

ERIE FOUR CORNERS SUBDIVISION FILING NO. 1 AMENDMENT 1

A REPLAT OF LOT 6, BLOCK 4, AND LOT 1, BLOCK 6, ERIE FOUR CORNERS SUBDIVISION FILING NO. 1
 LOCATED IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SEC. 24, T.1N, R.69W, 6TH P.M.,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

4.5118 ACRES - 2 LOTS
 MPA-001521-2022

CERTIFICATE OF DEDICATION AND OWNERSHIP.

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES OR LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OR ERIE, COUNTY OF BOULDER, COLORADO, DESCRIBED AS FOLLOWS:

LOT 6, BLOCK 4, AND LOT 1, BLOCK 6, ERIE FOUR CORNERS SUBDIVISION FILING NO. 1, RECORDED ON 8/24/2022 UNDER RECEPTION NO. 03978307, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, CONTAINING A CALCULATED AREA OF 196,532 SQUARE FEET OR 4.5118 ACRES.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND EASEMENTS AS SHOWN HEREON, UNDER THE NAME AND STYLE OF "ERIE FOUR CORNERS SUBDIVISION FILING NO. 1 AMENDMENT 1." THE EASEMENTS NOTED HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO FOR PUBLIC USES AND PURPOSES AS NOTED HEREON.

FDG MEQ ERIE, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: FORUM MANAGEMENT, INC.,
 A COLORADO CORPORATION,
 ITS MANAGER

BY: _____

NAME: EDIE M. SUHR DATE: _____
 VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF COLORADO }
 COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY

EDIE M. SUHR AS VICE PRESIDENT OF FORUM MANAGEMENT INC., A COLORADO CORPORATION, AS MANAGER OF FDG MEQ ERIE, LLC, A COLORADO LIMITED LIABILITY COMPANY.

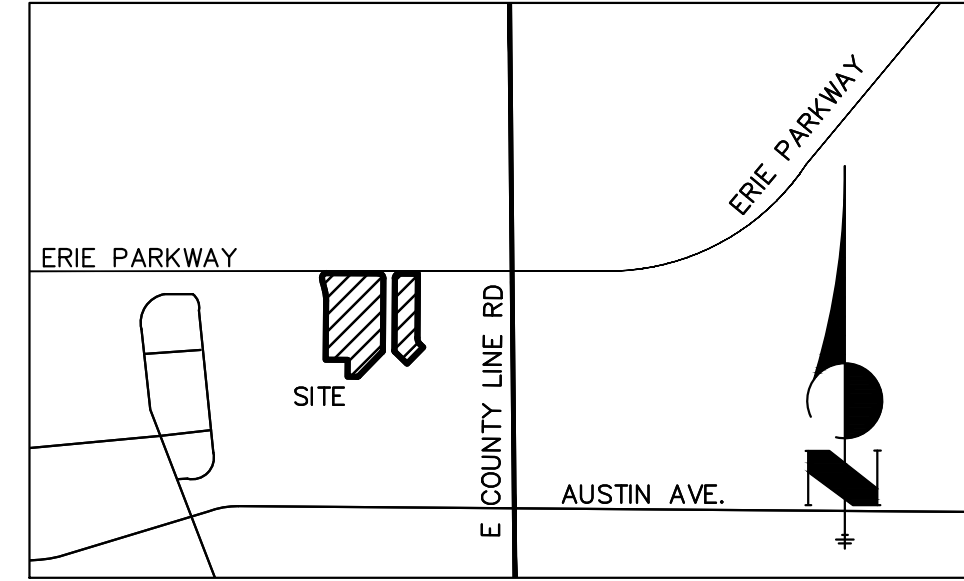
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

GENERAL NOTES:

- NOTICE: PER C.R.S. 13-80-105, 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.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- PER THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, CERTIFICATION IS DEFINED AS A STATEMENT THAT INCLUDES THE FOLLOWING: (A) IS SIGNED AND/OR SEALED BY A PROFESSIONAL LAND SURVEYOR REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED THEREIN HAVE BEEN PERFORMED BY THE PROFESSIONAL LAND SURVEYOR OR UNDER THE PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE. (B) IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (C) IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. (D) IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. ABZ70749529-21, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED APRIL 26, 2023 AT 5:00 P.M.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE EAST QUARTER CORNER BY A 2" ALUMINUM CAP STAMPED "ILLEGIBLE" IN A RANGE BOX, AND AT THE CENTER QUARTER CORNER BY A 2" ALUMINUM CAP STAMPED "LS 28286 2003" IN A RANGE BOX, BEARING N89°50'16"W AS SHOWN ON THE PLAT OF FOUR CORNERS SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 03978307 IN THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER.
- AVIGATION EASEMENT. THE DEVELOPER AND ITS ASSIGNS HEREBY GRANT TO THE TOWN OF ERIE (THE "TOWN") A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR THE USE AND BENEFIT OF THE TOWN AND THE PUBLIC APPURTENANT TO, OVER, ACROSS AND THROUGH THE PROPERTY SUBJECT TO THIS PLAT (THE "PROPERTY"), FOR THE PASSAGE OF ALL AIRCRAFT ("AIRCRAFT" BEING DEFINED AS ANY DEVICE NOW KNOWN OR HEREINAFTER INVENTED, USED OR DESIGNATED FOR NAVIGATION OF OR FLIGHT IN THE AIR) BY WHOMEVER OWNED AND OPERATED, IN THE AIRSPACE ABOVE THE SURFACE OF THE PROPERTY TO AN INFINITE HEIGHT ABOVE THE PROPERTY, TOGETHER WITH THE RIGHT TO CAUSE IN SAID AIRSPACE SUCH NOISE, VIBRATION, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT USING SAID AIRSPACE FOR LANDING AT, TAKING OFF FROM, OR OPERATING AT THE ERIE MUNICIPAL AIRPORT. THE DEVELOPER AND ITS ASSIGNS FURTHER GRANT AND CONVEY UNTO THE TOWN AND ITS AGENTS, OFFICIALS, REPRESENTATIVES, AND EMPLOYEES, A CONTINUING RIGHT TO TAKE ANY ACTION NECESSARY TO PREVENT THE ERECTION OR GROWTH OF ANY STRUCTURE, TREE OR OTHER OBJECT INTO THE AIRSPACE, OR TO MARK OR LIGHT AS OBSTRUCTIONS TO AIR NAVIGATION ANY AND ALL STRUCTURES, TREES OR OTHER OBJECTS, THAT MAY INTERFERE WITH THE USE OF THE ERIE MUNICIPAL AIRPORT, TOGETHER WITH THE RIGHT OF INGRESS TO, EGRESS FROM, AND PASSAGE OVER THE PROPERTY FOR SUCH PURPOSES. THIS AVIGATION EASEMENT SHALL RUN WITH THE LAND AND BE BINDING ON ALL FUTURE OWNERS OF THE PROPERTY.
- THE ENTIRETY OF THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP PANEL NUMBER 08013C0441J WITH A REVISION DATE OF DECEMBER 18, 2012.



VICINITY MAP
 SCALE: 1" = 1000'

GENERAL NOTES CONTINUED:

- 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 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.
- A) ALL HOA/DISTRICT MAINTAINED LANDSCAPING TO BE INSPECTED BY A COLORADO LANDSCAPE ARCHITECT IN GOOD STANDING AND PAID FOR BY THE DEVELOPER.
 B) ALL TOWN OF ERIE LANDSCAPE ACCEPTANCE PROCEDURES FOR HOA/DISTRICT MAINTAINED TRACTS SHALL BE FOLLOWED.
 C) UPON COMPLETION OF THE PROJECT, DEVELOPER/LANDSCAPE ARCHITECT TO PROVIDE TOWN OF ERIE A FULL SET OF AS-BUILT DRAWINGS OF ALL LANDSCAPE AND IRRIGATION, ON A CD SET INCLUDING LATEST VERSION OF PDF AND AUTO-CAD. IN ADDITION, A SIGNED LANDSCAPE/IRRIGATION COMPLIANCE STATEMENT SHALL BE PROVIDED TO TOWN.
 D) ALL STREET TREE SPECIES AND THEIR LOCATIONS SHALL BE APPROVED BY PARKS & RECREATION DIRECTOR OR DESIGNEE FOR TREES PLANTED ADJACENT TO RESIDENTIAL HOMES, WHETHER THEY BE INSTALLED BY THE DEVELOPER/CONTRACTOR OR INDIVIDUAL HOMEOWNER.
 ASH TREES SHALL NOT BE PLANTED UNDER ANY CIRCUMSTANCES
- NO ENCROACHMENTS OF BUILDINGS OR OTHER STRUCTURES SHALL BE PERMITTED INTO TOWN OF ERIE EASEMENTS.

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS	196,532	4.5118	100.00%
TRACTS	0	0	0
PUBLIC R.O.W.	0	0	0
TOTAL	196,532	4.5118	100.00%

TOWN COUNCIL APPROVAL CERTIFICATE:

THIS PLAT IS TO BE KNOWN AS ERIE FOUR CORNERS SUBDIVISION FILING NO. 1 AMENDMENT 1 AND IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____, PASSED AND ADOPTED AT A MEETING OF THE TOWN COUNCIL OF ERIE, COLORADO, HELD ON THE ____ DAY OF _____, 20____.

MAYOR _____

ATTEST _____
 TOWN CLERK

PLANNING & DEVELOPMENT APPROVAL CERTIFICATE:

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

PLANNING & DEVELOPMENT DIRECTOR _____

TITLE VERIFICATION CERTIFICATION:

WE, _____, 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), IS FREE AND CLEAR OF ALL MONETARY LIENS AND MONETARY ENCUMBRANCES AND IS OTHERWISE SUBJECT TO THOSE ITEMS OF RECORD SHOWN IN SCHEDULE B-2 OF TITLE COMMITMENT ORDER NUMBER _____ WITH AN EFFECTIVE DATE OF _____.

BY: _____ DATE _____
 AS: _____

ACKNOWLEDGMENT
 STATE OF COLORADO }
 COUNTY OF _____ } ss.

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL.

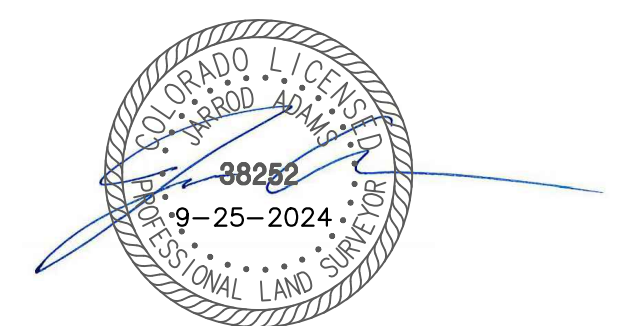
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATE:

I, JARROD ADAMS, 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 IN AUGUST, 2020 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 MUNICIPAL CODE, TITLE 10. I ATTEST THE ABOVE ON THIS ____ DAY OF _____ A.D., 202__.

JARROD ADAMS, COLORADO PLS NO. 38252
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF BOULDER COUNTY, COLORADO,

AT ____ O'CLOCK ____ M., ON THE ____ DAY OF _____, 20____.

AS RECEPTION NO. _____

CLERK AND RECORDER _____

BY: DEPUTY _____

ERIE FOUR CORNERS
 SUBDIVISION FILING NO. 1
 AMENDMENT 1
 JOB NO. 16064.15
 SEPTEMBER 25, 2024
 SHEET 1 OF 2

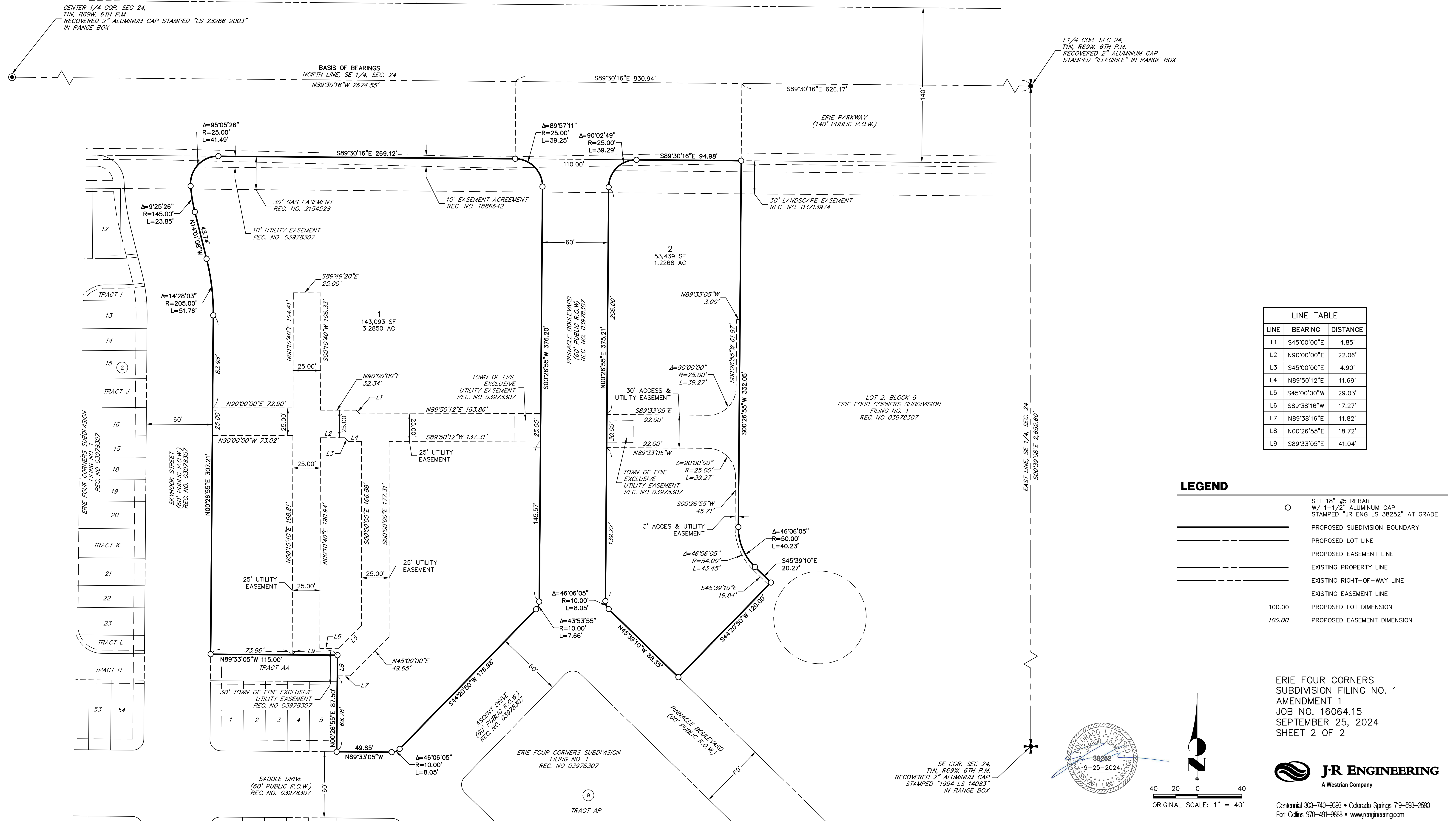


SHEET INDEX
 1) COVER SHEET
 2) LOT DIMENSIONS

Centennial 303-740-9393 • Colorado Springs 719-593-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

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 LOCATED IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SEC. 24, T.1N, R.69W, 6TH P.M.,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
 4.5118 ACRES - 2 LOTS
 MPA-001521-2022



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°00'00"E	4.85'
L2	N90°00'00"E	22.06'
L3	S45°00'00"E	4.90'
L4	N89°50'12"E	11.69'
L5	S45°00'00"W	29.03'
L6	S89°38'16"W	17.27'
L7	N89°38'16"E	11.82'
L8	N00°26'55"E	18.72'
L9	S89°33'05"E	41.04'

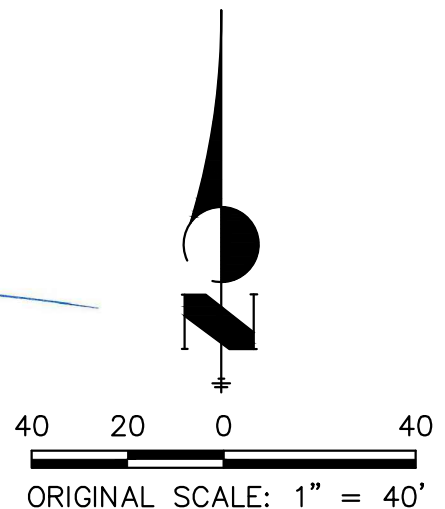
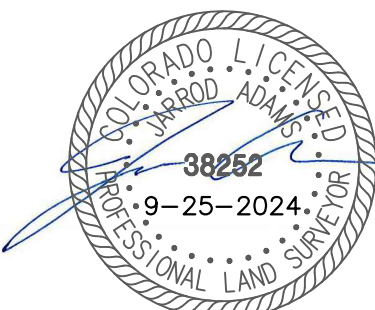
LEGEND

- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- - - PROPOSED EASEMENT LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- - - EXISTING EASEMENT LINE
- 100.00 PROPOSED LOT DIMENSION
- 100.00 PROPOSED EASEMENT DIMENSION

ERIE FOUR CORNERS
 SUBDIVISION FILING NO. 1
 AMENDMENT 1
 JOB NO. 16064.15
 SEPTEMBER 25, 2024
 SHEET 2 OF 2



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SE COR. SEC. 24,
 T1N, R69W, 6TH P.M.
 RECOVERED 2" ALUMINUM CAP
 STAMPED "1994 LS 14083"
 IN RANGE BOX

EAST LINE, SE 1/4, SEC. 24
 S00°39'08"E 2,652.60'

E1/4 COR. SEC. 24,
 T1N, R69W, 6TH P.M.
 RECOVERED 2" ALUMINUM CAP
 STAMPED "ILLEGIBLE" IN RANGE BOX

CENTER 1/4 COR. SEC. 24,
 T1N, R69W, 6TH P.M.
 RECOVERED 2" ALUMINUM CAP STAMPED "LS 28286 2003"
 IN RANGE BOX

BASIS OF BEARINGS
 NORTH LINE, SE 1/4, SEC. 24
 N89°30'16"E 2674.55'

TRACT AR

TRACT I

TRACT J

TRACT K

TRACT L

TRACT H

TRACT AA

TRACT AB

TRACT AC

TRACT AD

TRACT AE

TRACT AF

TRACT AG

TRACT AH

TRACT AI

TRACT AJ

TRACT I

TRACT J

TRACT K

TRACT L

TRACT H

TRACT AA

TRACT AB

TRACT AC

TRACT AD

TRACT AE

TRACT AF

TRACT AG

TRACT AH

TRACT AI

TRACT AJ

TRACT I

TRACT J

TRACT K

TRACT L

TRACT H

TRACT AA

TRACT AB

TRACT AC

TRACT AD

TRACT AE

TRACT AF

TRACT AG

TRACT AH

TRACT AI

TRACT AJ

TRACT I

TRACT J

TRACT K

TRACT L

TRACT H

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