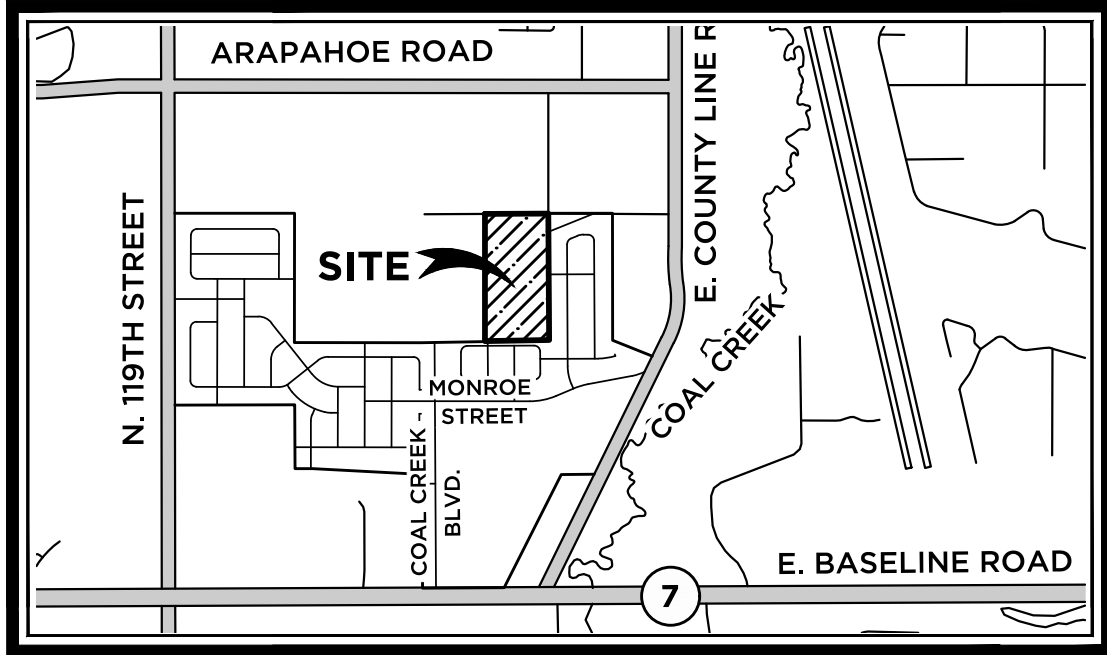


PARKDALE FILING NO. 4

LOCATED IN THE NORTHEAST 1/4 OF SECTION 36
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
20.2705 ACRES - 4 TRACTS, 1 LOT
AP-001404-2022



VICINITY MAP
1" = 2000'

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOWN 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:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 BEING S 89°56'15" E AND MONUMENTED AS FOLLOWS:

-NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

-CENTER 1/4 CORNER OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

COMMENCING AT SAID NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

THENCE ALONG THE EAST-WEST CENTERLINE OF SECTION 36 THE FOLLOWING TWO (2) COURSES:

1) S 89°56'15" E A DISTANCE OF 1319.94 FEET TO SAID CENTER 1/4 CORNER OF SECTION 36 TO A POINT BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846;

2) N 89°00'36" E A DISTANCE OF 673.81 FEET TO THE SOUTHWEST CORNER OF TRACT R-8, OF PLAT OF SURVEY BY EUGENE PADON RLS 2065 AND RECORDED AT RECEPTION NO. 807363 (AKA 90807363) SAID POINT ALSO BEING THE POINT OF BEGINNING,

THENCE N 00°01'27" E A DISTANCE OF 1335.69 FEET TO THE NORTHWEST CORNER OF SAID TRACT R-8 BEING A FOUND 2" ALUMINUM CAP, UNREADABLE;

THENCE N 89°57'26" E ALONG THE NORTHERLY LINE OF SAID TRACT R-8 A DISTANCE OF 660.05 FEET TO THE NORTHEAST CORNER OF SAID TRACT R-8 BEING A FOUND 2" ALUMINUM CAP, PARTIALLY UNREADABLE, PLS 14083;

THENCE S 00°18'01" E ALONG THE EASTERLY LINE OF SAID TRACT R-8 A DISTANCE OF 1324.66 FEET TO THE SOUTHEAST CORNER OF SAID TRACT R-8, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846;

THENCE S 89°00'36" W ALONG SAID EAST-WEST CENTERLINE OF SECTION 36 A DISTANCE OF 667.65 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 882,982 SQUARE FEET, OR 20.2705 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREIN UNDER THE NAME AND SUBDIVISION OF PARKDALE FILING NO. 4, THE STREETS, TRACTS, 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: OEO 2, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: CHRISTOPHER P. ELLIOTT AS MANAGER
DATE: _____

STATE OF _____)

COUNTY OF _____)SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY CHRISTOPHER P. ELLIOTT AS MANAGER,
OEO 2, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

OWNER: BART SCHICHEL

BY: _____ DATE: _____

STATE OF _____)

COUNTY OF _____)SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY BART SCHICHEL

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTES:

- THE SOLE INTENTION AND PURPOSE OF THIS PLAT IS TO CREATE TRACTS OF LAND IN ORDER TO ENABLE THE SALE OF THE INDIVIDUAL TRACTS SHOWN HEREIN. ALL TRACTS WILL NEED TO BE REPLATTED TO LOTS TO ACCOMMODATE DEVELOPMENT.
- NO DEVELOPMENT RIGHTS ARE GRANTED BY THIS PLAT AND NO DEVELOPMENT SHALL BE ALLOWED ON ANY TRACT CREATED HEREIN UNTIL THE FOLLOWING REQUIREMENTS ARE FULLY COMPLIED WITH: NO DEVELOPMENT OR BUILDING OR IMPROVEMENTS SHALL BE ALLOWED ON ANY TRACT, AND NO BUILDING PERMIT SHALL BE ISSUED FOR ANY PURPOSE UNTIL THERE IS FULL COMPLIANCE WITH ALL TOWN OF ERIE MUNICIPAL CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO: COMPLETION OF SUBDIVISION PROCEDURE (SKETCH PLAN/PRELIMINARY PLAT/FINAL PLAT); A DEVELOPMENT AGREEMENT (AND ANY OTHER AGREEMENT THAT MAY BE REQUIRED BY THE TOWN OF ERIE MUNICIPAL CODE); AND IF NECESSARY COMPLETION OF THE SITE PLAN REVIEW PROCEDURE.
- 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 BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S CERTIFICATE SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUS 18-4-508, C.R.S.
- 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 MAY DISCLOSE. KT ENGINEERING RELIED UPON COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO.: 450-HS0801641-412, EFFECTIVE DATE: APRIL 28, 2022 AT 12:00 AM.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 BEING S 89°56'15" E AND MONUMENTED AS SHOWN HEREON.
- THE LINEAL UNITS USED ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A UNITED STATES (U.S.) FOOT IS DEFINED AS EXACTLY 1200/3937 METERS. THE BEARINGS ARE IN DEGREES-MINUTES-SECONDS.
- ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP PANEL 0443, MAP NO. 08013C0443K, DATED: 08.15.2019, NO PORTION OF THE SITE LIES WITHIN THE 100 YR FLOODPLAIN.

TRACT SUMMARY TABLE:

TRACT	AREA (AC)
TRACT A	3.7513 AC
TRACT B	3.4660 AC
TRACT C	5.2447 AC
TRACT D	0.1028 AC

LAND SUMMARY TABLE:

TYPE	AREA (AC)	% OF TOTAL
RESIDENTIAL LOTS	4.4651 AC	22.03%
TRACTS	12.5648 AC	61.99%
PUBLIC R.O.W.	3.2406 AC	15.98 %
	20.2705 AC	100.00 %

CENTERLINE CURVE TABLE					
CRV. #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C1	4°16'45"	955.00'	71.32'	N66°00'15"E	71.31'
C2	34°43'40"	610.00'	369.73'	N72°20'09"E	364.10'
C3	22°59'57"	655.00'	262.92'	S61°31'22"W	261.16'
C4	16°40'39"	470.00'	136.81'	S81°21'40"W	136.32'

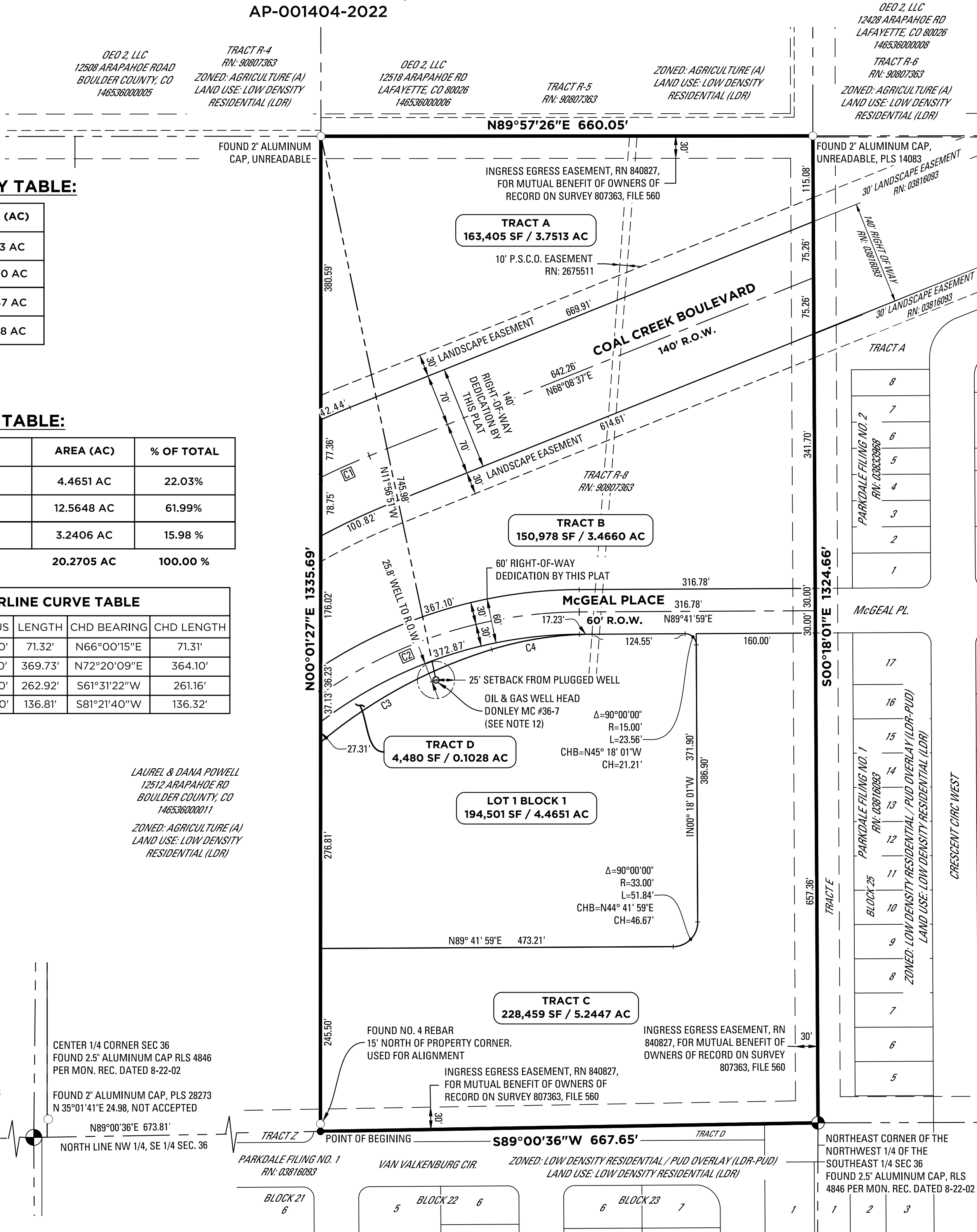
LAUREL & DANA POWELL
12512 ARAPAHOE RD
BOULDER COUNTY, CO
1465380000011
ZONED: AGRICULTURE (A)
LAND USE: LOW DENSITY
RESIDENTIAL (LDR)

POINT OF COMMENCEMENT
NW CORNER, NE 1/4, SW 1/4 SEC 36
FOUND 2.5" ALUMINUM CAP, RLS
4846 PER MON. REC. DATED 8-22-02
FOUND 2" ALUMINUM CAP, PLS 28273
N19°28'02"E 17.12', NOT ACCEPTED
NORTH LINE NE 1/4, SW 1/4 SEC. 36
BASIS OF BEARINGS
S89°56'15" 1319.94'

CENTER 1/4 CORNER SEC 36
FOUND 2.5" ALUMINUM CAP RLS 4846
PER MON. REC. DATED 8-22-02
FOUND 2" ALUMINUM CAP, PLS 28273
N 35°01'41"E 24.98, NOT ACCEPTED
N89°00'36"E 673.81'
NORTH LINE NW 1/4, SE 1/4 SEC. 36

NOTES CONTINUED:

- 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.
- AVIGATION EASEMENT. THE DEVELOPER AND ITS 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 ITS ASSIGNS FURTHER GRANT AND CONVEY UNTO THE TOWN AND ITS 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.
- COLORADO OIL & GAS CONSERVATION COMMISSION RECORDS INDICATE ONE WELL LOCATION ON SUBJECT PROPERTY. DONLEY MC #36-7 HAS A STATUS OF PA (PLUGGED & ABANDONED) AND IS SHOWN AND DESCRIBED HERON. LOCATION IS PLOTTED PER FIELD SURVEY OF WELL HEAD PRIOR TO ABANDONMENT.



BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS PLAT IS TO BE KNOWN AS PARKDALE FILING NO. 4 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 & DEVELOPMENT APPROVAL CERTIFICATE:

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING & DEVELOPMENT DIRECTOR ON THIS _____ DAY OF _____, 20____.

PLANNING & DEVELOPMENT DIRECTOR _____

TITLE VERIFICATION CERTIFICATE:

WE, COMMONWEALTH LAND TITLE INSURANCE 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 COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO.: 450-HS0801641-412, EFFECTIVE DATE: APRIL 28, 2022 AT 12:00 AM.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

BY: _____ DATE: _____

TITLE: _____

ATTEST: SECRETARY / TREASURER

STATE OF _____)

COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS _____

WITNESS MY HAND AND SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER H. McELVAIN, 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 1/25/2022, 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
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #36561
FOR AND ON BEHALF OF KT ENGINEERING, LLC.

CLERK AND RECORDER CERTIFICATE:

SIGNED ELECTRONICALLY - SEE TOP OF PAGE

DATE SUBMITTED: 01.25.2022		
REVISION NO.	DATE	
1	05.17.2022	
2	06.06.2022	
3	07.22.2022	
4		
5		
PREPARED FOR: OEO 2, LLC 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111		
SCALE: 1" = 100'	JOB NO: 0043-1814	BY: BSS
SHEET 1 OF 1		

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