

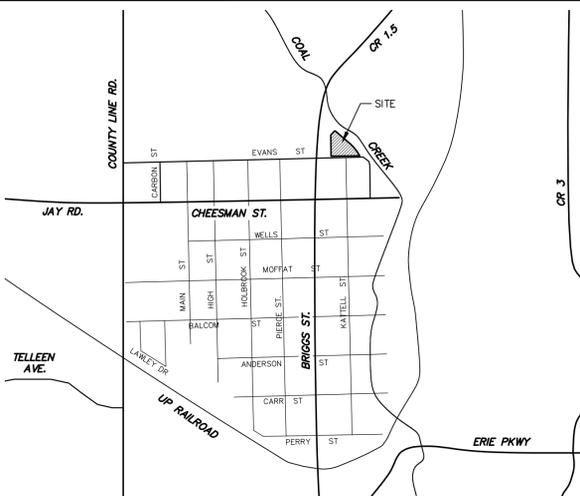
COAL CREEK PROPERTIES 1ST AMENDMENT

NORTH 1/2 OF SECTION 18, T1N, R68W OF THE 6TH P.M.

TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

1.413 ACRES - 5 LOTS

MPA-000988-2018



VICINITY MAP
SCALE 1" = 1000'

DEDICATION STATEMENT:

KNOW ALL PERSONS BY 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:

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, BEING LOTS 1 THROUGH 5, INCLUSIVE, COAL CREEK PROPERTIES, COUNTY OF WELD, STATE OF COLORADO.

CONTAINS 61,559 SQUARE FEET OR 1.413 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 COAL CREEK PROPERTIES 1ST AMENDMENT. THE STREETS AND EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USE AND PURPOSES AS SHOWN HEREON.

THE UNDERSIGNED, AS OWNER(S) OF THE LANDS DESCRIBED HEREIN, ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL DRAINAGE EASEMENTS SHOWN HEREON AND RELATED DRAINAGE FACILITIES, AS PROVIDED IN THE TOWN OF ERIE ENGINEERING STANDARDS AND SPECIFICATIONS, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF ERIE A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO: INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY THE ERIE MUNICIPAL CODE, AS AMENDED; AND TO INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH INSPECTION, MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).

IN ADDITION, THE UNDERSIGNED GRANTS THE TOWN OF ERIE AN EASEMENT TO ACCESS THE TOWN'S LEVEE ON ADJACENT PROPERTY AS SHOWN HEREON, NO STRUCTURES, WOODY VEGETATION, FENCES OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN SUCH EASEMENT. THE ACCESS EASEMENT GRANTS THE TOWN OF ERIE AND ITS AUTHORIZED AGENTS A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION, MAINTENANCE, OPERATION AND RECONSTRUCTION OF THE LEVEE.

EXECUTED THIS _____ DAY OF THE MONTH OF _____ A.D. 20____

BY: _____
RDJ CONSTRUCTION, INC.

ATTEST: _____
SECRETARY

NOTARY PUBLIC:

STATE OF COLORADO)
COUNTY OF _____)ss

KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING DEDICATION WAS ACKNOWLEDGED

BEFORE ME THIS _____ DAY OF THE MONTH OF _____, A.D., 20____

MY COMMISSION EXPIRES _____ WITNESS MY HAND AND SEAL

NOTARY PUBLIC

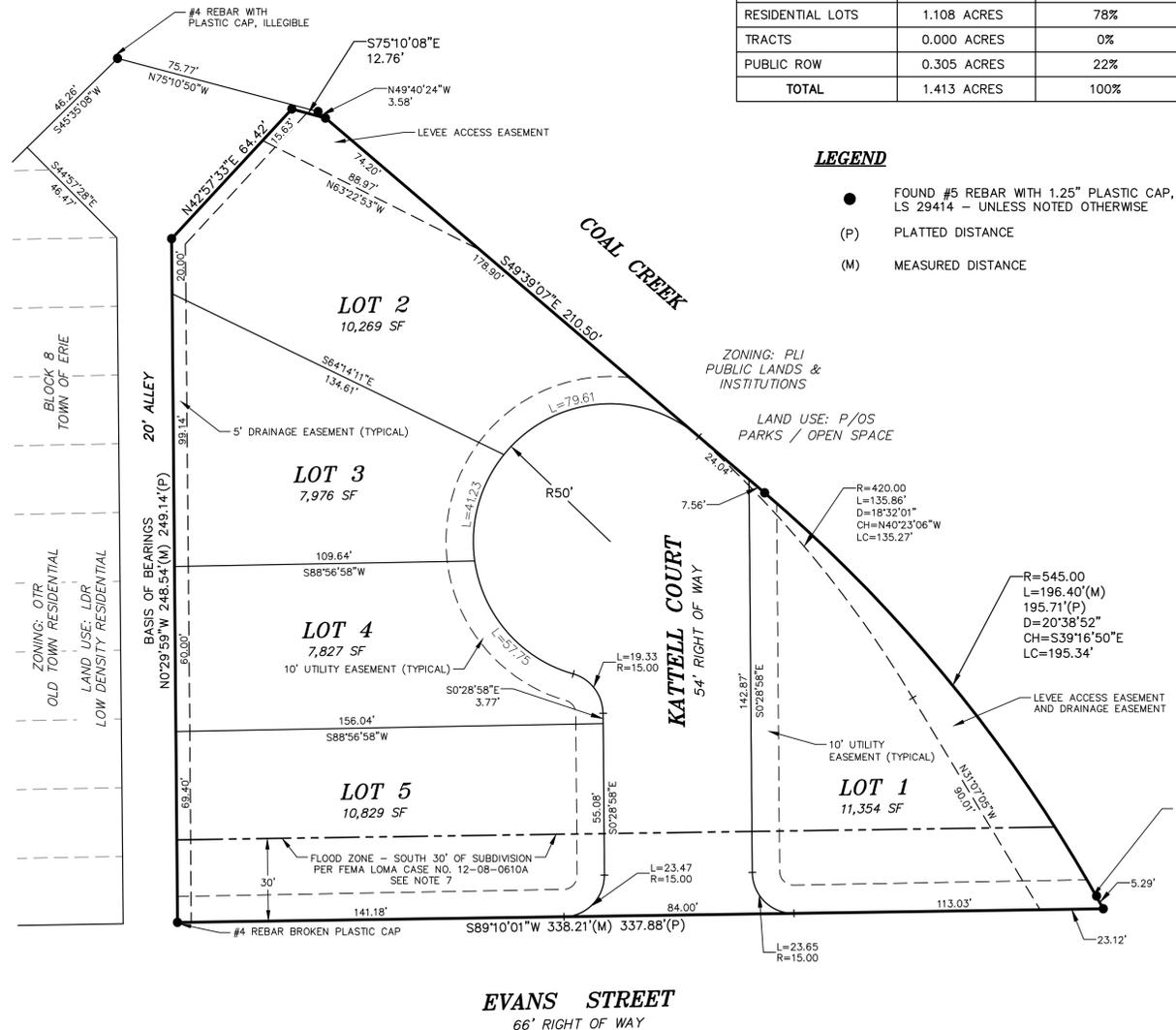
GENERAL NOTES:

- 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.
- HERITAGE TITLE COMPANY, COMMITMENT NUMBER 598-H0459838-042-MM4, AMENDMENT NO. 1, DATED MAY 12, 2016, 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.
- BASIS OF BEARINGS: N00°29'59"W (ASSUMED), ALONG THE WEST LINE OF THE SUBJECT PROPERTY, MONUMENTED AS SHOWN HEREON.
- LINEAL UNITS USED ARE U.S. SURVEY FEET.
- ALL RIGHT-OF-WAY AND PLATTED LOT AND BLOCK INFORMATION WAS TAKEN FROM THE PLAT OF COAL CREEK PROPERTIES RECORDED FEBRUARY 27, 2002 AT RECEPTION NO. 2928674, AND THE MAP OF THE TOWN OF ERIE AS RECORDED AT THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER ON NOVEMBER 6, 1889 AT RECEPTION NO. 34525.
- ALL DISTANCES ARE AS MEASURED AND RECORDED, UNLESS NOTED OTHERWISE.
- FLOOD INFORMATION: THE SOUTH 30 FEET OF THE SUBJECT PROPERTY IS LOCATED IN THE FLOODPLAIN PER FEMA LOMA CASE NO. 12-08-0610A.
- FOR THE PURPOSES OF FUTURE BUILDING CONSTRUCTION ON ALL LOTS, THE TOWN HAS REQUIRED THAT THE LOWEST FLOOR ELEVATIONS (INCLUDING CRAWL SPACES) SHALL BE 1 FOOT ABOVE THE BASE FLOOD ELEVATION OF 5016.00 AS IDENTIFIED IN THE COAL CREEK AND ROCK CREEK FHAD STUDY, OR THE CURRENT FIRM, WHICHEVER IS HIGHER. LOWEST FLOOR ELEVATION = 5017.00
- NOTE FROM THE COLORADO WATER CONSERVATION BOARD, DEPARTMENT OF NATURAL RESOURCES: LOT PINS AT PROPERTY CORNERS ADJUTING THE LEVEE SHALL BE MARKED WITH 4 INCH DIAMETER STEEL PIPE EXTENDING 4 FEET ABOVE GRADE. SAID MARKERS SHALL REMAIN IN PLACE AT ALL TIMES.
- FOR LOTS 1 AND 5 THERE WILL BE NO DRIVE CUTS ON EVANS. DRIVE WAY ACCESS WILL BE AVAILABLE FOR EACH OF THE FIVE DWELLING UNITS VIA KATTELL COURT.
- WITHIN THE DRAINAGE EASEMENTS, NON-TREATMENT CONTROL MEASURES TO ADDRESS STORMWATER QUALITY SHALL BE IMPLEMENTED TO THE MAXIMUM EXTENT PRACTICABLE TO MINIMIZE ADVERSE IMPACTS TO WATER QUALITY, SUCH AS PROPER LANDSCAPE MAINTENANCE AND PESTICIDE AND HERBICIDE APPLICATION.

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL LOTS	1.108 ACRES	78%
TRACTS	0.000 ACRES	0%
PUBLIC ROW	0.305 ACRES	22%
TOTAL	1.413 ACRES	100%

LEGEND

- FOUND #5 REBAR WITH 1.25" PLASTIC CAP, LS 29414 - UNLESS NOTED OTHERWISE
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE



ZONING: OTR
LAND USE: MDR
MEDIUM DENSITY RESIDENTIAL

KATTELL ST.
66' RIGHT OF WAY

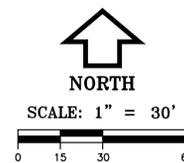
ZONING: OTR
LAND USE: MDR
MEDIUM DENSITY RESIDENTIAL

SURVEYOR'S CERTIFICATE:

I, JOHN P. EHRHART, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY MADE ON JUNE 5, 2017.



JOHN P. EHRHART
COLORADO P.L.S. #29414
EHRHART LAND SURVEYING, LLC
P.O. BOX 930, ERIE, COLORADO 80516
PHONE: (303) 828-3340



TITLE VERIFICATION CERTIFICATE:

WE, HERITAGE TITLE COMPANY, 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:

HERITAGE TITLE COMPANY

BY: _____
AUTHORIZED OFFICIAL

TITLE: _____

NOTARY:

STATE OF COLORADO)
COUNTY OF _____)ss

KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING DEDICATION WAS ACKNOWLEDGED

BEFORE ME THIS _____ DAY OF THE MONTH OF _____, A.D., 20____

MY COMMISSION EXPIRES _____ WITNESS MY HAND AND SEAL

NOTARY PUBLIC

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

BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS PLAT TO BE KNOWN AS COAL CREEK PROPERTIES 1ST 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

LENDER'S CERTIFICATE:

ELEVATIONS CREDIT UNION HEREBY CONSENTS TO THE RECORDING OF COAL CREEK PROPERTIES 1ST AMENDMENT AND JOINS IN THE DEDICATION HEREON TO THE EXTENT OF THEIR INTEREST THEREIN.

ELEVATIONS CREDIT UNION

BY: TODD A. PEYOK, VP COMMERCIAL LENDING

STATE OF COLORADO)
COUNTY OF _____)ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, AD

BY _____

WITNESS MY HAND AND SEAL _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ADDRESS _____



P.O. Box 930 Erie, Colorado 80516, (303) 828-3340
www.coloradols.com

PAGE NO.
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DATE: 6/19/19
DRAWN BY: JPE
PROJECT: S175199

OWNER:
RDJ CONSTRUCTION, INC.
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ERIE, CO 80516
303-472-6416