

DEDICATION AND OWNERSHIP STATEMENT:

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, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACTS AH, AI, AND AJ, PARKDALE FILING NO. 1 AS RECORDED AT RECEPTION NO. 03816093 IN THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

CONTAINING AN AREA OF 11.1982 ACRES, (487,793 SQUARE FEET), MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF PARKDALE FILING NO. 2. 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'S SIGNATURE:

OEO, A COLORADO LIMITED LIABILITY COMPANY

BY: CHRISTOPHER P. ELLIOTT DATE

TITLE:

STATE OF COLORADO)
) SS.
COUNTY OF)
ACKNOWLEDGED BEFORE ME THIS DAY OF , 20 BY
 AS
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES:

TITLE VERIFICATION CERTIFICATE:

WE, HERITAGE TITLE 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: AS SHOWN ON HERITAGE TITLE COMPANY FILE NUMBER: 450-H0589525-023-CN4, COMMITMENT DATE: FEBRUARY 18, 2020.

HERITAGE TITLE COMPANY
BY: DATE:

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 COMMISSION EXPIRES:

TRACT SUMMARY CHART:

TRACT	AREA SF	AREA AC	USE	OWNERSHIP	MAINTENANCE
TRACT A	67,345 SF	1.546 AC	LANDSCAPING	DISTRICT	DISTRICT
TRACT B	4,764 SF	0.109 AC	PRIVATE ALLEY, UTILITIES	PRIVATE	PRIVATE
TRACT C	4,395 SF	0.101 AC	PRIVATE ALLEY, UTILITIES	PRIVATE	PRIVATE
TRACT D	4,395 SF	0.101 AC	PRIVATE ALLEY, UTILITIES	PRIVATE	PRIVATE
TRACT E	23,748 SF	0.545 AC	LANDSCAPING	PRIVATE	PRIVATE
TRACT F	4,395 SF	0.101 AC	PRIVATE ALLEY, UTILITIES	PRIVATE	PRIVATE
TRACT G	4,395 SF	0.101 AC	PRIVATE ALLEY, UTILITIES	PRIVATE	PRIVATE
TRACT H	4,395 SF	0.101 AC	PRIVATE ALLEY, UTILITIES	PRIVATE	PRIVATE
TRACT I	4,395 SF	0.101 AC	PRIVATE ALLEY, UTILITIES	PRIVATE	PRIVATE
TRACT J	6,630 SF	0.152 AC	PRIVATE ALLEY, UTILITIES	PRIVATE	PRIVATE
TRACT K	6,630 SF	0.152 AC	PRIVATE ALLEY, UTILITIES	PRIVATE	PRIVATE
TRACT L	6,630 SF	0.152 AC	PRIVATE ALLEY, UTILITIES	PRIVATE	PRIVATE
TRACT M	6,630 SF	0.152 AC	PRIVATE ALLEY, UTILITIES	PRIVATE	PRIVATE
TRACT N	4,170 SF	0.096 AC	LANDSCAPING	PRIVATE	PRIVATE

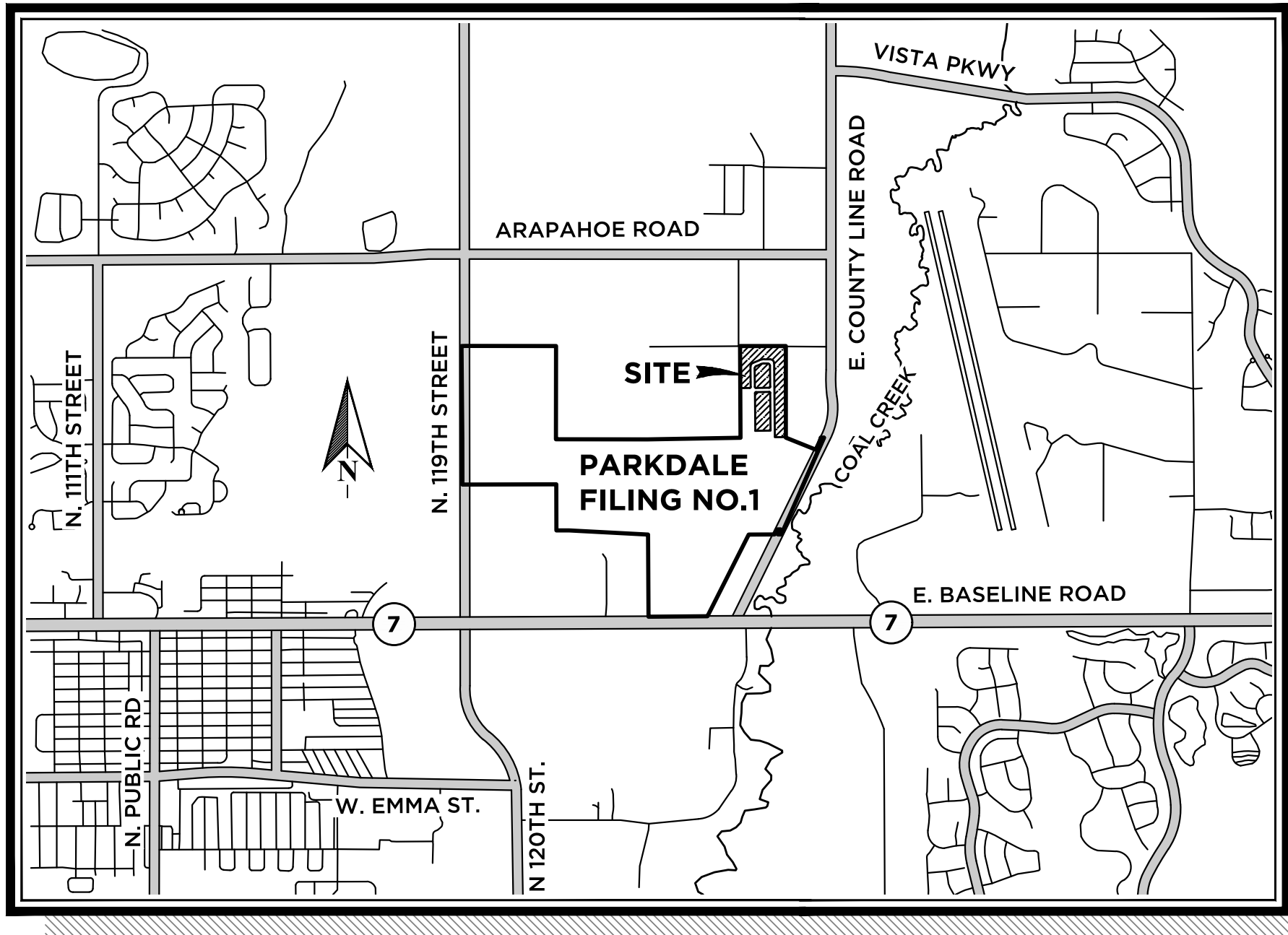
BASIS OF BEARINGS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 BEING S 89°52'16" W AND MONUMENTED AS FOLLOWS:

- SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846.
- EAST 1/4 CORNER OF SECTION 36, BEING A FOUND 1.5" BRASS CAP.

PARKDALE FILING NO. 2

A REPLAT OF TRACTS AH, AI, AND AJ OF PARKDALE FILING NO. 1
LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
11.1982 ACRES - 114 LOTS / 14 TRACTS
FP-001003-2018



VICINITY MAP
1" = 2000'

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 07.01.2018, 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.

CHRISTOPHER H. McELVAIN
FOR AND ON BEHALF OF KT ENGINEERING, LLC.
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #36561

NOTES:

- 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.
- 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.
- 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.
- 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 HERITAGE TITLE COMPANY FILE NUMBER: 450-H0589525-023-CN4, COMMITMENT DATE: FEBRUARY 18, 2020.
- THE LINEAL UNITS USED ON THIS SURVEY ARE U.S. SURVEY FEET, THE BEARINGS ARE IN DEGREES-MINUTES-SECONDS.
- ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP PANEL 0443J, MAP NO. 08013C0443J (REVISED TO REFLECT LOMR, EFFECTIVE: DECEMBER 28, 2012) NO PORTION OF THE SITE LIES WITHIN THE 100 YR FLOODPLAIN.
- A PORTION OF TRACT A AND TRACT I OVERLAP THE OIL AND GAS EASEMENT DEFINED AT RN: 840827. TRACT A AND TRACT I ARE SUBJECT TO THE REGULATIONS FOUND IN THE SURFACE USE AGREEMENT RECORDED AT RN: 840827, 840828, 840829.
- BLANKET PUBLIC ACCESS EASEMENTS TO BE GRANTED OVER TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N.
- BLANKET DRAINAGE EASEMENTS TO BE GRANTED OVER TRACT A.
- BLANKET UTILITY EASEMENT TO BE GRANTED OVER TRACTS B, C, D, F, G, H, I, J, K, L, M.
- 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 FOR FINANCIAL SUPPORT TO MAINTAIN THESE FACILITIES. FACILITIES INCLUDED 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.

BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS PLAT IS TO BE KNOWN AS PARKDALE FILING NO. 2 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 THE DAY OF , 20.

MAYOR
ATTEST TOWN CLERK

PLANNING AND DEVELOPMENT DEPARTMENT:

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR ON THIS DAY OF , 20.

PLANNING AND DEVELOPMENT DIRECTOR

ACCEPTANCE CERTIFICATE:

THE DEDICATION OF TRACT A IS 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 , 20 BY
 AS
WITNESS MY HAND AND OFFICIAL 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 OF , 20 A.D. AND WAS RECORDED AT RECEPTION NUMBER .

COUNTY CLERK AND RECORDER

LAND SUMMARY CHART:

TYPE	AREA (AC)	% OF TOTAL
LOTS (114)	7.688 AC	68.66 %
TRACTS (14)	3.510 AC	31.34 %
TOTAL:	11.198 AC	100 %

DATE SUBMITTED:
07.01.18

REVISION NO.	DATE
1	03.04.2019
2	08.19.2019
3	10.02.2020
4	
5	

PREPARED FOR:
OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

SCALE: 1" = N/A	JOB NO: 0043-1532	BY: BSS
--------------------	----------------------	------------

SHEET 1 OF 2

KT ENGINEERING
ENGINEERS • SURVEYORS
12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

J:\0043\1532\SURVEY\PLAT\DUPLICATE\DRAWINGS\PLAT SHEETS\1532-DUPLICATE-PLAT-COVER.dwg

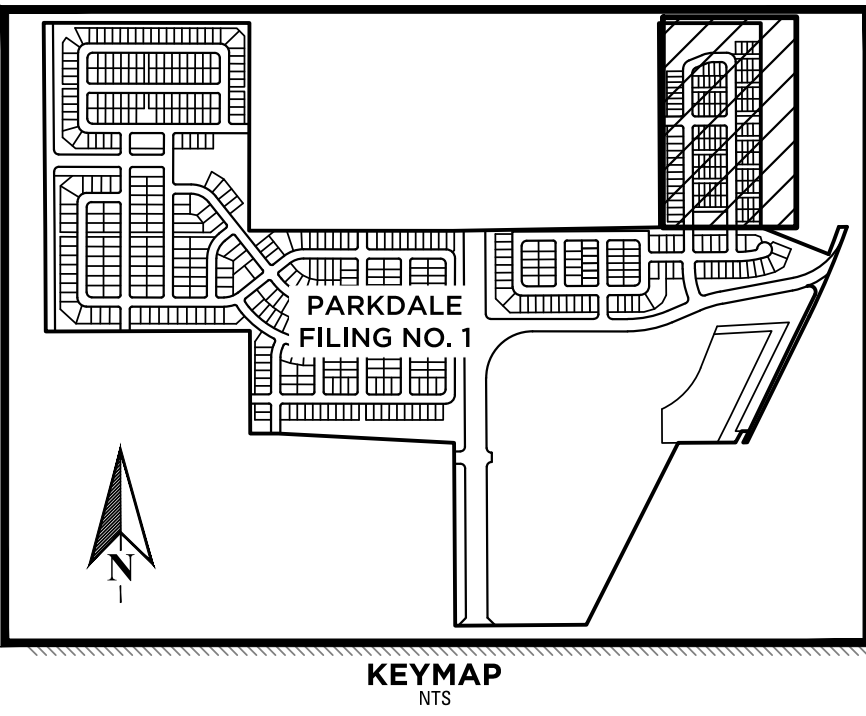
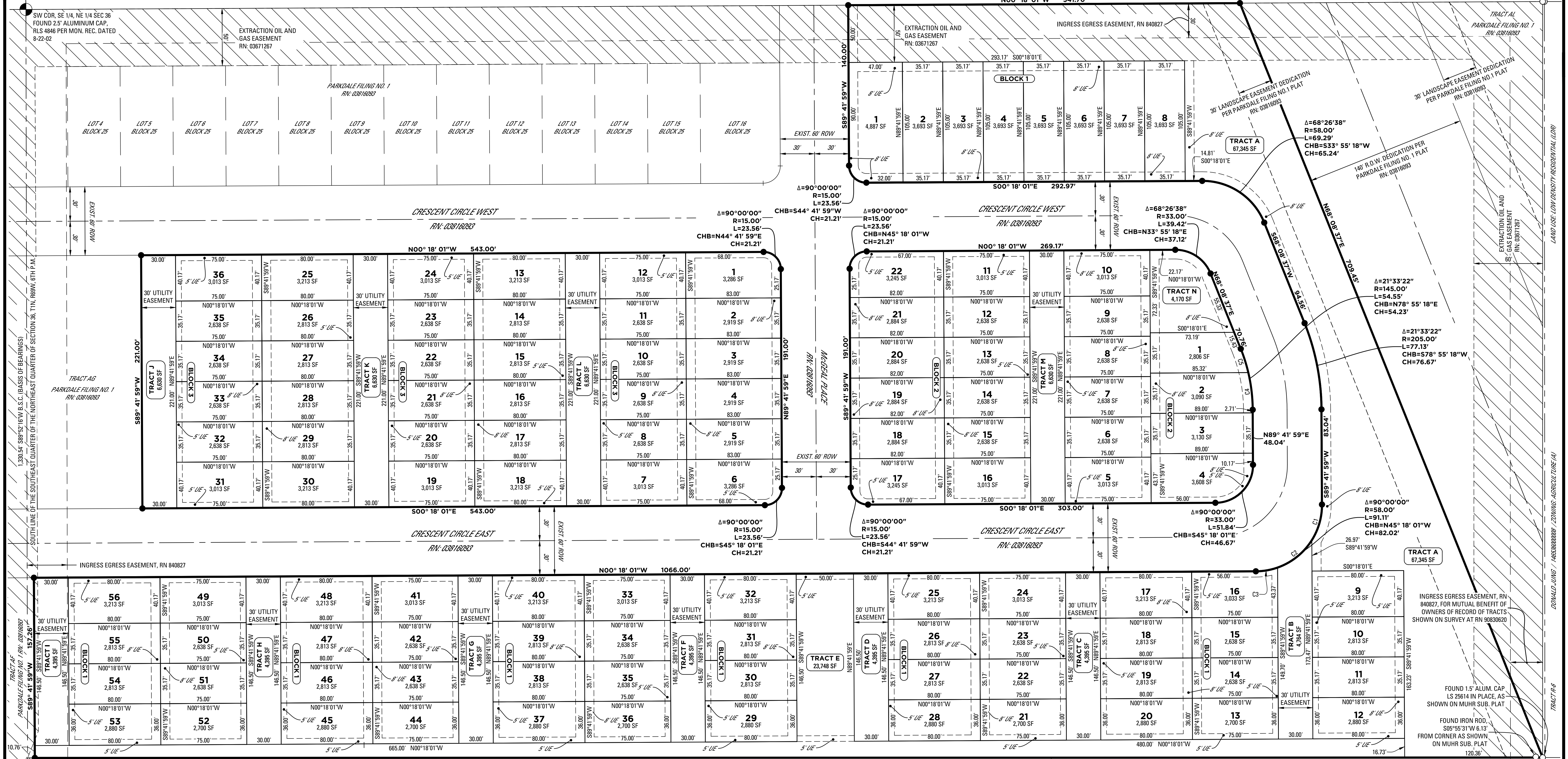
PARKDALE FILING NO. 2

A REPLAT OF TRACTS AH, AI, AND AJ OF PARKDALE FILING NO. 1
LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
11.1982 ACRES - 114 LOTS / 14 TRACTS
FP-001003-2018

TRACT R-8
BART SCHUTTEL
14636000070
ZONING: AGRICULTURE (A)
LAND USE: LOW DENSITY RESIDENTIAL

TRACT R-8
BART SCHUTTEL
14636000070
ZONING: AGRICULTURE (A)
LAND USE: LOW DENSITY RESIDENTIAL

FOUND 2" ALUMINUM CAP, UNREADABLE, NO MON. REC.
LIES 1.49' NORTH OF PROPERTY CORNER
FOUND NO. 5 REBAR WITH ORANGE
PLASTIC CAP, PLS 36561, KT ENG



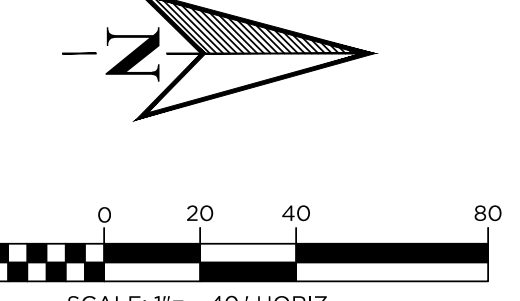
- LEGEND:**
- SECTION CORNER
 - FOUND PROPERTY PIN AS DESCRIBED
 - SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 36561, KT ENG
 - UTILITY EASEMENT AS DESCRIBED
 - B.S.C. BETWEEN SECTION CORNERS
 - SECTION LINE
 - EASEMENT LINE
 - EXTRACTION OIL & GAS EASEMENT BY SEPARATE DOCUMENT (RN: 03671267)

TRACTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C1	32°20'48"	58.00'	32.74'	N74°07'37"W	32.31'
C2	38°31'52"	58.00'	39.00'	N38°41'17"W	38.27'

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C3	19°07'20"	58.00'	19.36'	N9°51'41"W	19.27'
C4	12°56'07"	145.00'	32.74'	N83°13'55"E	32.67'
C5	8°37'15"	145.00'	21.82'	N72°27'14"E	21.80'

LOT 1, BLOCK 1
MUHR SUBDIVISION
14636000202
ZONING: PLANNED DEVELOPMENT (PD)
LAND USE: INDUSTRIAL

TRACT A, BLOCK 1
MUHR SUBDIVISION
J.M.C. ELEVEN, LLC
14636000202
ZONING: LIGHT INDUSTRIAL
LAND USE: INDUSTRIAL



DATE SUBMITTED: 07.01.18	
REVISION NO.	DATE
1	03.04.2019
2	08.19.2019
3	10.02.2020
4	
5	
PREPARED FOR: OEO, LLC 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111	
SCALE: 1" = 40'	JOB NO: 0043-1532
BY: BSS	
SHEET 2 OF 2	

KT ENGINEERING
ENGINEERS • SURVEYORS
12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190