

# FRONT RANGE LANDFILL MINOR SUBDIVISION, 1ST AMENDMENT

## A REPLAT OF TRACT A BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

17.704 ACRES - 2 LOTS  
MS-001052-2019

**DEDICATION STATEMENT**

KNOW BY ALL MEN THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGERS, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, COLORADO, DESCRIBED AS FOLLOWS:

ALL OF THAT PARCEL OF LAND KNOWN AS TRACT A OF FRONT RANGE LANDFILL MINOR SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 3722553 (10/01/2010). SAID TRACT A IS LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 28, AS MONUMENTED BY A 2 INCH ALUMINUM CAP MARKED "PLS 25937"; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 28, SOUTH 89°23'50" WEST, A DISTANCE OF 933.46 FEET; THENCE SOUTH 00°36'10" EAST, DEPARTING THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 28, A DISTANCE OF 40.00 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID TRACT A, SAID NORTHWEST CORNER ALSO BEING ON THE SOUTH LINE OF A 40.00 FOOT RIGHT-OF-WAY DEDICATED ON SAID MINOR SUBDIVISION PLAT AND THE **POINT OF BEGINNING**;

THENCE NORTH 89°23'50" EAST, ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 833.41 FEET;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.15 FEET, A CENTRAL ANGLE OF 90°02'41", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°34'50" EAST, 42.44 FEET;

THENCE SOUTH 00°33'29" EAST, ALONG THE EAST LINE OF SAID TRACT A, SAID LINE ALSO BEING THE WEST LINE OF A 70.00 FOOT RIGHT-OF-WAY DEDICATED ON SAID MINOR SUBDIVISION PLAT, A DISTANCE OF 863.36 FEET;

THENCE SOUTH 89°23'50" WEST, ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 863.43 FEET;

THENCE NORTH 00°33'29" WEST, ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 893.38 FEET TO THE **POINT OF BEGINNING**.

THE TOTAL AREA OF THE ABOVE DESCRIBED PARCEL IS 17.704 ACRES (771,178 SQUARE FEET) OF LAND, 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 FRONT RANGE LANDFILL MINOR SUBDIVISION, 1ST AMENDMENT.

UNITED POWER, INC., A COLORADO COOPERATIVE ASSOCIATION

BY: \_\_\_\_\_ DATE \_\_\_\_\_

TITLE: \_\_\_\_\_

ATTEST: \_\_\_\_\_

STATE OF COLORADO )  
 ) ss.  
COUNTY OF WELD )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

TOWN OF ERIE

BY: \_\_\_\_\_ DATE \_\_\_\_\_

TITLE: \_\_\_\_\_

ATTEST: \_\_\_\_\_

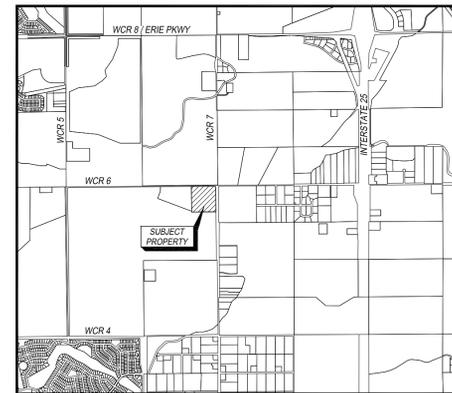
STATE OF COLORADO )  
 ) ss.  
COUNTY OF WELD )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_



VICINITY MAP  
SCALE - 1" = 3000'

**NOTES:**

- DATE OF FIELD SURVEY: 12/05/17, 01/16/19, AND 05/29/19.
- THE PURPOSE OF THIS PLAT IS TO CREATE A 2-LOT MINOR SUBDIVISION FROM AN EXISTING TRACT WITHIN SAID FRONT RANGE LANDFILL MINOR SUBDIVISION.
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESSED OR IMPLIED.
- 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.
- LOCATIONS OF UTILITIES AND FOREIGN PIPELINES AS SHOWN HEREON WERE DETERMINED FROM VISIBLE SURFACE EVIDENCE AND LOCATE MARKINGS. THESE LOCATIONS, IF SHOWN, MAY NOT BE ACCURATE OR COMPLETE. OTHER UTILITIES MAY EXIST AND ARE TO BE FIELD LOCATED BY OTHERS PRIOR TO ANY GRADING OR EXCAVATION.
- BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND/OR THE ONLINE POSITIONING USER SERVICE OFFERED BY THE N.G.S. AND PROJECTED TO "COLORADO COORDINATE SYSTEM OF 1983, NORTH ZONE" (C.R.S. 38-52-105 & 106).
- DISTANCES SHOWN HEREON ARE IN US SURVEY FEET GROUND. THE COMBINED FACTOR USED TO OBTAIN GRID DISTANCES IS 0.99971527.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., SAID LINE BEING MONUMENTED ON THE NORTH BY THE NORTHEAST CORNER OF SAID SECTION 28, BEING A FOUND 2 INCH ALUMINUM CAP MARKED "PLS 25937" AND ON THE SOUTH BY THE EAST ONE-QUARTER CORNER OF SAID SECTION 28, BEING A FOUND 3.25 INCH ALUMINUM CAP ILLEGIBLY MARKED AND BEARS SOUTH 00°33'29" EAST.
- ACCORDING TO FEMA'S NATIONAL FLOOD HAZARD GIS, THIS AREA IS LOCATED WITHIN FIRM PANELS 08123C2070E, 08013C0444J, & 0850730025F AND HAS NO SPECIAL FLOOD HAZARD AREAS.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ACKLAM, INC. AND WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED THROUGH THE OFFICE OF LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: FCC25153920.1, DATED: 08/07/2019, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, OR TITLE OF RECORD.
- THE OWNER(S) OF THE LANDS DESCRIBED HEREIN, ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL DRAINAGE EASEMENTS SHOWN HEREON AND RELATED DRAINAGE FACILITIES, AS PROVIDED IN THE TOWN OF ERIE ENGINEERING STANDARDS AND SPECIFICATIONS, AS AMENDED. THE OWNER GRANTS 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 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 INSPECTION, MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).
- A BLANKET DRAINAGE EASEMENT IS GRANTED OVER LOT 2.

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL
LOTS	771,178	100.00%
TRACTS	--	--
PUBLIC ROW	--	--
TOTAL	771,178	100.00%

**TITLE VERIFICATION CERTIFICATE (BY TITLE COMPANY)**

WE, LAND TITLE GUARANTEE 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:

THOSE ITEMS AND OWNERSHIP INTEREST SHOWN IN TITLE COMMITMENT NO. FCC25153920.1, EFFECTIVE 08/07/2019 (MONTH, DAY, YEAR).

LAND TITLE GUARANTEE COMPANY

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
DEBBIE PINKERTON

STATE OF COLORADO )  
 ) ss.  
COUNTY OF WELD )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**BOARD OF TRUSTEES APPROVAL CERTIFICATE**

THIS PLAT IS TO BE KNOWN AS FRONT RANGE LANDFILL MINOR SUBDIVISION, 1ST AMENDMENT IS APPROVED AND ACCEPTED BY RESOLUTION NO. \_\_\_\_\_, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE \_\_\_\_\_

DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR

ATTEST: \_\_\_\_\_  
TOWN CLERK

**PLANNING AND DEVELOPMENT DEPARTMENT CERTIFICATE**

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PLANNING AND DEVELOPMENT DIRECTOR

**SURVEYOR'S CERTIFICATE:**

I, H. LAWRENCE SINCO, PLS, 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 12/05/17, 01/16/19, AND 05/29/19 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.

H. LAWRENCE SINCO, PLS

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # 38229  
FOR AND ON BEHALF OF ACKLAM, INC. 133 S. 27TH AVENUE, BRIGHTON, CO 80601

PRELIMINARY

SCALE: 1"=60'	CLIENT NAME: UNITED POWER, INC.	SHEET:
DATE: 02/21/19		
JOB No.: 179218	REV #	REVISION DATE
JOB NAME: FR LANDFILL MINOR SUB	A	08/03/2019 REVISED PER TOWN OF ERIE COMMENTS
DRAWN: JMP	B	08/08/2019 ADDED TITLE COMMITMENT INFORMATION
REV: D	C	08/20/2019 REVISED PER TOWN OF ERIE COMMENTS
WO # 201711019	D	11/12/2019 REVISED PER TOWN OF ERIE COMMENTS
<b>Acklam, Inc.</b>		1 OF 2
133 S. 27th Ave. Brighton CO, 80601		

