

ERIE HIGHLANDS FILING NO. 12

AN AMENDMENT OF TRACT I, ERIE HIGHLANDS FILING NO. 11, 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.
13.944 ACRES – 59 LOTS, 2 TRACTS
FP-000753-2016
SHEET 1 OF 2

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 WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT I, ERIE HIGHLANDS FILING NO. 11 AS RECORDED UNDER RECEPTION NO. _____ 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 13.944 ACRES, (607,390 SQUARE FEET), MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **ERIE HIGHLANDS FILING NO. 12**. THE STREET RIGHTS-OF-WAY, AND 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 SHOWN HEREON.

OWNER: J GAZ LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____
STATE OF COLORADO)
COUNTY OF _____)SS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
BY _____ AS _____
OF J GAZ LLC.
WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNER: J DEARMIN LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____
STATE OF COLORADO)
COUNTY OF _____)SS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
BY _____ AS _____
OF J DEARMIN LLC.
WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNER: JACK SHELL FAMILY TRUST

BY: _____
NAME: _____
TITLE: _____
STATE OF COLORADO)
COUNTY OF _____)SS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
BY _____ AS _____
OF JACK SHELL FAMILY TRUST
WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNER: SONJA SHELL FAMILY TRUST

BY: _____
NAME: _____
TITLE: _____
STATE OF COLORADO)
COUNTY OF _____)SS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
BY _____ AS _____
OF SONJA SHELL FAMILY TRUST.
WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNER: WY & K HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____
STATE OF COLORADO)
COUNTY OF _____)SS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
BY _____ AS _____
OF WY & K HOLDINGS, LLC.
WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNER: OAKWOOD HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____
STATE OF COLORADO)
COUNTY OF _____)SS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
BY _____ AS _____
OF OAKWOOD HOMES LLC.
WITNESS MY HAND AND OFFICIAL SEAL:

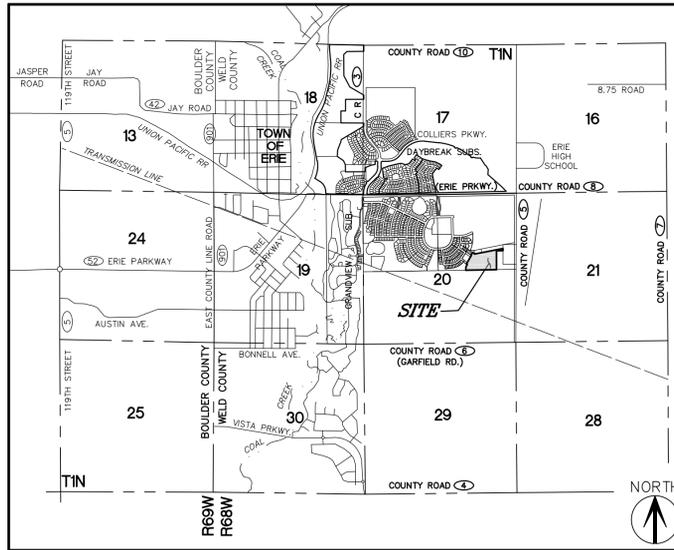
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

HOLDER OF DEED OF TRUST:

U.S. BANK NATIONAL ASSOCIATION, D/B/A HOUSING CAPITAL COMPANY

BY: _____
NAME: _____
TITLE: _____
STATE OF COLORADO)
COUNTY OF _____)SS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
BY _____ AS _____
OF U.S. BANK NATIONAL ASSOCIATION, D/B/A HOUSING CAPITAL COMPANY
WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



VICINITY MAP
SCALE: 1"=3000'

GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH 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 00°12'38" WEST, A DISTANCE OF 2641.55 FEET BETWEEN FOUND MONUMENTS AS SHOWN HEREON.
- STEWART TITLE GUARANTY COMPANY, TITLE COMMITMENT NO. 16000310121, EFFECTIVE DATE FEBRUARY 19, 2016 AT 5:30 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- FLOODPLAIN: BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 08013C0441J, PANEL 441 OF 615, DATED DECEMBER 18, 2012. THE SUBJECT PROPERTY LIES WITHIN "ZONE X", BEING DEFINED AS "OTHER AREAS ... DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- THE PURPOSE OF THIS PLAT IS TO CREATE TRACTS, LOTS, EASEMENTS AND RIGHT-OF-WAY OUT OF A PLATTED PARCEL OF LAND, KNOWN AS TRACT I, ERIE HIGHLANDS FILING NO. 11.
- PRIOR TO A SALES CONTRACT FOR ANY LOT, TRACT OR PARCEL WITHIN THIS SUBDIVISION IS EXECUTED, ALL BOUNDARIES OF SAID LOT, TRACT OR PARCEL MUST BE MONUMENTED IN ACCORDANCE WITH STATE STATUTE 12-25-2 AND 38-51-105 OF THE COLORADO REVISED STATUTES.
- 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.
- THE PROPERTY WITHIN THIS PLAT OF ERIE HIGHLANDS FILING NO. 12 IS SUBJECT TO A PERMANENT AVIGATION EASEMENT AS DESCRIBED WITHIN THE AGREEMENT RECORDED UNDER RECEPTION NO. 3984166.
- 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.
- PROPOSED TEMPORARY CONSTRUCTION AND PIPE LINE EASEMENTS ARE SHOWN HEREON BASED ON GRAPHICAL REPRESENTATION OF EXHIBIT D WITHIN THE SURFACE USE AGREEMENT RECORDED UNDER RECEPTION NO. 3952706.

LAND SUMMARY CHART			
TYPE	AREA ACRES	AREA SQ. FEET	% OF TOTAL AREA
LOTS	7.746	337,413	55.55%
TRACTS	3.671	159,883	26.32%
R.O.W.	2.527	110,094	18.13%
TOTAL	13.944	607,390	100%

TRACT SUMMARY CHART					
TRACT	USE	AREA ACRES	AREA SQ. FEET	MAINTENANCE	OWNER
TRACT A	PUBLIC ACCESS, LANDSCAPE, UTILITIES	0.410	17,843	METRO DISTRICT	METRO DISTRICT
TRACT B	LANDSCAPE, UTILITIES	3.261	142,040	METRO DISTRICT	METRO DISTRICT
TOTAL		3.671	159,883		

TITLE VERIFICATION CERTIFICATE:

I, _____, AN AUTHORIZED REPRESENTATIVE OF STEWART TITLE GUARANTY COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE TITLE OF ALL THE LANDS HEREIN SHOWN UPON THE PLAT AND THAT THE TITLE OF SUCH LANDS IS IN THE DEDICATOR(S), FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT THOSE SET FORTH IN THE STEWART TITLE GUARANTY COMPANY, TITLE COMMITMENT NO. 16000310121, EFFECTIVE DATE FEBRUARY 19, 2016 AT 5:30 P.M.

BY: _____ AUTHORIZED REPRESENTATIVE DATE: _____ TITLE: _____

STATE OF _____)
COUNTY OF _____)SS
CITY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

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 _____, 2017.

COMMUNITY DEVELOPMENT DIRECTOR _____

PUBLIC WORKS DIRECTOR _____

BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS PLAT IS TO BE KNOWN AS **ERIE HIGHLANDS FILING NO. 12** AND 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. 2017.

MAYOR: _____

ATTEST: _____
TOWN CLERK

ACCEPTANCE CERTIFICATE

TRACTS A AND B ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY ERIE HIGHLANDS METROPOLITAN DISTRICTS NO. 1, 2, 3, 4 AND 5.

BY: _____ DATE _____

TITLE: _____

STATE OF _____)
COUNTY OF _____)SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATE:

I, DEREK S. BROWN, 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 JANUARY 23, 2015, 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 _____, 2017.



DEREK S. BROWN, PLS # 38064
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122

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 6.2.2 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.

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 _____, 2017 A.D. AND WAS RECORDED AT

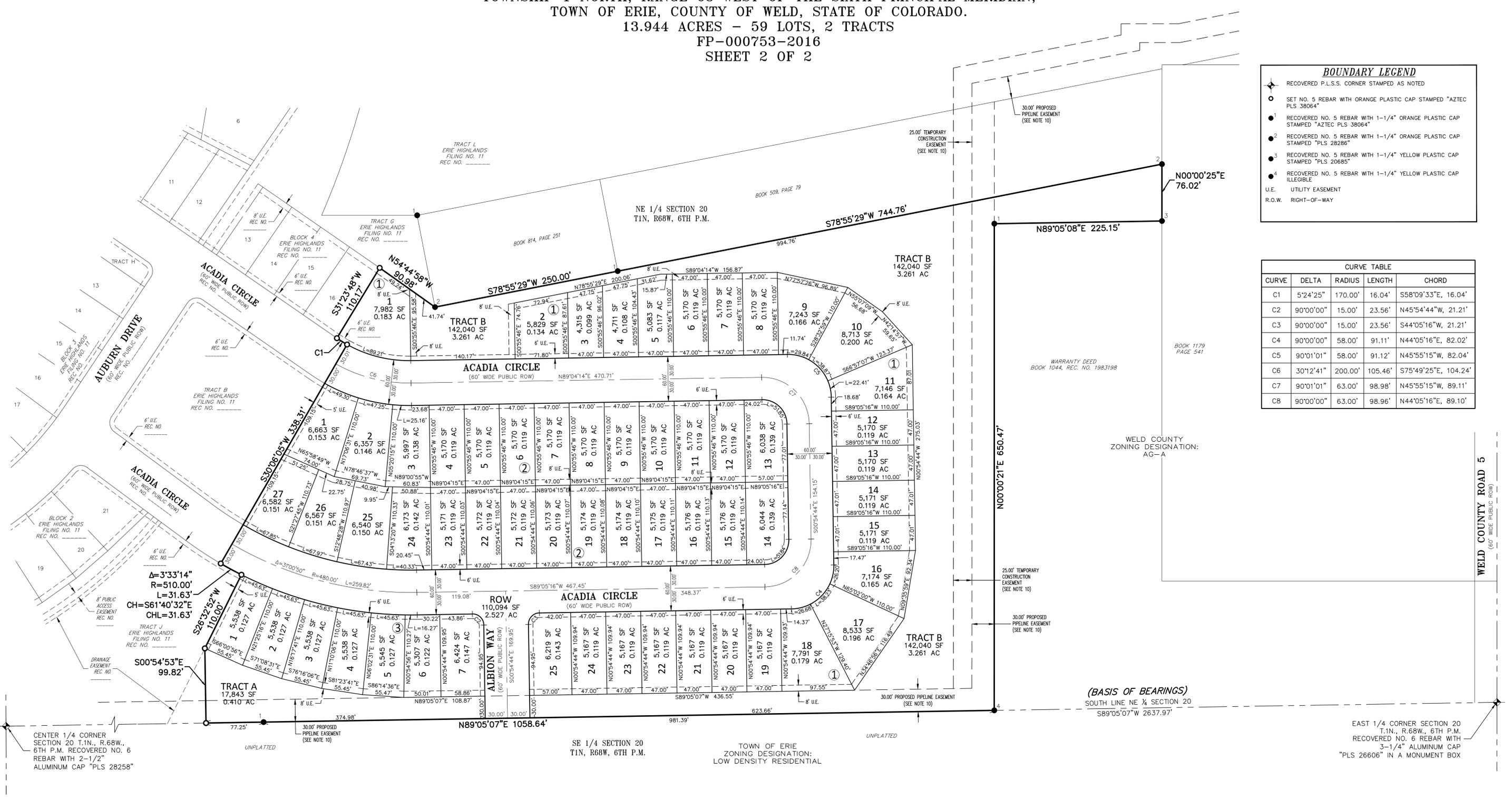
RECEPTION NUMBER _____

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

REVISIONS			DATE OF PREPARATION:	2016-02-25
DATE	DESCRIPTION	BY		
2016/12/01	ADDRESS TOWN COMMENTS	TP	SCALE:	NA
2017/02/09	ADDRESS TOWN COMMENTS	TP		
SHEET 1 OF 2				

ERIE HIGHLANDS FILING NO. 12

AN AMENDMENT OF TRACT I, ERIE HIGHLANDS FILING NO. 11, 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.
13.944 ACRES - 59 LOTS, 2 TRACTS
FP-000753-2016
SHEET 2 OF 2



BOUNDARY LEGEND

- ◆ RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
- SET NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- ¹ RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- ² RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 28286"
- ³ RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 20685"
- ⁴ RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP ILLEGIBLE
- U.E. UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	5°24'25"	170.00'	16.04'	S58°09'33"E, 16.04'
C2	90°00'00"	15.00'	23.56'	N45°54'44"W, 21.21'
C3	90°00'00"	15.00'	23.56'	S44°05'16"W, 21.21'
C4	90°00'00"	58.00'	91.11'	N44°05'16"E, 82.02'
C5	90°01'01"	58.00'	91.12'	N45°55'15"W, 82.04'
C6	30°12'41"	200.00'	105.46'	S75°49'25"E, 104.24'
C7	90°01'01"	63.00'	98.98'	N45°55'15"W, 89.11'
C8	90°00'00"	63.00'	98.96'	N44°05'16"E, 89.10'

WELD COUNTY ZONING DESIGNATION: AG-A

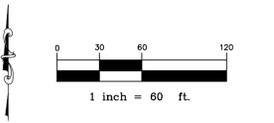
(BASIS OF BEARINGS)
SOUTH LINE NE 1/4 SECTION 20
S89°05'07"W 2637.97'

EAST 1/4 CORNER SECTION 20
T.1N., R.68W., 6TH P.M.
RECOVERED NO. 6 REBAR WITH
3-1/4" ALUMINUM CAP
"PLS 26606" IN A MONUMENT BOX

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 19316-07 - TOWN PROJECT NO.: FP-000753-2016



DATE OF PREPARATION:	2016-02-25
SCALE:	1" = 60'
SHEET 2 OF 2	