

CERTIFICATE OF DEDICATION AND OWNERSHIP 870

KNOW ALL MEN BY THESE PRESENTS THAT BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST, SIXTH P.M.,

THENCE N89°49'18"E, 2670.80 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 33 TO THE NORTH QUARTER CORNER OF SECTION 33;

THENCE S00°13'41"W, 2644.13 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 33 TO THE CENTER QUARTER CORNER OF SECTION 33;

THENCE S00°06'16"W, 1242.87 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 33 TO THE NORTHEAST CORNER OF LAND DESCRIBED IN A DEED RECORDED IN BOOK 1386 AS RECEPTION NUMBER 02336186;

THENCE N89°38'37"W, 498.22 FEET;

THENCE S00°06'16"W, 1328.71 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 7;

THENCE N89°38'37"W, 2139.25 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO ITS INTERSECTION POINT WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 33;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE N89°37'38"W, 2643.47 FEET TO ITS INTERSECTION POINT WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 32;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N89°37'27"W, 1321.72 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32;

THENCE N00°08'45"E, 915.04 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF LOT B OF RECORDED EXEMPTION PLAT NO. 1467-32-3-RE-645;

THENCE FOLLOWING THE BOUNDARY OF SAID LOT B THE FOLLOWING FIVE COURSES:

1. N89°34'57"W, 948.70 FEET;
2. N00°15'12"E, 412.79 FEET;
3. N89°33'08"W, 341.26 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE FORMER WELD COUNTY ROAD NO. 3;
4. N00°15'12"E, 413.03 FEET ALONG SAID EAST RIGHT-OF-WAY LINE;
5. S89°32'28"E, 1288.42 FEET ALONG THE NORTHERLY LINE OF SAID LOT B TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE N00°08'45"E, 330.00 FEET ALONG SAID EAST LINE;

THENCE N89°32'28"W, 281.38 FEET TO THE NORTHERLY LINE OF LOT 2, VISTA RIDGE FILING NO. 1A;

THENCE N89°27'03"W, 1080.17 FEET ALONG SAID NORTHERLY LINE TO THE EAST RIGHT-OF-WAY LINE OF THE FORMER WELD COUNTY ROAD NO. 3;

THENCE N00°15'12"E, 106.32 FEET ALONG SAID EAST RIGHT-OF-WAY LINE;

THENCE PARALLEL WITH AND 30.00 EASTERLY OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 32, N00°15'26"E, 2641.37 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE S89°25'45"E, 2592.77 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 32 TO THE NORTH QUARTER CORNER OF SECTION 32;

THENCE S89°26'11"E, 2622.88 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32 TO THE POINT OF BEGINNING, CONTAINING 882.07 ACRES (EXCEPT WELD COUNTY ROAD 5).

HAVE BY THESE PRESENTS LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF VISTA RIDGE. THE STREETS 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. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THEIR PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

EXECUTED THIS _____ DAY OF _____ A.D. 20__

OWNER'S SIGNATURES

H. Kenneth Johnston
H. KENNETH JOHNSTON,
OWNER OF PARCELS 7B, 8A, 9B AND 10B

Linda J. Johnston
LINDA J. JOHNSTON
OWNER OF PARCELS 7B, 8A, 9B AND 10B

VISTA RIDGE DEVELOPMENT CORPORATION
OWNER OF ALL OTHER PARCELS AND TRACTS

Andy Chaikovsky President
BY: ANDY CHAIKOVSKY, President
COLORADO BUSINESS BANK, N.A. by Robert J. Gaddis, SVP

Robert J. Gaddis, SVP
MORTGAGEE

Paul Lucanero PAUL LUCANERO SVP
MORTGAGEE - HOME EQUITY LINE OF CREDIT
BY: PAUL LUCANERO, SVP
LIFE OF BUSINESS BANK, N.A. by Robert J. Gaddis, SVP

John E. Baxter, V.P.
MORTGAGEE BANK MLO WEST, N.A.

ACKNOWLEDGMENT:

STATE OF Colorado,) SS

COUNTY OF Weld,)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF October, A.D. 2021 BY H. KENNETH JOHNSTON, II.

WITNESS MY HAND AND OFFICIAL SEAL:

Patricia J. Jones
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-11-21

ACKNOWLEDGMENT:

STATE OF Colorado,) SS

COUNTY OF Weld,)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF October, A.D. 2021 BY LINDA J. JOHNSTON.

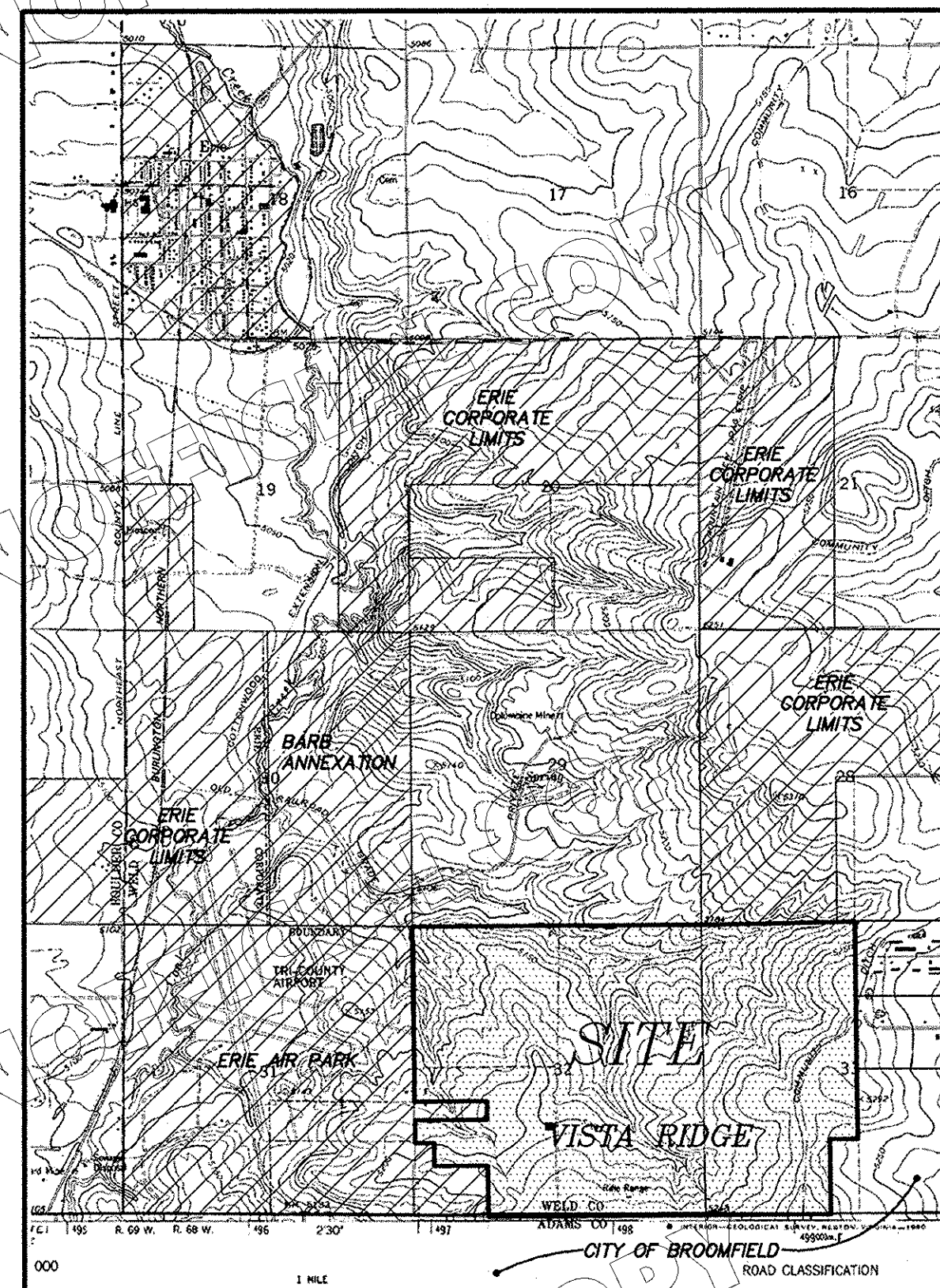
WITNESS MY HAND AND OFFICIAL SEAL:

Patricia J. Jones
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-11-21

VISTA RIDGE MASTER FINAL PLAT

A SUBDIVISION OF PART OF SECTION 32 AND PART OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP
SCALE 1"=2,000'

SURVEYOR

I, JOHN C. BARRICKMAN, 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 MAY 5, 2000, 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 SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE IS TRUE AND CORRECT, _____ DAY OF August, 2021

John C. Barrickman
JOHN C. BARRICKMAN, 28258
FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR

TOWN BOARD APPROVAL:

THIS PLAT WAS APPROVED FOR FILING BY ORDINANCE NO. _____ PASSED AND ADOPTED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO, ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF STREETS AND EASEMENTS ARE ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS OF ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AN ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND NOT THE TOWN.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT MAY BE OBTAINED.

David Sales
TOWN CLERK

PLANNING COMMISSION

THE VISTA RIDGE SKETCH PLAN AND VISTA RIDGE PRELIMINARY PLAT FOR THE FINAL PLAT WERE REVIEWED BY THE PLANNING COMMISSION.

Daniel J. Shalton
DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION
Chairman

CLERK AND RECORDER

THE PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT _____ O'CLOCK, _____ M., ON THE _____ DAY OF _____, A.D. 20____, IN THE BOOK _____ PAGE _____ MAP _____ RECEPTION NO. _____

WELD COUNTY CLERK AND RECORDER
BY: _____ DEPUTY

NOTES

1. BEARING BASIS: ASSUMED S 89°25'45" E ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN. MONUMENTS DESCRIBED ON PLAT.
2. TITLE INFORMATION FOR THIS SURVEY IS FROM SECURITY TITLE GUARANTY COMPANY COMMITMENT NUMBER 0080694498.
3. EASEMENTS SHOWN HEREON PER TITLE INSURANCE COMMITMENT.
4. ALL EXTERIOR BOUNDARY CORNERS ARE MONUMENTED WITH 2" DIAMETER ALUMINUM CAPS ON #4 REBAR, MARKED "HURST & ASSOC. PLS 28258" UNLESS NOTED OTHERWISE.
5. 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.
6. THIS PLAT IS IN COMPLIANCE WITH FEDERAL AVIATION REGULATION PART 77.
7. VISTA RIDGE IS NOT WITHIN A REGULATED FLOOD HAZARD AREA FIRM PANEL NO. 080266 096D.
8. TEMPORARY ACCESS EASEMENTS SHOWN SHALL BE FOR INGRESS AND EGRESS PURPOSES. TEMPORARY ACCESS EASEMENTS SHALL BE VACATED UPON RE-PLAT OF PARCELS AND TRACTS.
9. SEVERAL EXISTING WELLS HAVE BEEN CAPPED. SUCH WELLS SHALL BE IDENTIFIED BY A CONCRETE AND BRASS MONUMENT THAT WILL BE NOTED ON ALL FINAL PLATS. ALL FINAL PLATS SHALL ALSO INCLUDE THE RECEPTION INFORMATION FOR ANY EXISTING GAS LINE EASEMENTS THAT ARE BEING VACATED OR RELOCATED.
10. DUE TO THE PROXIMITY OF THE PROPERTY TO THE ERIE TRI-COUNTY AIRPORT, THERE WILL BE AIRCRAFT PASSING ABOVE THIS PROPERTY. AIRCRAFT MAY CROSS ABOVE THE PROPERTY AT LOW ALTITUDE IN ACCORDANCE WITH FAA REGULATIONS. THE FREQUENCY OF AIRCRAFT PASSING OVER THE PROPERTY MAY INCREASE IN THE FUTURE. THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, SPECIFICALLY ACKNOWLEDGE THE RIGHT OF THE PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE TOWN OF ERIE FOR AIRCRAFT OPERATIONS CONDUCTED IN ACCORDANCE WITH FAA REGULATIONS.

ACKNOWLEDGMENT:

STATE OF Colorado,) SS

COUNTY OF Adams,)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF August, A.D. 2021 BY ANDY CHAIKOVSKY AS PRESIDENT OF VISTA RIDGE DEVELOPMENT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL:

Lisa Acord
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-24-22

ACKNOWLEDGMENT:

STATE OF Colorado,) SS

COUNTY OF Adams,)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF August, A.D. 2021 BY Robert J. Gaddis.

WITNESS MY HAND AND OFFICIAL SEAL:

Patricia J. Jones
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-11-21

ACKNOWLEDGMENT:

STATE OF California,) SS

COUNTY OF Plasencia,)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF September, A.D. 2021 BY Paul Lucanero (MORTGAGEE).

WITNESS MY HAND AND OFFICIAL SEAL:

Raeleen Moreno
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-30-25

ACKNOWLEDGMENT:

STATE OF Missouri,) SS

COUNTY OF Jackson,)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF September, A.D. 2021 BY John E. Baxter (MORTGAGEE).

WITNESS MY HAND AND OFFICIAL SEAL:

Mary Taylor
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-28-22

VISTA RIDGE
MASTER FINAL PLAT
COVER SHEET

SCALE: HOR. N/A
VERT. 1"=40'
DESIGN/APP: JJ
DRAWN BY: JLO
DATE: 08/27/21
FILE: G:\21423\SURVEY\423-FCV1

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4899 Pearl East Circle, Suite 106
Boulder, Colorado 80501 (303) 449-9106
SHEET 1 OF 6

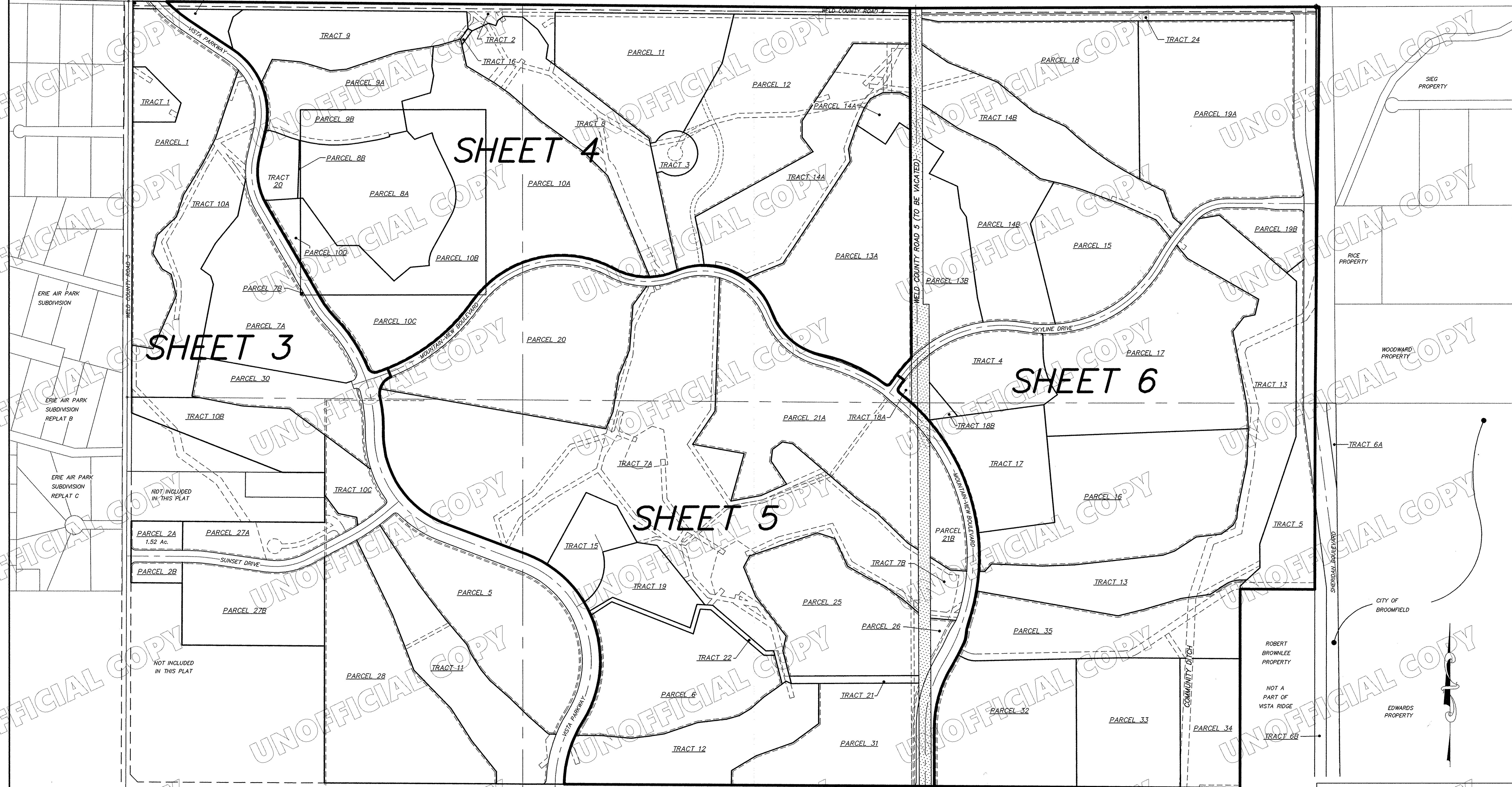
2903870 11/28/2001 03:14P JA Suki Tsukamoto
2 of 6 R 60.00 D 0.00 Weld County CO

WVO LIMITED LIABILITY PROPERTY

ENVIRONMENTAL RECYCLING PROPERTY

VISTA RIDGE MASTER FINAL PLAT

A SUBDIVISION OF PART OF SECTION 32 AND PART OF
SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

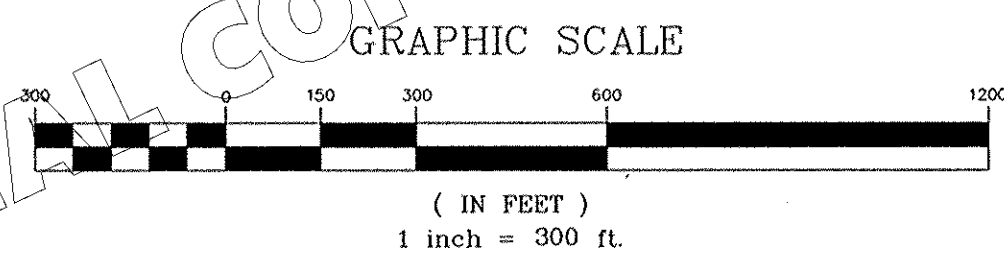


SHEET 3

SHEET 4

SHEET 5

SHEET 6



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Denver, CO 80202
(303) 623-3466

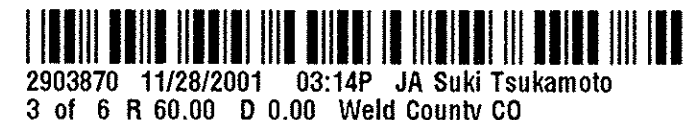
CIVIL ENGINEERING
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DEVELOPER
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Westminster, CO 80234
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VISTA RIDGE
MASTER FINAL PLAT
SHEET INDEX MAP

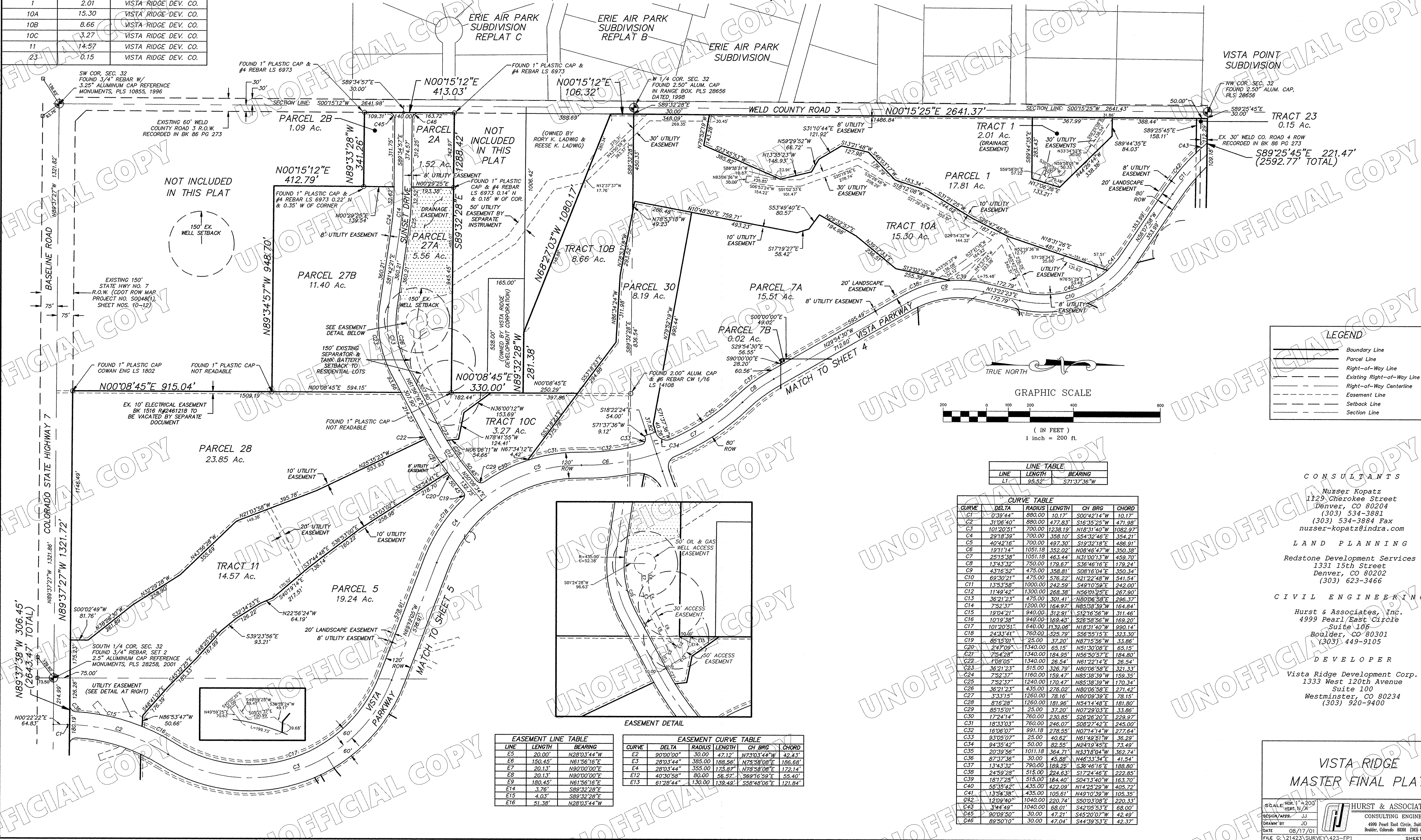
SCALE: 1" = 300'
HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 106
Boulder, Colorado 80501 (303) 449-9105
DATE: 08/17/01
FILE: G:\21423\SURVEY\423-FP-MAP
SHEET 2 OF 6

LAND OWNERSHIP SUMMARY		
PARCEL NO.	AREA (Ac.)	OWNER
1	17.81	VISTA RIDGE DEV. CO.
2A	1.52	VISTA RIDGE DEV. CO.
2B	1.09	VISTA RIDGE DEV. CO.
5	19.24	VISTA RIDGE DEV. CO.
7A	15.51	VISTA RIDGE DEV. CO.
7B	0.02	K. & L. JOHNSTON
27A	5.56	VISTA RIDGE DEV. CO.
27B	11.40	VISTA RIDGE DEV. CO.
28	23.85	VISTA RIDGE DEV. CO.
30	8.19	VISTA RIDGE DEV. CO.
TRACT NO.	AREA (Ac.)	OWNER
1	2.01	VISTA RIDGE DEV. CO.
10A	15.30	VISTA RIDGE DEV. CO.
10B	8.66	VISTA RIDGE DEV. CO.
10C	3.27	VISTA RIDGE DEV. CO.
11	14.57	VISTA RIDGE DEV. CO.
23	0.15	VISTA RIDGE DEV. CO.

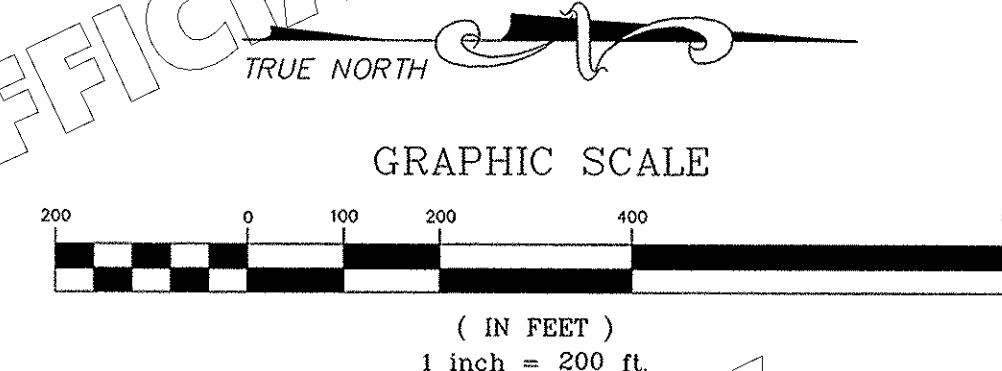


VISTA RIDGE MASTER FINAL PLAT

A SUBDIVISION OF PART OF SECTION 32 AND PART OF
SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO



LEGEND	
	Boundary Line
	Parcel Line
	Right-of-Way Line
	Existing Right-of-Way Line
	Right-of-Way Centerline
	Easement Line
	Setback Line
	Section Line



LINE TABLE		
LINE	LENGTH	BEARING
L1	95.52'	S71°37'36\"W

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CH BRC
C1	0°39'44\"	880.00	10.17'	S00°42'14\"W
C2	31°06'40\"	880.00	477.83'	S16°35'25\"W
C3	101°20'51\"	700.00	1238.19'	N18°31'40\"W
C4	29°18'50\"	700.00	158.19'	S19°32'18\"W
C5	40°42'16\"	700.00	487.30'	S19°32'18\"W
C6	19°11'14\"	1051.18	352.02'	N08°46'47\"W
C7	25°15'38\"	1051.18	463.44'	N31°00'13\"W
C8	13°43'32\"	750.00	179.67'	S38°46'16\"W
C9	43°16'52\"	475.00	358.81'	S08°18'04\"W
C10	69°30'21\"	475.00	576.22'	N21°22'48\"W
C11	13°33'58\"	1000.00	242.59'	S49°10'58\"W
C12	11°49'42\"	1300.00	268.38'	N56°01'25\"E
C13	36°21'23\"	475.00	301.41'	N80°06'58\"W
C14	7°52'37\"	1200.00	164.92'	N85°53'39\"W
C15	18°04'21\"	940.00	312.91'	S12°16'56\"W
C16	10°19'38\"	940.00	169.43'	S26°58'58\"W
C17	101°20'51\"	640.00	1136.06'	N18°31'40\"W
C18	29°18'50\"	760.00	158.19'	S19°32'18\"W
C19	40°42'16\"	760.00	487.30'	S19°32'18\"W
C20	24°7'09\"	1340.00	65.15'	N51°30'08\"E
C21	7°54'28\"	1340.00	184.95'	N56°50'57\"E
C22	1°08'05\"	1340.00	26.54'	N61°22'14\"E
C23	36°21'23\"	515.00	326.79'	N80°06'58\"E
C24	7°52'37\"	1160.00	159.47'	N85°38'39\"E
C25	7°52'37\"	1240.00	170.47'	N85°38'39\"E
C26	36°21'23\"	435.00	276.02'	N80°06'58\"E
C27	3°33'15\"	1260.00	78.16'	N60°09'39\"E
C28	8°16'28\"	1260.00	181.96'	N54°14'48\"E
C29	85°15'01\"	25.00	37.20'	N07°29'03\"E
C30	17°24'14\"	760.00	230.85'	S26°26'20\"E
C31	18°33'03\"	760.00	246.07'	S09°27'42\"E
C32	18°06'02\"	991.19	278.55'	N07°14'47\"E
C33	93°05'07\"	25.00	40.62'	N61°49'51\"W
C34	94°35'42\"	50.00	82.55'	N24°19'45\"E
C35	20°39'56\"	1011.18	364.71'	N33°18'04\"W
C36	87°37'36\"	30.00	45.88'	S33°33'34\"E
C37	13°43'32\"	790.00	189.25'	S36°46'18\"E
C38	24°59'28\"	515.00	224.63'	S17°24'46\"E
C39	16°17'25\"	515.00	184.40'	S04°15'40\"W
C40	55°35'42\"	435.00	422.09'	N14°29'29\"W
C41	13°54'38\"	435.00	105.61'	N49°10'38\"W
C42	12°09'40\"	1040.00	220.74'	S50°03'08\"E
C43	3°44'49\"	1040.00	68.01'	S42°05'53\"E
C44	9°09'50\"	30.00	47.21'	S45°20'07\"W
C45	89°50'10\"	30.00	47.04'	S44°39'53\"E

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
E5	20.00'	N28°03'44\"W
E6	150.45'	N61°56'16\"E
E7	20.13'	N90°00'00\"E
E8	20.13'	N90°00'00\"E
E9	180.45'	N61°56'16\"E
E10	3.76'	S89°32'28\"E
E11	4.03'	S89°32'28\"E
E12	51.38'	N28°03'44\"W

EASEMENT CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CH BRC
E2	90°00'00\"	30.00	47.12'	N73°03'44\"W
E3	28°03'44\"	385.00	188.56'	N75°58'08\"E
E4	28°03'44\"	355.00	173.87'	N75°58'08\"E
E13	61°28'44\"	130.00	139.49'	S58°48'06\"E

CONSULTANTS
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(303) 534-3884 Fax
nusser-kopatz@india.com

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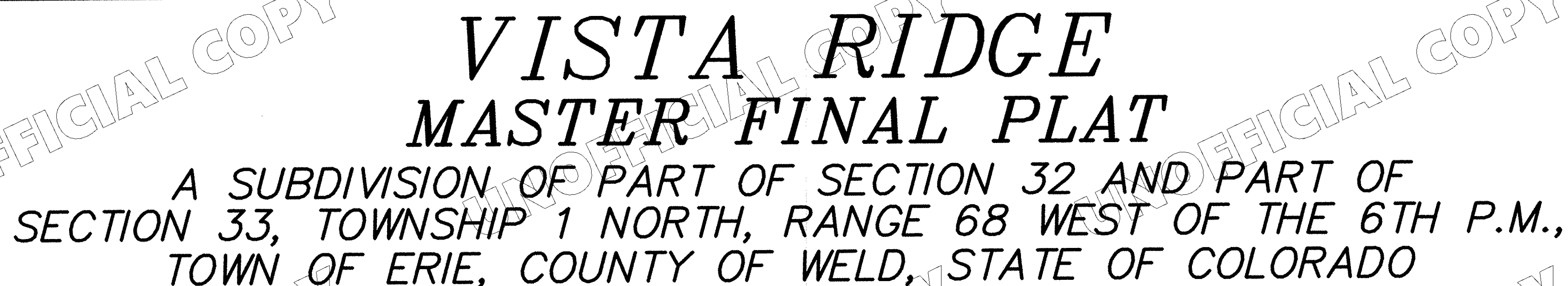
VISTA RIDGE
MASTER FINAL PLAT

SCALE: HORIZ. 1"=200'
VERT. 1"=40'

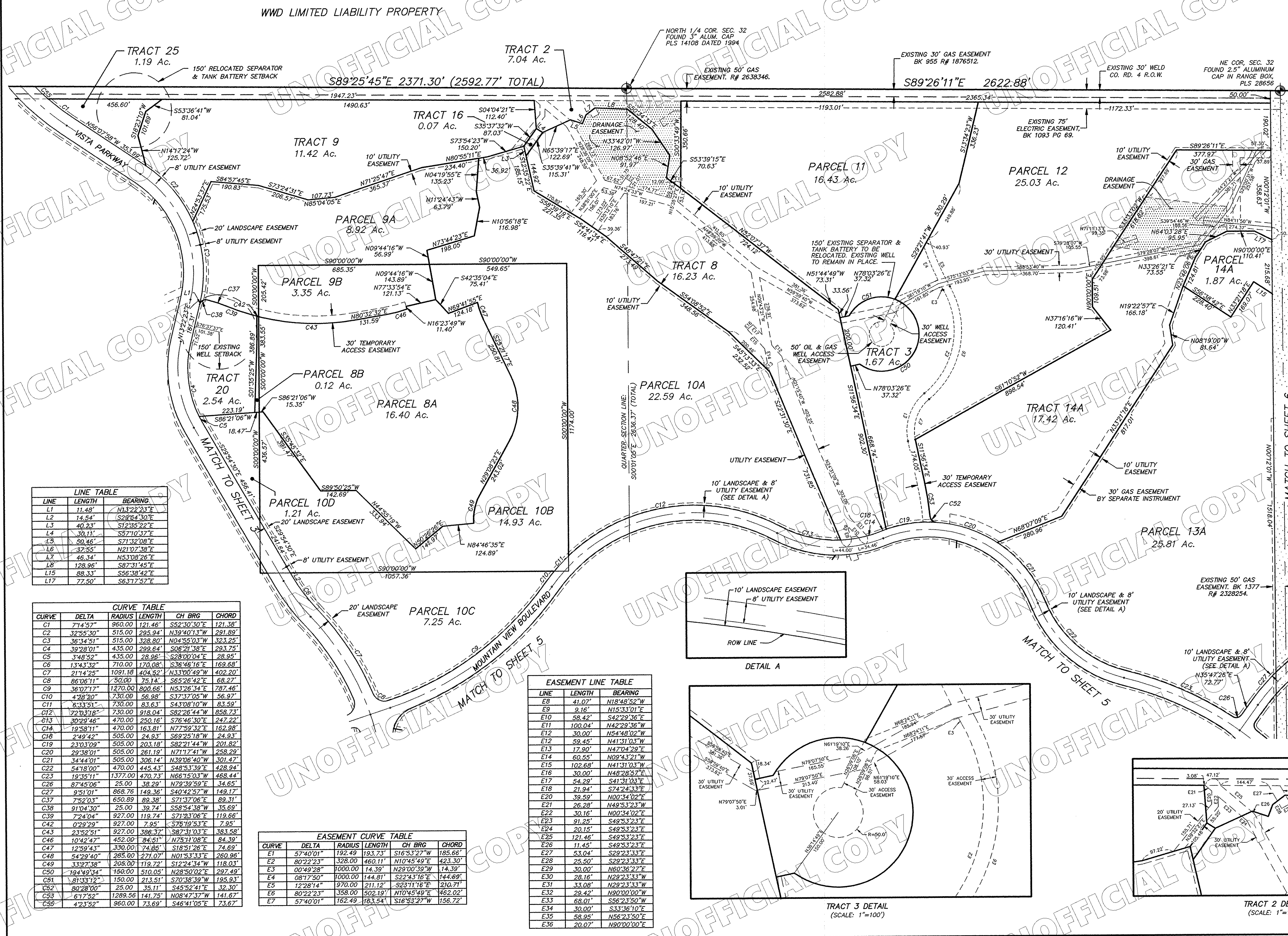
DESIGN/APP: JJ
DRAWN BY: JO
DATE: 08/17/01
FILE: G:\21423\SURVEY\423-FP1

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 106
Boulder, Colorado 80301 (303) 449-9105

SHEET 3 OF 6



LAND OWNERSHIP SUMMARY		
PARCEL NO.	AREA (Ac.)	OWNER
8A	16.40	K. & L. JOHNSTON
8B	0.12	VISTA RIDGE DEV. CO.
9A	8.92	VISTA RIDGE DEV. CO.
9B	3.35	K. & L. JOHNSTON
10A	22.59	VISTA RIDGE DEV. CO.
10B	14.93	K. & L. JOHNSTON
10C	7.25	VISTA RIDGE DEV. CO.
10D	1.21	VISTA RIDGE DEV. CO.
11	16.43	VISTA RIDGE DEV. CO.
12	25.03	VISTA RIDGE DEV. CO.
13A	25.81	VISTA RIDGE DEV. CO.
14A	1.87	VISTA RIDGE DEV. CO.
TRACT NO.	AREA (Ac.)	OWNER
2	7.04	VISTA RIDGE DEV. CO. (EXCEPT CO. RD. 4 RO)
3	1.67	VISTA RIDGE DEV. CO.
8	16.23	VISTA RIDGE DEV. CO.
9	11.42	VISTA RIDGE DEV. CO.
14A	17.42	VISTA RIDGE DEV. CO.
16	0.07	VISTA RIDGE DEV. CO.
20	2.54	VISTA RIDGE DEV. CO.
25	1.19	VISTA RIDGE DEV. CO.



CONSULTANTS	CIVIL ENGINEERING
Nuzzzer Kopatz 1129 Cherokee Street Denver, CO 80204 (303) 534-3881 (303) 534-3884 Fax nuzzzer-kopatz@ndra.com	Hurst & Associates, Inc. 4999 Pearl East Circle Suite 106 Boulder, CO 80301 (303) 449-9105

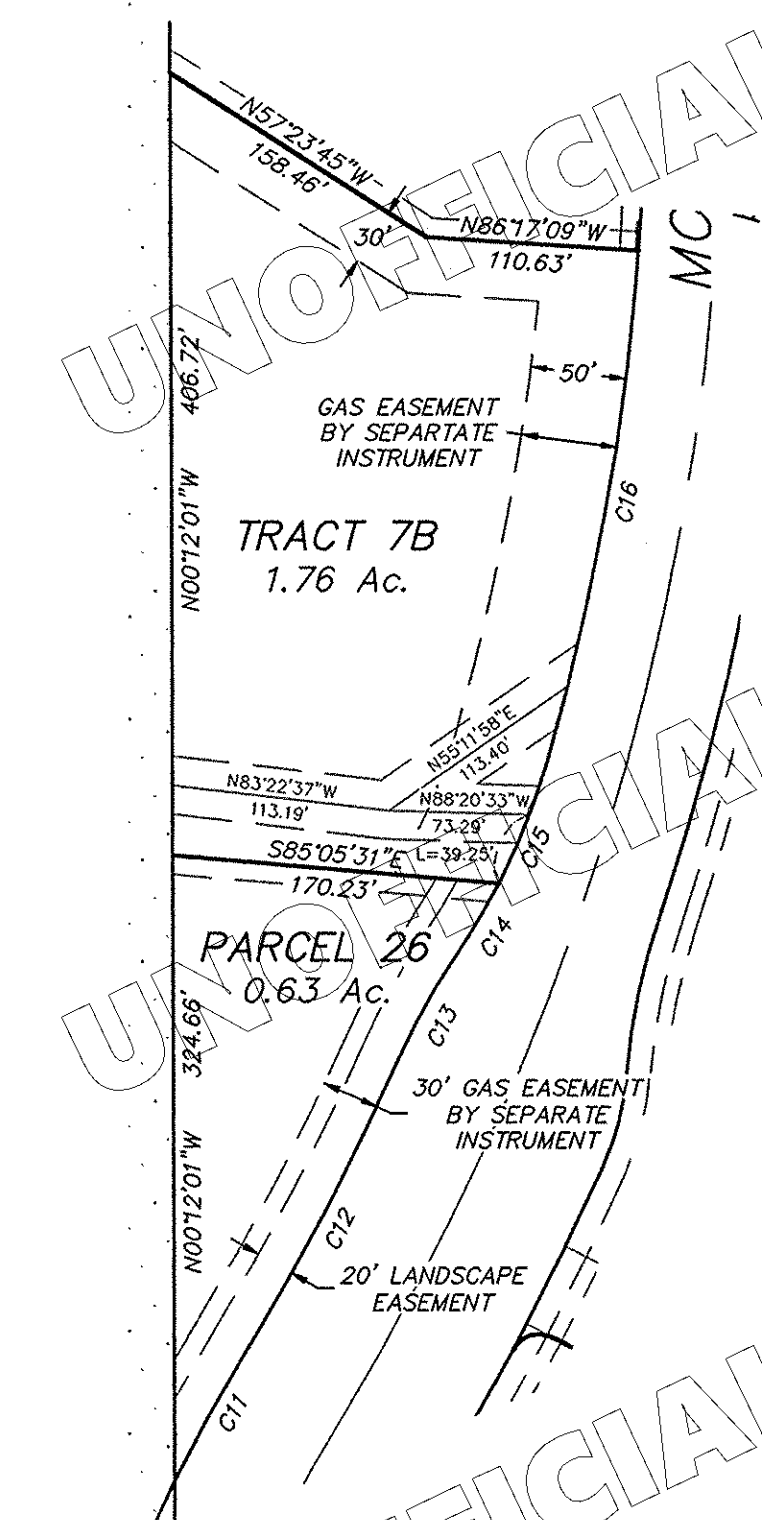
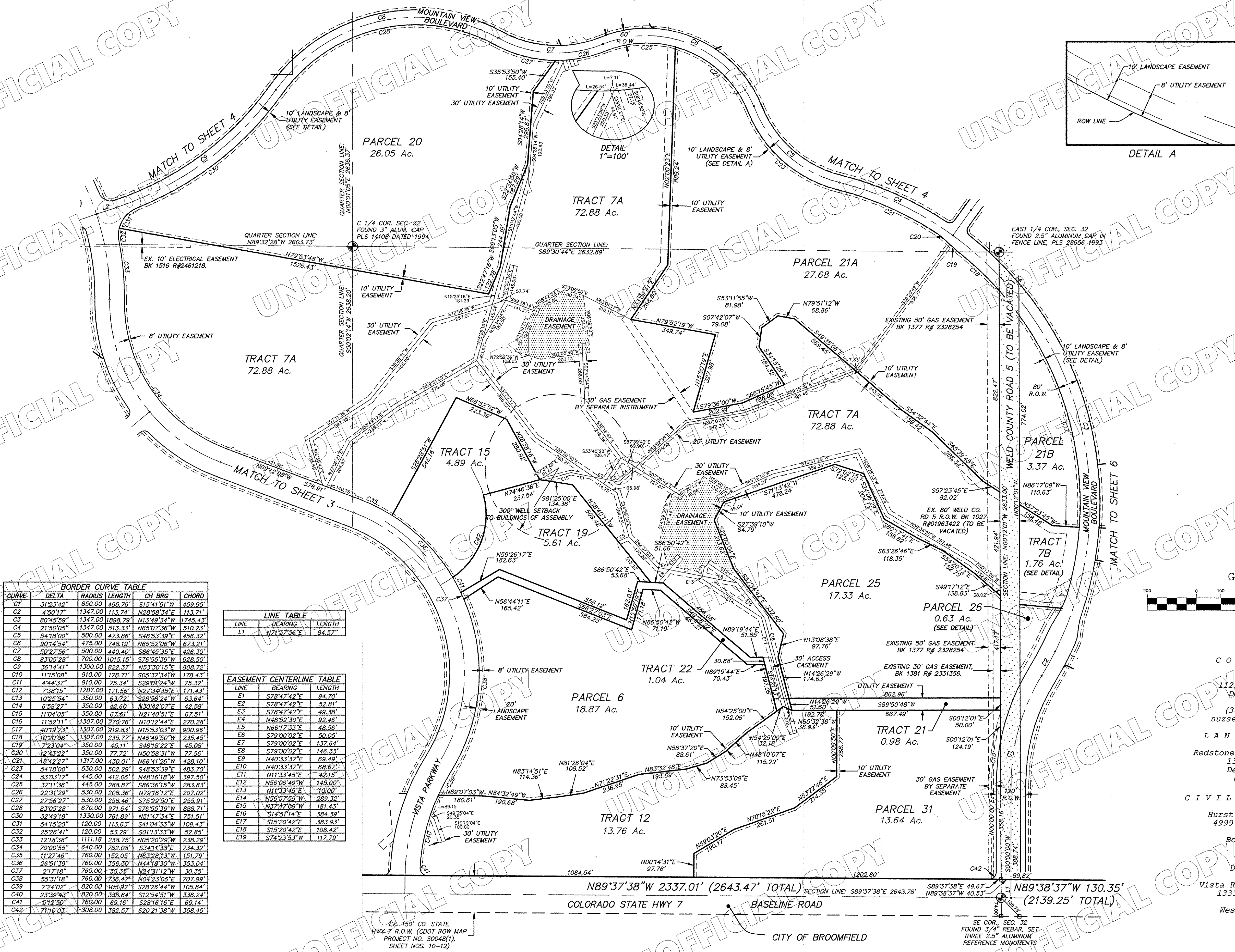
L A N D P L A N N I N G	D E V E L O P E R
Redstone Development Services	Vista Ridge Development Corp.
1331 15th Street	1333 West 120th Avenue
Denver, CO 80202	Suite 100
(303) 623-3466	Westminster, CO 80234
	(303) 920-9400

VISTA RIDGE
MASTER FINAL PLAT

SCALE	HOR. 1" = 200'		HURST & ASSOCIATES, INC. CONSULTING ENGINEERS 4999 Pearl East Circle, Suite 106 Boulder, Colorado 80504 (303) 449-9105
DESIGN/APPR.	JJ		
DRAWN BY	JO		
DATE	08/17/01		
FILE # G-121423 SURVEY# 423-FP2			
		SHEET	4 of 6

VISTA RIDGE MASTER FINAL PLAT

A SUBDIVISION OF PART OF SECTION 32 AND PART OF
SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO



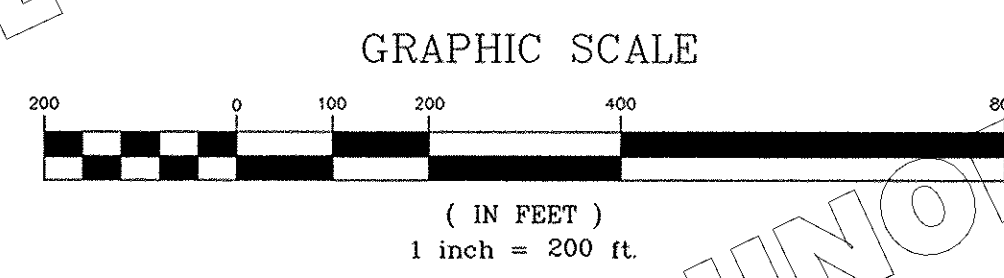
TRACT 7B & PARCEL 26
DETAIL (1"=100')

LAND OWNERSHIP SUMMARY		
PARCEL NO.	AREA (Ac.)	OWNER
6	18.87	VISTA RIDGE DEV. CO.
20	26.05	VISTA RIDGE DEV. CO.
21A	27.68	VISTA RIDGE DEV. CO.
21B	3.37	VISTA RIDGE DEV. CO.
25	17.33	VISTA RIDGE DEV. CO.
26	0.63	VISTA RIDGE DEV. CO.
31	13.64	VISTA RIDGE DEV. CO.
TRACT NO. AREA (Ac.) OWNER		
7A	72.88	VISTA RIDGE DEV. CO.
7B	1.76	VISTA RIDGE DEV. CO.
12	13.77	VISTA RIDGE DEV. CO.
15	4.89	VISTA RIDGE DEV. CO.
19	5.61	VISTA RIDGE DEV. CO.
21	0.98	VISTA RIDGE DEV. CO.
22	1.04	VISTA RIDGE DEV. CO.

BORDER CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BRG.	CHORD
C1	31°23'42"	850.00	465.76	S15°41'51"W	459.95'
C2	4°50'17"	1347.00	113.74	N28°58'34"E	113.71'
C3	80°45'59"	1347.00	1898.79	N13°49'34"W	1745.43'
C4	21°50'05"	1347.00	513.33	N65°07'36"W	510.23'
C5	54°18'00"	500.00	473.66	S48°53'39"E	456.32'
C6	90°14'54"	475.00	748.19	N86°52'06"W	673.21'
C7	50°27'56"	500.00	440.40	S86°45'35"E	426.30'
C8	83°05'28"	700.00	1016.16	S76°59'32"W	926.60'
C9	36°14'41"	1300.00	822.37	N53°30'15"E	808.72'
C10	11°15'08"	910.00	178.71	S05°37'34"W	178.43'
C11	4°44'37"	910.00	75.34	S28°01'24"W	75.32'
C12	7°38'15"	1287.00	171.56	N27°34'35"E	171.43'
C13	10°25'54"	350.00	63.72	S28°58'24"W	63.64'
C14	6°28'27"	350.00	42.60	N64°12'27"E	42.58'
C15	11°04'05"	350.00	62.61	N21°40'51"E	62.51'
C16	11°52'11"	1307.00	270.76	N101°24'44"E	270.28'
C17	40°19'23"	1307.00	918.83	N15°53'03"W	900.96'
C18	10°20'08"	1307.00	235.77	N46°49'50"W	235.45'
C19	7°23'04"	350.00	45.11	S48°18'22"E	45.08'
C20	12°43'22"	350.00	77.72	N50°58'31"W	77.58'
C21	12°42'22"	1317.00	430.01	N64°12'27"E	428.10'
C22	54°18'00"	530.00	502.29	S48°53'39"E	483.70'
C23	53°03'17"	445.00	412.06	N48°16'18"W	397.50'
C24	37°11'36"	445.00	288.87	S86°56'15"W	283.83'
C25	22°31'29"	530.00	208.36	N79°16'12"E	207.02'
C26	27°56'27"	530.00	258.46	S75°29'50"E	255.91'
C27	83°05'28"	670.00	971.64	S76°59'32"W	888.71'
C28	32°42'22"	1330.00	761.69	N64°12'27"E	751.51'
C29	54°18'00"	120.00	113.63	S41°04'33"W	109.43'
C30	52°26'41"	120.00	53.29	S01°13'33"E	52.85'
C31	12°18'38"	1111.18	238.75	N05°20'29"W	238.29'
C32	70°00'55"	640.00	782.08	S34°11'38"E	734.32'
C33	11°27'46"	760.00	152.05	N83°28'13"W	151.79'
C34	26°51'39"	760.00	356.30	N44°18'30"W	353.04'
C35	21°17'08"	760.00	30.35	N24°51'12"W	30.35'
C36	55°31'18"	760.00	738.47	N04°23'06"E	707.99'
C37	7°24'02"	820.00	105.92	S28°26'44"W	105.84'
C38	23°39'43"	820.00	336.64	S12°54'51"W	336.24'
C39	57°12'50"	760.00	69.16	S26°16'16"E	69.14'
C40	71°10'03"	308.00	382.57	S20°21'38"W	358.45'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N71°37'56"E	84.57'

EASEMENT CENTERLINE TABLE		
LINE	BEARING	LENGTH
E1	S78°42'42"E	84.20'
E2	S78°47'42"E	52.91'
E3	S78°47'42"E	49.38'
E4	N48°52'30"E	92.46'
E5	N68°17'33"E	48.56'
E6	S79°00'02"E	50.05'
E7	S79°00'02"E	132.64'
E8	S79°00'02"E	146.33'
E9	N40°33'37"E	69.49'
E10	N40°33'37"E	68.67'
E11	N11°33'45"E	42.15'
E12	N56°06'49"W	145.00'
E13	N11°33'45"E	10.00'
E14	N56°06'49"W	289.32'
E15	N37°42'09"W	161.43'
E16	S14°51'14"E	384.39'
E17	S15°20'42"E	383.93'
E18	S15°20'42"E	108.42'
E19	S74°23'53"W	117.79'



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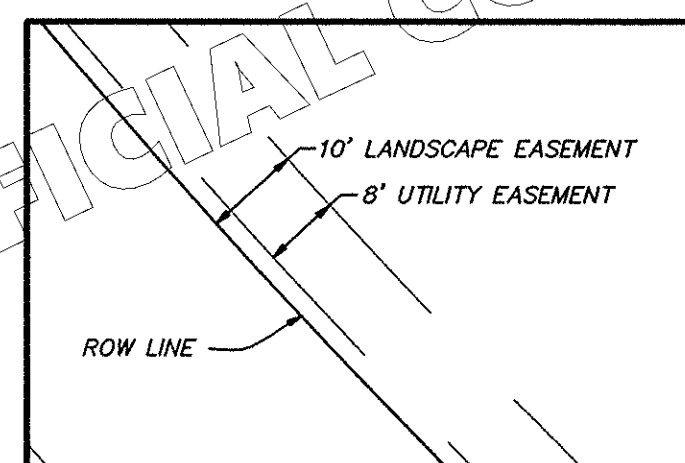
LEGEND	
Boundary Line	Parcel Line
Right-of-Way Line	Existing Right-of-Way Line
Right-of-Way Centerline	Easement Line
Setback Line	Section Line

2903870 11/28/2001 03:14P JA Suki Tsukamoto
6 of 6 R 60.00 D 0.00 Weld County CO

VISTA RIDGE MASTER FINAL PLAT

A SUBDIVISION OF PART OF SECTION 32 AND PART OF
SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

LAND OWNERSHIP SUMMARY		
PARCEL NO.	AREA (Ac.)	OWNER
13B	7.70	VISTA RIDGE DEV. CO.
14B	14.79	VISTA RIDGE DEV. CO.
15	12.94	VISTA RIDGE DEV. CO.
16	26.14	VISTA RIDGE DEV. CO.
17	27.70	VISTA RIDGE DEV. CO.
18	19.52	VISTA RIDGE DEV. CO.
19A	28.76	VISTA RIDGE DEV. CO.
19B	3.57	VISTA RIDGE DEV. CO.
32	18.02	VISTA RIDGE DEV. CO.
33	13.74	VISTA RIDGE DEV. CO.
34	7.93	VISTA RIDGE DEV. CO.
35	15.93	VISTA RIDGE DEV. CO.
TRACT NO.	AREA (Ac.)	OWNER
4	8.68	VISTA RIDGE DEV. CO.
5	8.05	VISTA RIDGE DEV. CO.
13	29.53	VISTA RIDGE DEV. CO.
14B	13.46	VISTA RIDGE DEV. CO.
17	10.92	VISTA RIDGE DEV. CO.
18A	0.27	VISTA RIDGE DEV. CO.
18B	0.54	VISTA RIDGE DEV. CO.
24	2.82	VISTA RIDGE DEV. CO. (EXCEPT CO. RD 4 ROW)



* W 1/4 COR. SEC. 33
FOUND 2.50" ALUM. CAP
PLS 28856, DATED 1993

EX. 80' WELD
CO. RD. 5 R.O.W.
BK 1027
R#01963422
(TO BE VACATED)

LINE TABLE		
LINE	LENGTH	BEARING
L1	39.52'	N80°12'01"W
L2	40.00'	N83°59'14"W
L3	213.88'	N00°12'01"W
L4	62.26'	N35°47'26"E
L5	11.91'	N00°12'01"W
L6	73.69'	N40°29'14"E
L7	73.69'	N40°29'14"E
L8	128.69'	N35°47'26"E
L15	112.26'	S79°17'03"E

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CH BRC
C1	45°20'46"	839.76	863.82'	S77°07'40"W
C2	70°26'33"	877.00	1078.23'	N64°34'48"E
C3	110°27'44"	1440.00	279.70'	S34°55'22"W
C4	49°44'26"	300.00	260.44'	S65°21'27"W
C5	10°33'08"	719.00	132.42'	S05°02'53"E
C6	10°33'08"	675.00	124.31'	N05°02'53"W
C7	31°23'42"	790.00	432.86'	S15°41'51"W
C8	301.28'	1407.00	74.32'	N89°52'58"E
C9	89°11'12"	151.00	123.99'	S72°22'50"W
C10	2°24'47"	150.00	22.51'	S77°17'28"E
C11	41°8'21"	1407.00	105.74'	N26°13'03"E
C12	19°11'41"	150.00	50.25'	N14°28'03"E
C13	13°45'51"	350.00	84.08'	S11°45'08"W
C14	9°04'47"	1387.00	219.80'	N14°05'39"E
C15	5°26'54"	1387.00	131.89'	N08°49'49"E
C16	10°11'12"	1387.00	259.00'	N01°14'37"W
C17	33°48'11"	1387.00	818.29'	N23°29'40"W
C18	6°42'02"	1387.00	162.21'	N48°37'36"W
C19	87°46'04"	25.00	38.30'	S08°05'36"E
C20	53°37'47"	808.76	78.32'	S38°34'19"W
C21	46°52'05"	808.76	661.57'	S76°22'00"W
C22	25°35'26"	808.76	388.02'	S68°38'29"W
C23	7°29'28"	907.00	83.56'	S83°56'41"E
C24	18°21'51"	868.76	278.45'	N89°22'53"W
C25	13°57'04"	847.00	206.24'	S87°10'29"E
C26	62°57'05"	907.00	996.53'	N60°50'03"E
C27	56°29'29"	847.00	835.11'	N57°36'15"E
C28	6°00'10"	1410.00	147.72'	S32°21'35"W
C29	63°39'03"	1470.00	170.64'	S34°41'01"W
C30	6°07'34"	1410.00	126.15'	S72°59'22"W
C31	4°28'41"	1470.00	114.89'	S39°14'54"W
C32	43°30'58"	270.00	205.06'	S68°28'12"W
C33	49°44'26"	330.00	286.49'	S65°21'27"W
C34	80°24'23"	30.00	47.34'	N44°58'31"W
C35	10°33'08"	732.00	138.50'	S05°02'53"E
C36	51°22'22"	642.00	58.33'	N07°43'16"W
C37	9°20'42"	30.00	49.92'	N42°33'18"E
C38	7°38'27"	727.00	96.95'	S03°35'33"E
C39	36°01'08"	485.00	304.89'	S18°29'50"E
C40	87°12'09"	15.00	22.83'	N44°05'20"W
C41	33°56'16"	180.00	106.62'	S72°23'15"W
C42	80°00'00"	30.00	47.12'	N44°46'19"W
C43	10°33'08"	642.00	118.84'	N05°02'53"E
C44	89°38'33"	30.00	46.94'	S44°49'18"E
C45	6°42'02"	1387.00	162.21'	S48°37'36"E
C46	10°12'19"	868.76	154.74'	S50°44'36"W
C47	11°34'46"	808.76	163.45'	S47°08'36"W
C48	10°50'21"	838.76	158.67'	S49°02'07"E
C49	7°49'30"	838.76	114.55'	S39°42'11"W

EASEMENT CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CH BRC
E3	34°03'03"	180.00	106.97'	N73°26'39"E
E4	34°03'03"	135.00	80.23'	N73°26'39"E
E5	33°58'16"	120.00	71.08'	S72°23'15"W
E6	33°58'16"	165.00	97.73'	S72°23'15"W

LEGEND	
—	Boundary Line
- - -	Parcel Line
- - -	Right-of-Way Line
- - -	Existing Right-of-Way Line
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VISTA RIDGE
MASTER FINAL PLAT

SCALE: HOR. 1"=200'
VERT. 1"=40'
DESIGN/APP. J.J.
DRAWN BY J.O.
DATE 08/17/01
FILE G:\21423\SURVEY\423-FP4

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Boulder, Colorado 80501 (303) 449-9105

SHEET 6 of 6

