

# VISTA RIDGE FILING NO. 14, FIFTH AMENDMENT MINOR SUBDIVISION

A REPLAT OF LOT 10 OF VISTA RIDGE FILING NO. 14, SECOND AMENDMENT MINOR SUBDIVISION  
BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
7.31 ACRES – 3 LOTS  
MS – 000990–2018

## CERTIFICATE OF DEDICATION AND OWNERSHIP:

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

A PARCEL OF LAND BEING ALL OF LOT 10, VISTA RIDGE FILING NO. 14, SECOND AMENDMENT MINOR SUBDIVISION.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN OF ERIE, COLORADO OR AS OTHERWISE NOTED ON THE PLAT, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF VISTA RIDGE FILING NO. 14, FIFTH AMENDMENT MINOR SUBDIVISION.

OWNER/MORTGAGEE/LIEN HOLDER SIGNATURE:  
SH7 MARKETPLACE, INC, A COLORADO CORPORATION

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SECRETARY/TREASURER

STATE OF COLORADO )  
COUNTY OF )SS.

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019 A.D.

BY \_\_\_\_\_ AS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

SUB-ASSOCIATION SIGNATURE:  
MARKETPLACE AT VISTA RIDGE OWNERS SUB-ASSOCIATION, INC

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SECRETARY/TREASURER

STATE OF COLORADO )  
COUNTY OF )SS.

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019 A.D.

BY \_\_\_\_\_ AS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

## TITLE VERIFICATION CERTIFICATE:

WE, LAND TITLE GUARANTEE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HERON 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: \_\_\_\_\_

ATTEST:

STATE OF COLORADO )  
COUNTY OF WELD )SS.

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL:

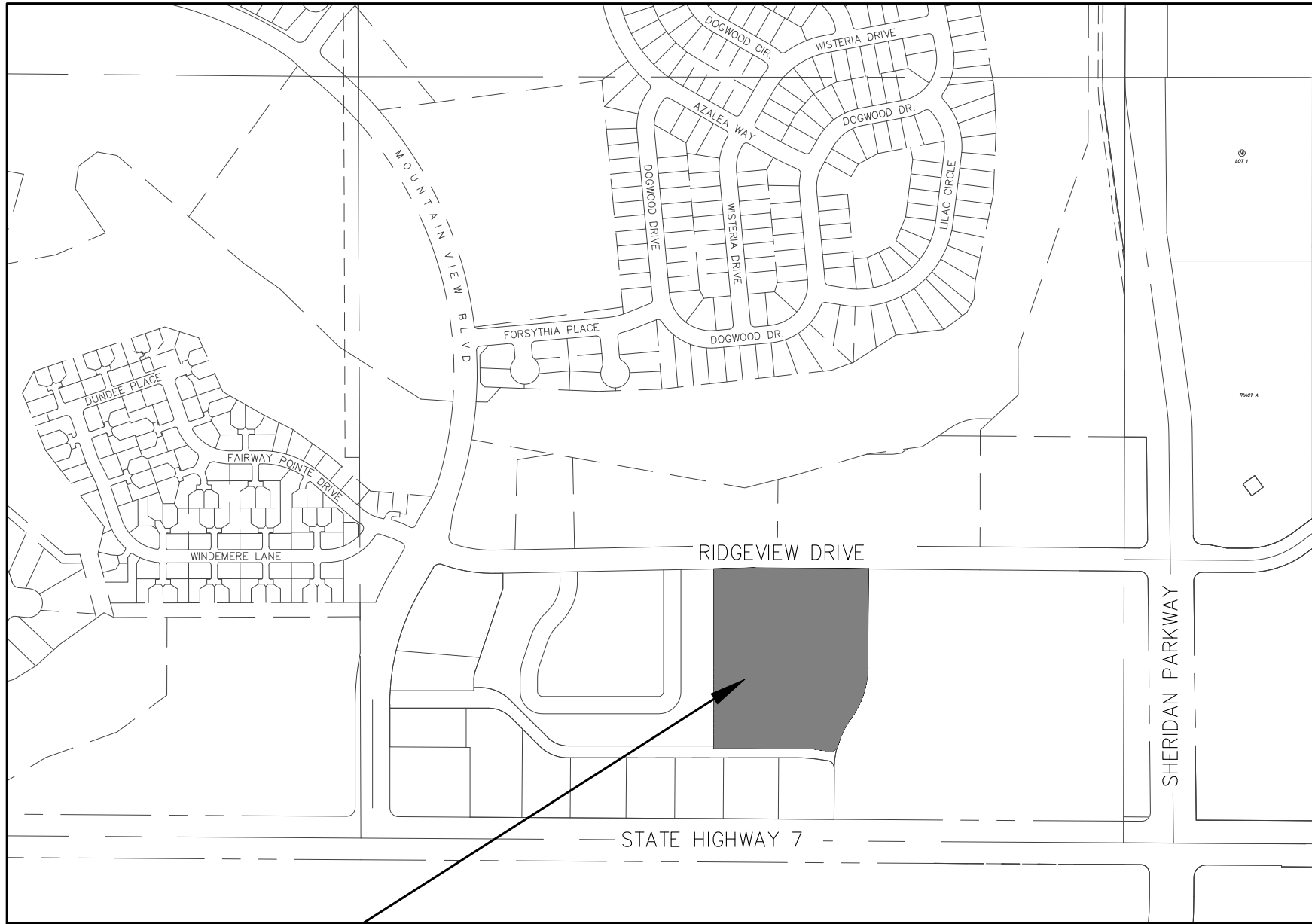
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

## PLANNING & DEVELOPMENT APPROVAL CERTIFICATE:

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING AND DEVELOPMENT DIRECTOR AND PUBLIC WORKS DIRECTOR ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2019.

PLANNING AND DEVELOPMENT DIRECTOR



PROPERTY  
LOCATION

## VICINITY MAP

SCALE: 1" = 500'

## LAND USE SUMMARY CHART

TYPE	AREA	% OF TOTAL AREA
LOTS	318,479 SF / 7.31 AC	100.00%
TRACTS	0 SF / 0 AC	0.00%
PUBLIC ROW	0 SF / 0 AC	0.00%
TOTAL	318,479 SF / 7.31 AC	100%

## SHEET INDEX

SHEET 1	COVER AND NOTES
SHEET 2	PLAT SHEET

## NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CVL CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CVL CONSULTANTS OF COLORADO, INC. RELIED UPON LAND TITLE GUARANTEE COMPANY INFORMATION BINDER ORDER NUMBER ABN25158978 (POLICY NUMBER: PIB25158978.2585146) ACCORDING TO THE PUBLIC RECORDS AS OF APRIL 24, 2019 AT 5:00 P.M
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST. BEING MONUMENTED ON THE SOUTH BY A #6 REBAR AND CAP IN A RANGE BOX AND ON THE NORTH BY A 2.5" ALUMINUM CAP STAMPED PLS # 24302 AND IS CONSIDERED TO BEAR N00°12'01"W.
- THE PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREAS HAVING ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 08013C0444J, EFFECTIVE DECEMBER 18, 2012. ZONE "X" IS DEFINED AS BEING "AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BENCHMARK: BROOMFIELD CONTROL POINT KNOWN AS "LUCY", WHICH IS A BROOMFIELD DISK ON A #5 REBAR. CONTROL POINT "LUCY" IS IDENTIFIED BY AN ORANGE WITNESS POST AND LOCATED ON THE SOUTH SIDE OF STATE HIGHWAY 7, APPROXIMATELY 1.8 MILES WEST OF INTERSTATE 25, HAVING A PUBLISHED ELEVATION OF 5297.00 FEET, NAVD 88 DATUM.
- THE RECORDING OF THIS PLAT VACATES ALL PREVIOUS PLATS FOR THE AREAS ENCOMPASSED.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, C.R.S.
- 12' PUBLIC ACCESS EASEMENTS ARE HEREBY GRANTED FOR THE EXTENTS OF SIDEWALKS.
- TRACT A WAS DEDICATED BY VISTA RIDGE NO. 14, SECOND AMENDMENT MINOR SUBDIVISION (RECEPTION NO. 4252509) FOR ACCESS AND UTILITY EASEMENT. THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR VISTA RIDGE FILING NO. 14 RECORDED AT RECEPTION NO. 4351357 GRANTS ACCESS, UTILITY, COMMON DRIVEWAY, DRAINAGE, AND ASSOCIATION EASEMENTS ACROSS TRACT A.
- A 30' PUBLIC ACCESS AND UTILITY EASEMENT IS GRANTED FOR EGRESS/INGRESS.
- ACCESS FOR LOTS 10A AND 11 SHALL ONLY BE PERMITTED ONTO THE SHARED ACCESS EASEMENT.
- PRIVATE EASEMENTS DEPICTED HEREON ARE DEDICATED TO THE MARKETPLACE AT VISTA RIDGE OWNER'S SUB-ASSOCIATION, INC. EASEMENTS DEPICTED AND DESCRIBED AS PUBLIC ARE DEDICATED TO THE TOWN OF ERIE FOR PUBLIC USES AND PURPOSES AS NOTED.

## 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.

## BOARD OF TRUSTEES CERTIFICATE OF APPROVAL:

THIS PLAT IS TO BE KNOWN AS VISTA RIDGE FILING NO. 14, FIFTH AMENDMENT MINOR SUBDIVISION IS APPROVED AND ACCEPTED BY RESOLUTION NO. \_\_\_\_\_, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO, HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

MAYOR

ATTEST \_\_\_\_\_  
TOWN CLERK

## CLERK AND RECORDER CERTIFICATE:

STATE OF COLORADO )  
COUNTY OF WELD )SS.

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019 A.D. AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_

\_\_\_\_\_  
COUNTY CLERK AND RECORDER

## SURVEYOR'S CERTIFICATION:

I, PATRICK M STEENBURG, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF VISTA RIDGE FILING NO. 14, FIFTH AMENDMENT MINOR SUBDIVISION WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 20TH DAY OF JUNE, 2019, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, 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 PROVISIONS; WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

PATRICK M. STEENBURG, PLS NO. 38004  
FOR AND ON BEHALF OF CVL CONSULTANTS OF COLORADO, INC.  
10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112  
(720)–249–3543

## ENGINEER/SURVEYOR

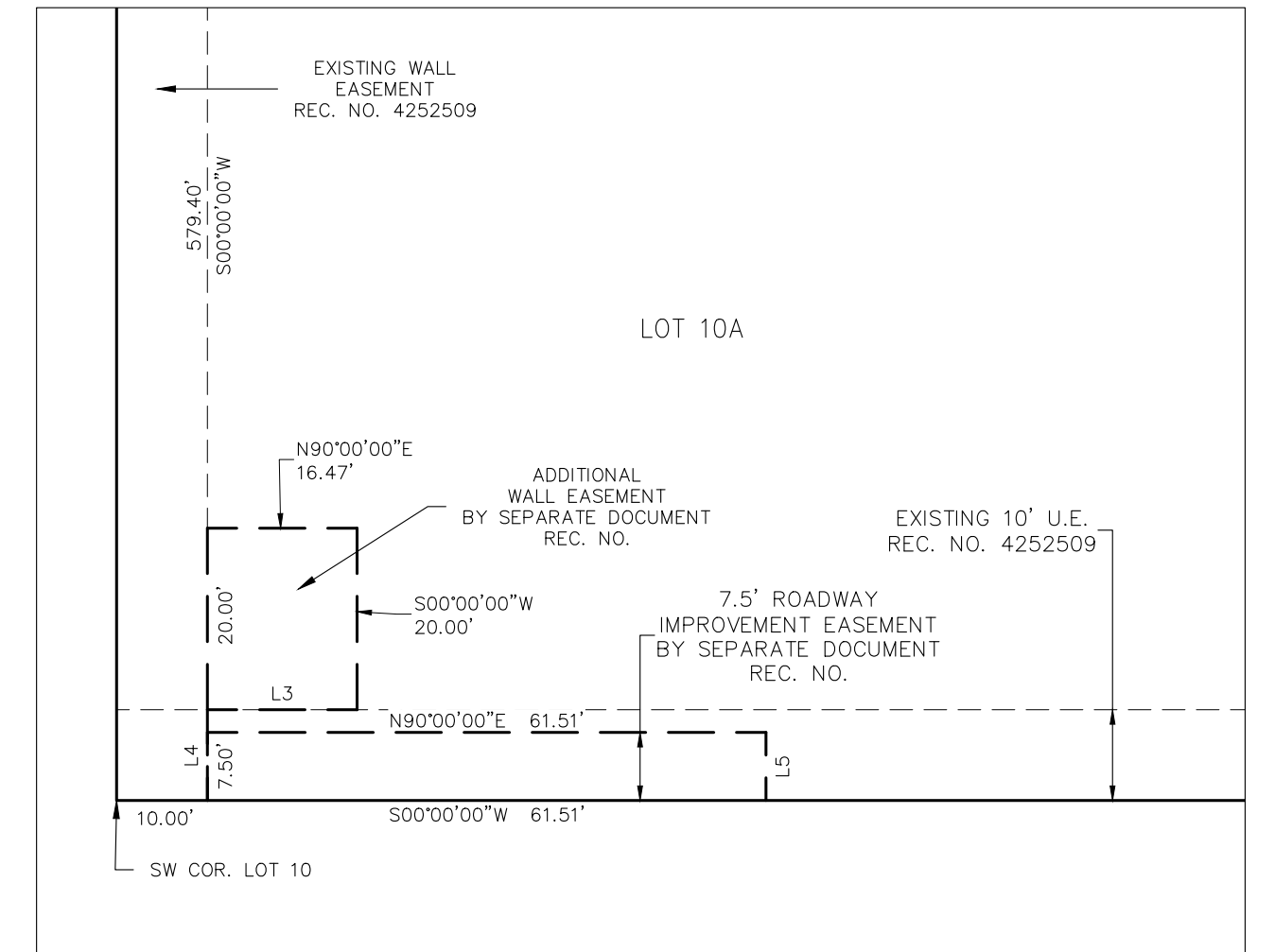
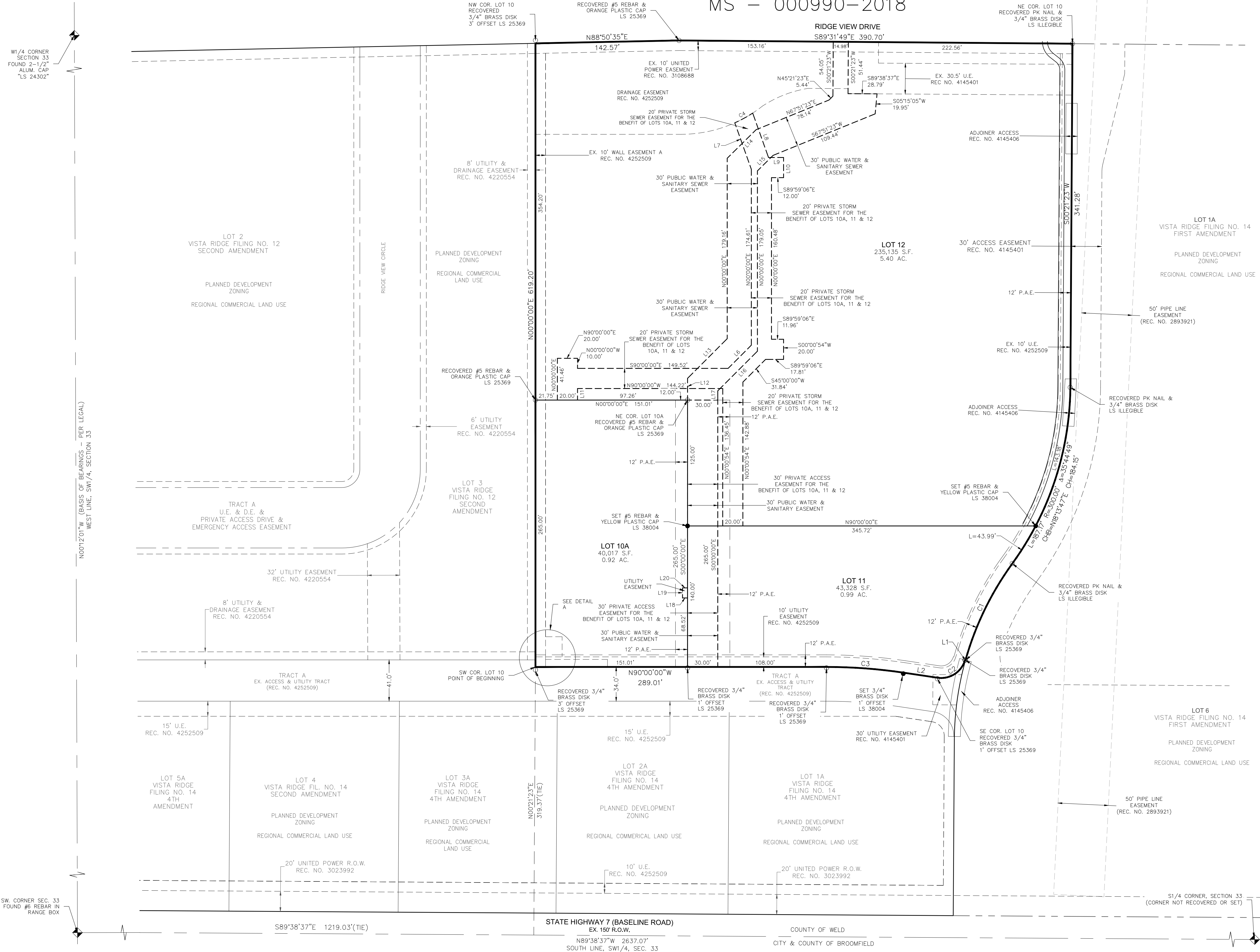
**CVL** CONSULTANTS  
10333 E. Dry Creek Rd., Suite 240  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546



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BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN  
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7.31 ACRES – 3 LOTS  
MS – 000990-2018

DETAIL A



SCALE: 1" = 20'

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	0.50'	N74°21'50"W
L2	34.30'	N81°31'22"W
L3	16.47'	N90°00'00"E
L4	10.00'	N0°00'00"W
L5	7.50'	S0°00'00"E
L6	32.64'	S45°00'00"W
L7	48.98'	N19°36'50"W
L8	46.80'	N19°36'50"W
L9	14.95'	S89°59'06"E
L10	20.00'	S0°00'54"W

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L11	11.46'	N0°00'00"W
L12	21.60'	N0°00'00"E
L13	55.69'	S45°00'00"W
L14	40.36'	N45°21'23"E
L15	21.86'	N45°21'23"E
L16	55.69'	S45°00'00"W
L17	9.17'	N0°00'00"E
L18	5.00'	N90°00'00"W
L19	10.00'	S0°00'00"E
L20	5.00'	N90°00'00"W

CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	107.16'	300.00'	20°28'01"	S25°52'11"W
C2	35.42'	24.50'	82°50'28"	S57°03'24"W
C3	76.64'	518.00'	8°28'38"	N85°45'41"W
C4	20.27'	130.64'	8°53'17"	N61°27'32"E

- LEGEND
- FOUND SECTION CORNER (AS NOTED)
  - RECOVERED PROPERTY MONUMENT (AS NOTED)
  - SET REBAR WITH YELLOW PLASTIC CAP, STAMPED "PLS 38004" (UNLESS OTHERWISE NOTED)
  - EX. EXISTING
  - R.O.W. RIGHT OF WAY
  - U.E. UTILITY EASEMENT
  - P.A.E. PUBLIC ACCESS EASEMENT
  - U.A.E. UTILITY & ACCESS EASEMENT
  - EASEMENT LINE

ENGINEER/SURVEYOR

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