

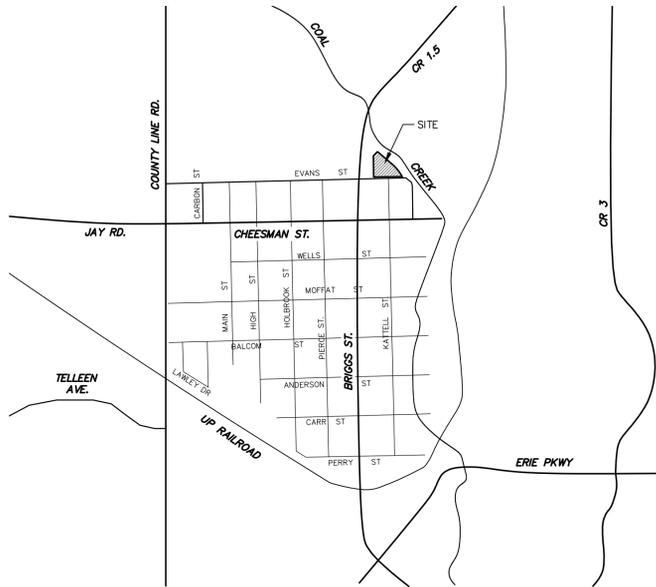
# COAL CREEK PROPERTIES 1ST AMENDMENT

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.

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

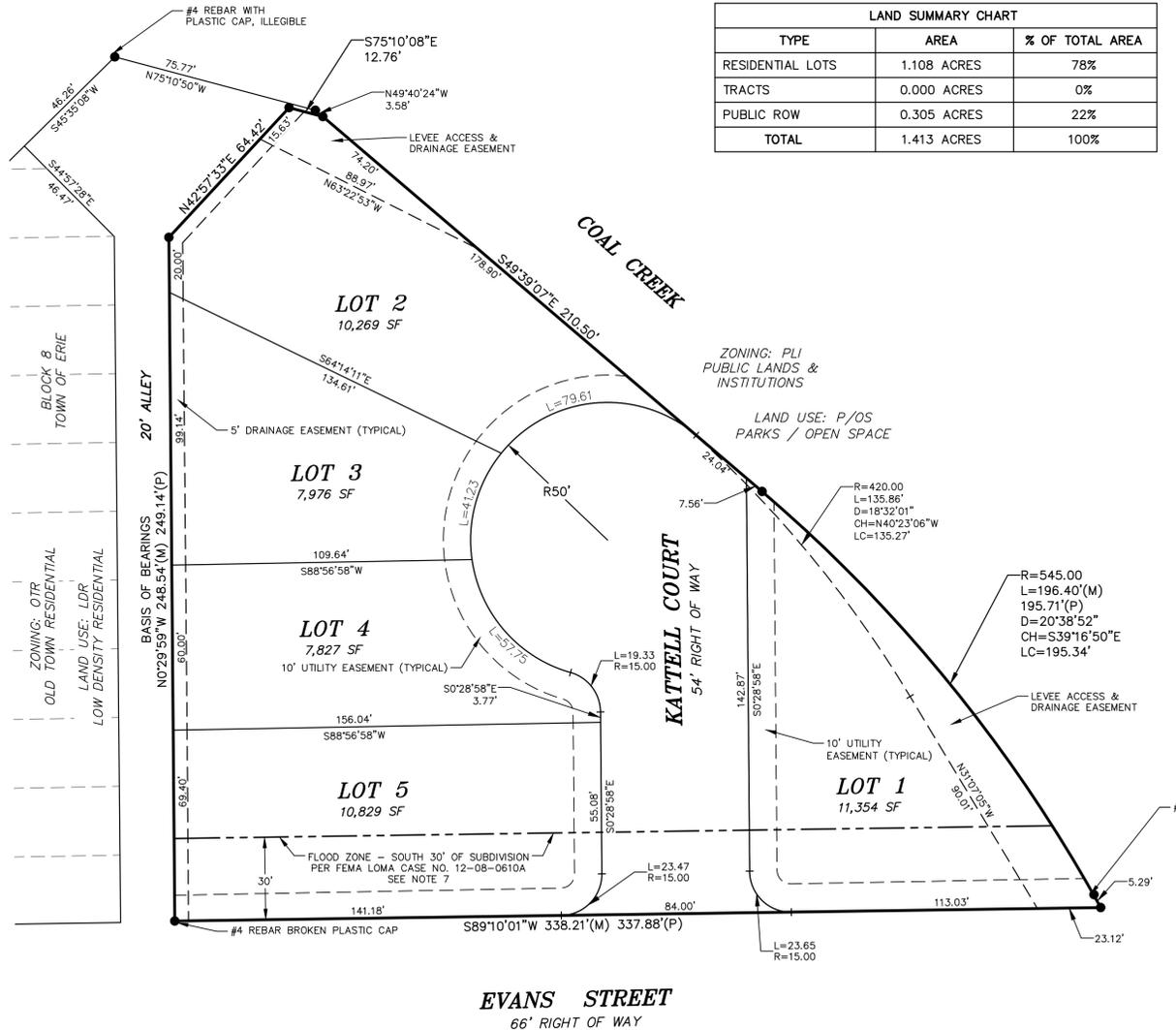
BEFORE ME THIS \_\_\_\_\_ DAY OF THE MONTH OF \_\_\_\_\_ A.D., 20\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ WITNESS MY HAND AND SEAL

\_\_\_\_\_  
NOTARY PUBLIC

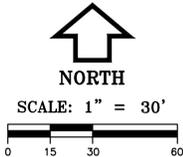
**GENERAL NOTES:**

- 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, THE TOWN HAS REQUIRED THAT ALL MINIMUM FINISHED FLOOR ELEVATIONS (INCLUDING CRAWLSPACES) 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 ABUTTING 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.
- THE LEVEE ACCESS & DRAINAGE EASEMENTS PROHIBIT STRUCTURES, WOODY VEGETATION FENCES OR OTHER OBSTRUCTIONS FROM BEING PLACED ALONG THE WEST EDGE OF THE EASEMENT TO THE TOE OF THE LEVEE. NO FENCE WILL BE ALLOWED ALONG THE PROPERTY LINE AS IT WILL OBSTRUCT ACCESS TO THE LEVEE.
- A DEVELOPMENT AGREEMENT FOR THIS SUBDIVISION WAS RECORDED NOVEMBER 19, 2002 AT RECEPTION NO. 3006723.



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%
<b>TOTAL</b>	<b>1.413 ACRES</b>	<b>100%</b>

ZONING: OTR  
LAND USE: MDR  
MEDIUM DENSITY RESIDENTIAL



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

**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

**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

**CLERK AND RECORDER'S CERTIFICATE:**

THIS FINAL PLAT MAP WAS FILED FOR RECORD IN THE OFFICE OF WELD COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT \_\_\_\_\_ M ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. IN BOOK NO. \_\_\_\_\_ PAGE \_\_\_\_\_ RECEPTION No. \_\_\_\_\_

\_\_\_\_\_  
COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_  
DEPUTY

<p>EHRHART LAND SURVEYING</p> <p>P.O. Box 930 Erie, Colorado 80516, (303) 828-3340 www.coloradolands.com</p>	PAGE NO. 1 OF 1
	DATE: 10/11/18
	DRAWN BY: JPE
	PROJECT: S175199

OWNER:  
RDJ CONSTRUCTION, INC.  
11964 KENOSHA RD.  
ERIE, CO 80516  
303-472-6416