

VISTA RIDGE FILING NO. 12, 3RD AMENDMENT

A REPLAT OF LOT 1, VISTA RIDGE FILING NO. 12
SITUATED IN THE SW 1/4 OF SECTION 33, T.1N., R.68W., OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
1.5281 ACRES - 1 COMMERCIAL LOT
MPA-000755-2016

DEDICATION STATEMENT:

KNOW BY ALL MEN THESE PRESENTS THAT SFP-E, LLC., AN OREGON LIMITED LIABILITY COMPANY, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., BEING LOT 1 VISTA RIDGE FILING NO. 12, RECORDED NOVEMBER 19, 2008 AT RECEPTION NO. 3590554, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT A, VISTA RIDGE FILING NO. 12, 1ST AMENDMENT FINAL PLAT, SAID POINT LYING ON THE NORTHERLY R.O.W. LINE OF STATE HIGHWAY NO. 7;
THENCE N89°38'37"W ALONG SAID NORTHERLY R.O.W. LINE A DISTANCE OF 247.19 FEET TO A POINT OF CURVE;
THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS N44°49'19"W A DISTANCE OF 42.29 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 89°38'37", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 46.94 FEET TO THE EASTERLY R.O.W. LINE OF MOUNTAIN VIEW BOULEVARD;
THENCE N00°00'00"E ALONG SAID EASTERLY R.O.W. LINE A DISTANCE OF 211.19 FEET TO THE SOUTHWEST CORNER OF LOT 2, SAID VISTA RIDGE FILING NO. 12;
THENCE S89°38'37"E ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 277.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT LYING ON THE WESTERLY LINE OF SAID TRACT A, VISTA RIDGE FILING NO. 12, 1ST AMENDMENT FINAL PLAT;
THENCE S00°00'00"W ALONG SAID WESTERLY LINE A DISTANCE OF 241.00 FEET TO THE POINT OF BEGINNING, CONTAINING (66,565 SQUARE FEET) 1.5281 ACRES.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF VISTA RIDGE FILING NO. 12, 3RD AMENDMENT. THE EASEMENTS SHOWN HEREON NOT PREVIOUSLY DEDICATED ARE DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.

OWNER:

SFP-E, LLC., AN OREGON LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

PRINT NAME _____ TITLE _____

STATE OF _____)
COUNTY OF _____) SS.

ACKNOWLEDGE BEFORE ME THIS _____ DAY OF _____,

2016 BY _____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

TITLE VERIFICATION CERTIFICATE:

WE FIRST AMERICAN TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: _____ DATE _____

NAME: _____

TITLE: _____

STATE OF _____)
COUNTY OF _____) ss.

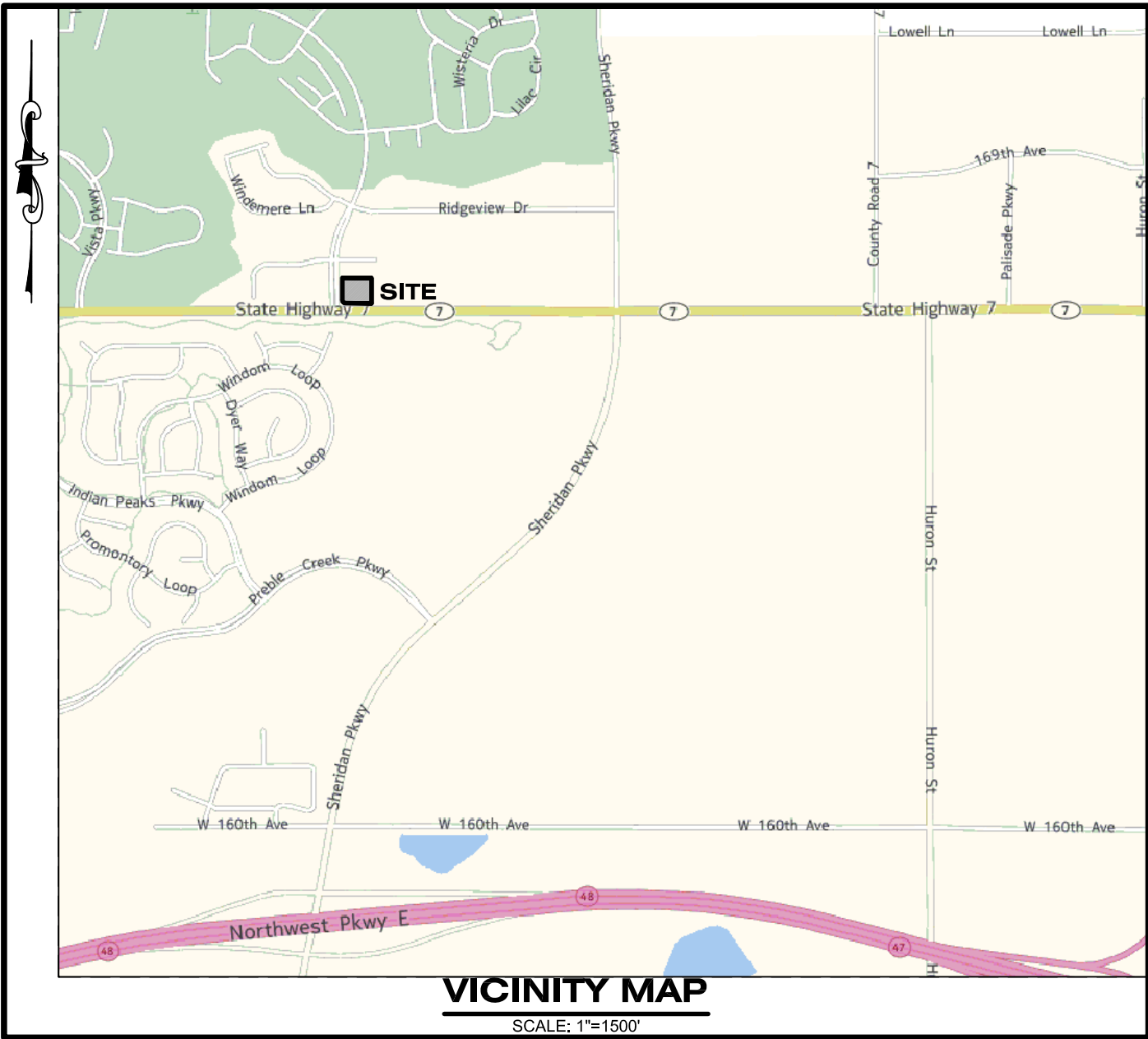
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20 _____

BY _____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
COMMERICAL LOTS	66,565 SQ. FT.	100.0%
TOTAL	66,565 SQ. FT.	100.0%

GENERAL NOTES:

- THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER NCS-749283-CH2 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF NOVEMBER 24, 2015 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08013C444J (PANEL NOT PRINTED). NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
- BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 7 BEARING N89°38'37"W AS REFERENCED AND BOUNDED BY THE MONUMENTS SHOWN HEREON.
- DUE TO THE PROXIMITY OF THE PROPERTY TO THE ERIE MUNICIPAL AIRPORT, THERE WILL BE AIRCRAFT PASSING OVER THE PROPERTY. AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACTS ON THE PROPERTY. AIRCRAFT MAY CROSS PROPERTY AT LOW ALTITUDE IN ACCORDANCE WITH FAA REGULATIONS. THE FREQUENCY OF AIRCRAFT PASSING OVER THE PROPERTY MAY INCREASE IN THE FUTURE. THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS SPECIFICALLY ACKNOWLEDGE THE RIGHT OF PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE TOWN OF ERIE FOR AIRCRAFT OPERATIONS.
- ALL UNITS ARE U.S. SURVEY FEET.
- 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.
- THE PURPOSE OF THIS MINOR PLAT AMENDMENT IS TO VACATE A PORTION OF THE 30' ACCESS & UTILITY EASEMENT DEDICATED BY THE PLAT OF VISTA RIDGE FILING NO. 12, RECORDED AT RECEPTION NO. 3590554 AND DEDICATE A 30' UTILITY EASEMENT IN LOT 1, VISTA RIDGE FILING NO. 12. THE EASEMENT LAYOUT SHOWN HERON SUPERSEDES THE PRIOR PLAT.

SURVEYOR'S CERTIFICATE

I, CHARLES N. BECKSTROM, 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 SEPTEMBER 16, 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 _____ DAY OF _____, 20 _____.

CHARLES N. BECKSTROM
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 33202



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, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

COMMUNITY DEVELOPMENT AND PUBLIC WORKS APPROVAL CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE COMMUNITY DEVELOPMENT

DIRECTOR AND PUBLIC WORKS DIRECTOR ON THIS _____ DAY OF _____, 20 _____.

COMMUNITY DEVELOPMENT DIRECTOR _____

PUBLIC WORKS DIRECTOR _____

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)
COUNTY OF WELD) ss.

I HEREBY CERTIFY THAT THIS PLAT WAS FILLED IN MY OFFICE ON THIS

DAY OF _____, 20 _____ A.D. AND WAS RECORDED AT RECEPTION

NUMBER _____.

COUNTY CLERK AND RECORDER _____

VISTA RIDGE FILING NO. 12,
3RD AMENDMENT
SHEET 1 OF 2

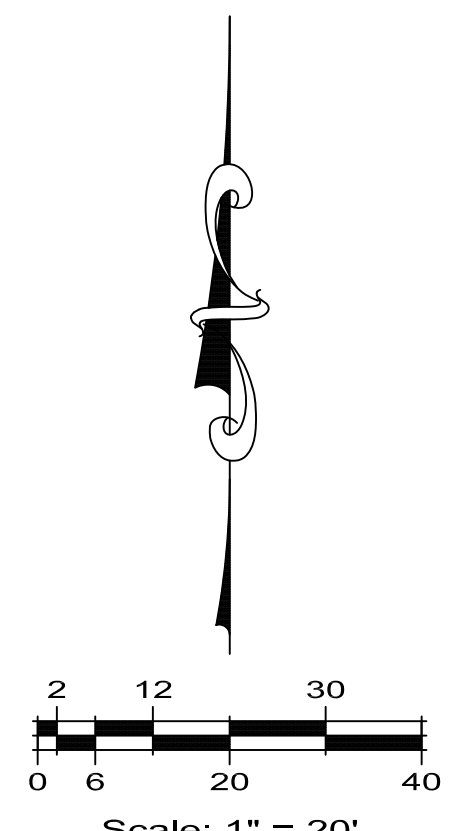
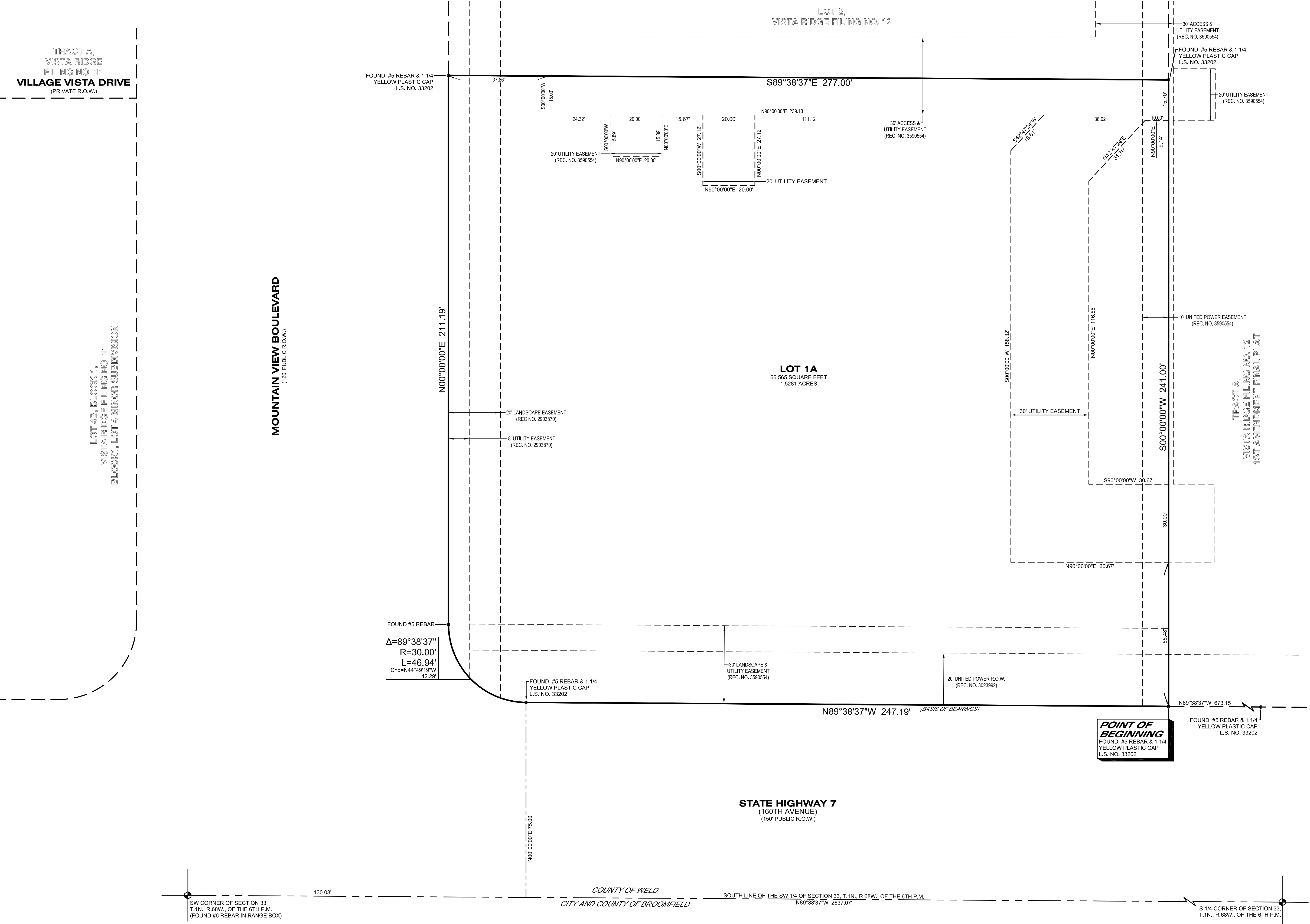


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1300 South Potomac Street, Suite 126, Aurora, Colorado 80012
Office (303) 337-1381 Fax (303) 337-7481
www.engineeringserviceco.com

Survey No.: 16056-P	Project No.: 032.268	Prepared: 03/25/2016	Revised: 04/21/2016
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A REPLAT OF LOT 1, VISTA RIDGE FILING NO. 12
SITUATED IN THE SW 1/4 OF SECTION 33, T.1N., R.68W., OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
1.5281 ACRES - 1 COMMERCIAL LOT
MPA-000755-2016



VISTA RIDGE FILING NO. 12,
3RD AMENDMENT
SHEET 2 OF 2

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