

VISTA RIDGE FILING NO. 12, 2ND AMENDMENT FINAL PLAT

A RESUBDIVISION OF: TRACT A3, VISTA RIDGE FILING NO. 12, 1ST AMENDMENT FINAL PLAT AND TRACT B, VISTA RIDGE FILING NO. 14, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

10.199 ACRES-3 LOTS/2 TRACTS
FP-000713-2015
SHEET 1 OF 3

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL LOTS (3)	347,972 S.F.	78%
TRACTS (2)	96,295 S.F.	22%
PUBLIC ROW	0 S.F.	0%
TOTAL	444,267 S.F.	100%

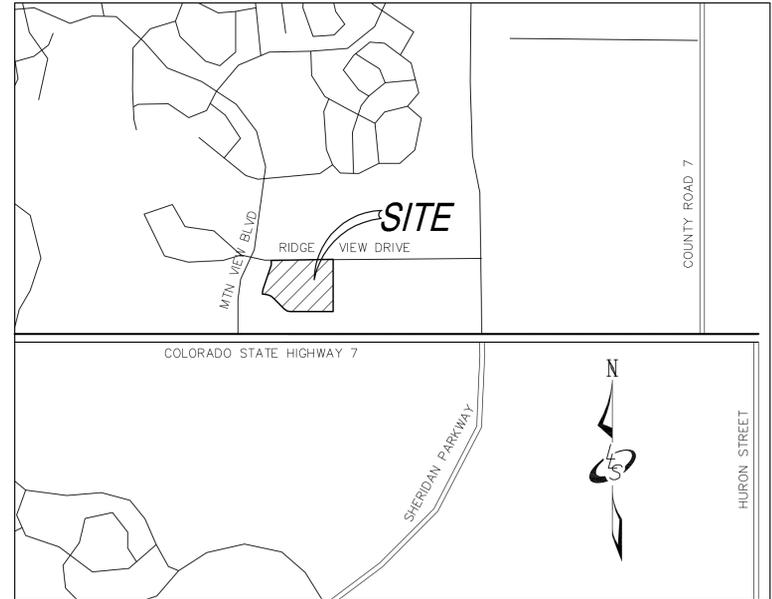
TRACT SUMMARY CHART				
TRACT	AREA	USE	OWNERSHIP	MAINTENANCE
TRACT A	85,186 S.F. 1.956 AC.	PRIVATE ACCESS DRIVE EMERGENCY ACCESS UTILITY EASEMENT	OWNER	OWNER
TRACT B	11,109 S.F. 0.255 AC.	PARK AREA	OWNER	OWNER

GENERAL NOTES

- THE PLAT CONSISTS OF FURTHER SUBDIVIDING TRACT A3 OF "VISTA RIDGE FILING NO. 12, 1ST AMENDMENT FINAL PLAT" AND TRACT B OF "VISTA RIDGE FILING NO. 14", TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO. THIS PLAT CONTAINS 3 LOTS AND 2 TRACTS. LOTS 1, 2 AND 3 WILL BE USED FOR ONE LEASING OFFICE AND 144 SINGLE-FAMILY ATTACHED UNITS.
- TRACT A IS FOR UTILITY, DRAINAGE, PRIVATE ACCESS DRIVES AND EMERGENCY ACCESS PURPOSES AND SHALL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSOR OR ASSIGNS.
- TRACT B IS FOR A PARK AREA AND SHALL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSOR OR ASSIGNS.
- UTILITY AND DRAINAGE EASEMENTS, LABELED HEREON, SHALL BE GRANTED FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER LINES, WATER LINES, STORM DRAINAGE FACILITIES, SURFACE DRAINAGE AND FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES) 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 BLANKET DRAINAGE EASEMENT SHALL BE GRANTED OVER AND ACROSS LOTS 1, 2 AND 3 AND TRACTS A AND B FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE LINES AND ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO, AS WELL AS SURFACE DRAINAGE, 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. THIS BLANKET EASEMENT IS RESTRICTED TO THOSE AREAS OUTSIDE OF THE BUILDING FOOTPRINTS.
- A PERPETUAL EASEMENT OVER AND ACROSS LOTS 1-3 AND TRACTS A AND B FOR THE PUBLIC ACCESS; PROVIDED THAT THE AFORESAID EASEMENT SHALL BE RESTRICTED TO THE LOCATION OF SIDEWALKS, PEDESTRIAN PATHS, STREETS, PARKING LOTS, PARKS, COMMON AREAS AND LANDSCAPED AREAS AS REFLECTED ON AND CONSTRUCTED ACCORDING TO A SITE IMPROVEMENT PLAN ACCEPTED AND APPROVED BY THE TOWN OF ERIE.
- A PERPETUAL EASEMENT OVER AND ACROSS LOTS 1-3 AND TRACTS A AND B FOR EMERGENCY PUBLIC ACCESS; SAID EASEMENT BEING SUBJECT TO RESTRICTIONS AND REQUIREMENTS OF THE TOWN OF ERIE MUNICIPAL CODE.
- EASEMENTS OVER AND ACROSS ALL PRIVATE DRIVES ARE HEREBY GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO FOR THE USE AND INSTALLATION OF GAS MAINS IN ORDER TO PROVIDE SERVICE TO INTERNAL BUILDINGS (NO.S 3, 6, 7, 25, 26, 29, 30, 31) THAT ARE OTHERWISE INACCESSIBLE.
- 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 THIS VISTA RIDGE FILING NO. 12, 2ND AMENDMENT FINAL PLAT AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.; THENCE NORTH 72°57'05" EAST, A DISTANCE OF 1,087.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°12'01" WEST, A DISTANCE OF 608.49 FEET; THENCE NORTH 88°50'27" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°12'01" EAST, A DISTANCE OF 608.69 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 6,086 SQUARE FEET, OR 0.140 ACRES MORE OR LESS.
- A PORTION OF THE ACCESS, UTILITY AND DRAINAGE EASEMENT DEDICATED IN THE VISTA RIDGE FILING NO. 12, 1ST AMENDMENT FINAL PLAT RECORDED AT RECEPTION NO. 4162948, SAID EASEMENT RECORDED IN SEPARATE DOCUMENT AT RECEPTION NO. 4185853 AND LABELED AS EXHIBIT B-2, IS HEREBY VACATED WITH THIS VISTA RIDGE FILING NO. 12, 2ND AMENDMENT FINAL PLAT AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.; THENCE NORTH 32°44'30" EAST, A DISTANCE OF 779.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 18°34'05" EAST, A DISTANCE OF 21.10 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 9.56 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 16.28 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 258 SQUARE FEET, OR 0.006 ACRES MORE OR LESS.
- BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 33, WHICH BEARS NORTH 00°12'01" WEST ACCORDING TO THE VISTA RIDGE MASTER FINAL PLAT AND IS MONUMENTED AS SHOWN HEREON.
- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
- P.L.S. SEAL, DEPICTED HEREON, VALID ONLY WITH WET SIGNATURE AND DATE WRITTEN THROUGH IT.
- BASED UPON THE INSURANCE RATE MAP COMMUNITY PANEL NO. 080130 044J, THIS PANEL IS NOT PRINTED AND THERE IS NO SPECIAL FLOOD INFORMATION.
- MAINTENANCE DEFINITION: MAINTENANCE IS THE PROCESS OF PRESERVING CAPITAL IMPROVEMENTS, STRUCTURES, DEVELOPMENT, OR SYSTEMS TO MEET ITS FUNCTION OR ORIGINAL INTENT OF THE FACILITY. THIS 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANGE LAND SURVEYS, LLC. TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS.

THAT TITLE COMMITMENT NUMBER _____, EFFECTIVE DATE _____ AT _____ AND PREPARED BY LAND TITLE GUARANTEE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS-OF-WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS.

18. DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DESCRIBED AS EXACTLY 1200/3937 METERS.



VICINITY MAP
1"=1000'

SURVEYOR'S CERTIFICATE

I, JONATHAN R. LANGE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN PREPARATION OF THIS PLAT OF VISTA RIDGE FILING NO. 12, 2ND AMENDMENT FINAL PLAT AND THAT SAID SURVEY WORK WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, IN COMPLIANCE WITH C.R.S. 38-51-104, C.R.S. 38-51-105 AND C.R.S. 38-51-106, ON OR ABOUT THE 13TH DAY OF APRIL, 2015, AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS THE BOUNDARY OF SAID SUBDIVISION AND THE SURVEY THEREOF AND IS IN FULL COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2016.

JONATHAN R. LANGE, PLS 37908
FOR AND ON BEHALF OF
LANGE LAND SURVEYS, LLC.

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS VISTA RIDGE FILING NO. 2, 1ST AMENDMENT FINAL PLAT 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 _____, 2016.

MAYOR _____
ATTEST: TOWN CLERK _____

COMMUNITY DEVELOPMENT AND PUBLIC WORKS APPROVAL CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE COMMUNITY DEVELOPMENT DIRECTOR AND PUBLIC WORKS DIRECTOR ON THIS ____ DAY OF _____, 2016.

COMMUNITY DEVELOPMENT DIRECTOR _____
PUBLIC WORKS DIRECTOR _____

CLERK AND RECORDERS 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 _____

<p>5511 WEST 56TH AVENUE, SUITE 240 ARVADA, CO 80002 P:(720) 242-9732 F:(720) 242-9654</p>	DRAWN BY: LC	#	REVISIONS:	DATE:
	CHECKED BY: JRL	1		
	SCALE: N/A	2		
	DATE: 03/09/16	3		
	FILE NO. FINAL PLAT	4		
		5		
		6		
		7		
	8			

DEDICATION STATEMENT

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

TRACT A3 OF "VISTA RIDGE FILING NO. 12, 1ST AMENDMENT FINAL PLAT" AND TRACT B OF "VISTA RIDGE FILING NO. 14", LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, WHICH BEARS NORTH 00°12'01" WEST ACCORDING TO THE VISTA RIDGE MASTER FINAL PLAT.

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33;

THENCE NORTH 00°12'01" WEST, A DISTANCE OF 520.78 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 392.63 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°00'00" WEST, A DISTANCE OF 27.10 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 32.41 FEET, A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 18°54'05", A CHORD BEARING OF NORTH 09°17'03" EAST, A DISTANCE OF 32.27 FEET;
THENCE NORTH 18°34'05" EAST, A DISTANCE OF 298.90 FEET;
THENCE NORTH 00°00'00" WEST, A DISTANCE OF 53.15 FEET;
THENCE NORTH 88°50'27" EAST, A DISTANCE OF 556.31 FEET;
THENCE NORTH 88°50'35" EAST, A DISTANCE OF 173.66 FEET;
THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 612.20 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 504.44 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 78.54 FEET, A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 45°00'00", A CHORD BEARING OF NORTH 67°30'00" WEST, A DISTANCE OF 76.54 FEET;
THENCE NORTH 45°00'00" WEST, A DISTANCE OF 182.11 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH AN ARC LENGTH OF 117.81 FEET, A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 45°00'00", A CHORD BEARING OF NORTH 67°30'00" WEST, A DISTANCE OF 114.81 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 20.23 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 444,267 SQUARE FEET, OR 10.199 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, STREETS AND EASEMENTS, AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF VISTA RIDGE FILING NO. 12, 2ND AMENDMENT FINAL PLAT. THE EASEMENTS, EXCEPT THOSE OF PRIOR RECORD, AS SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH THE MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON. WE DO HEREBY GRANT AND CONVEY TO THE TOWN OF ERIE, COLORADO AN EASEMENT OVER ANY AND ALL PRIVATE ACCESS DRIVES AND RIGHTS-OF-WAY FOR THE PURPOSE OF PASSAGE OF SERVICE VEHICLES AND PASSAGE OF ALL VEHICLES AND PEDESTRIANS DURING AN EMERGENCY SITUATION. IT IS EXPRESSLY UNDERSTOOD THAT THE ACCEPTANCE OF THE DEDICATION OF THIS EASEMENT IS NOT TO BE CONSTRUED AS AN ACCEPTANCE INCLUDING MAINTENANCE BY THE TOWN OF SAID PRIVATE ACCESS DRIVES AND RIGHTS-OF-WAY FOR ANY OTHER PURPOSES.

OWNER / SUBDIVIDER

FAIRWAYS AT VISTA RIDGE, LLC

BY: _____ DATE: _____

TITLE: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2016, BY _____

AS _____ OF FAIRWAYS AT VISTA RIDGE, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

TITLE VERIFICATION CERTIFICATE

WE, LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT THE TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS NOTED ON OUR ORDER NUMBER ABB25135884-2, EFFECTIVE DATE 12-21-2016 AT 5:00 P.M.

LAND TITLE GUARANTEE COMPANY

BY: _____ DATE: _____

TITLE: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2016 BY _____

AS _____ OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

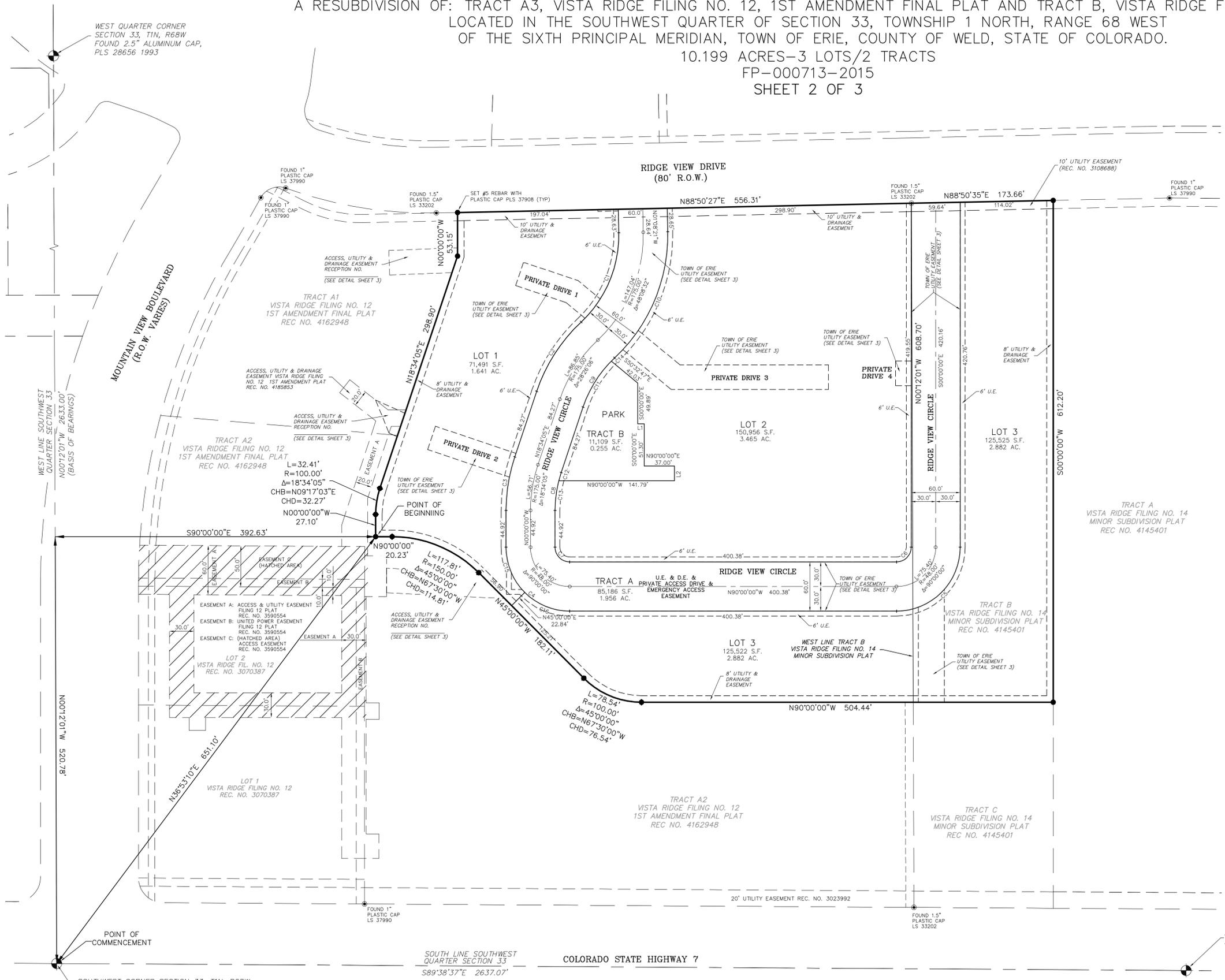
NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

VISTA RIDGE FILING NO. 12, 2ND AMENDMENT FINAL PLAT

A RESUBDIVISION OF: TRACT A3, VISTA RIDGE FILING NO. 12, 1ST AMENDMENT FINAL PLAT AND TRACT B, VISTA RIDGE FILING NO. 14, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

10.199 ACRES-3 LOTS/2 TRACTS
FP-000713-2015
SHEET 2 OF 3



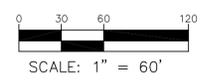
SYMBOL LEGEND	
	SECTION CORNER
	MONUMENTED PROPERTY CORNER
	SET PROPERTY CORNER
	#5 REBAR W/PLASTIC CAP PLS 37908
	LOT NUMBER
	RIGHT-OF-WAY
	SQUARE FEET
	ACRES
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	GAS MAIN EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N90°00'00"E	8.00'
L2	N00°00'00"W	17.94'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	145.00'	121.83'	118.28'	S22°55'55"W	48°08'32"
C2	205.00'	101.74'	100.70'	N32°47'08"E	28°26'06"
C3	205.00'	66.44'	66.14'	S09°17'03"W	18°34'05"
C4	78.00'	122.52'	110.31'	N45°00'00"W	90°00'00"
C5	78.00'	122.52'	110.31'	S45°00'00"W	90°00'00"
C6	18.00'	28.27'	25.46'	N45°00'00"E	90°00'00"
C7	18.00'	28.27'	25.46'	S45°00'00"E	90°00'00"
C8	145.00'	46.99'	46.79'	N09°17'03"E	18°34'05"
C9	145.00'	71.96'	71.22'	S32°47'08"W	28°26'06"
C10	205.00'	172.25'	167.23'	S22°55'55"W	48°08'32"
C11	145.00'	66.36'	65.78'	S31°40'43"W	26°13'16"
C12	145.00'	10.41'	10.41'	N16°30'39"E	4°06'51"
C13	145.00'	36.58'	36.48'	N07°13'37"E	14°27'14"
C14	145.00'	5.60'	5.60'	N45°53'48"E	2°12'50"
C15	78.00'	61.26'	59.70'	N22°30'00"W	45°00'00"
C16	78.00'	61.26'	59.70'	N67°30'00"W	45°00'00"



5511 WEST 56TH AVENUE, SUITE 240
ARVADA, CO 80002
P: (720) 242-9732 F: (720) 242-9654

DRAWN BY: LC
CHECKED BY: JRL
SCALE: 1"=60'
DATE: 03/09/16
FILE NO. FINAL PLAT

#	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			

VISTA RIDGE FILING NO. 12, 2ND AMENDMENT FINAL PLAT

A RESUBDIVISION OF: TRACT A3, VISTA RIDGE FILING NO. 12, 1ST AMENDMENT FINAL PLAT AND TRACT B, VISTA RIDGE FILING NO. 14, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.
 10.199 ACRES-3 LOTS/2 TRACTS
 FP-000713-2015
 SHEET 3 OF 3

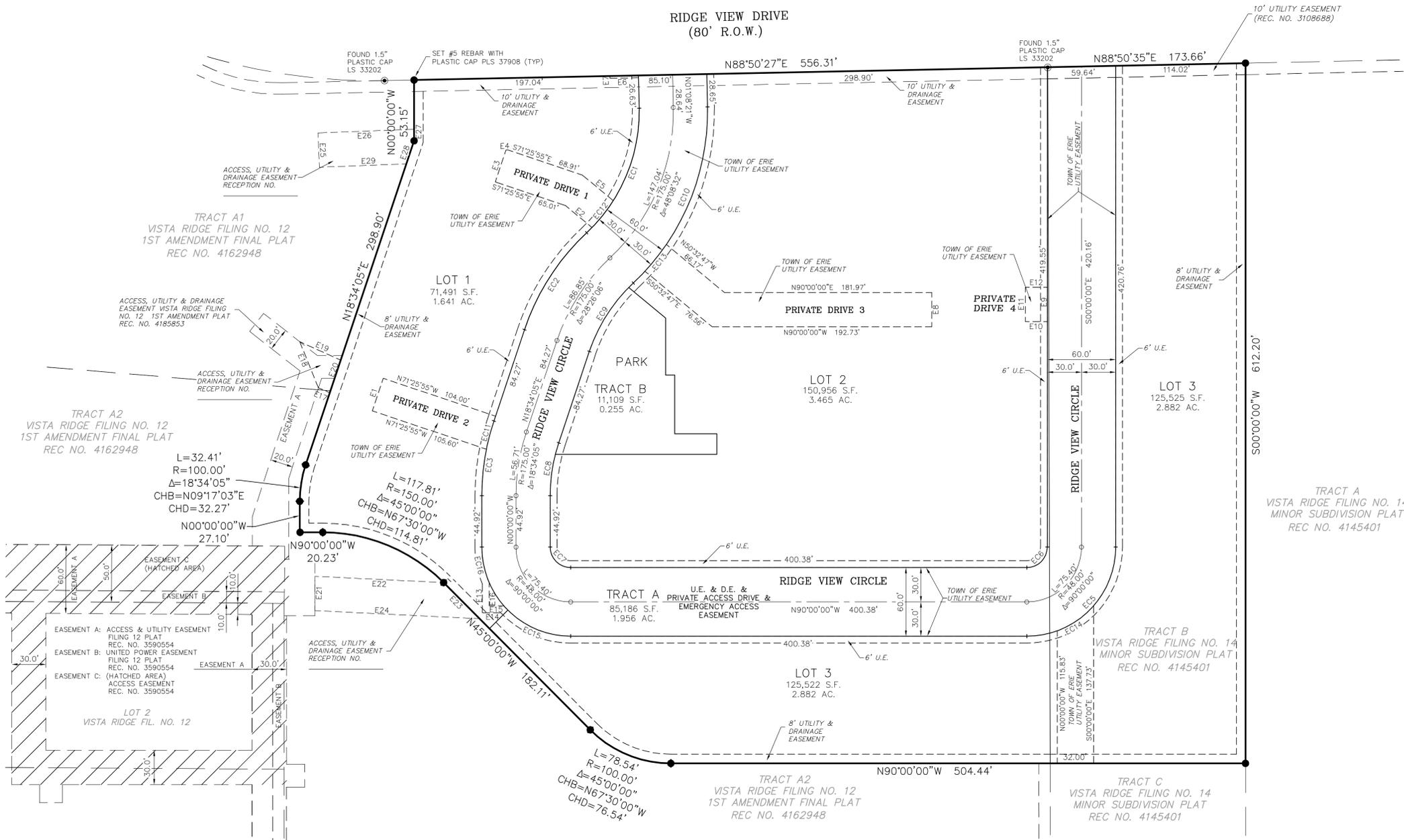
EASEMENT DETAIL

EASEMENT LINE TABLE

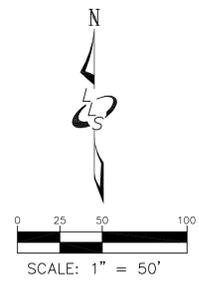
LINE	BEARING	DISTANCE
E1	S18°34'05"W	30.00'
E2	S50°32'47"E	30.18'
E3	S18°34'05"W	29.42'
E4	S88°51'39"W	1.73'
E5	N50°32'47"W	35.19'
E6	S88°50'27"W	25.10'
E7	N01°08'21"W	2.00'
E8	N00°00'00"W	30.00'
E9	S00°00'00"E	30.00'
E10	N90°00'00"W	19.17'
E11	S00°00'00"E	30.00'
E12	N90°00'00"W	19.17'
E13	S00°00'00"E	25.10'
E14	N90°00'00"W	16.26'
E15	N90°00'00"W	12.92'
E16	N90°00'00"W	20.33'
E17	N65°51'50"W	10.88'
E18	N22°15'28"W	43.50'
E19	S65°51'50"E	39.45'
E20	S18°34'05"W	30.14'
E21	N00°00'00"W	30.04'
E22	S87°12'41"E	113.10'
E23	S45°00'00"E	44.65'
E24	N87°12'41"W	144.71'
E25	N02°10'51"W	30.00'
E26	N87°49'09"E	84.34'
E27	S00°00'00"E	10.10'
E28	S18°34'05"W	21.29'
E29	S87°49'09"W	76.42'

EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC1	145.00'	121.83'	118.28'	S22°55'55"W	48°08'32"
EC2	205.00'	101.74'	100.70'	N32°47'08"E	28°26'06"
EC3	205.00'	66.44'	66.14'	S09°17'03"W	18°34'05"
EC4	78.00'	122.52'	110.31'	N45°00'00"W	90°00'00"
EC5	78.00'	122.52'	110.31'	S45°00'00"W	90°00'00"
EC6	18.00'	28.27'	25.46'	N45°00'00"E	90°00'00"
EC7	18.00'	28.27'	25.46'	S45°00'00"E	90°00'00"
EC8	145.00'	48.99'	48.79'	N09°17'03"E	18°34'05"
EC9	145.00'	71.96'	71.22'	S32°47'08"W	28°26'06"
EC10	205.00'	172.25'	167.23'	S22°55'55"W	48°08'32"
EC11	205.00'	25.60'	25.59'	S14°59'24"W	7°09'23"
EC12	145.00'	30.06'	30.00'	N38°27'37"E	11°52'38"
EC13	205.00'	30.03'	30.00'	N38°45'11"E	8°23'34"
EC14	78.00'	39.19'	38.78'	S55°36'55"W	28°47'05"
EC15	78.00'	66.27'	64.30'	S65°39'35"E	48°40'50"
EC16	78.00'	32.07'	31.84'	S11°46'42"W	23°33'23"



SYMBOL LEGEND	
	SECTION CORNER
	MONUMENTED PROPERTY CORNER
	SET PROPERTY CORNER #5 REBAR W/PLASTIC CAP PLS 37908
	LOT NUMBER
R.O.W.	RIGHT-OF-WAY
S.F.	SQUARE FEET
AC.	ACRES
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
G.E.	GAS MAIN EASEMENT



<p>Lange Land Surveys 5511 WEST 56TH AVENUE, SUITE 240 ARVADA, CO 80002 P:(720) 242-9732 F:(720) 242-9654</p>	DRAWN BY: LC	#	REVISIONS:	DATE:	BY:
	CHECKED BY: JRL	1			
	SCALE: 1"=50'	2			
	DATE: 03/09/16	3			
	FILE NO. FINAL PLAT	4			
		5			
	6				
	7				
	8				