

VISTA RIDGE FILING NO. 2, 1ST AMENDMENT FINAL PLAT

A RESUBDIVISION OF: LOT 2, VISTA RIDGE FILING NO. 2; A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

4.036 ACRES—25 LOTS/3 TRACTS

FP—000711—2015

SHEET 2 OF 4

GENERAL NOTES (CONT.)

19. A PORTION OF THREE (3) UNITED POWER EASEMENTS DEDICATED IN THE VISTA RIDGE FILING NO. 2 PLAT RECORDED NOVEMBER 15, 2007, AT RECEPTION NO. 3517715 ARE HEREBY VACATED WITH THIS VISTA RIDGE FILING NO. 2, 1ST AMENDMENT FINAL PLAT AND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT A (TEN—FOOT (10') WIDE UTILITY EASEMENT ADJACENT TO THE WEST PROPERTY LINE), COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.;

THENCE NORTH 29°05'24" EAST, A DISTANCE OF 1506.06' TO THE POINT OF BEGINNING;

THENCE NORTH 79°59'33" EAST, A DISTANCE OF 10.19 FEET;

THENCE SOUTH 01°08'21" EAST, A DISTANCE OF 176.56 FEET;

THENCE SOUTH 88°51'39" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 01°08'21" WEST, A DISTANCE OF 178.53 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,775 SQUARE FEET, OR 0.041 ACRES MORE OR LESS.

EASEMENT B (TEN—FOOT (10') WIDE UTILITY EASEMENT ADJACENT TO THE NORTH PROPERTY LINE), COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.;

THENCE NORTH 29°05'24" EAST, A DISTANCE OF 1506.06' TO THE POINT OF BEGINNING;

THENCE NORTH 79°59'33" EAST, A DISTANCE OF 10.19 FEET;

THENCE SOUTH 01°08'21" WEST, A DISTANCE OF 176.56 FEET;

THENCE SOUTH 88°51'39" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 01°08'21" WEST, A DISTANCE OF 178.53 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,775 SQUARE FEET, OR 0.041 ACRES MORE OR LESS.

EASEMENT C (EIGHT—FOOT (8') WIDE UTILITY EASEMENT ADJACENT TO THE EAST PROPERTY LINE), COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.;

THENCE NORTH 84°43'13" EAST, A DISTANCE OF 1754.41 TO THE POINT OF BEGINNING;

THENCE NORTH 00°28'11" EAST, A DISTANCE OF 224.56 FEET;

THENCE NORTH 75°37'36" EAST, A DISTANCE OF 8.26 FEET;

THENCE SOUTH 00°28'11" WEST, A DISTANCE OF 226.63 FEET;

THENCE NORTH 89°31'49" WEST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,805 SQUARE FEET, OR 0.041 ACRES MORE OR LESS.

ORIGINAL LOCATIONS INDICATED ON SHEET 4 AS  ..

GENERAL NOTES

1. THE PLAT CONSISTS OF FURTHER SUBDIVIDING LOT 2, VISTA RIDGE FILING NO. 2, AS RECORDED 11/15/2007 AT RECEPTION NO. 3517715, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO. THIS PLAT WILL CONTAIN 25 SINGLE FAMILY RESIDENTIAL LOTS. ONLY ONE RESIDENTIAL DWELLING IS PERMITTED ON EACH SINGLE FAMILY LOT.

2. ALL GENERAL NOTES, DEDICATIONS, AND PLAT RESTRICTIONS AS SHOWN ON THE PLAT OF VISTA RIDGE FILING NO. 2, A SUBDIVISION PLAT RECORDED 11/15/2007 AT RECEPTION NO. 3517715 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, SHALL APPLY UNLESS SPECIFICALLY AMENDED AND SUPERCEDED HEREBY.

3. TRACT A IS FOR UTILITY, DRAINAGE, PRIVATE ACCESS DRIVES AND EMERGENCY ACCESS PURPOSES AND SHALL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSOR OR ASSIGNS, UNTIL SUCH TIME AS THIS TRACT IS CONVEYED TO THE FAIRWAYS AT VISTA RIDGE HOMEOWNERS ASSOCIATION.

4. TRACT B IS FOR DRAINAGE AND LANDSCAPING AND SHALL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSOR OR ASSIGNS, UNTIL SUCH TIME AS THIS TRACT IS CONVEYED TO THE FAIRWAYS AT VISTA RIDGE HOMEOWNERS ASSOCIATION.

5. TRACT C IS FOR DRAINAGE, LANDSCAPING AND EMERGENCY ACCESS FROM RIDGE VIEW DRIVE TO RIDGE VIEW COURT AND SHALL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSOR OR ASSIGNS, UNTIL SUCH TIME AS THIS TRACT IS CONVEYED TO THE FAIRWAYS AT VISTA RIDGE HOMEOWNERS ASSOCIATION.

6. UTILITY AND DRAINAGE EASEMENTS, LABELED HEREON, SHALL BE GRANTED FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER LINES, WATER LINES, STORM DRAINAGE FACILITIES, SURFACE DRAINAGE AND FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES) AND ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES AND APPURTENANCES. SAID EASEMENTS AND RIGHTS ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

7. A BLANKET DRAINAGE EASEMENT SHALL BE GRANTED OVER AND ACROSS ALL LOTS FOR THE USE AND MAINTENANCE OF DRAINAGE LINES AND ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO, AS WELL AS AREA DRAINS AND PIPING, DOWNSPOUT PIPING, DOWNSPOUT DISCHARGE AND SURFACE DRAINAGE SWALES, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES, PIPING AND APPURTENANCES. SAID EASEMENTS AND RIGHTS ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER. THIS BLANKET EASEMENT IS RESTRICTED TO THOSE AREAS OUTSIDE OF THE BUILDING FOOTPRINTS.

8. 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.

9. BASIS OF BEARS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WHICH BEARS NORTH-00°12'00" WEST ACCORDING TO THE VISTA RIDGE MASTER FINAL PLAT AND IS MONUMENTED AS SHOWN HEREON.

10. BASED UPON THE INSURANCE RATE MAP COMMUNITY PANEL NO. 08013C 0441, THIS PANEL IS NOT PRINTED AND THERE IS NO SPECIAL FLOOD INFORMATION.

11. 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.

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

13. DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A SURVEY FOOT IS DESCRIBED AS EXACTLY 1200/3937 METERS.

14. UTILITY EASEMENTS TO BE VACATED BY THIS PLAT ARE IDENTIFIED ON SHEET 3.

15. 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 PATIOWAYS, RETAINING WALLS, SIGNS, SIDEWALKS, DRAINAGE STRUCTURES SUCH AS FOUNDS, SWALES, DRAIN PANS, INLETS AND OUTLET STRUCTURES.

16. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANGE LAND SURVEYS, LLC. TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS.

17. P.L.S. SEAL: DEPICTED HEREON, VALID ONLY WITH WET SIGNATURE AND DATE WRITTEN THROUGH IT.

18. CERTIFICATION AND USE OF THE WORD CERTIFY IS DEFINED AS FOLLOWS: SAID CERTIFICATION OR USE OF THE WORD CERTIFY AS A STATEMENT IS BASED UPON THE UNDERSIGNED'S PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED (PER COLORADO STATE BOARD RULE NO. 6.2.2).

LINE TABLE

LINE	BEARING	DISTANCE
L1	N46°06'03"E	11.47
L2	N46°06'03"E	8.00
L3	S10°00'27"W	8.00
L4	S10°00'27"W	27.91
L5	S10°00'27"W	23.73
L6	S69°18'16"W	34.36
L7	S10°00'27"W	25.33
L8	S79°59'33"E	19.50
L9	N79°59'33"W	17.25
L10	S10°00'27"W	20.83
L11	N51°14'34"W	27.37
L12	N73°00'03"E	29.00
L13	N10°00'27"E	20.83
L14	N63°36'07"E	3.28
L15	N63°36'07"E	0.50
L16	S24°14'03"W	3.28
L17	N04°13'08"W	0.50
L18	S43°35'12"E	3.28
L19	S79°59'33"E	17.25
L20	S10°00'27"W	20.83
L21	N51°14'34"W	27.37
L22	N73°00'03"E	29.00
L23	N10°00'27"E	20.83
L24	S79°59'33"E	15.42
L25	N63°36'07"E	3.28
L26	N24°14'03"E	0.50
L27	S04°13'08"E	0.50
L28	N43°35'12"W	3.28
L29	S79°59'33"E	17.25
L30	N10°00'27"E	20.83
L31	N51°14'34"W	27.37
L32	N73°00'03"E	28.54
L33	S10°00'27"W	20.83
L34	N79°59'33"W	15.42
L35	N63°36'07"E	3.28
L36	N24°14'03"E	0.50
L37	S14°09'22"E	27.14
L38	N89°31'46"W	35.41
L39	S00°28'11"W	29.94
L40	S00°28'11"W	10.53
L41	N10°00'27"E	32.96
L42	S79°59'05"E	22.19
L43	S10°00'27"W	24.78
L44	N10°00'27"E	21.33
L45	S79°59'33"E	36.66
L46	S10°00'27"W	21.33
L47	N47°14'04"W	11.67
L48	N10°00'27"E	5.27
L49	S37°58'25"W	5.24
L50	S86°46'55"W	37.37
L51	S10°00'27"W	1.92
L52	N89°00'37"E	19.53
L53	N10°00'27"E	0.19

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5.00'	4.02'	3.92'	S23°03'02"W	46°06'03"
C2	20.50'	28.62'	26.35'	S39°59'46"E	12.59'
C3	NOT USED				25.75'
C4	NOT USED				24.18'
C5	27.17'	27.42'	26.28'	N71°05'34"E	30.00'
C6	9.17'	5.29'	5.22'	S63°28'17"E	12.57'
C7	9.17'	3.74'	3.72'	N88°18'52"E	10.33'
C8	9.17'	1.55'	1.54'	S71°47'36"W	10.33'
C9	15.00'	10.81'	10.57'	N45°07'36"W	12.57'
C10	15.00'	10.81'	10.57'	N65°08'31"E	30.00'
C11	9.17'	1.55'	1.54'	S51°46'41"E	10.33'
C12	9.17'	3.74'	3.72'	N88°17'57"W	12.57'
C13	9.17'	3.74'	3.72'	S45°07'36"W	30.00'
C14	9.17'	1.55'	1.54'	S71°47'36"W	9.79'
C15	15.00'	10.81'	10.57'	S65°08'31"W	6.00'
C16	15.00'	10.81'	10.57'	S51°46'41"E	30.00'
C17	9.17'	1.55'	1.54'	S93°20"	7.86'
C18	9.17'	3.74'	3.72'	S68°17'57"E	30.91'
C19	9.17'	3.74'	3.72'	N88°18'52"E	19.30'
C20	9.17'	1.55'	1.54'	S71°47'36"W	14.48'
C21	15.00'	10.81'	10.57'	N45°07'36"W	15.14'
C22	185.00'	30.80'	30.76'	S05°14'19"W	47.94'
C23	20.50'	35.78'	31.41'	S55°00'14"W	7.52'
C24	5.00'	4.12'	4.01'	N23°37'02"W	40.00'
E25	S79°59'33"E				32.53'
E26	S00°20'54"W				8.92'
E27	N00°20'54"W				14.92'
E28	N88°51'39"E				10.00'
E29	N01°08'21"W				4.90'
E30	S79°59'33"E				12.12'
E31	S10°00'27"W				5.00'
E32	S79°59'33"E				4.00'
E33	S10°00'27"W				84.25'
E34	S79°59'33"E				5.54'
E35	S01°08'21"E				4.08'
E36	S79°59'33"E				46.54'
E37	S01°08'21"E				11.50'
E38	S88°51'39"W				16.98'
E39	N01°08'21"W				5.50'
E40	N88°51'39"E				2.23'
E41	S79°59'33"W				22.33'
E42	S79°59'33"E				15.81'
E43	N88°51'39"E				6.36'
E44	N01°08'21"W				106.39'
E45	N43°51'59"E				2.17'
E46	S10°00'27"W				19.53'
E47	S10°00'27"W				
E48	S89°00'37"E				

EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC1	2040.00'	53.61'	53.61'	S89°43'01"W	1°30'20"
EC2	2040.00'	32.00'	32.00'	S89°22'32"W	0°53'56"

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	N37°08'25"E	31.70'
E2	N01°08'21"W	12.59'
E3	N88°51'39"E	25.75'
E4	S79°59'33"E	24.18'
E5	S79°59'33"E	30.00'
E6	S79°59'33"E	12.57'
E7	S10°00'27"W	10.33'
E8	N10°00'27"E	10.33'
E9	S79°59'33"E	12.57'
E10	S79°59'33"E	30.00'
E11	N10°00'27"E	10.33'
E12	S79°59'33"E	12.57'
E13	S79°59'33"E	30.00'
E14	N10°00'27"E	10.33'
E15	S79°59'33"E	6.00'
E16	S89°31'49"E	30.00'
E17	N79°59'33"W	7.86'
E18	S89°49'01"E	30.91'
E19	S00°10'59"W	19.30'
E20	N89°31'49"W	14.48'
E21	N00°10'59"E	15.14'
E22	S86°46'55"W	47.94'
E23	S37°58'25"W	7.52'
E24	S88°51'39"W	40.00'
E25	S79°59'33"E	32.53'
E26	S00°20'54"W	8.92'
E27	N00°20'54"W	14.92'
E28	N88°51'39"E	10.00'
E29	N01°08'21"W	4.90'
E30	S79°59'33"E	12.12'
E31	S10°00'27"W	5.00'
E32	S79°59'33"E	4.00'
E33	S10°00'27"W	84.25'
E34	S79°59'33"E	5.54'
E35	S01°08'21"E	4.08'
E36	S79°59'33"E	46.54'
E37	S01°08'21"E	11.50'
E38	S88°51'39"W	16.98'
E39	N01°08'21"W	5.50'
E40	N88°51'39"E	2.23'
E41	S79°59'33"W	22.33'
E42	S79°59'33"E	15.81'
E43	N88°51'39"E	6.36'
E44	N01°08'21"W	106.39'
E45	N43°51'59"E	2.17'
E46	S10°00'27"W	19.53'
E47	S10°00'27"W	
E48	S89°00'37"E	



#	REVISIONS:	DATE:	BY:
1	TOWN/ENGINEERS COMMENTS	02/10/16	LC
2	UPDATE LINEWORK/ESMIS	02/16/16	LC
3	UPDATE LINEWORK/ESMIS	04/13/16	LC
4	REMOVE EASEMENTS LOTS 3 AND 4	04/28/16	LC
5			
6			
7			
8			

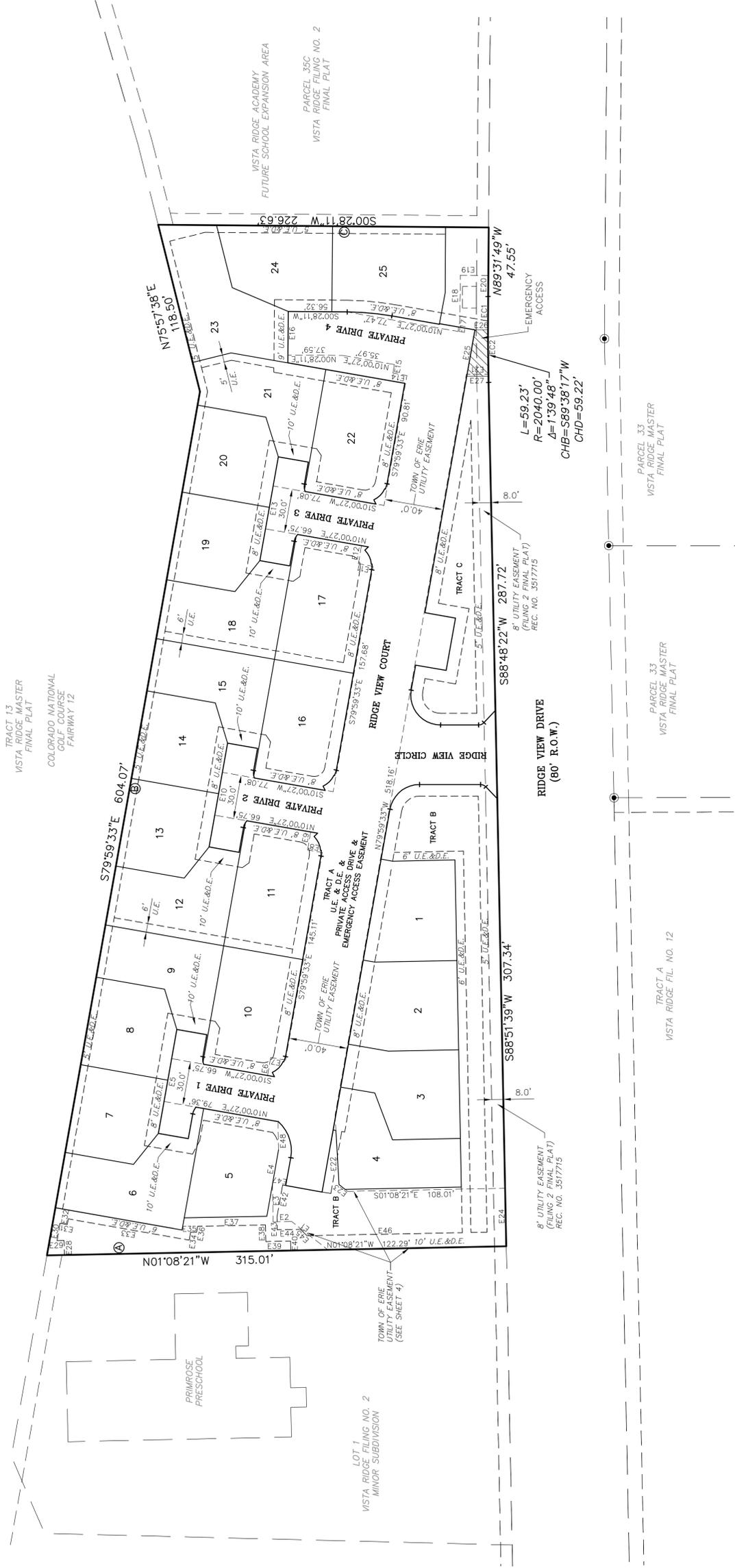
FILE NO. FINAL PLAT

SHEET: 2 OF 4

VISTA RIDGE FILING NO. 2, 1ST AMENDMENT FINAL PLAT

A RESUBDIVISION OF: LOT 2, VISTA RIDGE FILING NO. 2; A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.
 4.036 ACRES-25 LOTS/3 TRACTS
 FP-000711-2015
 SHEET 4 OF 4

EASEMENT DETAIL



Lange Land Surveys
 5511 WEST 56TH AVENUE, SUITE 240
 ARVADA, CO 80002
 P: (720) 242-9732 F: (720) 242-9654

REVISIONS:	DATE:	BY:
1 TOWN/ENGINEERS COMMENTS	02/10/16	LC
2 UPDATE LINEWORK/ESMITS	02/16/16	LC
3 UPDATE LINEWORK/ESMITS	04/13/16	LC
4 REMOVE EASEMENTS LOTS 3 AND 4	04/28/16	LC
5		
6		
7		
8		

DRAWN BY: LC
 CHECKED BY: JRL
 SCALE: 1"=40'
 DATE: 08/14/15
 FILE NO. FINAL PLAT

JOB NUMBER: 847-625
 SHEET: 4 OF 4