

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.

THE OCHSNER LEGACY TRUST

BY: STAN SAUERWEIN, TRUSTEE

STATE OF COLORADO)
COUNTY OF _____) SS

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

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

NOTARY PUBLIC _____ ADDRESS _____

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.

FIRSTBANK
BY: _____ DATE _____

TITLE: _____

ATTEST:
SECRETARY/TREASURER

STATE OF COLORADO)
COUNTY OF _____) SS

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".

BY: TRUSTEE _____ DATE _____

STATE OF COLORADO)
COUNTY OF _____) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

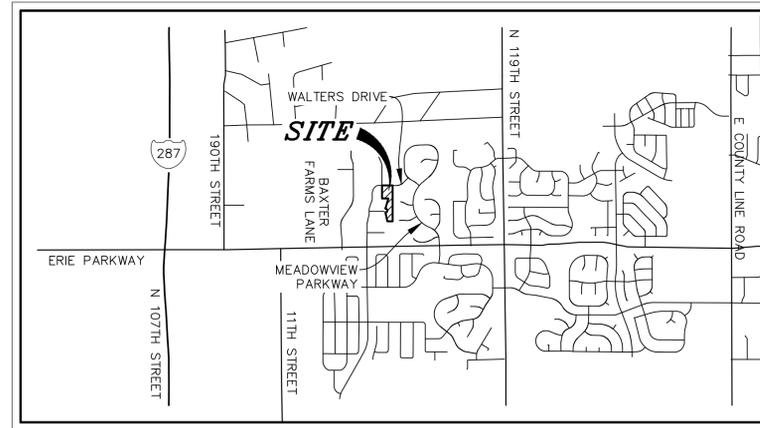
NOTES

- 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.
- 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 18-4-50B, C.R.S.
- 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.
- 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.
- 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.
- THIS PLAT CONSISTS OF FOUR (4) LOTS AND ONE (1) TRACT.
- 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.
- 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 THE LOT.
- 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, CONSTRUCTION, 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.
- 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, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

3.38 ACRES - 4 LOTS
MPA-000808-2016



VICINITY MAP
(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
B	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

DATE	REVISIONS	DATE	D.H.
10/05/16	COMMENTS FROM CITY DATED 09/29/16		D.H.
09/07/16	COMMENTS FROM CITY DATED 09/07/16		D.H.

SURVEYOR'S CERTIFICATION

I, 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 CODE.

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



BRIAN J. PFOHL
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)
COUNTY OF _____) SS

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

COMMUNITY DEVELOPMENT AND PUBLIC WORK APPROVAL CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE COMMUNITY DEVELOPMENT DIRECTOR AND PUBLIC WORKS DIRECTOR ON THIS _____ DAY OF _____, 201____.

COMMUNITY DEVELOPMENT DIRECTOR _____

PUBLIC WORKS DIRECTOR _____

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS "CANDLELIGHT ESTATES 1ST AMENDMENT", 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 _____, 201____.

MAYOR _____

ATTEST: TOWN CLERK _____

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 201____ A.D. AND WAS RECORDED AT RECEPTION NO. _____ AT _____

COUNTY CLERK AND RECORDER _____

Manhard CONSULTING LTD.
8008 E. ARAPAHOE COURT, SUITE 110, CENTENNIAL, CO 80112
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers • Environmental Scientists • Landscapes Architects • Planners • Construction Managers

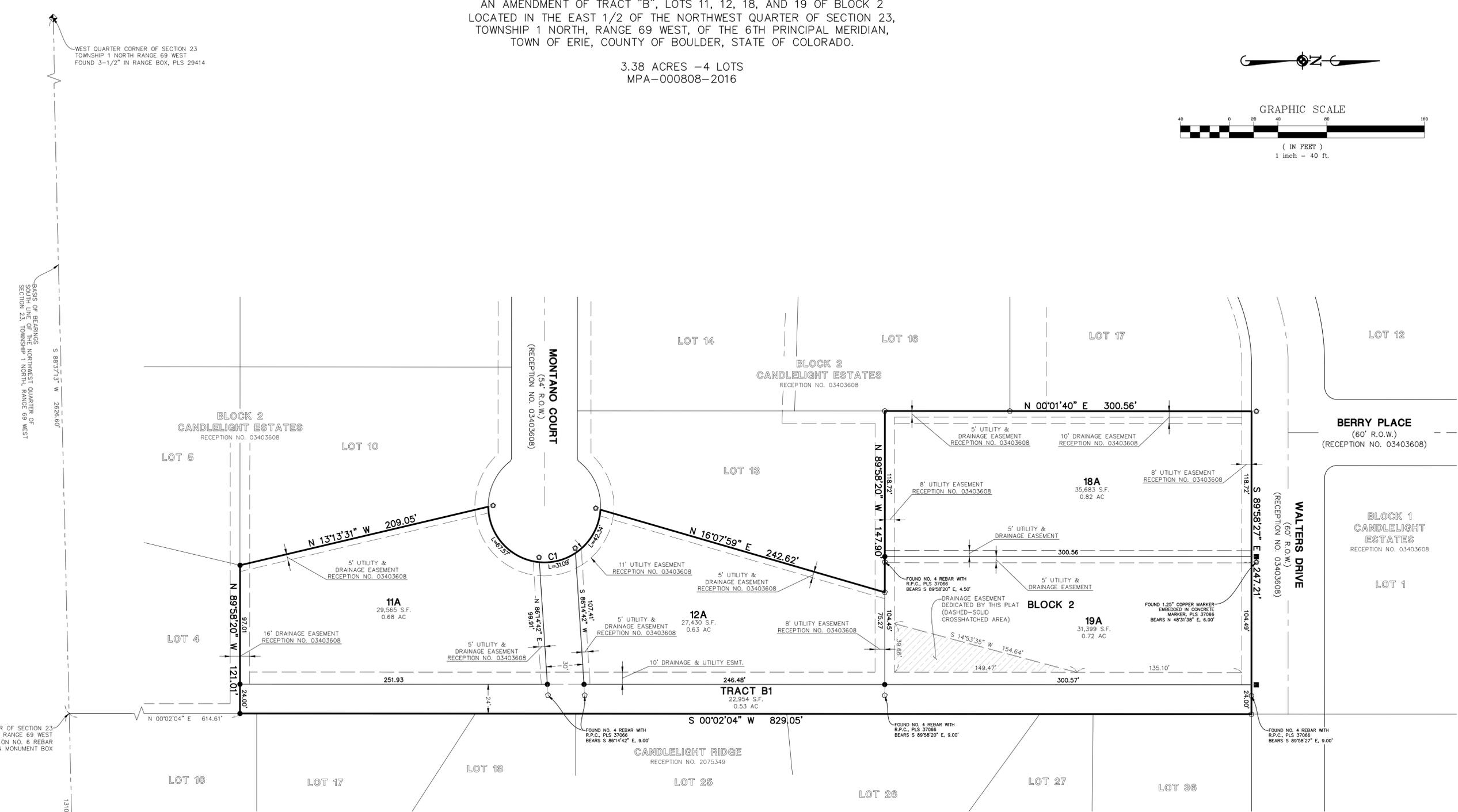
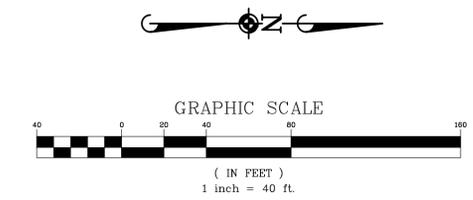
CANDLELIGHT ESTATES 1ST AMENDMENT
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
FINAL PLAT

PROJ. MGR.: D.H.
PROJ. ASSOC.: D.H.
DRAWN BY: D.H.
DATE: 08/29/16
SCALE: N/A
SHEET
1 OF **2**
OCH.ERC001.00

CANDLELIGHT ESTATES 1ST AMENDMENT

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

3.38 ACRES - 4 LOTS
 MPA-000808-2016



WEST QUARTER CORNER OF SECTION 23
 TOWNSHIP 1 NORTH RANGE 69 WEST
 FOUND 3-1/2" IN RANGE BOX, PLS 29414

BASES OF BEARING
 NORTHWEST QUARTER OF
 SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST

S 88°31'13" W 2626.60'

CENTER QUARTER CORNER OF SECTION 23
 TOWNSHIP 1 NORTH RANGE 69 WEST
 FOUND 2-1/2" ALUM. CAP ON NO. 6 REBAR
 IN CAST IRON MONUMENT BOX

SOUTHWEST CORNER OF THE EAST 1/2 OF
 THE NORTHEAST QUARTER OF SECTION 23
 TOWNSHIP 1 NORTH RANGE 69 WEST
 FOUND 2-1/2" ALUM. CAP ON NO. 6 REBAR
 IN CAST IRON MONUMENT BOX

LEGEND

- = EX. PROPERTY LINE
- - - = EX. SECTION LINE
- = EX. LOT LINE
- - - = EX. EASEMENT LINE
- - - = EX. RIGHT-OF-WAY LINE
- = PROPOSED LOT LINE
- - - = PROPOSED EASEMENT LINE
- = FOUND 1.25" COPPER MARKER EMBEDDED IN CONCRETE, PLS 37066
- = AT 4' OFFSET FROM CORNER ALONG EXTENSION OF PROPERTY LINE UNLESS OTHERWISE NOTED
- = FOUND NO. 4 REBAR WITH R.P.C. PL 37066 UNLESS OTHERWISE NOTED
- = SET PK NAIL WITH BRASS SHINER, PLS 38445
- = AT 4' OFFSET FROM CORNER ALONG EXTENSION OF PROPERTY LINE
- = SET NO. 5 REBAR WITH 1.25" R.P.C. PLS 38445 FLUSH WITH GROUND
- ◆ = SECTION CORNER
- 0.00 = BOUNDARY DIMENSION
- 0.00 = LOT DIMENSION

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	46.00'	175°37'42"	141.00'	N01°32'12"E	91.93'



FOR AND ON BEHALF OF
 MANHARD CONSULTING

Manhard CONSULTING LTD

10/05/16 COMMENTS FROM CITY DATED 09/29/16
 09/09/16 COMMENTS FROM CITY DATED 09/07/16

Manhard CONSULTING LTD

10/05/16 COMMENTS FROM CITY DATED 09/29/16
 09/09/16 COMMENTS FROM CITY DATED 09/07/16

CANDLELIGHT ESTATES 1ST AMENDMENT

TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

FINAL PLAT

PROJ. MGR.: D.J.H.

PROJ. ASSOC.: D.J.H.

DRAWN BY: D.J.H.

DATE: 08/29/16

SCALE: 1"=40'

SHEET

2 OF 2

OCH.ERC001.00