

ERIE COMMONS FILING NO. 4, 3RD AMENDMENT
FINAL PLAT

AN AMENDMENT OF LOTS 2 AND 3, BLOCK 6, LOTS 1 AND 2, BLOCK 7, LOT 1, BLOCK 8, TRACTS D, E, F, G AND H, AND A PART OF AMBROSE STREET, ERIE COMMONS FILING NO. 4, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.
6.742 ACRES - 75 LOTS - 10 TRACTS
FP-000974-2018

CERTIFICATE OF DEDICATION:

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

LOTS 2 AND 3, BLOCK 6, LOTS 1 AND 2, BLOCK 7, LOT 1 BLOCK 8, AND TRACT D, ERIE COMMONS FILING NO. 4, RECEPTION NO. 3413827 RECORDED 08/23/2006, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING AN AREA OF 6.742 ACRES, (293,679 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 COMMONS FILING NO. 4, 3RD AMENDMENT**. THE STREETS 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 SHOWN HEREON.

OWNER: COMMUNITY DEVELOPMENT GROUP OF ERIE, INC., A COLORADO CORPORATION

BY: _____ DATE: _____

TITLE: _____

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF _____)ss

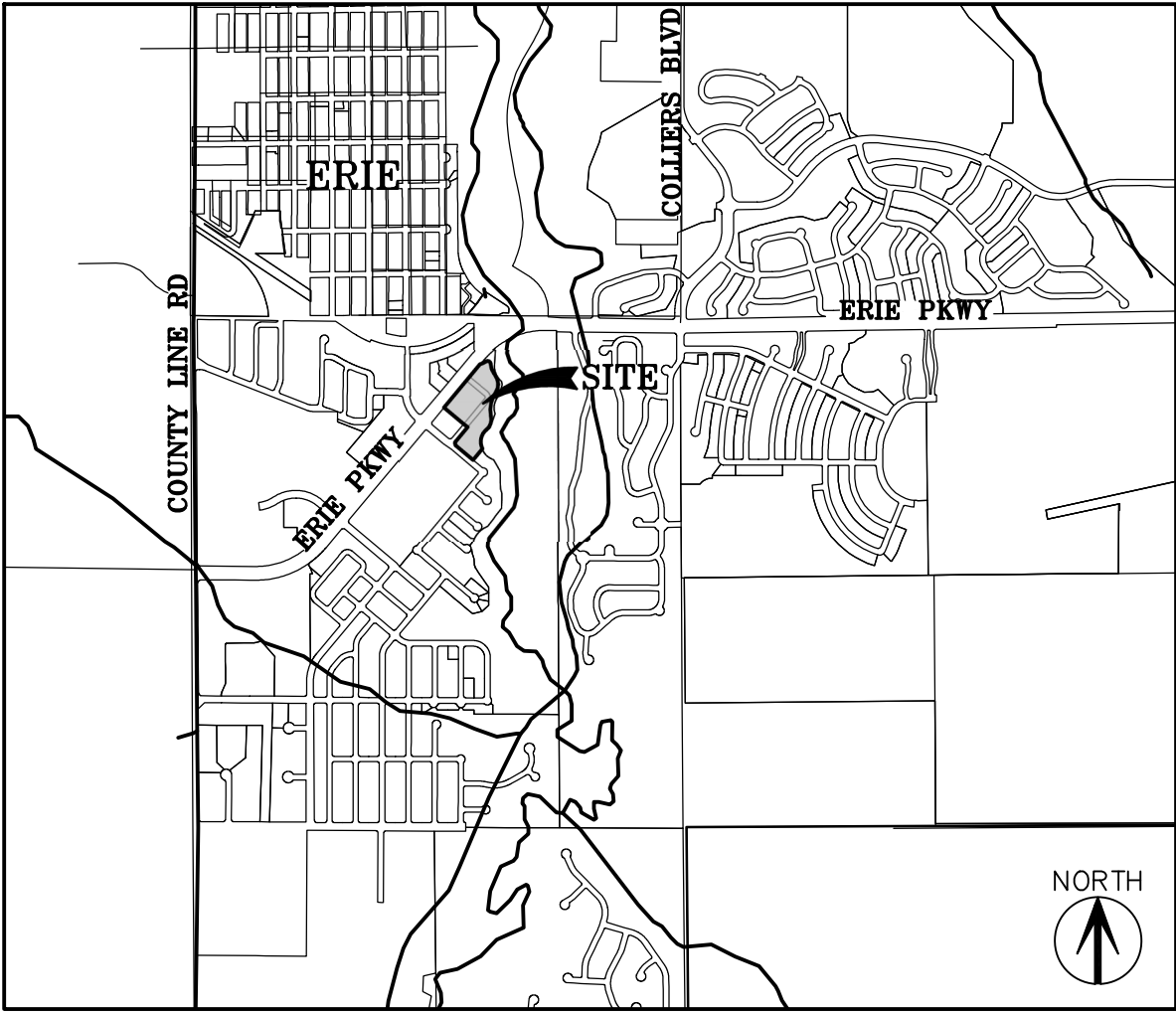
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 20____ BY _____

AS _____, OF COMMUNITY DEVELOPMENT GROUP OF ERIE, INC., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL.

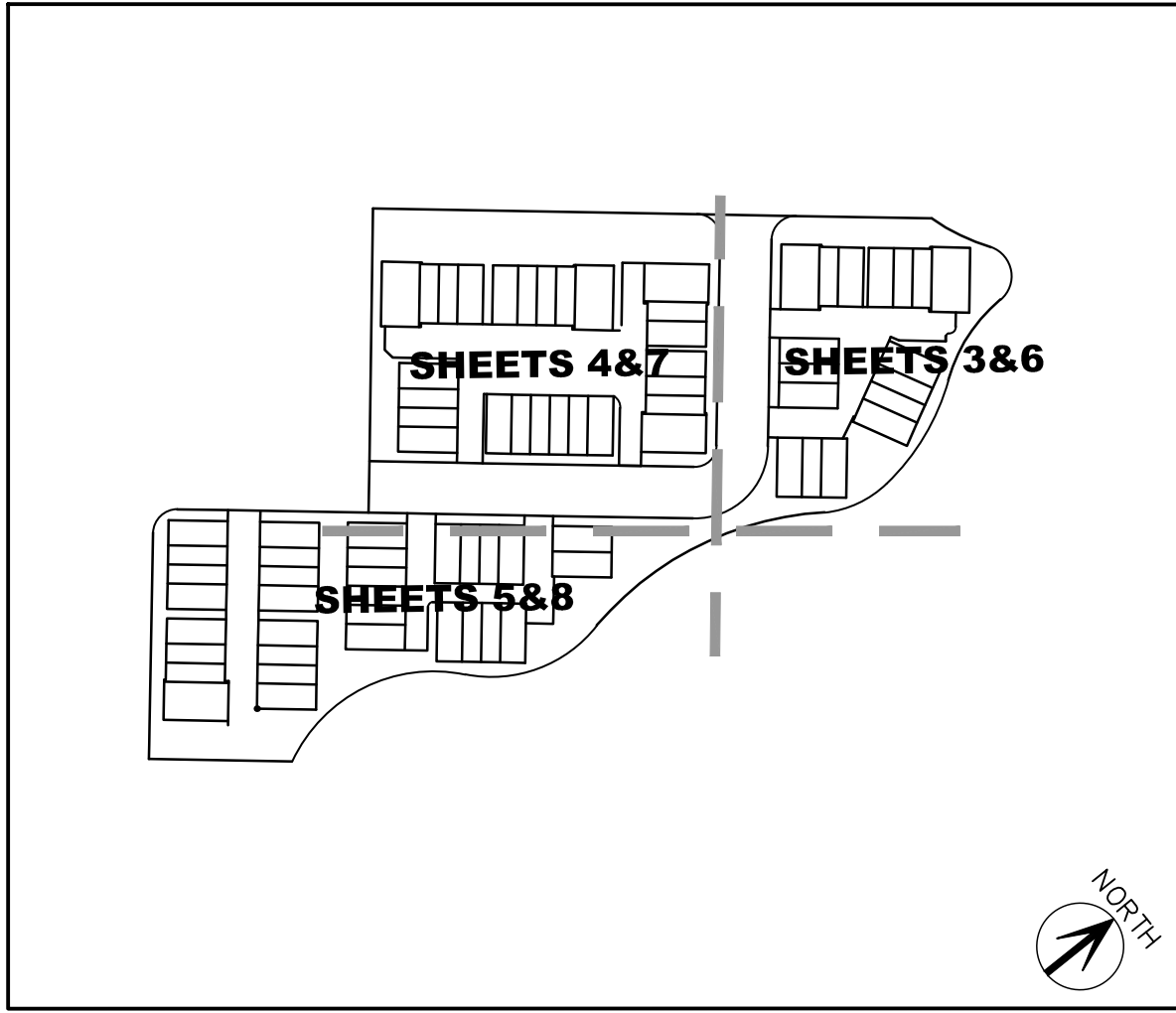
MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____



VICINITY MAP

SCALE: 1=2000'



KEY MAP

SCALE: 1=200'

NOTES AND NOTICES

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP(S) OR EASEMENT(S) OF RECORD. FOR ALL INFORMATION REGARDING EASEMENT(S) RIGHTS-OF-WAY, ENCUMBRANCE(S), OR TITLE OF RECORD, AZTEC CONSULTANTS, INC. RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-832603-CO, EFFECTIVE DATE: OCTOBER 1, 2018 AT 5:00 P.M.
- THE EXISTING FLOODPLAIN LIMITS AS SHOWN ARE BASED ON FEMA MAP 08013C0441J, PANEL 441 OF 615, REVISED DECEMBER 18, 2012. THE SUBJECT PROPERTY LINE WIDTH: OTHER FLOOD AREAS - ZONE X - AREAS OF 0.2% CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- USERS OF DIGITAL INFORMATION MUST RECOGNIZE THAT SUCH INFORMATION CANNOT BEAR A SIGNED CERTIFICATION. EACH USER SHALL BE SOLELY RESPONSIBLE FOR ENSURING THAT DIGITAL INFORMATION IS THE SAME AS THE LATEST RECORD DRAWING BEARING A SIGNED CERTIFICATION.
- 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 OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTES.
- 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 MONUMENT IN ACCORDANCE WITH STATE STATUTE 12-25-2 AND 38-51-105 OF THE COLORADO REVISED STATUTES.
- THIS PROPERTY IS SUBJECT TO A PERMANENT AVIATION EASEMENT RECORDED SEPTEMBER 16, 2004 AT RECEPTION NO. 3219272.
- 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.
- 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.
- BLANKET PUBLIC ACCESS EASEMENTS ARE GRANTED OVER TRACTS D, E, F, G, H, V, W, X, Y, AND Z.
- 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 OWNER HEREBY GRANTS TO PUBLIC SERVICE COMPANY OF COLORADO, AND OTHER UTILITY PROVIDERS, A BLANKET EASEMENT UPON, ACROSS, OVER AND UNDER TRACTS, D, E, F, G, H, V, W, X, Y, AND Z FOR ACCESS, USE, REPLACEMENT, REPAIR AND MAINTENANCE, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, TELEPHONE, ELECTRICITY, COMPUTER, INTERNET, AND MASTER TELEVISION ANTENNA OR CABLE OR SATELLITE TELEVISION SYSTEMS. BY VIRTUE OF THIS BLANKET EASEMENT, IT SHALL BE EXPRESSLY PERMISSIBLE TO ERECT, USE, AND MAINTAIN FACILITIES, EQUIPMENT AND APPURTENANCES ON THE ABOVE PROPERTY; AND TO ACCESS, AFFIX, USE, REPAIR, AND MAINTAIN, WATER, SEWER, GAS, ELECTRIC, TELEPHONE, COMPUTER, INTERNET AND TELEVISION, WIRES, CABLES, CIRCUITS, CONDUITS, PIPES, FACILITIES, AND METERS.
- THE FOLLOWING EASEMENTS DEDICATED TO THE TOWN ON ERIE COMMONS FILING NO. 4, AT RECEPTION NUMBER 3413827, WILL BE VACATED BY THIS PLAT:
 - 30' UTILITY EASEMENT IN LOT 2, BLOCK 6.
 - SOUTHERLY 30' UTILITY EASEMENT IN LOT 1, BLOCK 8.
 - 30' UTILITY EASEMENT IN TRACT D.
 - 30' UTILITY EASEMENT IN BLOCK 7.
 - 3' SIDEWALK EASEMENT AND 6' UTILITY EASEMENT ADJACENT TO AMBROSE STREET AND THE 3' SIDEWALK EASEMENT ADJACENT TO BRIGGS STREET.

TRACT SUMMARY CHART					
TRACT	AREA (AC ±)	AREA (SQ.FT)	USE	OWNERSHIP	MAINTAINED BY*
TRACT D	1.138	49,579	LANDSCAPING/ POCKET PARK	HOMEOWNER ASSOCIATION	HOMEOWNER ASSOCIATION
TRACT E	0.268	11,673	ALLEY/UTILITIES	HOMEOWNER ASSOCIATION	HOMEOWNER ASSOCIATION
TRACT F	0.511	22,240	ALLEY/UTILITIES	HOMEOWNER ASSOCIATION	HOMEOWNER ASSOCIATION
TRACT G	0.212	9,256	ALLEY/UTILITIES	HOMEOWNER ASSOCIATION	HOMEOWNER ASSOCIATION
TRACT H	0.211	9,206	ALLEY/UTILITIES	HOMEOWNER ASSOCIATION	HOMEOWNER ASSOCIATION
TRACT V	0.129	5,622	LANDSCAPING	HOMEOWNER ASSOCIATION	HOMEOWNER ASSOCIATION
TRACT W	0.022	976	LANDSCAPING	HOMEOWNER ASSOCIATION	HOMEOWNER ASSOCIATION
TRACT X	0.018	766	LANDSCAPING	HOMEOWNER ASSOCIATION	HOMEOWNER ASSOCIATION
TRACT Y	0.699	30,430	LANDSCAPING	HOMEOWNER ASSOCIATION	HOMEOWNER ASSOCIATION
TRACT Z	0.048	2,099	LANDSCAPING	HOMEOWNER ASSOCIATION	HOMEOWNER ASSOCIATION
TOTAL	3.256	141,847			

*SEE NOTE TEN ON THIS PAGE

LAND SUMMARY CHART			
TYPE	AREA	AREA (SF)	% OF TOTAL AREA
LOTS (75)	2.691	115,875	39.46
TRACTS (10)	3.256	141,847	48.30
ROW	0.825	35,957	12.24
TOTALS	6.742	293,679	100.00

ACCEPTANCE CERTIFICATE:

THE DEDICATION OF TRACTS D, E, F, G, H, V, W, X, Y, AND Z ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE COAL CREEK COMMONS HOMEOWNERS ASSOCIATION, INC.

BY: _____ DATE: _____

TITLE: _____

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF _____)ss

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 20____ BY _____

AS _____, OF COAL CREEK COMMONS HOMEOWNERS ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

PROJECT BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, AND IS MONUMENTED AS SHOWN HEREON.

SAID LINE IS ASSUMED TO BEAR: NORTH 00°28'29" WEST, A DISTANCE OF 2,640.79 FEET

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 OVERALL LAYOUT
SHEETS 3-5 LOT DETAIL
SHEETS 6-8 EASEMENT DETAIL

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 LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: AS SHOWN IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-832603-CO WITH AN EFFECTIVE DATE OF OCTOBER 1, 2018 AT 5:00 PM

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: _____ DATE: _____

TITLE: _____

SECRETARY/TREASURER)
STATE OF _____)
COUNTY OF _____)
CITY OF _____)
NOTARY PUBLIC)
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY _____ AS _____

STATE OF COLORADO)
) SS.
COUNTY OF _____)
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

PLANNING AND DEVELOPMENT DEPARTMENT APPROVAL CERTIFICATE:

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING AND DEVELOPMENT DIRECTOR ON THIS DAY OF _____, 20____.

PLANNING AND DEVELOPMENT DIRECTOR

BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS PLAT IS TO BE KNOWN AS THE **ERIE COMMONS FILING NO. 4, 3RD 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 _____ A.D. 20____.

MAYOR: _____

ATTEST: _____
TOWN CLERK

SURVEYORS CERTIFICATE:

I, JAMES E. LYNCH, 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 AUGUST 06, 2018, 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 E. LYNCH, PLS # 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST 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

OWNERS/DEVELOPERS

COMMUNITY DEVELOPMENT GROUP OF ERIE

AZTEC
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300 E. MINERAL AVE, SUITE 1
Littleton, Colorado 80122
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www.aztecconsultants.com

AzTec Proj. No.: 2947-M

Calibre

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9090 South Ridgeline Blvd., Suite 105
Highlands Ranch, CO 80129 (303) 730-0434
www.calibre-engineering.com
Engineering Construction Management Survey

**ERIE COMMONS FILING NO. 4,
3RD AMENDMENT
FINAL PLAT**

Prepared for
COMMUNITY DEVELOPMENT GROUP OF ERIE

Job Number

23417-16

Date

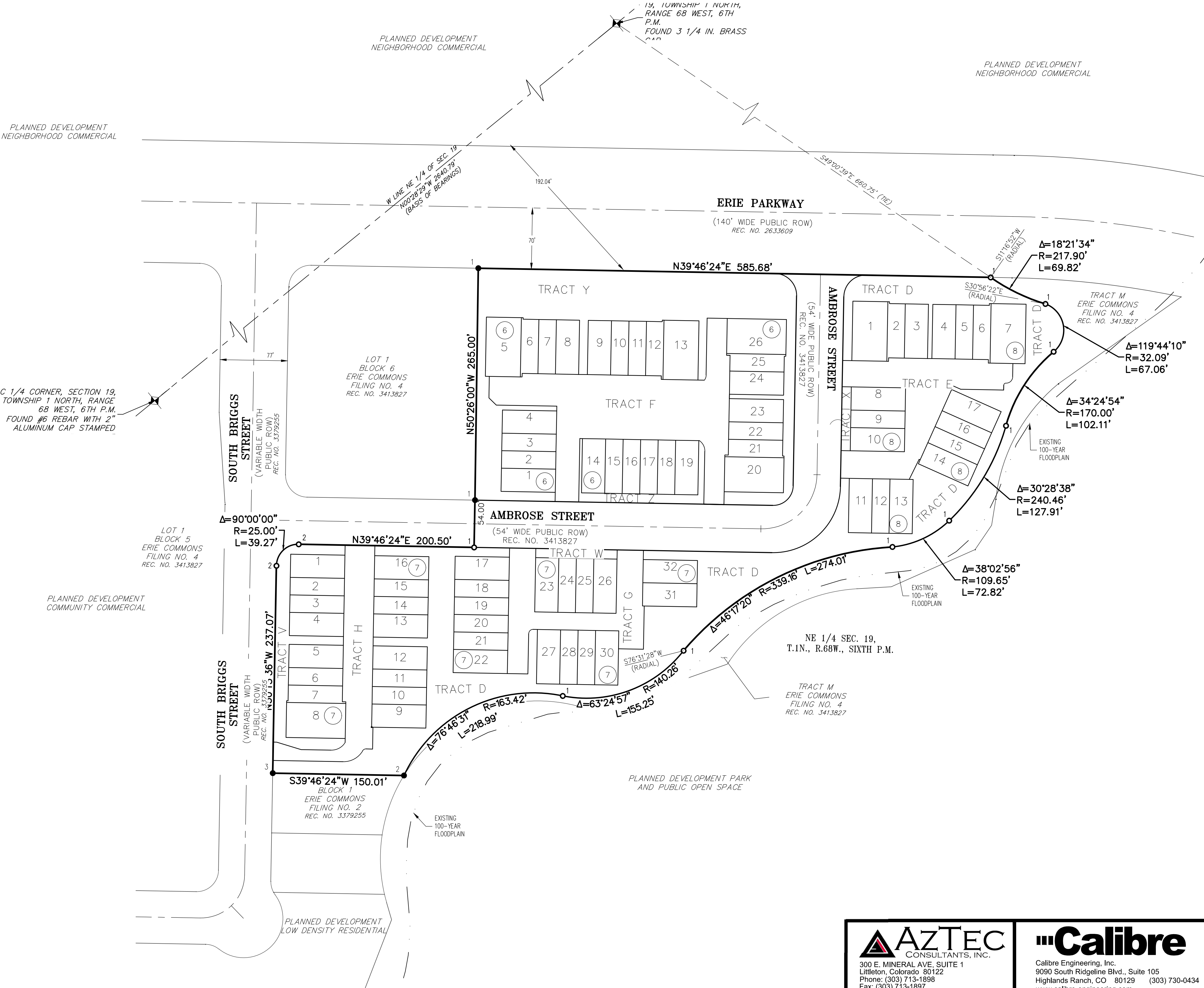
1-2-2019

Sheet

1 OF 8

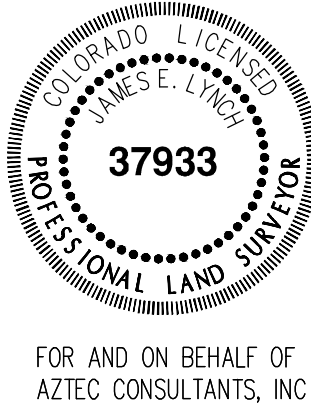
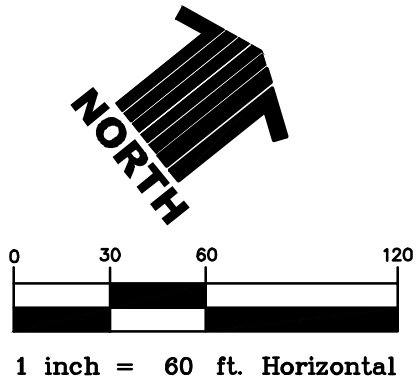
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6.742 ACRES - 75 LOTS - 10 TRACTS
FP-000974-2018



LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE			
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH
L1	N50°13'36"W	2.00'	L21	N50°13'36"W	13.00'	L41	S39°46'24"W	22.83'	C1	55°32'57"	14.50'	14.06'
L2	N50°13'36"W	4.00'	L22	S39°46'24"W	10.00'	L42	S50°13'36"E	16.83'	C2	90°00'00"	5.00'	7.85'
L3	S50°13'36"E	4.00'	L23	S50°13'36"E	13.00'	L43	N39°46'24"E	22.83'	C3	90°00'00"	18.00'	28.27'
L4	S50°13'36"E	2.00'	L24	N39°46'24"E	5.00'	L51	S50°13'36"E	9.51'	C4	45°50'01"	67.00'	53.60'
L5	S62°52'08"W	9.40'	L25	N50°13'36"W	7.00'	L52	N50°13'36"W	6.84'	C5	11°21'32"	349.16'	69.22'
L6	S50°13'36"E	5.50'	L26	N39°46'24"E	10.00'	L53	S39°46'24"W	1.83'	C6	27°41'26"	349.16'	168.75'
L7	N39°46'24"E	1.71'	L27	S50°13'36"E	7.00'	L54	S39°46'24"W	8.00'	C7	52°21'14"	173.42'	158.47'
L8	N39°46'24"E	1.71'	L28	N39°46'24"E	15.00'	L55	N50°13'36"W	3.00'	C8	90°28'43"	7.50'	11.84'
L9	N39°46'24"E	4.00'	L29	S50°13'36"E	4.95'	L56	S50°13'36"E	8.00'	C9	90°29'12"	2.50'	3.95'
L10	N39°46'24"E	4.00'	L30	S39°46'24"W	20.53'	L57	N39°46'24"E	1.83'	C10	63°29'43"	130.26'	144.36'
L11	N50°13'36"W	4.00'	L31	S50°26'00"E	17.83'	L58	S50°13'36"E	26.33'	C11	60°09'12"	4.50'	4.72'
L12	N50°13'36"W	1.71'	L32	N39°46'24"E	20.46'				C12	60°09'12"	25.50'	26.77'
L13	N50°13'36"W	4.00'	L33	S50°13'36"E	7.22'				C13	59°52'03"	18.50'	19.33'
L14	S50°13'36"E	1.71'	L34	N50°13'36"W	11.33'				C14	90°00'00"	8.00'	12.57'
L15	S24°57'24"E	25.56'	L35	N39°46'24"E	27.33'				C15	37°48'35"	9.50'	6.27'
L16	N62°52'08"E	1.31'	L36	S50°13'36"E	11.33'				C16	6°26'36"	173.42'	19.50'
L17	S50°13'36"E	11.79'	L37	S39°46'24"W	3.91'							
L18	N50°13'36"W	73.00'	L38	S39°46'24"W	20.93'							
L19	N39°46'24"E	4.00'	L39	S55°40'55"W	29.19'							
L20	N39°46'24"E	1.71'	L40	S50°13'36"E	12.53'							

LEGEND	
	EXISTING FLOODPLAIN
	PROPOSED FLOODPLAIN
	SUBJECT PROPERTY LINE
	TRACT BOUNDARY
	ADJACENT PROPERTY LINE
	SECTION LINE
	EXIST. RIGHT-OF-WAY
	PROP. EASEMENT
	EXIST. EASEMENT
	PROP. CENTERLINE
	EXIST. CENTERLINE
	LAND CORNER AS DESCRIBED
	SET NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
	SET 1" BRASS DISK STAMPED "AZTEC LS 37933"
	FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "LS 37990"
	FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "LS 15315"
	FOUND 1" BRASS DISK STAMPED "BOW LS 15315"
	LINE / CURVE LABEL
	UTILITY EASEMENT
	SIDEWALK EASEMENT
	WATER EASEMENT
	RIGHT-OF-WAY



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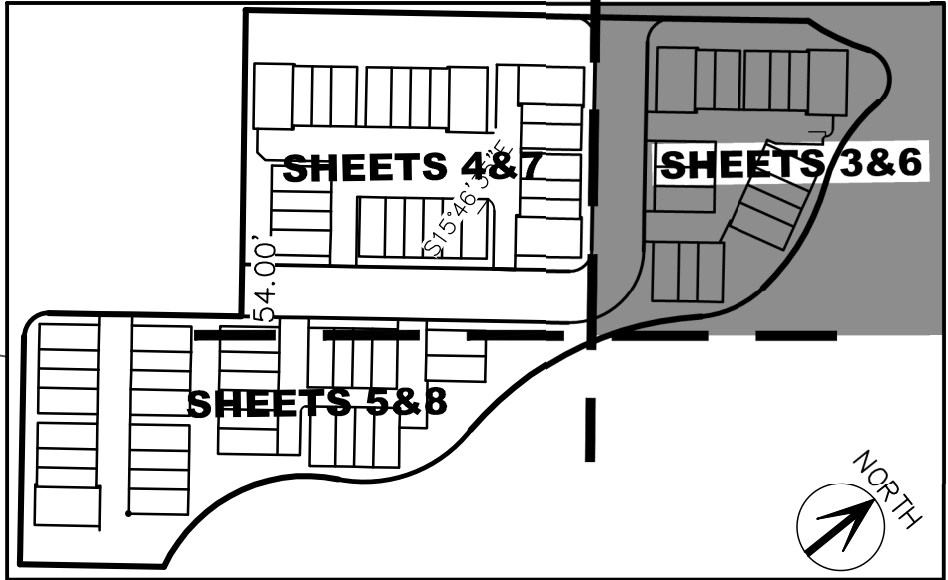
AzTec Proj. No.: 2347-16

Calibre
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www.calibre-engineering.com
Engineering Construction Management Survey

ERIE COMMONS FILING NO. 4, 3RD AMENDMENT FINAL PLAT		Job Number 23417-16
Prepared for COMMUNITY DEVELOPMENT GROUP OF ERIE		Date 1-2-2019
		Sheet 2 OF 8

ERIE COMMONS FILING NO. 4, 3RD AMENDMENT
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KEY MAP
SCALE: 1"=200'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	55°32'57"	14.50'	14.06'
C8	90°28'43"	7.50'	11.84'
C9	90°29'12"	2.50'	3.95'
C15	37°48'35"	9.50'	6.27'

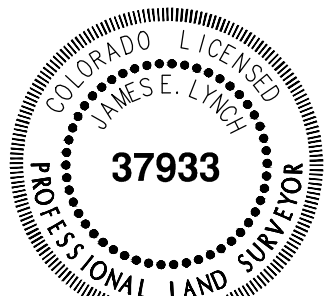
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LINE	BEARING	LENGTH
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L3	S50°13'36"E	4.00'
L4	S50°13'36"E	2.00'
L5	S62°52'08"W	9.40'
L6	S50°13'36"E	5.50'
L7	N39°46'24"E	1.71'
L8	N39°46'24"E	1.71'
L9	N39°46'24"E	4.00'
L15	S24°57'24"E	25.56'
L16	N62°52'08"E	1.31'
L18	N50°13'36"W	73.00'

LEGEND

- EXISTING FLOODPLAIN
- PROPOSED FLOODPLAIN
- SUBJECT PROPERTY LINE
- TRACT BOUNDARY
- ADJACENT PROPERTY LINE
- SECTION LINE
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- LAND CORNER AS DESCRIBED
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- WATER EASEMENT
- RIGHT-OF-WAY



1 inch = 20 ft. Horizontal



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

LOT DETAIL

AZTEC
CONSULTANTS, INC.
300 E. MINERAL AVE, SUITE 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 2447-4

Calibre
Calibre Engineering, Inc.
9090 South Ridgeline Blvd., Suite 105
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FINAL PLAT**

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COMMUNITY DEVELOPMENT GROUP OF ERIE

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Sheet
3 OF 8

AN AMENDMENT OF LOTS 2 AND 3, BLOCK 6, LOTS 1 AND 2, BLOCK 7, LOT 1, BLOCK 8, TRACTS D, E, F, G AND H, AND A PART OF AMBROSE STREET, ERIE COMMONS FILING NO. 4, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.
6.742 ACRES - 75 LOTS - 10 TRACTS
FP-000974-2018

N39°46'24"E 585.68'

SEE SHEET 3

TRACT Y
30,430 SF
0.699 AC

26
2,708 SF
0.062 AC

TRACT F
22,240 SF
0.511 AC

TRACT F
22,240 SF
0.511 AC

TRACT Y
- 30,430 SF
0.699 AC

TRACT X
766 SF
0.018 AC

AMBROSE STREET

(54' WIDE PUBLIC ROW)
REC. NO. 3413827
24" E 582.03'

TRACT W
976 SF
0.022 AC

SEE SHEET 5

32
1,643 SF
0.038 AC

AZTEC
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Littleton, Colorado 80122
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Fax: (303) 713-1897
www.aztecconsultants.com

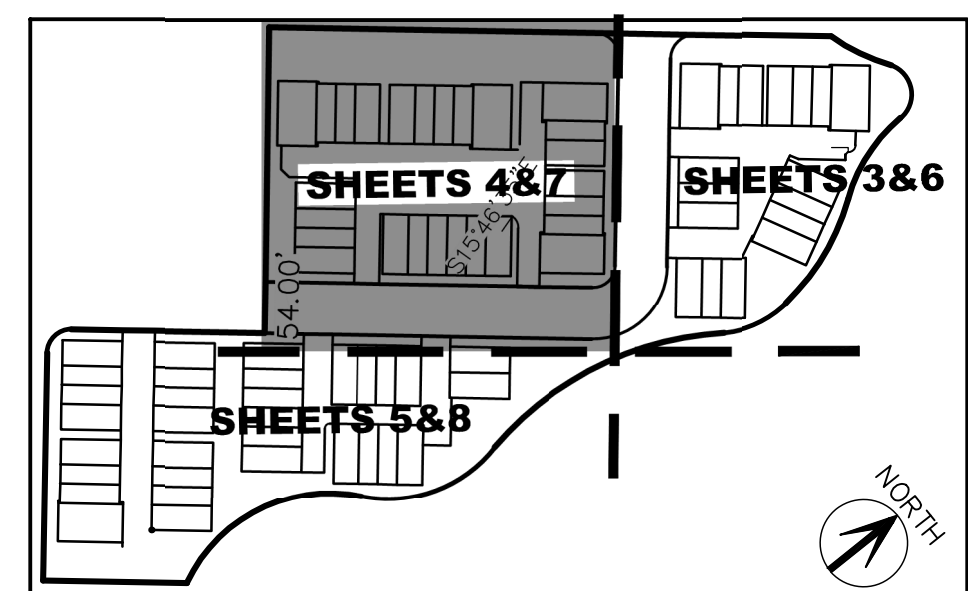
Calibre

Calibre Engineering, Inc.
9090 South Ridgeline Blvd., Suite 105
Highlands Ranch, CO 80129 (303) 730-0434
www.calibre-engineering.com
Engineering Construction Management Survey

**ERIE COMMONS FILING NO. 4,
3RD AMENDMENT
FINAL PLAT**

Prepared for
COMMUNITY DEVELOPMENT GROUP OF ERIE

Job Number	23417-16
Date	1-2-2019
Sheet	4 OF 8



KEY MAP
SCALE: 1=200'

LINE TABLE		
LINE	BEARING	LENGTH
L7	N39°46'24"E	1.71'
L8	N39°46'24"E	1.71'
L10	N39°46'24"E	4.00'
L11	N50°13'36"W	4.00'
L12	N50°13'36"W	1.71'
L13	N50°13'36"W	4.00'
L14	S50°13'36"E	1.71'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	55°32'57"	14.50'	14.06'
C15	37°48'35"	9.50'	6.27'

LEGEND

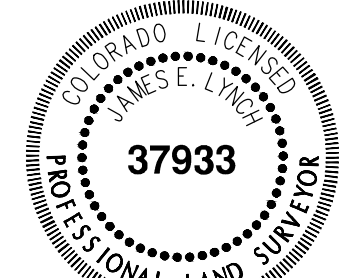
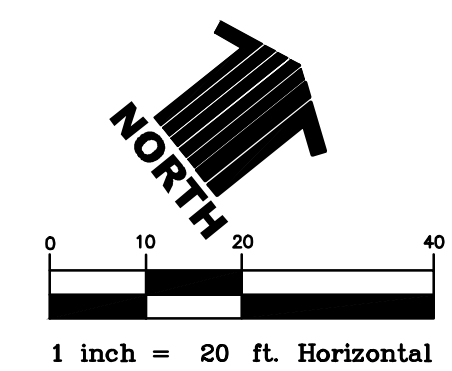
EXISTING FLOODPLAIN
 PROPOSED FLOODPLAIN
 SUBJECT PROPERTY LINE
 TRACT BOUNDARY
 ADJACENT PROPERTY LINE
 SECTION LINE
 EXIST. RIGHT-OF-WAY
 PROP. EASEMENT
 EXIST. EASEMENT
 PROP. CENTERLINE
 EXIST. CENTERLINE
 LAND CORNER AS DESCRIBED

1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 11
 12

L123 / C123

U.E.
 S.W.E.
 W.E.
 R.O.W.

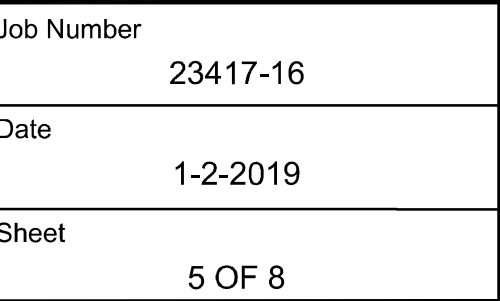
UTILITY EASEMENT
 SIDEWALK EASEMENT
 WATER EASEMENT
 RIGHT-OF-WAY



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

LOT DETAIL

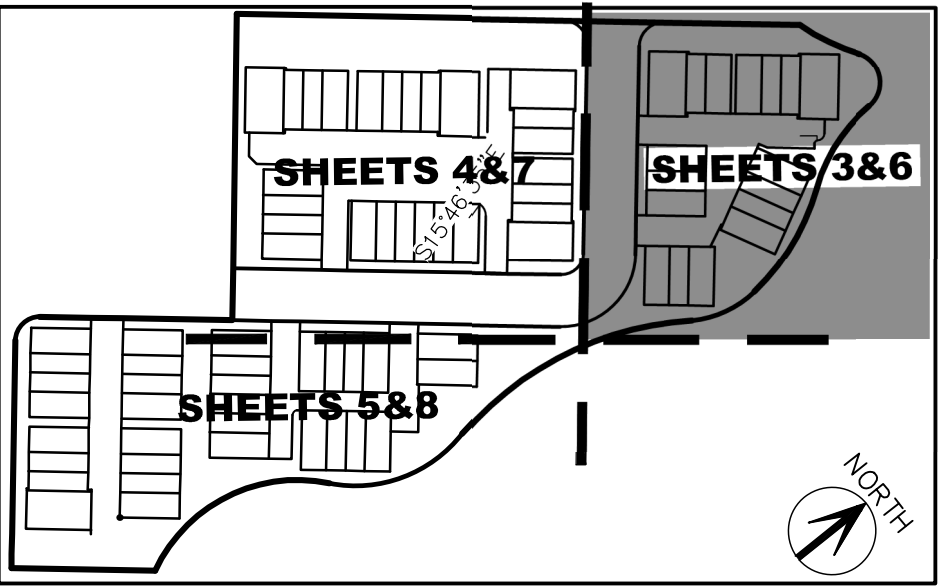
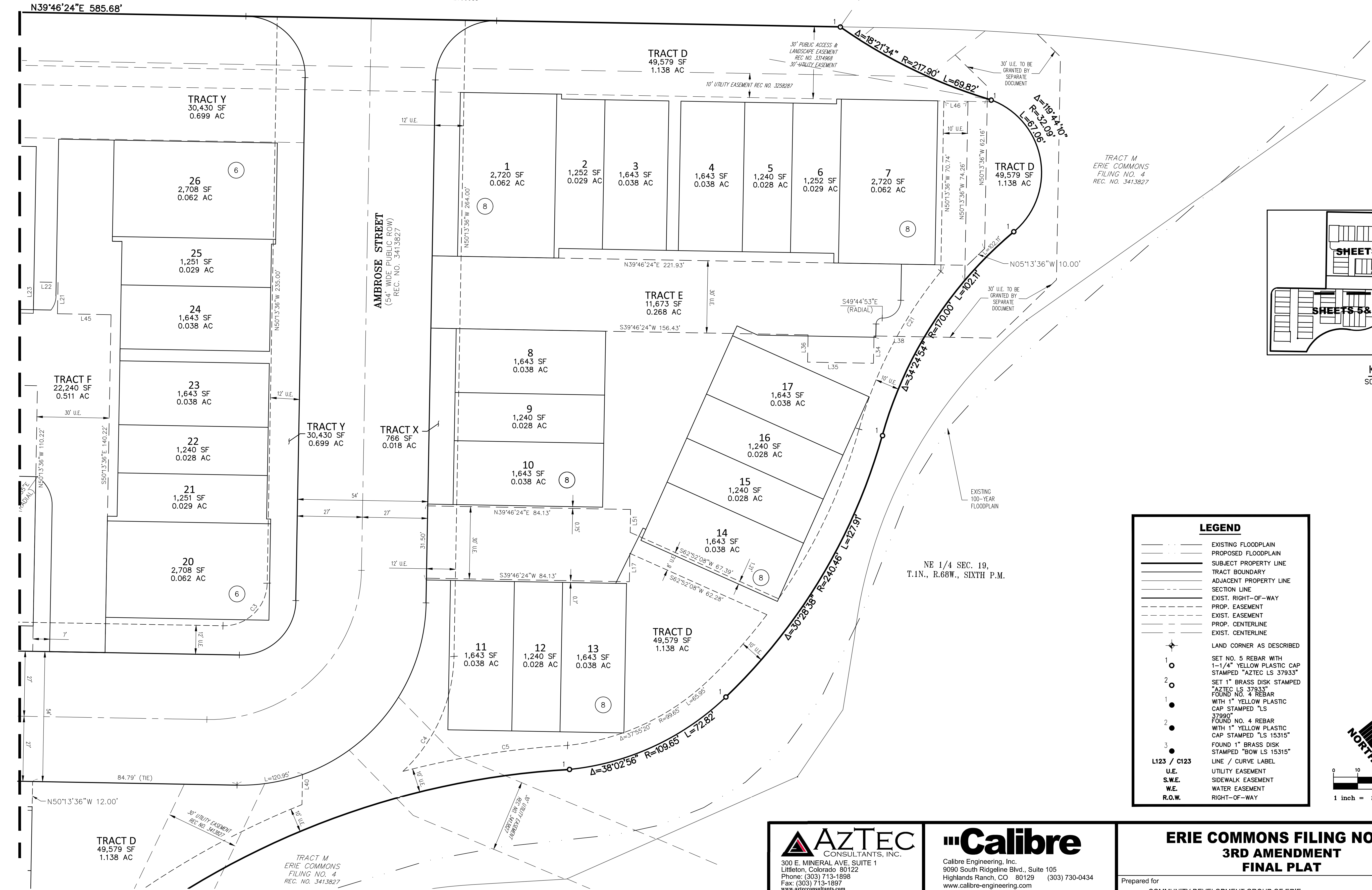
AN AMENDMENT OF LOTS 2 AND 3, BLOCK 6, LOTS 1 AND 2, BLOCK 7, LOT 1, BLOCK 8, TRACTS D, E, F, G AND H, AND A PART OF AMBROSE STREET, ERIE COMMONS FILING NO. 4, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.
6.742 ACRES - 75 LOTS - 10 TRACTS
FP-000974-2018



ERIE COMMONS FILING NO. 4, 3RD AMENDMENT FINAL PLAT

AN AMENDMENT OF LOTS 2 AND 3, BLOCK 6, LOTS 1 AND 2, BLOCK 7, LOT 1, BLOCK 8, TRACTS D, E, F, G AND H, AND A PART OF AMBROSE STREET, ERIE COMMONS FILING NO. 4, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.
 6.742 ACRES - 75 LOTS - 10 TRACTS
 FP-000974-2018

SEE SHEET 7



KEY MAP
SCALE: 1=200'

LEGEND

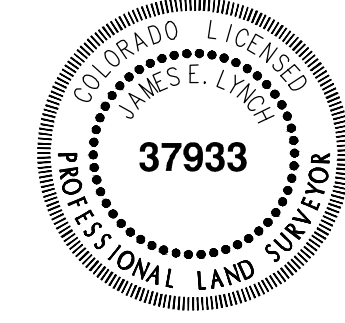
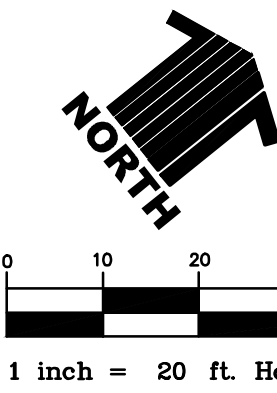
	EXISTING FLOODPLAIN
	PROPOSED FLOODPLAIN
	SUBJECT PROPERTY LINE
	TRACT BOUNDARY
	ADJACENT PROPERTY LINE
	SECTION LINE
	EXIST. RIGHT-OF-WAY
	PROP. EASEMENT
	EXIST. EASEMENT
	PROP. CENTERLINE
	EXIST. CENTERLINE
	LAND CORNER AS DESCRIBED
	SET NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
	SET 1" BRASS DISK STAMPED "AZTEC LS 37933"
	FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "LS 37990"
	FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "LS 15315"
	FOUND 1" BRASS DISK STAMPED "BOW LS 15315"
	LINE / CURVE LABEL
	UTILITY EASEMENT
	SIDEWALK EASEMENT
	WATER EASEMENT
	RIGHT-OF-WAY

LINE TABLE

LINE	BEARING	LENGTH
L17	S50°13'36"E	11.79'
L21	N50°13'36"W	13.00'
L22	S39°46'24"W	10.00'
L23	S50°13'36"E	13.00'
L34	N50°13'36"W	11.33'
L35	N39°46'24"E	27.33'
L36	S50°13'36"E	11.33'
L38	S39°46'24"W	20.93'
L40	S50°13'36"E	12.53'
L46	N39°46'24"E	10.00'
L51	S50°13'36"E	9.51'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C3	90°00'00"	18.00'	28.27'
C4	45°50'01"	67.00'	53.60'
C5	11°21'32"	349.16'	69.22'
C21	23°35'47"	180.00'	74.13'

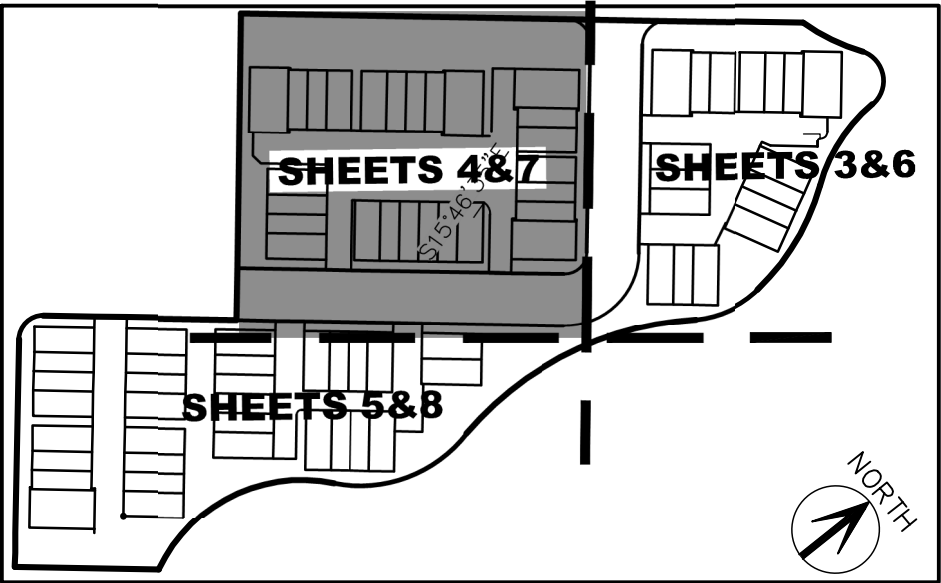
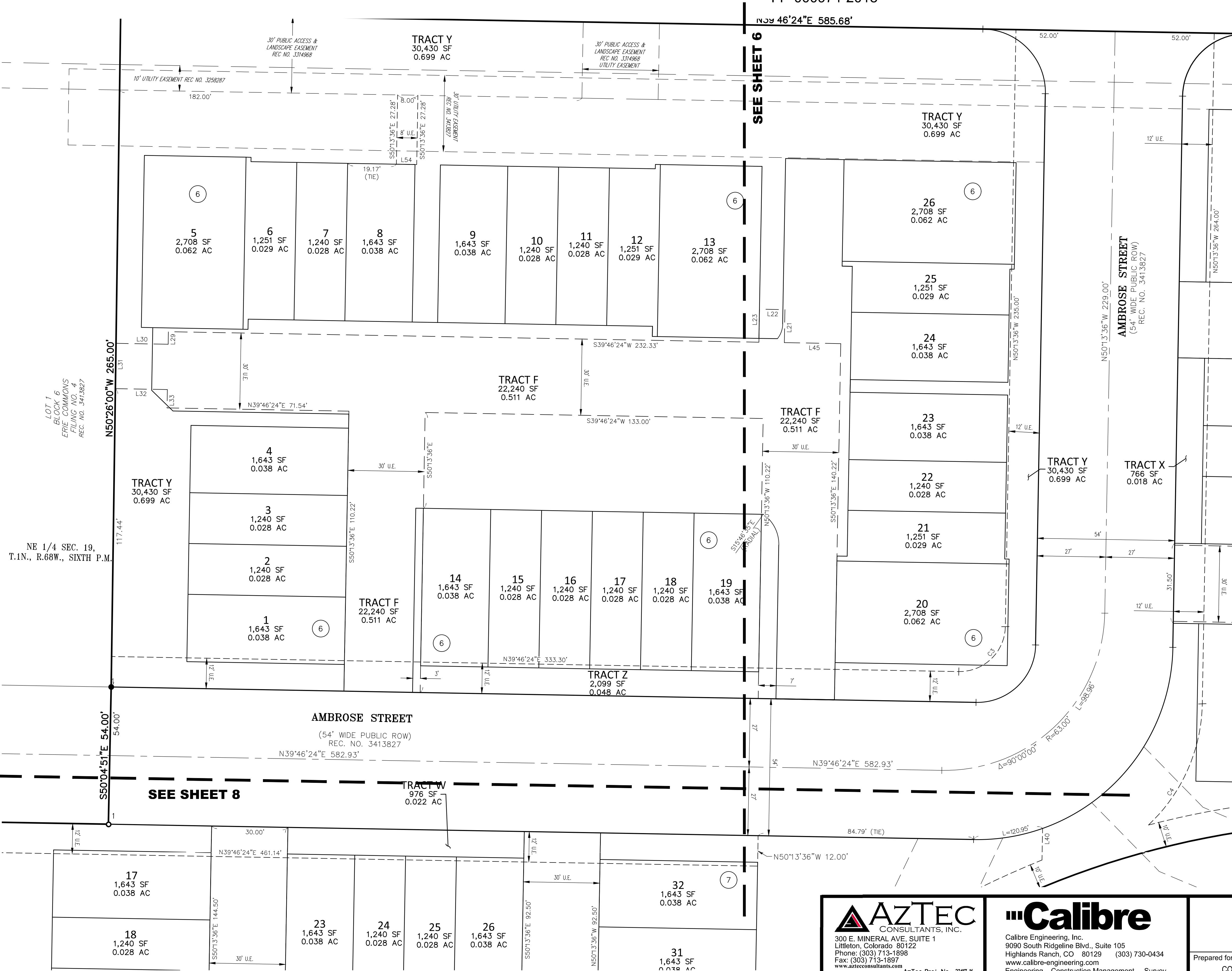


 300 E. MINERAL AVE, SUITE 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No.: 2347-16	 Calibre Engineering, Inc. 9090 South Ridgeline Blvd., Suite 105 Highlands Ranch, CO 80129 (303) 730-0434 www.calibre-engineering.com Engineering Construction Management Survey	ERIE COMMONS FILING NO. 4, 3RD AMENDMENT FINAL PLAT		Job Number 23417-16
		Prepared for COMMUNITY DEVELOPMENT GROUP OF ERIE		Date 1-2-2019
				Sheet 6 OF 8

ERIE COMMONS FILING NO. 4, 3RD AMENDMENT

FINAL PLAT

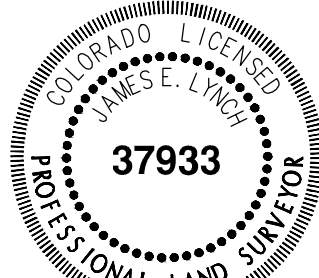
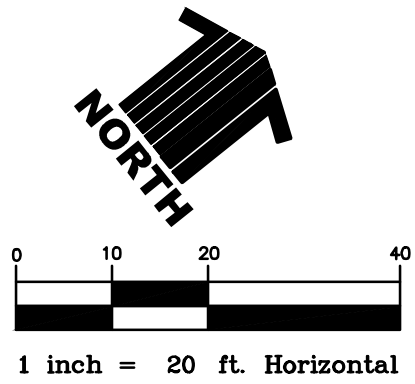
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 6.742 ACRES - 75 LOTS - 10 TRACTS
 FP-000974-2018



KEY MAP
 SCALE: 1"=200'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N50°13'36"W	13.00'
L22	S39°46'24"W	10.00'
L23	S50°13'36"E	13.00'
L29	S50°13'36"E	4.95'
L30	S39°46'24"W	20.53'
L31	S50°26'00"E	17.83'
L32	N39°46'24"E	20.46'
L33	S50°13'36"E	7.22'
L40	S50°13'36"E	12.53'
L45	S39°46'24"W	22.22'
L54	S39°46'24"W	8.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	90°00'00"	18.00'	28.27'
C4	45°50'01"	67.00'	53.60'



FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.

EASEMENT DETAIL

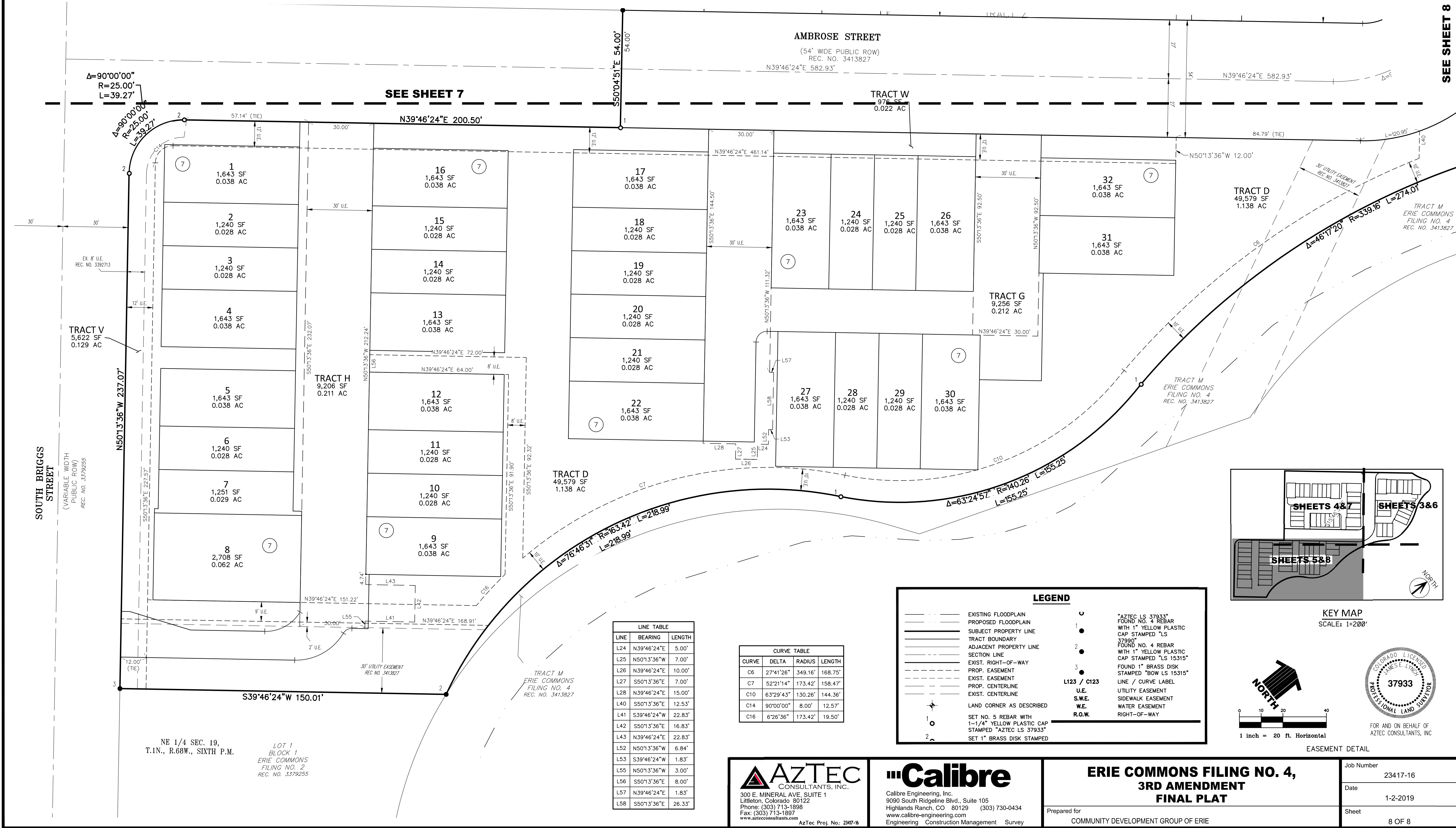
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ERIE COMMONS FILING NO. 4, 3RD AMENDMENT FINAL PLAT		Job Number 23417-16
Prepared for COMMUNITY DEVELOPMENT GROUP OF ERIE		Date 1-2-2019
		Sheet 7 OF 8

ERIE COMMONS FILING NO. 4, 3RD AMENDMENT
FINAL PLAT

AN AMENDMENT OF LOTS 2 AND 3, BLOCK 6, LOTS 1 AND 2, BLOCK 7, LOT 1, BLOCK 8, TRACTS D, E, F, G AND H, AND A PART OF AMBROSE STREET, ERIE COMMONS FILING NO. 4, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.
6.742 ACRES - 75 LOTS - 10 TRACTS
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LINE TABLE		
LINE	BEARING	LENGTH
L24	N39°46'24"E	5.00'
L25	N50°13'36"W	7.00'
L26	N39°46'24"E	10.00'
L27	S50°13'36"E	7.00'
L28	N39°46'24"E	15.00'
L40	S50°13'36"E	12.53'
L41	S39°46'24"W	22.83'
L42	S50°13'36"E	16.83'
L43	N39°46'24"E	22.83'
L52	N50°13'36"W	6.84'
L53	S39°46'24"W	1.83'
L55	N50°13'36"W	3.00'
L56	S50°13'36"E	8.00'
L57	N39°46'24"E	1.83'
L58	S50°13'36"E	26.33'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C6	27°41'26"	349.16'	168.75'
C7	52°21'14"	173.42'	158.47'
C10	63°29'43"	130.26'	144.36'
C14	90°00'00"	8.00'	12.57'
C16	6°26'36"	173.42'	19.50'

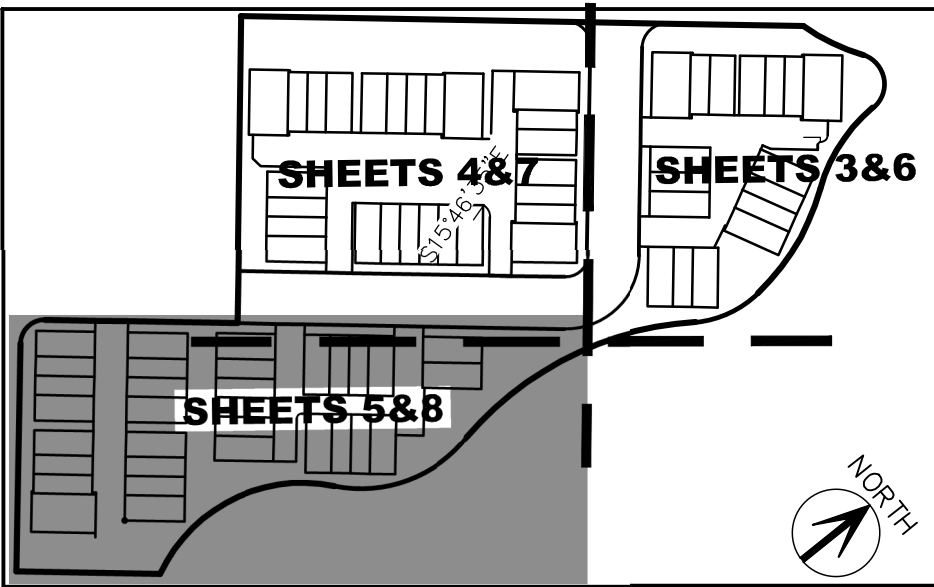
LEGEND

- EXISTING FLOODPLAIN
- PROPOSED FLOODPLAIN
- SUBJECT PROPERTY LINE
- TRACT BOUNDARY
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- LAND CORNER AS DESCRIBED
- SET NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- SET 1" BRASS DISK STAMPED

KEY MAP
SCALE: 1"=200'

KEY MAP
SCALE: 1"=200'

KEY MAP
SCALE: 1"=200'



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ERIE COMMONS FILING NO. 4, 3RD AMENDMENT FINAL PLAT

Prepared for
COMMUNITY DEVELOPMENT GROUP OF ERIE

Job Number
23417-16

Date
1-2-2019

Sheet
8 OF 8