CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOWN BY ALL MEN THESE PRESENTS THAN THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 BEING N 00°18'39" W AND MONUMENTED AS FOLLOWS:

-NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, BEING A FOUND 3.25" ALUMINUM CAP PLS 13155 IN RANGE BOX PER COLORADO MONUMENT RECORDED DATED 3-30-98.

-SOUTHWEST CORNER OF SECTION 36 BEING A FOUND 2.5" ALUMINUM CAP PLS 28656 IN RANGE BOX PER COLORADO MONUMENT RECORD DATED 12-2-93.

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36;

THENCE N 89°45'33" E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 1322.75 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36;

THENCE S 89°49'19" E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 182.64 FEET TO A POINT ON THE SOUTHERLY LINE OF A 50 FOOT WIDE PARCEL RECORDED AT RECEPTION NO. 3616070:

THENCE S 86°59'11" E A ALONG SAID SOUTHERLY PARCEL LINE A DISTANCE OF 1139.24 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36;

THENCE S 00°20'01" E ALONG SAID EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 8.63 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 1143 AT PAGE 504;

THENCE N 87°03'19" W ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND RECORDED IN BOOK 1143 AT PAGE 504 AND THE NORTHERLY LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 781619 A DISTANCE OF 573.88 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND RECORDED AT RECEPTION NUMBER 781619;

THENCE S 00°11'08" E ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NUMBER 781619 A DISTANCE OF 1209.44 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 7 (AKA BASELINE ROAD).

THENCE S 89°36'44" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 7 (AKA BASELINE ROAD) A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 436823;

THENCE N 00°11'08" W ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NUMBER 436823 A DISTANCE OF 553.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND RECORDED AT RECEPTION NUMBER 436823;

THENCE S 89°36'44" W ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NUMBER 436823 AND THE EXTENSION THEREOF BEING THE NORTHERLY LINES OF THOSE PARCELS OF LAND RECORDED AT RECEPTION NUMBERS: 749256, 3494053, 127324, 3222737 AND 3059458 A DISTANCE OF 1681.33 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND RECORDED AT RECEPTION NUMBER 3059458 SAID POINT ALSO BEING ON THE EASTERLY LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 785164;

THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 785164 THE FOLLOWING TWO (2) COURSES:

1) N 00°20'16" W A DISTANCE OF 4.50 FEET;

2) S 89°36'44" W A DISTANCE OF 327.00 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36:

THENCE N 00°18'39" W ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 700.00 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 1,479,116 SQUARE FEET, OR 33.9558 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREIN UNDER THE NAME AND SUBDIVISION OF PARKDALE FILING NO. 3. THE STREETS, TRACTS, 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.

SIGNATURES:

SEE SHEET 2 FOR SIGNATURES

BASIS OF BEARINGS:

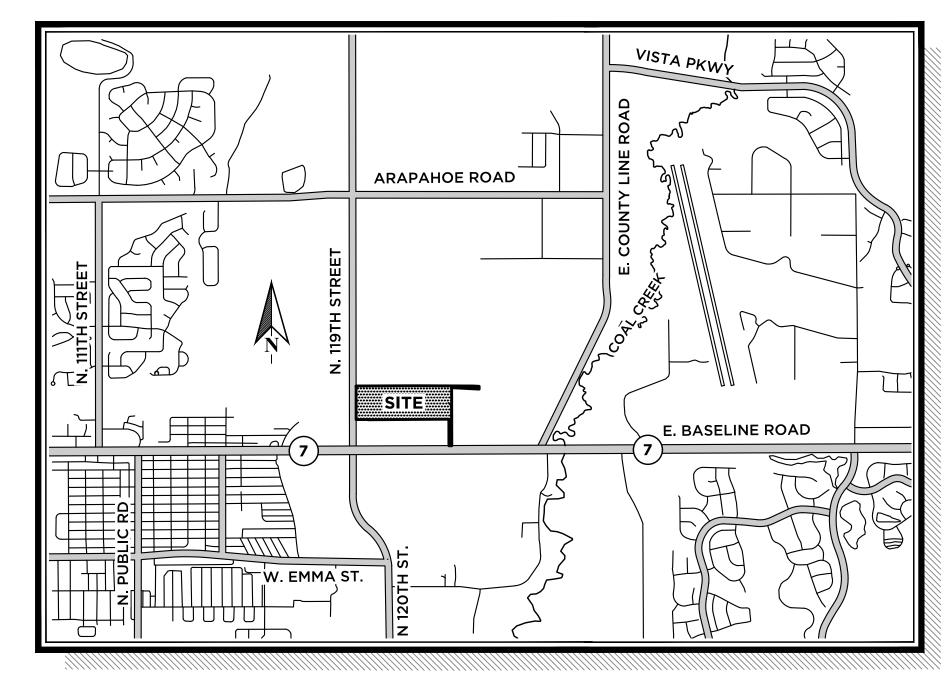
BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 36 BEARS N 00°18'39" W AS SHOWN HEREON. BEARINGS ARE GRID BASED ON NAD 83 (2011) (EPOCH: 2010.0000), COLORADO STATE PLANE NORTH ZONE 0501.

LAND SUMMARY CHART:

ТҮРЕ	AREA (AC)	% OF TOTAL		
LOTS (204)	14.5182 AC	42.76 %		
TRACTS (46)	9.8645 AC	29.05 %		
ROW	ROW 9.5731 AC			
тот	100 %			

PARKDALE FILING NO. 3

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO 33.956 ACRES - 204 LOTS / 46 TRACTS FP-001320-2021



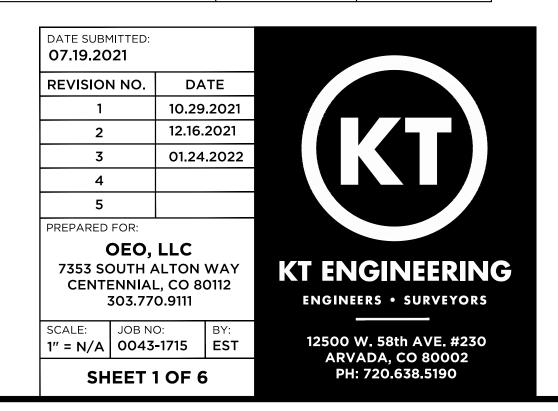
VICINITY MAP 1" = 2000'

NOTES

- 1. 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 BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S CERTIFICATE SHOWN HEREON.
- 2. DUE TO THE PROXIMITY OF THE PROPERTY TO THE ERIE MUNICIPAL AIRPORT, THERE WILL BE AIRCRAFT PASSING OVER THE PROPERTY. AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACTS ON THE PROPERTY. AIRCRAFT MAY CROSS PROPERTY AT LOW ALTITUDE IN ACCORDANCE WITH FAA REGULATIONS. THE FREQUENCY OF AIRCRAFT PASSING OVER THE PROPERTY MAY INCREASE IN THE FUTURE. THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS SPECIFICALLY ACKNOWLEDGE THE RIGHT OF PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE TOWN OF ERIE FOR AIRCRAFT OPERATIONS.
- 3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY KT ENGINEERING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT OR TO VERIFY THE DESCRIPTION HEREON, OR THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR EASEMENTS OF RECORD.
- 4. KT ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS RECORDED/UNRECORDED. ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE INSURANCE COMMITMENT(S) MAY DISCLOSE. KT ENGINEERING RELIED UPON COMMONWEALTH LAND TITLE INSURANCE COMPANY FILE NUMBER: H0651881-023-CN4-CN, EFFECTIVE DATE: AUGUST 10, 2021 AT 8:00 PM.
- 5. THE LINEAL UNITS USED ON THIS SURVEY ARE U.S. SURVEY FEET. THE BEARINGS ARE IN DEGREES-MINUTES-SECONDS.
- 6. COORDINATE DATUM: PROJECT COORDINATES ARE GROUND BASED MODIFIED NAD 83 (2011) (EPOCH: 2010.0000), COLORADO STATE PLANE NORTH ZONE 0501. THE POINT OF ORIGIN FOR SCALING THE PROJECT TO GRID DISTANCES WAS SET AS THE CENTER 1/4 CORNER OF SECTION 36, TOWNSHIP 1 N, RANGE 69 W OF THE 6TH P.M. BEING MONUMENTED AS FOLLOWS: 2.5" ALUMINUM CAP ON A 3/4" REBAR, "RLS 4846." SAID POINT HAS COLORADO STATE PLANE NORTH ZONE COORDINATES OF N: 1245868.3460 E: 3121837.0864 AND A GROUND TO GRID COMBINED SCALE FACTOR OF 0.99972350. LOCAL COORDINATES MATCH GRID COORDINATES AT THIS POINT. THE CONVERGENCE ANGLE AT SAID POINT IS 0.28103142 DEGREES.
- 7. THIS PROPERTY IS SUBJECT TO A SURFACE USE AGREEMENT RECORDED AT RECEPTION NO. 03671267, 03671268, & 03671269.
- 8. ACCORDING TO FIRM FLOOD INSURANCE RATE MAP PANEL 0439J, MAP NO. 08013C0439J (REVISED TO REFLECT LOMR, EFFECTIVE: DECEMBER 18, 2012) NO PORTION OF THE SITE LIES WITHIN THE 100 YEAR FLOODPLAIN.
- 9. A BLANKET PUBLIC ACCESS EASEMENT IS GRANTED OVER TRACTS A THROUGH AQ, AND AT.
- 10. A BLANKET DRAINAGE EASEMENT IS GRANTED OVER TRACTS A, B, C, D, E, F, G, J, K, L, Q.
- 11. A BLANKET UTILITY EASEMENT IS GRANTED OVER TRACTS J, S, T, U, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AT.
- 12. PER C.O.G.C.C. RECORDS, OIL AND GAS WELL ARAPAHOE #3-36 IS LOCATED WITHIN SUBJECT PROPERTY AND HAS BEEN PLUGGED AND ABANDONED. A 3" ALUMINUM CAP ENCASED IN CONCRETE AND MARKED "ABANDONED & CAPPED GAS WELL HEAD" WAS LOCATED IN A POSITION DEPICTED ON SHEET 5.
- 13. THE PURPOSE OF THE EASEMENT RECORDED AT RECEPTION NUMBER 03941191 IS TO PROVIDE ACCESS FROM SHAY DRIVE TO THE BOULDER COUNTY PROPERTY AT PARCEL NO. 146536000020, CURRENTLY OWNED BY MARK AND SHELLY SNYDER.
- 14. 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.

	TRAC	Т
Т	RACT	A
Т	RACT	В
Т	RACT	С
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	RACT	
		. 1

TRACT	AREA SF	AREA AC	USE	OWNERSHIP	MAINTENANCE
TRACT A	35621 SF	0.818 AC	PRIVATE OPEN SPACE, DRAINAGE, ARTERIAL LANDSCAPE BUFFER	DISTRICT/HOA	DISTRICT/HOA
TRACT B	63126 SF	1.449 AC	PRIVATE OPEN SPACE, SPINE TRAIL, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT C	1800 SF	0.041 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT D	1800 SF	0.041 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT E	1800 SF	0.041 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT F	1800 SF	0.041 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT G	1800 SF	0.041 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT H	6893 SF	0.158 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT I	10481 SF	0.241 AC	PRIVATE OPEN SPACE, SPINE TRAIL, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT J	20994 SF	0.482 AC	PRIVATE OPEN SPACE, DRAINAGE & UTILITY	DISTRICT/HOA	DISTRICT/HOA
TRACT K	13914 SF	0.319 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT L	17431 SF	0.400 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT M	3177 SF	0.073 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT N	11989 SF	0.275 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT O	19040 SF	0.437 AC	POCKET PARK	DISTRICT/HOA	DISTRICT/HOA
TRACT P	4951 SF	0.114 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT Q	18383 SF	0.422 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT R	2427 SF	0.056 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT S	3360 SF	0.077 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT T	3360 SF	0.077 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT U	3148 SF	0.072 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT V	549 SF	0.013 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA	DISTRICT/HOA
TRACT W	1800 SF	0.041 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT X	1800 SF	0.041 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT Y	1800 SF	0.041 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT Z	1800 SF	0.041 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AA	1800 SF	0.041 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AB	3300 SF	0.076 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AC	3300 SF	0.076 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AD	3300 SF	0.076 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AE	3330 SF	0.076 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AF	3330 SF	0.076 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AG	3330 SF	0.076 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AH	3300 SF	0.076 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AI	3300 SF	0.076 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AJ	17450 SF	0.401 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AK	9855 SF	0.226 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AL	6872 SF	0.158 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AM	4440 SF	0.102 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AN	7050 SF	0.162 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AO	11942 SF	0.274 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AP	11842 SF	0.272 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA
TRACT AQ	4470 SF	0.103 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT/HOA
TRACT AR	17943 SF	0.412 AC	FUTURE DEVELOPMENT	PRIVATE	PRIVATE
TRACT AS	51171 SF	1.175 AC	FUTURE DEVELOPMENT	PRIVATE	PRIVATE
TRACT AT	3330 SF	0.076 AC	PRIVATE ALLEY, UTILITIES	DISTRICT/HOA	DISTRICT/HOA



OWNER'S SIGNATURE:

CHRISTOPHER P. ELLIOTT DATE ITTLE:	3Y:							
STATE OF COLORADO) > SS. COUNTY OF								
) SS. COUNTY OF	TITLE:							
) SS. COUNTY OF								
ACKNOWLEDGED BEFORE ME THISDAY OF, 20BYAS, WITNESS MY HAND AND OFFICIAL SEAL	STATE OF COLORADO							
WITNESS MY HAND AND OFFICIAL SEAL)						
WITNESS MY HAND AND OFFICIAL SEAL	ACKNOWLEDGED BEFORE	ME THIS		DAY OF			_, 20	_BY
NOTARY PUBLIC MY COMMISSION EXPIRES: /NER'S SIGNATURE: BY:			AS			·		
NOTARY PUBLIC MY COMMISSION EXPIRES: /NER'S SIGNATURE: BY:	WITNESS MY HAND AND OI	FFICIAL SEAL						
NOTARY PUBLIC MY COMMISSION EXPIRES: /NER'S SIGNATURE: BY:								
TITLE: STATE OF COLORADO)								
/NER'S SIGNATURE: BY:	NOTARY PUBLIC							
BY: DATE ARLENE C. PENNER DATE TITLE: STATE OF COLORADO)) SS. COUNTY OF)								
STATE OF COLORADO)) SS. COUNTY OF)	MY COMMISSION EXPIRES:_							
) SS. COUNTY OF)	/NER'S SIGNATUI	<u>RE:</u>			DATE			
COUNTY OF)	/NER'S SIGNATUI	<u>RE:</u>			DATE			
	/NER'S SIGNATUI	RE:			DATE			
	VNER'S SIGNATUI	RE:)) SS.			DATE			

NOTARY PUBLIC

MY COMMISSION EXPIRES:

TITLE VERIFICATION CERTIFICATE:

WE, HERITAGE TITLE COMPANY, DO HEREBY CERTIFY THAT W	VE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND
THAT TITLE TO SUCH LAND IS IN DEDICATOR(S) FREE AND CL	EAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:
AS SHOWN ON HERITAGE TITLE COMPANY FILE NUMBER	, COMMITMENT DATE:

HERITAGE TITLE COMPANY				
BY:		DATE:		
NAME:				
TITLE:				
ATTEST:				
SECRETARY/TREASURER				
STATE OF)				
) SS.				
COUNTY OF)				
ACKNOWLEDGED BEFORE ME THIS	DAY OF		_, 20	BY
AS				
WITNESS MY HAND AND OFFICIAL SEAL				
NOTARY PUBLIC				
MY COMMISION EXPIRES:				

PARKDALE FILING NO. 3

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO 33.956 ACRES - 204 LOTS / 46 TRACTS FP-001320-2021

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER H. MCELVAIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 01/30/2018, 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 PREVISIONS OF THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE. I ATTEST THE ABOVE ON THIS______DAY OF ______, 20_____, 20_____, CHRISTOPHER H. McELVAIN FOR AND ON BEHALF OF KT ENGINEERING, LLC. COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #36561

BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS PLAT IS TO BE KNOWN AS PARKDALE FILING NO. 3 IS APPROVED AND ACCEPTED BY RESOLUTION NO._____ _, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON ____ DAY OF _____, 20_____. THE____

MAYOR

ATTEST_

TOWN CLERK

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

ACCEPTANCE CERTIFICATE DISTRICT:

THE DEDICATION OF TRACT(S) A THROUGH AQ AND TRACT AT ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE PARKDALE COMMUNITY AUTHORITY.

BY:				
			DATE	
NAME:				
TITLE:				
STATE OF COLORADO)			
) SS.			
COUNTY OF)			
ACKNOWLEDGED BEFORE	ME THIS	DAY OF		, 20B
	_	AS		
WITNESS MY HAND AND O	FFICIAL SEAL			

NOTARY PUBLIC

MY COMMISSION EXPIRES:

ACCEPTANCE CERTIFICATE PRIVATE:

THE DEDICATION OF TRACT(S) AR AND AS ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE UNDERSIGNED.

BY:						
				DATE		
NAME:						
TITLE:						
STATE OF COLORADO)					
) SS.					
COUNTY OF)					
ACKNOWLEDGED BEFORE	ME THIS		DAY OF		, 20	BY
		AS				
WITNESS MY HAND AND O	FFICIAL SEAL					

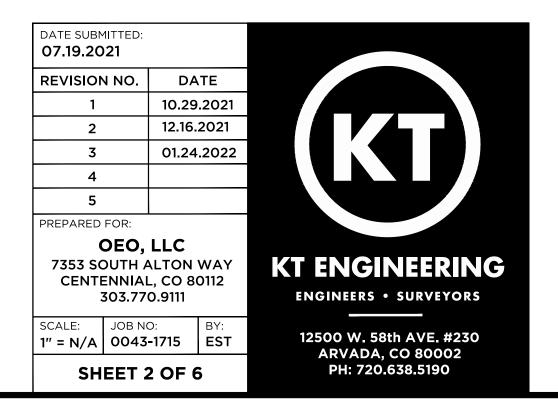
NOTARY PUBLIC MY COMMISSION EXPIRES:

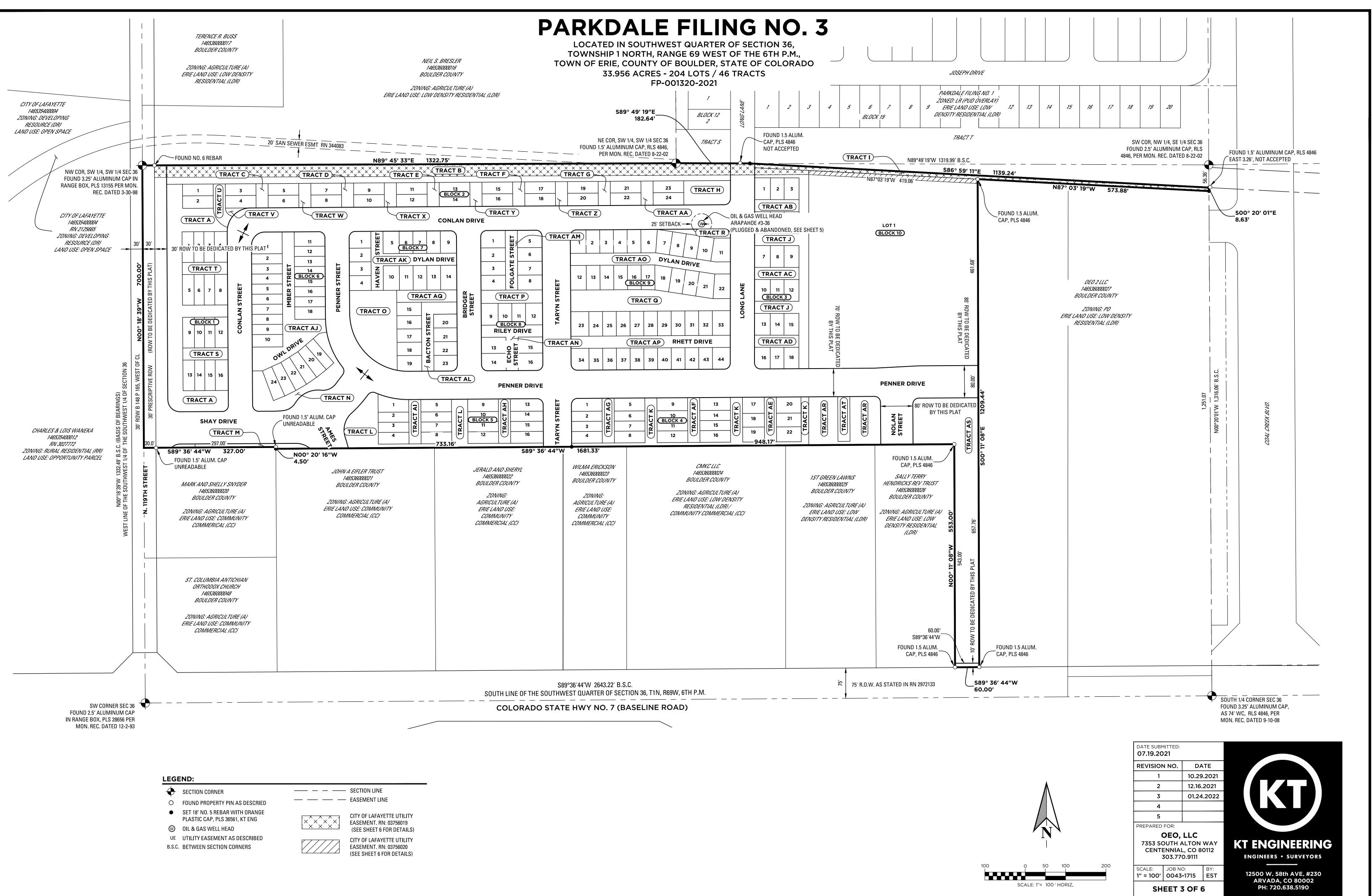
CLERK & RECORDER CERTIFICATE:

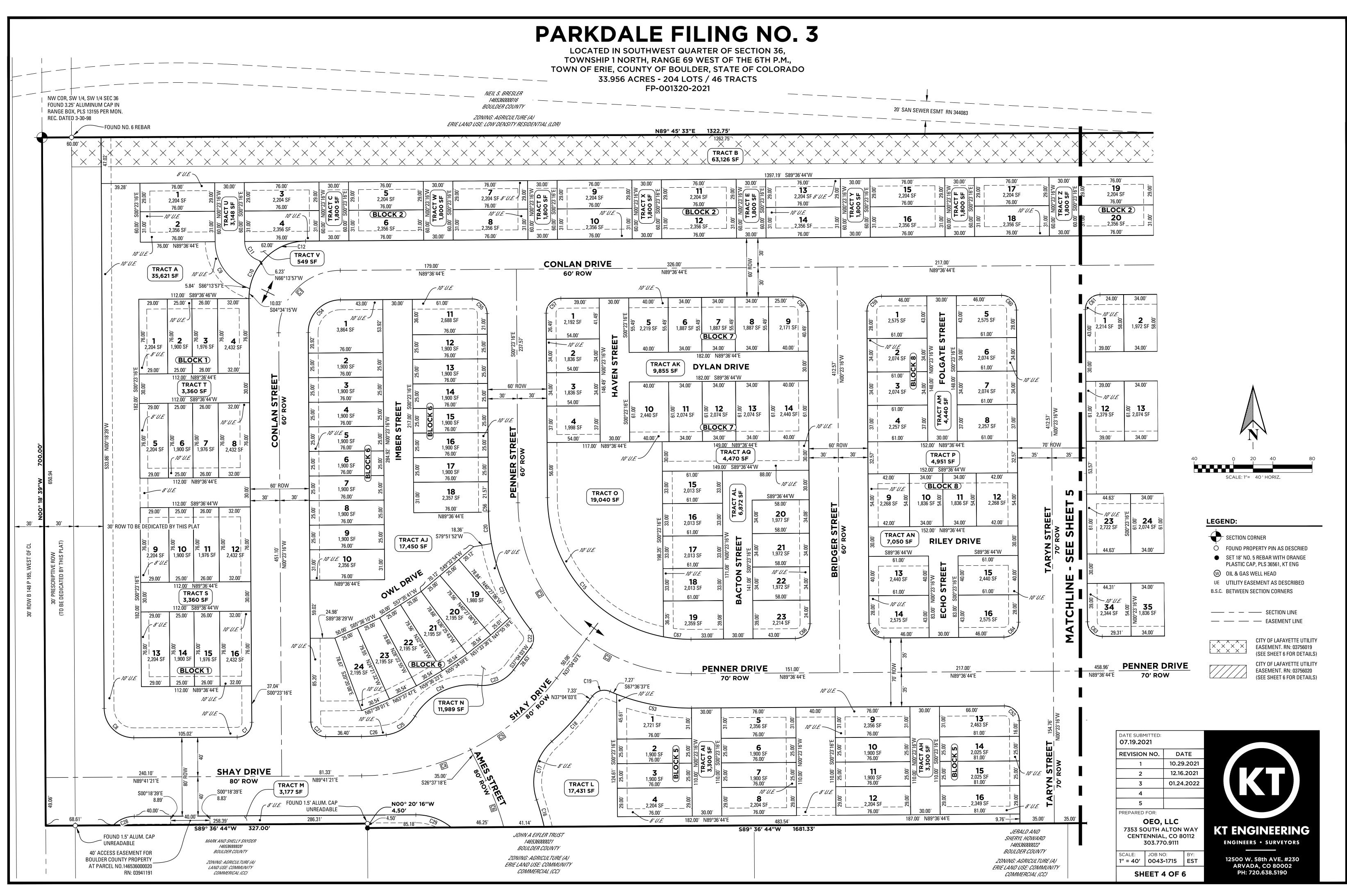
STATE OF COLORADO)	
) SS.	
COUNTY OF)	
I HEREBY CERTIFY THAT	THIS PLAT WAS FILED IN MY OFFICE ON THIS	_DAY
A.D. AND WAS RECORED	AT RECEPTION NUMBER	<u> </u> .

′ OF _____, 20____

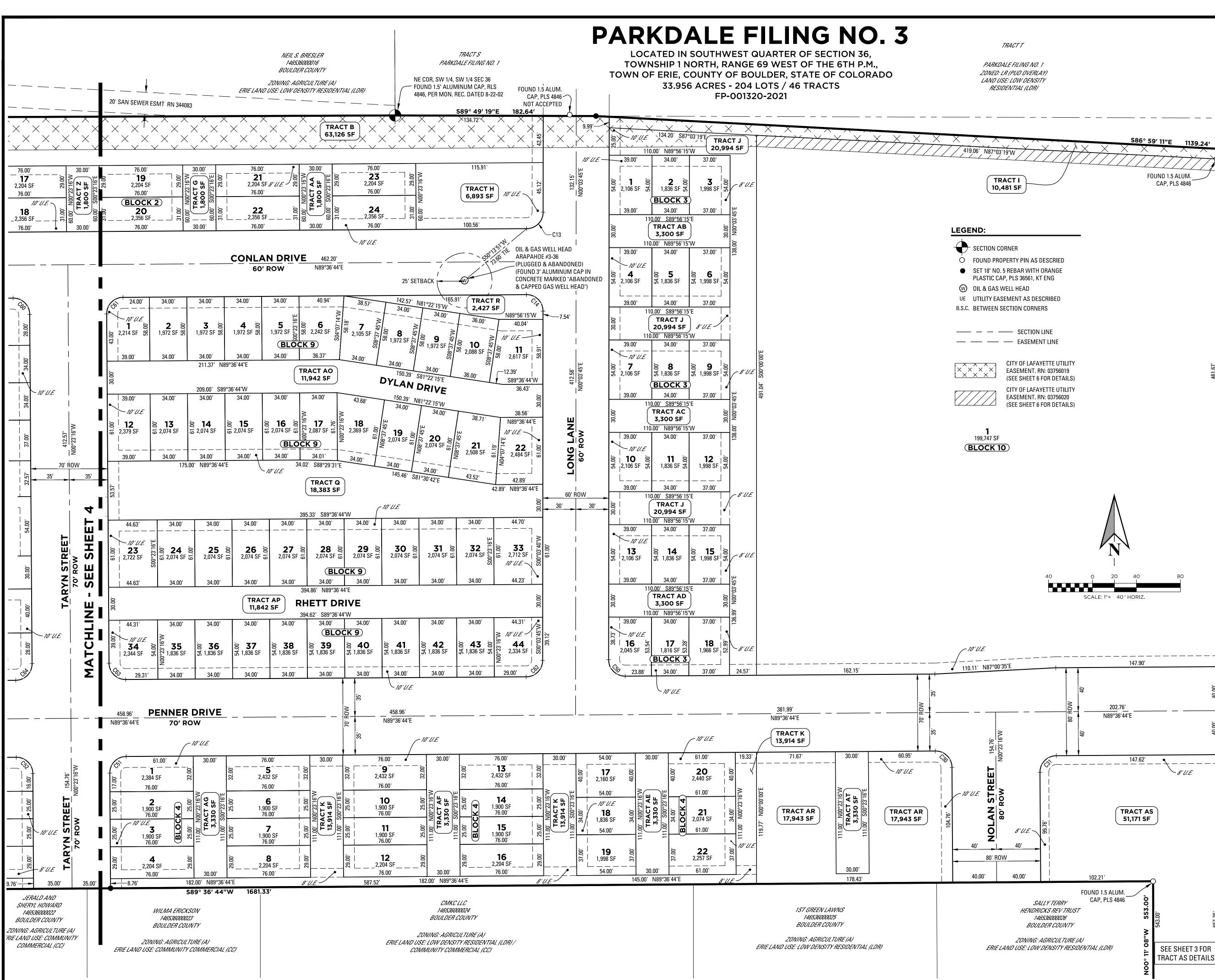
_ COUNTY CLERK AND RECORDER







:\0043\1715\SURVEY\PLAT\FINAL PLAT\DRAWINGS\PLAT SHEETS\1715-FP-SHEETS



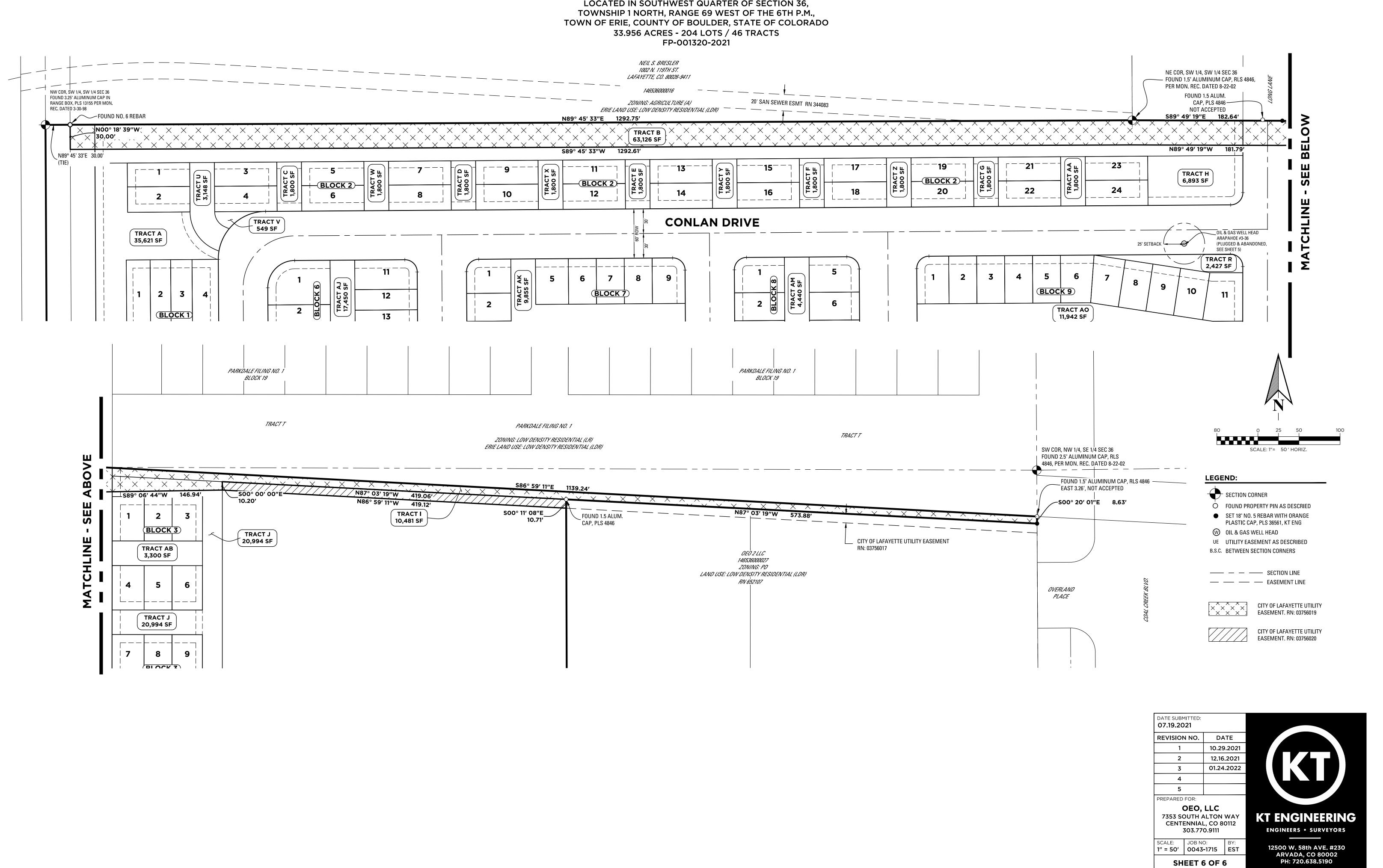
CENTERLINE CURVE TABLE							
CURVE #	DELTA	RADIUS	LENGHT	CHD BEARING	CHD LENGTH		
C1	90°00'00"	63.00′	98.96′	N44°36'44″E	89.10′		
C2	52°32′41″	175.00′	160.49′	S26°39′37″E	154.92′		
C3	37°27′19″	175.00′	114.40′	S71°39'37"E	112.37′		
C4	26°18′38″	250.00′	114.80′	N76°32'01″E	113.80′		
C5	26°18′39″	250.00′	114.80′	N50°13'22"E	113.80′		
C6	11°37′53″	250.00′	50.75′	S20°48'21″E	50.66′		

1139.24′

	TRACTS CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH		
C7	90°04′37″	15.00′	23.58′	S44°39'03"W	21.23′		
C8	90°00'00"	30.00′	47.12′	N45°18′39″W	42.43′		
C9	65°50′41″	50.00'	57.46′	S33°18′36″E	54.35′		
C10	29°58′45″	58.00′	30.35′	S24°31'08"W	30.00′		
C11	65°50′41″	20.00′	22.98′	N33°18'36"W	21.74′		
C12	50°06'14"	58.00′	50.72′	S64°33'37"W	49.12′		
C13	89°32'59″	15.00′	23.44′	S44°50′15″W	21.13′		
C14	90°27′01″	15.00′	23.68′	S45°09'45"E	21.30′		
C15	78°51′58″	145.00′	199.59′	N39°49'15"W	184.20′		
C16	5°38′37″	290.00'	28.57′	N15°45′44″W	28.55′		
C17	66°26'20"	56.00′	64.94′	N14°38'07"E	61.36′		
C18	12°05′25″	258.85′	54.62′	N42°27'40″E	54.52′		
C19	76°20'20"	15.00′	19.99′	N75°14′13″E	18.54′		
C20	9°25'03″	195.00′	32.05′	S5°25′36″E	32.02′		
C21	28°25'43″	195.00′	96.75′	S24°20′59″E	95.76′		
C22	75°37'53″	15.00′	19.80′	S0°44'54"E	18.39′		
C23	59°18′39″	40.00'	41.41′	S66°43'22"W	39.58′		
C24	65°13′29″	66.00′	75.13′	S63°45′57″W	71.14′		
C25	51°38′42″	40.00′	36.05′	S56°58'34"W	34.85′		
C26	6°53'27″	210.00′	25.26′	S86°14'38''W	25.24′		
C27	89°55′23″	15.00′	23.54′	N45°20′57″W	21.20′		
C28	45°28′54″	30.00′	23.81′	N66°56′54″E	23.19′		
C29	39°50'39"	56.00′	38.94′	S70°23'19"E	38.16′		
C30	90°00'00"	15.00′	23.56′	S45°23'16″E	21.21′		
C31	90°00'00″	15.00′	23.56′	N44°36′44″E	21.21′		

	LOTS CURVE TABLE								
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH				
C50	90°27′01″	15.00′	23.68′	N45°09'45″W	21.30′				
C51	90°00'00"	15.00′	23.56′	N44°36′44″E	21.21′				
C52	90°00'00"	15.00′	23.56′	S45°23′16″E	21.21′				
C53	21°45′39″	205.00′	77.86′	S79°30'27"E	77.39′				
C54	90°00'00″	33.00′	51.84′	N44°36'44″E	46.67′				
C55	90°00'00''	15.00′	23.56′	S45°23′16″E	21.21′				
C56	2°38′12″	205.00'	9.43′	S1°42'22"E	9.43′				
C57	90°00'00''	15.00′	23.56′	N44°36'44″E	21.21′				
C58	90°00'00''	15.00′	23.56′	S45°23′16″E	21.21′				
C59	90°00'00''	15.00′	23.56′	N44°36'44″E	21.21′				
C60	90°00'00"	15.00′	23.56′	S45°23′16″E	21.21′				
C61	90°00'00''	15.00′	23.56′	N44°36′44″E	21.21′				
C62	89°32′59″	15.00′	23.44′	S44°50'15"W	21.13′				
C63	90°00'00''	15.00′	23.56′	N45°23′16″W	21.21′				
C64	90°00'00"	15.00′	23.56′	S44°36'44"W	21.21′				
C65	90°00'00"	15.00′	23.56′	N45°23′16″W	21.21′				
C66	90°00'00"	15.00′	23.56′	S44°36'44"W	21.21′				
C67	11°08′02″	145.00′	28.18′	N84°49′15″W	28.13′				

07.19.20	021			
REVISION NO.		DATE		
1		10.29.2021		
2		12.16.2021		
3		01.24.2022		
4				
5				
PREPARED	FOR:			
7353 S CENT	OEO, OUTH A ENNIAI 303.77	ALTON L, CO 8		KT ENGINEERING
SCALE: 1'' = 40'	JOB NO: 0043-1715		BY: EST	12500 W. 58th AVE. #230
SHEET 5 OF 6				ARVADA, CO 80002 PH: 720.638.5190



PARKDALE FILING NO. 3

LOCATED IN SOUTHWEST QUARTER OF SECTION 36,