



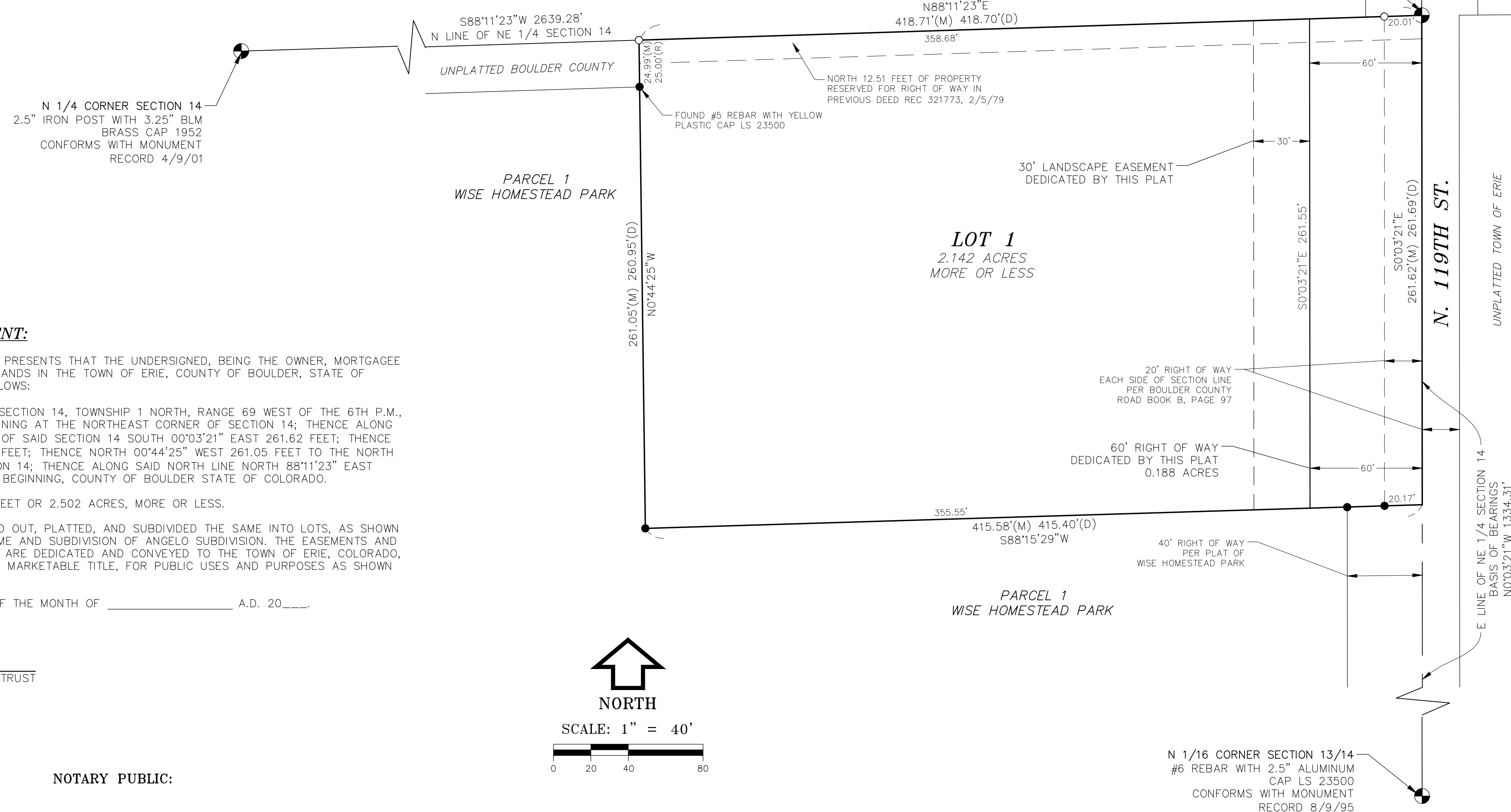
VICINITY MAP
SCALE 1" = 2000'

ANGELO SUBDIVISION

NW 1/4 SECTION 14, T1N, R69W OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
2.502 ACRES – 1 RESIDENTIAL LOT
MS-001076-2019

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL LOTS	2.142 AC.	86%
TRACTS	NA	NA
ROW	0.360 AC.	14%
TOTAL	2.502 AC.	100%

OWNER:
BEVERLY A. VERNON LIVING TRUST
10675 GOOSE HAVEN DR.
LAFAYETTE, CO 80026
303-378-8800



DEDICATION STATEMENT:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER, MORTGAGEE OR LIEN HOLDER OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF THE NE1/4 OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SECTION 14; THENCE ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 14 SOUTH 00°03'21" EAST 261.62 FEET; THENCE SOUTH 88°15'29" WEST 415.58 FEET; THENCE NORTH 00°44'25" WEST 261.05 FEET TO THE NORTH LINE OF SAID NE1/4 OF SECTION 14; THENCE ALONG SAID NORTH LINE NORTH 88°11'23" EAST 418.71 FEET TO THE POINT OF BEGINNING, COUNTY OF BOULDER STATE OF COLORADO.

CONTAINING 108,979 SQUARE FEET OR 2.502 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND SUBDIVISION OF ANGELO SUBDIVISION. THE EASEMENTS AND RIGHT OF WAY 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.

EXECUTED THIS _____ DAY OF THE MONTH OF _____ A.D. 20____

VERNETTA L.A. ANGELO LIVING TRUST

NOTARY PUBLIC:

STATE OF COLORADO)
COUNTY OF _____)ss

KNOW ALL PERSONS BY THESE PRESENTS THAT THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF THE MONTH OF _____, A.D., 20____. MY COMMISSION EXPIRES _____ WITNESS MY HAND AND SEAL

NOTARY PUBLIC _____

LEGEND:

- FOUND #5 REBAR WITH PLASTIC CAP, LS 24305 – UNLESS OTHERWISE NOTED
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP, EHRHART LS 29414
- ⊙ SECTION CORNER
- (M) MEASURED DISTANCE
- (D) DEEDED DISTANCE, REC 3377110, 4/25/14
- (R) RECORDED DISTANCE

CLERK AND RECORDER'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF BOULDER COUNTY CLERK AND RECORDER
ON THE _____ DAY OF _____, 20____
AT _____ O'CLOCK ____M.
IN FILE NO. _____ MAP _____ RECEPTION No. _____
COUNTY CLERK AND RECORDER
BY: _____ DEPUTY

TITLE VERIFICATION CERTIFICATE:

WE, HERITAGE TITLE 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:

HERITAGE TITLE COMPANY

BY: _____ AUTHORIZED OFFICIAL

TITLE: _____

NOTARY:

STATE OF COLORADO)
COUNTY OF _____)ss

KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING DEDICATION WAS ACKNOWLEDGED

BEFORE ME THIS _____ DAY OF THE MONTH OF _____, A.D., 20____.

MY COMMISSION EXPIRES _____ WITNESS MY HAND AND SEAL

NOTARY PUBLIC _____

GENERAL NOTES:

- 1) STEWART TITLE GUARANTY COMPANY, FILE NUMBER 01330-93643, DATED JULY 12, 2017, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 2) BEARINGS ARE BASED ON THE WEST LINE OF THE NE QUARTER OF SECTION 14 BEARS N0°03'21"W (ASSUMED), MONUMENTED AS SHOWN HEREON.
- 3) LINEAL UNITS USED ARE U.S. SURVEY FEET.
- 4) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF PERSONS NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- 5) UTILITY LOCATIONS SHOWN ARE FROM VISIBLE SURFACE EVIDENCE. FOR SPECIFIC LOCATIONS CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987.
- 6) 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 SURVEYOR'S STATEMENT SHOWN HEREON.
- 7) FLOODPLAIN: THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% FLOODPLAIN) PER FLOOD INSURANCE RATE MAP FOR BOULDER COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08013C0437J, REVISED DECEMBER 18, 2012.

PLANNING AND DEVELOPMENT DEPARTMENT APPROVAL CERTIFICATE:

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

PLANNING AND DEVELOPMENT DIRECTOR _____

BOARD OF TRUSTEES APPROVAL CERTIFICATE:

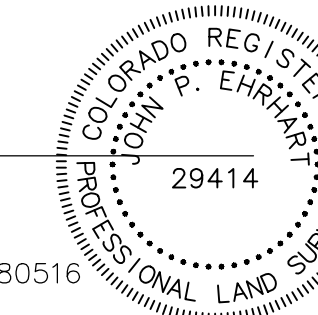
THIS PLAT, TO BE KNOWN AS ANGELO SUBDIVISION, IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE _____ DAY OF _____ A.D. 20____.

MAYOR _____

ATTEST: _____ TOWN CLERK

SURVEYOR'S CERTIFICATE:

I, JOHN P. EHRHART, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY MADE ON FEBRUARY 6, 2017.



JOHN P. EHRHART
COLORADO P.L.S. #29414
EHRHART LAND SURVEYING, LLC
P.O. BOX 930, ERIE, COLORADO 80516
PHONE: (303) 828-3340

 P.O. Box 930 Erie, Colorado 80516, (303) 828-3340 www.coloradols.com	PAGE NO. 1 OF 1
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	DRAWN BY: JPE
	PROJECT: S165123