

ERIE HIGHLANDS FILING NO. 10

AN AMENDMENT OF TRACT E, ERIE HIGHLANDS FILING NO. 9, LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

8.448 ACRES – 32 LOTS, 4 TRACTS

FP-000741-2016

SHEET 1 OF 2

CERTIFICATE OF DEDICATION AND OWNERSHIP:

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 WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT E, ERIE HIGHLANDS FILING NO. 9 AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING AN AREA OF 8.448 ACRES, (368,011 SQUARE FEET), 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 **ERIE HIGHLANDS FILING NO. 10**. THE STREET RIGHTS-OF-WAY, AND EASEMENTS DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES SHOWN HEREON.

OWNER: OAKWOOD HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)

COUNTY OF _____)SS

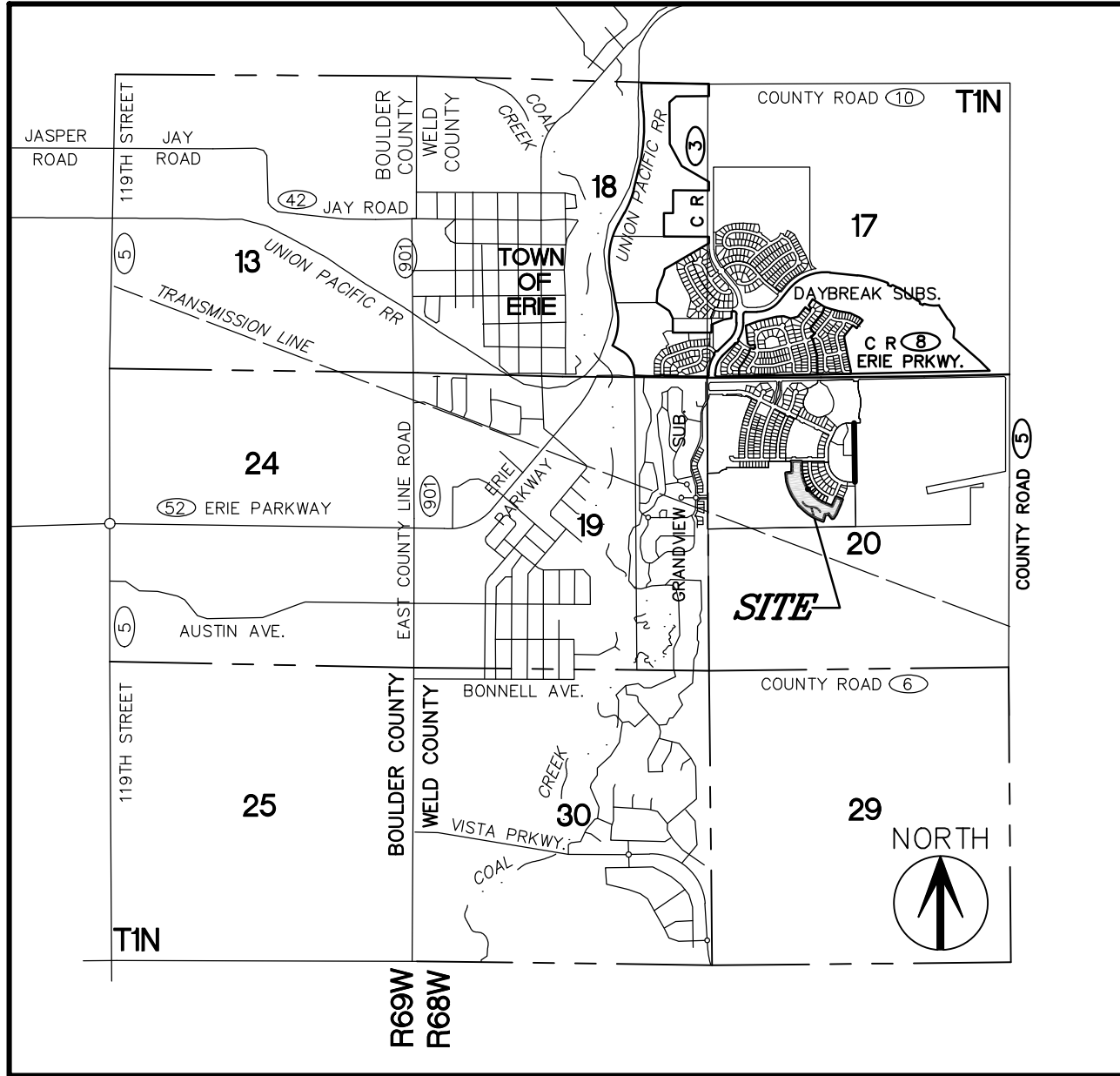
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____, AS _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



VICINITY MAP

SCALE: 1"=3000'

HOLDER OF DEED OF TRUST:

U.S. BANK NATIONAL ASSOCIATION, D/B/A HOUSING CAPITAL COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)

COUNTY OF _____)SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____, AS _____

OF U.S. BANK NATIONAL ASSOCIATION, D/B/A HOUSING CAPITAL COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

TRACT SUMMARY CHART

TRACT	USE	AREA ACRES	AREA SQ. FEET	MAINTENANCE	OWNER
TRACT A	PUBLIC ACCESS, LANDSCAPE, UTILITIES	0.071	3,102	METRO DISTRICT	METRO DISTRICT
TRACT B	PUBLIC ACCESS, LANDSCAPE, UTILITIES	0.111	4,816	METRO DISTRICT	METRO DISTRICT
TRACT C	PUBLIC ACCESS, LANDSCAPE, UTILITIES	0.089	3,857	METRO DISTRICT	METRO DISTRICT
TRACT D	PUBLIC ACCESS, LANDSCAPE, UTILITIES	0.083	3,600	METRO DISTRICT	METRO DISTRICT
TOTAL		0.354	15,375		

LAND SUMMARY CHART

TYPE	AREA ACRES	AREA SQ. FEET	% OF TOTAL AREA
LOTS	6.117	266,215	72.34%
TRACTS	0.354	15,575	4.23%
R.O.W.	1.979	86,221	23.43%
TOTAL	8.448	368,011	100%

TITLE VERIFICATION CERTIFICATE:

I, _____, AN AUTHORIZED REPRESENTATIVE OF STEWART TITLE GUARANTY COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE TITLE OF ALL THE LANDS HEREIN SHOWN UPON THE PLAT AND THAT THE TITLE OF SUCH LANDS IS IN THE DEDICATOR(S), FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT THOSE SET FORTH IN THE STEWART TITLE GUARANTY COMPANY, TITLE COMMITMENT NO. 16000310042--AMENDMENT NO. 2, EFFECTIVE DATE OCTOBER 05, 2016 AT 5:30 P.M.

BY: _____ DATE: _____ TITLE: _____

AUTHORIZED REPRESENTATIVE

STATE OF _____)

COUNTY OF _____) SS.

CITY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

ACCEPTANCE CERTIFICATE

TRACTS A, B, C AND D ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY ERIE HIGHLANDS METROPOLITAN DISTRICTS NO. 1, 2, 3, 4 AND 5.

BY: _____ DATE _____

TITLE: _____

STATE OF _____)

COUNTY OF _____) SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015 BY

_____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

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 _____

BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS PLAT IS TO BE KNOWN AS **ERIE HIGHLANDS FILING NO. 10** AND 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 _____, A.D. 20____

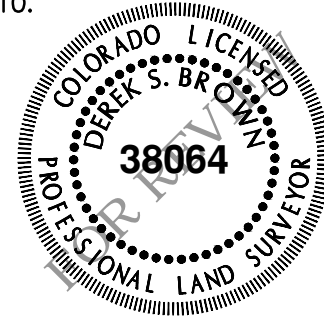
MAYOR: _____

ATTEST: _____

TOWN CLERK

SURVEYORS CERTIFICATE:

I, DEREK S. BROWN, 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 FIELD SURVEY MADE ON JANUARY 23, 2015, 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 MUNICIPAL CODE TITLE 10. I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2016.



DEREK S. BROWN, PLS # 38064
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

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 _____, 20____ A.D. AND WAS RECORDED AT

RECEPTION NUMBER _____

_____ COUNTY CLERK AND RECORDER



300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 19316-02 - TOWN PROJECT NO.: FP-000741-2016

REVISIONS		DATE OF PREPARATION:	2016-01-21
DATE	DESCRIPTION		
05-16-2016	LOT AND BOUNDARY CHANGES	SCALE:	NA
07-13-2016	ADDRESS TOWN COMMENTS		
07-21-2016	BOUNDARY CHANGES		
09-20-2016	ADDRESS TOWN COMMENTS		
10-11-2016	ADDRESS TOWN COMMENTS		
SHEET 1 OF 2			

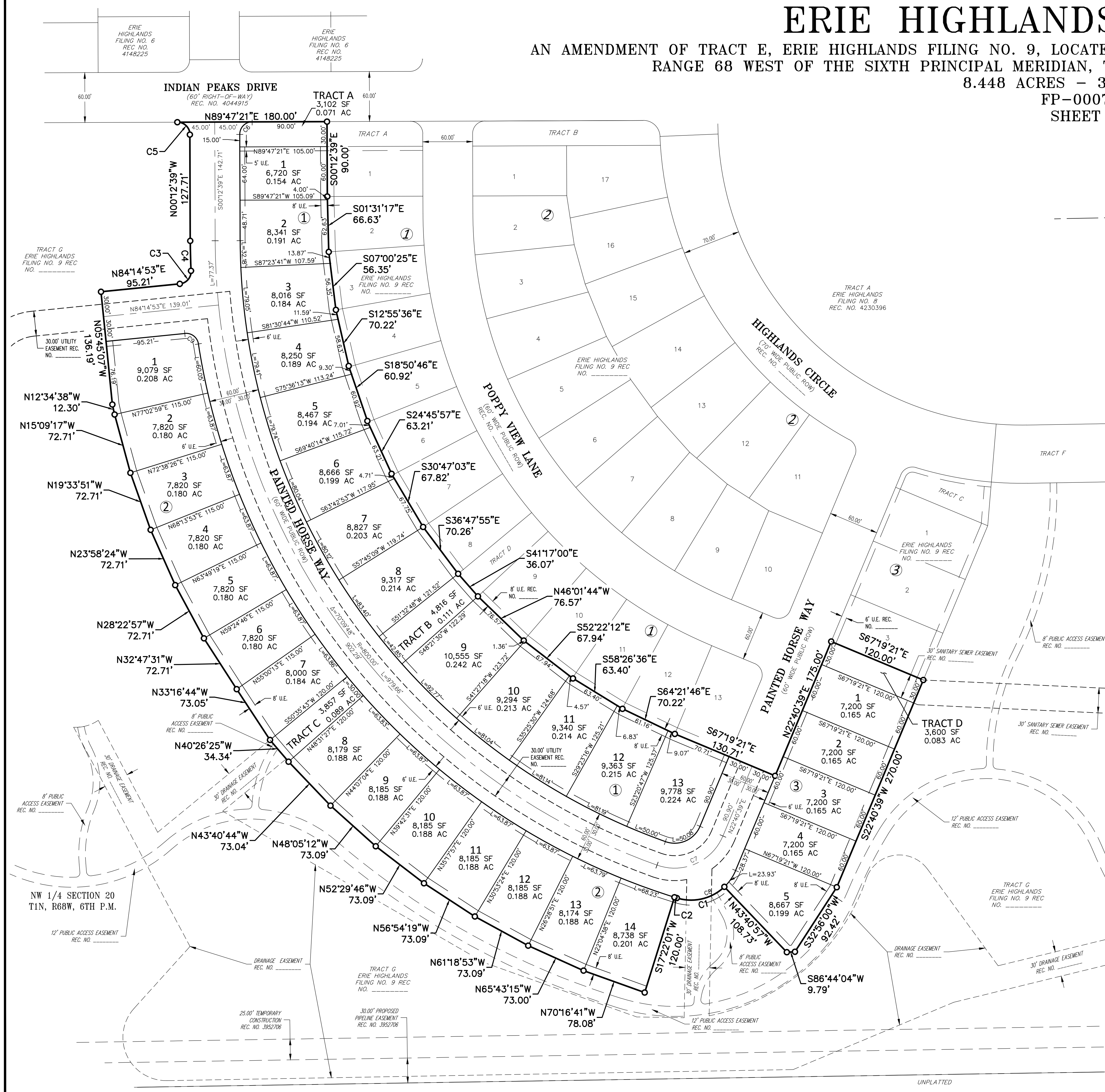
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SHEET 2 OF 2



NORTH 1/4 CORNER SECTION 20
T.1N., R.68W., 6TH P.M.
RECOVERED NO. 6 REBAR
WITH 2-1/2" ALUMINUM CAP
"LS 28258" IN A MONUMENT BOX

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD INFO
C1	60°50'31"	58.00'	61.59'	S76°44'19"W, 58.74'
C2	0°12'27"	830.00'	3.01'	N72°44'12"W, 3.01'
C3	86°56'50"	15.00'	22.76'	N40°46'28"E, 20.64'
C4	2°29'18"	830.00'	36.05'	N01°27'18"W, 36.04'
C5	90°00'00"	15.00'	23.56'	N45°12'39"W, 21.21'
C6	90°00'00"	15.00'	23.56'	S44°47'21"W, 21.21'
C7	86°56'54"	63.00'	95.60'	N66°09'06"E, 86.69'
C8	84°28'55"	58.00'	85.52'	N64°55'06"E, 77.98'
C9	86°56'50"	15.00'	22.76'	N52°16'42"W, 20.64'

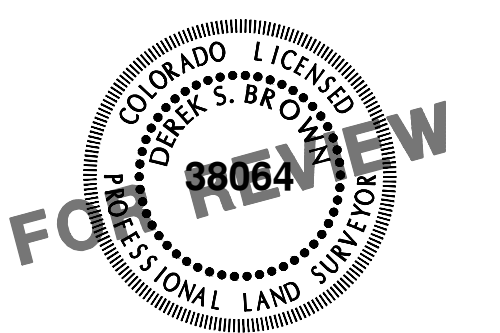
BOUNDARY LEGEND	
○	SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
ROW	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT

(BASIS OF BEARINGS)

EAST LINE NW 1/4 SECTION 20
N00°12'38"W 2641.55'

NE 1/4 SECTION 20
T.1N, R.68W, 6TH P.M.

CENTER 1/4 CORNER
SECTION 20 T.1N., R.68W.,
6TH P.M. RECOVERED NO. 6
REBAR WITH 2-1/2"
ALUMINUM CAP "PLS 28258"

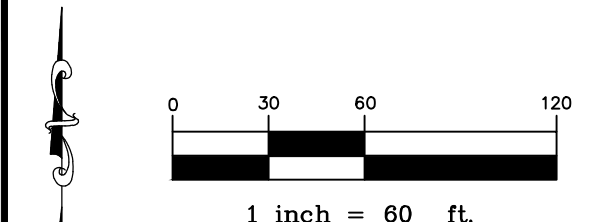


FOR AND BEHALF OF
AZTEC CONSULTANTS, INC.

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DATE OF PREPARATION: 2016-01-21

SCALE: 1" = 60'

SHEET 2 OF 2