

WEST ADDITION ROCKTON AMENDMENT

Dedication and Ownership Statement

KNOW BY ALL MEN 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:

LOTS 13, 14, 15 AND 16 BLOCK 35,
WEST ADDITION TO THE TOWN OF ERIE,
WELD COUNTY, STATE OF COLORADO,

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

CONSIDERING SOUTH LINE OF LOT 13, WEST ADDITION TO THE TOWN OF ERIE, RECORDED WITH WELD COUNTY ON MARCH 22, 1883 AT RECEPTION NO. 10256, TO BEAR SOUTH 89°04'50" WEST, BETWEEN A FOUND 3/4" BRASS TAG, STAMPED "ERG 29414" AT THE SOUTHEAST CORNER OF SAID LOT AND A FOUND 1-1/2" YELLOW PLASTIC CAP, STAMPED "EHRHART LS 29414" AT THE SOUTHWEST CORNER OF SAID LOT, WITH ALL BEARINGS SHOWN HEREON BEING RELATIVE THERETO.

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF A TWENTY FOOT (20') ALLEY, PER SAID PLAT;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°38'35" WEST, A DISTANCE OF 100.22 FEET TO THE NORTHWEST CORNER OF LOT 16, WEST ADDITION TO THE TOWN OF ERIE, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF ANDERSON STREET;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°03'54" EAST, A DISTANCE OF 190.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 16, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF HOLBROOK STREET;

THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 00°39'10" EAST, A DISTANCE OF 100.27 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13;

THENCE ALONG THE SOUTH LINE OF SAID LOT 13, SOUTH 89°04'50" WEST, A DISTANCE OF 190.26 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.44 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 WEST ADDITION ROCKTON AMENDMENT.

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

FOR: ROCKTON 270 HOLBROOK, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: MARK H. ROCKWELL, MANAGER

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ A.D., BY MARK H. ROCKWELL, MANAGER FOR ROCKTON 270 HOLBROOK, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BY: KELLU SEXTON, MANAGER

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ A.D., BY KELLU SEXTON, MANAGER FOR ROCKTON 270 HOLBROOK, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BY: HIGH PLAINS BANK AS LIEN HOLDER

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS

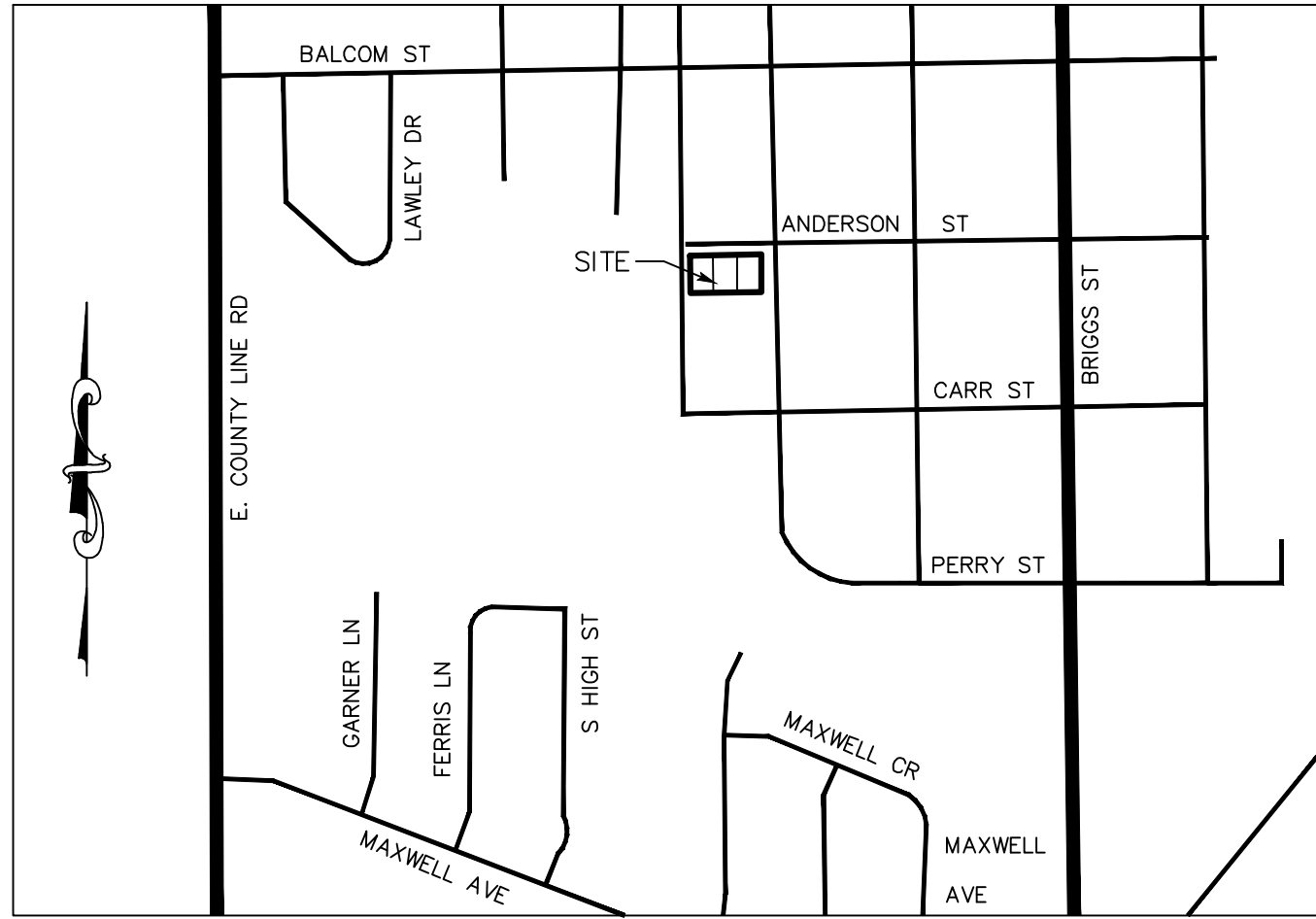
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ A.D., BY _____, FOR HIGH PLAINS BANK AS LIEN HOLDER.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

A REPLAT OF LOTS 13-16, BLOCK 35, WEST ADDITION TO THE TOWN OF ERIE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
0.44 ACRES, MORE OR LESS - 3 LOTS
MPA-001309-2021
SHEET 1 OF 2



Vicinity Map
SCALE: 1" = 500'

Notes

- ASCENDANT NATIONAL TITLE COMMITMENT NUMBER 21-12390, DATED FEBRUARY 10, 2021 AT 12:00 A.M., 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.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS PLAT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS PLAT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS PLAT IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF S89°04'50"W ALONG THE SOUTH LINE OF LOT 13, BETWEEN A FOUND 3/4" BRASS TAG, STAMPED "ERG 29414" AT THE SOUTHEAST CORNER OF SAID LOT AND A FOUND 1-1/2" YELLOW PLASTIC CAP, STAMPED "EHRHART LS 29414" AT THE SOUTHWEST CORNER OF SAID LOT AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL NO. 08013C-0441 J, DATED DECEMBER 18, 2012. FLOOD INFORMATION IS SUBJECT TO CHANGE.
- THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL
RESIDENTIAL LOTS	0.44 ACRES	100%
TRACTS	NONE	0
PUBLIC ROW	NONE	0
TOTAL	0.44 ACRES	100%

Title Verification Certificate (By Ascendant National Title)

WE, ASCENDANT NATIONAL TITLE, 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:

- REAL ESTATE TAXES FOR 2022.
- DEED OF TRUST RECORDED MARCH 30, 2021 AT RECEPTION NO. 4699088.

ASCENDANT NATIONAL TITLE

BY: _____ DATE _____

TITLE: _____

ATTEST:

STATE OF _____)
COUNTY OF _____) SS

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

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

Board of Trustees Approval Certificate

THIS PLAT IS TO BE KNOWN AS WEST ADDITION ROCKTON AMENDMENT IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____ PASSED AND ADOPTED AT A MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE _____ DAY OF _____, 20____.

MAYOR

ATTEST
TOWN CLERK

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

Clerk & Recorder Certificate

STATE OF COLORADO)
COUNTY OF WELD) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 200____ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____

COUNTY CLERK AND RECORDER

Surveyor's Certificate

I, JAMES Z. GOWAN, 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 MARCH 25, 2021, 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____

JAMES Z. GOWAN COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

DATE	1	2	3	4	5	6	7	8	9	10	11	12
REVISION	1	2	3	4	5	6	7	8	9	10	11	12
FINAL PLAT												
WEST ADDITION ROCKTON AMENDMENT												
COPYRIGHT 2022 FLATIRONS, INC.												
Flatirons, Inc. Land Surveying Services www.FlatironsInc.com 4501 LOGAN ST. DENVER, CO 80216 3825 IRLS AVE. STE. 395 BOULDER, CO 80301 PH: (303) 936-6997 FAX: (303) 923-3180 655 FOURTH AVE. LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355												
DRAFT WORKING COPY ONLY ONLY FINAL VERSION WILL HAVE STAMP AND SIGNATURE (SEAL)												
JOB NUMBER: 21-75,941												
DATE: 07-13-2022												
DRAWN BY: M. VOYLES												
CHECKED BY: JZG/JK												
SHEET 1 OF 2												

