

# WEST ADDITION ROCKTON AMENDMENT

## Dedication and Ownership Statement

KNOW BY ALL MEN 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:

LOTS 13, 14, 15 AND 16 BLOCK 35,  
WEST ADDITION TO THE TOWN OF ERIE,  
WELD COUNTY, STATE OF COLORADO,

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

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, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

CONSIDERING SOUTH LINE OF LOT 13, WEST ADDITION TO THE TOWN OF ERIE, RECORDED WITH WELD COUNTY ON MARCH 22, 1883 AT RECEPTION NO. 10256, TO BEAR SOUTH 89°04'50" WEST, BETWEEN A FOUND 3/4" BRASS TAG, STAMPED "ERG 29414" AT THE SOUTHEAST CORNER OF SAID LOT AND A FOUND 1-1/2" YELLOW PLASTIC CAP, STAMPED "EHRHART LS 29414" AT THE SOUTHWEST CORNER OF SAID LOT, WITH ALL BEARINGS SHOWN HEREON BEING RELATIVE THERETO.

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF A TWENTY FOOT (20') ALLEY, PER SAID PLAT;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°38'35" WEST, A DISTANCE OF 100.22 FEET TO THE NORTHWEST CORNER OF LOT 16, WEST ADDITION TO THE TOWN OF ERIE, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF ANDERSON STREET;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°03'54" EAST, A DISTANCE OF 190.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 16, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF HOLBROOK STREET;

THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 00°39'10" EAST, A DISTANCE OF 100.27 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13;

THENCE ALONG THE SOUTH LINE OF SAID LOT 13, SOUTH 89°04'50" WEST, A DISTANCE OF 190.26 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.44 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 WEST ADDITION ROCKTON AMENDMENT.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

FOR: ROCKTON 270 HOLBROOK, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: MARK H. ROCKWELL, MANAGER

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D., BY MARK H. ROCKWELL, MANAGER FOR ROCKTON 270 HOLBROOK, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

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

NOTARY PUBLIC

BY: KELLI SEXTON, MANAGER

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D., BY KELLI SEXTON, MANAGER FOR ROCKTON 270 HOLBROOK, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

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

NOTARY PUBLIC

BY: HIGH PLAINS BANK AS LIEN HOLDER

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

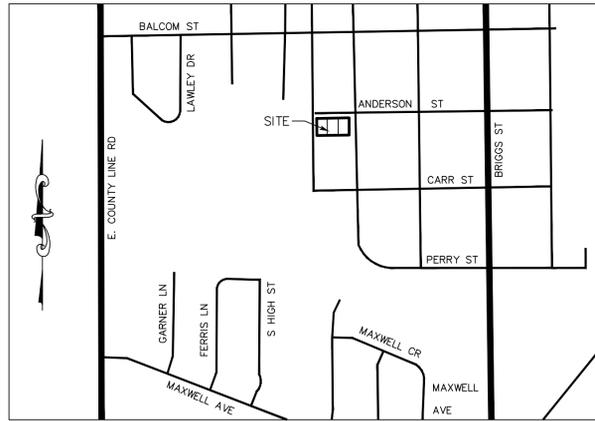
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D., BY \_\_\_\_\_, FOR HIGH PLAINS BANK AS LIEN HOLDER.

WITNESS MY HAND AND OFFICIAL SEAL

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

NOTARY PUBLIC

A REPLAT OF LOTS 13-16, BLOCK 35, WEST ADDITION TO THE TOWN OF ERIE, 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  
0.44 ACRES, MORE OR LESS - 3 LOTS  
MPA-001309-2021  
SHEET 1 OF 2



Vicinity Map  
SCALE: 1" = 500'

### Notes

- ASCENDANT NATIONAL TITLE COMMITMENT NUMBER 21-12390, DATED FEBRUARY 10, 2021 AT 12:00 A.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 PLAT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS PLAT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS PLAT IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF S89°04'50"W ALONG THE SOUTH LINE OF LOT 13, BETWEEN A FOUND 3/4" BRASS TAG, STAMPED "ERG 29414" AT THE SOUTHEAST CORNER OF SAID LOT AND A FOUND 1-1/2" YELLOW PLASTIC CAP, STAMPED "EHRHART LS 29414" AT THE SOUTHWEST CORNER OF SAID LOT 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 DEFACTS 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.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL NO. 08013C-0441 J, DATED DECEMBER 18, 2012. FLOOD INFORMATION IS SUBJECT TO CHANGE.
- THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL
RESIDENTIAL LOTS	0.44 ACRES	100%
TRACTS	NONE	0
PUBLIC ROW	NONE	0
TOTAL	0.44 ACRES	100%

## Title Verification Certificate (By Ascendant National Title)

WE, ASCENDANT NATIONAL TITLE, 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:

- REAL ESTATE TAXES FOR 2022.
- DEED OF TRUST RECORDED MARCH 30, 2021 AT RECEPTION NO. 4699088.

ASCENDANT NATIONAL TITLE

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

TITLE: \_\_\_\_\_

ATTEST:

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

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

NOTARY PUBLIC

## Board of Trustees Approval Certificate

THIS PLAT IS TO BE KNOWN AS WEST ADDITION ROCKTON AMENDMENT 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

## Clerk & Recorder Certificate

STATE OF COLORADO )  
COUNTY OF WELD ) 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

## Surveyor's Certificate

I, JAMES Z. GOWAN, 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 MARCH 25, 2021, 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\_\_

JAMES Z. GOWAN COLORADO P.L.S. #29038  
VICE PRESIDENT, FLATIRONS, INC.

REVISION	DATE
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FINAL PLAT  
WEST ADDITION ROCKTON AMENDMENT  
COPYRIGHT 2022 FLATIRONS, INC.

**Flatirons, Inc.**  
Land Surveying Services  
www.FlatironsInc.com  
3825 IRLS 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  
AND SIGNATURE

JOB NUMBER:  
21-75,941  
DATE:  
07-13-2022  
DRAWN BY:  
M. VOYLES  
CHECKED BY:  
JZG/JK

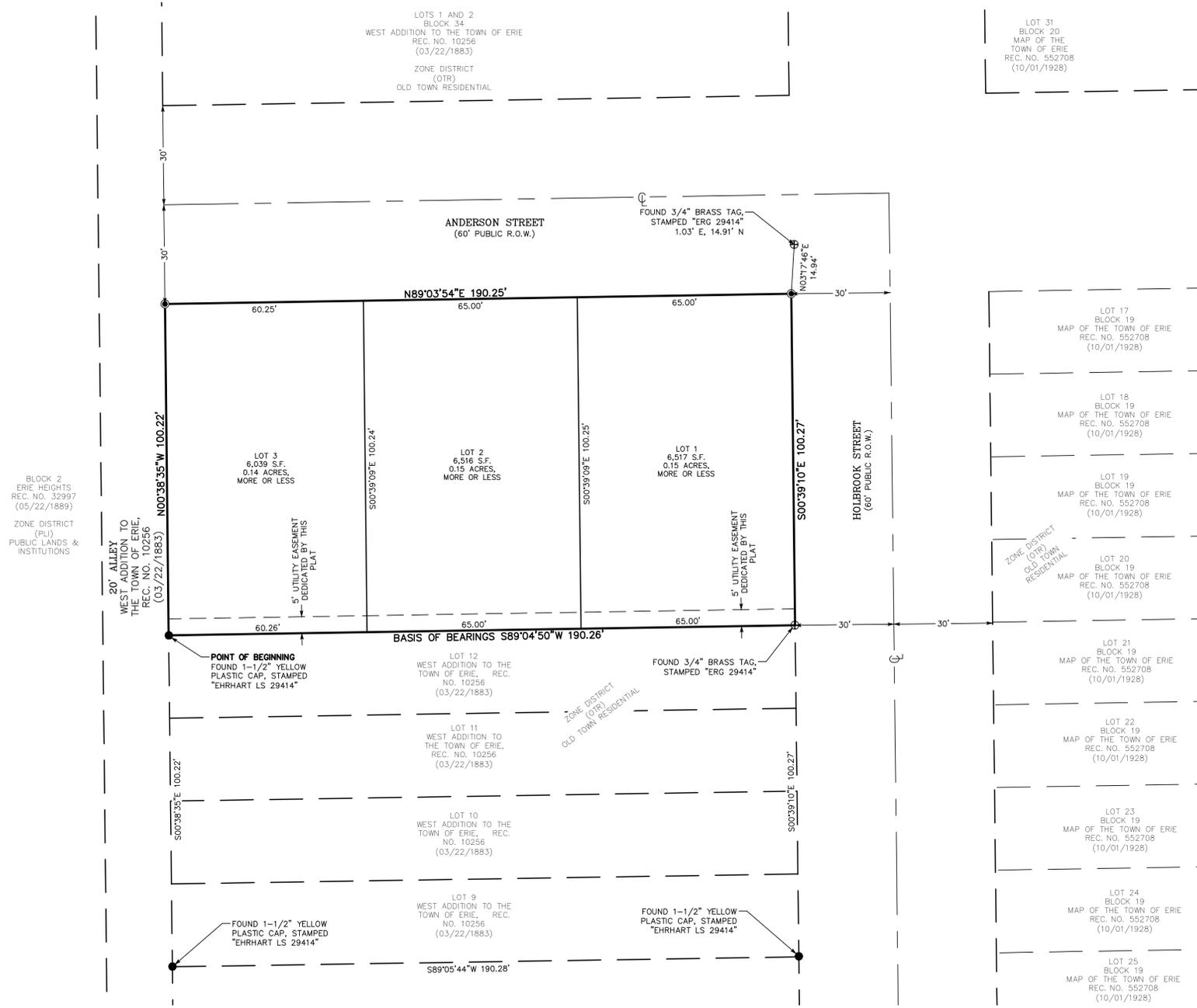
SHEET 1 OF 2

WORKING COPY ONLY ONLY FINAL VERSION  
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# WEST ADDITION ROCKTON AMENDMENT

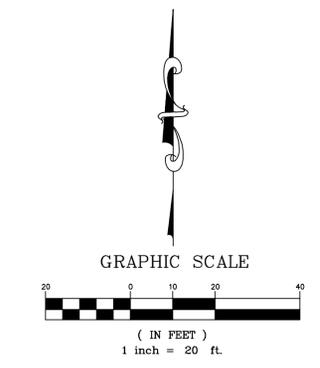
A REPLAT OF LOTS 13-16, BLOCK 35, WEST ADDITION TO THE TOWN OF ERIE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
0.44 ACRES, MORE OR LESS - 3 LOTS  
MPA-001309-2021

SHEET 2 OF 2



**Boundary Closure Report**  
 COURSE: N89°03'54"E LENGTH: 190.25'  
 COURSE: S00°39'10"E LENGTH: 100.27'  
 COURSE: S89°04'50"W LENGTH: 190.26'  
 COURSE: N00°38'35"W LENGTH: 100.22'  
 AREA: 19,072 SQ. FT.  
 ERROR CLOSURE: 0.01  
 COURSE: N76°00'02"E  
 ERROR NORTH: 0.002  
 ERROR EAST: 0.007  
 PRECISION 1:58100.00

- Legend**
- FOUND MONUMENT AS DESCRIBED
  - ⊕ FOUND BRASS TAG AS DESCRIBED
  - FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP, STAMPED "FLATIRON SURV 29038"



REVISION	DATE
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FINAL PLAT  
 WEST ADDITION ROCKTON AMENDMENT  
 COPYRIGHT 2022 FLATIRON SURVEYING, INC.

**Flatirons, Inc.**  
 Land Surveying Services  
 www.FlatironsInc.com  
 3825 IRLS AVE. STE. 395 4501 LOGAN ST.  
 BOULDER, CO 80301 DENVER, CO 80216  
 PH: (303) 443-7001 PH: (303) 936-6997  
 PH: (303) 776-1733 PH: (303) 443-9830  
 PH: (303) 776-4355 PH: (303) 923-3180  
 FAX: (303) 443-9830 FAX: (303) 923-3180

**DRAFT**  
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 WILL HAVE REVISION  
 AND SIGNATURE

JOB NUMBER:  
21-75,941  
 DATE:  
07-13-2022  
 DRAWN BY:  
M. VOYLES  
 CHECKED BY:  
JZG/JK

BY: MVOYLES FILE: 75941-HOLBROOK PLAT (C21).DWG DATE: 7/13/2022 8:23 PM