

VISTA RIDGE FILING NO. 1A, 1ST AMENDMENT
FINAL PLAT

A REPLAT OF VISTA RIDGE FILING NO. 1A LOT 2
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

4.49 ACRES – 1 LOT, 1 TRACT
FP-000827-2016

DEDICATION STATEMENT:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS,
MORTGAGEES OR LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD,
COLORADO, DESCRIBED AS FOLLOWS:

LOT 2 OF "VISTA RIDGE FILING NO. 1A" AS RECORDED 09/17/2001 AT RECEPTION NO.
2883898 IN THE RECORDS OF WELD COUNTY, CONTAINING 4.49 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO RIGHT OF
WAY, LOTS, TRACTS AND EASEMENTS, AS SHOWN HEREON, UNDER THE NAME AND STYLE OF
"VISTA RIDGE FILING NO. 1A, 1ST AMENDMENT". THE RIGHT OF WAY AND EASEMENTS SHOWN
HEREON 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.

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

MOUNTAIN VIEW FIRE PROTECTION DISTRICT

BY:
AS:

ACKNOWLEDGMENT

STATE OF COLORADO)
COUNTY OF _____) SS

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY ____
DAY OF _____, A.D., 20____ BY ____ AS ____
____ OF MOUNTAIN VIEW FIRE PROTECTION DISTRICT

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

TITLE VERIFICATION CERTIFICATE:

I, _____, AN AUTHORIZED REPRESENTATIVE OF UNIFIED
TITLE COMPANY OF NORTHERN COLORADO, LLC, A TITLE INSURANCE COMPANY LICENSED TO DO
BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE TITLE OF ALL
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 UNIFIED TITLE COMPANY OF NORTHERN COLORADO, LLC COMMITMENT NO.
14802UTG AMENDMENT NO. 1 WITH AN EFFECTIVE DATE OF AUGUST 21, 2017 AT 8:00 AM

BY: _____ DATE _____
AS: _____

ACKNOWLEDGMENT

STATE OF COLORADO)
COUNTY OF _____) SS

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

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

NOTES:

1. 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.

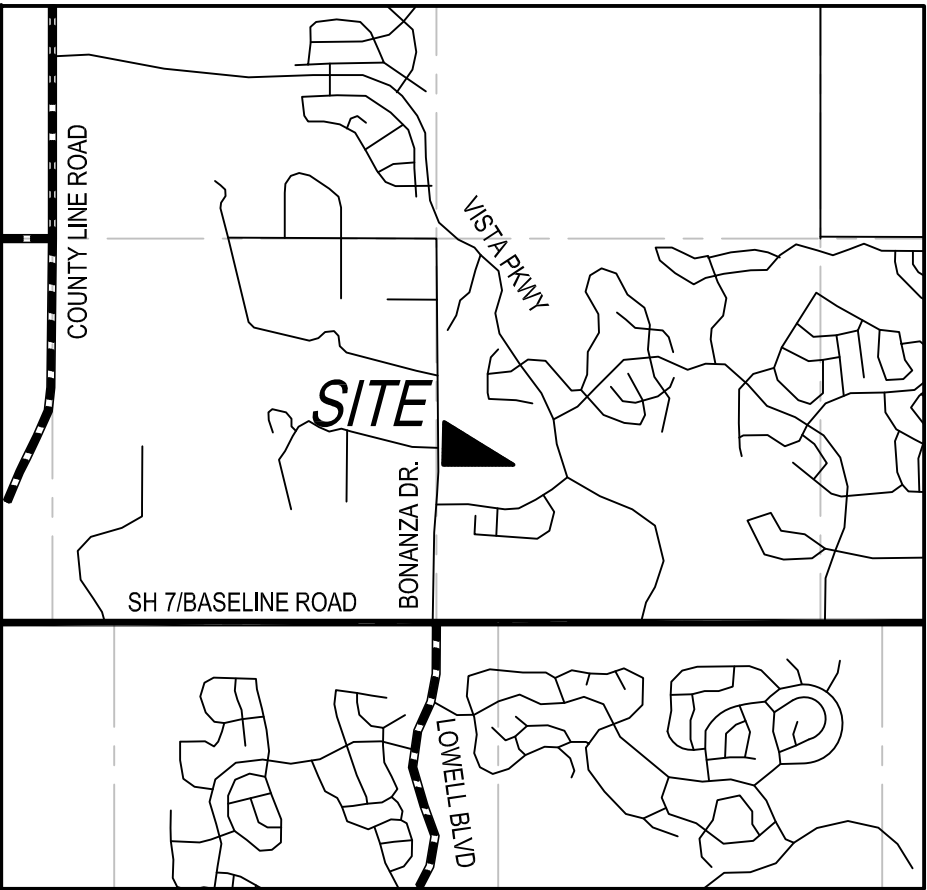
2. BASIS OF BEARINGS: WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., BEING S00°15'12"W, 2,841.98 FEET
BETWEEN THE WEST QUARTER CORNER (2.5" ALUMINUM CAP, LS 28658, 1993 IN RANGE
BOX) AND THE SOUTHWEST CORNER (3.25" ALUMINUM CAP, WITH REFERENCE MONUMENTS,
LS 10855, 1996). BEARINGS AND MONUMENT DESCRIPTIONS FROM VISTA RIDGE FILING NO.
1A FINAL PLAT.

3. PROPERTY IS LOCATED IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NUMBER
08013C0443J WITH A REVISION DATE OF 12/18/2012.

4. ALL LINEAL DISTANCES ARE U.S. SURVEY FEET.

5. 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. SEE
ALSO THE AVIGATION EASEMENT RECORDED AT RECEPTION NO. 2903864.

6. TITLE COMMITMENT NO. 14082UTG, AMENDMENT NO. 1 WITH AN EFFECTIVE DATE OF AUGUST
21, 2017 PREPARED BY UNIFIED TITLE COMPANY OF NORTHERN COLORADO, LLC WAS RELIED
UPON FOR EXISTING EASEMENT INFORMATION.



VICINITY MAP

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
LOT	0.50 Ac.	11.1%
TRACT	3.90 Ac.	86.9%
PUBLIC ROW	0.09 Ac.	2.0%
TOTAL	4.49 Ac.	100.0%

TRACT SUMMARY CHART				
TRACT	AREA	USE	OWNERSHIP	MAINTENANCE
A	3.90 Ac.	FUTURE DEVELOPMENT	OWNER	OWNER

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS "VISTA RIDGE FILING NO. 1A, 1ST AMENDMENT"
AND 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 _____,
20____.

MAYOR

ATTEST:

TOWN CLERK

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

SURVEYOR'S CERTIFICATE

I, BO BAIZE, 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 JANUARY 05, 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 UNIFIED DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20____.

BO BAIZE, COLORADO PLS NO. 37990
FOR AND ON BEHALF OF HURST AND ASSOCIATES, INC.

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)

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 _____

WELD COUNTY CLERK AND RECORDER

OWNER/APPLICANT:

MOUNTAIN VIEW FIRE PROTECTION DISTRICT
3561 N STAGECOACH ROAD, UNIT 200
LONGMONT, CO 80504

ENGINEER/SURVEYOR:

HURST & ASSOCIATES, INC.
2500 BROADWAY, SUITE B
BOULDER, CO 80304

SCALE VERIFICATION

BAR IS ONE INCH
ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	DATE	BY
-	Original	11/17/16	Ba
1	Update title, add project no.	12/12/16	Ba
2	Take out all lots except 1	04/11/17	Ba
3	Update per town comments, title report	05/16/17	Ba
4	Update per additional comments, remove duplicate easements	06/20/17	Ba
5	Add latest commitment info	08/29/17	Ba

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

VISTA RIDGE FILING NO. 1A
1ST AMENDMENT
FINAL PLAT
ERIE, COLORADO

DRAWN BY: BO	DESIGNED BY: JJ	APPROVED BY: JJ
JOB NUMBER: 2520-01		
DATE: 08/29/17		
SCALE: N/A		
SHEET NO. 1 OF 2		

FILE LOCATION:
G:\2520\1\SURVEY\VR FILING\1A RPA FINAL PLAT\LOT

A REPLAT OF VISTA RIDGE FILING NO. 1A LOT 2
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
4.49 ACRES – 1 LOT, 1 TRACT
FP-000827-2016

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

1ST AMENDMENT
FINAL PLAT
ERIE, COLORADO

BO DESIGNED BY: APPROVED BY: JJ	NUMBER: 2520-01	FILE LOCATION: G:\2520\1\SURVEY\VR FIL 1A RPA FINAL PLAT-1 LOT
	E: 08/29/17	
	LE: 1"=40'	
	SET NO: 2 OF 2	

