

ERIE AIR PARK TRACT E MINOR SUBDIVISION

A REPLAT OF TRACT E, ERIE AIR PARK SUBDIVISION
 A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 31
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 31.620 ACRES - 3 TRACTS
 MS-000968-2018

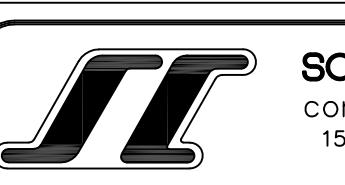
LEGEND

- PUBLIC LAND CORNER FOUND
- SET #5 REBAR WITH 1" RED PLASTIC CAP STAMPED SCOTT COX ASC PLS 24302 (P&C) (UNLESS NOTED)
- SET NAIL AND 3/4" BRASS TAG STAMPED PLS 24302 (NAIL&TAG) AS NOTED
- FOUND MONUMENT AS NOTED
- RECORD COURSE PER PLAT
- MEASURED COURSE FOR THIS SURVEY
- (S54'08"29" W 0.08") RECORD OR CALCULATED POSITION TO FOUND MONUMENT

SURVEY NOTES

1. THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SW 1/4 OF SECTION 31, TIN, R68W OF THE 6TH P.M. BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND BEARS S89°35'27"E, PER ERIE AIR PARK SUBDIVISION PLAT.
2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN SIX YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON. CRS 13-80-104(3)(A)
3. LAND TITLE GUARANTY COMPANY/OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. FCC25152287-6 EFFECTIVE DATE 12/28/2018 AT 5:00 P.M. AND FCC25156942 EFFECTIVE DATE 12/28/2018 AT 5:00 P.M., WERE RELIED UPON FOR INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN PREPARATION OF THIS PLAT.
4. PORTIONS OF THE PROPERTY LIE WITHIN SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. ZONE AE =BASE FLOOD ELEVATIONS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE COAL CREEK AND ROCK CREEK PHYSICAL MAP REVISION.
5. DUE TO THE PROXIMITY OF THE PROPERTY TO THE ERIE MUNICIPAL AIRPORT, THERE WILL BE AIRCRAFT PASSING OVER THE PROPERTY. AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACTS ON THE PROPERTY. AIRCRAFT MAY CROSS PROPERTY AT LOW ALTITUDE IN ACCORDANCE WITH FAA REGULATIONS. THE FREQUENCY OF AIRCRAFT PASSING OVER THE PROPERTY MAY INCREASE IN THE FUTURE. THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS SPECIFICALLY ACKNOWLEDGE THE RIGHT OF PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE TOWN OF ERIE FOR AIRCRAFT OPERATIONS.
6. THE SOLE INTENTION AND PURPOSE OF THIS MINOR SUBDIVISION IS TO CREATE THREE (3) SEPARATE TRACTS OF LAND IN ORDER TO ENABLE THE SALE OF THE THREE TRACTS. NO OTHER RIGHTS ARE CONFERRED BY THE MINOR SUBDIVISION.
7. NO DEVELOPMENT RIGHTS ARE GRANTED BY THIS MINOR SUBDIVISION, AND NO DEVELOPMENT SHALL BE ALLOWED ON A TRACT CREATED HEREIN UNTIL THE REQUIREMENTS SET FORTH HEREIN ARE FULLY COMPLIED WITH.
8. THE OWNERS UNDERSTAND AND AGREE THAT NO FURTHER DEVELOPMENT OR BUILDING OR IMPROVEMENTS SHALL BE ALLOWED ON THE LAND INCLUDED WITHIN THIS MINOR SUBDIVISION UNTIL THE FOLLOWING IMPROVEMENTS ARE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER, APPROVED BY THE TOWN OF ERIE, AND SCHEDULED FOR COMPLETION: DRAINAGE PLAN, AND PARKING AND ACCESS DRIVE PLAN. UNTIL SAID IMPROVEMENTS ARE COMPLETED BY THE OWNERS, OR THEIR HEIRS, SUCCESSORS OR ASSIGNS, THE OWNERS SHALL BE INDETERMINATE AND APPROVED BY THE TOWN. NO CERTIFICATE OF OCCUPANCY FOR ANY NEW BUILDING ON THE LAND INCLUDED WITHIN THE MINOR SUBDIVISION SHALL BE ISSUED TO SECURE COMPLETION OF THESE IMPROVEMENTS. THE OWNERS AGREE TO POST A LETTER OF CREDIT OR CASH IN THE AMOUNT OF SEVENTY-FIVE THOUSAND DOLLARS (\$75,000.00), RENEWED ANNUALLY UNTIL IMPROVEMENTS HAVE BEEN COMPLETED, INSPECTED AND APPROVED BY THE TOWN, PRIOR TO RECORDATION OF THIS MINOR SUBDIVISION.
9. THE RESTRICTIONS AND REQUIREMENTS SET FORTH ON THIS MINOR SUBDIVISION PLAT SHALL RUN WITH THE LAND INCLUDED WITHIN THE MINOR SUBDIVISION AND SHALL INURE TO THE BENEFIT OF AND BE BINDING UPON THE SUCCESSORS AND ASSIGNS OF THE OWNERS. ALL OBLIGATIONS AND RESPONSIBILITIES OF OWNERS HEREIN SHALL PASS TO EACH AND EVERY SUCCESSOR AND/OR ASSIGNS.
10. PRIOR TO THE SALE OF ANY TRACT, THE EXTERNAL BOUNDARIES SHALL BE MONUMENTED ON THE GROUND IN ACCORDANCE WITH COLORADO REVISED STATUTES C.R.S. 38-51-105.
11. THE SUBJECT PROPERTY IS INCLUDED IN AN AVIATION EASEMENT. RECORDED ON MAY 11, 1978 UNDER RECEPTION NO. 1753139.

Scale: 1" = 100'
 U.S. SURVEY FEET
 0 50 100 200

		SCOTT, COX & ASSOCIATES, INC. consulting engineers • surveyors 1530 55th Street • Boulder, Colorado 80303 (303) 444 - 3051			
Designed by	AJB	Date	01/25/19	Scale	1"=100'
Drawn by	JAS	Revision		Description	
Checked by	AJB	Date		Date	
Project no. 17510A					

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(R) RECORD COURSE PER PLAT

(M) MEASURED COURSE PER THIS SURVEY

RECORD OR CALCULATED POSITION
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