

VISTA RIDGE FILING NO. 12, 4TH AMENDMENT

A REPLAT OF LOT 1A, VISTA RIDGE FILING NO. 12, 3RD AMENDMENT
SITUATED IN THE SW 1/4 OF SECTION 33, T.1N., R.68W., OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
1.5281 ACRES - 1 COMMERCIAL LOT
MPA-001005-2018

DEDICATION STATEMENT

KNOW BY ALL MEN THESE PRESENTS THAT SFP-E, LLC, AN OREGON LIMITED LIABILITY COMPANY, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., BEING LOT 1A, VISTA RIDGE FILING NO. 12, 3RD AMENDMENT, RECORDED AUGUST 23, 2016 AT RECEPTION NO. 4230389, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1A, VISTA RIDGE FILING NO. 12, 4TH AMENDMENT, SAID POINT LYING ON THE NORTHERLY R.O.W. LINE OF STATE HIGHWAY NO. 7;
THENCE N89°38'37"W ALONG SAID NORTHERLY R.O.W. LINE A DISTANCE OF 247.19 FEET TO A POINT OF CURVE;
THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS N44°49'19"W A DISTANCE OF 42.29 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 89°38'37", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 46.94 FEET TO THE EASTERLY R.O.W. LINE OF MOUNTAIN VIEW BOULEVARD;
THENCE N00°00'00"E ALONG SAID EASTERLY R.O.W. LINE A DISTANCE OF 211.19 FEET TO THE NORTHWEST CORNER OF SAID LOT 1A;
THENCE S89°38'37"E ALONG THE NORTH LINE OF SAID LOT 1A A DISTANCE OF 277.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1A;
THENCE S00°00'00"W ALONG SAID EASTERLY LINE OF SAID LOT 1A A DISTANCE OF 241.00 FEET TO THE POINT OF BEGINNING, CONTAINING (66,565 SQUARE FEET) 1.5281 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF VISTA RIDGE FILING NO. 12, 4TH AMENDMENT. THE EASEMENTS SHOWN HEREON NOT PREVIOUSLY DEDICATED 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

SFP-E, LLC, AN OREGON LIMITED LIABILITY COMPANY

BY: _____ DATE _____

PRINT NAME AND TITLE _____

STATE OF _____)
COUNTY OF _____) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____
BY _____ AS _____ OF SFP-E, LLC, AN OREGON
LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

TITLE VERIFICATION CERTIFICATE

WE FIRST AMERICAN 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:

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: _____ DATE _____

PRINT NAME AND TITLE _____

STATE OF _____)
COUNTY OF _____) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____
BY _____ AS _____ OF FIRST AMERICAN TITLE
INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
COMMERCIAL LOTS	66,565 SQ. FT.	100.0%
TOTAL	66,565 SQ. FT.	100.0%

GENERAL NOTES

- THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER 749283-1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 5, 2018 AT 5:00 P.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 0.2% 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.
- ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAP WEBSITE AS RESEARCHED ON JUNE 22, 2018, THE SUBJECT PROPERTY IS NOT LOCATED IN THE FRESHWATER EMERGENT WETLAND OR POSTED AS SUCH.
- NO WATERCOURSES, RETENTION OR DETENTION AREAS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
- BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 7 BEARING N89°38'37"W AS REFERENCED AND BOUNDED BY THE MONUMENTS SHOWN HEREON.
- 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.
- ALL UNITS ARE U.S. SURVEY FEET.
- 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 PAINS, INLETS, AND OUTLET STRUCTURES.
- THE PURPOSE OF THIS MINOR PLAT AMENDMENT IS TO VACATE A PORTION OF THE 30' UTILITY EASEMENT DEDICATED BY THE PLAT OF VISTA RIDGE FILING NO. 12, 3RD AMENDMENT, RECORDED AUGUST 23, 2016 AT RECEPTION NO. 4230389 AND DEDICATE A 30' UTILITY EASEMENT. THE EASEMENT LAYOUT SHOWN HERON SUPERSEDES THE PRIOR PLAT.
- 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.

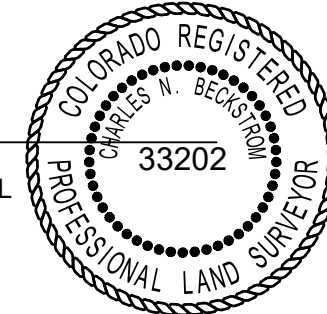
ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

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 APRIL 27, 2018, 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



PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE

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

DIRECTOR OF PLANNING AND DEVELOPMENT _____

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS VISTA RIDGE FILING NO. 12, 4TH AMENDMENT IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE _____ DAY OF _____, 20____.

MAYOR _____

ATTEST _____
TOWN CLERK

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)
COUNTY OF WELD) SS

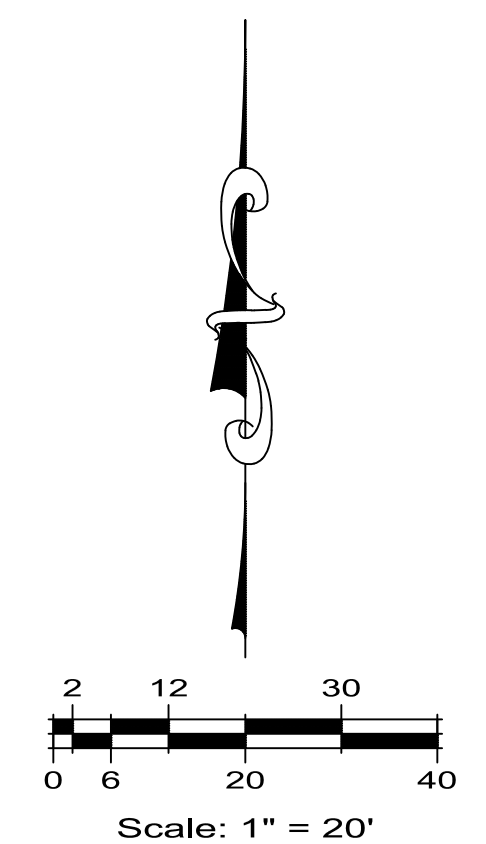
I HEREBY CERTIFY THAT THIS PLAT WAS FILLED IN MY OFFICE ON THIS _____ DAY OF _____, 20____ A.D. AND WAS RECORDED AT
RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER _____

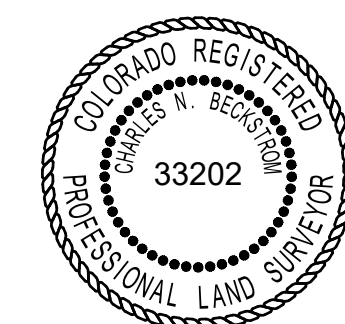
VISTA RIDGE FILING NO. 12,
4TH AMENDMENT
SHEET 1 OF 2

	ESC ENGINEERING SERVICE COMPANY	14190 East Evans Avenue Aurora, Colorado 80014 engineering@escserviceco.com	
	Creative Solutions Since 1984 CIVIL ENGINEERS & LAND SURVEYORS	P 303.337.1393 F 303.337.7481 T/F 1.877.273.0659	
	Survey No.: 18096-P	Project No.: 032-269	Date: 05/02/2018
	Revised: 09/20/2018		

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1.5281 ACRES - 1 COMMERCIAL LOT
MPA-001005-2018



VISTA RIDGE FILING NO. 12,
4TH AMENDMENT
SHEET 2 OF 2



	ESC ENGINEERING SERVICE COMPANY <i>Creative Solutions Since 1954</i> JOHN ANDERSON / LEAD SUPERVISOR	14190 East Evans Avenue Aurora, Colorado 80014 engineering@servicecco.com P 303.337.1393 P 303.337.7481 T/F 1.877.273.0659
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18096-P	032.269	05/02/2018
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