

VISTA RIDGE FILING NO. 14, THIRD AMENDMENT

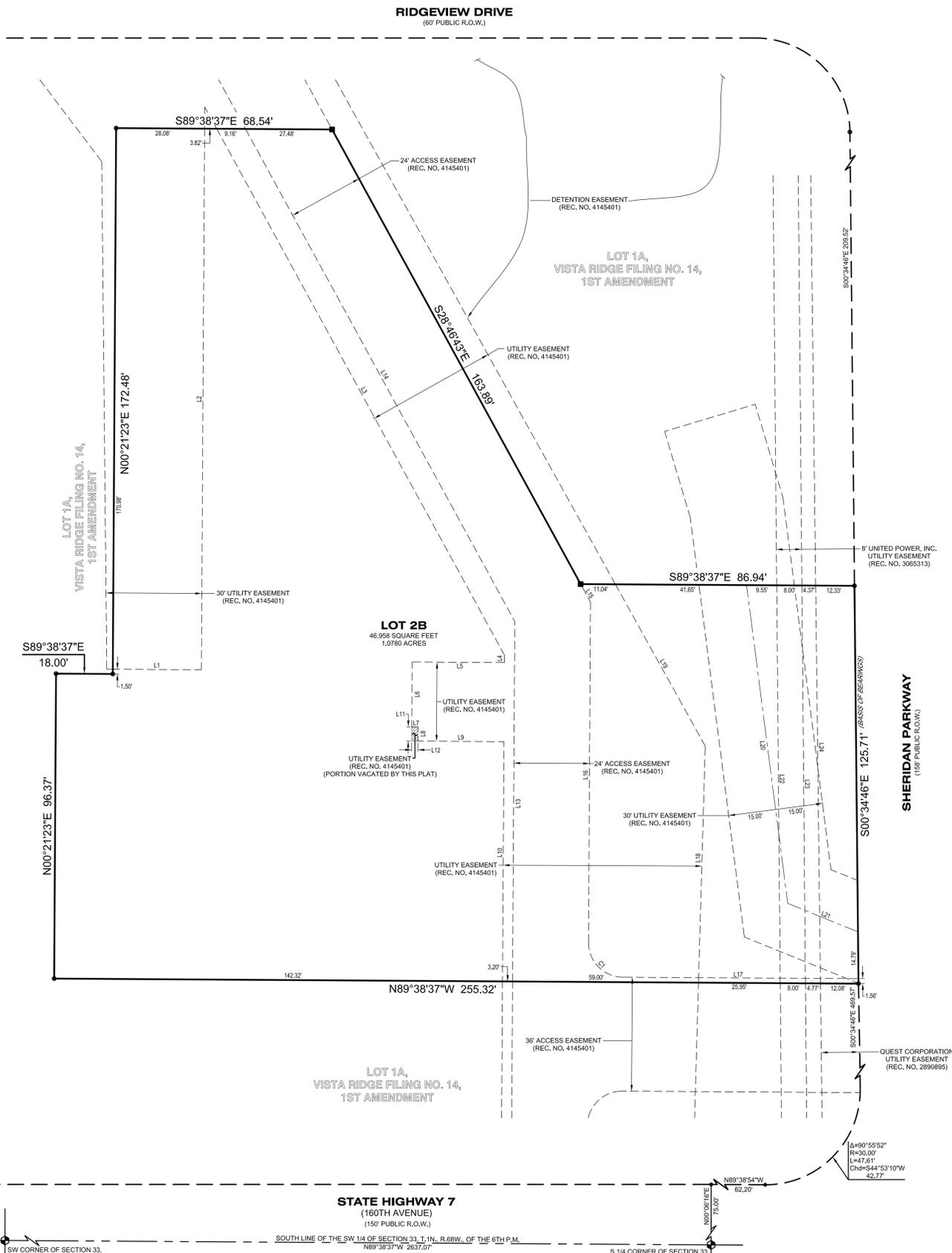
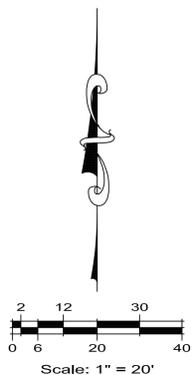
A REPLAT OF LOT 2A, VISTA RIDGE FILING NO. 14, FIRST AMENDMENT
SITUATED IN THE S 1/2 OF SECTION 33, T.1N., R.68W., OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
1.0780 ACRES - 1 COMMERCIAL LOT
MPA-

LEGEND	
	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL LINES
	SECTION LINE
	EXISTING EASEMENT LINE
	EXISTING EASEMENT CENTERLINE
R.O.W.	RIGHT-OF-WAY
L.S. NO.	LAND SURVEYOR NUMBER
REC. NO.	RECEPTION NUMBER
N.R.	NON-RADIAL
	SECTION CORNER
	FOUND #5 REBAR & 1 1/4" YELLOW PLASTIC CAP OR NAIL & 1" BRASS TAG L.S. NO. 33202
	FOUND NAIL & 1" BRASS TAG L.S. NO. 33202

LINE DATA TABLE		
COURSE	BEARING	LENGTH
L1	S89°38'37"E	28.12'
L2	N00°20'34"E	170.98'
L3	S28°46'43"E	188.81'
L4	S00°21'23"W	2.29'
L5	N89°38'37"W	29.30'
L6	S00°21'23"W	20.50'
L7	S89°38'37"E	2.00'
L8	S00°21'23"W	4.50'
L9	S89°38'37"E	27.30'
L10	S00°21'23"W	75.76'
L11	S00°21'23"W	4.50'
L12	S89°38'37"E	2.00'
L13	N00°21'23"E	113.74'
L14	N28°08'45"W	177.58'
L15	S28°46'43"E	6.54'
L16	S00°21'23"W	107.42'
L17	S89°38'37"E	74.78'
L18	N01°38'47"E	74.79'
L19	N28°08'45"W	56.55'
L20	S07°23'38"E	101.41'
L21	S68°01'14"E	24.05'
L22	N00°30'37"W	125.71'
L23	N00°30'37"W	125.71'
L24	N00°41'42"W	125.71'

CURVE DATA TABLE					
COURSE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	11.00'	17.28'	S44°38'37"E	15.56'

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
COMMERCIAL LOTS	46,958 SQ. FT.	100.0%
TOTAL	46,958 SQ. FT.	100.0%



- GENERAL NOTES:**
- THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER 451-H0472122-044-CNA, AMENDMENT NO. 1 PREPARED BY HERITAGE TITLE COMPANY AS AGENT FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JULY 14, 2016 AT 7:00 A.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
 - BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08013C444J (PANEL NOT PRINTED), NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
 - BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF SHERIDAN PARKWAY BEARING S00°34'46"W AS REFERENCED AND BOUNDED BY THE MONUMENTS SHOWN HEREON.
 - DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
 - 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 PURPOSE OF THIS MINOR PLAT AMENDMENT IS TO VACATE A PORTION OF THE UTILITY EASEMENT RECORDED AT RECEPTION NO. 4145401 AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, CHARLES N. BECKSTROM, 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 ON JULY 27, 2016, 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 UNIFIED DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

CHARLES N. BECKSTROM
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 33202

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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITMENTS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

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 _____

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO }
 } ss.
COUNTY OF WELD }

I HEREBY CERTIFY THAT THIS PLAT WAS FILLED IN MY OFFICE ON THIS _____ DAY OF _____, 20____ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER _____

VISTA RIDGE FILING NO. 14,
THIRD AMENDMENT
SHEET 1 OF 1

<p>ESC ENGINEERING SERVICE COMPANY</p> <p><small>Creative Solutions Since 1954 CIVIL ENGINEERS & LAND SURVEYORS</small></p>	14199 East Evans Avenue Aurora, Colorado 80014 engineeringserviceco.com
	P 303.337.1393 F 303.337.7481 T/F 1.877.273.0659
	Survey No. 16187-P Project No. 032.228 Date 10/18/2016 Revised

LEGAL DESCRIPTION:
LOT 2A, VISTA RIDGE FILING NO. 14, FIRST AMENDMENT, RECORDED DECEMBER 29, 2015 AT RECEPTION NO. 4168814, COUNTY OF WELD, STATE OF COLORADO.

OWNER:
DILLON COMPANIES, INC., A KANSAS CORPORATION
BY: _____ DATE: _____

PRINT NAME _____ TITLE _____
STATE OF _____)
COUNTY OF _____) ss.

ACKNOWLEDGE BEFORE ME THIS _____ DAY OF _____, 2015 BY _____ AS _____.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

TITLE VERIFICATION CERTIFICATE:
WE HERITAGE TITLE COMPANY AS AGENT FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:
HERITAGE TITLE COMPANY

BY: _____ DATE _____

NAME: _____
TITLE: _____

STATE OF _____)
COUNTY OF _____) ss.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

