

VISTA RIDGE FILING NO. 14, SECOND AMENDMENT MINOR SUBDIVISION

A PART OF VISTA RIDGE FILING NO. 12, VISTA RIDGE FILING NO. 12 1ST AMENDMENT & VISTA RIDGE FILING NO. 14, SITUATED IN THE SOUTH WEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO 19.372 ACRES, 10 LOTS, 21 TRACTS

DEDICATION STATEMENT

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 WELD, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF LOT 2, VISTA RIDGE FILING NO. 12, MINOR SUBDIVISION, TRACT A1 AND TRACT A2, VISTA RIDGE FILING NO. 12 1ST AMENDMENT FINAL PLAT AND TRACTS A & C, VISTA RIDGE FILING NO. 14 MINOR SUBDIVISION OF THE WELD COUNTY CLERK AND RECORDER OFFICE AND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AND WITH THE TOWN OF ERIE, WELD COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33, T1N, R68W OF THE 6TH PRINCIPAL MERIDIAN, THENCE ALONG THE SOUTH LINE OF SAID SECTION 33, S89°38'37"E, A DISTANCE OF 376.80 FEET; THENCE DEPARTING SAID SOUTH LINE N00°21'23"E, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, VISTA RIDGE, FILING NO.12, MINOR SUBDIVISION AND BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 7 AND BEING THE POINT OF BEGINNING:

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE AND ALONG THE EAST LINE OF SAID LOT 1, N00°00'00"E, A DISTANCE OF 241.01 FEET;

THENCE N89°38'37"W, A DISTANCE OF 276.99 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE EAST RIGHT OF WAY LINE OF MOUNTAIN VIEW ROAD;

THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE N00°00'27"W, A DISTANCE OF 148.11 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
2. THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31°23'41", HAVING A RADIUS OF 790.00 FEET, AN ARC LENGTH OF 432.88 FEET, WHOSE CHORD BEARS N15°41'51"E, A CHORD A DISTANCE OF 427.48 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;
3. THENCE ALONG SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°47'39", HAVING A RADIUS OF 1407.00 FEET, AN ARC LENGTH OF 68.62 FEET, WHOSE CHORD BEARS N29°59'53"E, A CHORD A DISTANCE OF 68.61 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT;

THENCE ALONG SAID REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 81°10'25", HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 35.42 FEET, WHOSE CHORD BEARS N89°11'43"E, A CHORD A DISTANCE OF 32.53 FEET TO A POINT OF REVERSE CURVE TO THE LEFT TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF RIDGE VIEW DRIVE;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE AND REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°55'42", HAVING A RADIUS OF 515.00 FEET, AN ARC LENGTH OF 188.11 FEET, WHOSE CHORD BEARS S80°40'29"E, A CHORD A DISTANCE OF 187.07 FEET;

THENCE N88°50'27"E, A DISTANCE OF 25.96 FEET TO THE NORTHWEST CORNER OF TRACT A3, VISTA RIDGE FILING NO.12, 1ST AMENDMENT FINAL PLAT;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE AND LAONG THE WEST LINE OF SAID A3 THE FOLLOWING COURSES:

1. S00°00'00"E, A DISTANCE OF 53.15 FEET;
2. THENCE S18°34'05"W, A DISTANCE OF 298.90 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
3. THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°34'14", HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 32.41 FEET, WHOSE CHORD BEARS S09°17'03"W, A CHORD DISTANCE OF 32.27 FEET;
4. THENCE S00°00'00"E, A DISTANCE OF 27.11 FEET;

THENCE ALONG THE SOUTH LINE OF SAID TRACT A3 AND ALONG THE SOUTH LINE OF TRACT B, VISTA RIDGE FILING NO. 14, MINOR SUBDIVISION THE FOLLOWING COURSES:

1. THENCE N90°00'00"E, A DISTANCE OF 20.21 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
2. THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45°00'07", HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 117.82 FEET, WHOSE CHORD BEARS S67°30'00"E, A CHORD DISTANCE OF 114.81 FEET;
3. THENCE S45°00'00"E, A DISTANCE OF 182.11 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
4. THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45°00'07", HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 78.54 FEET, WHOSE CHORD BEARS S67°30'00"E, A CHORD DISTANCE OF 76.54 FEET;
5. THENCE N90°00'00"E, A DISTANCE OF 504.43 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B;

THENCE ALONG THE EAST LINE OF SAID TRACT B, N00°00'00"E, A DISTANCE OF 612.20 FEET TO THE SOUTH RIGHT OF WAY LINE OF RIDGEVIEW DRIVE;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE N88°50'35"E, A DISTANCE OF 142.57 FEET;

THENCE S89°31'49"E, A DISTANCE OF 390.70 FEET TO THE NORTHEAST CORNER OF TRACT A, VISTA RIDGE FILING NO. 14;

THENCE ALONG THE EAST LINE OF SAID TRACT A THE FOLLOWING COURSES:

1. S00°21'23"W, A DISTANCE OF 341.28 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
2. THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 35°44'49", HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 187.17 FEET, WHOSE CHORD BEARS S18°13'47"W, A CHORD DISTANCE OF 184.15 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
3. THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 35°44'49", HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 187.17 FEET, WHOSE CHORD BEARS S18°13'47"W, A CHORD DISTANCE OF 184.15 FEET;
4. THENCE S00°21'23"W, A DISTANCE OF 174.74 FEET TO SAID NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 7;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE N89°38'37"W, A DISTANCE OF 1258.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 843,855 SQUARE FEET OR 19.372 ACRES 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 **VISTA RIDGE FILING NO. 14, SECOND AMENDMENT MINOR SUBDIVISION**. THE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN OF ERIE, COLORADO, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.

OWNER/MORTGAGEE/LIEN HOLDER SIGNATURE:
STATE HIGHWAY 7 MARKETPLACE, LLC

BY: _____ (DATE) _____

TITLE: _____

SECRETARY / TREASURER

STATE OF COLORADO)

) SS.

COUNTY OF WELD)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2016 A.D.,

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 **VISTA RIDGE FILING NO. 14, SECOND AMENDMENT MINOR SUBDIVISION**. THE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN OF ERIE, COLORADO, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.

OWNER/MORTGAGEE/LIEN HOLDER SIGNATURE:
MONTEX (VISTA RIDGE), LLC

BY: _____ (DATE) _____

TITLE: _____

SECRETARY / TREASURER

STATE OF COLORADO)

) SS.

COUNTY OF WELD)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2016 A.D.,

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

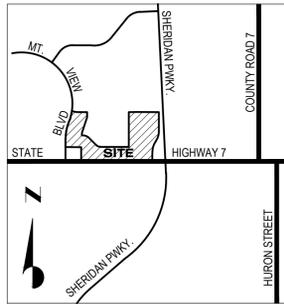
NOTICE:

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 BEASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

GENERAL NOTES CONTINUED:

7. TRACT A3, VISTA RIDGE FILING 12 FIRST AMENDMENT, WAS UNDER SIGNIFICANT EARTH MOVING WORK CONSTRUCTION DURING THE TIME OF THIS SURVEY.
8. THE RECORDING OF THIS PLAT VACATES ALL PREVIOUS PLATS FOR THE PROPERTIES ENCOMPASSED.
9. PROPERTIES ARE SUBJECT TO RESERVATIONS BY THE UNION PACIFIC RAILROAD COMPANY RECORDED IN BOOK 201 AT PAGE. 16, RECEPTION NO'S. 1602712, 2788395, 2788394, 3235488, 2954455.
10. PROPERTIES ARE SUBJECT TO OIL AND GAS LEASE RECORDED IN RECEPTION NO. 1602713.
11. PROPERTIES ARE SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY RECORDED IN RECEPTION NO. 2733705.
12. PROPERTIES ARE SUBJECT TO TERM AND, CONDITIONS OF ORDINANCE NO. 696 RECORDED IN RECEPTION NO. 2790549.
13. PROPERTIES ARE SUBJECT TO TERMS AND CONDITIONS OF ORDINANCE NO. 704 RECORDED IN RECEPTION NO. 2790550.
14. PROPERTIES ARE SUBJECT TO TERMS AND CONDITIONS OF ANNEXATION MAP RECORDED IN RECEPTION NO'S. 2793930, 2812291.
15. PROPERTIES ARE SUBJECT TO TERMS AND CONDITIONS OF AVIGATION EASEMENT RECORDED IN RECEPTION NO. 2903864.
16. PROPERTIES ARE SUBJECT TO THE TERMS AND CONDITIONS IN DEVELOPMENT AGREEMENT RECORDED IN RECEPTION NO. 2905896.
17. PROPERTIES ARE SUBJECT TO THE EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS AND NOTES OF VISTA RIDGE MASTER FINAL PLAN RECORDED IN RECEPTION NO. 2903870.
18. PROPERTIES ARE SUBJECT TO THE TERMS AND CONDITIONS IN DEVELOPMENT AGREEMENT RECORDED IN RECEPTION NO'S. 2793940, 2928673, 3753956, 3980214.
19. PROPERTIES ARE SUBJECT TO TERMS AND CONDITIONS OF ANNEXATION MAP RECORDED IN RECEPTION NO. 2793937.
20. PROPERTIES ARE SUBJECT TO THE INCLUSION INTO THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT RECORDED IN RECEPTION NO. 2908969, 2908971.
21. PROPERTIES ARE SUBJECT TO THE TERMS AND CONDITIONS IN ORDINANCE NO. 29-2013 RECORDED IN RECEPTION NO. 3980215.
22. PROPERTIES ARE SUBJECT TO REQUEST OF NOTIFICATION OF SURFACE DEVELOPMENT AS RECORDED IN RECEPTION NO. 4218393.
23. PROPERTIES ARE SUBJECT TO THE EFFECT OF NOTICE RECORDED IN RECEPTION NO. 4221172.
24. LOTS 3-9 SHALL NOT HAVE DIRECT ACCESS TO STATE HIGHWAY 7.
25. LOTS 1 AND 2 SHALL NOT HAVE ANY ADDITIONAL ACCESS POINTS TO MOUNTAIN VIEW BOULEVARD.
26. MAINTENANCE DEFINITION: MAINTENANCE IS THE PROCESS OF PRESERVING CAPITAL IMPROVEMENTS, STRUCTURES, DEVELOPMENT, OR SYSTEMS TO MEET IT'S FUNCTION OR ORIGINAL INTENT OF THE FACILITY. THIS IS THE PRESERVATION, CONSERVATION, KEEPING IN GOOD CONDITIONS, OPERATING SAFELY, OPERATING EFFICIENTLY, TESTING, INSPECTION, SERVICING, REPAIRING, GRADING, CLEANING, PICKING UP TRASH AND DEBRIS, PEST CONTROL, PAINTING, MOWING, PRUNING, AND PROLONGING OF THESE FACILITIES. MAINTENANCE ALSO INCLUDES THE PROVISION OF FINANCIAL SUPPORT TO MAINTAIN THE FACILITIES. FACILITIES INCLUDE BUT ARE NOT LIMITED TO: LANDSCAPING, OPEN AREAS, GRASS, SHRUBS, TREES, PLAYGROUNDS, SITE FURNITURE AND FIXTURES, RETAINING WALLS, SIGNS, SIDEWALKS, DRAINAGE STRUCTURES SUCH AS PONDS, SWALES, DRAIN PANS, INLETS AND OUTLET STRUCTURES
27. SH7 MARKETPLACE, LLC/MASTER ASSOCIATION SHALL HAVE THE RIGHT TO ENTER THE RETAINING WALL EASEMENT, HEREIN KNOWN AS WALL EASEMENT "A", FOR THE PURPOSE OF ACCESS AND MAINTENANCE OF THE RETAINING WALL WITHIN LOT 10.
28. A PORTION OF THE TEN-FOOT (10') WIDE UNITED POWER EASEMENT DEDICATED IN THE VISTA RIDGE FILING NO. 12 PLAT RECORDED AT RECEPTION NO. 3590554 IS HEREBY VACATED WITH THE VISTA RIDGE FILING NO. 14, 1ST AMENDMENT FINAL PLAT AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PARCEL OF LAND BEING A PORTION OF TRACTS A2 AND A3, VISTA RIDGE FILING NO. 12, FIRST AMENDMENT FINAL PLAT OF THE WELD COUNTY CLERK AND RECORDER OFFICE AND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AND WITH THE TOWN OF ERIE, WELD COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACTS A2 AND A3, VISTA RIDGE FILING NO. 12, FIRST AMENDMENT FINAL PLAT:
THENCE ALONG THE EAST LINES OF SAID TRACTS A2 AND A3, N00°00'00"E, A DISTANCE OF 859.01 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT A3;
THENCE ALONG THE NORTH LINE OF SAID TRACT A3 S88°59'35"W, A DISTANCE OF 10.00 FEET;
THENCE S00°12'01"E, A DISTANCE OF 858.75 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT A2;
THENCE ALONG THE SOUTH LINE OF SAID TRACT A2 S89°38'37"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;
CONTAINING 8588 SQUARE FEET OR 0.197 ACRES MORE OR LESS



VICINITY MAP
NOT TO SCALE

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
COMMERCIAL LOTS	688,677 SQ.FT.	82%
TRACTS	155,182 SQ.FT.	18%
PUBLIC ROW	0 SQ.FT.	0%
TOTAL	843,855 SQ.FT.	100%

TRACT SUMMARY CHART				
TRACT	AREA	USE	OWNERSHIP	MAINTENANCE
TRACT "A"	71,375 SQ.FT.	ACCESS & UTILITY	SH7 MARKETPLACE, LLC	SH7 MARKETPLACE, LLC
TRACT "B"	83,807 SQ.FT.	STORM WATER DETENTION	SH7 MARKETPLACE, LLC	SH7 MARKETPLACE, LLC

GENERAL NOTES:

1. THIS SURVEY WAS BASED ON TITLE ORDER NUMBER ABC25140142.2 PREPARED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF MAY 10, 2016 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
2. BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08013C444J (PANEL NOT PRINTED) WITH AN EFFECTIVE DATE OF DECEMBER 18, 2012. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
3. BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST AND BEARS N00°12'01"W AS REFERENCED AND BOUNDED BY THE MONUMENTS SHOWN HEREON.
4. THE LOCATION OF ALL UNDERGROUND UTILITY LINES, IF SHOWN HEREON, ARE BASED ON FIELD LOCATION OF VISIBLE EVIDENCE AND MARKINGS AND MAPPING PROVIDED BY A UTILITY LOCATION SERVICE AND ARE TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
5. THIS SITE IS CURRENTLY ZONED: PD (PLANNED DEVELOPMENT)
6. DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

TITLE VERIFICATION CERTIFICATE

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:

LAND TITLE GUARANTEE COMPANY

BY: _____ (DATE) _____

TITLE: _____

ATTEST:

SECRETARY / TREASURER

STATE OF COLORADO)

) SS.

COUNTY OF WELD)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2016 A.D.,

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 _____ 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 _____, 2016.

MAYOR

ATTEST _____
TOWN CLERK

PLANNING COMMISSION STATEMENT

THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON THE ____ DAY OF _____, 2016.

CHAIRPERSON

DATE

CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO)

) SS.

COUNTY OF WELD)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 2016 A.D. AND WAS RECORDED AT RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER

ACCEPTANCE CERTIFICATE

THE DEDICATION OF TRACTS A AND B AND WALL IN EASEMENT "A" IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE SH7 MARKETPLACE, LLC

BY: _____ DATE: _____

TITLE: _____

STATE OF COLORADO)

) SS.

COUNTY OF WELD)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2016 A.D.,

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYORS 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 18, 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 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 _____, 2016.

BRIAN J. DENNIS, PLS
COLORADO PROFESSIONAL LAND SURVEYOR NO.38069
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

Galloway

Planning, Architecture, Engineering,

1755 Telstar Drive, Suite 107

Colorado Springs, CO 80920

719.900.7220

www.gallowayUS.com

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#	DATE	ISSUE / DESCRIPTION	INIT.
1.	08.30.16	ADJUSTED LOT LINES PER CLIENT	BJD
2.	09.20.16	ADDRESS CITY COMMENTS	BJD
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VISTA RIDGE FILING NO. 14, SECOND AMENDMENT
MINOR SUBDIVISION

TOWN OF ERIE, COUNTY OF WELD, COLORADO
PROJECT # MS-0007778-2016

SHEET

PROJECT NO: SH7000001.01

DRAWN BY: JAR

CHECKED BY: BJD

DATE: MAY 25, 2016

1 OF 2

VISTA RIDGE FILING NO. 14, SECOND AMENDMENT MINOR SUBDIVISION

A PART OF VISTA RIDGE FILING NO. 12, VISTA RIDGE FILING NO. 12
1ST AMENDMENT & VISTA RIDGE FILING NO. 14,
SITUATED IN THE SOUTH WEST QUARTER OF SECTION 33,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
19.372 ACRES, 10 LOTS, 2 TRACTS

C 1/4 CORNER OF SECTION 33,
T.1N., R.68W., OF THE 6TH P.M.
(FOUND 2.5" ALUMINUM CAP,
PLS 24302 AND BENT #6 REBAR)

W 1/4 CORNER OF SECTION 33,
T.1N., R.68W., OF THE 6TH P.M.
(FOUND 2.5" ALUMINUM CAP,
PLS 24302 AND BENT #6 REBAR)

LEGEND

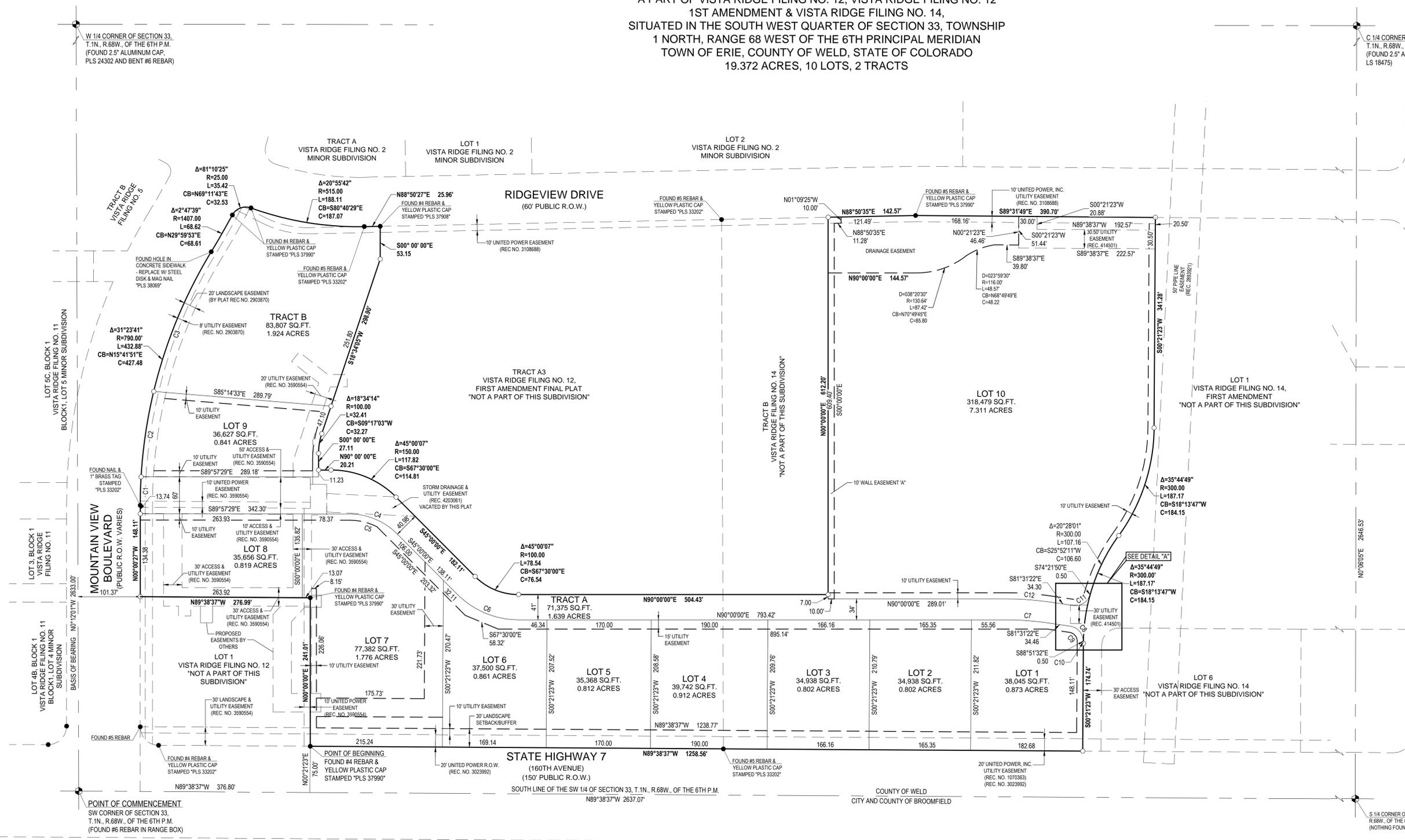
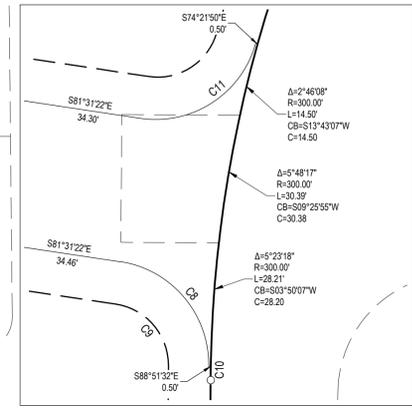
- ALIQUOT CORNER (AS DESCRIBED)
- FOUND MONUMENT (AS DESCRIBED)
- SET MONUMENT 5/8" REBAR AND CAP PLS NO. 38069 UNLESS NOTED OTHERWISE



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	790.00	46.29	3°21'26"	N01°40'43"E	46.28
C2	790.00	140.36	10°10'47"	N08°28'49"E	140.17
C3	790.00	246.23	17°51'29"	N22°27'57"E	245.23
C4	109.50	85.54	44°45'25"	S66°51'09"E	83.38
C5	99.50	45.08	25°57'20"	S76°13'00"E	44.69
C6	141.00	110.74	45°00'00"	S67°30'00"E	107.92
C7	484.00	71.61	8°28'38"	S85°45'41"E	71.55
C8	24.50	35.38	82°43'42"	S40°24'00"E	32.38
C9	14.50	20.72	81°52'45"	S40°34'59"E	19.00
C10	300.00	3.18	0°36'20"	N00°33'35"E	3.18
C11	24.50	35.42	82°50'28"	N57°03'24"E	32.42
C12	518.00	76.64	8°28'38"	N85°45'41"W	76.57

SHERIDAN PARKWAY
(158' PUBLIC R.O.W.)



Galloway
Planning, Architecture, Engineering,
1755 Telstar Drive, Suite 107
Colorado Springs, CO 80920
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#	DATE	ISSUE / DESCRIPTION	INIT.
1	08.30.16	ADJUSTED LOT LINES PER CLIENT	BJD
2	09.20.16	ADDRESS CITY COMMENTS	BJD

VISTA RIDGE FILING NO. 14, SECOND AMENDMENT
MINOR SUBDIVISION

TOWN OF ERIE, COUNTY OF WELD, COLORADO
PROJECT # MS-0007778-2016

PROJECT NO: SH7000001.01
DRAWN BY: JAR
CHECKED BY: LGB
DATE: MAY 25, 2016

SHEET

2 OF 2