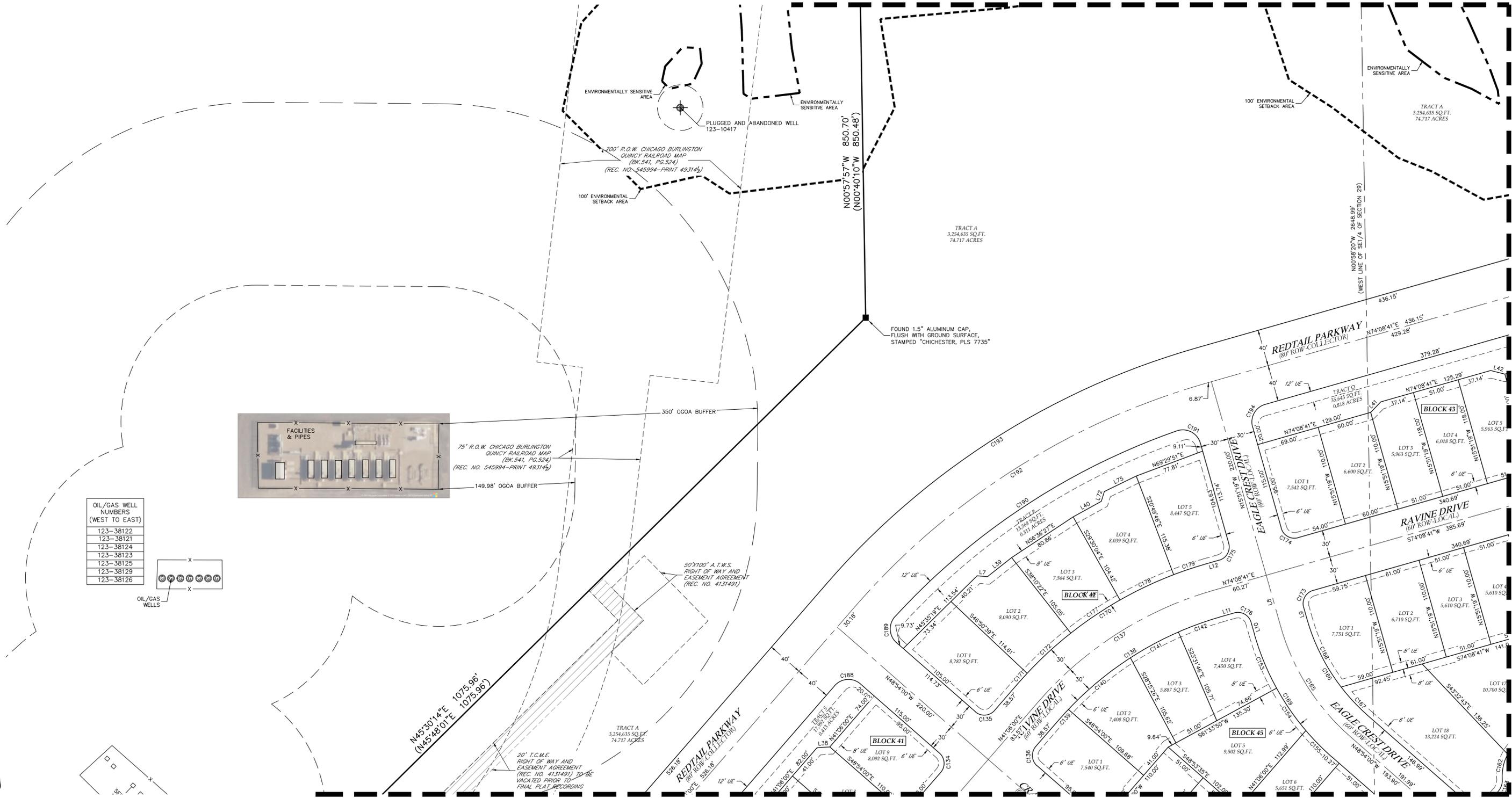
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SEE SHEET 18

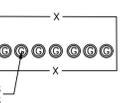
SEE SHEET 18

SEE SHEET 10

SEE SHEET 10

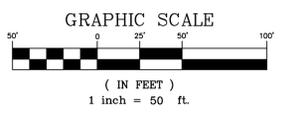


OIL/GAS WELL NUMBERS (WEST TO EAST)
123-38122
123-38121
123-38124
123-38123
123-38125
123-38129
123-38126



SEE SHEET 14

SEE SHEET 14



LEGEND	
	BOUNDARY LINE
	SECTION/ALIQUOT LINE
	CENTER LINE
	EASEMENT LINE
	100' ENVIRONMENTAL SETBACK AREA
	ENVIRONMENTALLY SENSITIVE AREA
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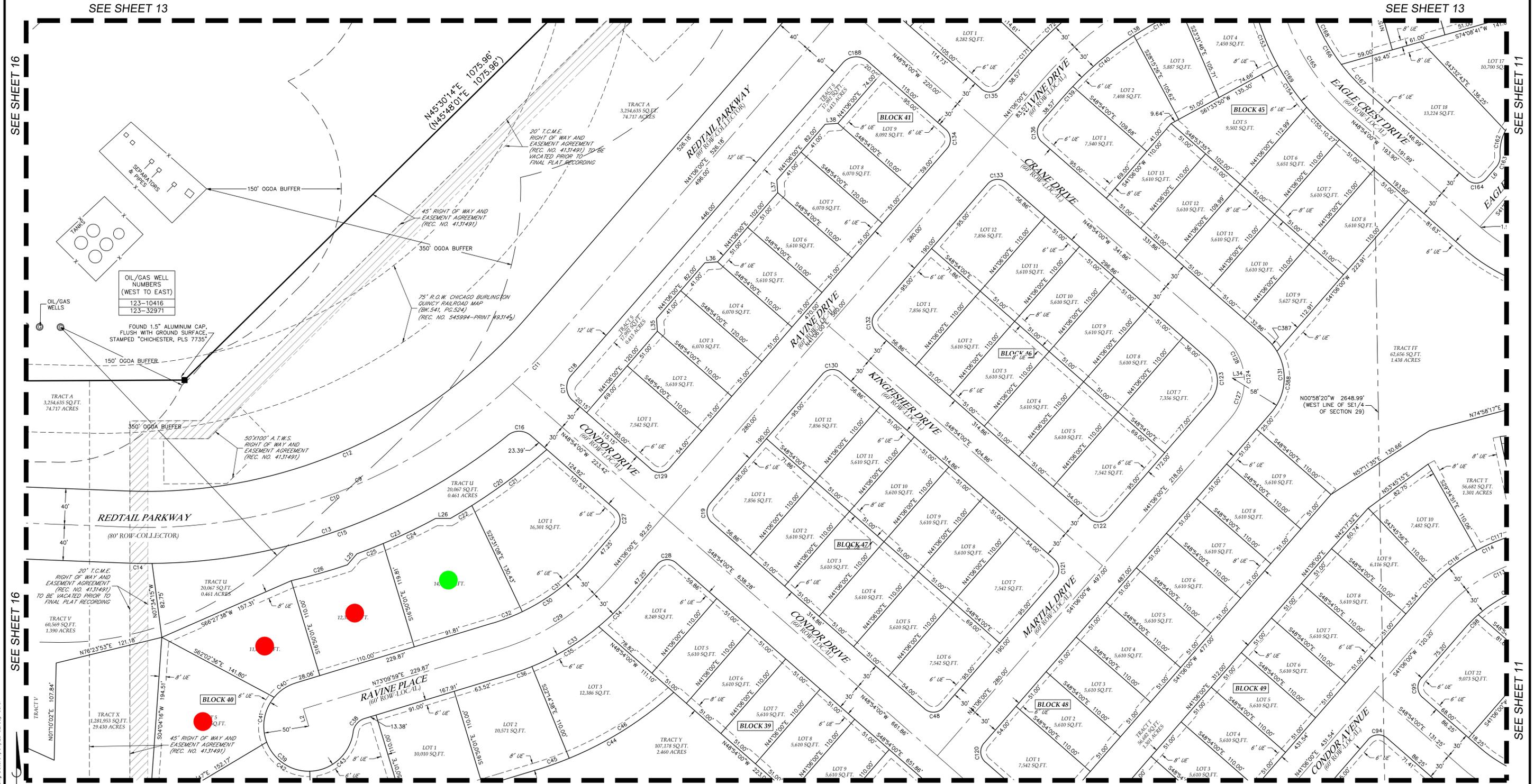
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STRATUS COMPANIES	

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TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
289.910 ACRES - 587 LOTS / 32 TRACTS  
PP-001230-2021



SEE SHEET 16

SEE SHEET 11

SEE SHEET 16

SEE SHEET 11

SEE SHEET 13

SEE SHEET 13

SEE SHEET 15

SEE SHEET 15

OIL/GAS WELL NUMBERS (WEST TO EAST)	
123-10416	
123-32971	

FOUND 1.5" ALUMINUM CAP, FLUSH WITH GROUND SURFACE, STAMPED "CHICHESTER, PLS 7735"

TRACT A 3,254,633 SQ.FT. 74.717 ACRES

TRACT II 20,067 SQ.FT. 0.461 ACRES

TRACT V 60,569 SQ.FT. 1.390 ACRES

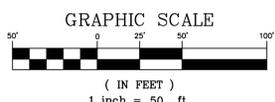
TRACT X 1,281,953 SQ.FT. 29.439 ACRES

TRACT Y 107,378 SQ.FT. 2.460 ACRES

TRACT Z 8,249 SQ.FT. 0.189 ACRES

TRACT FF 62,656 SQ.FT. 1.438 ACRES

TRACT TT 56,682 SQ.FT. 1.301 ACRES



LEGEND	
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	CENTER LINE
	EASEMENT LINE
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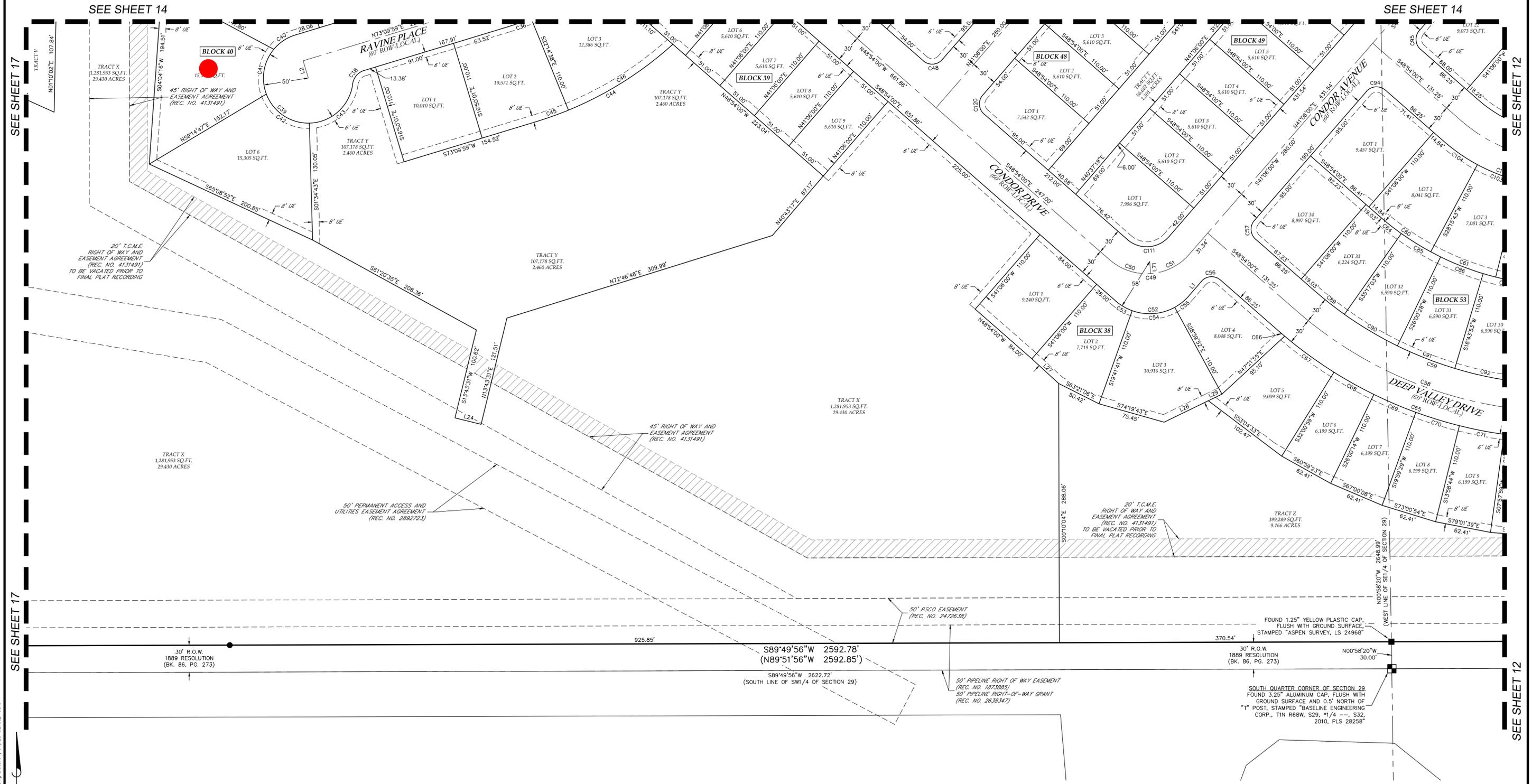
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# PRELIMINARY PLAT REDTAIL RANCH FILING NO. 1

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TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
289.910 ACRES - 587 LOTS / 32 TRACTS  
PP-001230-2021



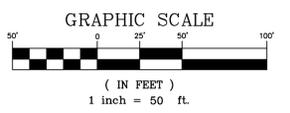
SEE SHEET 17

SEE SHEET 14

SEE SHEET 12

SEE SHEET 12

SEE SHEET 17



LEGEND	
	BOUNDARY LINE
	SECTION/ALIQUOT LINE
	CENTER LINE
	EASEMENT LINE
	100' ENVIRONMENTAL SETBACK AREA
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# PRELIMINARY PLAT REDTAIL RANCH FILING NO. 1

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WEST QUARTER CORNER OF SECTION 29  
FOUND 3.25" ALUMINUM CAP, 0.2" BELOW  
GROUND SURFACE, 2.0' WEST OF FENCE  
POST, STAMPED "LAND CORNER, TIMR68W,  
S30°29', 1, 1994, CHICHESTER RLS 7735"

N01°04'57"W 2639.56'  
(WEST LINE OF SW1/4 OF SECTION 29)  
1597.72'

N89°43'06"E  
30.00'  
FOUND 1.25" YELLOW PLASTIC CAP,  
0.1" BELOW GROUND SURFACE  
1.0' SOUTH OF WIRE FENCE,  
STAMPED "ASPEN SURVEY, LS 24968"

OIL/GAS WELL NUMBERS (WEST TO EAST)
123-32988
123-32981
123-10416
123-32971

VISTA PARKWAY  
(80' PUBLIC R.O.W.)

N01°04'57"W 1011.90'  
(N00°46'44"W 1011.94')  
259.35'

R.O.W. CHICAGO BURLINGTON  
QUINCY RAILROAD MAP  
(BK. 541, PG. 524)  
(REC. NO. 545994-PRINT 493145)  
TO BE VACATED PRIOR TO  
FINAL PLAT RECORDING  
AS SHOWN HATCHED

75' R.O.W. CHICAGO BURLINGTON  
QUINCY RAILROAD MAP  
(BK. 541, PG. 524)  
(REC. NO. 545994-PRINT 493145)

30' R.O.W.  
1889 RESOLUTION  
(BK. 86, PG. 273)

TRACT A  
3,254,635 SQ. FT.  
74.717 ACRES

TRACT A  
3,254,635 SQ. FT.  
74.717 ACRES

REDTAIL PARKWAY  
(80' ROW-COLLECTOR)

N89°41'51"E  
81.63'  
81.08'

REDTAIL PARKWAY  
(80' ROW-COLLECTOR)  
N62°16'45"E 104.96'  
N27°43'17"W 59.49'

TRACT X  
1,281,953 SQ. FT.  
29.430 ACRES

TRACT V  
60,569 SQ. FT.  
1.390 ACRES

20' T.C.M.E.  
RIGHT OF WAY AND  
EASEMENT AGREEMENT  
(REC. NO. 4131491)  
TO BE VACATED PRIOR TO  
FINAL PLAT RECORDING

TRACT U  
20,067 SQ. FT.  
0.461 ACRES

TRACT X  
1,281,953 SQ. FT.  
29.430 ACRES

TRACT W  
31,010 SQ. FT.  
0.712 ACRES

TRACT X  
1,281,953 SQ. FT.  
29.430 ACRES

TRACT V  
60,569 SQ. FT.  
1.390 ACRES

TRACT X  
1,281,953 SQ. FT.  
29.430 ACRES

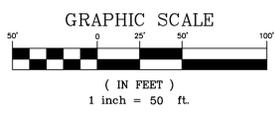
TRACT V  
60,569 SQ. FT.  
1.390 ACRES

SEE SHEET 17

SEE SHEET 17

SEE SHEET 14

SEE SHEET 14



LEGEND	
	BOUNDARY LINE
	SECTION/A LIQUOT LINE
	CENTER LINE
	EASEMENT LINE
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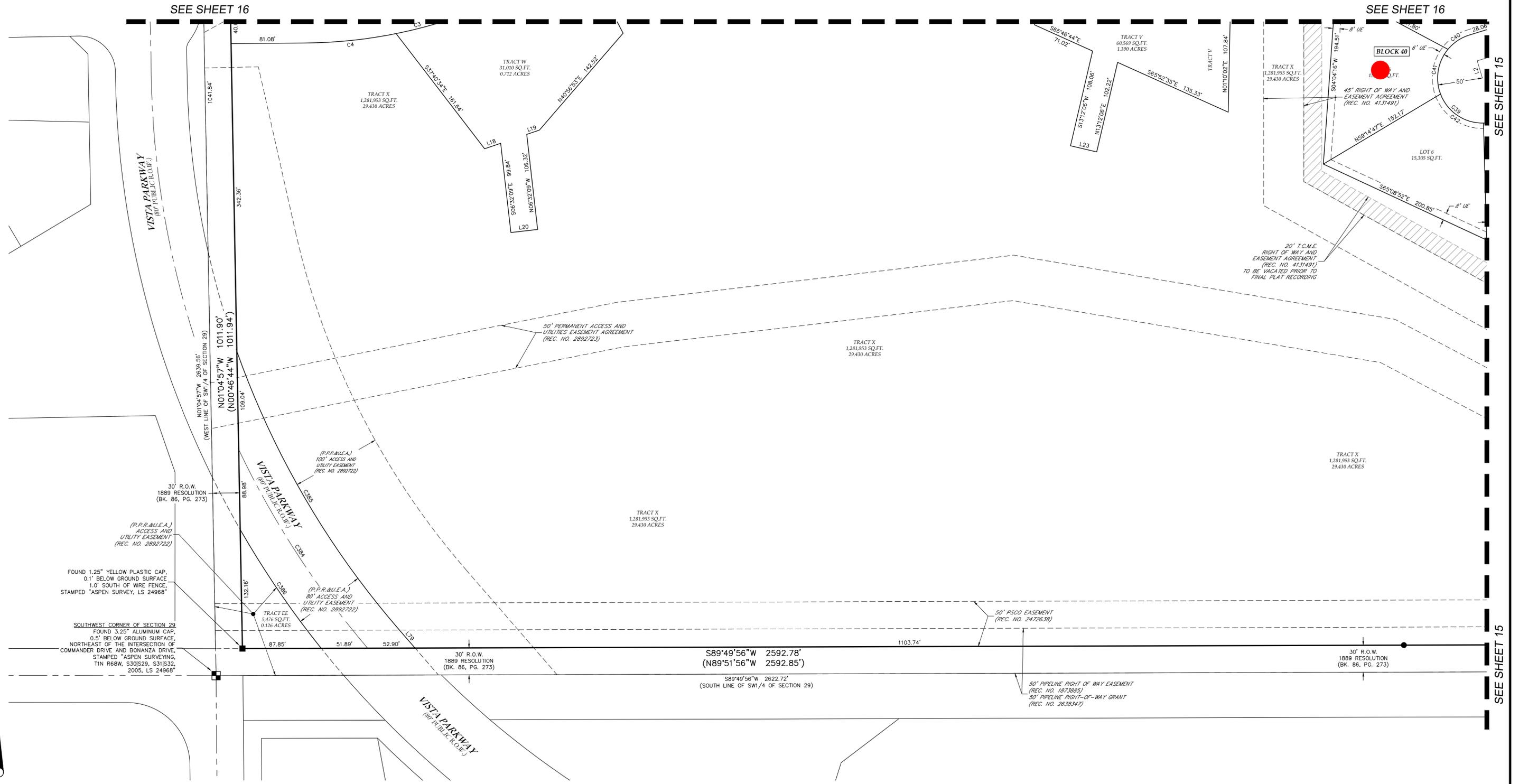
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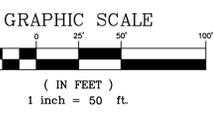


SEE SHEET 16

SEE SHEET 16

SEE SHEET 15

SEE SHEET 15



LEGEND	
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	CENTER LINE
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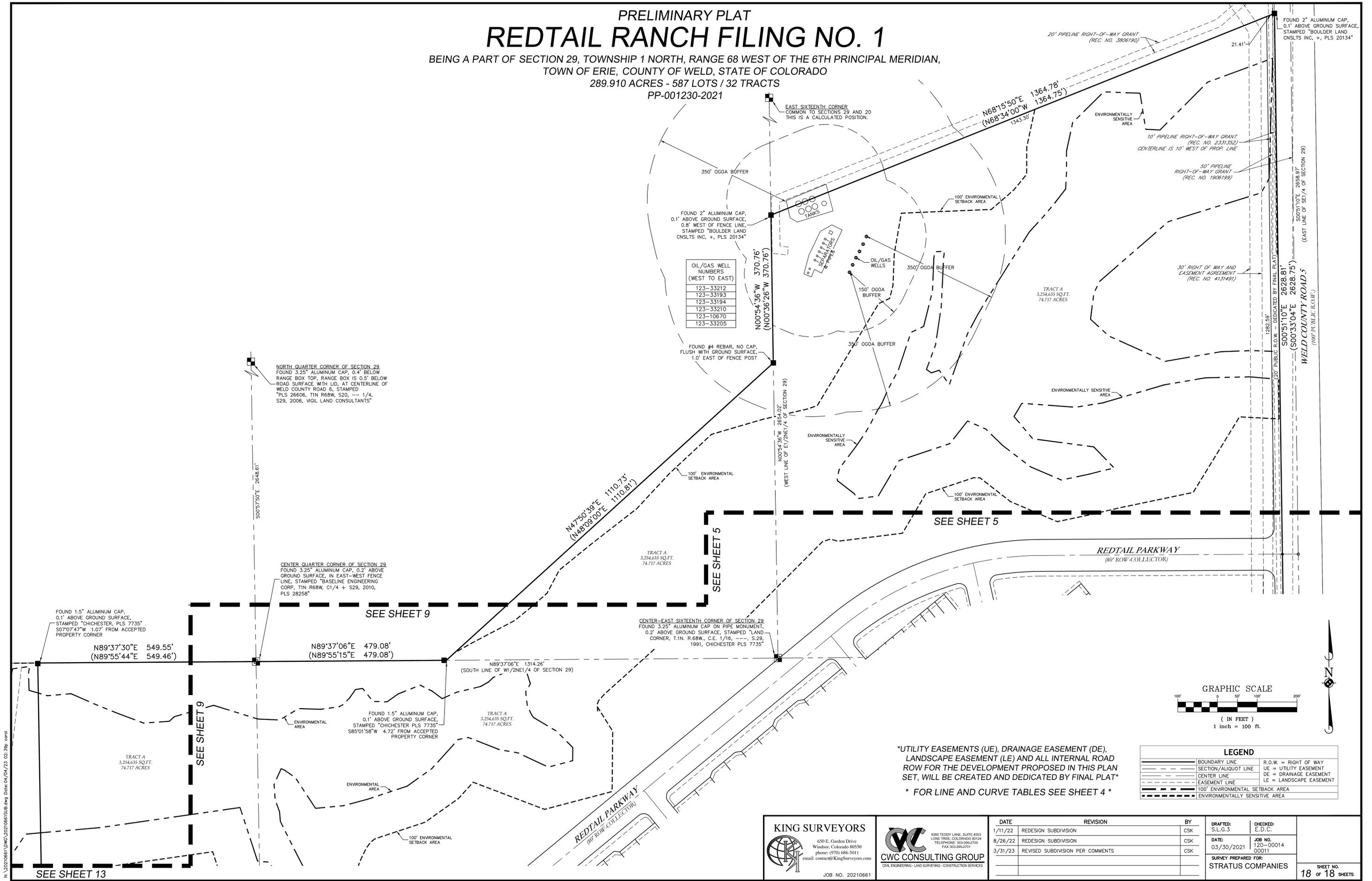
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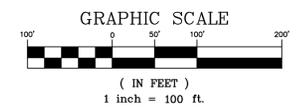
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OIL/GAS WELL NUMBERS (WEST TO EAST)
123-33212
123-33193
123-33194
123-33210
123-10670
123-33205



LEGEND	
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