

# ERIE FOUR CORNERS SUBDIVISION FILING NO. 1 AMENDMENT 3

## A REPLAT OF LOT 1, BLOCK 7, & LOT 16, BLOCK 8, ERIE FOUR CORNERS SUBDIVISION FILING NO. 1

### LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.

### TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

### 4.1295 ACRES - 2 LOTS / SUB2024-0002

**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 1, BLOCK 7, & LOT 16, BLOCK 8, AND A PORTION OF PINNACLE BOULEVARD AS SHOWN ON THE PLAT 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL A**  
BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 7, ERIE FOUR CORNERS SUBDIVISION FILING NO. 1, RECORDED UNDER RECEPTION NO. 03978307 IN THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF EAST COUNTY LINE ROAD;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°39'08"E A DISTANCE OF 340.83 FEET, TO A POINT OF NON-TANGENT CURVE;  
THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N51°16'58"W, HAVING A RADIUS OF 46.50 FEET, A CENTRAL ANGLE OF 99°18'49" AND AN ARC LENGTH OF 80.60 FEET, TO A POINT OF TANGENT ON THE EASTERLY RIGHT-OF-WAY LINE OF PINNACLE BOULEVARD;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N41°58'09"W A DISTANCE OF 431.16 FEET, TO A POINT OF CURVE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EPIC DRIVE;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 91°37'11" AND AN ARC LENGTH OF 15.99 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 40°47'53" AND AN ARC LENGTH OF 103.25 FEET, TO A POINT OF TANGENT;
- S89°33'05"E A DISTANCE OF 234.54 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°53'57" AND AN ARC LENGTH OF 38.79 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 85,002 SQUARE FEET OR 1.9514 ACRES.

**PARCEL B**

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 16, BLOCK 8, ERIE FOUR CORNERS SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 03978307 IN THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF PINNACLE BOULEVARD;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

- S41°58'09"E A DISTANCE OF 388.03 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 111°01'37" AND AN ARC LENGTH OF 96.89 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 21°23'26" AND AN ARC LENGTH OF 97.07 FEET, TO A POINT OF TANGENT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AUSTIN AVENUE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°33'05"W A DISTANCE OF 298.52 FEET TO A POINT OF CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF PUNTER STREET;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 39.27 FEET, TO A POINT OF TANGENT;
- N00°26'55"E A DISTANCE OF 3.23 FEET, TO THE SOUTHWESTERLY CORNER OF LOT 13, OF SAID BLOCK 8;

THENCE ON THE SOUTHERLY LINES OF LOTS 13, 14, & 15 OF SAID BLOCK 8, S89°33'05"E A DISTANCE OF 83.00 FEET, TO THE SOUTHEASTERLY CORNER OF LOT 15;

THENCE ON THE EASTERLY LINE OF SAID LOT 15, N00°26'55"E A DISTANCE OF 62.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF TRACT AQ OF SAID ERIE FOUR CORNERS SUBDIVISION FILING NO. 1;

THENCE ON THE SOUTHERLY AND EASTERLY LINES OF SAID TRACT AQ, THE FOLLOWING FOUR (4) COURSES:

- S89°33'05"E A DISTANCE OF 5.84 FEET;
- N00°26'55"E A DISTANCE OF 189.28 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 43°53'55" AND AN ARC LENGTH OF 29.11 FEET, TO A POINT OF TANGENT;
- N44°20'50"E A DISTANCE OF 109.36 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 94,879 SQUARE FEET OR 2.1781 ACRES.

CONTAINING A COMBINED CALCULATED AREA OF 179,881 SQUARE FEET OR 4.1295 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 3."** 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**

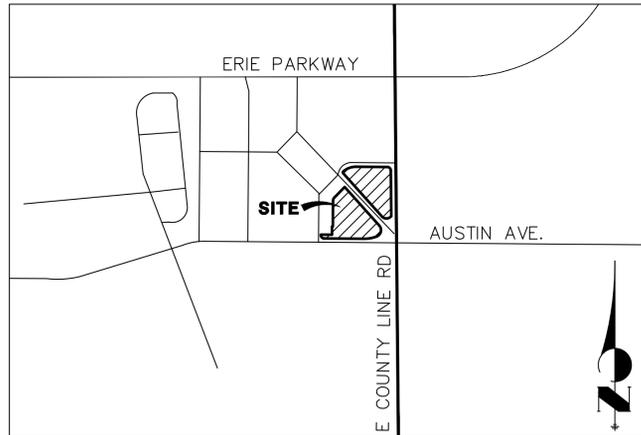
STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ ) ss.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ AS AUTHORIZED REPRESENTATIVE OF ERIE FOUR CORNERS LLC,

A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_



**GENERAL NOTES:**

- NOTICE: PER C.R.S. 13-90-105, 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 IS 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. ABZ70819976, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED AUGUST 31, 2023 AT 5:00 P.M.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 2" ALUMINUM CAP WITH ILLEGIBLE STAMPING IN A RANGE BOX AT THE EAST 1/4 CORNER AND A 2" ALUMINUM CAP STAMPED "LS 14083" IN A RANGE BOX AT THE SOUTHEAST CORNER, SAID LINE BEARING S00°39'08"E 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 HERINAFTER 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.

GENERAL NOTES CONTINUED ON SHEET 2.

STEPHEN D. TEBO dba TEBO PROPERTIES

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 TEBO PROPERTIES.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

**TOWN COUNCIL APPROVAL CERTIFICATE:**

THIS PLAT IS TO BE KNOW AS ERIE FOUR CORNERS SUBDIVISION FILING NO. 1 AMENDMENT 3, AND IS APPROVED AND ACCEPTED BY RESOLUTION NO. \_\_\_\_\_, 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 \_\_\_\_\_

ERIE FOUR CORNERS  
SUBDIVISION FILING NO. 1 A.3  
JOB NO. 16064.20  
OCTOBER 17, 2024  
SHEET 1 OF 2

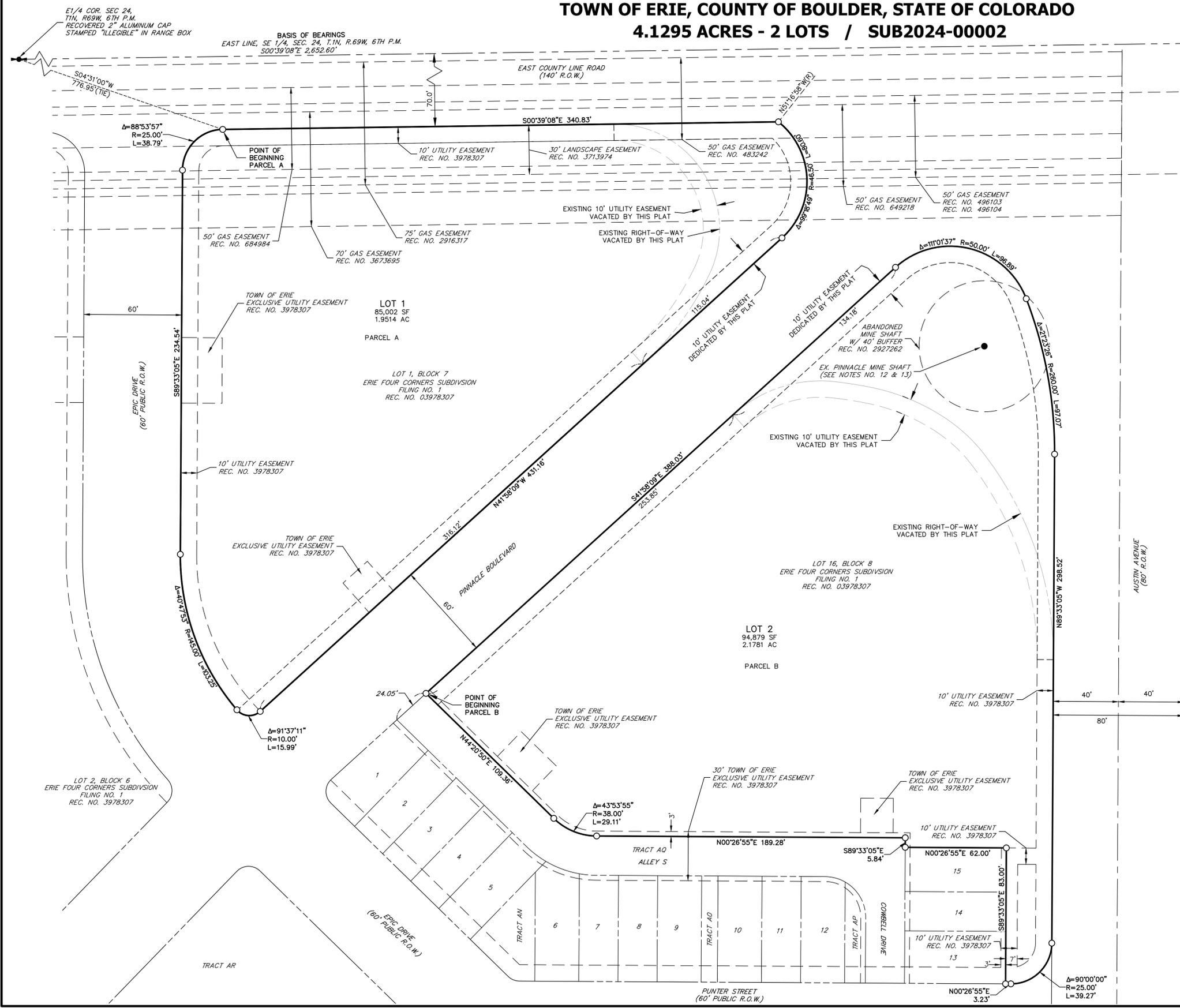


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# ERIE FOUR CORNERS SUBDIVISION FILING NO. 1 AMENDMENT 3

A REPLAT OF LOT 1, BLOCK 7, & LOT 16, BLOCK 8, ERIE FOUR CORNERS SUBDIVISION FILING NO. 1  
 LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.  
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
 4.1295 ACRES - 2 LOTS / SUB2024-00002

SE COR. SEC 24,  
 T1N, R69W, 6TH P.M.  
 RECOVERED 2" ALUMINUM CAP  
 STAMPED "1994 LS 14083"  
 IN RANGE BOX



**GENERAL NOTES CONTINUED:**

9. 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\*
10. NO ENCROACHMENTS OF BUILDINGS OR OTHER STRUCTURES SHALL BE PERMITTED INTO TOWN OF ERIE EASEMENTS.
11. 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 GRANTEE, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEE, 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.
12. 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:

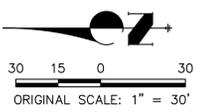
1. ALL MINESHAFTS SHALL BE CAPPED AND MONUMENTED IN ACCORDANCE WITH STATE REQUIREMENTS, AND ACCEPTED BY THE STATE BEFORE FINAL PLAT OR SITE PLAN APPROVALS.
2. MINE SHAFTS SHALL NOT BE LOCATED ON A RESIDENTIAL LOT.
3. MINE SHAFTS MAY BE LOCATED IN A STREET RIGHT-OF-WAY, TRACT, OR IN A NON-RESIDENTIAL 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.
5. 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.

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.

**LEGEND**

- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252"
- 2.5" ALUMINUM CAP STAMPED "PINNACLE SHAFT ROCK CREEK LS 28283"
- (R) RADIAL BEARING
- BOUNDARY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING SECTION LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - PROPOSED RIGHT-OF-WAY LINE
- - - PROPOSED EASEMENT LINE
- - - VACATED EASEMENT LINE

ERIE FOUR CORNERS  
 SUBDIVISION FILING NO. 1 A.3  
 JOB NO. 16064.20  
 OCTOBER 17, 2024  
 SHEET 2 OF 2



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