

# MAIN STREET SUBDIVISION

AN AMENDMENT OF LOTS 1 THROUGH 10 INCLUSIVE, BLOCK 1 AND LOTS 1 THROUGH 5 INCLUSIVE, BLOCK 3,  
 ERIE HEIGHTS, TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18,  
 TOWNSHIP 1 NORTH, RANGE 68 WEST 6TH P.M.  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 18 LOTS AND 7 TRACTS CONTAINING 4.680 ACRES±  
 PROJECT #PP-000836-2016

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING FURTHER DESCRIBED AS FOLLOWS:  
 LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 1 AND LOTS 1 THROUGH 5, INCLUSIVE, BLOCK 3, ERIE HEIGHTS AS RECORDED ON MAY 22ND, 1889 AT RECEPTION No. 32997, TOGETHER WITH PART OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEARING ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST, 6TH P.M. BEING CONSIDERED TO BEAR SOUTH 89°13'04" EAST, A DISTANCE OF 2543.59 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS;  
 -SOUTH QUARTER CORNER OF SECTION 18 BEING A 3.25" BRASS CAP USGS MATCHING MONUMENT RECORDS ON FILE;  
 -SOUTHWEST CORNER OF SECTION 18 BEING A 3.25" BRASS CAP BLM MATCHING MONUMENT RECORDS ON FILE;  
 COMMENCING AT SAID SOUTHWEST CORNER OF SECTION 18;  
 THENCE NORTH 34°44'59" EAST, A DISTANCE OF 921.99 FEET TO THE SOUTHEAST CORNER OF SPARKS SUBDIVISION AS RECORDED MAY 11TH, 1971 AT RECEPTION No. 1567605, POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, AND THE POINT OF BEGINNING;  
 THENCE NORTH 25°00'20" EAST ALONG THE EAST LINE OF SAID SPARKS SUBDIVISION, A DISTANCE OF 382.10 FEET TO A POINT ON THE SOUTH LINE OF LOT 5, SILVRANT'S ADDITION;  
 THENCE NORTH 89°28'53" EAST ALONG THE SOUTH LINES OF SAID SILVRANT'S ADDITION AND FLETCHER ADDITION, A DISTANCE OF 249.15 FEET TO THE NORTHWEST CORNER LOT 6, BLOCK 3 OF SAID ERIE HEIGHTS;  
 THENCE SOUTH 00°20'39" WEST ALONG THE WEST LINE OF LOT 6, BLOCK 3 OF SAID ERIE HEIGHTS, A DISTANCE OF 25.07 FEET TO THE SOUTHWESTERN CORNER OF SAID LOT;  
 THENCE ALONG THE SOUTHERLY LINE OF SAID LOT NORTH 89°27'05" EAST, A DISTANCE OF 125.04 FEET TO THE SOUTHEASTERLY CORNER THEREOF, BEING ALSO A POINT ON THE WESTERLY RIGHT-OF-WAY OF HIGH STREET;  
 THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 00°16'53" WEST, A DISTANCE OF 433.09 FEET TO THE SOUTHEAST CORNER LOT 1, BLOCK 1 OF SAID ERIE HEIGHTS;  
 THENCE SOUTH 89°47'14" WEST, A DISTANCE OF 365.62 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF UNION PACIFIC RAILROAD;  
 THENCE NORTH 56°48'28" WEST ALONG SAID NORTH LINE, A DISTANCE OF 200.51 FEET TO THE POINT OF BEGINNING. CONTAINING 203,863 SQUARE FEET OR 4.680 ACRES, MORE OR LESS.  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.



VICINITY MAP  
 1"=200'

## LAND SUMMARY CHART

TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL LOTS	2.763 ACRES±	59.04%
TRACTS	1.293 ACRES±	27.63%
PUBLIC RIGHT-OF-WAY	0.624 ACRES±	13.33%
TOTAL	4.680 ACRES±	100%

## TRACT SUMMARY CHART

TRACT	AREA	USE	OWNERSHIP	MAINTENANCE
A	3,084±	DEDICATION FOR PUBLIC RIGHT-OF-WAY AND UTILITIES, PUBLIC ACCESS	OLD TOWN LIVING, LLC	OLD TOWN LIVING, LLC
B	6,654±	PRIVATE & EMERGENCY VEHICLE ACCESS AND UTILITIES, PUBLIC ACCESS	OLD TOWN LIVING, LLC	OLD TOWN LIVING, LLC
C	21,755±	PRIVATE & EMERGENCY VEHICLE ACCESS AND UTILITIES, PUBLIC ACCESS	OLD TOWN LIVING, LLC	OLD TOWN LIVING, LLC
D	4,830±	UTILITY AND DRAINAGE, PUBLIC ACCESS	OLD TOWN LIVING, LLC	OLD TOWN LIVING, LLC
E	1,183±	OPEN SPACE, PEDESTRIAN ACCESS, UTILITIES, PUBLIC ACCESS	OLD TOWN LIVING, LLC	OLD TOWN LIVING, LLC
F	12,061±	OPEN SPACE, PEDESTRIAN ACCESS, UTILITIES AND DRAINAGE, PUBLIC ACCESS	OLD TOWN LIVING, LLC	OLD TOWN LIVING, LLC
G	6,761±	OPEN SPACE, PEDESTRIAN ACCESS, UTILITIES, PUBLIC ACCESS	OLD TOWN LIVING, LLC	OLD TOWN LIVING, LLC

## GENERAL NOTES:

- 1.) THE LINEAL UNITS USED ON THIS PLAT ARE IN U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.
- 2.) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT, LAND SURVEY BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 3.) 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 CERTIFICATION SHOWN HEREON.
- 4.) COMMONWEALTH LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE OF POLICY: AUGUST 14, 2017 AT 6:00 P.M., POLICY NO. CO-FFAH-IMP-81306-1-15-H0420858 AS MODIFIED BY PRO FORMA ENDORSEMENT PRO FORMA-CO-FFAH-IMP-81COPPO-1-17-H0420858 PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, AND TITLE REPORT NO. H0512429-820-GRO-LVV, EFFECTIVE DATE OF POLICY: JANUARY 8, 2018 AT 6:00 P.M. PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, WERE ENTIRELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
- 5.) JEHN ENGINEERING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR RECORDED/UNRECORDED EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 6.) ALL LOT CORNER MONUMENTS SHALL BE SET PER COLORADO STATE STATUTE 38-51-105.
- 7.) BLANKET PUBLIC ACCESS EASEMENTS ARE HEREBY GRANTED WITHIN THE ENTIRETY OF TRACTS A THROUGH G AS PLATTED HEREON.
- 8.) BLANKET UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN THE ENTIRETY OF TRACTS A THROUGH G.
- 9.) 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 FIXTURES, RETAINING WALLS, SIGNS, SIDEWALKS, DRAINAGE STRUCTURES SUCH AS PONDS, SWALES, DRAIN PANS, INLETS, AND OUTLET STRUCTURES.
- 10.) BLANKET DRAINAGE EASEMENT IS GRANTED FOR TRACTS F AND D.

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	INITIAL SUBMISSION	12/7/16	RJH
2	2ND SUBMITTAL	0/25/17	RJH
3	3RD SUBMITTAL	7/16/18	RJH
6	5th SUBMITTAL	1/29/19	RJH

**JEHN ENGINEERING, INC.**  
 5690 WEBSTER STREET  
 ARVADA, CO 80002  
 PH. (303) 423-6036 FAX (303) 467-9438

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