

VISTA RIDGE FILING NO. 11, BLOCK 1, LOT 5 MINOR SUBDIVISION, AMENDMENT NO. 1

A REPLAT OF LOTS 5B & 5C, BLOCK 1, VISTA RIDGE FILING NO. 11, LOT 5 MINOR SUBDIVISION

LOCATED IN THE SE1/4 OF SECTION 32, AND THE SW1/4 OF SECTION 33, BOTH IN TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.

TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

3.1401 ACRES - 1 RESIDENTIAL LOT

MS-001692-2024

LEGAL DESCRIPTION

LOTS 5B AND 5C, BLOCK 1, VISTA RIDGE FILING NO. 11, BLOCK 1, LOT 5 MINOR SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

DEDICATION AND OWNERSHIP STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LAND IN THE TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOTS 5B AND 5C, BLOCK 1, VISTA RIDGE FILING NO. 11, BLOCK 1, LOT 5 MINOR SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING 136,782 SQUARE FEET OR 3.1401 ACRES;

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF VISTA RIDGE FILING NO. 11, BLOCK 1, LOT 5 MINOR SUBDIVISION, AMENDMENT NO. 1. THE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN AND THE PUBLIC, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.

OWNER:

VILLAGE COOPERATIVE OF ERIE, A COLORADO COOPERATIVE CORPORATION

BY: _____ NAME _____ DATE _____

TITLE: _____

STATE OF _____ }
COUNTY OF _____ } SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

AS _____ OF VILLAGE COOPERATIVE OF ERIE, A COLORADO COOPERATIVE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TITLE VERIFICATION CERTIFICATE

WE, _____ 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), IS FREE AND CLEAR OF ALL MONETARY LIENS AND MONETARY ENCUMBRANCES AND IS OTHERWISE SUBJECT TO THOSE ITEMS OF RECORD SHOWN IN SCHEDULE B-2 OF TITLE

COMMITMENT ORDER NUMBER _____ WITH AN EFFECTIVE DATE OF _____.

BY: _____ DATE _____
AS: _____

ACKNOWLEDGEMENT

STATE OF COLORADO }
COUNTY OF _____ } SS

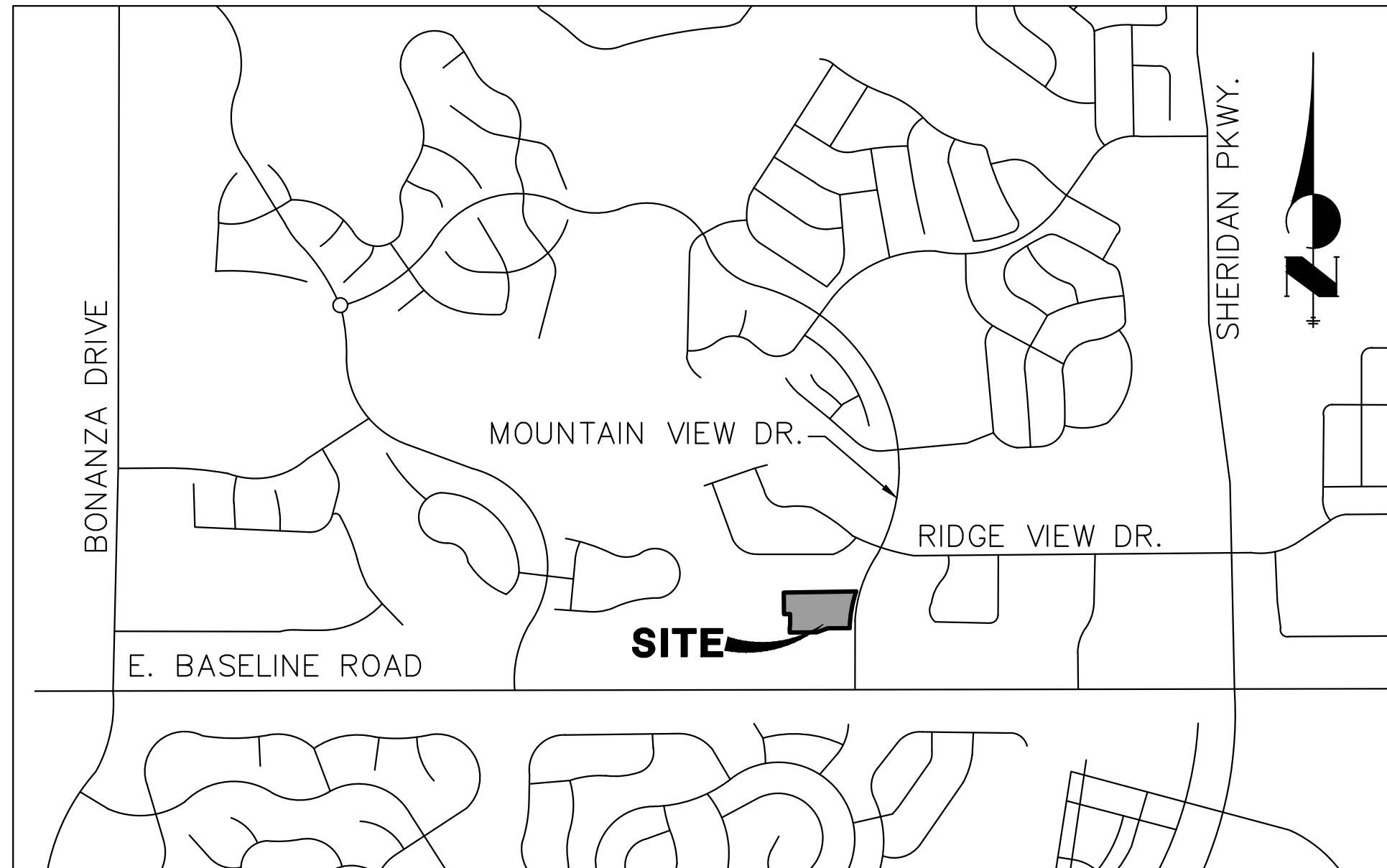
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP
1"=1000'

SURVEYOR'S CERTIFICATE

I, DEREK LEE VAGIAS, 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 OCTOBER 6, 2023, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.



DEREK LEE VAGIAS
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #38578
FOR AND ON BEHALF OF JR ENGINEERING, LLC

PLANNING & DEVELOPMENT APPROVAL CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING & DEVELOPMENT DIRECTOR ON THIS _____ DAY OF _____, 20____.

PLANNING & DEVELOPMENT DIRECTOR

GENERAL NOTES

- PER C.R.S.18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- 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.
- 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.
- PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 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.
- THE BASIS OF BEARINGS IS THE SOUTHERLY LINE OF LOTS 5B AND 5C, VISTA RIDGE FILING NO. 11 BLOCK 1, LOT 5 MINOR SUBDIVISION RECORDED UNDER RECEPTION NO. 3584236, BEING MONUMENTED AT BOTH ENDS BY A NAIL AND SHINER STAMP "ILLEGIBLE", BEARING S89°38'17"E AS REFERENCED TO COLORADO STATE PLANE NORTH ZONE.
- FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JE ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. 24000310447, PREPARED BY STEWART TITLE GUARANTY COMPANY, WITH A COMMITMENT DATE OF OCTOBER 10, 2024 AT 5:30 P.M.
- THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN (ZONE X-AREA OF MINIMAL FLOOD HAZARD), AS DETERMINED BY THE FLOOD INSURANCE RATE FOR THE TOWN OF ERIE, PANEL NO. 08013C0444J, EFFECTIVE DATE DECEMBER 18, 2012.
- EASEMENTS THAT WERE PREVIOUSLY DEDICATED ON THE PLAT OF VISTA RIDGE FILING NO. 11, BLOCK 1, LOT 5 MINOR SUBDIVISION THAT ARE NOT SHOWN ON THIS PLAT ARE HEREBY VACATED.

LAND SUMMARY CHART			
GROSS SITE AREA	AREA (SF)	AREA (AC)	% OF TOTAL AREA
LOT 5D	136,782	3.1401	100%

CLERK & RECORDER'S CERTIFICATE

THIS PLAT IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO,

AT _____ O'CLOCK _____ M., ON THE _____ DAY OF _____, 20____.

AS RECEPTION NO. _____

CLERK AND RECORDER

BY: DEPUTY

JOB NO. 16162.00
NOVEMBER 12, 2024
SHEET 1 OF 2



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

