



EAST ADDITION COAL CREEK PARK
AMENDMENT

A REPLAT OF BLOCKS 41 AND 42, EAST ADDITION
IN THE EAST 1/2 OF SECTION 18, T1N, R68W OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
5.674 ACRES – 1 LOT
MPA-00XXXX-2021



VICINITY MAP
SCALE 1" = 1000'

DEDICATION STATEMENT:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER, MORTGAGEE OR LIEN HOLDER OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING BLOCKS 41 AND 42, EAST ADDITION, AND VACATED WELLS STREET RIGHT OF WAY ADJACENT THERETO, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 42; THENCE N88°59'24"E ALONG THE SOUTH RIGHT OF WAY LINE OF CHEESMAN STREET A DISTANCE OF 395.16 FEET TO A POINT OF NON-TANGENT CURVATURE, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF COAL CREEK; THENCE ALONG SAID WEST RIGHT OF WAY LINE FOR THE FOLLOWING THREE (3) COURSES: 1) ALONG A 460.00 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 23°13'19", AND CHORD BEARING S06°19'03"W A DISTANCE OF 185.17 FEET) AN ARC LENGTH OF 186.44 FEET; 2) S17°55'44"W A DISTANCE OF 648.00 FEET TO A POINT OF NON-TANGENT CURVATURE; 3) ALONG A 587.03 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 07°10'17", AND CHORD BEARING S14°32'26"W A DISTANCE OF 73.43 FEET) AN ARC LENGTH OF 73.48 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MOFFAT STREET; THENCE S89°10'21"W ALONG SAID NORTH LINE A DISTANCE OF 145.42 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 41; THENCE N00°45'15"W ALONG THE EAST RIGHT OF WAY LINE OF KATTELL STREET A DISTANCE OF 866.86 FEET TO THE POINT OF BEGINNING;

CONTAINING 247,140 SQUARE FEET OR 5.674 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT, AS SHOWN ON THIS PLAT, UNDER THE NAME AND SUBDIVISION OF EAST ADDITION COAL CREEK PARK AMENDMENT. THE EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USE AND PURPOSES AS SHOWN HEREON.

EXECUTED THIS ____ DAY OF THE MONTH OF _____ A.D. 20____.

TOWN OF ERIE

NOTARY PUBLIC:

STATE OF COLORADO }
COUNTY OF _____ }ss

KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING DEDICATION WAS ACKNOWLEDGED

BEFORE ME THIS ____ DAY OF THE MONTH OF _____, A.D., 20____.

MY COMMISSION EXPIRES _____ WITNESS MY HAND AND SEAL

NOTARY PUBLIC _____

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL LOTS	5.674 AC.	100%
TRACTS	NA	NA
ROW	NA	NA
TOTAL	5.674 AC.	100%

BLOCK 7
ZONING: OTR
OLD TOWN RESIDENTIAL

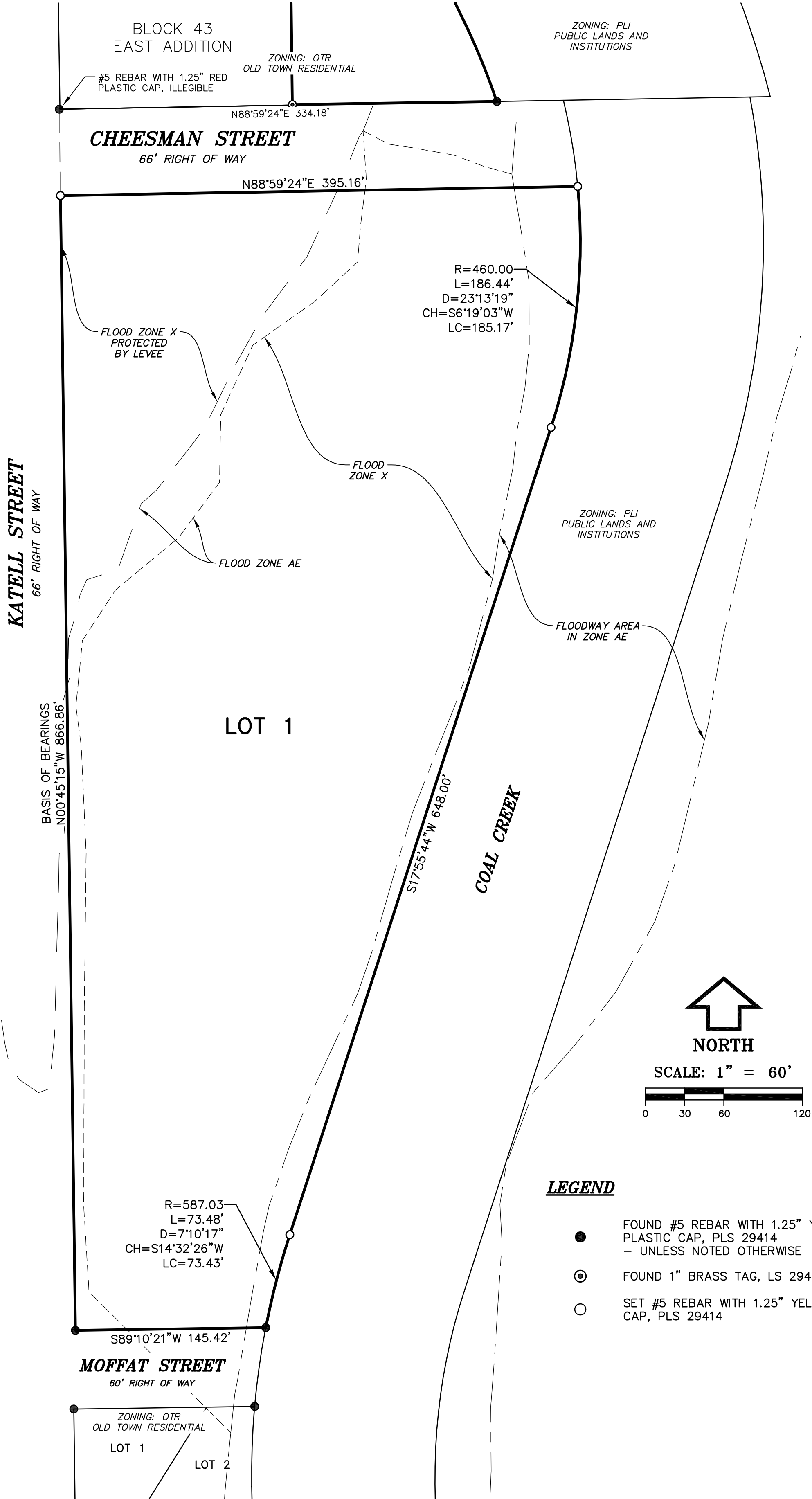
BLOCK 6
TOWN OF ERIE
ZONING: DT
DOWNTOWN DISTRICT

WELLS ST.
66' RIGHT OF WAY

ZONING: DT
DOWNTOWN DISTRICT

BLOCK 5
TOWN OF ERIE

BLOCK 4
ZONING: OTR
OLD TOWN RESIDENTIAL



LEGEND

- FOUND #5 REBAR WITH 1.25" YELLOW PLASTIC CAP, PLS 29414 – UNLESS NOTED OTHERWISE
- ⊙ FOUND 1" BRASS TAG, LS 29414
- SET #5 REBAR WITH 1.25" YELLOW PLASTIC CAP, PLS 29414

OWNER:
TOWN OF ERIE
P.O. BOX 750
ERIE, CO 80516
303-926-2700

TITLE VERIFICATION CERTIFICATE:

WE, TITLE 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:

TITLE COMPANY

BY: _____
AUTHORIZED OFFICIAL

TITLE: _____

NOTARY:

STATE OF COLORADO }
COUNTY OF _____ }ss

KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING DEDICATION WAS ACKNOWLEDGED

BEFORE ME THIS ____ DAY OF THE MONTH OF _____, A.D., 20____.

MY COMMISSION EXPIRES _____ WITNESS MY HAND AND SEAL

NOTARY PUBLIC _____

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 NOTES:

- TITLE COMPANY, FILE NUMBER XXXXXXXXXX, DATED XXXXXX, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
- LINEAL UNITS USED ARE U.S. SURVEY FEET
- BASIS OF BEARINGS: THE WEST LINE OF SUBJECT PROPERTY, BEARING N00°45'15"W (ASSUMED), A DISTANCE OF 866.86 FEET, MONUMENTED AS SHOWN HEREON.
- LAND SURVEY PLAT OF TOWN OF ERIE PROPERTY TO EAST OF SUBJECT PROPERTY RECORDED 8/15/2016 AT REC. NO. 4227834.
- ALL RIGHT-OF-WAY AND LOT AND BLOCK INFORMATION WAS TAKEN FROM THE PLAT OF THE MAP OF THE TOWN OF ERIE RECORDED DECEMBER 28, 1928 AT RECEPTION NO. 552708.
- PROPERTY AREA IS LOCATED IN FLOOD ZONE "X" (AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND IN FLOOD ZONE "AE" (AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD), AND FLOODWAY AREAS IN ZONE AE, PER FLOOD INSURANCE RATE MAP FOR BOULDER COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 0801300441J, DATED DECEMBER 18, 2012.
- 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 SURVEYOR'S STATEMENT SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

I, JOHN P. EHRHART, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY MADE IN JUNE OF 2021.

JOHN P. EHRHART
COLORADO P.L.S. #29414
EHRHART LAND SURVEYING, LLC
PO BOX 930, ERIE, CO 80516
PHONE: 303-828-3340



EHRHART
LAND SURVEYING

P.O. Box 930 Erie, Colorado 80516, (303) 828-3340
www.coloradols.com

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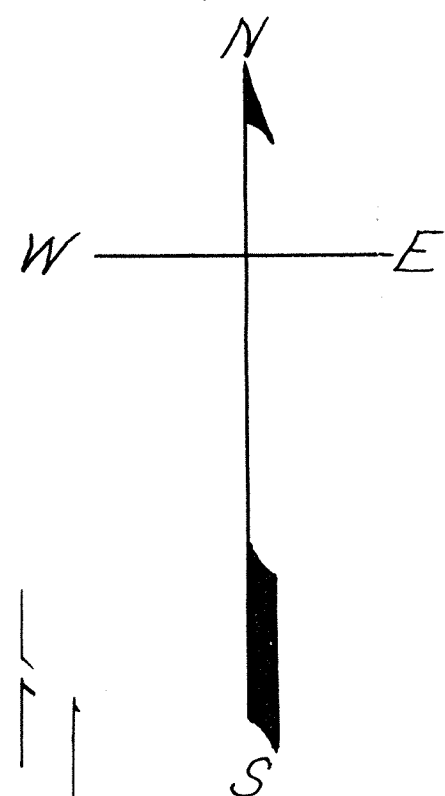
DATE: 7/1/21

DRAWN BY: JPE

PROJECT: S215293

MAP OF THE TOWN OF ERIE WELD COUNTY, COLORADO.

Scale 150 ft = 1 in

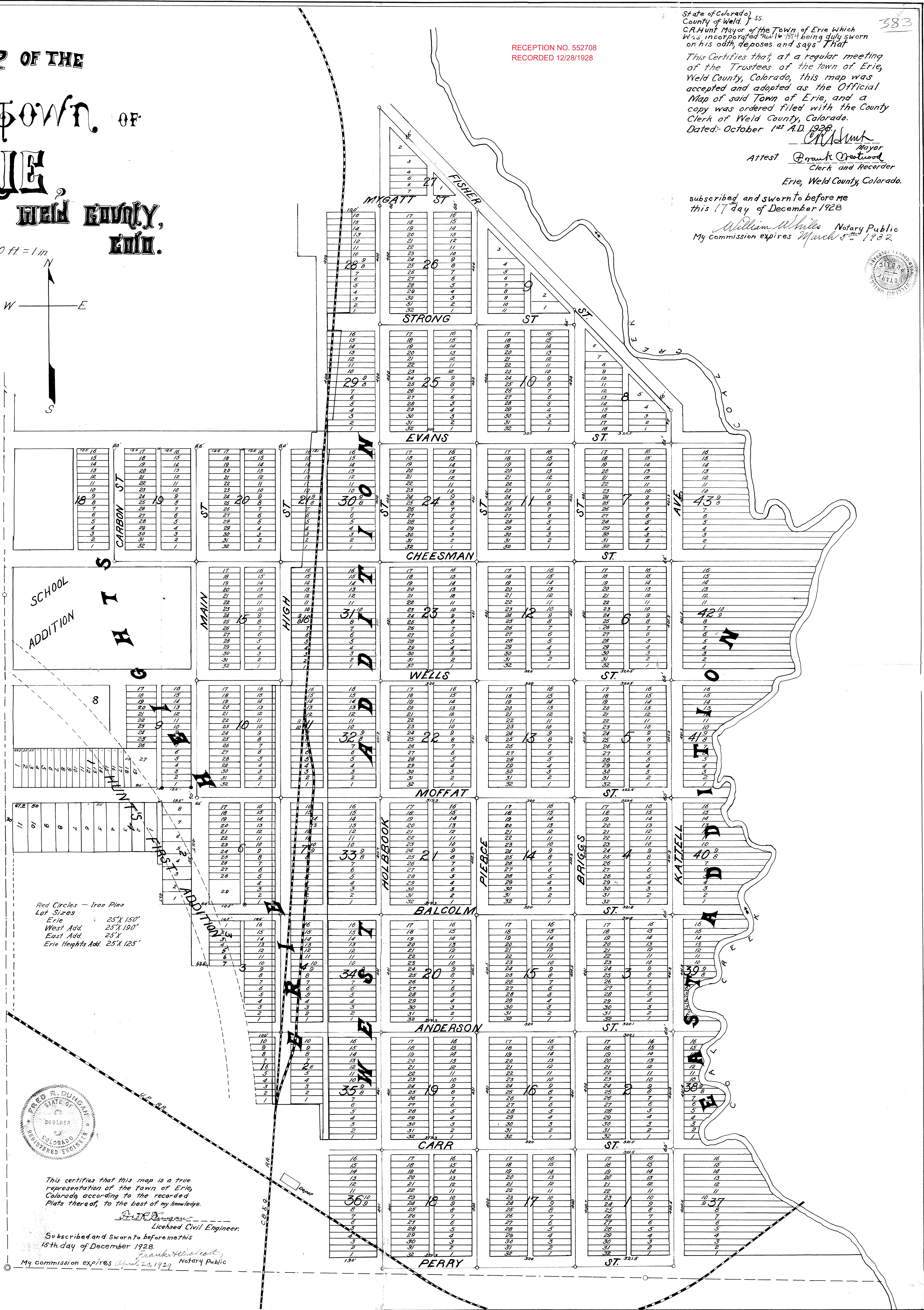
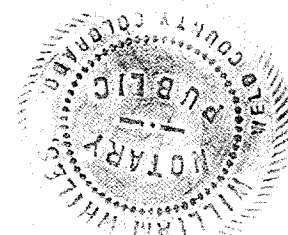


RECEPTION NO. 552708
RECORDED 12/28/1928

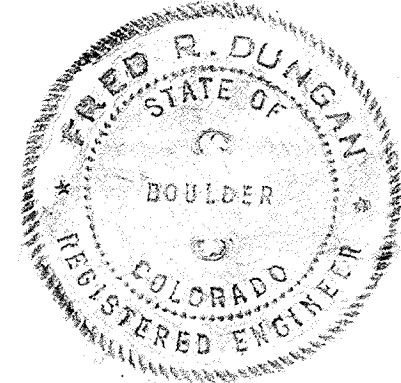
State of Colorado, ss.
County of Weld,) ss.
C.R. Hunt Mayor of the Town of Erie Which
Was incorporated under 1871 being duly sworn
on his oath, deposes and says That
This Certifies that, at a regular meeting
of the Trustees of the town of Erie,
Weld County, Colorado, this map was
accepted and adopted as the Official
Map of said Town of Erie, and a
copy was ordered filed with the County
Clerk of Weld County, Colorado.
Dated: October 1st A.D. 1928.
C.R. Hunt Mayor
Attest *Frank Crestwood* Clerk and Recorder
Erie, Weld County, Colorado.

subscribed and sworn to before me
this 17 day of December 1928

William White Notary Public
My commission expires March 5th 1932



Red Circles - Iron Pins
Lot Sizes
Erie 25'x150'
West Add. 25'x190'
East Add. 25'x
Erie Heights Add. 25'x125'



This certifies that this map is a true
representation of the town of Erie,
Colorado, according to the recorded
Plats thereof, to the best of my knowledge.

Fred R. Dunning
Licensed Civil Engineer.

Subscribed and Sworn to before me this
15th day of December 1928.

Frank Crestwood Notary Public
My commission expires April 20, 1929

11-

6 70

Chas. Cunningham

1-25