

ERIE JUNCTION FINAL PLAT

A PARCEL OF LAND, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
2.73 ACRES – 23 LOTS/4 TRACTS
FP-001422-2022

TRACT SUMMARY CHART			
Tract	Area	Use	Maintenance
TRACT A	0.16 AC	UTILITY, LANDSCAPE & PUBLIC SIDEWALK	HOA
TRACT B	0.60 AC	ACCESS, LANDSCAPE, UTILITY & DRAINAGE	HOA
TRACT C	0.15 AC	LANDSCAPE & DRAINAGE	HOA
TRACT D	0.10 AC	LANDSCAPE, UTILITY & DRAINAGE	HOA

LAND SUMMARY CHART		
Type	Area (AC)	% Of Total Area
RESIDENTIAL LOTS	1.65	60.4%
TRACTS	1.01	37.0%
PUBLIC R.O.W.	0.07	2.6%
TOTAL	2.73	100.0%

Dedication and Ownership Statement

THE UNDERSIGNED, BEING ALL THE OWNERS OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

AN UNPLATTED PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 17, 2020, AT RECEPTION NO. 4662334, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18 TO BEAR NORTH 00°24'01" WEST, A DISTANCE OF 2650.86 FEET BETWEEN A FOUND 3 1/4" BRASS CAP IN MONUMENT BOX, ILLEGIBLE AT THE SOUTHWEST CORNER OF SECTION 18 AND A FOUND 2 1/2" ALUMINUM CAP, ILLEGIBLE IN MONUMENT BOX AT THE WEST 1/4 CORNER OF SECTION 18, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTHWEST CORNER.
THENCE ALONG SAID WEST LINE, NORTH 00°24'01" WEST, A DISTANCE OF 1406.66 FEET;
THENCE DEPARTING SAID WEST LINE, NORTH 89°07'40" EAST, A DISTANCE OF 30.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 1, AND THE POINT OF BEGINNING.

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°24'01" WEST, A DISTANCE OF 208.93 FEET;
THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, AND ALONG THE NORTH LINE OF SAID UNPLATTED PARCEL OF LAND, NORTH 88°54'29" EAST, A DISTANCE OF 564.68 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A PLATTED ALLEY;
THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 01°03'01" EAST, A DISTANCE OF 211.09 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BALCOLM STREET;
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°07'40" WEST, A DISTANCE OF 567.06 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 118,835 SQ. FT., OR 2.73 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, STREETS, TRACTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF ERIE JUNCTION FINAL PLAT, THE STREETS, AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN AND THE PUBLIC, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.

OWNER/LIEN HOLDER:
ERIE JUNCTION, LLC

BY: _____ DATE _____
NICHOLAS JACOBS, MANAGER

ATTEST:

SECRETARY/TREASURER

STATE OF COLORADO)
COUNTY OF _____)SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY NICHOLAS JACOBS AS MANAGER OF ERIE JUNCTION, LLC

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LIEN HOLDER
ELEVATIONS CREDIT UNION
COMMERCIAL AND BUSINESS BANKING

BY: TODD A. PEYOK, SENIOR VICE PRESIDENT OF ELEVATIONS CREDIT UNION DATE _____

STATE OF COLORADO)
COUNTY OF _____)SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY TODD A. PEYOK, SENIOR VICE PRESIDENT OF ELEVATIONS CREDIT UNION.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



Vicinity Map
SCALE: 1" = 1000'

Notes

- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER FC25169910-2, DATED NOVEMBER 12, 2020 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 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.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N00°24'01"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, BETWEEN A FOUND 3 1/4" BRASS CAP IN MONUMENT BOX, ILLEGIBLE AT THE SOUTHWEST CORNER OF SECTION 18 AND A FOUND 2 1/2" ALUMINUM CAP, ILLEGIBLE IN MONUMENT BOX AT THE WEST 1/4 CORNER OF SECTION 18 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- DATES OF FIELDWORK: NOVEMBER 25, 2020
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#9	MAY 24, 1957	BK 1478, PG 310	RESERVATION OF COAL RIGHTS
#10	JUNE 23, 1982	REC. NO. 1895416	OIL AND GAS LEASE
#11	APRIL 27, 2016	REC. NO. 4198726	ALTA/ACSM SURVEY
- THERE ARE NO 100-YEAR FLOODPLAINS, EXISTING/PROPOSED WATERCOURSES, RETENTION AND DETENTION AREAS, WETLANDS AND RIPARIAN AREAS, STREAMS, LAKES, DITCHES AND LATERALS ON THE EFFECTED PROPERTY.
- A BLANKET PUBLIC ACCESS, UTILITY & DRAINAGE EASEMENT IS GRANTED ACROSS TRACT A. A BLANKET PUBLIC ACCESS & DRAINAGE EASEMENT IS GRANTED ACROSS TRACT B. A BLANKET DRAINAGE EASEMENT IS GRANTED ACROSS TRACTS C & D.

Title Verification Certificate

WE, LAND TITLE GUARANTEE 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:

LAND TITLE GUARANTEE COMPANY

BY: _____ DATE: _____

TITLE: _____

ATTEST: (IF CORPORATION)

SECRETARY/TREASURER

STATE OF COLORADO)

COUNTY OF _____)SS.

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC (SEAL)

MY COMMISSION EXPIRES: _____

Board of Trustees Approval Certificate

THIS PLAT IS TO BE KNOWN AS ERIE JUNCTION FINAL PLAT IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____ PASSED AND ADOPTED AT A 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

Surveyor's Certificate

I, JESS JACOB KUNTZ, 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 NOVEMBER 25, 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 UNIFIED DEVELOPMENT CODE.

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

JESS JACOB KUNTZ
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #38409

APPLICANT/DEVELOPER:
DIVERGE HOMES, LLC
400 E. SIMPSON SUITE 120
LAFAYETTE, CO 80026

REVISION	DATE
1 - REVISIONS PER CLIENT	-2022-02-11 EP
2 - REVISIONS PER CLIENT	-2022-07-11 EP
3 - REVISIONS PER CLIENT	-2022-10-27 EP
4 - REVISIONS PER CLIENT	-2022-10-28 EP
5 - REVISIONS PER CLIENT	-2022-11-15 EP
6 - REVISIONS PER CLIENT	-2022-02-09 EP
7 - REVISIONS PER CLIENT	-2022-02-09 EP
8 - REVISIONS PER CLIENT	-2022-02-22 EP
9 - REVISIONS PER CLIENT	-2022-04-21 EP

ERIE JUNCTION FINAL PLAT

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Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com

3825 IRIS AVE. STE. 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830

4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180



DRAFT
WORKING COPY ONLY
ONLY FINAL VERSION
WILL HAVE STAMP
(SEAL)

JOB NUMBER:
20-74,335

DATE:
02-11-2022

DRAWN BY:
E. PRESCOTT

CHECKED BY:
JK/JZG/WW

SHEET 1 OF 2

ERIE JUNCTION FINAL PLAT

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TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
2.73 ACRES - 23 LOTS/4 TRACTS
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Legend

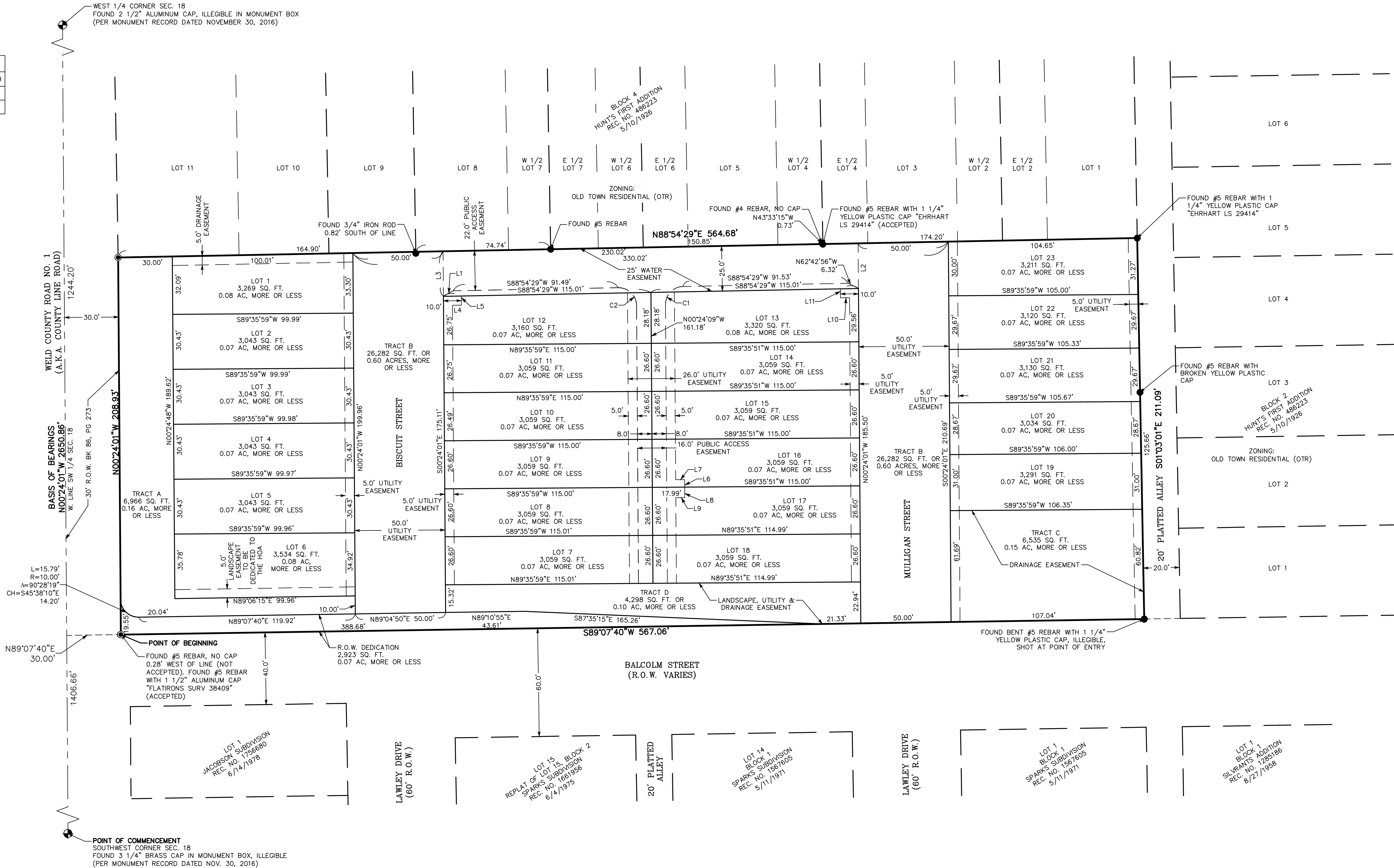
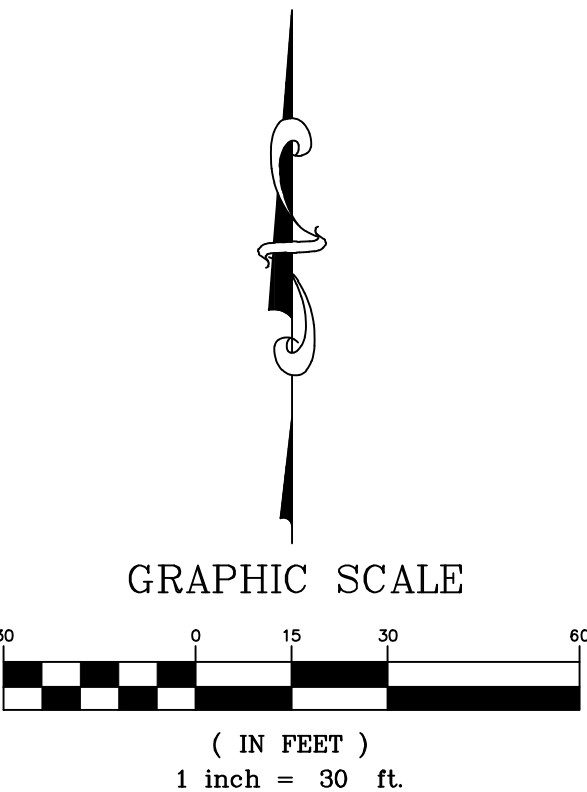
- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP
"FLATIRONS SURV 38409"

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	15.58	10.00	89°15'04"	N44°16'57"E	14.05
C2	15.83	10.00	90°41'30"	N45°44'46"W	14.23

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	6.21	S60°00'31"W
L2	25.00	N00°24'01"W
L3	25.00	N00°24'10"W
L4	5.00	N88°54'29"E
L5	4.88	N00°24'01"W
L6	4.18	N00°24'10"W
L7	5.00	S89°35'50"W
L8	5.82	S00°24'10"E
L9	5.00	S89°35'50"W
L10	5.00	S88°54'29"W
L11	5.00	N00°24'01"W

Boundary Closure Report

COURSE: N00°24'01"W LENGTH: 208.93'
COURSE: N88°54'29"E LENGTH: 564.68'
COURSE: S01°03'01"E LENGTH: 211.09'
COURSE: S89°07'40"W LENGTH: 567.06'
AREA: 118835 SQ. FT.
ERROR CLOSURE: 0.01
ERROR NORTH: -0.001
PRECISION 1: 155176



REVISION	DATE
1 - REVISIONS PER CLIENT	2022-07-11 EP
2 - REVISIONS PER CLIENT	2022-07-11 EP
3 - REVISIONS PER CLIENT	2022-10-27 EP
4 - REVISIONS PER CLIENT	2022-10-28 EP
5 - REVISIONS PER CLIENT	2022-11-15 EP
6 - REVISIONS PER CLIENT	2022-12-09 EP
7 - REVISIONS PER CLIENT	2023-02-09 EP
8 - REVISIONS PER CLIENT	2023-02-22 EP
9 - REVISIONS PER CLIENT	2023-04-21 EP

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ONLY FINAL VERSION
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JK/JZG/WW

SHEET 2 OF 2