

NINE MILE CORNER AMENDMENT NO. 1

A REPLAT OF NINE MILE CORNER
SITUATED IN THE NORTHEAST QUARTER OF SECTION 34
AND THE SOUTHEAST QUARTER OF SECTION 27
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.
11 LOTS, 9 TRACTS - 47.21 ACRES (2,056,538 SQ. FT.)
MPA-001209-2020

CERTIFICATE OF DEDICATION AND OWNERSHIP

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

NINE MILE CORNER, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 2020 AT RECEPTION NUMBER 03782025, BOULDER COUNTY, COLORADO.

HAVE BY THESE PRESENTS Laid Out, Platted and Subdivided the same into lots, blocks, tracts, right of way and easements as shown hereon under the name and supervision of NINE MILE CORNER AMENDMENT NO. 1. THE 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.

OWNER:
EVERGREEN-287 & ARAPAHOE APARTMENTS, L.L.C.,
AN ARIZONA LIMITED LIABILITY COMPANY

BY: EVERGREEN PEACOCK 287 & ARAPAHOE JV, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER
BY: EVERGREEN-287 & ARAPAHOE APARTMENTS INVESTORS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER
BY: EVERGREEN DEVELOPMENT COMPANY-2018, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER
BY: EVERGREEN DEVCO, INC., A CALIFORNIA CORPORATION, ITS MANAGER
BY: Laura Ortiz
NAME: Laura Ortiz
TITLE: President

NOTARY:
STATE OF Arizona } ss.
COUNTY OF Maricopa
ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF February, 2021
BY: Laura Ortiz AS President OF
EVERGREEN DEVCO, INC., A CALIFORNIA CORPORATION
WITNESS MY HAND AND OFFICIAL SEAL:
Reynold Dones
NOTARY PUBLIC
MY COMMISSION EXPIRES: June 6, 2022

LIEN HOLDER:
BBVA USA, AN ALABAMA BANKING CORPORATION

BY: Chad Monte
NAME: Chad Monte
TITLE: Senior Vice President
ATTEST:
SECRETARY/TREASURER
STATE OF Colorado Arizona } ss.
COUNTY OF Maricopa
ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF February, 2021
BY: Chad Monte AS Senior Vice President OF
BBVA USA, AN ALABAMA BANKING CORPORATION
WITNESS MY HAND AND OFFICIAL SEAL:
Reynold Dones
NOTARY PUBLIC
MY COMMISSION EXPIRES: June 6, 2022

TRACT	AREA	USE	MAINTENANCE
A	4.29 AC.	LANDSCAPE BUFFER	OWNER
B	0.16 AC.	LANDSCAPE BUFFER	OWNER
C1	0.74 AC.	LANDSCAPE BUFFER	OWNER
C2	0.20 AC.	LANDSCAPE BUFFER	OWNER
D	0.71 AC.	DRAINAGE EASEMENT	OWNER
E	1.17 AC.	DRAINAGE EASEMENT	OWNER
F	1.02 AC.	DRAINAGE EASEMENT	OWNER
G	0.70 AC.	DRAINAGE EASEMENT	OWNER
H	0.59 AC.	LANDSCAPE BUFFER	OWNER

TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL LOTS	11.67 AC.	25%
COMMERCIAL LOTS	25.97 AC.	55%
TRACTS	9.57 AC.	20%
PUBLIC ROW	0.0 AC.	0%

OWNER:
LOWE'S HOME CENTERS, LLC,
A NORTH CAROLINA LIMITED LIABILITY COMPANY

BY: Richard Goodman
NAME: RICHARD GOODMAN
TITLE: VICE PRESIDENT
NOTARY:
STATE OF NORTH CAROLINA } ss.
COUNTY OF FREDERICK
ACKNOWLEDGED BEFORE ME THIS 2ND DAY OF FEBRUARY, 2021
BY: RICHARD GOODMAN AS VICE PRESIDENT OF
LOWE'S HOME CENTERS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY
WITNESS MY HAND AND OFFICIAL SEAL:
Richard Goodman
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-6-2023

OWNER:
EVERGREEN-287 & ARAPAHOE, L.L.C.,
AN ARIZONA LIMITED LIABILITY COMPANY

BY: EVERGREEN DEVCO, INC., A CALIFORNIA CORPORATION
ITS MANAGER
BY: Laura Ortiz
NAME: Laura Ortiz
TITLE: President
NOTARY:
STATE OF Arizona } ss.
COUNTY OF Maricopa
ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF February, 2021
BY: Laura Ortiz AS President OF
EVERGREEN DEVCO, INC., A CALIFORNIA CORPORATION
WITNESS MY HAND AND OFFICIAL SEAL:
Reynold Dones
NOTARY PUBLIC
MY COMMISSION EXPIRES: June 6, 2022



VICINITY MAP
1" = 2000'

OWNER:
TOWN OF ERIE URBAN RENEWAL AUTHORITY

BY: Malcolm Fleming
NAME: Malcolm Fleming
TITLE: Town Administrator
ATTEST:
SECRETARY/TREASURER
STATE OF COLORADO } ss.
COUNTY OF Lind
ACKNOWLEDGED BEFORE ME THIS 11 DAY OF February, 2021
BY: Malcolm Fleming AS Town Administrator OF
TOWN OF ERIE URBAN RENEWAL AUTHORITY
WITNESS MY HAND AND OFFICIAL SEAL:
Malcolm Fleming
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/01/2024

TITLE VERIFICATION STATEMENT

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 FOLLOWS:
THOSE MATTERS SHOWN IN TITLE COMMITMENT AB270893207-4, DATED 01/26/21.
LAND TITLE GUARANTEE COMPANY
BY: Kimberly Brumman 2/4/2021
TITLE: AVP, Title Officer
ATTEST:
SECRETARY/TREASURER
STATE OF COLORADO } ss.
COUNTY OF Boulder
ACKNOWLEDGED BEFORE ME THIS 4th DAY OF February, 2021
BY: Kimberly Brumman AS Title Officer
WITNESS MY HAND AND OFFICIAL SEAL:
Kimberly Brumman
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/6/2021

GENERAL NOTES

- THIS SURVEY WAS BASED ON THE TITLE COMMITMENT/REPORT BY LAND TITLE GUARANTEE COMPANY, FILE NO.: AB270893207-4, DATED 01/26/21, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS.
- FIELD WORK WAS COMPLETED ON: JANUARY 5, 2020.
- BASIS OF BEARING: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34 AND MONUMENTED ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED "PLS 29752" IN A RANGE BOX FOR THE NORTH 1/4 CORNER OF SECTION 34, AND MONUMENTED ON THE EAST BY A 2.5" ALUMINUM CAP STAMPED "PLS12405" FOR THE NE CORNER OF SECTION 34, AND IS ASSUMED TO BEAR S 89°58'01" E.
- PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 080130043B1 HAVING A MAP REVISED DATE OF DECEMBER 18, 2012, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X OUTSIDE 0.2% CHANCE OF FLOOD. THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS MAP WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO TAKE THE SAME.
- CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
- 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.
- UTILITY EASEMENTS, LABELED HEREON, SHALL BE GRANTED FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER LINES, WATER LINES, STORM DRAINAGE FACILITIES, 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.
- A PERPETUAL EASEMENT OVER AND ACROSS ALL LOTS AND TRACTS SHALL BE GRANTED FOR EMERGENCY PUBLIC ACCESS, SAID EASEMENT BEING SUBJECT TO RESTRICTIONS AND REQUIREMENTS OF THE TOWN OF ERIE MUNICIPAL CODE.
- THE OWNER OF THE LANDS DESCRIBED HEREON, ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL DRAINAGE EASEMENTS SHOWN HEREON AND RELATED DRAINAGE FACILITIES, AS PROVIDED IN THE TOWN OF ERIE ENGINEERING STANDARDS AND SPECIFICATIONS AS AMENDED. THE OWNER GRANTS THE TOWN OF ERIE A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO: INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY THE ERIE MUNICIPAL CODE, AS AMENDED; AND TO INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH INSPECTION, MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).
- AN EASEMENT IS HEREBY GRANTED OVER TRACTS C1, C2, D, E, AND F FOR PLACEMENT, USE, AND MAINTENANCE OF DEVELOPMENT MONUMENT SIGNAGE.
- THIS PLAT DEDICATES A PUBLIC SERVICE COMPANY OF COLORADO UTILITY EASEMENT FOR ELECTRICAL AND GAS SERVICES THAT IS BLANKET IN NATURE UNLESS/UNTIL OTHERWISE DELINEATED BY A DEDICATED AS-BUILT EASEMENT(S) BY SEPARATE DOCUMENT.
- EASEMENTS ARE DEDICATED ACROSS ALL TRACTS FOR PUBLIC PEDESTRIAN AND BICYCLE USE.
- ALL EASEMENTS DEDICATED BY PRIOR PLATS ON THE LAND PLOTTED HEREON ARE HEREBY VACATED.

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS NINE MILE CORNER 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 _____, 20____
MAYOR _____
ATTEST _____
TOWN CLERK

SURVEYOR'S CERTIFICATE

I, BRIAN J. DENNIS, 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 ON MAY 1, 2016, 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 UNIFIED DEVELOPMENT CODE.
I ATTEST THE ABOVE ON THIS 29th DAY OF January, 2021
Brian J. Dennis
BRIAN J. DENNIS
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 138065

SURVEYORS NARRATIVE

THIS NARRATIVE IS INTENDED TO EXPLAIN THE MULTIPLE MONUMENTS FOUND FOR CORNERS AND THE REASONING FOR THE MONUMENTS HELD FOR THIS SURVEY.
TWO MONUMENTS WERE DISCOVERED REPRESENTING THE SAME CORNER FOR THE CENTER-NORTH 1/16TH CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST, LOCATED NEAR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. THIS SURVEYOR IS ACCEPTING THE 3-1/2" ALUMINUM CAP IN A RANGE BOX SET BY PLS 38064 AND NOT ACCEPTING THE 2.5" ALUMINUM CAP IN A RANGE BOX SET BY PLS 27936. THE MONUMENT SET BY PLS 38064 WAS ESTABLISHED USING THE EXISTING LOCAL EVIDENCE DISCOVERED ALONG THE NORTH LINE OF REPLAT OF BEACON HILL SUBDIVISION AS SHOWN ON THE PLAT TO BE ON THE ALIQUOT LINE. THE MONUMENT SET BY PLS 27936 APPEARS TO BE ESTABLISHED BY PROTRACTION ONLY (MID POINT).
TWO MONUMENTS WERE DISCOVERED REPRESENTING THE SAME CORNER FOR THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST, LOCATED NEAR THE NORTHEAST CORNER OF THE PROPERTY AT THE INTERSECTION OF NORTH 111TH STREET AND ARAPAHOE ROAD. THIS SURVEYOR IS ACCEPTING THE 2-1/2" ALUMINUM CAP IN A RANGE BOX SET BY PLS 12405 AND NOT ACCEPTING A N.A.S REBAR (NO CAP) IN A RANGE BOX. THE MONUMENT SET BY PLS 12405 MATCHES PREVIOUS MONUMENT RECORDS DISCOVERED AND LOCAL EVIDENCE REPRESENTING THE POSITION OF THE ORIGINAL MONUMENT. THE N.A.S REBAR DOES NOT HAVE ANY IDENTIFICATION TO THE ESTABLISHING SURVEYOR OR A MONUMENT RECORD NOTING EVIDENCE USED TO DETERMINE POSITION.

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO }
COUNTY OF BOULDER } ss.
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY
OF _____, 20____ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____

COUNTY CLERK AND RECORDER

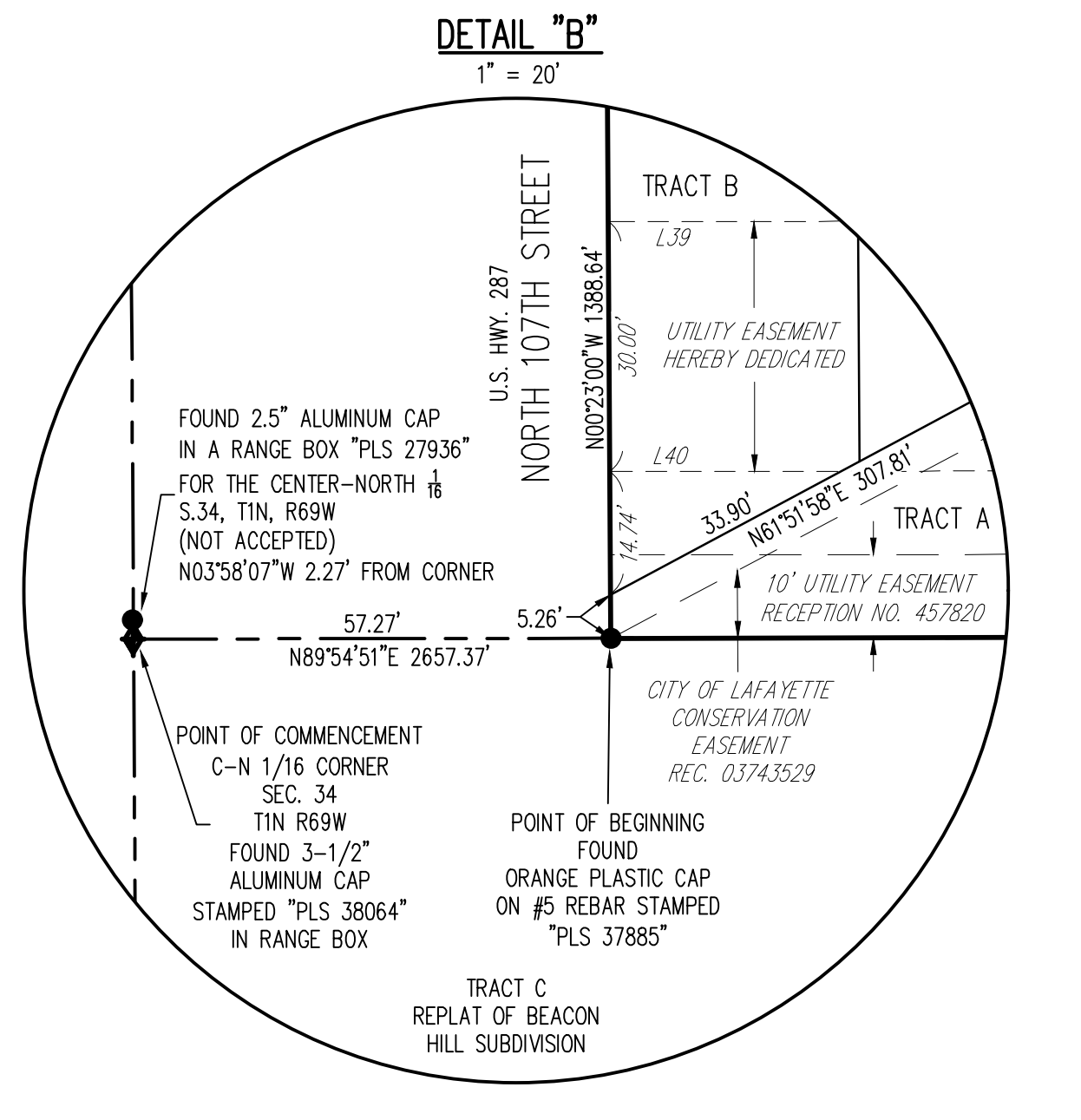
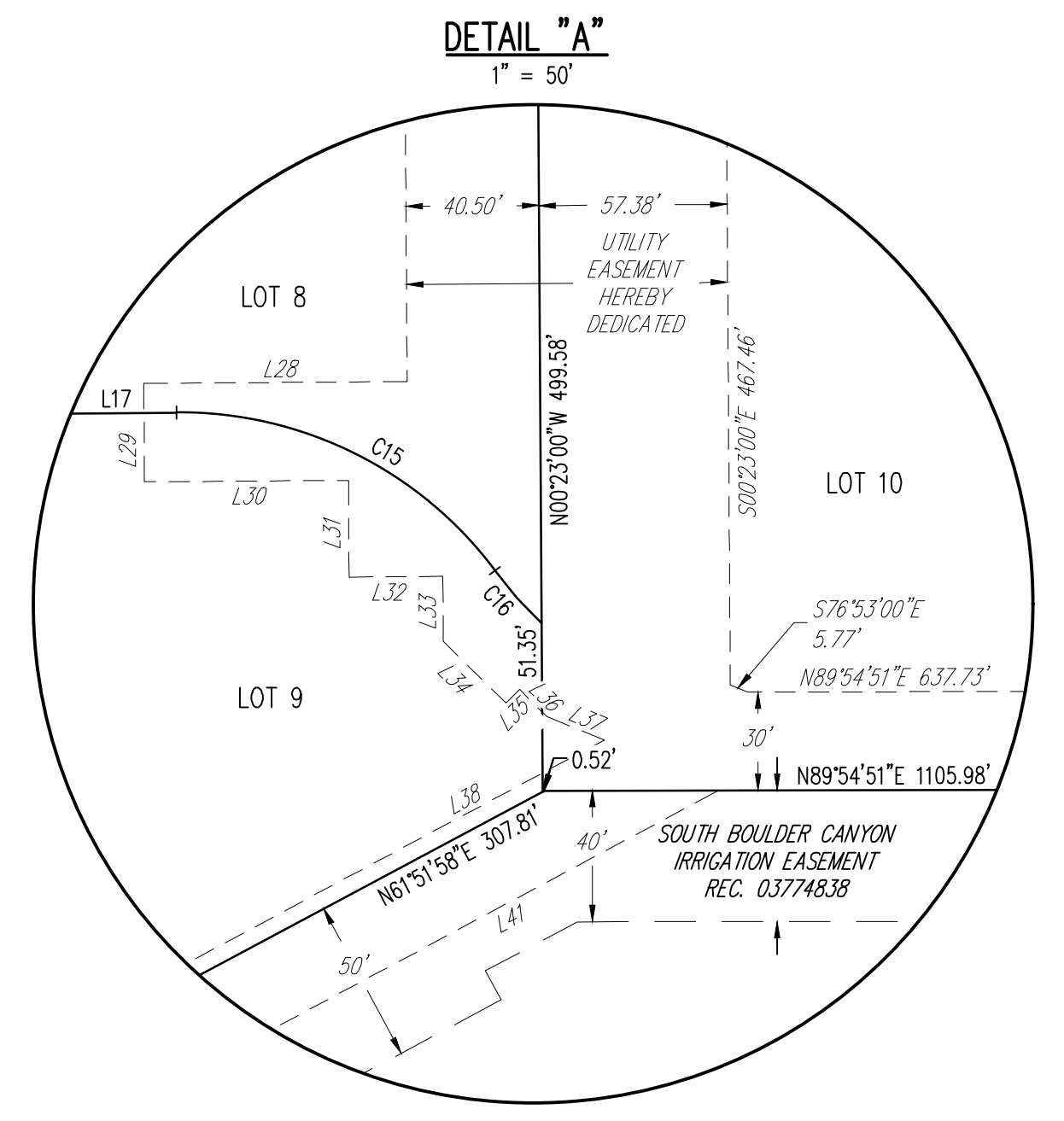
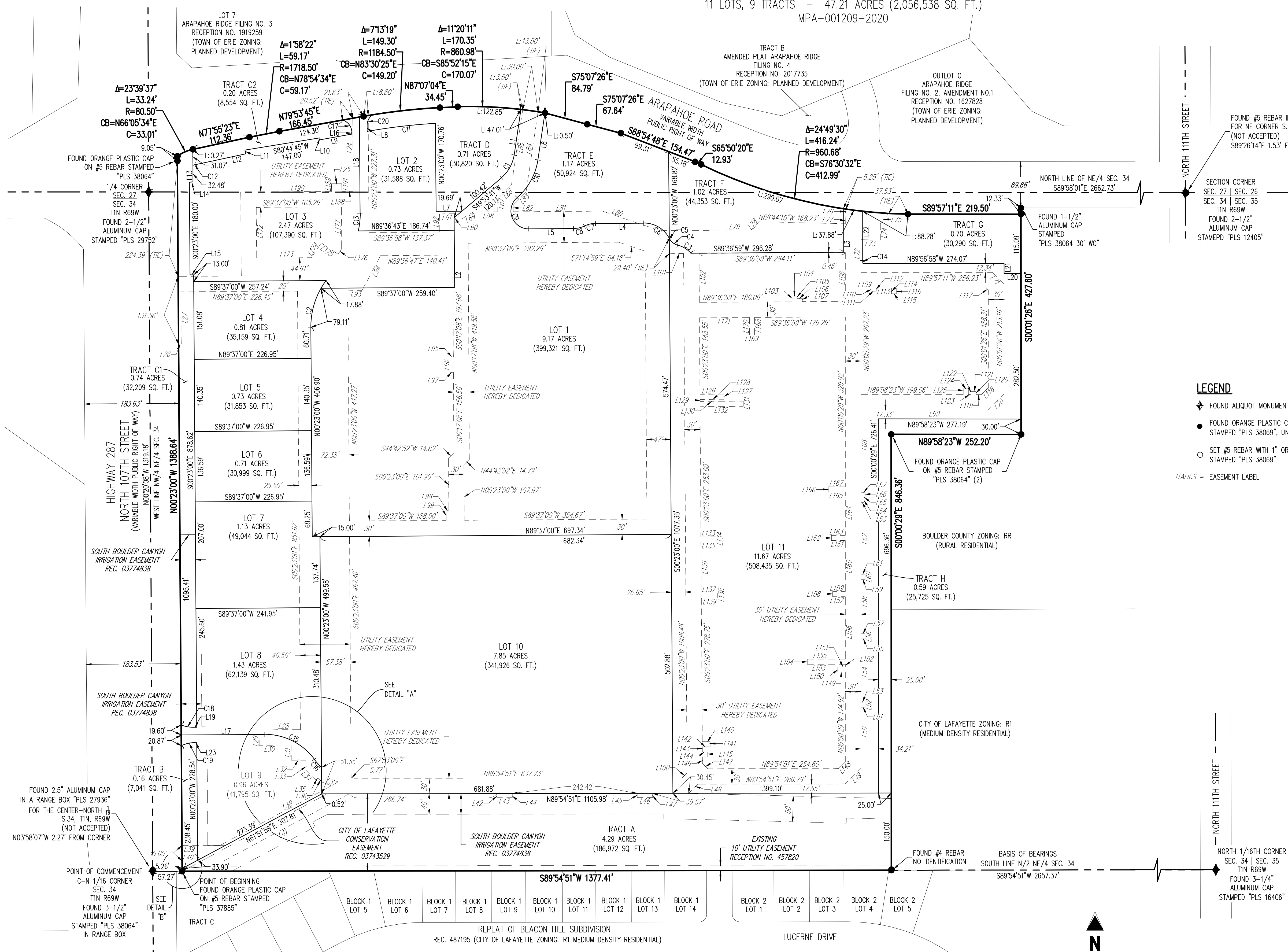
#	Date	Issue / Description	Init.
1	11/2/20	FABED EXISTING	EMV
2	11/17/20	ADDED PROJECT NO.	EMV
3	01/08/21	REVISED UTILITY EASE	RDG
4	01/27/21	ADDED COMMENTS	EMV



Project No.: ED000018.10
Drawn By: EMV
Checked By: BJD
Date: 10/12/2020

NINE MILE CORNER AMENDMENT NO. 1

A REPLAT OF NINE MILE CORNER
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 34
 AND THE SOUTHEAST QUARTER OF SECTION 27
 TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.
 11 LOTS, 9 TRACTS - 47.21 ACRES (2,056,538 SQ. FT.)
 MPA-001209-2020



LEGEND

- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND ORANGE PLASTIC CAP ON #5 REBAR STAMPED "PLS 38069", UNLESS OTHERWISE DESCRIBED
- SET #5 REBAR WITH 1" ORANGE PLASTIC CAP STAMPED "PLS 38069"

ITALICS = EASEMENT LABEL

SHEET INDEX

SHEET 1	COVER / NOTES / DEDICATION
SHEET 2	BOUNDARY & UTILITY EASEMENTS
SHEET 3	BOUNDARY & ACCESS EASEMENTS
SHEET 4	LINE / CURVE TABLES

#	Date	Issue / Description	Init.
1	11/2/20	FADED EXISTING	EMV
2	11/17/20	ADDED PROJECT NO.	EMV
3	01/08/21	REVISED UTILITY EASE	RDG
4	01/27/21	ADDRESSSED COMMENTS	EMV

Galloway
 1155 Kelly Johnson Blvd., Suite 305
 Colorado Springs, CO 80920
 719.900.7220 • GallowayUS.com

Project No.: EDI000018.10
 Drawn By: EMV
 Checked By: BJD
 Date: 10/12/2020

Project: NINE MILE CORNER AMENDMENT NO. 1
 SHEET 2 OF 4

