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 OWNERSHIPS

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.

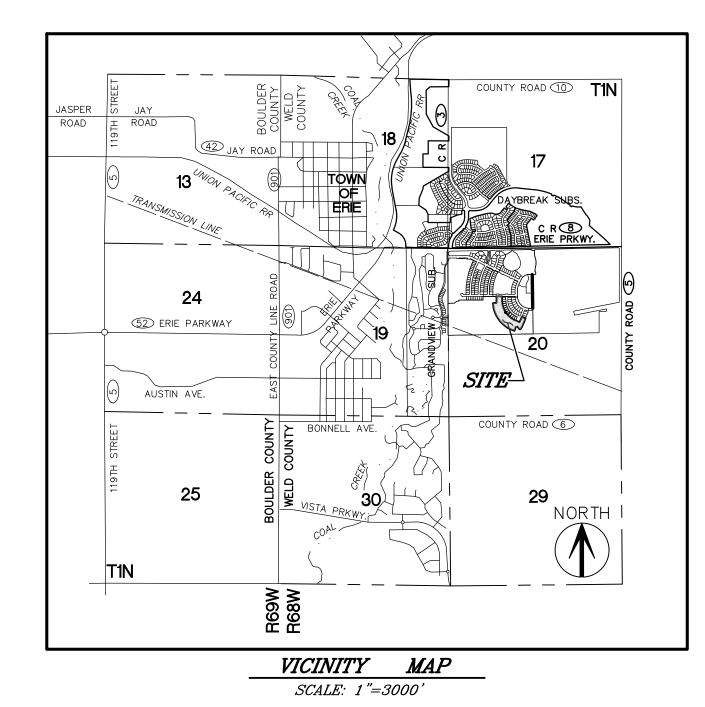
HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **ERIE HIGHLANDS FILING NO. 10.** THE STREET RIGHTS-OF-WAY, AND EASEMENTS DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES SHOWN HEREON.

WITH WARRENDEE THEE, FOR FOREIGN COLO AND FOREIGN TEREST

OWNER: OAKWOOD HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY
BY:
NAME:
TITLE:
STATE OF COLORADO))SS
COUNTY OF
ACKNOWLEDGED BEFORE ME THIS DAY OF, 20
BY, AS
WITNESS MY HAND AND OFFICIAL SEAL:
NOTARY PUBLIC
MY COMMISSION EXPIRES:

GENERAL NOTES

- 1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, ASSUMED TO BEAR NORTH 0012'38" WEST, A DISTANCE OF 2641.55 FEET BETWEEN FOUND MONUMENTS AS SHOWN HEREON.
- 2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
- 3. STEWART TITLE GUARANTY COMPANY, TITLE COMMITMENT NO. 16000310042—AMENDMENT NO. 2, EFFECTIVE DATE OCTOBER 05, 2016 AT 5:30 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS—OF—WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS—OF—WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- 4. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 5. FLOODPLAIN: BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 08013C0441J, PANEL 441 OF 615, DATED DECEMBER 18, 2012. THE SUBJECT PROPERTY LIES WITHIN "ZONE X", BEING DEFINED AS "OTHER AREAS ... DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- 6. THE PURPOSE OF THIS PLAT IS TO CREATE TRACTS, LOTS, EASEMENTS AND RIGHT-OF-WAY OUT OF A PLATTED PARCEL OF LAND, KNOWN AS TRACT E, ERIE HIGHLANDS FILING NO. 9.
- 7. PRIOR TO A SALES CONTRACT FOR ANY LOT, TRACT OR PARCEL WITHIN THIS SUBDIVISION IS EXECUTED, ALL BOUNDARIES OF SAID LOT, TRACT OR PARCEL MUST BE MOMUMENTED IN ACCORDANCE WITH STATE STATUTE 12-25-2 AND 38-51-105 OF THE COLORADO REVISED STATUTES.
- 8. 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.
- 9. THE PROPERTY WITHIN THIS PLAT OF ERIE HIGHLANDS FILING NO. 10 IS SUBJECT TO A PERMANENT AVIGATION EASEMENT AS DESCRIBED WITHIN THE AGREEMENT RECORDED UNDER RECEPTION NO. 3984166.
- 10. 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.
- 11. BLANKET PUBLIC ACCESS EASEMENTS ARE HEREBY GRANTED WITHIN THE ENTIRETY OF TRACTS A, B, C AND D.



HOLDER OF DEED OF TRUST:

MY COMMISSION EXPIRES:

NOTARY PUBLIC

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

BY:		
NAME:		
TITLE:		
STATE OF COLORADO))SS		
COUNTY OF		
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:		

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			
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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 ACCEP	TED FOR OWNERSHIP AND	MAINTENANCE BY ERIE HIGHLANDS METROPOLITAN DISTRICTS NO. 1, 2, 3, 4 AND 5.
BY:		
	DATE	
TITLE:		
STATE OF)		
)ss.		
COUNTY OF)		
ACKNOWLEDGED BEFORE ME THIS DA	Y OF	, 2015 BY
AS		<u> </u>
WITNESS MY HAND AND OFFICIAL SEAL		
NOTARY PUBLIC		
MY COMMISSION EXPIRES:		
COMMUNITY DEVELOPMENT AND	PUBLIC WORKS AP	PROVAL CERTIFICATE:
THIS PLAT IS HEREBY APPROVED BY THE TO OF, 20	OWN OF ERIE COMMUNITY	DEVELOPMENT DIRECTOR AND PUBLIC WORKS DIRECTOR ON THIS DAY
COMMUNITY DEVELOPMENT DIRECTOR		
PUBLIC WORKS DIRECTOR		
BOARD OF TRUSTEES APPROVAL	_ CERTIFICATE:	
THIS PLAT IS TO BE KNOWN AS ERIE HIGHLAN	NDS FILING NO. 10 AND IS	APPROVED AND ACCEPTED BY RESOLUTION NO, PASSED AND ADOPTED AT
THE REGULAR MEETING OF THE BOARD OF T	RUSTEES OF ERIE, COLOR	ADO, HELD ON THE DAY OF A.D 20
MAYOR:		
MATOR:	_	
ATTEST.		
ATTEST: TOWN CLERK	_	
SURVEYORS CERTIFICATE:		
	OFESSIONAL LAND SURVE	YOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND
CORRECTLY REPRESENTS THE RESULTS OF A	A FIELD SURVEY MADE ON	JANUARY 23, 2015, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS
EXIST AS SHOWN HEREON; THAT MATHEMATI FULL COMPLIANCE WITH ALL APPLICABLE LA	WS OF THE STATE OF CO	RE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN LORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL
APPLICABLE PROVISIONS OF THE TOWN OF E		

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

I ATTEST THE ABOVE ON THIS _____ DAY OF______, 2016.

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))ss.
COUNTY OF WELD)
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	REVISIONS			DATE OF	
	DATE	DESCRIPTION		PREPARATION:	2016-01-21
	05-16-2016	LOT AND BOUNDARY CHANGES			
	07-13-2016	ADDRESS TOWN COMMENTS		SCALE:	NA
	07-13-2010	ADDRESS TOWN COMMENTS			
	07-21-2016	BOUNDARY CHANGES			
	09-20-2016	ADDRESS TOWN COMMENTS		SHEET	1 O F 2
AzTec Proj. No.: 19316-02 - TOWN PROJECT NO.: FP-000741-2016	10-11-2016	ADDRESS TOWN COMMENTS			

