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Total Pages: 7 Rec Fee: $73.00
Carly Koppes - Clerk and Recorder, Weld County, CO

ERIE HIGHLANDS FILING NO. 16

A REPLAT OF TRACTS I AND J, ERIE HIGHLANDS FILING NO. 14
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.
26.319 ACRES - 156 RESIDENTIAL LOTS - 43 TRACTS
FP-001138-2020

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW BY 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:

TRACTS I AND J, ERIE HIGHLANDS FILING NO. 14, AS RECORDED ON MAY 1ST, 2020, UNDER RECEPTION NO. 4587151 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE. LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING AN AREA OF 26.319 ACRES, (1,146,468 SQUARE FEET), 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 **ERIE HIGHLANDS FILING NO. 16**., STREET RIGHTS-OF-WAY, AND EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES SHOWN HEREON.

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

BY: _____

NAME: R.J. SANDERMAN

TITLE: ASSIST. SEC.

STATE OF COLORADO)
)SS
COUNTY OF Denver)

ACKNOWLEDGED BEFORE ME THIS 24 DAY OF November, 2020

BY R.J. Sanderman, AS Asst. Secretary, OF CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

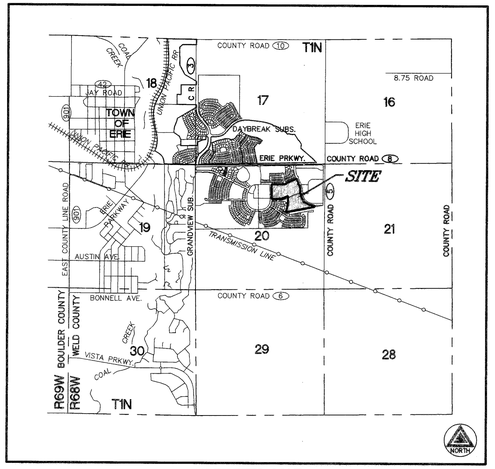
WITNESS MY HAND AND OFFICIAL SEAL:
_____
NOTARY PUBLIC

JAMIE LYNN WINDSDALE
Notary Public
State of Colorado
Notary ID # 20034030948
My Commission Expires 06-09-2024

MY COMMISSION EXPIRES: 9/2/2024

GENERAL NOTES

1. THE FIELD WORK FOR THIS PLAT WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON JUNE 9, 2017.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. ADJACENT CITY ZONING BASED ON TOWN OF ERIE ZONING MAP WITH A REVISION DATE OF 10/16/2017. COUNTY ZONING INFORMATION FROM COUNTY WEBSITE ZONING MAP APPLICATION ACCESSED 08/15/2017.
4. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
5. NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN STEWART TITLE GUARANTY COMPANY COMMITMENT FILE NO. 19000311256, WITH AN EFFECTIVE DATE OF DECEMBER 28, 2019 AT 5:30 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
7. PLEASE REFER TO THE ENCANA SURFACE USE AGREEMENT RECORDED UNDER RECEPTION NO. 3982954 FOR SETBACK AND USE RESTRICTIONS.
8. PLEASE REFER TO THE KERR-MCGEE SURFACE USE AGREEMENT RECORDED UNDER RECEPTION NO. 3952706 FOR SETBACK AND USE RESTRICTIONS.
9. RESERVED TEMPORARY CONSTRUCTION AND PIPE LINE EASEMENTS ARE SHOWN HEREON BASED ON GRAPHICAL REPRESENTATION OF EXHIBITS B & D WITHIN THE SURFACE USE AGREEMENT RECORDED UNDER RECEPTION NO. 3952706.
10. THE PROPERTY WITHIN THIS PLAT OF ERIE HIGHLANDS FILING NO. 16 IS SUBJECT TO A PERMANENT AVIGATION EASEMENT AS DESCRIBED WITHIN THE AGREEMENT RECORDED UNDER RECEPTION NO. 3984166.
11. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, ASSUMED TO BEAR NORTH 88°48'06" EAST, A DISTANCE OF 2648.24 FEET; MONUMENTED AT THE NORTH QUARTER CORNER OF SECTION 20 BY A NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "LS 28258" IN A MONUMENT BOX, AND MONUMENTED AT THE NORTHEAST CORNER OF SECTION 20 BY A NO. 6 REBAR WITH 2-1/2"ALUMINUM CAP STAMPED "PLS 23501" IN A MONUMENT BOX.
12. FLOODPLAIN: BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 08013C0442J (PANEL NOT PRINTED), THE SUBJECT PROPERTY LIES WITHIN "ZONE X", BEING DEFINED AS "NO SPECIAL FLOOD HAZARD AREAS".
13. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.
14. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE TOWN OF ERIE ENGINEERING STANDARDS AND SPECIFICATIONS, AS AMENDED. THE OWNERS GRANT 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 FACILITIES COVERED BY THE TOWN OF ERIE MUNICIPAL CODE, AS AMENDED; AND TO INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).
15. THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE TRACTS I AND J, ERIE HIGHLANDS FILING NO. 14 INTO LOTS, RIGHTS-OF-WAY, TRACTS, AND EASEMENTS.
16. THE SHARED USE EASEMENTS (S.U.E.) AS SHOWN ON THE LOTS IN BLOCK 1, BLOCK 2, BLOCK 3, AND BLOCK 4 ARE FOR THE BENEFIT OF THE ABUTTING LOT FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF THE BENEFITING LOT AND SHALL BE USED FOR OPEN SPACE USE ONLY, WHICH IS LIMITED TO THE GROUND COVERING INSTALLED BY THE BUILDER AND SPECIFICALLY EXCLUDES THE CONSTRUCTION, INSTALLATION, LOCATION, PLANTING, AND USE OF EVERY KIND, NATURE, OR TYPE OF ANY OF THE FOLLOWING ON THE USE EASEMENT PREMISES: (A) APIARIES, CHAIRS, CHICKEN COOPS, DOG HOUSES, GAZEBOS, HOT TUBS, PATIOS, TRELLISES, TABLES, AND SIMILAR ITEMS, (B) BUSHES, FLOWERS, GARDENS, GRASS, SHRUBS, TREES, VEGETABLES, AND VEGETATION IMPROVEMENTS, (C) IMPROVEMENTS, (D) PICNIC, PLAY, RECREATIONAL, AND/OR SOCIAL USES, AND (E) A FENCE ON ANY PART OF THE USE EASEMENT PREMISES OTHER THAN THE FENCE CONSTRUCTED BY A BUILDER.
17. A BLANKET PUBLIC ACCESS EASEMENT IS HEREBY GRANTED ACROSS TRACTS A-Z AND AA-PP AS SHOWN HEREON.
18. A BLANKET LANDSCAPING EASEMENT ACROSS ALL THE LOTS HEREIN IS HEREBY GRANTED TO THE ERIE HIGHLANDS METROPOLITAN DISTRICTS NO. 1, 2, 3, 4 AND 5 FOR OWNERSHIP AND MAINTENANCE.
19. STATUS OF GAS WELLS SHOWN ON THIS PLAT BASED ON COLORADO OIL & GAS CONSERVATION COMMISSION GIS ACCESSED ON 08/24/2020. ALL WELLS NOT SHOWN AS PLUGGED AND ABANDONED (P&A), INCLUDING SHUT-IN AND TEMPORARILY ABANDONED ARE CONSIDERED "ACTIVE" BY THE TOWN OF ERIE. P&A WELLS SHOWN ON THIS PLAT SHALL BE MONUMENTED PER TOWN OF ERIE UNIFIED DEVELOPMENT CODE SECTION 10.6.14-C.2 AFTER FINAL GRADING AND LOCATION NOTED PER CERTIFICATE OF LOCATION TO BE RECORDED. ACTIVE WELLS HAVE A 150' SETBACK TO RESIDENTIAL LOTS, STREET RIGHT-OF -WAY AND TRAILS PER UDC SECTION 10.6.14.



VICINITY MAP
SCALE: 1"=3000'

TRACT SUMMARY TABLE

NAME	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY	MAINTAINED BY
TRACT A	1,053	0.024	ACCESS	DISTRICT	DISTRICT
TRACT B	990	0.023	ACCESS	DISTRICT	DISTRICT
TRACT C	990	0.023	ACCESS	DISTRICT	DISTRICT
TRACT D	990	0.023	ACCESS	DISTRICT	DISTRICT
TRACT E	1,066	0.024	ACCESS	DISTRICT	DISTRICT
TRACT F	1,053	0.024	ACCESS	DISTRICT	DISTRICT
TRACT G	990	0.023	ACCESS	DISTRICT	DISTRICT
TRACT H	990	0.023	ACCESS	DISTRICT	DISTRICT
TRACT I	991	0.023	ACCESS	DISTRICT	DISTRICT
TRACT J	1,053	0.024	ACCESS	DISTRICT	DISTRICT
TRACT K	1,008	0.023	ACCESS	DISTRICT	DISTRICT
TRACT L	1,890	0.043	ACCESS	DISTRICT	DISTRICT
TRACT M	1,890	0.043	ACCESS	DISTRICT	DISTRICT
TRACT N	1,935	0.044	ACCESS	DISTRICT	DISTRICT
TRACT O	1,057	0.024	ACCESS	DISTRICT	DISTRICT
TRACT P	1,199	0.028	ACCESS	DISTRICT	DISTRICT
TRACT Q	1,064	0.024	ACCESS	DISTRICT	DISTRICT
TRACT R	1,008	0.023	ACCESS	DISTRICT	DISTRICT
TRACT S	1,908	0.044	ACCESS	DISTRICT	DISTRICT
TRACT T	1,923	0.044	ACCESS	DISTRICT	DISTRICT
TRACT U	1,053	0.024	ACCESS	DISTRICT	DISTRICT
TRACT V	1,008	0.023	ACCESS	DISTRICT	DISTRICT
TRACT W	1,064	0.024	ACCESS	DISTRICT	DISTRICT
TRACT X	15,301	0.351	OPEN SPACE	DISTRICT	DISTRICT
TRACT Y	990	0.023	ACCESS	DISTRICT	DISTRICT
TRACT Z	990	0.023	ACCESS	DISTRICT	DISTRICT
TRACT AA	990	0.023	ACCESS	DISTRICT	DISTRICT
TRACT BB	990	0.023	ACCESS	DISTRICT	DISTRICT
TRACT CC	990	0.023	ACCESS	DISTRICT	DISTRICT
TRACT DD	6,428	0.148	OPEN SPACE	DISTRICT	DISTRICT
TRACT EE	990	0.023	ACCESS	DISTRICT	DISTRICT
TRACT FF	990	0.023	ACCESS	DISTRICT	DISTRICT
TRACT GG	990	0.023	ACCESS	DISTRICT	DISTRICT
TRACT HH	990	0.023	ACCESS	DISTRICT	DISTRICT
TRACT II	990	0.023	ACCESS	DISTRICT	DISTRICT
TRACT JJ	990	0.023	ACCESS	DISTRICT	DISTRICT
TRACT KK	990	0.023	ACCESS	DISTRICT	DISTRICT
TRACT LL	990	0.023	ACCESS	DISTRICT	DISTRICT
TRACT MM	8,200	0.188	OPEN SPACE	DISTRICT	DISTRICT
TRACT NN	1,011	0.023	ACCESS	DISTRICT	DISTRICT
TRACT OO	1,039	0.024	ACCESS	DISTRICT	DISTRICT
TRACT PP	990	0.023	ACCESS	DISTRICT	DISTRICT
TRACT QQ	450,771	10.348	FUTURE DEVELOPMENT	OWNER	DISTRICT

DISTRICT = ERIE HIGHLANDS METROPOLITAN DISTRICTS NO. 1, 2, 3, 4 AND 5.

LAND SUMMARY TABLE

TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (156)	486,714	11.174	42.45
RIGHT-OF-WAY	134,969	3.098	11.77
TRACTS (43)	524,785	12.047	45.78
TOTALS	1,146,468	26.319	100.00

SHEET INDEX

SHEET 1 = COVER
SHEET 2 = OVERALL BOUNDARY
SHEETS 3-6 = LOT DETAIL SHEETS
SHEET 7 = LINE AND CURVE TABLES

TITLE VERIFICATION CERTIFICATE

WE, STEWART TITLE GUARANTY COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: Shown on Title Commitment 19000311256, dated Dec. 28, 2019

BY: _____ DATE: Dec. 1, 2020

TITLE: Commercial Title Officer

STATE OF COLORADO)
) SS.
COUNTY OF Denver)

ACKNOWLEDGED BEFORE ME THIS 1st DAY OF December, 2020

BY Laura Kibel AS Commercial Title Officer OF STEWART TITLE GUARANTY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES 3/27/2022

ACCEPTANCE CERTIFICATE

THE DEDICATION OF TRACTS A-Z, AND AA-PP AND A BLANKET LANDSCAPING EASEMENT ACROSS ALL OF THE LOTS ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY ERIE HIGHLANDS METROPOLITAN DISTRICTS NO. 1, 2, 3, 4 AND 5.

BY: _____ 12-8-2020
DATE

BRANDON S. WYSZYNSKI

TITLE: BOARD DIRECTOR

STATE OF COLORADO)
)ss.
COUNTY OF Denver)

ACKNOWLEDGED BEFORE ME THIS 8 DAY OF December, 2020 BY

Brandon Wyszynski AS Board Director

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/2/2024

JAMIE LYNN WINDSDALE
Notary Public
State of Colorado
Notary ID # 20034030948
My Commission Expires 06-09-2024

PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE

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

DIRECTOR ON THIS 8th DAY OF January, 2021

_____

PLANNING AND DEVELOPMENT DIRECTOR

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS **ERIE HIGHLANDS FILING NO. 16** AND IS APPROVED AND ACCEPTED BY RESOLUTION NO. 21-014, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE 12th DAY OF January A.D 2021.

MAYOR: _____

ATTEST: _____
TOWN CLERK

TOWN OF ERIE COLORADO SEAL

SURVEYORS CERTIFICATE

I, ANTHONY K. PEALL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A FIELD SURVEY MADE ON JUNE 9, 2017, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE TOWN OF ERIE MUNICIPAL CODE TITLE 10.

I ATTEST THE ABOVE ON THIS 25th DAY OF November, 2020.

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

COLORADO REGISTERED PROFESSIONAL ANTHONY K. PEALL 38636 11/25/2020 NOT FOR OFFICIAL LAND SURVEYOR

LAST REVISED 2020-11-11

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 19319-47 Drawn By: RBA

DEVELOPER
OAKWOOD LAND DEVELOPMENT
4908 TOWER ROAD
DENVER COLORADO

DATE OF PREPARATION: 12-09-2019
SCALE: N/A
SHEET 1 OF 7

ERIE HIGHLANDS FILING NO. 16

A REPLAT OF TRACTS I AND J, ERIE HIGHLANDS FILING NO. 14
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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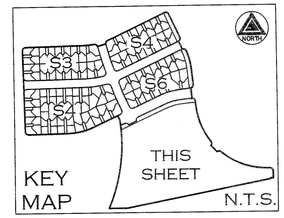

LEGEND

- RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
- SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- ●1 RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- ●2 RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 28286"
- CAPPED AND ABANDONED WELL
- R.O.W. RIGHT-OF-WAY
- (NR) NON RADIAL
- A.E. ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- SUA SURFACE USE AGREEMENT
- S.U.E. SHARED USE EASEMENT (SEE NOTE 16)
- SECTION LINE
- PLAT BOUNDARY
- PLAT ROW LINE
- PLAT LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N74°21'18"E	60.00'
L2	S24°54'05"E	60.00'
L3	S06°10'08"E	70.00'
L4	S06°10'08"E	36.54'
L5	N44°03'27"W	60.00'
L6	S89°59'35"E	27.65'
L7	S00°00'25"W	50.98'
L8	N89°59'35"W	20.00'
L9	S00°00'25"W	5.38'
L10	N89°58'19"W	128.21'
L11	N24°54'48"W	34.89'
L17	N83°49'52"E	70.63'
L18	S83°49'52"W	90.63'
L19	N64°58'03"E	60.00'
L20	N64°58'03"E	32.58'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	20.00'	31.42'
C2	9°02'33"	510.00'	80.49'
C3	84°35'12"	20.00'	29.53'
C4	84°35'12"	20.00'	29.53'
C5	3°58'26"	510.00'	35.38'
C6	90°00'00"	20.00'	31.42'
C7	90°00'00"	20.00'	31.42'
C8	91°28'28"	20.00'	31.93'
C9	17°23'21"	435.00'	132.02'
C10	90°00'00"	20.00'	31.42'
C11	90°00'00"	20.00'	31.42'
C12	84°22'25"	20.00'	29.45'
C13	84°22'25"	20.00'	29.45'
C14	90°00'00"	20.00'	31.42'
C15	23°50'36"	440.00'	183.10'
C16	90°00'00"	20.00'	31.42'
C23	18°51'50"	415.00'	136.63'
C24	18°51'50"	385.00'	126.76'
C25	90°00'00"	20.00'	31.42'
C26	90°00'00"	20.00'	31.42'

SEE SHEETS 3-6 FOR LOT & EASEMENT DETAILS

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
38636
11/23/20

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
360 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 19319-47 Drawn By: RBA

DEVELOPER
OAKWOOD LAND DEVELOPMENT
4908 TOWER ROAD
DENVER COLORADO

DATE OF PREPARATION:	12-09-2019
SCALE:	1" = 80'
SHEET 2 OF 7	

ERIE HIGHLANDS FILING NO. 16

A REPLAT OF TRACTS I AND J, ERIE HIGHLANDS FILING NO. 14
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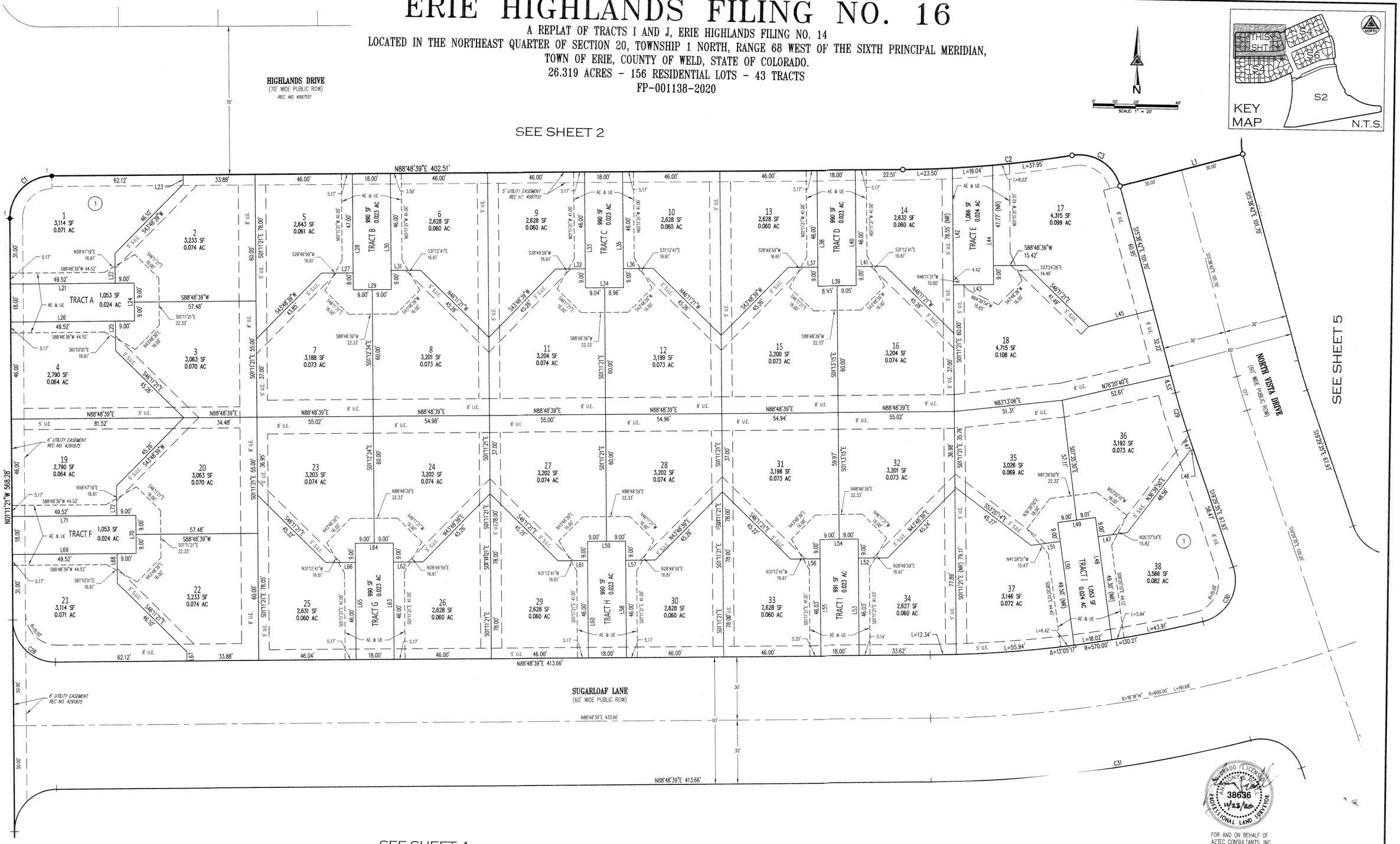

SEE SHEET 2 FOR SYMBOL LEGEND

SEE SHEET 7 FOR LINE AND CURVE TABLES

AzTec CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 19319-47 Drawn By: RBA

DEVELOPER
OAKWOOD LAND DEVELOPMENT
4908 TOWER ROAD
DENVER COLORADO

DATE OF PREPARATION:	12-09-2019
SCALE:	1" = 20'
SHEET 3 OF 7	

COLORADO LICENSED
38636
12/23/20
PROFESSIONAL LAND SURVEYOR

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

ERIE HIGHLANDS FILING NO. 16

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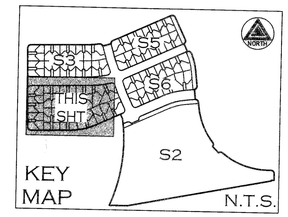

SEE SHEET 3

SEE SHEET 3

SUGARLOAF LANE
(60' WIDE PUBLIC ROW)

NORTH PIASA DRIVE
(60' WIDE PUBLIC ROW)

HIGHLANDS CIRCLE
(60' WIDE PUBLIC ROW)
REC NO. 4291875

HIGHVIEW DRIVE
(70' WIDE PUBLIC ROW)
REC NO. 4291875

SEE SHEET 2

SEE SHEET 6

SEE SHEET 4

SEE SHEET 2
FOR SYMBOL LEGEND
SEE SHEET 7 FOR LINE AND CURVE TABLES

SCALE: 1" = 20'

COLORADO LICENSED
38636
PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 19319-47
Drawn By: RBA

DEVELOPER
OAKWOOD LAND DEVELOPMENT
4908 TOWER ROAD
DENVER COLORADO

DATE OF PREPARATION:	12-09-2019
SCALE:	1" = 20'
SHEET 4 OF 7	

ERIE HIGHLANDS FILING NO. 16

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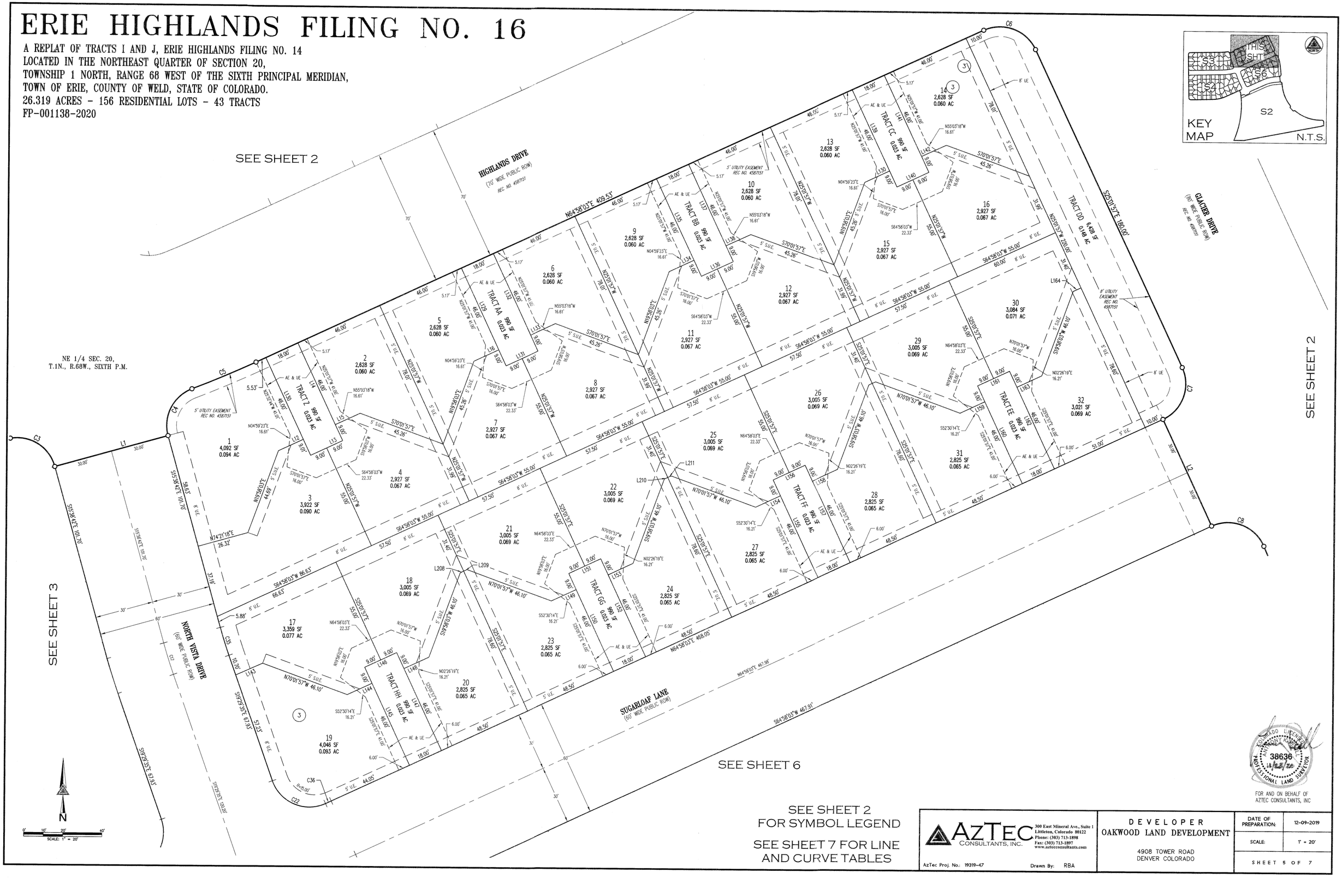
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.
26.319 ACRES - 156 RESIDENTIAL LOTS - 43 TRACTS
FP-001138-2020



SEE SHEET 2
FOR SYMBOL LEGEND

SEE SHEET 7 FOR LINE
AND CURVE TABLES

COLORADO LICENSED
ANTHONY R. KARSH
38636
12/22/20
PROFESSIONAL LAND SURVEYOR

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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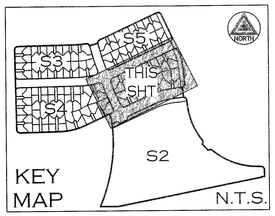
AzTec Proj. No.: 19319-47 Drawn By: RBA

DEVELOPER
OAKWOOD LAND DEVELOPMENT
4908 TOWER ROAD
DENVER COLORADO

DATE OF PREPARATION:	12-09-2019
SCALE:	1" = 20'

ERIE HIGHLANDS FILING NO. 16

A REPLAT OF TRACTS I AND J, ERIE HIGHLANDS FILING NO. 14
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.
26.319 ACRES - 156 RESIDENTIAL LOTS - 43 TRACTS
FP-001138-2020



SEE SHEET 2 FOR SYMBOL LEGEND
SEE SHEET 7 FOR LINE AND CURVE TABLES
SEE SHEET 5
SEE SHEET 2
SEE SHEET 4
SEE SHEET 2

SUGARLOAF LANE (60' WIDE PUBLIC ROW)
NORTH VISTA DRIVE (60' WIDE PUBLIC ROW)
HIGHVIEW DRIVE (70' WIDE PUBLIC ROW)
GLACIER DRIVE (60' WIDE PUBLIC ROW) REC NO 4587151

TRACT II 990 SF 0.023 AC
TRACT JJ 990 SF 0.023 AC
TRACT KK 1,039 SF 0.024 AC
TRACT LL 990 SF 0.023 AC
TRACT MM 1,011 SF 0.023 AC
TRACT PP 990 SF 0.023 AC
TRACT OO 1,039 SF 0.024 AC
TRACT X 15,301 SF 0.351 AC
TRACT MM 8,200 SF 0.188 AC

CAPPED & ABANDONED WELL (MONUMENT INFO TO BE ADDED WHEN KNOWN)
25' SETBACK CAPPED & ABANDONED WELL
8' UTILITY EASEMENT REC NO 4587151

SCALE: 1" = 20'

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SHEET 6 OF 7

ERIE HIGHLANDS FILING NO. 16

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26.319 ACRES - 156 RESIDENTIAL LOTS - 43 TRACTS
FP-001138-2020

LINE TABLE		
LINE	BEARING	LENGTH
L1	N74°21'18"E	60.00'
L2	S24°54'05"E	60.00'
L3	S06°10'08"E	70.00'
L4	S06°10'08"E	36.54'
L5	N44°03'27"W	60.00'
L6	S89°59'35"E	27.65'
L7	S00°00'25"W	50.98'
L8	N89°59'35"W	20.00'
L9	S00°00'25"W	5.38'
L10	N89°58'19"W	128.21'
L11	N24°54'48"W	34.89'
L12	N64°58'03"E	13.99'
L13	N64°58'03"E	18.00'
L14	N25°01'57"W	55.00'
L15	N64°58'03"E	14.00'
L16	N64°58'03"E	14.00'
L17	N83°49'52"E	70.63'
L18	S83°49'52"W	90.63'
L19	N64°58'03"E	60.00'
L20	N64°58'03"E	32.58'
L21	N88°48'39"E	58.52'
L22	N01°11'21"W	14.00'
L23	N01°11'21"W	4.41'
L24	S01°11'21"E	18.00'
L25	N01°11'21"W	14.00'
L26	S88°48'39"W	49.52'
L27	N88°48'39"E	15.00'
L28	N01°11'21"W	55.00'
L29	S88°48'39"W	18.00'
L30	S01°11'21"E	55.00'
L31	N88°48'39"E	14.00'
L32	N88°48'39"E	14.00'
L33	N01°11'21"W	55.00'
L34	S88°48'39"W	18.00'
L35	S01°11'21"E	55.00'
L36	N88°48'39"E	14.00'
L37	N88°48'39"E	14.00'
L38	N01°11'21"W	55.00'
L39	S88°48'39"W	18.00'
L40	S01°11'21"E	55.00'
L41	N88°48'39"E	14.00'
L42	S01°11'21"E	55.54'
L43	S88°48'39"W	19.00'
L44	S01°11'21"E	47.77'
L45	N74°21'18"E	31.63'

LINE TABLE		
LINE	BEARING	LENGTH
L46	N70°30'25"E	1.75'
L47	S81°39'50"W	14.00'
L48	S08°20'10"E	58.30'
L49	N81°39'50"E	18.01'
L50	N08°20'10"W	49.50'
L51	S81°39'50"W	13.98'
L52	S88°46'45"W	13.99'
L53	S01°13'15"E	46.03'
L54	N88°48'39"E	18.00'
L55	N01°13'15"W	46.03'
L56	S88°47'40"W	14.00'
L57	S88°48'39"W	14.00'
L58	S01°11'21"E	55.00'
L59	N88°48'39"E	18.00'
L60	N01°11'21"W	55.00'
L61	S88°48'39"W	14.00'
L62	S88°48'39"W	14.00'
L63	S01°11'21"E	55.00'
L64	N88°48'39"E	18.00'
L65	N01°11'21"W	55.00'
L66	S88°48'39"W	14.00'
L67	S01°11'21"E	4.41'
L68	N01°11'21"W	14.00'
L69	S88°48'39"W	58.52'
L70	S01°11'21"E	18.00'
L71	N88°48'39"E	58.52'
L72	N01°11'21"W	14.00'
L73	N01°11'21"W	13.46'
L74	N01°11'21"W	15.15'
L75	S88°48'39"W	56.00'
L76	N01°11'21"W	18.00'
L77	N88°48'39"E	56.00'
L78	N01°11'21"W	16.82'
L79	S88°48'39"W	13.89'
L80	S88°48'39"W	18.00'
L81	N88°48'39"E	14.11'
L82	S88°48'39"W	13.92'
L83	S88°48'39"W	18.00'
L84	N88°48'39"E	14.08'
L85	N01°11'21"W	27.62'
L86	S88°46'39"W	13.87'
L87	N88°48'39"E	18.00'
L88	N88°48'39"E	14.00'
L89	N01°11'21"W	55.27'
L90	N88°48'39"E	19.00'

LINE TABLE		
LINE	BEARING	LENGTH
L91	N01°11'21"W	56.11'
L92	S88°48'39"W	14.98'
L93	N68°04'47"E	18.00'
L94	N21°55'13"W	64.87'
L95	S68°04'47"W	14.98'
L96	N69°28'28"E	6.60'
L97	N64°58'03"E	21.63'
L98	S64°58'03"W	15.98'
L99	N25°01'57"W	56.00'
L100	S64°58'03"W	19.00'
L101	S64°58'03"W	7.37'
L102	S64°58'03"W	15.98'
L103	N25°01'57"W	56.00'
L104	S64°58'03"W	18.00'
L105	S25°01'57"E	56.00'
L106	S64°58'03"W	15.98'
L107	S64°06'52"W	7.68'
L108	N64°06'52"E	3.26'
L109	S72°43'38"W	15.98'
L110	S72°43'38"W	18.00'
L111	N17°16'22"W	58.40'
L112	S17°16'22"E	58.50'
L113	S72°43'38"W	15.98'
L114	N88°48'39"E	13.98'
L115	N88°48'39"E	18.00'
L116	S88°48'39"W	13.94'
L117	N88°48'39"E	14.00'
L118	N88°48'39"E	18.00'
L119	S88°48'39"W	14.00'
L120	N01°11'21"W	12.16'
L121	N01°11'21"W	15.98'
L122	N88°48'39"E	56.00'
L123	N01°11'21"W	18.00'
L124	S88°48'39"W	56.00'
L125	N01°11'21"W	15.98'
L126	N01°11'21"W	15.98'
L127	N88°48'39"E	56.00'
L128	N01°11'21"W	19.00'
L129	S25°01'57"E	55.00'
L130	N64°58'03"E	14.00'
L131	N64°58'03"E	18.00'
L132	N25°01'57"W	55.00'
L133	N64°58'03"E	14.00'
L134	N64°58'03"E	14.00'
L135	S25°01'57"E	55.00'

LINE TABLE		
LINE	BEARING	LENGTH
L136	N64°58'03"E	18.00'
L137	N25°01'57"W	55.00'
L138	N64°58'03"E	14.00'
L139	S25°01'57"E	55.00'
L140	N64°58'03"E	18.00'
L141	N25°01'57"W	55.00'
L142	N64°58'03"E	14.00'
L143	S66°06'58"W	14.95'
L144	S64°58'03"W	14.00'
L145	S25°01'57"E	55.00'
L146	S64°58'03"W	18.00'
L147	N25°01'57"W	55.00'
L148	S64°58'03"W	14.00'
L149	S64°58'03"W	14.00'
L150	S25°01'57"E	55.00'
L151	S64°58'03"W	18.00'
L152	N25°01'57"W	55.00'
L153	S64°58'03"W	14.00'
L154	S64°58'03"W	14.00'
L155	S25°01'57"E	55.00'
L156	S64°58'03"W	18.00'
L157	N25°01'57"W	55.00'
L158	S64°58'03"W	14.00'
L159	S64°58'03"W	14.00'
L160	S25°01'57"E	55.00'
L161	S64°58'03"W	18.00'
L162	N25°01'57"W	55.00'
L163	S64°58'03"W	14.00'
L164	S64°58'03"W	4.41'
L165	N64°58'03"E	14.00'
L166	N25°01'57"W	55.00'
L167	S64°58'03"W	18.00'
L168	S25°01'57"E	55.00'
L169	N64°58'03"E	14.00'
L170	N64°58'03"E	14.00'
L171	S25°01'57"E	55.00'
L172	N64°58'03"E	18.00'
L173	N25°01'57"W	55.00'
L174	N64°58'03"E	14.00'
L175	N64°58'03"E	14.00'
L176	S25°01'57"E	55.00'
L177	N64°58'03"E	18.00'
L178	N25°01'57"W	55.00'
L179	N64°58'03"E	14.00'
L180	N64°58'03"E	14.00'

LINE TABLE		
LINE	BEARING	LENGTH
L181	S25°01'57"E	55.00'
L182	N64°58'03"E	18.00'
L183	N25°01'57"W	55.00'
L184	N64°58'03"E	14.00'
L185	N75°25'55"E	12.59'
L186	N25°01'57"W	13.47'
L187	S64°58'03"W	12.96'
L188	S64°58'03"W	14.00'
L189	S25°01'57"E	55.00'
L190	S64°58'03"W	18.00'
L191	N25°01'57"W	55.00'
L192	S64°58'03"W	14.00'
L193	S64°58'03"W	14.00'
L194	S25°01'57"E	55.00'
L195	S64°58'03"W	18.00'
L196	N25°01'57"W	55.00'
L197	S64°58'03"W	14.00'
L198	S67°13'58"W	13.99'
L199	S22°46'02"E	56.83'
L200	S67°13'58"W	18.00'
L201	N22°46'02"W	58.72'
L202	S67°13'58"W	14.00'
L203	N71°18'47"E	5.25'
L204	N06°10'08"W	56.19'
L205	S06°10'08"E	56.16'
L206	N83°49'52"E	18.00'
L207	S83°49'52"W	14.00'
L208	N64°58'03"E	1.91'
L209	N64°58'03"E	1.91'
L210	N64°58'03"E	1.91'
L211	N64°58'03"E	1.91'
L212	N64°58'03"E	1.91'
L213	N64°58'03"E	1.91'
L214	N64°58'03"E	1.91'
L215	N64°58'03"E	1.91'
L216	N64°58'03"E	1.91'
L217	N64°58'03"E	1.91'
L218	N66°12'55"E	1.26'
L219	N66°12'55"E	0.76'
L220	N83°49'52"E	1.53'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	20.00'	31.42'
C2	9°02'33"	510.00'	80.49'
C3	84°35'12"	20.00'	29.53'
C4	84°35'12"	20.00'	29.53'
C5	3°58'28"	510.00'	35.38'
C6	90°00'00"	20.00'	31.42'
C7	90°00'00"	20.00'	31.42'
C8	91°28'28"	20.00'	31.93'
C9	17°23'21"	435.00'	132.02'
C10	90°00'00"	20.00'	31.42'
C11	90°00'00"	20.00'	31.42'
C12	84°22'25"	20.00'	29.45'
C13	84°22'25"	20.00'	29.45'
C14	90°00'00"	20.00'	31.42'
C15	23°50'36"	440.00'	183.10'
C16	90°00'00"	20.00'	31.42'
C17	3°50'53"	250.00'	16.79'
C18	90°00'00"	20.00'	31.42'
C19	90°00'00"	20.00'	31.42'
C20	5°12'54"	220.00'	20.02'
C21	85°35'18"	20.00'	29.88'
C22	95°12'57"	20.00'	33.24'
C23	18°51'50"	415.00'	136.63'
C24	18°51'50"	385.00'	126.76'
C25	90°00'00"	20.00'	31.42'
C26	90°00'00"	20.00'	31.42'
C27	5°32'22"	250.00'	24.17'
C28	90°00'00"	20.00'	31.42'
C29	3°50'53"	280.00'	18.81'
C30	95°12'57"	20.00'	33.24'
C31	13°53'32"	630.00'	152.75'
C32	85°35'18"	20.00'	29.88'
C33	0°55'46"	280.00'	4.54'
C34	90°00'00"	20.00'	31.42'
C35	3°50'53"	220.00'	14.78'
C36	0°19'25"	570.00'	3.22'
C37	110°7'40"	630.00'	12.40'

COLORADO LICENSED
RYAN B. ALLEN
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SHEET 7 OF 7	