

ERIE HIGHLANDS FILING NO. 17

A REPLAT OF TRACT H-1, ERIE HIGHLANDS FILING NO. 14, AMENDMENT NO. 1
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

12.710 ACRES - 1 LOT - 1 TRACT
PROJECT NO. MS-001370-2021
SHEET 1 OF 2

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT H-1, ERIE HIGHLANDS FILING NO. 14, AMENDMENT NO. 1 AS RECORDED UNDER RECEPTION NO. 4720052 ON 05/28/2021, OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE. LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING AN AREA OF 12.710 ACRES, (553,632 SQUARE FEET), MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT, 2 TRACTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **ERIE HIGHLANDS FILING NO. 17**. THE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN OF ERIE, COLORADO, AND THE PUBLIC, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.

OWNER: EVERGREEN-CR5 & ERIE PARKWAY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: EVERGREEN DEVELOPMENT COMPANY-2024, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: EVERGREEN DEVCO, INC., A CALIFORNIA CORPORATION
ITS: MANAGER

BY: _____

ITS: _____

BY _____, AS _____, OF

EVERGREEN DEVCO, INC., A CALIFORNIA CORPORATION, MANAGER OF EVERGREEN DEVELOPMENT COMPANY-2024, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, MANAGER OF EVERGREEN-CR5 & ERIE PARKWAY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DEED OF TRUST HOLDER

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION

AS BENEFICIARY UNDER THAT DEED OF TRUST RECORDED ON DECEMBER 20, 2024 AT RECEPTION NUMBER 5001245.

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)
COUNTY OF _____)SS

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025

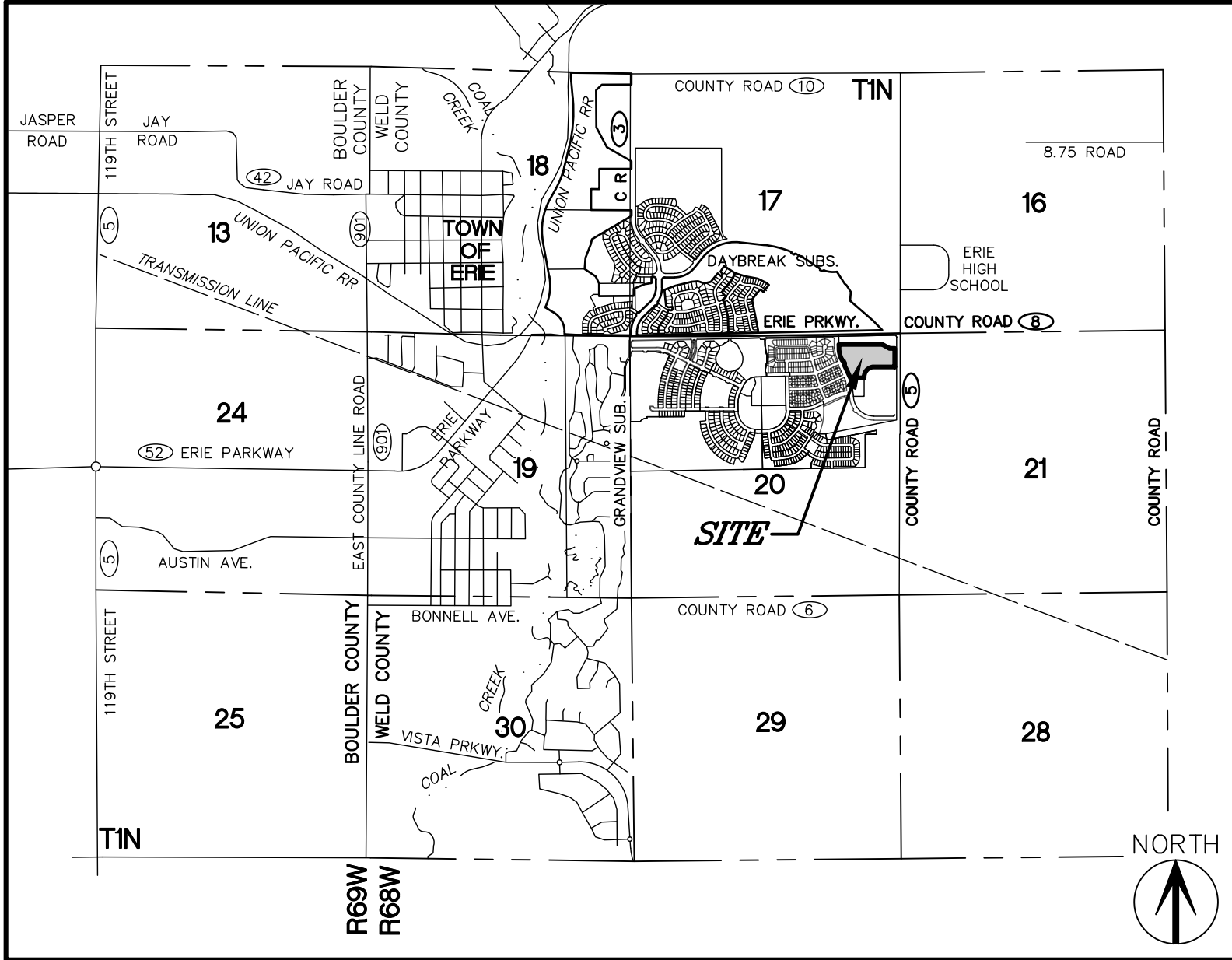
BY _____, AS _____, OF

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP

SCALE: 1"=3000'

SHEET INDEX

SHEET 1 - COVER, LEGAL DESCRIPTION, NOTES, VICINITY MAP

SHEET 2 - OVERALL BOUNDARY AND LOT DETAIL

LAND SUMMARY CHART				
TYPE	AREA (S.F.)	AREA (AC.)	% OF TOTAL AREA	USE
LOT 1, BLK 1	85,209	1.956	15.39	COMMERCIAL LOT
TRACT A	468,423	10.754	84.61	FUTURE COMMERCIAL LOT
PUBLIC ROW	NA	NA	NA	NA
TOTAL	553,632	12.710	100%	

GENERAL NOTES

- THE FIELD WORK FOR THIS PLAT WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON FEBRUARY 22 2024.
- 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."
- 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 CERTIFICATION SHOWN HEREON.
- NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. ABZ25207759, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2024 AT 9:01 A.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- PLEASE REFER TO THE ENCANA SURFACE USE AGREEMENT RECORDED UNDER RECEPTION NO. 3982954 FOR SETBACK AND USE RESTRICTIONS.
- RESERVED TEMPORARY CONSTRUCTION AND PIPE LINE EASEMENTS ARE SHOWN HEREON BASED ON GRAPHICAL REPRESENTATION OF EXHIBITS B & D WITHIN THE SURFACE USE AGREEMENT RECORDED UNDER RECEPTION NO. 3952706.
- THE PROPERTY WITHIN THIS PLAT OF ERIE HIGHLANDS FILING NO. 14, AMENDMENT NO. 1 IS SUBJECT TO A PERMANENT AVIGATION EASEMENT AS DESCRIBED WITHIN THE AGREEMENT RECORDED UNDER RECEPTION NO. 3984166.
- BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, ASSUMED TO BEAR NORTH 88°48'06" EAST, A DISTANCE OF 2648.24 FEET; MONUMENTED AT THE NORTH QUARTER CORNER OF SECTION 20 BY A NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "LS 28258" IN A MONUMENT BOX, AND MONUMENTED AT THE NORTHEAST CORNER OF SECTION 20 BY A NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "PLS 23501" IN A MONUMENT BOX.
- FLOODPLAIN: BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 08013C0442J (PANEL NOT PRINTED) WITH AN EFFECTIVE DATE OF DECEMBER 17, 2012 AT 5:00 P.M., THE SUBJECT PROPERTY LIES WITHIN "ZONE X", BEING DEFINED AS "NO SPECIAL FLOOD HAZARD AREAS".
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.
- SANITARY SEWER EASEMENTS, LABELED HEREON, SHALL BE NON-EXCLUSIVE AND BE GRANTED FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER LINES AND FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE 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. DRIVEWAYS, PAVEMENT, CURBS, LANDSCAPING ARE PERMITTED IN THE SANITARY SEWER EASEMENTS, LABELED HEREON.
- THIS PLAT IS SUBJECT TO THAT NON-EXCLUSIVE DRAINAGE EASEMENT AS SET FORTH AND CREATED ON THAT CERTAIN DECLARATION OF DRAINAGE EASEMENTS RECORDED DECEMBER 19, 2024 UNDER RECEPTION NO. 5001164 IN THE RECORDS OF THE COUNTY OF WELD, STATE OF COLORADO.
- THE LANDSCAPE EASEMENT (REC. NO. 4044915) ALONG WELD COUNTY ROAD 5 MAY ALSO INCLUDE PUBLIC SIDEWALK WITH PUBLIC ACCESS.

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 SET FORTH IN TITLE COMMITMENT ORDER NO. ABZ25207759.

BY: _____, AUTHORIZED REPRESENTATIVE, DATE: _____, TITLE: _____

STATE OF COLORADO)

) SS.

COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025

BY _____, AS _____, OF LAND TITLE GUARANTEE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE:

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING AND DEVELOPMENT DIRECTOR ON

THIS ____ DAY OF _____, 2025.

PLANNING AND DEVELOPMENT DIRECTOR

TOWN COUNCIL APPROVAL CERTIFICATE:

THIS PLAT IS TO BE KNOWN AS **ERIE HIGHLANDS FILING NO. 17** 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

_____, A.D. 20____.

MAYOR: _____

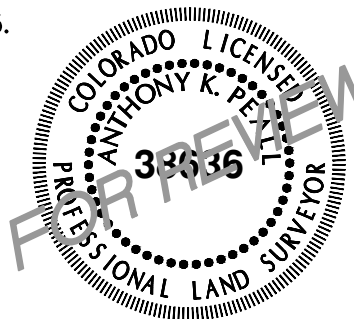
ATTEST: TOWN CLERK

SURVEYORS CERTIFICATE:


I, ANTHONY K. PEALL, 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 FIELD SURVEY MADE ON FEBRUARY 21, 2018, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSEURE 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.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2025.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #38636
ANTHONY K. PEALL
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122



LAST REVISED
2025-04-28

 <div>AZTEC CONSULTANTS, INC.</div> <div>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</div> <div>AzTec Proj. No.: 70924-01 DRAWN BY: TP</div>	REVISIONS			DATE OF PREPARATION:	2024-06-12
	DATE	DESCRIPTION	BY	SCALE:	NA
	01/13/2025	ADD EASEMENT INFORMATION	TP		
	02/25/2025	REVISED ACCESS EASEMENT WIDTH	TP		
	04/02/2025	REVISED EASEMENTS	TP		
	05/22/2025	ADDED NEW NOTE TO COVER	TP		
				SHEET 1 OF 2	

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TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

12.710 ACRES - 1 LOT - 1 TRACT
PROJECT NO. MS-001370-2021
SHEET 2 OF 2

NORTH 1/4 CORNER SECTION 20
T.1N., R.68W., 6TH P.M.
RECOVERED NO. 6 REBAR
WITH 2-1/2" ALUMINUM CAP
"LS 28258" IN A MONUMENT BOX

(BASIS OF BEARINGS)
NORTH LINE NE 1/4 SECTION 20
N88°48'06"E 2648.24'

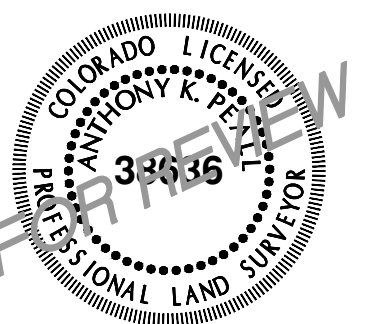
NE CORNER SECTION 20
T.1N., R.68W., 6TH P.M.
RECOVERED NO. 6 REBAR WITH
2-1/2" ALUMINUM CAP "PLS
23501" IN A MONUMENT BOX

NE 1/4 SECTION 20
T.1N., R.68W., 6TH P.M.

TOWN OF ERIE
ZONING DESIGNATION:
LOW DENSITY
RESIDENTIAL

LEGEND

- RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- R.O.W. RIGHT-OF-WAY
- U.E. UTILITY EASEMENT DEDICATED BY THIS PLAT
- SUA SURFACE USE AGREEMENT



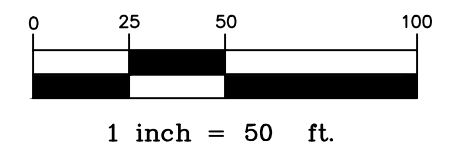
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AzTEC
CONSULTANTS, INC.

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Phone: (303) 713-1898
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AzTec Proj. No.: 70924-01

DRAWN BY: TP



DATE OF PREPARATION: 2024-06-12

SCALE: 1"=50'

SHEET 2 OF 2

CENTER 1/4 CORNER
SECTION 20 T.1N., R.68W.,
6TH P.M. RECOVERED NO. 6
REBAR WITH 2-1/2"
ALUMINUM CAP "PLS 28258"