

ERIE FOUR CORNERS SUBDIVISION FILING NO. 1 AMENDMENT 2

A REPLAT OF LOT 2, 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
8.0413 ACRES - 15 LOTS/ 6 TRACTS
FP-001561-2023

CERTIFICATE OF DEDICATION AND OWNERSHIP:

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

LOT 2, 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 350,278 SQUARE FEET OR 8.0413 ACRES.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, AND EASEMENTS AS SHOWN HEREON, UNDER THE NAME AND STYLE OF "ERIE FOUR CORNERS SUBDIVISION FILING NO. 1 AMENDMENT 2." THE EASEMENTS NOTED HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO FOR PUBLIC USES AND PURPOSES AS NOTED HEREON.

ERIE FOUR CORNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____ DATE _____
AS: AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT

STATE OF COLORADO }
COUNTY OF _____ } ss.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY _____ AS AUTHORIZED REPRESENTATIVE OF ERIE FOUR CORNERS LLC, A COLORADO LIMITED LIABILITY COMPANY

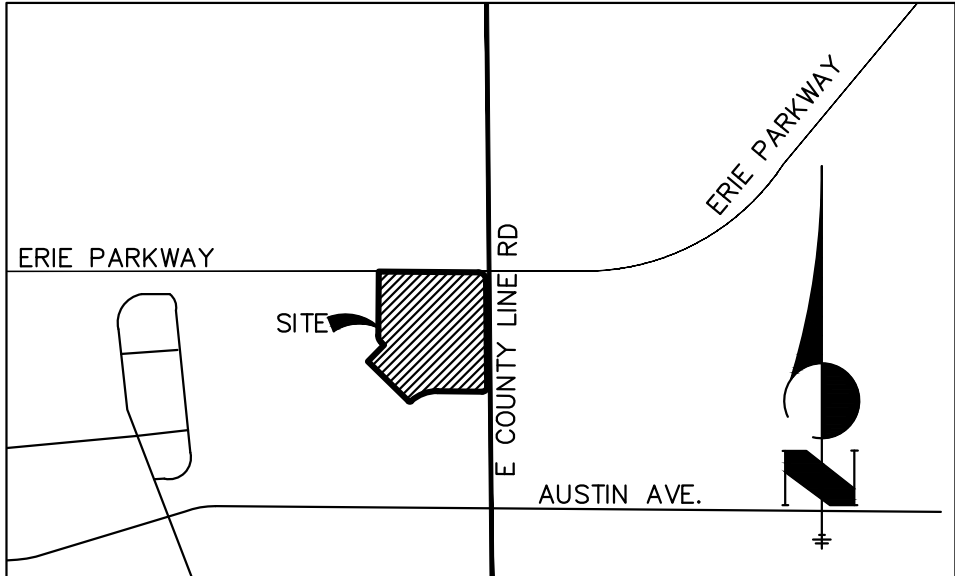
WITNESS MY HAND AND OFFICIAL SEAL.

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. AB270749529-6, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED AUGUST 4, 2022 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°30'16"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 IT'S 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 IT'S ASSIGNS FURTHER GRANT AND CONVEY UNTO THE TOWN AND IT'S 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.
- 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.
- THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE TOWN OF ERIE ENGINEERING STANDARDS AND SPECIFICATIONS, AS AMENDED. THE OWNER(S) GRANT 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 TOWN OF 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 MAINTENANCE, OPERATION, AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES CONTINUED:

- PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
- PER GENERAL NOTE 7 OF CANYON CREEK SUBDIVISION FILING NO. 10: MINE SHAFT LOCATIONS DEPICTED HEREON AFTER REVIEW OF CLIENT PROVIDED DOCUMENT ENTITLED "ABANDONED MINE AND SUBSIDENCE INVESTIGATION ERIE COMMERCIAL VENTURE PROPERTY" AS PREPARED BY BLACKHAWK, A DIVISION OF ZAPATA ENGINEERING, DATED OCTOBER 2007, AND THE FEBRUARY 10, 2015 CTL THOMPSON MINE SUBSIDENCE INVESTIGATION - ERIE PARCEL, AS PROVIDED BY CLIENT. FOLLOWING REVIEW OF THIS DOCUMENT THE MARFEL AND PINNACLE MINE SHAFTS WERE POT-HOLED BY THE CLIENT'S CONTRACTOR ON JULY 17, 2014 AND THE APPARENT MINE SHAFT ENTRANCES WERE THEN FIELD LOCATED, AS SHOWN AND LABELED HEREON.

FROM THE TOWN OF ERIE'S UNIFIED DEVELOPMENT CODE, OCTOBER, 2017:
10 6.13 ABANDONED MINES
A. GENERAL PROVISIONS: ALL DEVELOPMENT WITH UNDERMINING AND/OR MINE SHAFTS SHALL PROVIDE THE TOWN WITH GEOLOGICAL AND GEOTECHNICAL HAZARDS REPORTS PREPARED, SIGNED AND STAMPED BY A PROFESSIONAL IN THE FIELD OF UNDERMINING. THE REPORTS SHALL BE REFERRED TO THE COLORADO GEOLOGICAL SURVEY FOR REVIEW AND COMMENT. RECOMMENDATIONS FROM THE REPORTS AND COLORADO GEOLOGICAL SURVEY SHALL BE EVALUATED BY THE TOW WHEN CONSIDERING APPROPRIATE LAND USES, RESTRICTIONS APPLICABLE TO LAND DEVELOPMENT, AND FOUNDATION DESIGN DUE TO UNDERMINING CONSTRAINTS. UNDERMINING AND/OR MINE SHAFTS SHALL BE NOTED ON SKETCH PLANS, PRELIMINARY PLATS, FINAL PLATS AND SITE PLANS.
B. MINESHAFTS:
1. ALL MINESHAFTS SHALL BE CAPPED AND MONUMENTED IN ACCORDANCE WITH STATE REQUIREMENTS, AND ACCEPTED BY THE STATE BEFORE FINAL PLAT OR SITE PLAN APPROVALS.
2. MINE SHAFTS SHALL NOT BE LOCATED ON A RESIDENTIAL LOT.
3. MINE SHAFTS MAY BE LOCATED IN A STREET RIGHT-OF-WAY, TRACT, OR IN A NON-RESIDENTIAL LOT WITH AN EASEMENT RESTRICTED FOR PARKING, OPEN SPACE OR LANDSCAPE USE. ANY MODIFICATIONS TO THIS PROVISION PROPOSED BY THE APPLICANT FOR TOWN CONSIDERATION SHALL BE IN COMPLIANCE WITH RECOMMENDATIONS FROM THE GEOLOGICAL AND GEOTECHNICAL HAZARDS REPORTS AND THE COLORADO GEOLOGICAL SURVEY.
4. MINIMUM DIMENSIONS FOR TRACTS/EASEMENTS AND MINIMUM DISTANCES FROM ABANDONED MINESHAFTS TO RESIDENTIAL LOTS AND NON-RESIDENTIAL STRUCTURES SHALL BE DETERMINED BASED ON RECOMMENDATIONS FROM THE GEOLOGICAL AND GEOTECHNICAL HAZARDS REPORTS AND THE COLORADO GEOLOGICAL SURVEY.
C. MINE TAILINGS: IF MINE TAILINGS ARE LOCATED ON A PROPERTY, THE REMOVAL OF MINE TAILINGS SHALL BE ADDRESSED IN A DEVELOPMENT AGREEMENT. THE TOWN SHALL REQUIRE SUBMITTAL OF A PROFESSIONAL CERTIFICATION THAT THE MINE TAILINGS AND HAZARD ASSOCIATED WITH THE TAILING HAS BEEN REMOVED AND COMPLETED.
- PER GENERAL NOTE 10 OF CANYON CREEK SUBDIVISION FILING NO. 10: THE PINNACLE MINE SHAFT AND THE MARFEL MINE SHAFT WERE MITIGATED USING COMPACTION GROUTING TECHNIQUES. PLANS AND SPECIFICATIONS FOR THE GROUTING PROGRAM WERE PREPARED BY CTL/THOMPSON, INC. ("MINE SHAFT MITIGATION-COMPACTION GROUTING OF MARFEL AND PINNACLE MINE SHAFTS", DATED JANUARY 31, 2018, PROJECT NO. DN47332-145). THE COMPACTION GROUTING MITIGATION WAS PERFORMED BETWEEN SEPTEMBER 22, 2018 AND OCTOBER 9, 2018. THE GROUTING WAS OBSERVED AND DOCUMENTED BY REPRESENTATIVES OF CTL/THOMPSON, INC. THEIR OBSERVATIONS INDICATED THE MITIGATION WAS PERFORMED IN GENERAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.
- A BLANKET PUBLIC ACCESS EASEMENT IS ESTABLISHED OVER ALL OF THE FOLLOWING TRACTS:
A, B, C, D, E, & F

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
LOTS	144,056	3.3072	41.13%
TRACTS	206,222	4.7341	58.87%
TOTAL	350,278	8.0413	100.00%

TRACT SUMMARY CHART			
TRACT	AREA (SF)	AREA (ACRES)	USE
Tract A	99,988	2.2954	P.A., E.A., UTIL, D.
Tract B	24,721	0.5675	P.A., E.A., UTIL, D.
Tract C	8,160	0.1873	P.A., E.A., D.
Tract D	57,235	1.3139	P.A., E.A., UTIL, D.
Tract E	3,372	0.0774	P.A., E.A., UTIL D., O.S.
Tract F	12,746	0.2926	P.A., E.A., UTIL, D., O.S.

LEGEND: P.A.= PUBLIC ACCESS, E.A.= EMERGENCY ACCESS, UTIL= UTILITIES,
D.= DRAINAGE, O.S.= OPEN SPACE

TOWN COUNCIL APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOW AS ERIE FOUR CORNERS SUBDIVISION FILING NO. 1 AMENDMENT 2, AND IS APPROVED AND ACCEPTED BY _____, 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

SHEET INDEX

- COVER SHEET
- LOT & TRACT DIMENSIONS
- TOWN OF ERIE EXCLUSIVE EASEMENT
- UTILITY EASEMENT

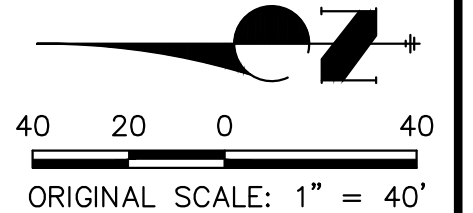
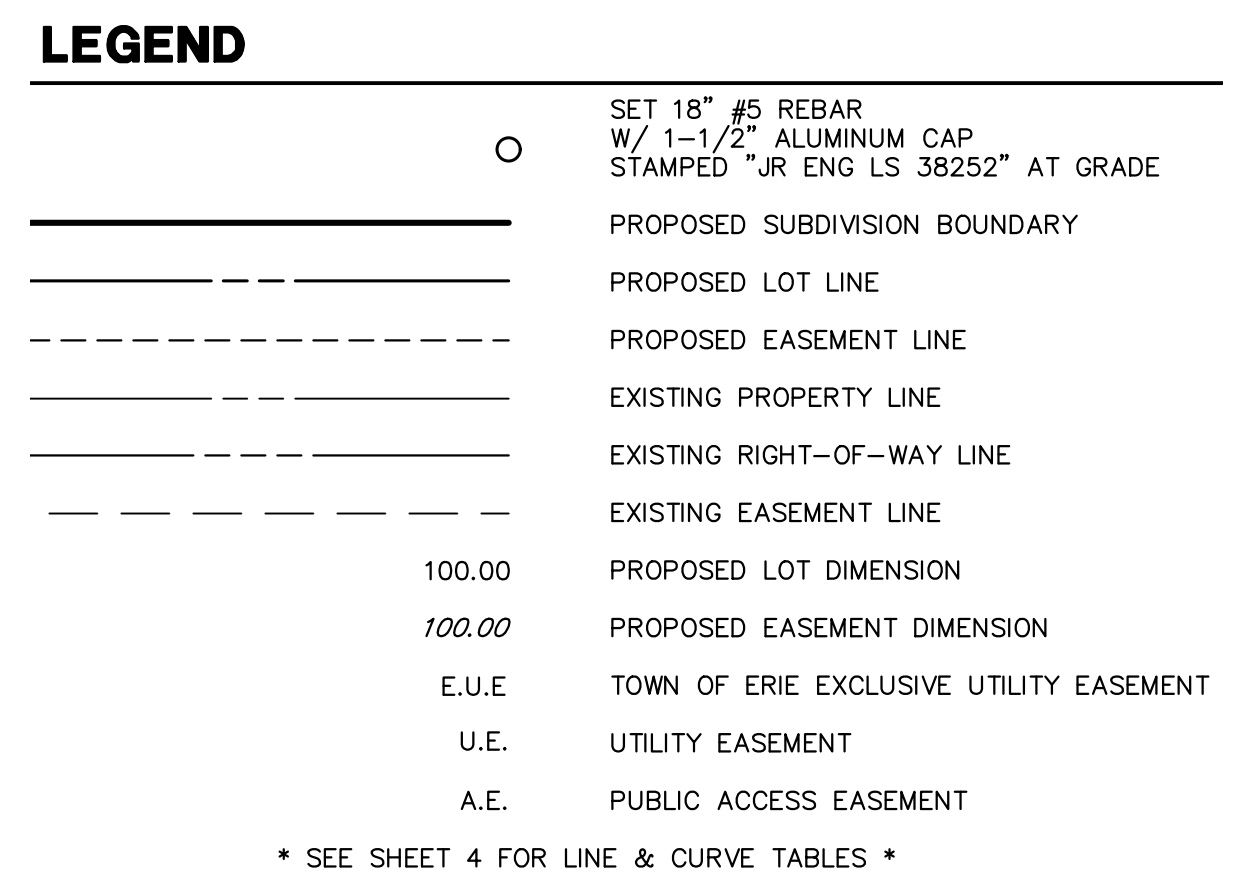


Centennial 303-740-9993 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

**A REPLAT OF LOT 2, 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
8.0413 ACRES - 15 LOTS/ 6 TRACTS
FP-001561-2023**



**A REPLAT OF LOT 2, 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
8.0413 ACRES - 15 LOTS/ 6 TRACTS
FP-001561-2023**



ORIGINAL SCALE
ERIE FOUR CORNERS
SUBDIVISION FILING NO. 1
AMENDMENT 2
JOB NO. 16064.10
FEBRUARY 21, 2025
SHEET 3 OF 4

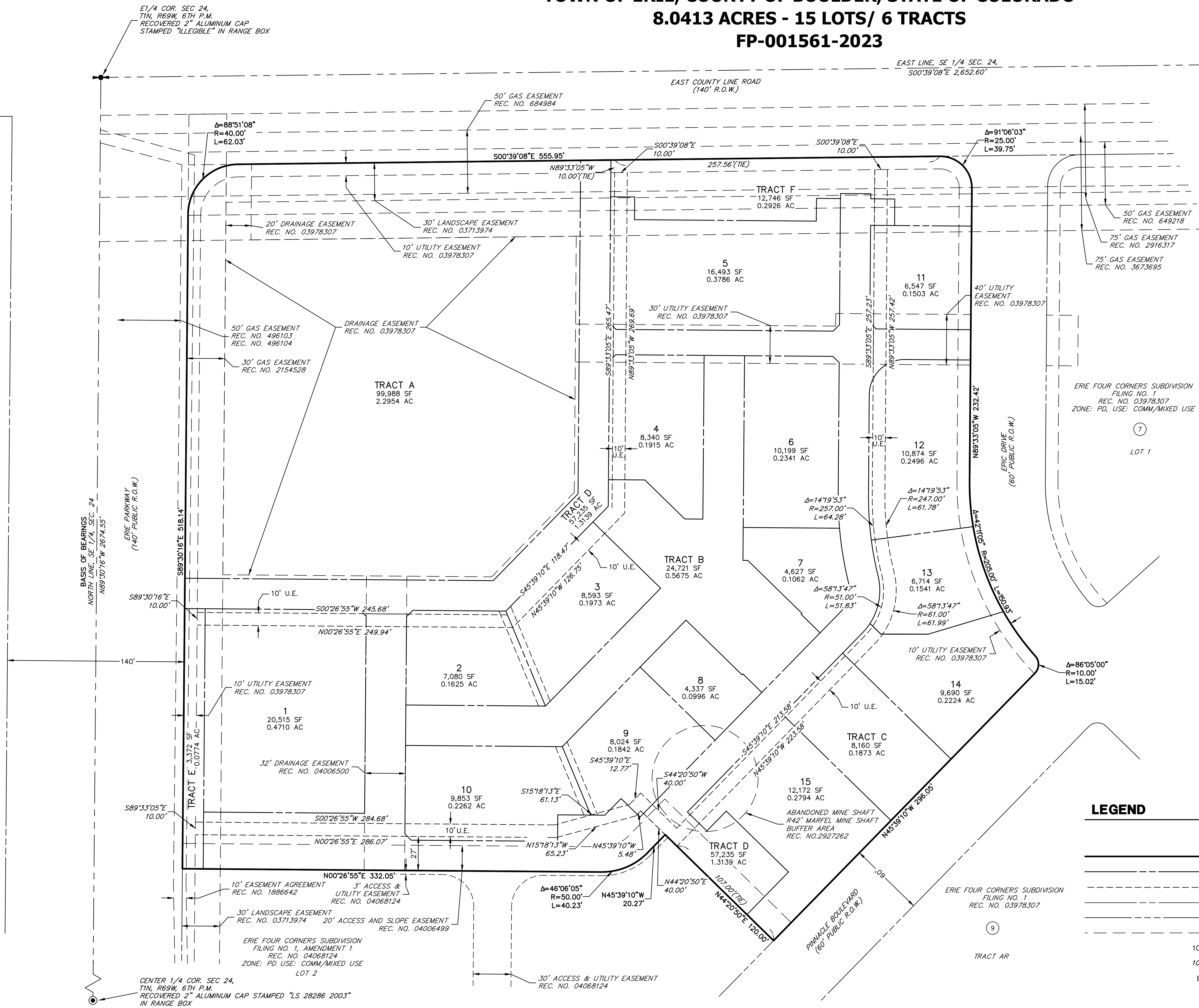


Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

ERIE FOUR CORNERS SUBDIVISION FILING NO. 1 AMENDMENT 2

A REPLAT OF LOT 2, 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
8.0413 ACRES - 15 LOTS/ 6 TRACTS
FP-001561-2023

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	28.00'	43.98'
C2	5°25'57"	284.00'	26.93'
C3	7°58'44"	260.00'	36.21'
C4	10°00'00"	205.00'	35.78'
C5	20°05'04"	205.00'	71.86'
C6	12°06'01"	205.00'	43.29'
C7	6°21'09"	260.00'	28.83'
C8	46°59'44"	48.00'	39.37'
C9	11°14'04"	48.00'	9.41'
C10	8°53'55"	284.00'	48.78'
C12	58°13'47"	24.00'	24.39'



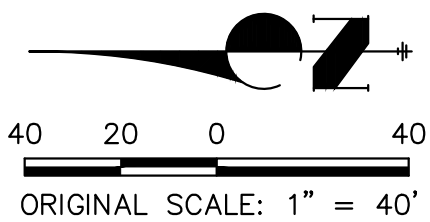
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°26'55"E	19.00'
L2	S89°33'05"E	18.00'
L3	S89°33'05"E	18.00'
L4	N00°26'55"E	19.00'
L5	S89°33'05"E	4.00'
L6	N00°26'55"E	24.00'
L7	N89°33'05"W	4.00'
L8	S00°26'55"W	19.00'
L9	N00°26'55"E	19.00'
L10	S45°26'55"W	7.07'
L11	N44°33'05"W	7.07'
L12	N45°26'55"E	7.07'
L13	N45°26'55"E	7.07'
L14	S44°33'05"E	7.07'
L15	N00°26'55"E	28.82'
L16	S44°20'50"W	44.19'
L17	S00°26'55"W	14.33'
L18	N00°26'55"E	3.88'
L19	S45°39'10"E	1.00'
L20	N44°20'50"E	21.00'
L21	N44°20'50"E	21.00'
L22	S45°39'10"E	1.00'
L23	N44°20'50"E	12.04'
L24	S45°39'10"E	22.00'
L25	S44°20'50"W	21.50'
L26	S44°20'50"W	21.00'
L27	N45°39'10"W	18.43'
L28	N00°26'55"E	11.10'
L29	N00°26'55"E	37.23'
L30	N00°26'55"E	26.12'
L31	N89°33'05"W	21.00'
L32	S45°26'55"W	7.07'
L33	N00°26'55"E	16.45'
L34	N00°26'55"E	16.28'
L35	N45°26'55"E	7.07'
L36	S44°33'05"E	7.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L37	S00°26'55"W	7.16'
L38	N89°33'05"W	16.33'
L39	N00°26'55"E	7.16'
L40	S89°33'05"E	4.67'
L41	N00°26'55"E	20.00'
L42	S00°26'55"W	14.17'
L43	S89°33'05"E	16.34'
L44	N00°26'55"E	14.17'
L45	N44°20'50"E	36.17'
L46	N45°39'10"W	16.34'
L47	S44°20'50"W	36.17'
L48	N44°20'50"E	6.67'
L49	N45°39'10"W	16.34'
L50	S44°20'50"W	6.67'
L51	N45°39'10"W	10.41'
L52	N07°31'49"W	15.13'
L53	S82°28'11"W	24.67'
L54	S07°31'49"E	15.05'
L55	N00°26'55"E	7.17'
L56	S89°33'05"E	9.94'
L57	S09°26'20"E	7.03'
L58	N80°33'40"E	16.34'
L59	N09°26'20"W	7.55'
L60	N44°20'50"E	6.00'
L61	N45°39'10"W	16.34'
L62	S44°20'50"W	6.00'
L63	N45°39'10"W	22.83'
L64	N44°20'50"E	4.50'
L65	N45°39'10"W	12.00'
L66	N44°20'50"E	4.50'
L67	N00°26'55"E	43.78'
L68	S89°33'05"E	7.17'
L69	N00°26'55"E	16.34'
L70	N89°33'05"W	7.17'
L71	N00°26'55"E	35.50'
L72	S89°33'05"E	6.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L73	N00°26'55"E	12.00'
L74	N89°33'05"W	6.50'
L75	N00°26'55"E	32.39'
L76	N45°39'10"W	3.72'
L77	N44°20'50"E	9.17'
L78	N45°39'10"W	16.34'
L79	S44°20'50"W	9.17'
L80	N00°26'55"E	7.17'
L81	N89°33'05"W	16.34'
L82	S00°26'55"W	7.17'
L83	N89°33'05"W	2.83'
L84	S00°26'55"W	30.00'

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
	PROPOSED LOT DIMENSION
	PROPOSED EASEMENT DIMENSION
	TOWN OF ERIE EXCLUSIVE UTILITY EASEMENT
	UTILITY EASEMENT
	PUBLIC ACCESS EASEMENT



ERIE FOUR CORNERS
SUBDIVISION FILING NO. 1
AMENDMENT 2
JOB NO. 16064.10
FEBRUARY 21, 2025
SHEET 4 OF 4



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