

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 - 524 LOTS / 32 TRACTS
PP-001230-2021

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
LOTS (524)	3,006,634	69.023	24%
TRACTS (32)	7,757,013	178.076	61%
R.O.W.	1,864,843	42.811	15%
TOTAL:	12,628,490	289.910	100%

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

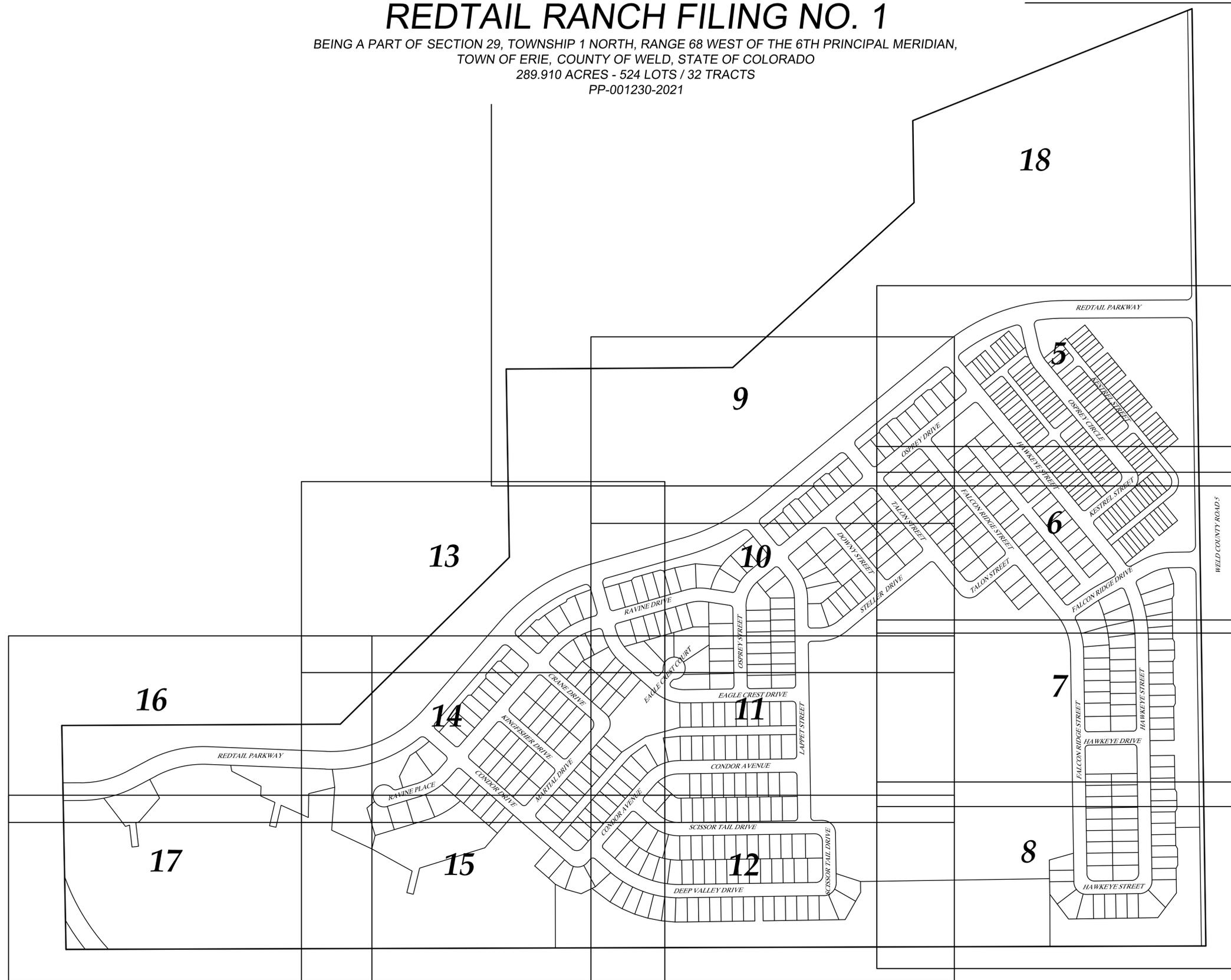
TRACT SUMMARY CHART				
NAME	AREA (SF)	AREA (AC)	USE	OWNER
TRACT A	3,254,685	74.717	DRAINAGE, LANDSCAPE, OIL & GAS	DISTRICT & HOA
TRACT B	263,462	6.048	DRAINAGE, LANDSCAPE, PEDESTRIAN ACCESS EASEMENT	DISTRICT & HOA
TRACT C	43,518	0.999	ACCESS, UTILITIES, ALLEYS, PUBLIC ACCESS EASEMENT	HOA
TRACT D	3,150	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	82,446	1.893	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	98,273	2.256	DRAINAGE, PEDESTRIAN ACCESS EASEMENT	DISTRICT & HOA
TRACT Z	474,719	10.898	DRAINAGE, UTILITY, PEDESTRIAN ACCESS EASEMENT, AND LANDSCAPE	DISTRICT & HOA
TRACT AA	1,452,101	33.336	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	140,460	3.225	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
TOTAL	7,757,013	178.076		

 <p>KING SURVEYORS 650 E. Garden Drive Windsor, Colorado 80550 phone: (970) 686-5011 email: contact@Kingsurveyors.com</p>	 <p>CWC CONSULTING GROUP 9360 TEDDY LANE, SUITE #203 LOUISVILLE, COLO. 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: STRATUS COMPANIES	
	3/31/23	REVISED SUBDIVISION PER COMMENTS	CSK				
	6/27/23	REVISED SUBDIVISION PER COMMENTS	CSK				
	5/30/24	REDESIGN SUBDIVISION	CSK			SHEET NO. 2 of 18 SHEETS	

N:\20210661\DWG\20210661SUB.dwg Date:06/04/24 02:59p coral

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 - 524 LOTS / 32 TRACTS
PP-001230-2021



KEY MAP

NOT TO SCALE

KING SURVEYORS

650 E. Garden Drive
Windsor, Colorado 80550
phone: (970) 686-5011
email: contact@Kingsurveyors.com

JOB NO. 20210661



9360 TEDDY LANE, SUITE #203
LOVE TREE, CO. 80540 90124
TELEPHONE: 303-395-2700
FAX: 303-395-2701
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
6/27/23	REVISED SUBDIVISION PER COMMENTS	CSK
5/30/24	REDESIGN SUBDIVISION	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 - 524 LOTS / 32 TRACTS
PP-001230-2021

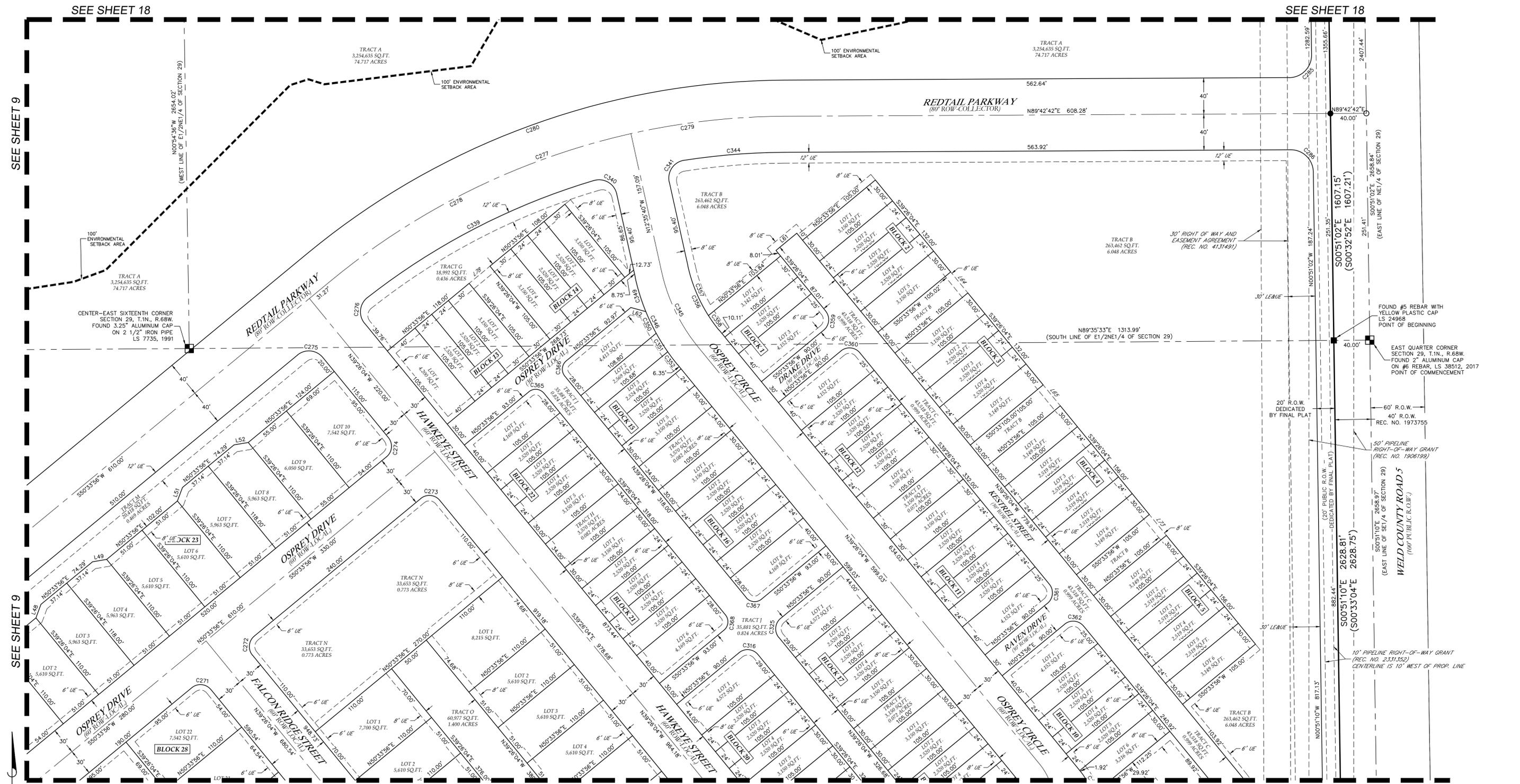
LINE	BEARING	LENGTH
L1	N41°06'00"E	21.34'
L2	N16°50'01"W	20.00'
L3	S44°08'42"W	13.50'
L4	S89°08'42"W	37.80'
L5	N41°06'00"E	9.40'
L6	S41°06'00"W	16.76'
L7	S84°57'50"E	11.25'
L8	N15°51'19"W	58.27'
L9	N15°51'19"W	13.27'
L10	S15°51'19"E	13.27'
L11	N74°08'41"E	15.27'
L12	S74°08'41"W	15.27'
L13	S89°08'42"W	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	S41°04'57"E	27.63'
L26	S05°33'56"W	13.92'
L27	S47°29'35"E	40.50'
L28	N64°15'22"E	54.77'
L29	N64°13'31"E	16.91'
L30	S45°51'18"E	13.50'
L31	S00°51'18"E	49.23'
L32	S49°35'17"W	46.29'
L33	S16°50'01"E	53.65'
L34	N86°06'00"E	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	N61°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	N03°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	S13°55'50"W	62.43'
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	S39°28'28"E	30.00'
L65	S39°28'28"E	30.00'
L66	S39°28'28"E	30.00'
L67	N39°28'28"E	30.00'
L68	S39°28'28"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	S39°28'28"E	30.00'
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	N44°08'42"E	13.50'

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'	11°25'44"	13.57'	N41°22'27"E
C19	23.56'	15.00'	90°00'00"	21.21'	S03°54'00"E
C20	108.22'	654.63'	9°28'18"	108.10'	N53°30'58"E
C21	30.69'	654.63'	2°41'00"	30.69'	N56°54'31"E
C22	77.53'	654.63'	6°47'08"	77.48'	N52°10'23"E
C23	43.42'	230.00'	10°49'02"	43.36'	N46°30'31"E
C24	85.30'	230.00'	21°14'57"	84.81'	N62°32'30"E
C25	20.64'	18.00'	65°41'03"	19.52'	S73°59'30"E
C26	214.40'	50.00'	245°41'03"	84.02'	S16°00'30"W
C27	23.56'	15.00'	90°00'00"	21.21'	N03°54'00"W
C28	23.56'	15.00'	90°00'00"	21.21'	N03°54'00"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	147.84'	50.00'	169°24'54"	99.57'	S54°08'35"W
C32	66.56'	50.00'	76°16'09"	61.75'	S68°41'57"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	48.69'	62.00'	45°00'00"	47.45'	S61°56'04"E
C39	48.69'	62.00'	45°00'00"	47.45'	N73°03'56"E
C40	359.84'	960.00'	21°28'35"	357.74'	S73°20'39"E
C41	264.24'	1000.00'	15°08'23"	263.47'	S33°06'37"E
C42	160.01'	1040.00'	8°48'56"	159.85'	S34°24'54"E
C43	23.56'	15.00'	90°00'00"	21.21'	S05°33'56"W
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	51.84'	33.00'	90°00'00"	46.67'	S45°51'18"E
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'	N86°06'00"E
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

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C66	8.76'	485.00'	1°02'03"	8.75'	S49°25'02"E
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	98.96'	63.00'	90°00'00"	89.10'	S45°51'18"E
C75	49.48'	63.00'	45°00'00"	48.22'	S68°21'18"E
C76	49.48'	63.00'	45°00'00"	48.22'	S23°21'18"E
C77	91.11'	58.00'	90°00'00"	82.02'	S45°51'18"E
C78	16.37'	58.00'	16°10'10"	16.31'	S82°46'12"E
C79	37.92'	58.00'	37°27'45"	37.25'	S55°57'15"E
C80	36.81'	58.00'	36°22'04"	36.20'	S19°02'20"E
C81	51.84'	33.00'	90°00'00"	46.67'	N44°08'42"E
C82	98.96'	63.00'	90°00'00"	89.10'	N44°08'42"E
C83	49.48'	63.00'	45°00'00"	48.22'	N21°38'42"E
C84	49.48'	63.00'	45°00'00"	48.22'	N66°38'42"E
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	91.11'	58.00'	90°00'00"	82.02'	N44°08'42"E
C109	30.98'	58.00'	30°36'09"	30.61'	N14°26'47"E
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°08'42"E
C127	49.48'	63.00'	45°00'00"	48.22'	N18°36'00"E
C128	49.48'	63.00'	45°00'00"	48.22'	N26°24'00"W
C129	23.56'	15.00'	90°00'00"	21.21'	N86°06'0

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 - 524 LOTS / 32 TRACTS
PP-001230-2021



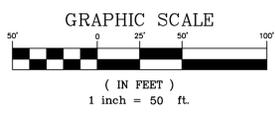
SEE SHEET 9

SEE SHEET 18

SEE SHEET 9

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
	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 PLAT SET, WILL BE CREATED AND DEDICATED BY FINAL PLAT

* FOR LINE AND CURVE TABLES SEE SHEET 4 *

KING SURVEYORS
650 E. Garden Drive
Windsor, Colorado 80550
phone: (970) 686-5011
email: contact@Kingsurveyors.com

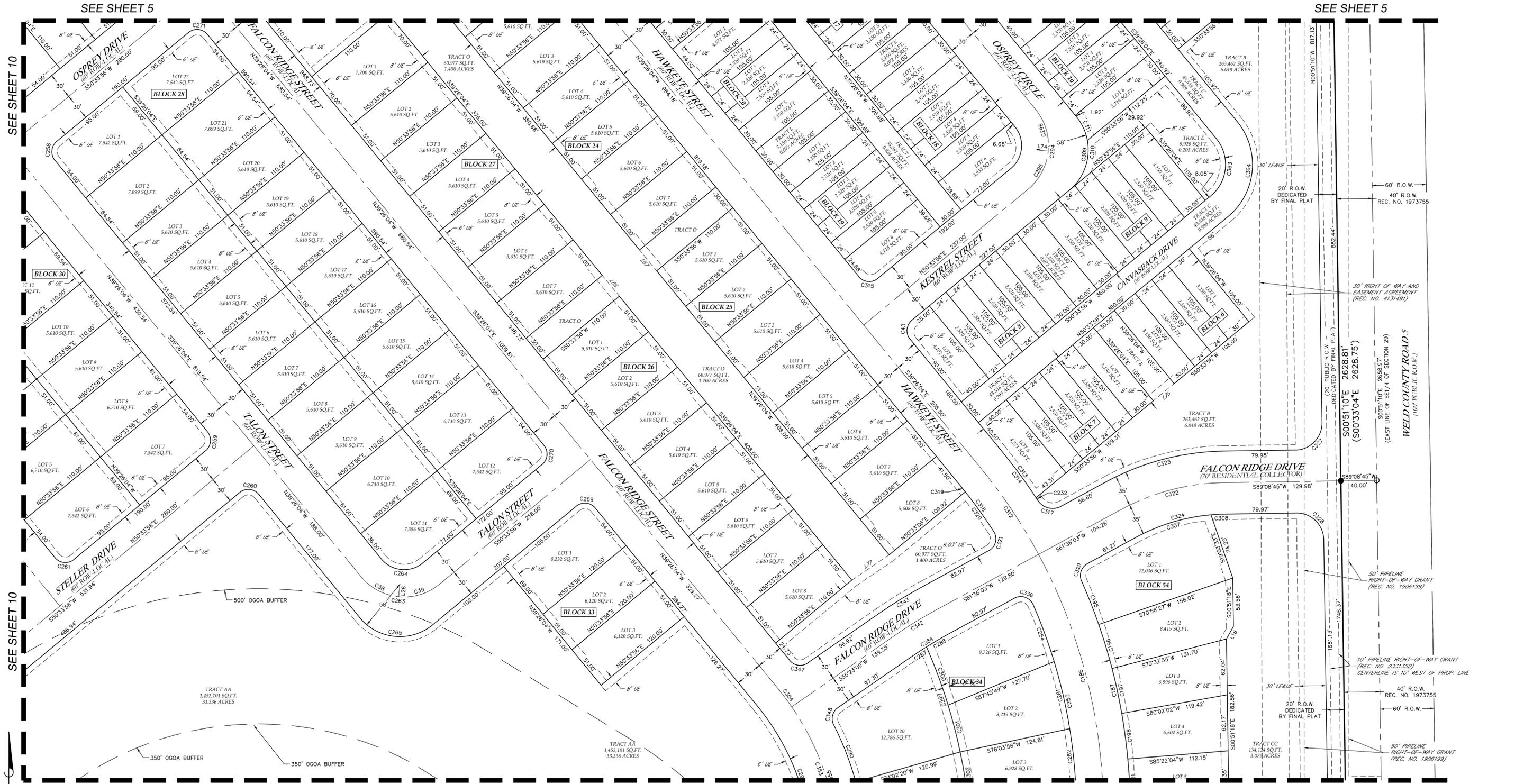
CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES

DATE	REVISION	BY
1/11/22	REDESIGN SUBDIVISION	CSK
8/26/22	REDESIGN SUBDIVISION	CSK
3/31/23	REVISED SUBDIVISION PER COMMENTS	CSK
6/27/23	REVISED SUBDIVISION PER COMMENTS	CSK
5/30/24	REDESIGN SUBDIVISION	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 - 524 LOTS / 32 TRACTS
PP-001230-2021



SEE SHEET 5

SEE SHEET 10

SEE SHEET 7

GRAPHIC SCALE
1 inch = 50 ft.

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 *

KING SURVEYORS
 650 E. Garden Drive
 Windsor, Colorado 80550
 phone: (970) 666-5011
 email: contact@Kingsurveyors.com

CWC CONSULTING GROUP
 CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES

JOB NO. 20210661

DATE	REVISION	BY
1/11/22	REDESIGN SUBDIVISION	CSK
8/26/22	REDESIGN SUBDIVISION	CSK
3/31/23	REVISED SUBDIVISION PER COMMENTS	CSK
6/27/23	REVISED SUBDIVISION PER COMMENTS	CSK
5/30/24	REDESIGN SUBDIVISION	CSK

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

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

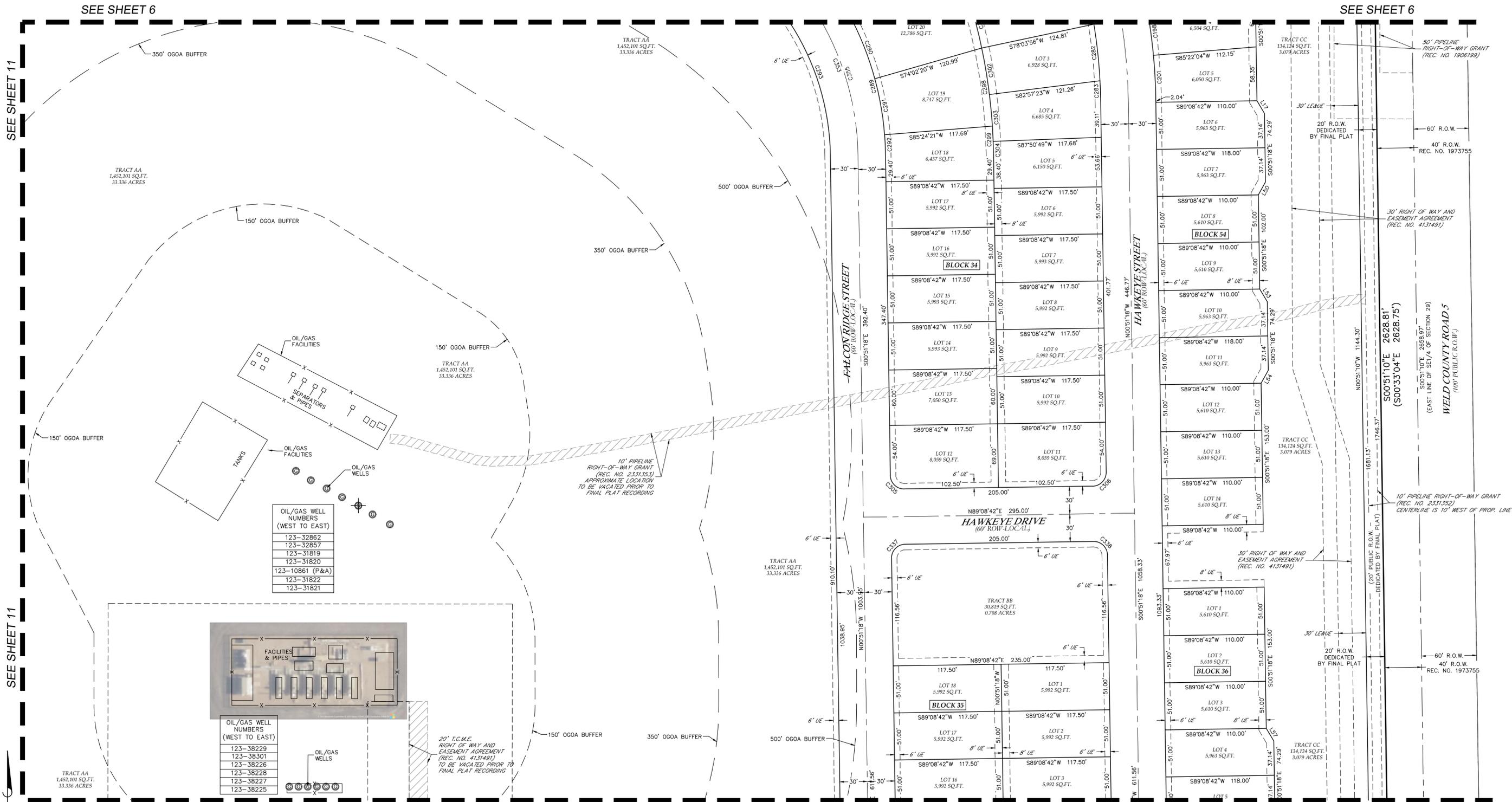
SURVEY PREPARED FOR:
STRATUS COMPANIES

SHEET NO.
6 of 18 SHEETS

N:\20210661\DWG\20210661SUB.dwg Date: 06/04/24 02:59p corad

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 - 524 LOTS / 32 TRACTS
PP-001230-2021



OIL/GAS WELL NUMBERS (WEST TO EAST)

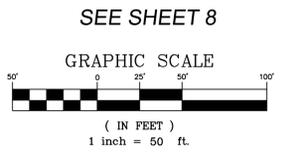
123-32862
123-32857
123-31819
123-31820
123-10861 (P&A)
123-31822
123-31821

OIL/GAS WELL NUMBERS (WEST TO EAST)

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

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 *



LEGEND

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

KING SURVEYORS
650 E. Garden Drive
Windsor, Colorado 80550
phone: (970) 686-5011
email: contact@Kingsurveyors.com

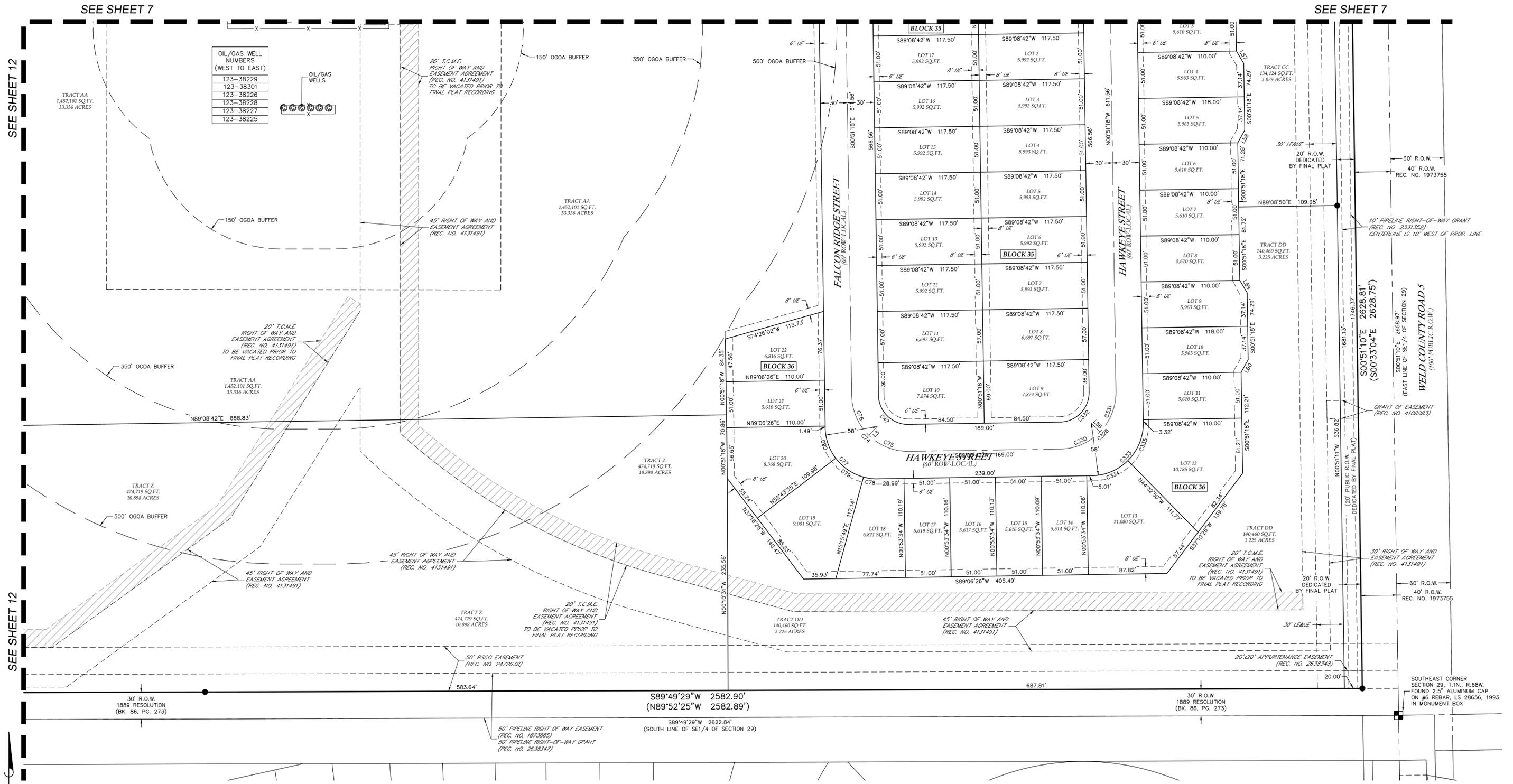
CWC CONSULTING GROUP
9360 TEDDY LANE, SUITE #203
LOVE TREE, COLORADO 80124
TELEPHONE: 303-969-7700
FAX: 303-995-2701
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES

DATE	REVISION	BY
1/11/22	REDESIGN SUBDIVISION	CSK
8/26/22	REDESIGN SUBDIVISION	CSK
3/31/23	REVISED SUBDIVISION PER COMMENTS	CSK
6/27/23	REVISED SUBDIVISION PER COMMENTS	CSK
5/30/24	REDESIGN SUBDIVISION	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 - 524 LOTS / 32 TRACTS
PP-001230-2021



OIL/GAS WELL NUMBERS (WEST TO EAST)

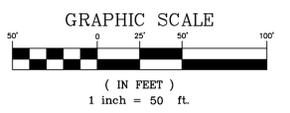
123-38229
123-38301
123-38226
123-38228
123-38227
123-38225

SEE SHEET 7

SEE SHEET 7

SEE SHEET 12

SEE SHEET 12



LEGEND

	BOUNDARY LINE	R.O.W. = RIGHT OF WAY
	SECTION/ALIQUOT 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 PLAN SET, WILL BE CREATED AND DEDICATED BY FINAL PLAT

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

KING SURVEYORS
650 E. Garden Drive
Windsor, Colorado 80550
phone: (970) 686-5011
email: contact@Kingsurveyors.com

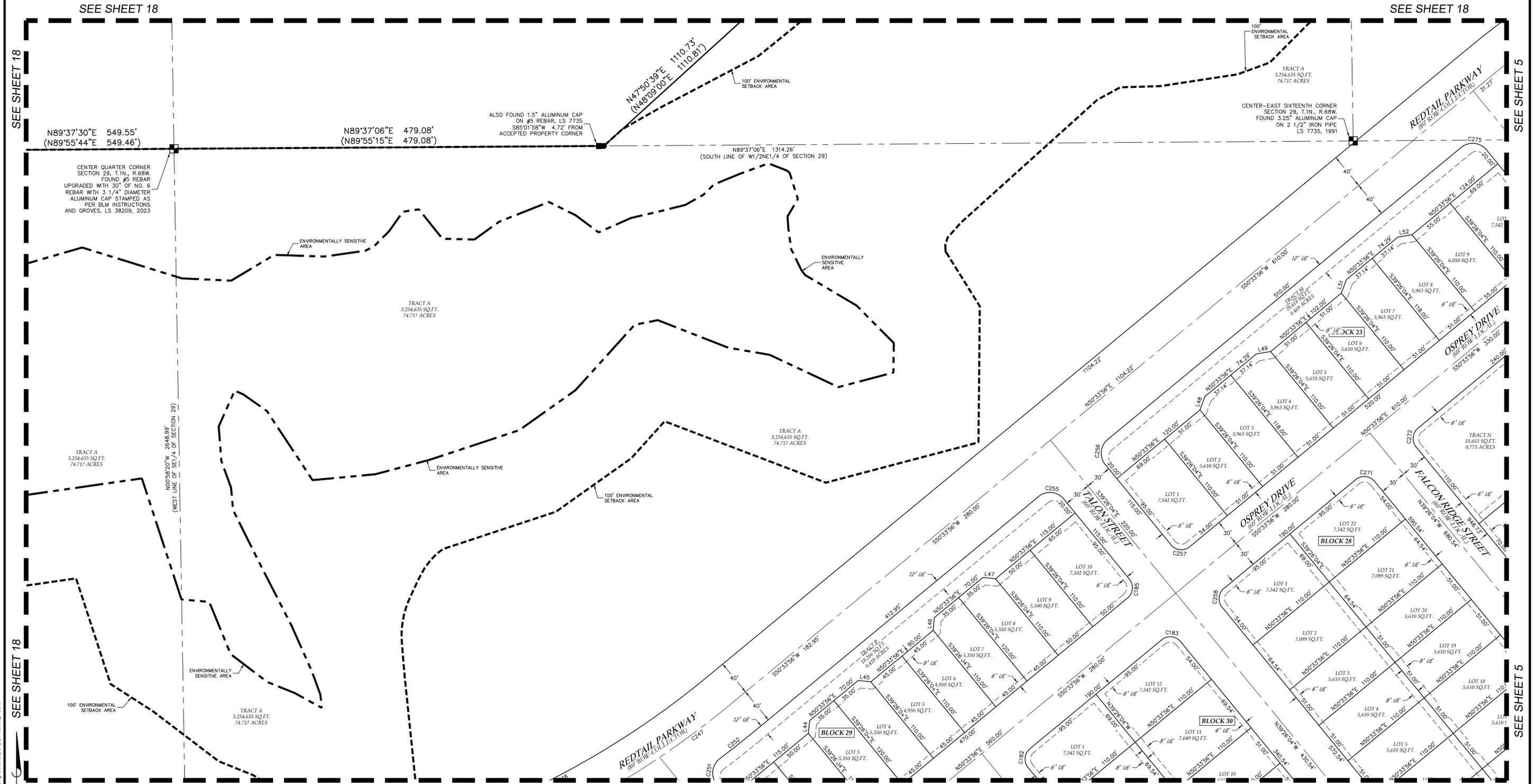
CWC CONSULTING GROUP
9360 TEDDY LANE, SUITE #203
LOUISVILLE, COLORADO 80124
TELEPHONE: 303-962-7070
FAX: 303-995-2701

DATE	REVISION	BY
1/11/22	REDESIGN SUBDIVISION	CSK
8/26/22	REDESIGN SUBDIVISION	CSK
3/31/23	REVISED SUBDIVISION PER COMMENTS	CSK
6/27/23	REVISED SUBDIVISION PER COMMENTS	CSK
5/30/24	REDESIGN SUBDIVISION	CSK

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

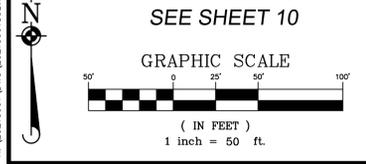
PRELIMINARY PLAT REDTAIL RANCH FILING NO. 1

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 - 524 LOTS / 32 TRACTS
PP-001230-2021



SEE SHEET 18

SEE SHEET 5



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 *

KING SURVEYORS
650 E. Garden Drive
Windsor, Colorado 80550
phone: (970) 686-5011
email: contact@Kingsurveyors.com

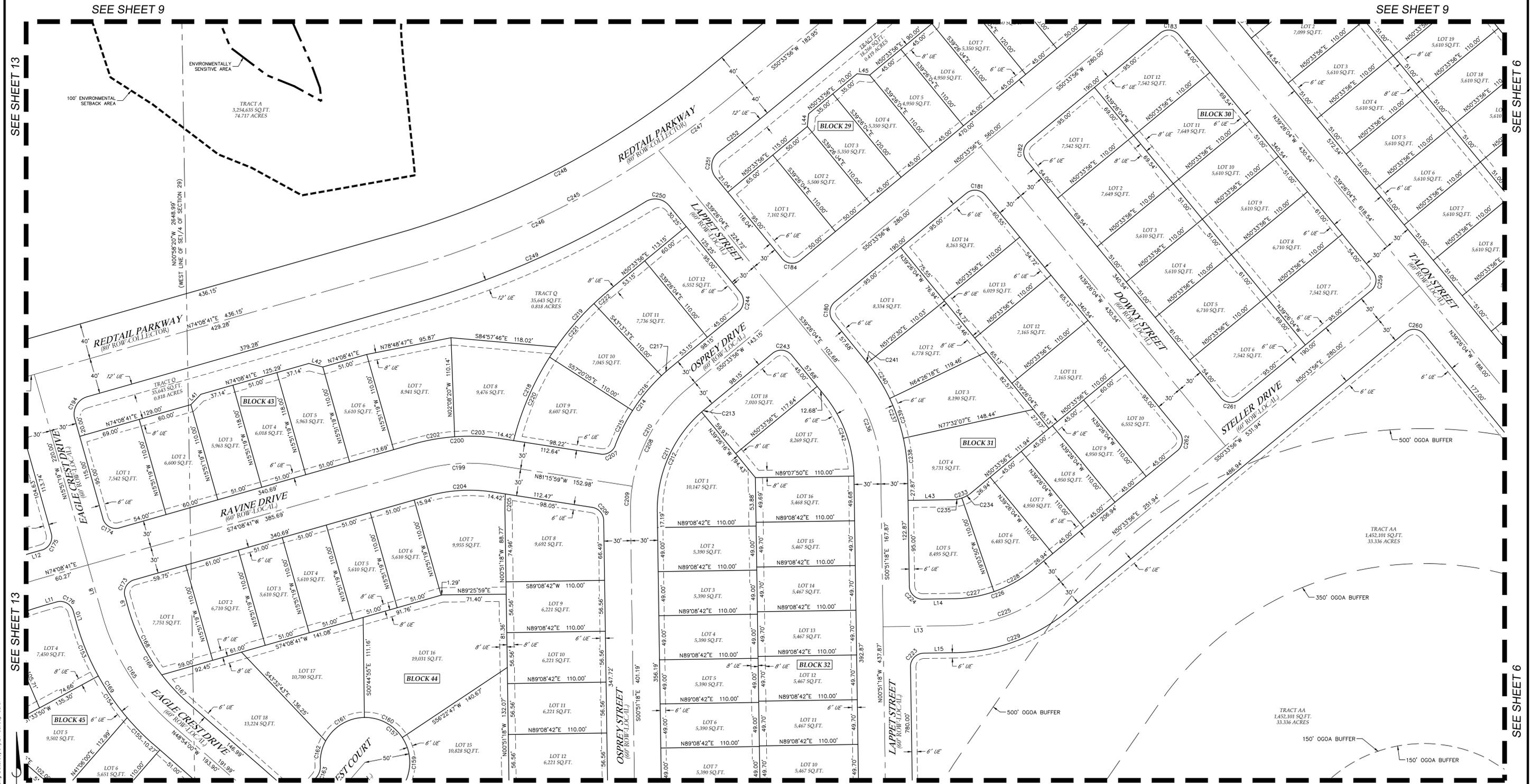
CWC CONSULTING GROUP
9360 TEDDY LANE, SUITE #203
LOVE TREE, COLORADO 80124
TELEPHONE: 303-369-2700
FAX: 303-395-2701
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES

DATE	REVISION	BY
1/11/22	REDESIGN SUBDIVISION	CSK
8/26/22	REDESIGN SUBDIVISION	CSK
3/31/23	REVISED SUBDIVISION PER COMMENTS	CSK
6/27/23	REVISED SUBDIVISION PER COMMENTS	CSK
5/30/24	REDESIGN SUBDIVISION	CSK

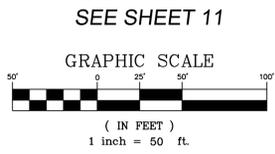
DRAFTED: S.L.G.3	CHECKED: E.D.C.
DATE: 03/30/2021	JOB NO. 120-00014-00011
SURVEY PREPARED FOR: STRATUS COMPANIES	

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 - 524 LOTS / 32 TRACTS
PP-001230-2021



N:\20210661\DWG\20210661\SUB.dwg Date: 06/04/24 03:00p corral



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 *

KING SURVEYORS
650 E. Garden Drive
Windsor, Colorado 80550
phone: (970) 666-5011
email: contact@Kingsurveyors.com

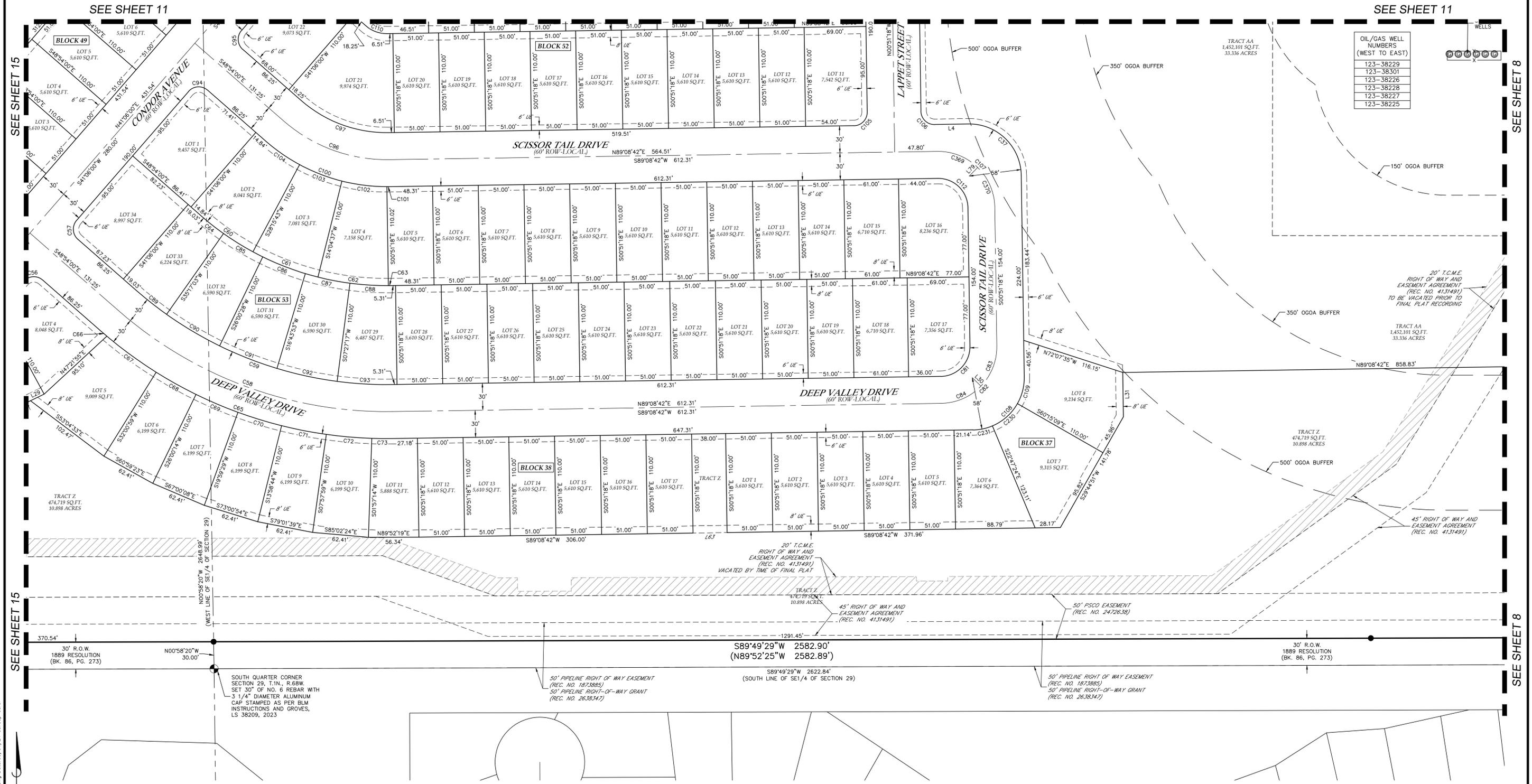
CWC CONSULTING GROUP
3900 TEDDY LANE, SUITE #203
LOUISVILLE, COLORADO 80124
TELEPHONE: 303-962-7700
FAX: 303-995-2701
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES

DATE	REVISION	BY
1/11/22	REDESIGN SUBDIVISION	CSK
8/26/22	REDESIGN SUBDIVISION	CSK
3/31/23	REVISED SUBDIVISION PER COMMENTS	CSK
6/27/23	REVISED SUBDIVISION PER COMMENTS	CSK
5/30/24	REDESIGN SUBDIVISION	CSK

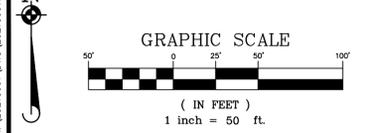
DRAFTED:	CHECKED:
S.L.G.3	E.D.C.
DATE:	JOB NO.:
03/30/2021	120-00014
SURVEY PREPARED FOR:	
STRATUS COMPANIES	

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 - 524 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/A LIQUOT 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 *

KING SURVEYORS
650 E. Garden Drive
Windsor, Colorado 80550
phone: (970) 686-5011
email: contact@Kingsurveyors.com

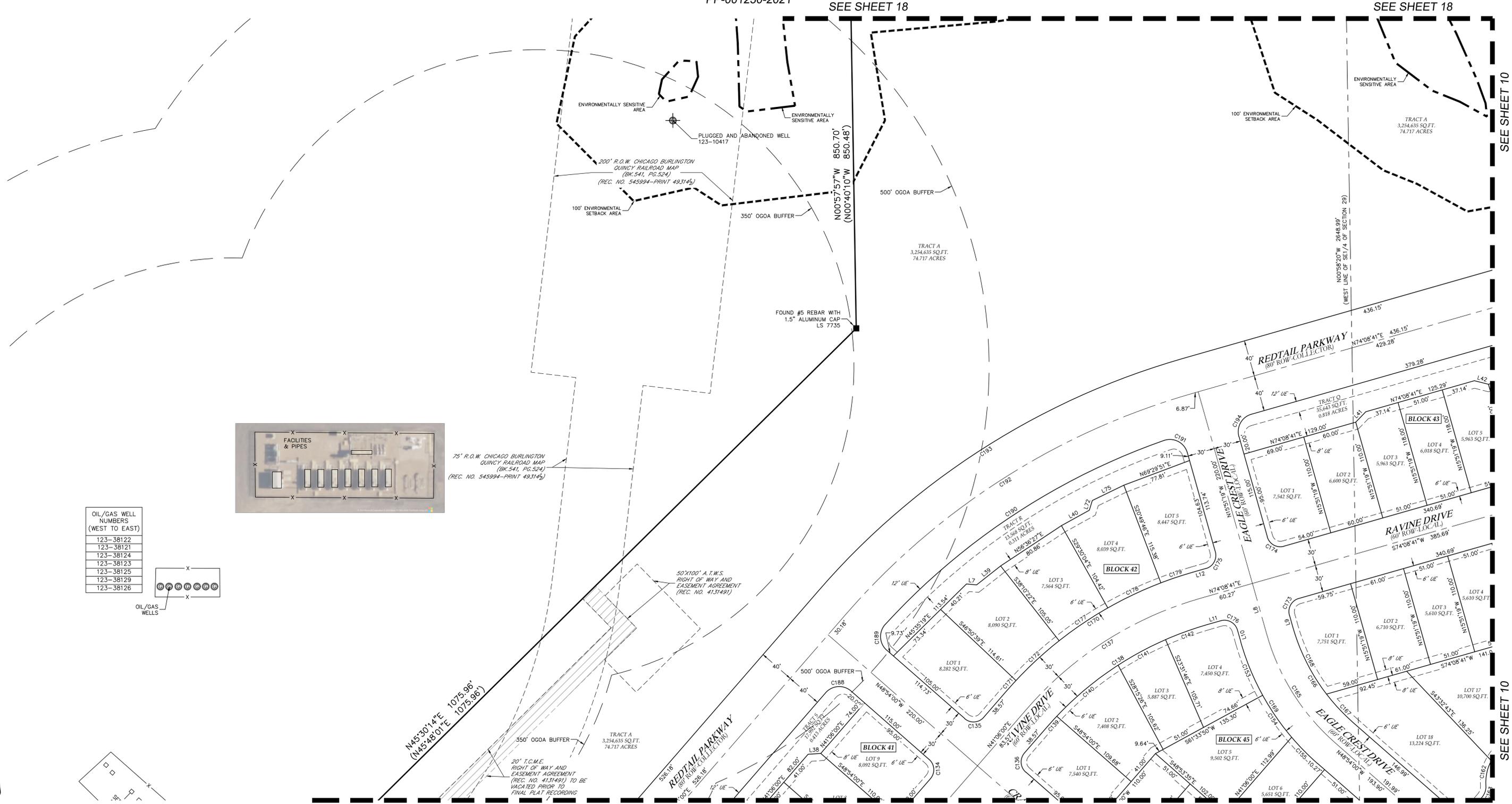
CWC CONSULTING GROUP
9360 TEDDY LANE, SUITE #203
LOUISVILLE, COLORADO 80124
PHONE: (303) 662-7700
FAX: 303-395-2701
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES

DATE	REVISION	BY
1/11/22	REDESIGN SUBDIVISION	CSK
8/26/22	REDESIGN SUBDIVISION	CSK
3/31/23	REVISED SUBDIVISION PER COMMENTS	CSK
6/27/23	REVISED SUBDIVISION PER COMMENTS	CSK
5/30/24	REDESIGN SUBDIVISION	CSK

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

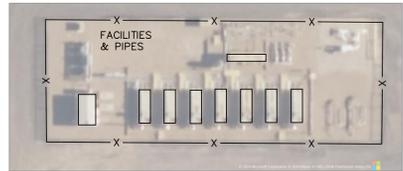
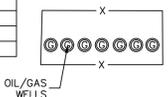
PRELIMINARY PLAT REDTAIL RANCH FILING NO. 1

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 - 524 LOTS / 32 TRACTS
PP-001230-2021



OIL/GAS WELL NUMBERS (WEST TO EAST)

123-38122
123-38121
123-38124
123-38123
123-38125
123-38129
123-38126

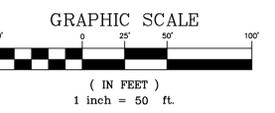


75' R.O.W. CHICAGO BURLINGTON QUINCY RAILROAD MAP (BK. 541, PG. 524) (REC. NO. 545994-PRINT 493144)

LEGEND

	BOUNDARY LINE	R.O.W. = RIGHT OF WAY
	SECTION/ALIQUOT 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 *



KING SURVEYORS
650 E. Garden Drive
Windsor, Colorado 80550
phone: (970) 686-5011
email: contact@KingSurveyors.com

CWC CONSULTING GROUP
9360 TEDDY LANE, SUITE #203
LOVE TREE, COLORADO 80124
TELEPHONE: 303-962-7700
FAX: 303-995-2701
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES

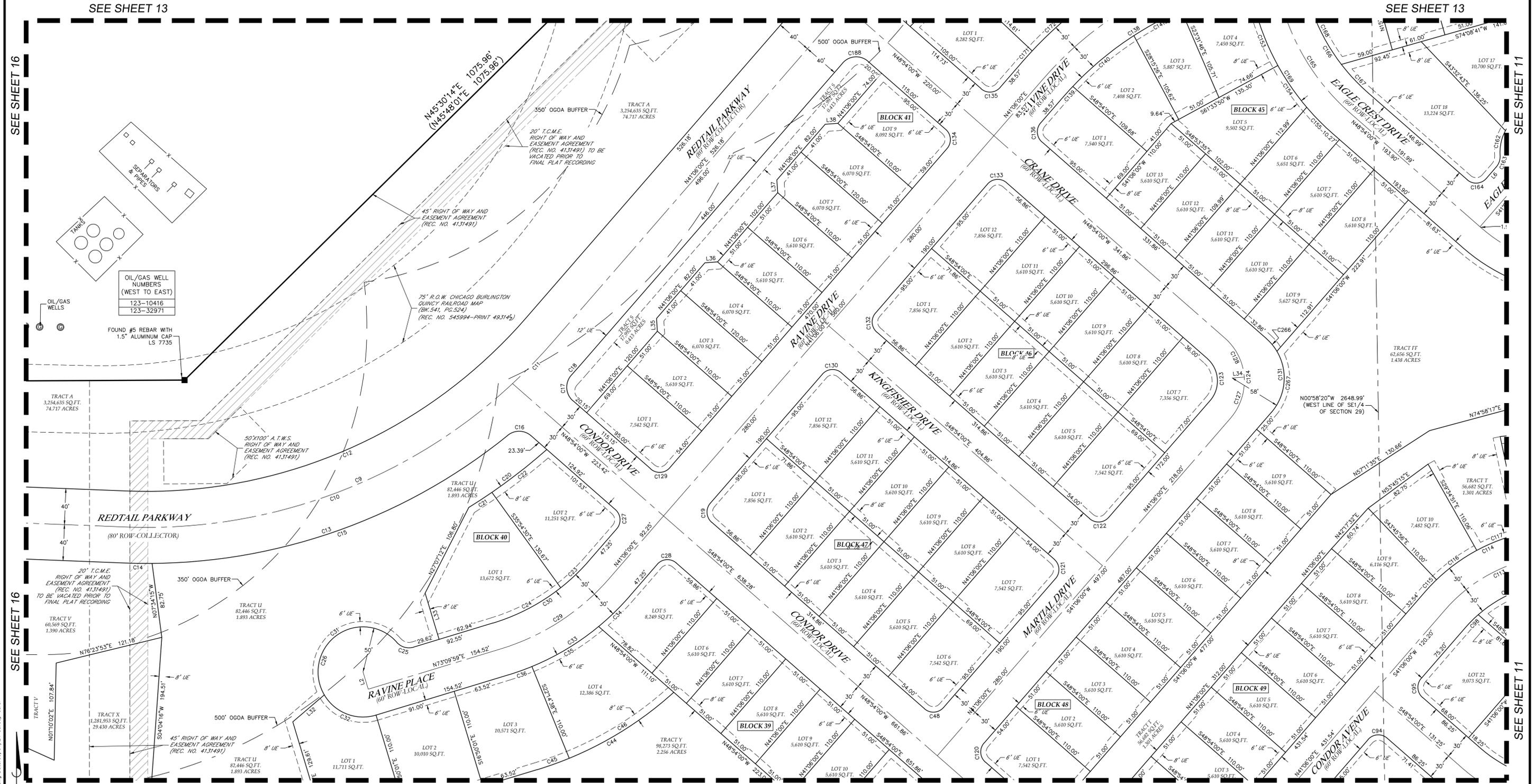
DATE	REVISION	BY
1/11/22	REDESIGN SUBDIVISION	CSK
8/26/22	REDESIGN SUBDIVISION	CSK
3/31/23	REVISED SUBDIVISION PER COMMENTS	CSK
6/27/23	REVISED SUBDIVISION PER COMMENTS	CSK
5/30/24	REDESIGN SUBDIVISION	CSK

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

N:\20210661\DWG\20210661\SUB.dwg Date: 06/04/24 03:00p corral

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 - 524 LOTS / 32 TRACTS
PP-001230-2021



SEE SHEET 16

SEE SHEET 11

SEE SHEET 16

SEE SHEET 11

SEE SHEET 13

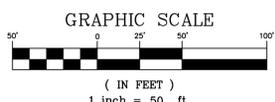
SEE SHEET 13

SEE SHEET 15

SEE SHEET 15

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

FOUND #5 REBAR WITH 1.5" ALUMINUM CAP LS 7735



LEGEND		
	BOUNDARY LINE	R.O.W. = RIGHT OF WAY
	SECTION/ALIQUOT 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 *

KING SURVEYORS
650 E. Garden Drive
Windsor, Colorado 80550
phone: (970) 666-5011
email: contact@Kingsurveyors.com

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
6/27/23	REVISED SUBDIVISION PER COMMENTS	CSK
5/30/24	REDESIGN SUBDIVISION	CSK

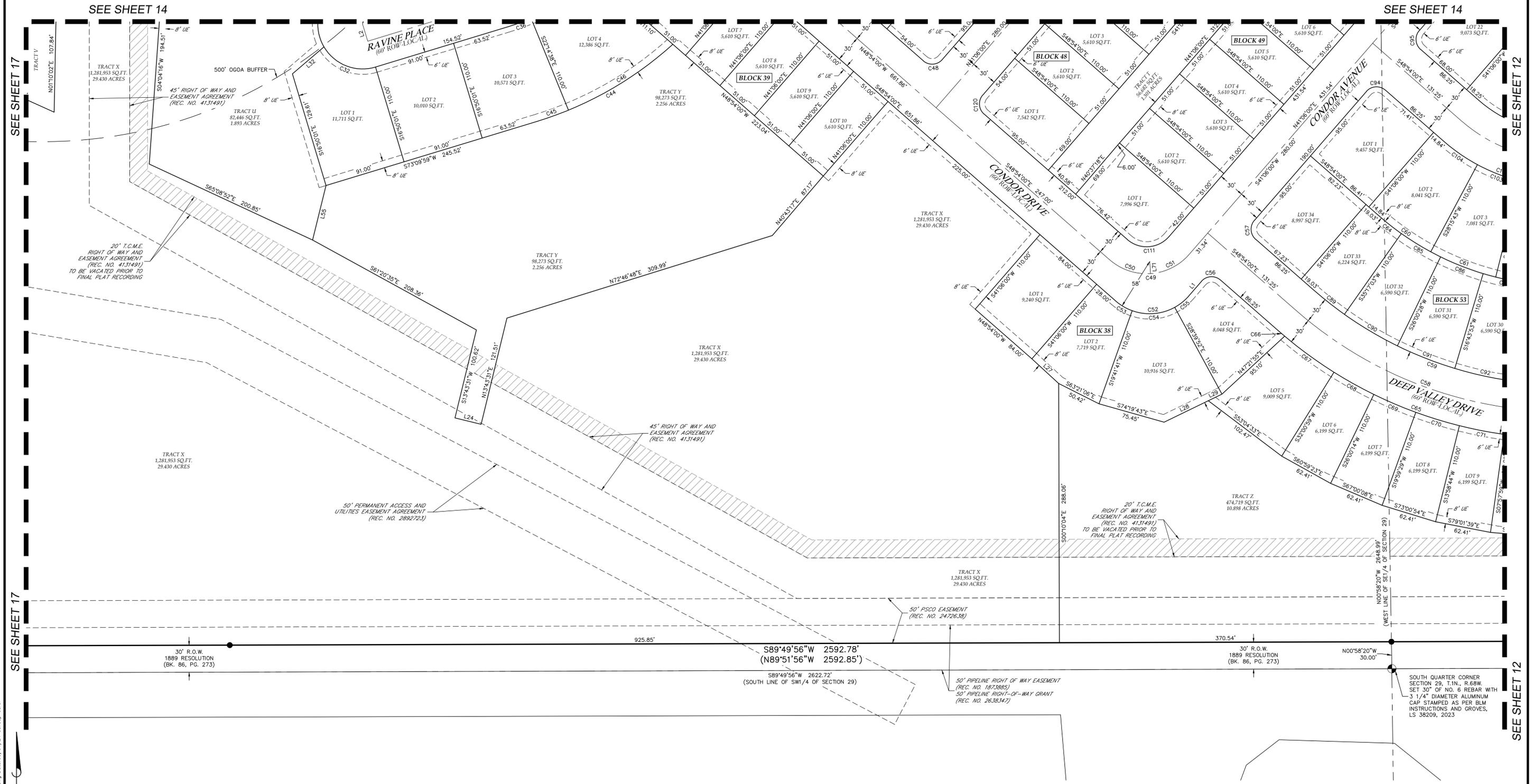
DRAFTED: S.L.G.3	CHECKED: E.D.C.
DATE: 03/30/2021	JOB NO: 120-00014-0001
SURVEY PREPARED FOR: STRATUS COMPANIES	

N:\20210661\DWG\20210661SUB.dwg Date: 06/04/24 03:00p corral

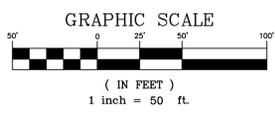
N:\20210661\DWG\20210661SUB.dwg - sh (14) 6/4/2024 3:00:26 PM, LT

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 - 524 LOTS / 32 TRACTS
PP-001230-2021



N:\20210661\DWG\20210661SUB.dwg Date: 06/04/24 03:00p corral



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 *

KING SURVEYORS
650 E. Garden Drive
Windsor, Colorado 80550
phone: (970) 666-5011
email: contact@Kingsurveyors.com
JOB NO. 20210661

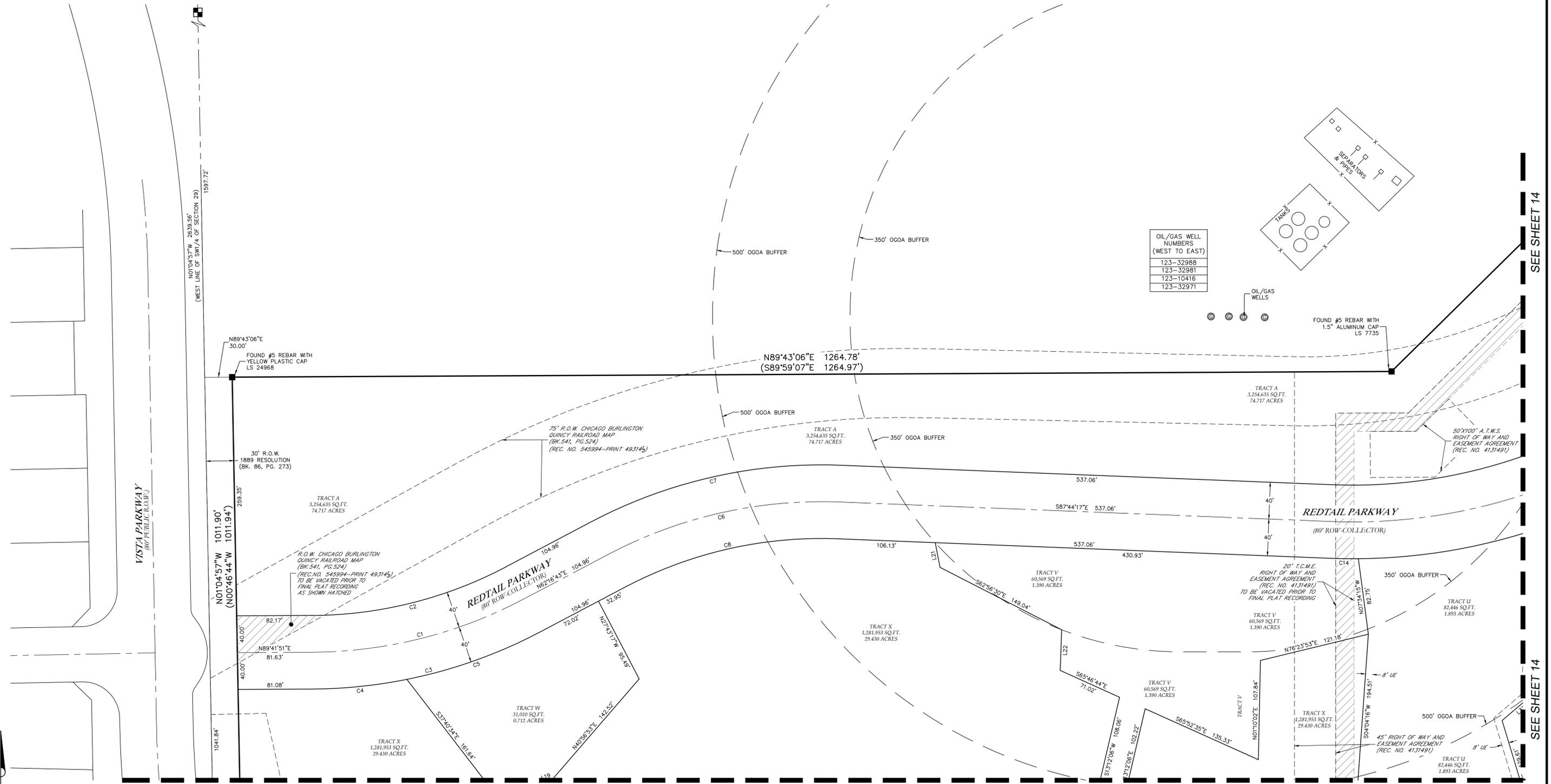
CWC CONSULTING GROUP
9360 TEDDY LANE, SUITE #203
LOVE TREE, COLORADO 80124
TELEPHONE: 303-969-2700
FAX: 303-995-2701
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES

DATE	REVISION	BY
1/11/22	REDESIGN SUBDIVISION	CSK
8/26/22	REDESIGN SUBDIVISION	CSK
3/31/23	REVISED SUBDIVISION PER COMMENTS	CSK
6/27/23	REVISED SUBDIVISION PER COMMENTS	CSK
5/30/24	REDESIGN SUBDIVISION	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 - 524 LOTS / 32 TRACTS
PP-001230-2021



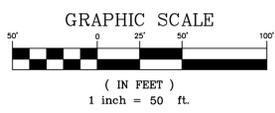
OIL/GAS WELL NUMBERS (WEST TO EAST)	
123-32988	
123-32981	
123-10416	
123-32971	

SEE SHEET 17

SEE SHEET 17

SEE SHEET 14

SEE SHEET 14



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 *

KING SURVEYORS
650 E. Garden Drive
Windsor, Colorado 80550
phone: (970) 686-5011
email: contact@KingSurveyors.com
JOB NO. 20210661

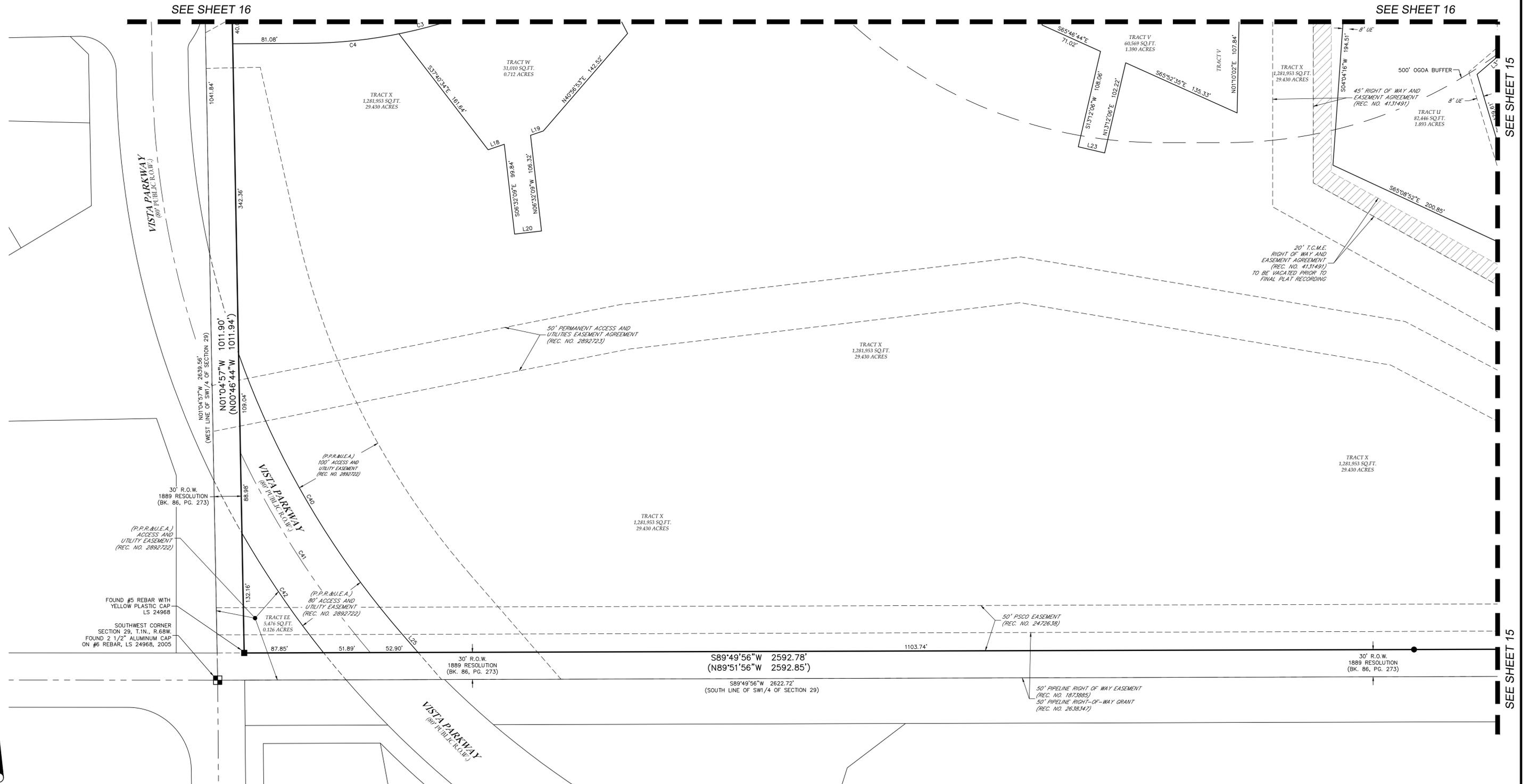
CWC CONSULTING GROUP
9360 TEDDY LANE, SUITE #203
LOVE TREE, COLORADO 80124
TELEPHONE: 303-962-7700
FAX: 303-995-2701
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES

DATE	REVISION	BY
1/11/22	REDESIGN SUBDIVISION	CSK
8/26/22	REDESIGN SUBDIVISION	CSK
3/31/23	REVISED SUBDIVISION PER COMMENTS	CSK
6/27/23	REVISED SUBDIVISION PER COMMENTS	CSK
5/30/24	REDESIGN SUBDIVISION	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 - 524 LOTS / 32 TRACTS
PP-001230-2021

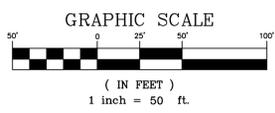


SEE SHEET 16

SEE SHEET 16

SEE SHEET 15

SEE SHEET 15



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 *

KING SURVEYORS
650 E. Garden Drive
Windsor, Colorado 80550
phone: (970) 666-5011
email: contact@KingSurveyors.com
JOB NO. 20210661

CWC CONSULTING GROUP
9360 TEDDY LANE, SUITE #203
LOVE TREE, COLORADO 80124
TELEPHONE: 303-962-7700
FAX: 303-995-2701
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES

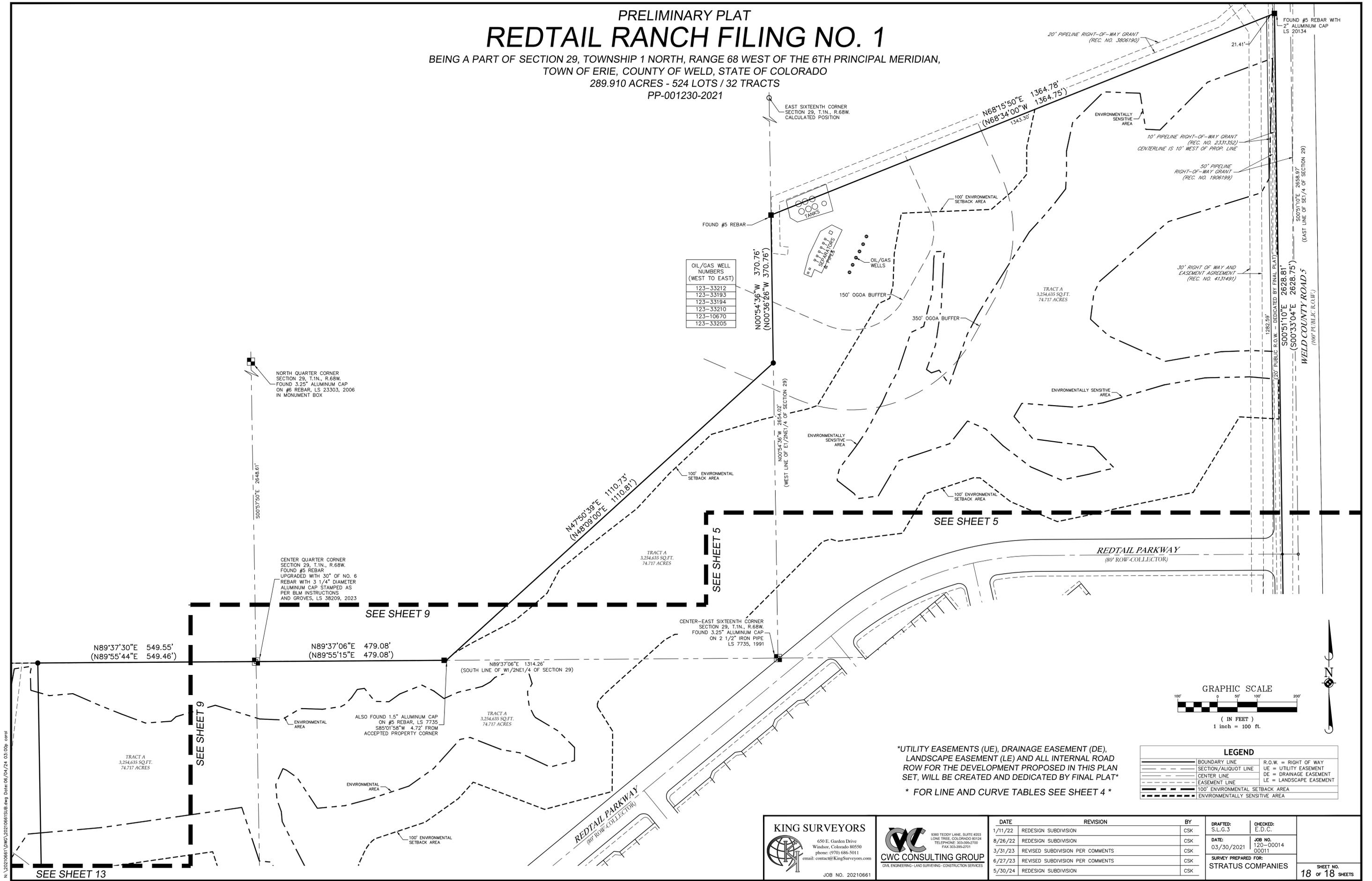
DATE	REVISION	BY
1/11/22	REDESIGN SUBDIVISION	CSK
8/26/22	REDESIGN SUBDIVISION	CSK
3/31/23	REVISED SUBDIVISION PER COMMENTS	CSK
6/27/23	REVISED SUBDIVISION PER COMMENTS	CSK
5/30/24	REDESIGN SUBDIVISION	CSK

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

N:\20210661\DWG\20210661\SUB.dwg Date: 06/04/24 03:00p corral

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 - 524 LOTS / 32 TRACTS
PP-001230-2021



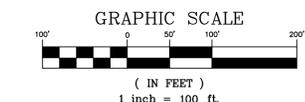
OIL/GAS WELL NUMBERS (WEST TO EAST)
123-33212
123-33193
123-33194
123-33210
123-10670
123-33205

NORTH QUARTER CORNER SECTION 29, T.1N., R.68W. FOUND 3.25" ALUMINUM CAP ON #6 REBAR, LS 23303, 2006 IN MONUMENT BOX

CENTER QUARTER CORNER SECTION 29, T.1N., R.68W. FOUND #5 REBAR UPGRADED WITH 3/8" OF NO. 6 REBAR WITH 3 1/4" DIAMETER ALUMINUM CAP STAMPED AS PER BLM INSTRUCTIONS AND GROVES, LS 38209, 2023

CENTER-EAST SIXTEENTH CORNER SECTION 29, T.1N., R.68W. FOUND 3.25" ALUMINUM CAP ON 2 1/2" IRON PIPE LS 7735, 1991

ALSO FOUND 1.5" ALUMINUM CAP ON #5 REBAR, LS 7735 S85°01'58"W 4.72' FROM ACCEPTED PROPERTY CORNER



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 *

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

KING SURVEYORS
650 E. Garden Drive
Windsor, Colorado 80550
phone: (970) 666-5011
email: contact@Kingsurveyors.com
JOB NO. 20210661

CWC CONSULTING GROUP
9360 TEDDY LANE, SUITE #203
LOVE TREE, COLORADO 80124
TELEPHONE: 303-396-2700
FAX: 303-395-2701
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
6/27/23	REVISED SUBDIVISION PER COMMENTS	CSK
5/30/24	REDESIGN SUBDIVISION	CSK

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

N:\20210661\DWG\20210661\SUB.dwg Date: 06/04/24 03:00p corral