DEDICATION STATEMENT

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

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

TRACT "B", LOTS 11, 12, 18, AND 19 OF BLOCK 2, CANDLELIGHT ESTATES, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO. CONTAINING 3.38 ACRES.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF CANDLELIGHT ESTATES 1ST AMENDMENT.

STAN SAUERWEIN, TRUSTEE STATE OF COLORADO

THE OCHSNER LEGACY TRUST

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ , BY MARK BAILEY,

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES ______.

THE UNDERSIGNED MORTGAGEE HOLDER CONSENTS TO THE DEDICATION OF LAND TO STREETS, ALLEYS, ROADS, EASEMENTS, AND OTHER PUBLIC AREAS. AS DESIGNATED ON THIS PLAT. AND FOREVER RELEASES SAID LANDS FROM THE LIEN CREATED BY OUR MORTGAGE OR LIEN.

ADDRESS

ATTEST:

NOTARY PUBLIC

SECRETARY/TREASURER STATE OF COLORADO

COUNTY OF ____ ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 201_ BY _____ AS

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACCEPTANCE CERTIFICATE

THE DEDICATION OF TRACT B1 IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE "CANDLELIGHT ESTATES HOMEOWNER'S ASSOCIATION".

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___, BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

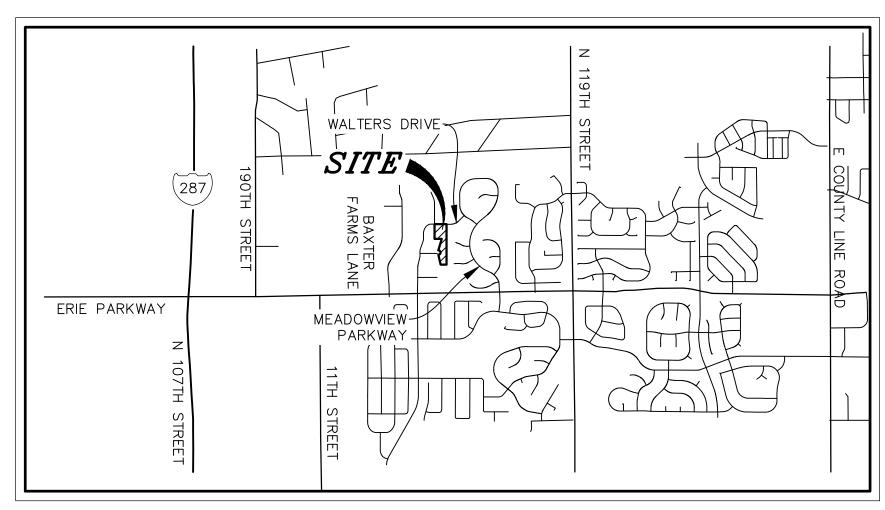
MY COMMISSION EXPIRES ______

- 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. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENTS PREPARED BY HERITAGE TITLE COMPANY, INC., AS AGENT FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY -COMMITMENT FILE NUMBER 592-H0477081-043-KM9, WITH AN EFFECTIVE DATE OF JULY 20, 2016 AT 7:00 A.M., COMMITMENT FILE NUMBER 592-H0477082-043-KM9, WITH AN EFFECTIVE DATE OF JULY 20, 2016 AT 7:00 A.M., COMMITMENT FILE NUMBER 592-H0477084-043-KM9, WITH AN EFFECTIVE DATE OF JULY 20, 2016 AT 7:00 A.M., COMMITMENT FILE NUMBER 592-H0477085-043-KM9, WITH AN EFFECTIVE DATE OF JULY 20, 2016 AT 7:00 A.M.
- 4. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- 5. BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST, HAVING AN ASSUMED BEARING OF S 88°37'13" W, AS MONUMENTED AND SHOWN HEREON.
- 6. THIS PLAT CONSISTS OF FOUR (4) LOTS AND ONE (1) TRACT.
- 7. THE PURPOSE OF THIS PLAT IS TO WIDEN TRACT B AND THE DRAINAGE AND UTILITY EASEMENT. WIDENING TRACT B AFFECTS LOTS 11, 12, 18, AND 19 OF BLOCK 2.
- 8. THE DRAINAGE EASEMENT ON LOT 19-A, BLOCK 2 IS TO ENSURE THAT A DRAINAGE PATH IS MAINTAINED IN THE EVENT THE DRAINAGE SWALE IN TRACT B-1 OVERTOPS. THE OWNER OF LOT 19-A IS RESPONSIBLE FOR PRESERVING THE OVERFLOW PATH AND MAINTAINING THE EASEMENT PROPERTY. ANY IMPROVEMENTS IN THIS TRACT CANNOT INTERFERE WITH THE SAFE PASSAGE OF DRAINAGE THROUGH
- 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. A DRAINAGE AND UTILITY EASEMENT IS HEREBY GRANTED ON AND ACROSS TRACT B1, AS SHOWN HEREON.

CANDLELIGHT ESTATES 1ST AMENDMENT

AN AMENDMENT OF TRACT "B", LOTS 11, 12, 18, AND 19 OF BLOCK 2, CANDLELIGHT ESTATES LOCATED IN THE EAST 1/2 OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RÁNGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

> 3.38 ACRES -4 LOTS MPA-000808-2016



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	(1"	_	2000	,)		

LAND SUMMARY CHART				
TYPE	AREA (ACRES)	LOTS	% OF TOTAL AREA	D.U.
RESIDENTIAL LOTS	2.85	4	84	
TRACTS	0.53	N/A	16	
PUBLIC R.O.W.	N/A	N/A	N/A	
TOTAL	3.38	4	100	1.11

TRACT SUMMARY CHART					
TRACT	AREA	USE	OWNERSHIP	MAINTENANCE	
В	15,763 S.F. 0.36 ACRES	DRAINAGE AND UTILITY EASEMENTS	HOME OWNERS ASSOCIATION	HOME OWNERS ASSOCIATION	

SHEET INDEX

SHEET 1: COVER SHEET, LEGAL DESCRIPTION, NOTES SHEET 2: OVERALL BOUNDARY

SURVEYOR'S CERTIFICATION

BRIAN J. PFOHL, 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 20, 2016, 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

I ATTEST THE ABOVE ON THIS 5TH DAY OF OCTOBER, 2016.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #38445 FOR AND ON BEHALF OF MANHARD CONSULTING 8008 E. ARAPAHOE COURT. SUITE 110 CENTENNIAL, COLORADO 80112

(303) 531 - 3216



TITLE VERIFICATION CERTIFICATE

WE HERITAGE TITLE COMPANY, INC., 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 SHOWN THE TITLE COMMITMENTS PREPARED BY HERITAGE TITLE COMPANY, INC., AS AGENT FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY — COMMITMENT FILE NUMBER 592-H0477081-043-KM9, WITH AN EFFECTIVE DATE OF JULY 20, 2016 AT 7:00 A.M., COMMITMENT FILE NUMBER 592-H0477082-043-KM9, WITH AN EFFECTIVE DATE OF JULY 20, 2016 AT 7:00 A.M., COMMITMENT FILE NUMBER 592-H0477084-043-KM9, WITH AN EFFECTIVE DATE OF JULY 20, 2016 AT 7:00 A.M., COMMITMENT FILE NUMBER 592-H0477085-043-KM9. WITH AN EFFECTIVE DATE OF JULY 20, 2016 AT 7:00 A.M.

BY:	DATE		
TITLE:			
ATTEST:			
SECRETARY/TREASURER			
STATE OF COLORADO)			
) SS. COUNTY OF)			
ACKNOWLEDGED BEFORE ME THIS	DAY OF	, 201 BY	AS

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PUBLIC WORKS DIRECTOR

TOWN CLERK

COMMUNITY DEVELOPMENT AND PUBLIC WORK APPROVAL CERTIFICATE

THIS PLAT IS HEREBY		COMMUNITY	DEVELOPMENT	DIRECTOR	AND PL	UBLIC WORKS	DIRECTOR O	N THIS
COMMUNITY DEVELOPM	 _							

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS "CANDLELIGHT ESTATES 1ST AMENDMEN" PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOAR OF	·	
MAYOR		

	A	
CLERK & R	<i>ECORDER'S</i>	CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER) SS)
I HEREBY CERTIFY THAT RECEPTION NO	THIS PLAT WAS FILED IN MY OFFICE ON THIS DAY OF, 201_ A.D. AND WAS RECORDED A
COUNTY CLERK AND REC	

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OUNT ERIE, O

PROJ. MGR.: DJH PROJ. ASSOC.: DJH DRAWN BY: DJH 08/29/16

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SCALE: <u>N/A</u> SHEET OF

OCH.ERC001.00

