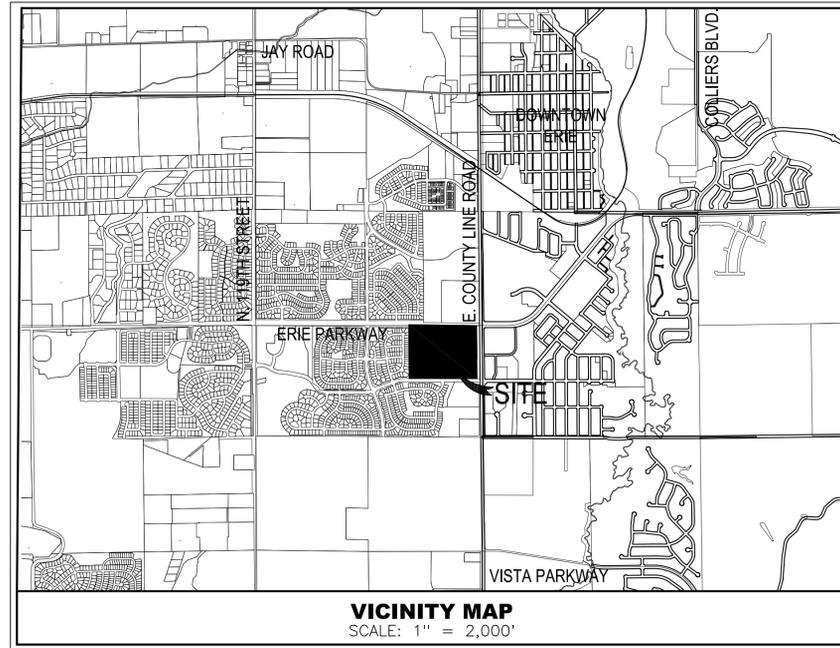


CANYON CREEK SUBDIVISION FILING NO. 10

FINAL PLAT

LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
46.61 ACRES - 2 LOTS / 2 TRACTS
MS-000766-2016



DEDICATION STATEMENT:

KNOW 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, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SECTION 24, WHICH IS ALSO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°59'04" EAST 1326.54 FEET; THENCE NORTH 89°52'59" WEST 1699.28 FEET; THENCE NORTH 0°54'34" WEST 1327.96 FEET; THENCE SOUTH 89°50'03" EAST 1697.57 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE NORTH 70 FEET CONVEYED TO THE TOWN OF ERIE IN DEED RECORDED JANUARY 29, 2002 AT RECEPTION NO. 2247996, COUNTY OF BOULDER, STATE OF COLORADO.

EXCEPT THE EAST 30 FEET IN ROAD BOOK B, PAGE 285, AND THE SOUTH 40 FEET AS CONVEYED TO THE TOWN OF ERIE BY SPECIAL WARRANTY DEED RECORDED MARCH 28, 2001 AT RECEPTION NO. 2132136, COUNTY OF BOULDER, STATE OF COLORADO.

CONTAINING 2,030,441 SQUARE FEET OR 46.613 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF CANYON CREEK SUBDIVISION FILING NO. 10. THE STREETS, EASEMENTS AND RIGHTS-OF-WAY 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: ERIE FOUR CORNERS LLC, A COLORADO LIMITED LIABILITY CORPORATION

BY: _____ DATE: _____
JUSTIN McCLURE

TITLE: MANAGER

ATTEST:

SECRETARY/TREASURER

STATE OF COLORADO)
COUNTY OF BOULDER) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC (SEAL)

MY COMMISSION EXPIRES _____

MORTGAGE INTEREST HOLDER CONSENT TO DEDICATION:

THE UNDERSIGNED LIEN HOLDER CONSENTS TO THE DEDICATION OF LAND TO STREETS, ALLEYS, ROADS, EASEMENTS AND OTHER PUBLIC AREAS, AS DESIGNATED ON THIS PLAT, AND FOREVER RELEASES SAID LANDS FROM THE LIEN CREATED BY OUR LIEN.

CITYWIDE BANK

BY: _____ DATE _____
NAME OF AUTHORIZED OFFICIAL

TITLE: _____

ATTEST:

SECRETARY/TREASURER

STATE OF COLORADO)
COUNTY OF _____) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 200_ BY _____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC (SEAL)

MY COMMISSION EXPIRES: _____

TRACT SUMMARY CHART

TRACT	AREA	USE	OWNERSHIP	MAINTENANCE
TRACT A	8.76 Ac.	UTILITY EASEMENTS, FUTURE DEVELOPMENT	ERIE FOUR CORNERS, LLC	ERIE FOUR CORNERS, LLC
TRACT B	33.22 Ac.	UTILITY EASEMENTS, FUTURE DEVELOPMENT	ERIE FOUR CORNERS, LLC	ERIE FOUR CORNERS, LLC
TOTAL	41.98 Ac.			

LAND SUMMARY CHART

TYPE	AREA	% OF TOTAL AREA
COMMERCIAL LOTS	2.83 Ac.	6.07%
TRACTS	41.98 Ac.	90.07%
PUBLIC ROW	1.80 Ac.	3.86%
TOTAL	46.61 Ac.	100.00%

NOTES

- BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M. IS ASSUMED TO BEAR SOUTH ZERO DEGREES, 59 MINUTES, 04 SECONDS EAST BETWEEN A FOUND 2" ALUMINUM CAP MONUMENT IN RANGE BOX, WITH ILLEGIBLE STAMPING, AT THE EAST QUARTER CORNER OF SAID SECTION 24 AND A FOUND 2" ALUMINUM CAP MONUMENT STAMPED LS 14083 AT THE SOUTHEAST CORNER OF SAID SECTION 24.
- SURVEY INFORMATION SHOWN HEREON AS PROVIDED BY ROCK CREEK SURVEYING, LLC DATED JULY 14, 2014.
- 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 STATUTE 18-4-508, C.R.S.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 CERTIFICATION SHOWN HEREON. CRS 13-80-105.
- PUBLIC ACCESS IS GRANTED HERewith OVER AND ACROSS ALL PAVED AREAS.
- DISTANCES SHOWN HEREON ARE BASED UPON THE U.S. SURVEY FOOT.
- MINE SHAFT LOCATIONS DEPICTED HEREON AFTER REVIEW OF CLIENT PROVIDED DOCUMENT ENTITLED "ABANDONED MINE AND SUBSIDENCE INVESTIGATION ERIE COMMERCIAL VENTURE PROPERTY" AS PREPARED BY BLACKHAWK, A DIVISION OF ZAPATA ENGINEERING, DATED OCTOBER 2007, AND THE FEBRUARY 10, 2015 CTL THOMPSON MINE SUBSIDENCE INVESTIGATION - ERIE PARCEL, AS PROVIDED BY CLIENT. FOLLOWING REVIEW OF THIS DOCUMENT THE MARFEL AND PINNACLE MINE SHAFTS WERE POT-HOLED BY THE CLIENT'S CONTRACTOR ON JULY 17, 2014 AND THE APPARENT MINE SHAFT ENTRANCES WERE THEN FIELD LOCATED, AS SHOWN AND LABELED HEREON.

FROM TOWN OF ERIE'S UNIFIED DEVELOPMENT CODE, OCTOBER, 2017:
10.6.13 ABANDONED MINES:

- GENERAL PROVISIONS: ALL DEVELOPMENT WITH UNDERMINING AND/OR MINE SHAFTS SHALL PROVIDE THE TOWN WITH GEOLOGICAL AND GEOTECHNICAL HAZARDS REPORTS PREPARED, SIGNED AND STAMPED BY A PROFESSIONAL IN THE FIELD OF UNDERMINING. THE REPORTS SHALL BE REFERRED TO THE COLORADO GEOLOGICAL SURVEY FOR REVIEW AND COMMENT. RECOMMENDATIONS FROM THE REPORTS AND COLORADO GEOLOGICAL SURVEY SHALL BE EVALUATED BY THE TOWN WHEN CONSIDERING APPROPRIATE LAND USES, RESTRICTIONS APPLICABLE TO LAND DEVELOPMENT, AND FOUNDATION DESIGN DUE TO UNDERMINING CONSTRAINTS. UNDERMINING AND/OR MINE SHAFTS SHALL BE NOTED ON SKETCH PLANS, PRELIMINARY PLATS, FINAL PLATS AND SITE PLANS.
- MINESHAFTS:
 - ALL MINESHAFTS SHALL BE CAPPED AND MONUMENTED IN ACCORDANCE WITH STATE REQUIREMENTS, AND ACCEPTED BY THE STATE BEFORE FINAL PLAT OR SITE PLAN APPROVALS.
 - MINESHAFTS SHALL NOT BE LOCATED ON A RESIDENTIAL LOT.
 - MINESHAFTS MAY BE LOCATED IN A STREET RIGHT-OF-WAY, TRACT, OR IN A NON-RESIDENTIAL LOT WITH AN EASEMENT RESTRICTED FOR PARKING, OPEN SPACE OR LANDSCAPE USE. ANY MODIFICATIONS TO THIS PROVISION PROPOSED BY THE APPLICANT FOR TOWN CONSIDERATION SHALL BE IN COMPLIANCE WITH RECOMMENDATIONS FROM THE GEOLOGICAL AND GEOTECHNICAL HAZARDS REPORTS AND THE COLORADO GEOLOGICAL SURVEY.
 - MINIMUM DIMENSIONS FOR TRACTS/EASEMENTS AND MINIMUM DISTANCES FROM ABANDONED MINESHAFTS TO RESIDENTIAL LOTS AND NON-RESIDENTIAL STRUCTURES SHALL BE DETERMINED BASED ON RECOMMENDATIONS FROM THE GEOLOGICAL AND GEOTECHNICAL HAZARDS REPORTS AND THE COLORADO GEOLOGICAL SURVEY.
 - MINE TAILINGS: IF MINE TAILINGS ARE LOCATED ON A PROPERTY, THE REMOVAL OF MINE TAILINGS SHALL BE ADDRESSED IN A DEVELOPMENT AGREEMENT. THE TOWN SHALL REQUIRE SUBMITTAL OF A PROFESSIONAL CERTIFICATION THAT THE MINE TAILINGS AND HAZARD ASSOCIATED WITH THE TAILING HAS BEEN REMOVED AND COMPLETED.
- A SHARED PARKING EASEMENT IS GRANTED HERewith OVER AND ACROSS THE PARKING LOTS WITHIN LOT 1 AND 2 OF BLOCK 1. THE USE OF PARKING SHALL BE SHARED BETWEEN THE TWO LOTS.
- 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.

TITLE VERIFICATION CERTIFICATE:

WE _____, 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:

COMPANY NAME

BY: _____ DATE _____
(NAME OF AUTHORIZED OFFICIAL)

TITLE: _____

ATTEST:

SECRETARY/TREASURER

STATE OF COLORADO)
COUNTY OF BOULDER) SS

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC (SEAL)

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE:

I, ROBERT A. RICKARD, 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 14, 2014, 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____.

ROBERT A. RICKARD, PLS NO. 28283
FOR AND ON BEHALF OF
ROCK CREEK SURVEYING, LLC

PLANNING COMMISSION CERTIFICATE:

THIS PLAT WAS REVIEWED AT A PUBLIC HEARING BY THE PLANNING COMMISSION ON THE _____ DAY OF _____, 20____.

CHAIRPERSON

BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS PLAT IS TO BE KNOWN AS CANYON CREEK SUBDIVISION FILING NO. 10 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

CLERK AND RECORDERS CERTIFICATE:

STATE OF COLORADO)
COUNTY OF BOULDER) SS

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

COUNTY CLERK AND RECORDER

SHEET INDEX	
NUMBER	TITLE
1	COVER SHEET
2	OVERALL FINAL PLAT
3-4	FINAL PLAT DETAILS

PROJECT CONTACTS:

OWNER'S REP	OWNER
FOUNDRY BUILDERS, INC	ERIE FOUR CORNERS, LLC
1002 GRIFFITH STREET	1002 GRIFFITH STREET
LOUISVILLE, CO 80027	LOUISVILLE, CO 80027
TEL: (720) 475-2106	TEL: (720) 475-2106

		ROCK CREEK SURVEYING, LLC	
		3021 GARDENIA WAY SUPERIOR, CO 800027 (303)-521-7376	
NO.	DATE	DESCRIPTION	
		DOCUMENT AMENDMENTS	
	06/25/2018		SHEET 1 OF 4

CANYON CREEK SUBDIVISION FILING NO. 10

FINAL PLAT

LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

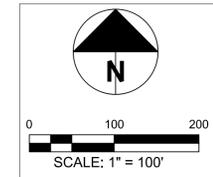
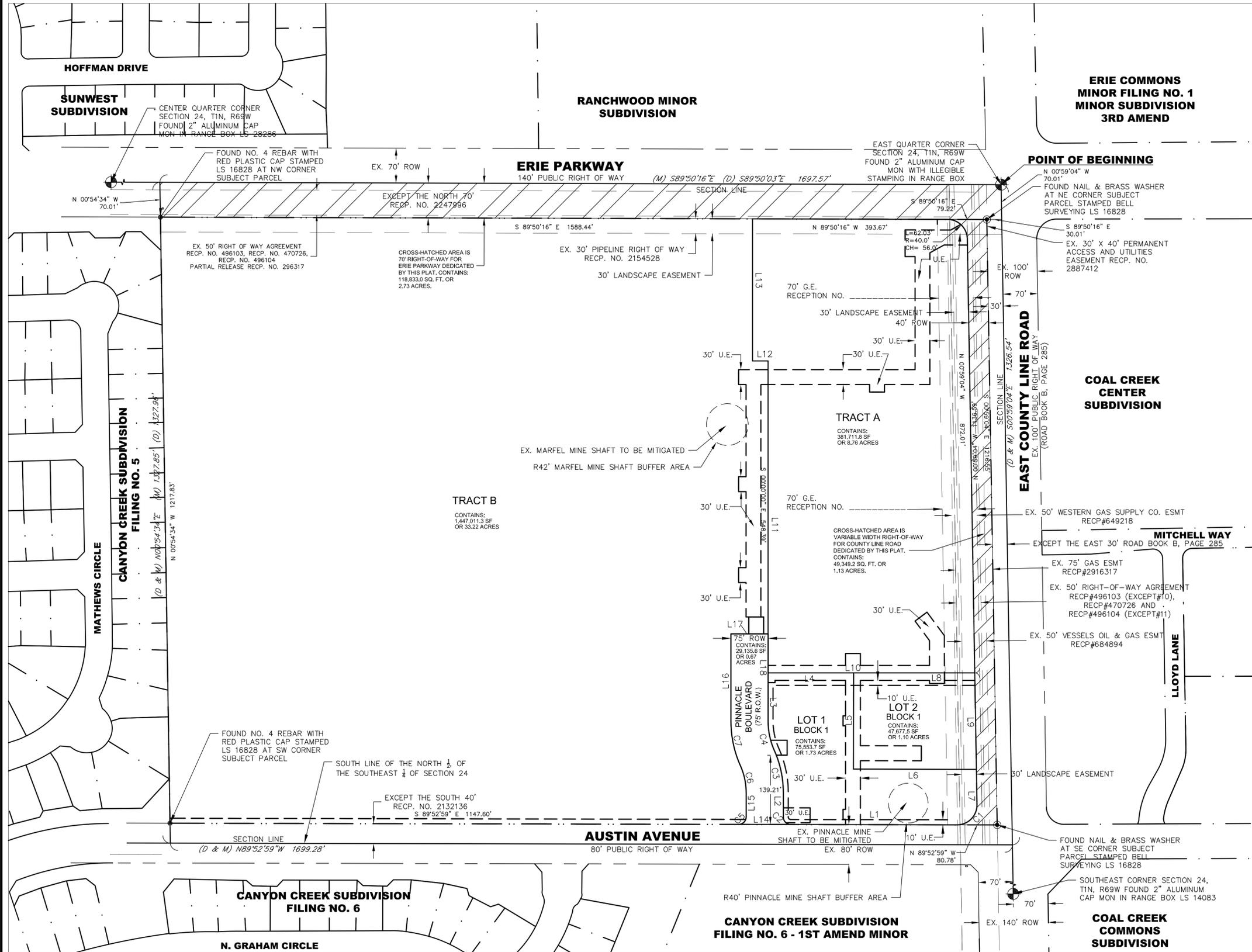
46.61 ACRES - 2 LOTS / 2 TRACTS
MS-000766-2016

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°52'59" E	335.83'
L2	N 00°04'47" W	50.57'
L3	S 00°00'00" E	97.08'
L4	N 90°00'00" W	172.57'
L5	N 00°07'01" E	193.30'
L6	N 89°52'59" W	248.19'
L7	N 00°59'04" W	70.74'
L8	N 90°00'00" E	244.47'
L9	N 00°59'04" W	193.84'
L10	N 90°00'00" E	417.03'
L11	N 00°00'00" W	626.79'
L12	N 90°00'00" W	31.50'
L13	N 00°00'00" W	285.52'
L14	S 89°52'59" E	105.00'
L15	N 00°00'00" W	48.91'
L16	S 00°00'00" E	175.49'
L17	N 90°00'00" W	75.00'
L18	N 00°00'00" W	175.49'

LOT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	63.60'	40.00'	91°06'05"	N 44°33'59" E	57.11'
C2	22.08'	15.00'	84°20'09"	S 47°42'55" E	20.14'
C3	87.13'	206.50'	24°10'33"	S 12°05'16" E	86.49'
C4	60.55'	143.50'	24°10'33"	S 12°05'16" E	60.10'
C5	23.59'	15.00'	90°07'01"	N 45°03'31" E	21.23'
C6	55.49'	131.50'	24°10'33"	N 12°05'16" W	55.08'
C7	92.20'	218.50'	24°10'33"	S 12°05'16" E	91.51'
C8	62.03'	40.00'	88°51'12"	S 45°24'40" E	56.00'
C9	32.84'	40.00'	47°02'09"	N 24°30'08" W	31.92'



LEGEND:

G.E.	GAS EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
(D)	DEED BEARING OR DISTANCE
(M)	MEASURED BEARING OR DISTANCE

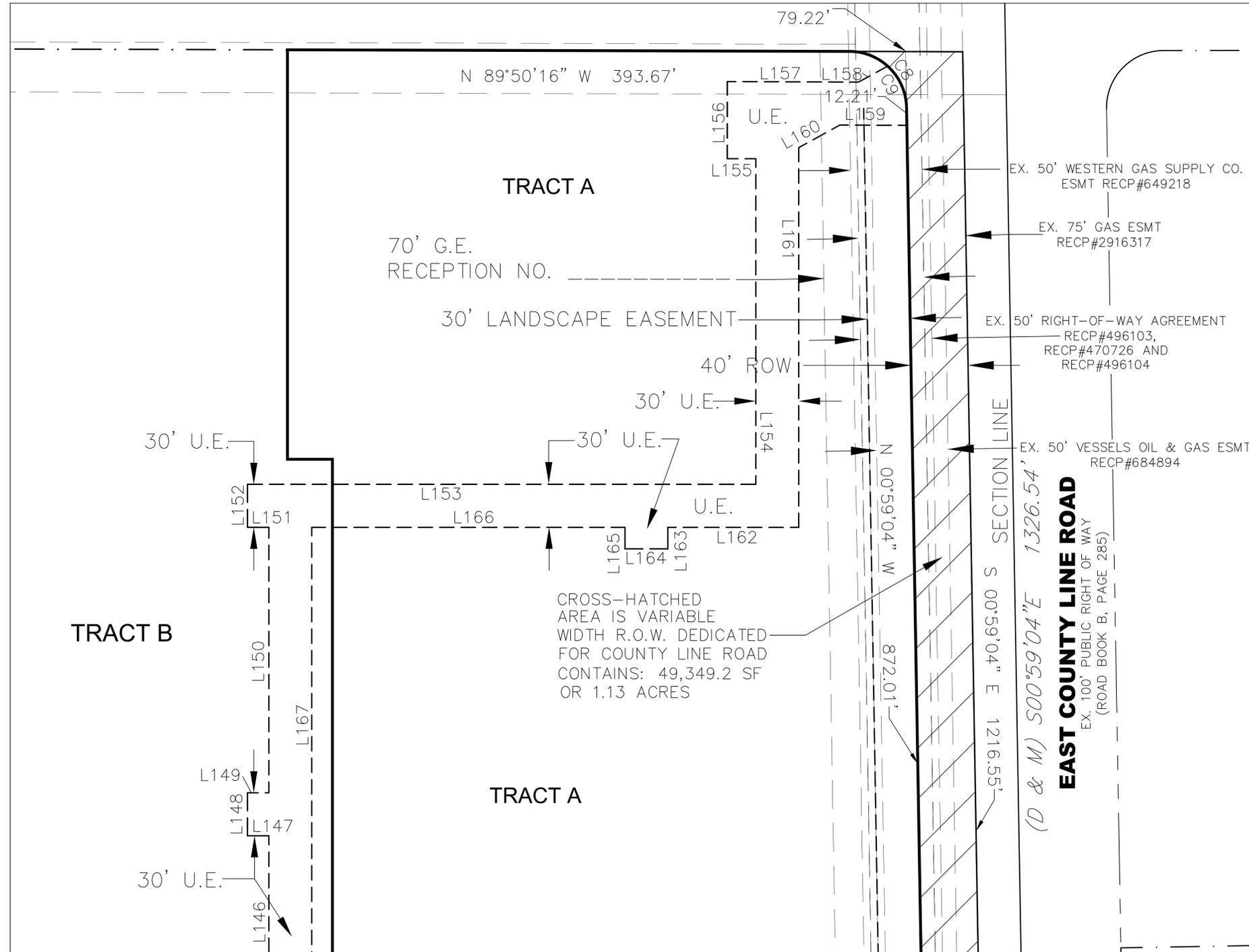
		ROCK CREEK SURVEYING, LLC 3021 GARDENIA WAY SUPERIOR, CO 800027 (303)-521-7376	
NO.	DATE	DESCRIPTION	
		DOCUMENT AMENDMENTS	06/25/2018
			SHEET 2 OF 4

CANYON CREEK SUBDIVISION FILING NO. 10

FINAL PLAT

LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

46.61 ACRES - 2 LOTS / 2 TRACTS
MS-000766-2016



EASEMENTS LINE TABLE

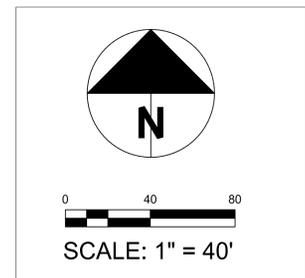
L146	N 00°00'00"	E	152.75'
L147	N 90°00'00"	W	15.00'
L148	N 00°00'00"	W	30.00'
L149	N 90°00'00"	E	15.00'
L150	N 00°00'00"	E	185.11'
L151	N 90°00'00"	W	15.00'
L152	N 00°00'00"	W	30.00'
L153	N 90°00'00"	E	356.04'
L154	N 00°00'00"	W	227.12'
L155	N 90°00'00"	W	20.03'
L156	N 00°00'18"	E	53.74'
L157	N 89°46'46"	W	91.93'
L158	N 61°20'10"	E	23.21'
L159	N 89°46'46"	W	46.91'
L160	S 61°20'10"	W	32.84'
L161	S 00°00'00"	E	264.80'
L162	N 90°00'00"	W	91.67'
L163	S 00°00'00"	E	15.00'
L164	N 90°00'00"	W	30.00'
L165	N 00°00'00"	W	15.00'
L166	N 90°00'00"	W	219.37'
L167	S 00°00'00"	W	466.93'

LOT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	63.60'	40.00'	91°06'05"	N 44°33'59" E	57.11'
C2	22.08'	15.00'	84°20'09"	S 47°42'55" E	20.14'
C3	87.13'	206.50'	24°10'33"	S 12°05'16" E	86.49'
C4	60.55'	143.50'	24°10'33"	S 12°05'16" E	60.10'
C5	23.59'	15.00'	90°07'01"	N 45°03'31" E	21.23'
C6	55.49'	131.50'	24°10'33"	N 12°05'16" W	55.08'
C7	92.20'	218.50'	24°10'33"	S 12°05'16" E	91.51'
C8	62.03'	40.00'	88°51'12"	S 45°24'40" E	56.00'

LEGEND:

- G.E. GAS EASEMENT
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- (D) DEED BEARING OR DISTANCE



DETAIL: NORTHEAST AREA

		ROCK CREEK SURVEYING, LLC 3021 GARDENIA WAY SUPERIOR, CO 800027 (303)-521-7376	
NO.	DATE	DESCRIPTION	
		DOCUMENT AMENDMENTS	
			06/25/2018 SHEET 4 OF 4