

NINE MILE CORNER AMENDMENT NO. 2

A REPLAT OF LOTS 8, 9 AND 10, NINE MILE CORNER AMENDMENT NO. 1
SITUATED IN THE NORTHEAST QUARTER OF SECTION 34
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.
3 LOTS - 10.24 ACRES (445,860 SQ. FT.)
MPA-001291-2021

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 BOULDER, COLORADO, DESCRIBED AS FOLLOWS:

LOTS 8, 9 AND 10, NINE MILE CORNER AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 2021 AT RECEPTION NUMBER 3862483, BOULDER COUNTY, COLORADO.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF NINE MILE CORNER AMENDMENT NO. 2. THE 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 AS SHOWN HEREON.

OWNER:
EVERGREEN-287 & ARAPAHOE, L.L.C.,
AN ARIZONA LIMITED LIABILITY COMPANY

BY: EVERGREEN DEVELOPMENT COMPANY-2019, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: EVERGREEN DEVCO, INC., A CALIFORNIA CORPORATION
ITS: MANAGER

BY: Laura Ortiz
NAME: Laura Ortiz
TITLE: President

NOTARY:

STATE OF Arizona }
COUNTY OF Maricopa } ss.
ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF December, 2021
BY Laura Ortiz AS President OF
EVERGREEN DEVCO, INC., A CALIFORNIA CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL

Peggy Doane
NOTARY PUBLIC
MY COMMISSION EXPIRES: June 6, 2022



OWNER:
DILLON COMPANIES, LLC,
A KANSAS LIMITED LIABILITY COMPANY

BY: Christine S. Wheatley
NAME: Christine S. Wheatley
TITLE: Vice President

NOTARY:

STATE OF OHIO }
COUNTY OF HAMILTON } ss.
ACKNOWLEDGED BEFORE ME THIS 7th DAY OF December, 2021
BY Christine S. Wheatley AS Vice President OF
DILLON COMPANIES, LLC, A KANSAS LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

Jennifer K. Gothard
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



LIEN HOLDER:
WELLS FARGO BANK, NATIONAL ASSOCIATION

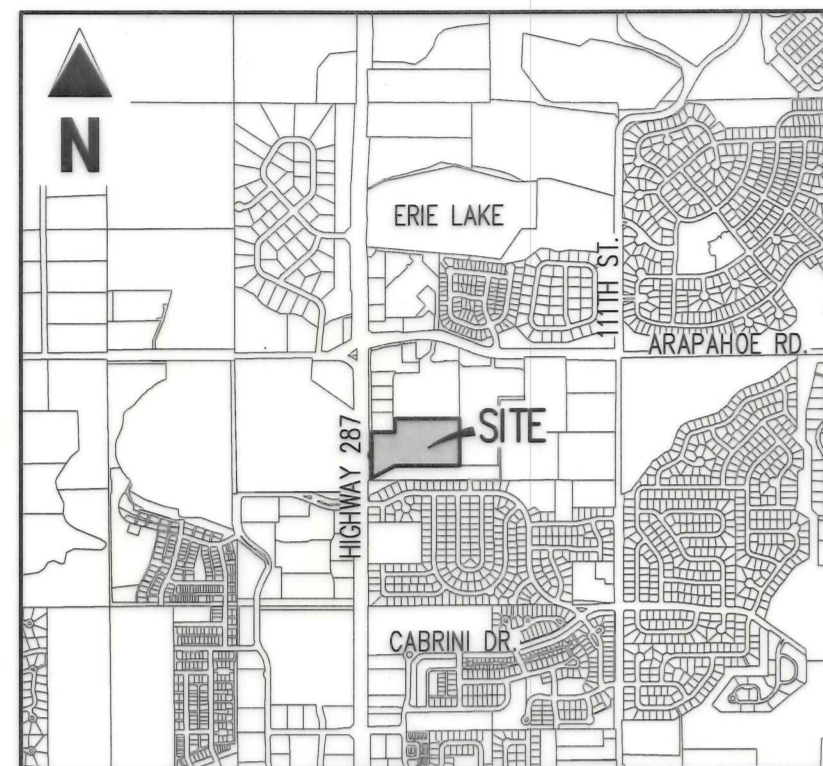
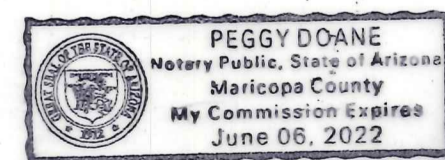
BY: Anthony Alfred
NAME: Anthony Alfred
TITLE: Vice President

NOTARY:

STATE OF Arizona }
COUNTY OF Maricopa } ss.
ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF December, 2021
BY Anthony Alfred AS Vice President OF
WELLS FARGO BANK, NATIONAL ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL

Peggy Doane
NOTARY PUBLIC
MY COMMISSION EXPIRES: June 6, 2022



VICINITY MAP
1" = 2000'

TITLE VERIFICATION STATEMENT

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 MATTERS SHOWN IN TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER ABZ70741457.1, EFFECTIVE 10/14/2021 AT 5:00 PM, AND

THOSE MATTERS SHOWN IN TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER OX70707001.8469806, EFFECTIVE 10/18/2021 AT 5:00 PM.

BY: Scott Bennetts (DATE) 12.10.2021

TITLE: Commercial Title Officer

ATTEST:

SECRETARY/TREASURER

STATE OF COLORADO }
COUNTY OF ARAPAHOE } ss.

ACKNOWLEDGED BEFORE ME THIS 10 DAY OF December, 2021

BY Scott Bennetts AS COMMERCIAL TITLE OFFICER

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: February 10, 2024



GENERAL NOTES

- THIS SURVEY WAS BASED ON THE TITLE COMMITMENT/REPORT BY LAND TITLE GUARANTEE COMPANY, FILE NO.: ABZ70707001-4, DATED 04/15/2021 AT 5:00 PM, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/PR EXCEPTIONS.
- FIELD WORK WAS COMPLETED ON: MARCH 10, 2021.
- BASIS OF BEARING: THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST, BEARS N89°54'51"E, MONUMENTED BY THE CENTER-NORTH SIXTEENTH CORNER OF SAID SECTION 34, BEING A 3-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "PLS 38064", AND BY THE NORTH SIXTEENTH CORNER COMMON TO SAID SECTION 34 AND SECTION 35, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 16406", AS SHOWN HEREON.
- PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08013004384, HAVING AN MAP REVISED DATE OF DECEMBER 18, 2012, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X OUTSIDE 0.2% CHANGE OF FLOOD. THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS MAP WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
- CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
- 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.
- UTILITY EASEMENTS, LABELED HEREON, SHALL BE GRANTED FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER LINES, WATER LINES, STORM DRAINAGE FACILITIES, AND FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES AND APPURTENANCES. SAID EASEMENTS AND RIGHTS ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
- A PERPETUAL EASEMENT OVER AND ACROSS ALL LOTS AND TRACTS SHALL BE GRANTED FOR EMERGENCY PUBLIC ACCESS; SAID EASEMENT BEING SUBJECT TO RESTRICTIONS AND REQUIREMENTS OF THE TOWN OF ERIE MUNICIPAL CODE.
- THE OWNER 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 SPECIFICATION, 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).
- THIS PLAT DEDICATES A PUBLIC SERVICE COMPANY OF COLORADO UTILITY EASEMENT FOR ELECTRICAL AND GAS SERVICES THAT IS BLANKET IN NATURE UNLESS/UNTIL OTHERWISE DELINEATED BY A DEDICATED AS-BUILT EASEMENT(S) BY SEPARATE DOCUMENT.
- EASEMENTS ARE DEDICATED ACROSS ALL TRACTS FOR PUBLIC PEDESTRIAN AND BICYCLE USE.

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS NINE MILE CORNER AMENDMENT NO. 2, AND IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON

THE _____ DAY OF _____ 20____

MAYOR _____

ATTEST _____
TOWN CLERK

SURVEYOR'S CERTIFICATE

I, BRIAN J. DENNIS, 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 1, 2016, 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 DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS 31st DAY OF December, 2021

Brian J. Dennis
BRIAN J. DENNIS
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # 38069
12.14.2021

SURVEYORS NARRATIVE

THIS NARRATIVE IS INTENDED TO EXPLAIN THE MULTIPLE MONUMENTS FOUND FOR CORNERS AND THE REASONING FOR THE MONUMENTS HELD FOR THIS SURVEY.

TWO MONUMENTS WERE DISCOVERED REPRESENTING THE SAME CORNER FOR THE CENTER-NORTH 1/16TH CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST, LOCATED NEAR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. THIS SURVEYOR IS ACCEPTING THE 3-1/2" ALUMINUM CAP IN A RANGE BOX SET BY PLS 38064 AND NOT ACCEPTING THE 2.5" ALUMINUM CAP IN A RANGE BOX SET BY PLS 27936. THE MONUMENT SET BY PLS 38064 WAS ESTABLISHED USING THE EXISTING LOCAL EVIDENCE DISCOVERED ALONG THE NORTH LINE OF REPLAT OF BEACON HILL SUBDIVISION AS SHOWN ON THE PLAT TO BE ON THE ALIQUOT LINE. THE MONUMENT SET BY PLS 27936 APPEARS TO BE ESTABLISHED BY PROTRACTION ONLY (MID POINT).

TWO MONUMENTS WERE DISCOVERED REPRESENTING THE SAME CORNER FOR THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST, LOCATED NEAR THE NORTHEAST CORNER OF THE PROPERTY AT THE INTERSECTION OF NORTH 111TH STREET AND ARAPAHOE ROAD. THIS SURVEYOR IS ACCEPTING THE 2-1/2" ALUMINUM CAP IN A RANGE BOX SET BY PLS 12405 AND NOT ACCEPTING A NO.5 REBAR (NO CAP) IN A RANGE BOX. THE MONUMENT SET BY PLS 12405 MATCHES PREVIOUS MONUMENT RECORDS DISCOVERED AND LOCAL EVIDENCE REPRESENTING THE POSITION OF THE ORIGINAL MONUMENT. THE NO.5 REBAR DOES NOT HAVE ANY IDENTIFICATION TO THE ESTABLISHING SURVEYOR OR A MONUMENT RECORD NOTING EVIDENCE USED TO DETERMINE POSITION.

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO }
COUNTY OF BOULDER } ss.

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____

COUNTY CLERK AND RECORDER

#	Date	Issue / Description	Init.
1	07/20/2021	REVISED FOR CITY COMMENTS	EMV
2	10/19/2021	ADDED OWNER BLOCK	EMV
3	11/16/2021	REVISED FOR CITY COMMENTS	EMV

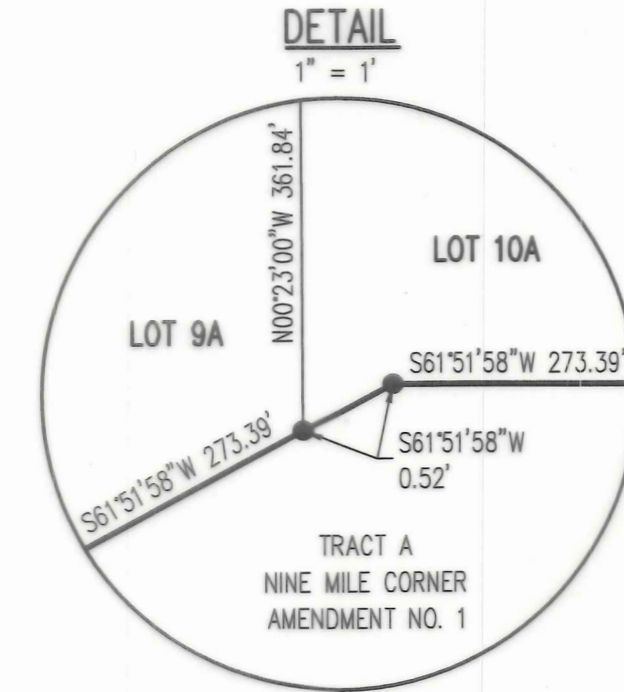


Project No: ED000018.10
Drawn By: EMV
Checked By: BJD
Date: 05/19/2021

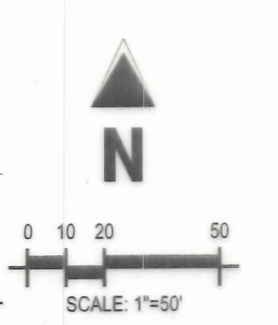
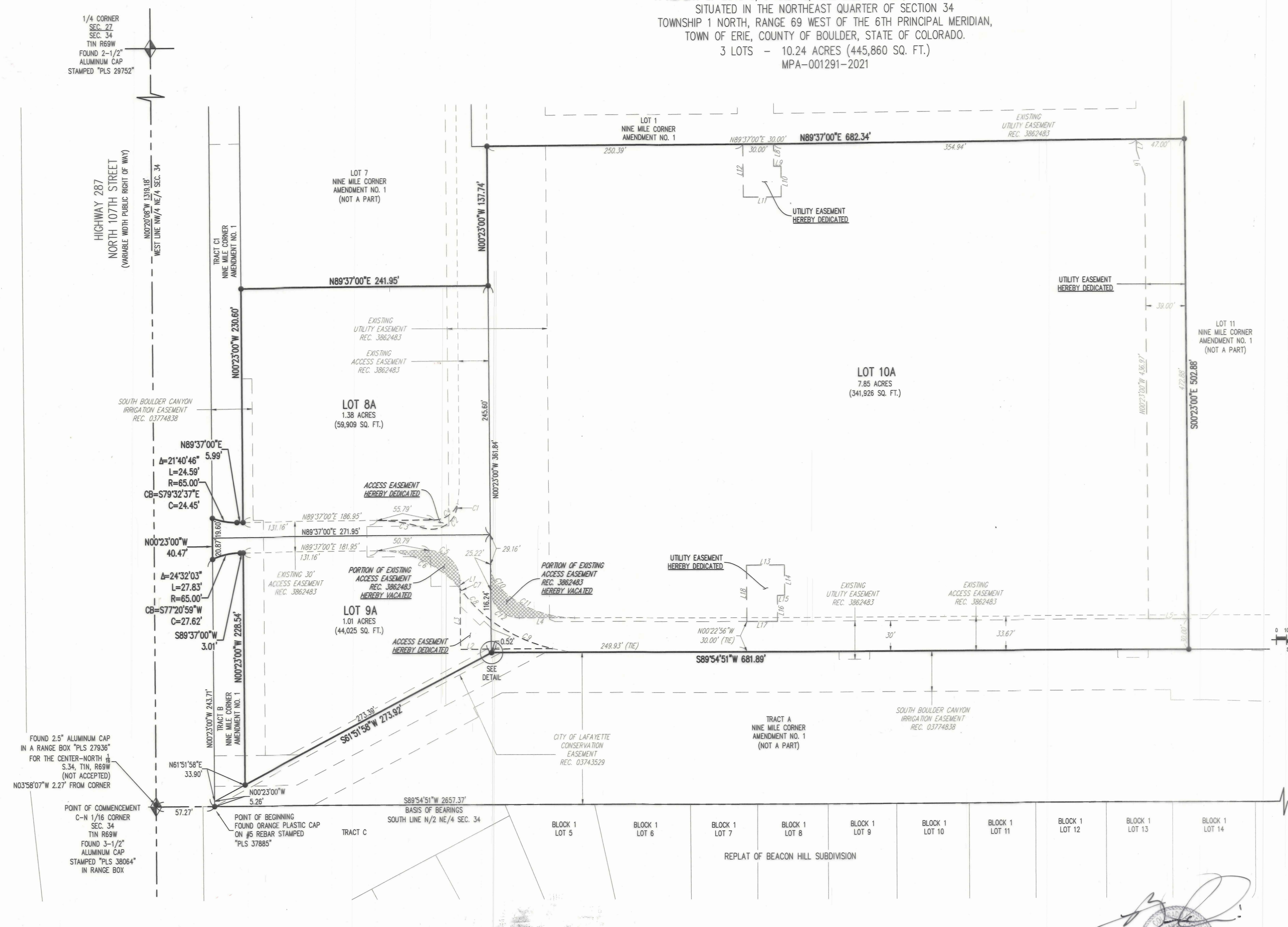
NINE MILE CORNER AMENDMENT NO. 2

A REPLAT OF LOTS 8, 9 AND 10, NINE MILE CORNER, AMENDMENT NO. 1
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 34
 TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.
 3 LOTS - 10.24 ACRES (445,860 SQ. FT.)
 MPA-001291-2021

LINE TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L1	S00°23'00"E	7.93
L2	S89°37'00"W	89.90
L3	N00°23'00"W	59.82
L4	N60°00'00"W	54.01
L5	S89°54'51"W	39.00
L6	N18°05'49"W	26.29
L7	N00°23'00"W	10.66
L8	S00°22'56"E	22.24
L9	N89°37'00"E	7.11
L10	S00°23'00"E	30.00
L11	S89°37'00"W	37.11
L12	N00°22'56"W	52.24
L13	N89°37'00"E	37.12
L14	S00°23'00"E	30.00
L15	S89°37'00"W	7.12
L16	S00°22'56"E	25.55
L17	S89°54'51"W	30.00
L18	N00°22'56"W	55.39



CURVE TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	2°04'15"	4.88	135.00	S10°09'31"W	4.88
C2	87°56'34"	42.75	25.00	S60°10'55"W	37.73
C3	19°33'12"	46.07	135.00	N80°36'24"W	45.85
C4	67°47'44"	28.58	25.00	N55°43'08"E	27.89
C5	90°00'00"	47.12	30.00	S45°23'00"E	42.43
C6	50°18'01"	92.18	105.00	N65°14'00"W	89.25
C7	37°21'00"	6.14	105.00	S38°24'29"E	6.14
C8	15°56'26"	37.64	135.00	S44°43'12"E	37.52
C9	23°24'12"	66.65	163.17	S65°12'53"E	66.19
C10	47°15'15"	28.87	35.00	S24°00'39"E	28.05
C11	42°21'45"	77.63	105.00	S68°49'08"E	75.88
C12	89°38'55"	43.81	28.00	N45°10'33"W	39.48



LEGEND

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND PROPERTY MONUMENT #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38064", UNLESS OTHERWISE DESCRIBED

#	Date	Issue / Description	Init.
1	07/20/2021	REVISED FOR CITY COMMENTS	EMV
2	10/19/2021	ADDED OWNER BLOCK	EMV
3	11/16/2021	REVISED FOR CITY COMMENTS	EMV

Galloway

1155 Kelly Johnson Blvd., Suite 305
 Colorado Springs, CO 80920
 719.900.7220 • GallowayUS.com

Project No: ED00001810

Drawn By: EMV

Checked By: BJD

Date: 05/19/2021

38064
12.14.2021