

VICINITY MAP

SCALE 1" = 1000'

DEDICATION STATEMENT:

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

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING LOT 5, ERIE AIR PARK SUBDIVISION REPLAT B, AND A PART OF TRACT C, ERIE AIR PARK SUBDIVISION, RECORDED MAY 3, 1978 AT RECEPTION NO. 1752380, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT C; THENCE NO044'42"E ALONG THE EAST LINE OF SAID TRACT C A DISTANCE OF 150.00 FEET TO THE WESTERLY MOST SOUTHWEST CORNER OF LOT 5, ERIE AIR PARK SUBDIVISION REPLAT B, RECORDED JANUARY 26, 1995 AT RECEPTION NO. 2424253; THENCE ALONG THE BOUNDARY OF SAID LOT 5 FOR THE FOLLOWING TWO (2) COURSES:

- 1) S89°35'08"E A DISTANCE OF 150.00 FEET;
- 2) S00°44'42"W A DISTANCE OF 150.00 FEET TO THE SOUTHERLY MOST SOUTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE SOUTH LINE OF SAID TRACT C;

THENCE N89°35'08"W ALONG SAID SOUTH LINE A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 110,201 SQUARE FEET OR 2.530 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND SUBDIVISION OF ERIE AIR PARK SUBDIVISION 1ST AMENDMENT. 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.

EXECUTED THIS ____ DAY OF THE MONTH OF ____ A.D. 20____.

DIANE YAMAMOTO

HIDEAKI YAMAMOTO

NOTARY PUBLIC:

STATE OF COLORADO)
COUNTY OF _____)
ss

KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF THE MONTH OF ____ A.D. 20____.

MY COMMISSION EXPIRES _____ WITNESS MY HAND AND SEAL

NOTARY PUBLIC

MORTGAGEES' CERTIFICATE:

BANK OF THE WEST HEREBY CONSENTS TO THE RECORDING OF THE ERIE AIR PARK SUBDIVISION 1ST AMENDMENT AND JOINS IN THE DEDICATION HEREON TO THE EXTENT OF THEIR INTEREST THEREIN.

LENDER: BANK OF THE WEST

BY: BANK REPRESENTATIVE

STATE OF COLORADO)
COUNTY OF _____)
ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DAY OF _____. 20____ AD

BY

WITNESS MY HAND AND SEAL NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ADDRESS _____

ERIE AIR PARK SUBDIVISION 1ST AMENDMENT

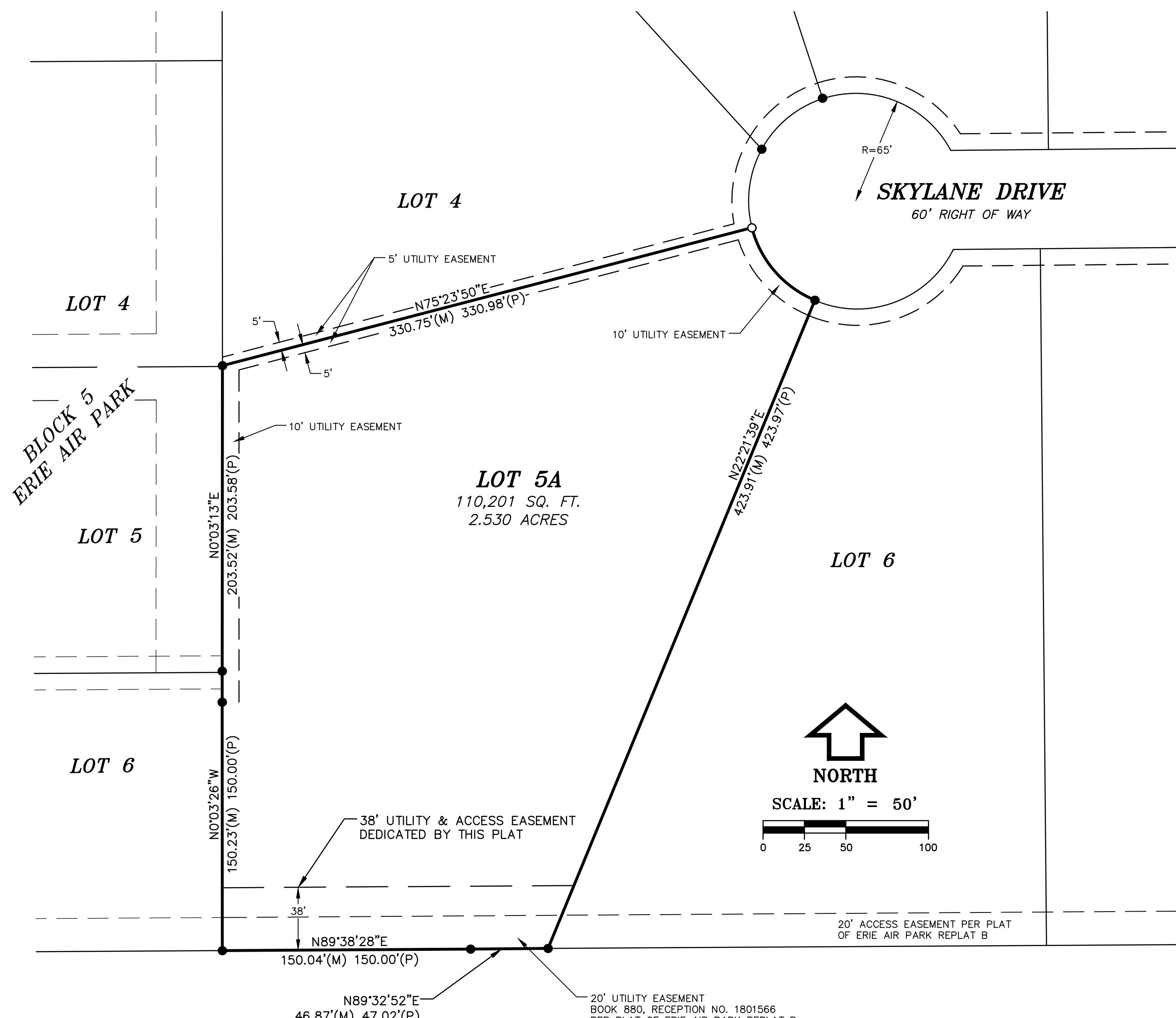
AN AMENDMENT OF TRACT C, ERIE AIR PARK SUBDIVISION AND LOT 5, ERIE AIR PARK SUBDIVISION REPLAT B

SITUATED IN THE SE 1/4 SECTION 31, T1N, R68W OF THE 6TH P.M.

TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

2.530 ACRES - 1 RESIDENTIAL LOT

MPA-000810-2016



GENERAL NOTES:

- 1) 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.
- 2) BASIS OF BEARINGS: PLAT, S22°21'39"W (ASSUMED) ALONG THE SOUTHEASTERLY LINE OF SUBJECT PROPERTY, MONUMENTED AS SHOWN HEREON.
- 3) LINEAL UNITS USED ARE U.S. SURVEY FEET.
- 4) ALL RIGHT-OF-WAY AND LOT AND BLOCK INFORMATION WAS TAKEN FROM THE ERIE AIR PARK SUBDIVISION REPLAT B RECORDED 1/26/1995 AT RECEPTION NO. 2424253.
- 5) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY EHRHART GRIFFIN & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE RIGHT-OF-WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.
- 6) THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS IN THE AVIATION EASEMENT RECORDED IN BOOK 831 AS RECEPTION NO. 1753139.
- 7) THIS PROPERTY IS SUBJECT TO THE EASEMENT FOR RUNWAY LIGHT INSTALLATION AND MAINTENANCE, DRAINAGE AND SNOW REMOVAL RECORDED IN BOOK 831 AS RECEPTION NO. 1753142 WHICH IS NOT SPECIFICALLY DESCRIBED AND THEREFORE CANNOT BE SHOWN ON THIS MAP.
- 8) THIS PROPERTY IS SUBJECT TO THE SOLAR EASEMENT RECORDED IN BOOK 831 AS RECEPTION NO. 1753143 WHICH IS NOT SPECIFICALLY DESCRIBED AND THEREFORE CANNOT BE SHOWN ON THIS MAP.
- 9) THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS IN THE TAXI EASEMENTS RECORDED IN BOOK 831 AS RECEPTION NO. 1753144 AND BOOK 955 AS RECEPTION NO. 1877289.
- 10) THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS IN THE EASEMENT AGREEMENTS RECORDED IN BOOK 1163 AS RECEPTION NO. 2106887 AND RE-RECORDED IN BOOK 1177 AS RECEPTION NO. 2121695, BOOK 1172 AS RECEPTION NO. 2116522, BOOK 1177 AS RECEPTION NO. 2121772 AND BOOK 1186 AS RECEPTION NO. 2131547.
- 11) 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

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL LOTS	2.530 AC.	100 %
TRACTS	NA	NA
ROW	NA	NA
TOTAL	2.530 AC.	100 %

LEGEND

- - FOUND #5 REBAR W/ PLAS. CAP EHRHART, LS 29414 UNLESS NOTED OTHERWISE
- - SET #5 REBAR W/ PLAS. CAP EHRHART, LS 29414

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 ____, 20____.

COMMUNITY DEVELOPMENT DIRECTOR _____

PUBLIC WORKS DIRECTOR _____

BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS PLAT IS TO BE KNOWN AS ERIE AIR PARK SUBDIVISION 1ST AMENDMENT, 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 ____ A.D. 2016.

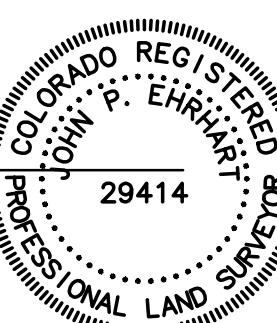
MAYOR _____

ATTEST:

TOWN CLERK _____

SURVEYOR'S CERTIFICATE:

I, JOHN P. EHRHART, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY MADE ON JANUARY 26, 2016.



JOHN P. EHRHART
COLORADO P.L.S. #29414
EHRHART LAND SURVEYING, LLC
P.O. BOX 930, ERIE, CO 80516
(303) 828-3340

CLERK & RECORDER CERTIFICATE:

STATE OF COLORADO)
COUNTY OF WELD)
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 _____

WELD COUNTY
CLERK AND RECORDER

PAGE NO.	1 OF 1
DATE:	9/2/16
DRAWN BY:	JPE
PROJECT:	S15189
EHRHART LAND SURVEYING P.O. Box 930 Erie, Colorado 80516, (303) 828-3340 www.colorados.com	