

**TOWN OF ERIE**

Community Development Department – Planning Division
 645 Holbrook Street – PO Box 750 – Erie, CO 80516
 Tel: 303.926.2770 – Fax: 303.926.2706 – Web: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed.

STAFF USE ONLY

FILE NAME: Erie Commons F-3 1st Amend. L-1A B-7

FILE NO: VA-000802-2016

DATE SUBMITTED: 7-26-16

FEES PAID: \$100

PROJECT/BUSINESS NAME: Medical Office Building with Urgent Care**PROJECT ADDRESS:** 101 Erie Parkway**PROJECT DESCRIPTION:** Vacate existing utility easements within the property due to proposed construction utilizing alternate locations for utilities.**LEGAL DESCRIPTION** (attach legal description if Metes & Bounds)

Subdivision Name: Erie Commons

Filing #:3

Lot #: 1A-1

Block #:1

Section:19

Township: 1N

Range:68W

OWNER (attach separate sheets if multiple)

Name/Company: Boulder Community Health

Contact Person: Darryl Brown

Address: 4141 Arapahoe, Suite 206

City/State/Zip: Boulder, CO 80303

Phone: 303-415-7005

Fax:

E-mail: dbrown@bch.org

AUTHORIZED REPRESENTATIVE

Company/Firm:

Contact Person:

Address:

City/State/Zip:

Phone:

Fax:

E-mail:

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: See attached title commitment

Address:

City/State/Zip:

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company: See attached title commitment

Address:

City/State/Zip:

LAND-USE & SUMMARY INFORMATION

Present Zoning: PD

Proposed Zoning: PD

Gross Acreage: 3.93 acres

Gross Site Density (du/ac): 0

Lots/Units Proposed: 0

Gross Floor Area: 40,987sf

SERVICE PROVIDERS

Electric: United Power

Metro District: Erie Commons Metro District No. 1

Water (if other than Town):

Gas: Excel

Fire District: Mountain View Fire

Sewer (if other than Town):

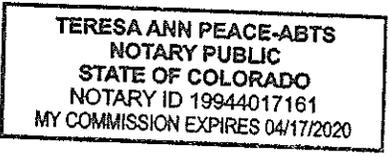
PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES			
ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
<input type="checkbox"/> Deannexation	\$ 1000.00	<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Road Vacation (constructed)	\$ 1000.00
ZONING/REZONING		<input checked="" type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
SPECIAL REVIEW USE		<input type="checkbox"/> Amendment (major)	\$ 1100.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (minor)	\$ 350.00
<input type="checkbox"/> Minor	\$ 400.00	VARIANCE	\$ 600.00
<input type="checkbox"/> Oil & Gas	\$ 1200.00	SERVICE PLAN	\$ 10,000.00
All fees include both Town of Erie Planning & Engineering review. These fees do not include referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.			

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner: [Signature], on Behalf of Boulder Community Health Date: 4/17/17
 Owner: (Darryl Brown) Date: _____
 Applicant: _____ Date: _____

STATE OF COLORADO)
 County of Boulder) ss.
 The foregoing instrument was acknowledged before me this 17th day of April, 2017, by Darryl Brown.



My commission expires: 4/17/2020
 Witness my hand and official seal.

[Signature]
 Notary Public

Written Narrative Easement Vacation

PEH ARCHITECTS

1319 Spruce Street Suite 207
Boulder, Colorado 80302
303-442-0408

MEMORANDUM

Date: July 25, 2016

To: Town of Erie
Community Development Department
645 Holbrook Street
Erie, CO 80516

From: Peter E. Heinz, AIA, Principal
PEH ARCHITECTS

Re: Medical Office Building with Urgent Care
101 Erie Parkway
Erie, CO 80516
PEH 2016.10

This letter is the written narrative to accompany the PD Amendment to the Erie Commons property.

- a. General project concept and purpose of the request; and
Vacate existing utility easements that will not be used. The utility easements slated for vacation impede the development of a proposed Medical Office Building that has been concurrently submitted with this submittal.
- b. A brief description regarding the substance of any existing or proposed covenants, special conditions, grants of easements, or other restrictions applying to the proposed Vacation.
The property is within the Erie Commons Development, in which a set of covenants already exist. There is an existing 30' landscape easement adjacent to Erie Parkway. The property has several internal utility easements for sanitary sewer, storm sewer, water and dry utilities.



ERIE COMMONS FILING NO. 3, 1ST AMENDMENT, LOT 1A, BLOCK 1

AN AMENDMENT OF LOT 1, BLOCK 1, ERIE COMMONS FILING NO. 3
LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
6.10 ACRES - 1 LOT
MA 07-001

CERTIFICATE OF DEDICATION AND OWNERSHIP:

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

LOT 1, BLOCK 1 OF ERIE COMMONS FILING NO. 3 AS RECORDED 04/13/2006 AT RECEPTION NO. 3379966 IN THE RECORDS OF WELD COUNTY, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 19 FROM WHENCE THE NORTHWEST CORNER LIES N89°30'44"W, 2,543.60 FEET;

THENCE S10°39'06"W, 1,021.34 FEET TO THE POINT OF BEGINNING;

THENCE 37.82 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 80°53'02", AND A CHORD BEARING S49°53'20"E, 32.43 FEET;

THENCE S39°46'24"W, 699.77 FEET;

THENCE N50°13'36"W, 336.06 FEET;

THENCE N39°46'24"E, 603.75 FEET;

THENCE N00°00'00"E, 136.29 FEET;

THENCE 17.20 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 02°43'08", AND A CHORD BEARING N88°08'26"W, 17.20 FEET;

THENCE N90°00'00"E, 157.44 FEET;

THENCE 17.20 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 80°53'02", AND A CHORD BEARING S49°53'20"E, 32.43 FEET;

THENCE 256.83 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 388.50 FEET, A CENTRAL ANGLE OF 37°52'36", AND A CHORD BEARING S27°58'10"E, 252.18 FEET TO THE POINT OF BEGINNING, CONTAINING 6.10 ACRES, MORE OR LESS;

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF "ERIE COMMONS FILING NO. 3 1ST AMENDMENT" AND DO HEREBY DEDICATE TO THE TOWN OF ERIE, ALL EASEMENTS SHOWN HEREON.

EXECUTED THIS 20th DAY OF January A.D. 2008

COMMUNITY DEVELOPMENT GROUP OF ERIE, INC.

BY: CHARLES R. BELLOCK, MANAGER

ACKNOWLEDGMENT

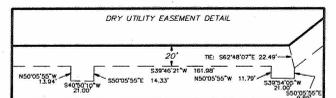
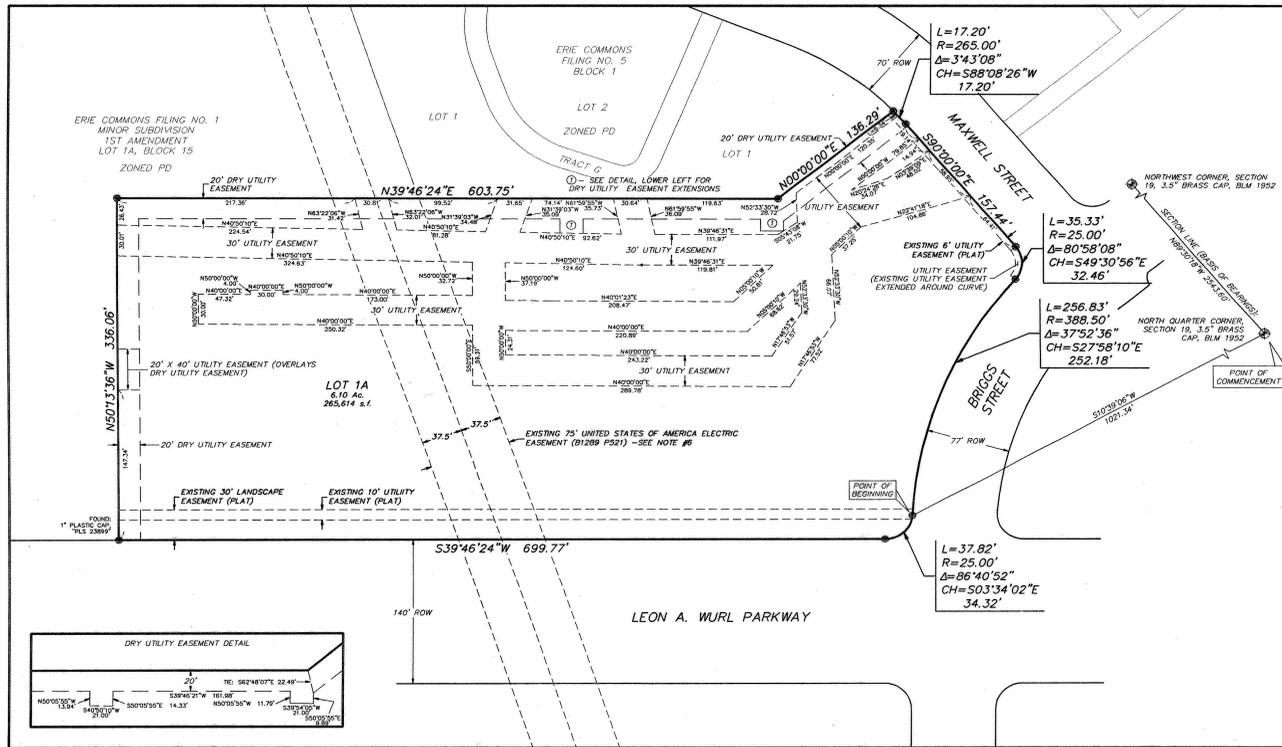
STATE OF COLORADO

COUNTY OF Boulder } SS

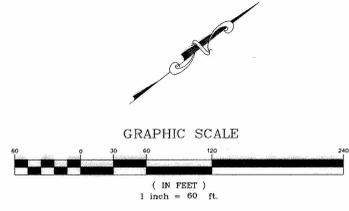
THE FOREGOING WAS INSTRUMENT WAS SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF January A.D. 2008, BY CHARLES R. BELLOCK, MANAGER OF COMMUNITY DEVELOPMENT GROUP OF ERIE, INC.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES 1-30-10

Jessica Clark



- NOTES:**
- 1) THE PURPOSE OF THIS MINOR AMENDMENT IS TO ADD EASEMENTS DEDICATED TO THE TOWN OF ERIE.
 - 2) A BLANKET CROSS ACCESS EASEMENT, SHARED ACCESS EASEMENT, PUBLIC ACCESS EASEMENT AND EMERGENCY VEHICLE ACCESS EASEMENT IS GRANTED OVER LOT 1A.
 - 3) BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE NORTHWESTERLY QUARTER OF SECTION 19, ASSUMED N89°30'18"W. MONUMENTS DESCRIBED HEREON.
 - 4) 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.
 - 5) UNLESS OTHERWISE NOTED, ALL CORNERS ARE MONUMENTED WITH #4 REBAR AND 1" PLASTIC CAPS, STAMPED T-15 15X17.
 - 6) THE UNITED STATES EASEMENT IS A RESTRICTED AREA AND ALL CONSTRUCTION ACTIVITIES WITHIN SAID EASEMENT SHOULD BE COORDINATED WITH WESTERN AREA POWER ADMINISTRATION, P.O. BOX 3700, LOWLAND, COLORADO 80539-3003. NOTE: THE EASEMENT WIDTH IS 75 FEET, 37.5 FEET EACH SIDE OF THE CENTERLINE.



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.

SURVEYOR'S CERTIFICATE

I, BO BRAZE, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE 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 SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 20th DAY OF January A.D. 2008

BO BRAZE, FOR AND ON BEHALF OF HURST & ASSOCIATES, INC. COLORADO PLS NO. 37990



BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS "ERIE COMMONS FILING NO. 3, 1ST AMENDMENT, LOT 1A, BLOCK 1" AND 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 20th DAY OF February 2008.

MAYOR: [Signature]
ATTEST: Nancy Parker, TOWN CLERK



COMMUNITY DEVELOPMENT APPROVAL CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE COMMUNITY DEVELOPMENT DIRECTOR ON THIS 20th DAY OF February 2008.

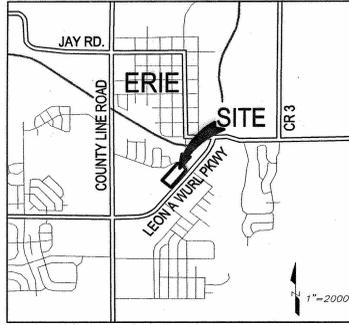
Debra Peason, COMMUNITY DEVELOPMENT DIRECTOR

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF WELD }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE THIS 20th DAY OF February A.D. 2008.

CLERK AND RECORDER



ERIE COMMONS FILING NO. 3
1ST AMENDMENT, BLOCK 1, LOT 1A
ERIE, COLORADO

SCALE HOR. 1"=60'
DESIGN/APPR. BO
DRAWN BY BO
DATE 01/24/08
FILE G:\2008\3\37990\FIL_3\045-13-FINAL-1ST A.SHEET 1 OF 1



EXHIBIT

EASEMENT VACATION DESCRIPTION:

A PORTION OF A DRY UTILITY EASEMENT ACROSS LOT 1A OF "ERIE COMMONS FILING NO. 3, 1ST AMENDMENT, LOT 1A, BLOCK 1", TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 1A;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1A THE FOLLOWING TWO COURSES:

- 1) 17.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 03°43'08", AND A CHORD BEARING N88°08'26"E, 17.20 FEET;
- 2) S90°00'00"E, 2.81 FEET TO THE EASTERLY LINE OF A DRY UTILITY EASEMENT AS DEDICATED BY THE "ERIE COMMONS FILING NO. 3, 1ST AMENDMENT, LOT 1A, BLOCK 1" PLAT;

THENCE ALONG THE EASTERLY LINE OF SAID DRY UTILITY EASEMENT THE FOLLOWING NINE COURSES:

- 1) S00°00'00"E, 147.13 FEET;
- 2) S50°05'55"E, 9.89 FEET;
- 3) S39°54'05"W, 21.00 FEET;
- 4) N50°05'55"W, 11.79 FEET;
- 5) S39°46'21"W, 161.98 FEET;
- 6) S50°05'55"E, 14.33 FEET;
- 7) S40°50'10"W, 21.00 FEET;
- 8) N50°05'55"W, 13.94 FEET;
- 9) S39°46'24"W, 63.71 FEET;

THENCE N31°39'03"W, 21.10 FEET TO THE WESTERLY LINE OF SAID LOT 1A;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 1A THE FOLLOWING TWO COURSES:

- 1) N39°46'24"E, 256.06 FEET;
- 2) N00°00'00"E, 136.29 FEET TO THE POINT OF BEGINNING, CONTAINING 8,614 SQUARE FEET, MORE OR LESS.

DESCRIPTION PREPARED BY:
BO BAIZE, COLORADO PLS 37990
FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.

**DRY UTILITY EASEMENT (PORTION) VACATION
LOT 1A, "ERIE COMMONS FIL. NO. 3 1ST AMENDMENT"
ERIE, COLORADO**

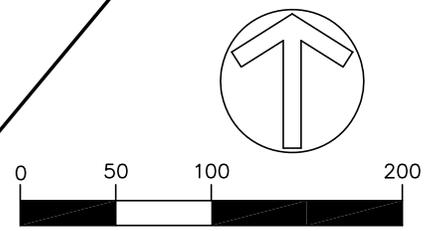
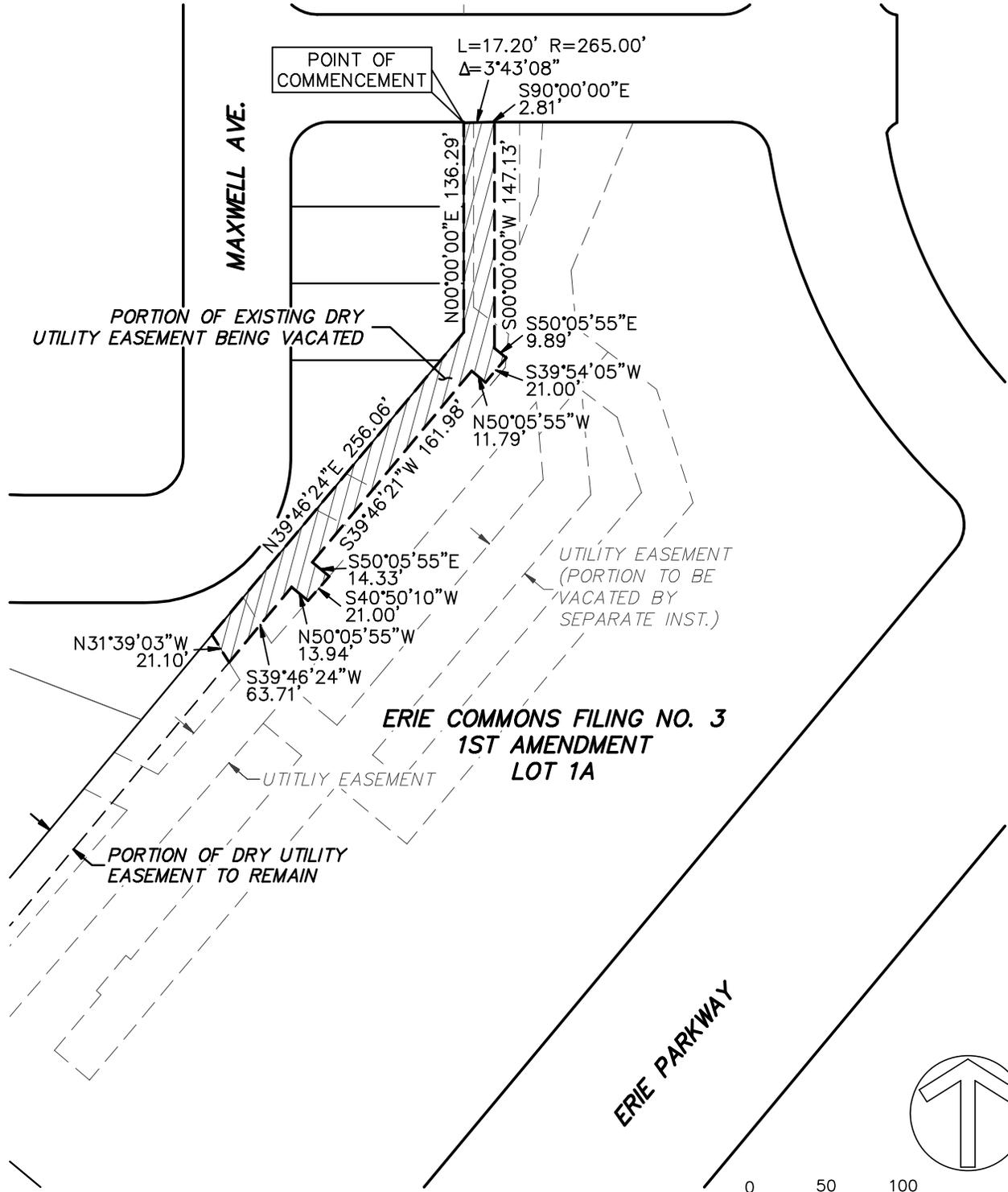
HURST
CIVIL ENGINEERING
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SURVEYING

2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105
www.hurst-assoc.com

SCALE	HOR. N/A
	VERT. N/A
DESIGN/APPR.	
DRAWN BY	BO
DATE	08/22/17
SHEET	1 OF 2

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EXHIBIT



NOTE: THIS IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THIS EXHIBIT IS ONLY INTENDED TO DEPICT THE ACCOMPANYING DESCRIPTION.

**DRY UTILITY EASEMENT (PORTION) VACATION
LOT 1A, "ERIE COMMONS FIL. NO. 3 1ST AMENDMENT"
ERIE, COLORADO**

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EXHIBIT

EASEMENT VACATION DESCRIPTION:

A PORTION OF A UTILITY EASEMENT ACROSS LOT 1A OF "ERIE COMMONS FILING NO. 3, 1ST AMENDMENT, LOT 1A, BLOCK 1", TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, THE PERIMETER OF THE PORTION BEING VACATED IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 1A;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1A THE FOLLOWING TWO COURSES:

1) 17.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 03°43'08", AND A CHORD BEARING N88°08'26"E, 17.20 FEET;

2) S90°00'00"E, 93.03 FEET TO THE EASTERLY LINE OF A UTILITY EASEMENT AS DEDICATED BY THE "ERIE COMMONS FILING NO. 3, 1ST AMENDMENT, LOT 1A, BLOCK 1" PLAT;

THENCE ALONG SAID EASTERLY EASEMENT LINE THE FOLLOWING THREE COURSES:

1) THENCE S22°41'18"W, 104.86 FEET;

2) S05°00'10"E, 37.25 FEET;

3) S52°33'30"E, 26.15 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE PERIMETER OF SAID UTILITY EASEMENT THE FOLLOWING TWELVE COURSES:

1) S52°33'30"E 39.92 FEET;

2) S17°46'53"E, 77.52 FEET;

3) S40°00'00"W, 289.78 FEET;

4) N50°00'00"W, 59.31 FEET;

5) S40°00'00"W, 250.32 FEET;

6) N50°00'00"W, 30.00 FEET;

7) N40°00'00"E, 47.32 FEET;

8) N50°00'00"W, 4.00 FEET;

9) N40°00'00"E, 30.00 FEET;

10) S50°00'00"E, 4.00 FEET;

11) N40°00'00"E, 173.00 FEET;

12) N50°00'00"W, 32.72 FEET;

THENCE N40°50'10"E, 30.00 FEET TO AN ANGLE POINT OF SAID UTILITY EASEMENT;

THENCE ALONG THE WESTERLY EASEMENT LINE THE FOLLOWING THREE COURSES:

1) S50°00'00"E, 37.19 FEET;

2) N40°01'23"E, 208.47 FEET;

3) N05°00'10"W, 29.51 FEET;

THENCE N39°46'26"E, 69.99 FEET TO THE POINT OF BEGINNING.

DESCRIPTION PREPARED BY:

BO BAIZE, COLORADO PLS 37990

FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.

**EASEMENT (PORTION) VACATION
LOT 1A, "ERIE COMMONS FIL. NO. 3
1ST AMENDMENT"
ERIE, COLORADO**

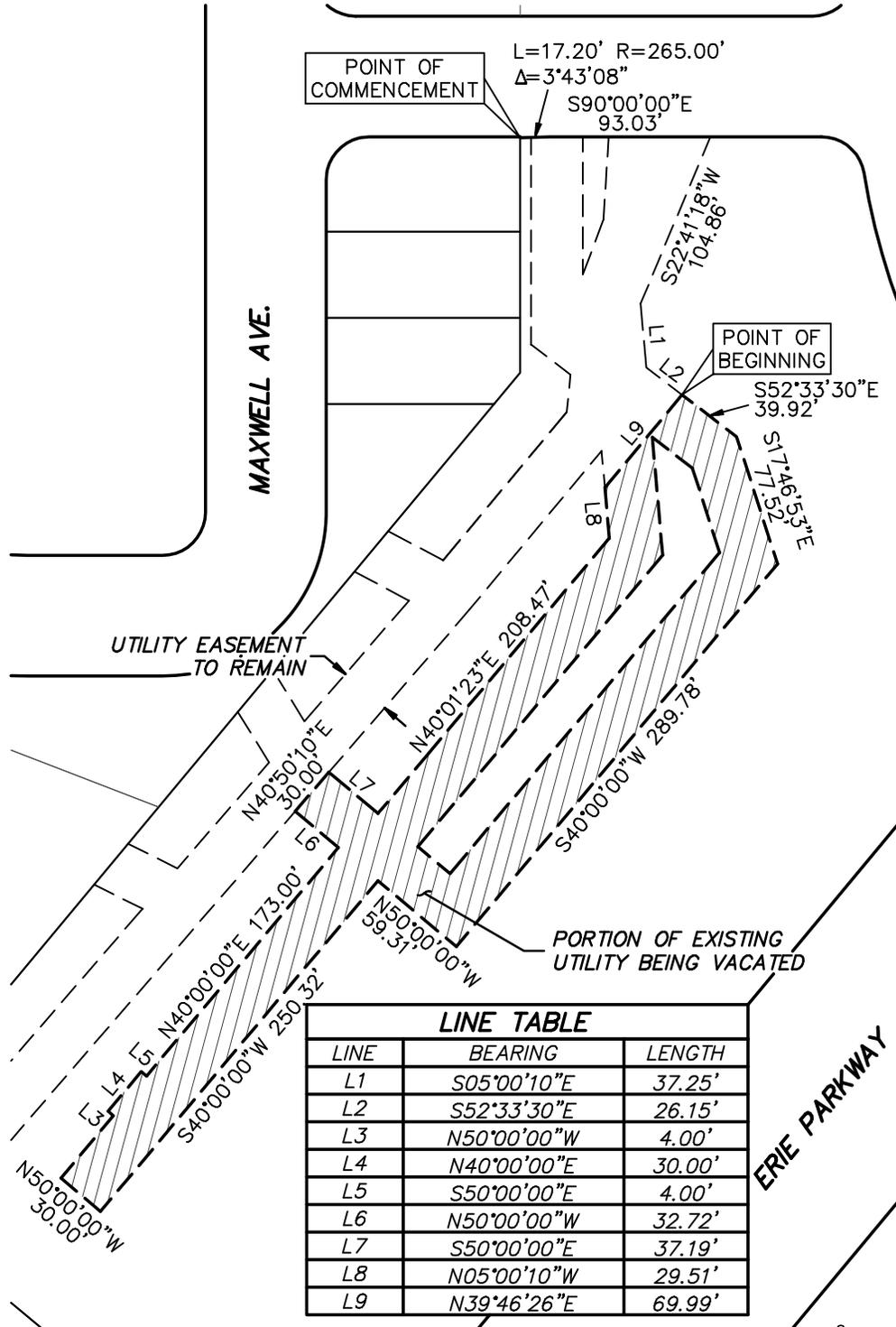
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DATE	07/20/16
SHEET	1 OF 2

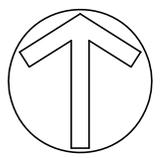
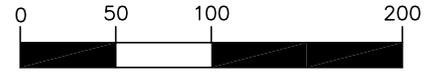
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EXHIBIT



LINE TABLE		
LINE	BEARING	LENGTH
L1	S05°00'10"E	37.25'
L2	S52°33'30"E	26.15'
L3	N50°00'00"W	4.00'
L4	N40°00'00"E	30.00'
L5	S50°00'00"E	4.00'
L6	N50°00'00"W	32.72'
L7	S50°00'00"E	37.19'
L8	N05°00'10"W	29.51'
L9	N39°46'26"E	69.99'

ERIE PARKWAY



1 inch = 100 ft.

NOTE: THIS IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THIS EXHIBIT IS ONLY INTENDED TO DEPICT THE ACCOMPANYING DESCRIPTION.

**EASEMENT (PORTION) VACATION
LOT 1A, "ERIE COMMONS FIL. NO. 3
1ST AMENDMENT"
ERIE, COLORADO**

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SCALE	HOR. N/A VERT. 1"=100'
DESIGN/APPR.	
DRAWN BY	BO
DATE	07/20/16
SHEET	2 OF 2
FILE	G:\202045\SURVEY\LEGAL\EC FIL3 1ST AMEND ESMT VACATION DESC

ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1 AND LOT 2, BLOCK 1

AN AMENDMENT OF "ERIE COMMONS FILING NO. 3 1ST AMENDMENT, LOT 1A, BLOCK 1"
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 6.10 ACRES – 2 LOTS
 MINOR SUBDIVISION MS-000803-2016



VICINITY MAP

DEDICATION STATEMENT:

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

LOT 1A, BLOCK 1 OF "ERIE COMMONS FILING NO. 3 1ST AMENDMENT, LOT 1A, BLOCK 1" AS RECORDED 03/05/2008 AT RECEPTION NO. 3539779 IN THE RECORDS OF WELD COUNTY, CONTAINING 6.10 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND EASEMENTS, AS SHOWN HEREON, UNDER THE NAME AND SUBDIVISION OF "ERIE COMMONS FILING NO. 3 3RD AMENDMENT, LOT 1A1 AND LOT 2, BLOCK 1". THE EASEMENTS 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.

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

BOULDER COMMUNITY HEALTH, A COLORADO NONPROFIT CORPORATION

BY: _____
 AS: _____

ACKNOWLEDGMENT

STATE OF COLORADO)
 COUNTY OF _____) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ BY _____ DAY OF _____ A.D., 20____ BY _____ AS _____ OF BOULDER COMMUNITY HEALTH, A COLORADO NONPROFIT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES _____

NOTARY PUBLIC

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
LOTS	6.10 Ac.	100.0%
TOTAL	6.10 Ac.	100.0%

NOTES:

- 1) 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.
- 2) THE PURPOSE OF THIS AMENDMENT IS TO FURTHER SUBDIVIDE EXISTING LOT INTO TWO LOTS. NO ADDITIONAL RIGHT OF WAY IS DEDICATED BY THIS AMENDMENT.
- 3) BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE NORTHWESTERLY QUARTER OF SECTION 19, ASSUMED N89°30'18"W. MONUMENTS DESCRIBED HEREON.
- 4) 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. SEE PERMANENT AVIGATION EASEMENT AGREEMENT RECORDED 11/19/2007 AT RECEPTION NO. 3518318 IN THE RECORDS OF WELD COUNTY, COLORADO.
- 5) A PORTION OF SUBJECT PROPERTY IS LOCATED IN SHADED ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD) PER FLOOD INSURANCE RATE MAP PANEL NUMBER 08013C0441J WITH A REVISION DATE OF 12/18/2012.
- 6) THE UNITED STATES ELECTRIC EASEMENT IS A RESTRICTED AREA AND ALL CONSTRUCTION ACTIVITIES WITHIN SAID EASEMENT SHOULD BE COORDINATED WITH WESTERN AREA POWER ADMINISTRATION, P.O. BOX 3700, LOVELAND, COLORADO 80539-3003.
- 7) A BLANKET CROSS ACCESS EASEMENT, SHARED ACCESS EASEMENT, PUBLIC ACCESS EASEMENT AND EMERGENCY VEHICLE ACCESS EASEMENT EXISTS OVER LOTS 1A1 AND 2.
- 8) "ERIE COMMONS FILING NO. 3" FINAL PLAT WAS RECORDED 04/13/2006 AT RECEPTION NO. 3379066. "ERIE COMMONS FILING NO. 3 1ST AMENDMENT" PLAT WAS RECORDED 03/05/2008 AT RECEPTION NO. 3539779. "ERIE COMMONS FILING NO. 3 2ND AMENDMENT" PLAT WAS RECORDED 06/04/2015 AT RECEPTION NO. 4112995.
- 9) ALL DISTANCES ARE U.S. SURVEY FEET.

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS "ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1 AND LOT 2, BLOCK 1" AND 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

COMMUNITY DEVELOPMENT AND PUBLIC WORKS APPROVAL CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE COMMUNITY DEVELOPMENT DIRECTOR AND PUBLIC WORKS DIRECTOR ON THIS _____ DAY OF _____, 20____.

COMMUNITY DEVELOPMENT DIRECTOR _____

PUBLIC WORKS DIRECTOR _____

TITLE VERIFICATION CERTIFICATE:

I, _____, AN AUTHORIZED REPRESENTATIVE OF FIDELITY NATIONAL TITLE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE TITLE OF ALL LANDS HEREIN SHOWN UPON THE PLAT AND THAT THE TITLE OF SUCH LANDS IS IN THE DEDICATOR(S), FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT THOSE SET FORTH IN FIDELITY NATIONAL TITLE COMPANY COMMITMENT NO. _____ WITH AN EFFECTIVE DATE OF _____ AT _____ M.

BY: _____ DATE _____
 AS: _____

ACKNOWLEDGMENT

STATE OF COLORADO)
 COUNTY OF _____) SS

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

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, BO BAIZE, 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 07, 2017, 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____.

BO BAIZE, COLORADO PLS NO. 37990
 FOR AND ON BEHALF OF HURST AND ASSOCIATES, INC.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF WELD)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE THIS _____ DAY OF _____, 20____ AND WAS RECORDED AT RECEPTION NO. _____

CLERK AND RECORDER

APPLICANT/DEVELOPER:

BOULDER COMMUNITY HEALTH
 4141 ARAPAHOE, SUITE 206
 BOULDER, CO 80303

ENGINEER/SURVEYOR:

HURST & ASSOCIATES, INC.
 2500 BROADWAY, SUITE B
 BOULDER, CO 80304

SCALE VERIFICATION
 BAR IS ONE INCH
 ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	DATE	BY
1	Original	07/22/16	Ba
2	Edits per Town, adjust easement, add monument info	10/26/16	Ba
3	Change title, edita per Town	12/29/16	Ba
4	Change ownership	04/11/17	Ba
5	Adjust layout, edita per Town	08/09/17	Ba
6	3rd amendments	09/18/17	Ba

HURST & ASSOCIATES, INC.
 2500 Broadway, Suite B
 Boulder, CO 80304
 303.449.9105

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

ERIE COMMONS FILING NO. 3
 3RD AMENDMENT PLAT
 ERIE, COLORADO

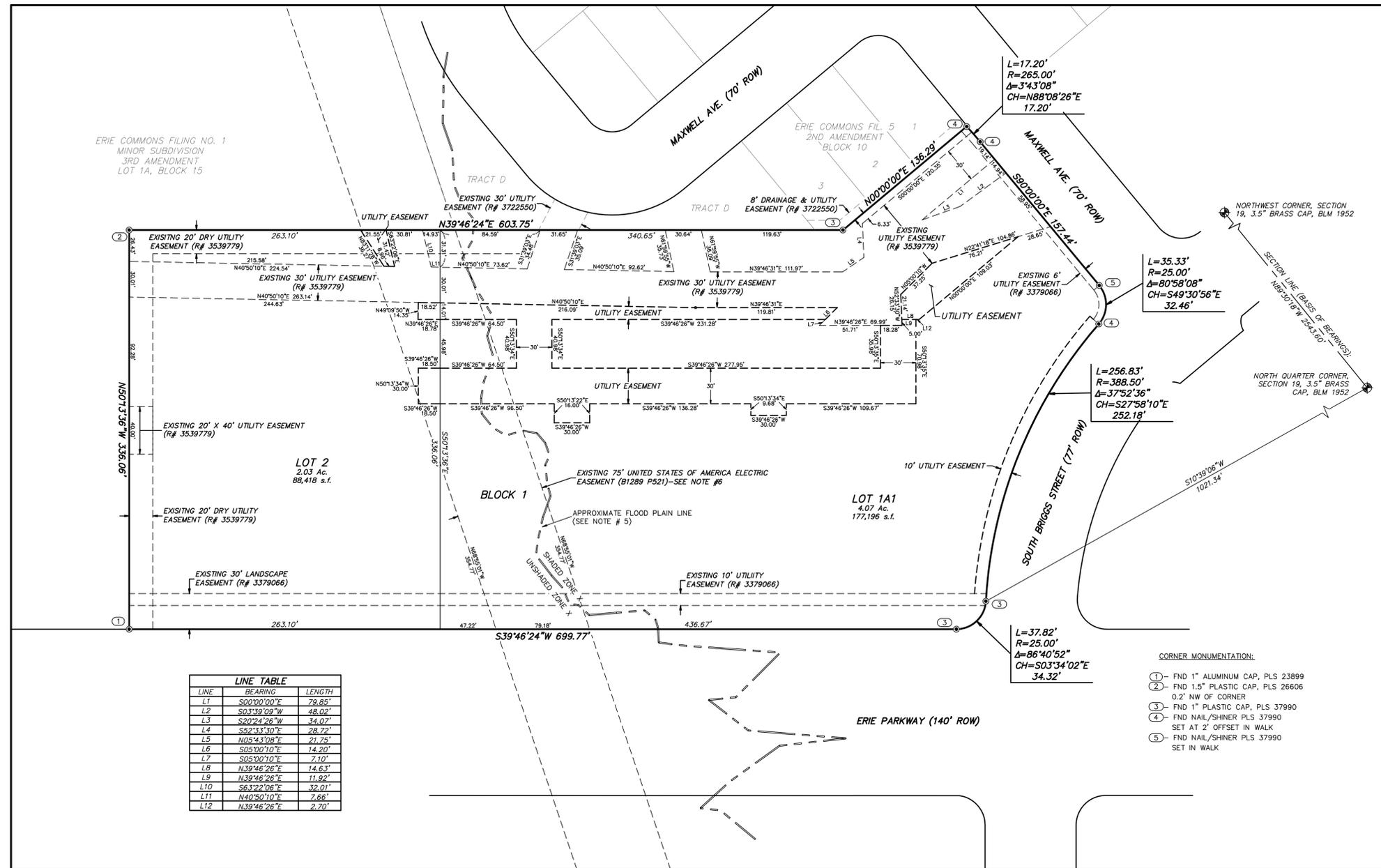
DRAWN BY: BO	DESIGNED BY: JJ	APPROVED BY: JJ
JOB NUMBER: 2547-01	DATE: 09/18/17	SCALE: N/A
SHEET NO. 1 OF 2		

FILE LOCATION:
 G:\000046\SURVEYING\352-FIL3 2ND AMEND PLAT

ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1 AND LOT 2, BLOCK 1

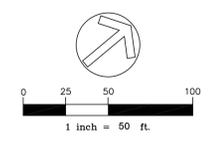
AN AMENDMENT OF "ERIE COMMONS FILING NO. 3 1ST AMENDMENT, LOT 1A, BLOCK 1"
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 6.10 ACRES - 2 LOTS
 MINOR SUBDIVISION MS-000803-2016

SCALE VERIFICATION
 BAR IS ONE INCH
 ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY



LINE	BEARING	LENGTH
L1	S00°00'00"E	79.85'
L2	S03°39'09"W	48.02'
L3	S22°24'28"W	34.02'
L4	S52°33'30"E	28.72'
L5	N05°43'08"E	21.75'
L6	S05°00'10"E	14.20'
L7	S05°00'10"E	7.10'
L8	N39°46'26"E	14.63'
L9	N39°46'26"E	11.92'
L10	S63°22'08"E	32.01'
L11	N40°50'10"E	7.66'
L12	N39°46'26"E	2.70'

- CORNER MONUMENTATION:
- ① - FND 1" ALUMINUM CAP, PLS 23899
 - ② - FND 1.5" PLASTIC CAP, PLS 26606 0.2' NW OF CORNER
 - ③ - FND 1" PLASTIC CAP, PLS 37990
 - ④ - FND NAIL/SHINER PLS 37990 SET AT 2' OFFSET IN WALK
 - ⑤ - FND NAIL/SHINER PLS 37990 SET IN WALK



SURVEYORS STAMP:

HURST & ASSOCIATES, INC.
 25100 Broadway, Suite B
 Boulder, CO 80304
 303.449.9105

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

ERIE COMMONS FILING NO. 3
 3RD AMENDMENT PLAT
 ERIE, COLORADO

DRAWN BY: BO
 DESIGNED BY: JJ
 APPROVED BY: JJ
 JOB NUMBER: 2547-01
 DATE: 09/18/17
 SCALE: 1"=50'
 SHEET NO: 2 OF 2

FILE LOCATION:
 G:\02045\SURVEILING 3RD FILING 3RD AMEND PLAT