

SCHMIDT MINOR SUBDIVISION
LOCATED IN NORTH HALF OF SECTION 13,
TOWNSHIP 1 NORTH, RANGE 69 WEST 6TH P.M.
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
1 TRACT AND 1 LOT CONTAINING 94.120 ACRES±
PROJECT #MS-000945-2017

DEDICATION STATEMENT

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, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF COUNTY ROAD BOOK B, PAGE 32, ALL OF THE LAND DESCRIBED IN RECEPTION NUMBER 3566775, ALL OF THE LAND DESCRIBED IN RECEPTION NUMBER 2622331, ALL OF THAT PARCEL DESCRIBED IN RECEPTION NUMBER 90603799, A PORTION OF THE LAND DESCRIBED IN RECEPTION NUMBER 03466895 ALL OF THE BOULDER COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT EAST QUARTER CORNER OF SAID SECTION 13;
THENCE NORTH 78°19'29" WEST, A DISTANCE OF 530.49 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89°03'44" WEST, A DISTANCE OF 146.94 FEET;
THENCE NORTH 88°40'57" WEST, A DISTANCE OF 257.83 FEET;
THENCE NORTH 86°53'01" WEST, A DISTANCE OF 494.38 FEET;
THENCE NORTH 84°46'00" WEST, A DISTANCE OF 930.87 FEET;
THENCE SOUTH 05°27'34" WEST, A DISTANCE OF 3.99 FEET;
THENCE NORTH 84°32'26" WEST, A DISTANCE OF 321.33 FEET;
THENCE NORTH 00°28'28" WEST, A DISTANCE OF 24.95 FEET;
THENCE SOUTH 84°39'05" EAST, A DISTANCE OF 2.60 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13;
THENCE ALONG SAID WEST LINE NORTH 00°07'34" EAST, A DISTANCE OF 852.61 FEET;
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 256.00 FEET, A CENTRAL ANGLE OF 90°00'02", WHOSE CHORD BEARS NORTH 44°52'39" WEST A DISTANCE OF 362.04 FEET, FOR AN ARC DISTANCE OF 402.13 FEET;
THENCE NORTH 00°05'43" EAST, A DISTANCE OF 40.34 FEET;
THENCE SOUTH 89°54'17" EAST, A DISTANCE OF 256.04 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13;
THENCE ALONG SAID WEST LINE NORTH 00°07'34" EAST, A DISTANCE OF 1,264.78 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 13;
THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 SOUTH 89°08'12" EAST, A DISTANCE OF 1,789.05 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF AN IRRIGATION DITCH;
THENCE ALONG SAID DITCH CENTERLINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES;
1) THENCE SOUTH 05°18'53" WEST, A DISTANCE OF 85.95 FEET;
2) THENCE SOUTH 09°21'45" WEST, A DISTANCE OF 18.85 FEET;
3) THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 171.00 FEET, A CENTRAL ANGLE OF 71°01'12", WHOSE CHORD BEARS SOUTH 44°52'21" WEST A DISTANCE OF 198.65 FEET, FOR AN ARC DISTANCE OF 211.96 FEET;
4) THENCE SOUTH 80°22'57" WEST, A DISTANCE OF 39.94 FEET;
5) THENCE SOUTH 84°33'07" WEST, A DISTANCE OF 108.82 FEET TO A POINT ON THE NORTH LINE OF AN EASEMENT FOR THE LOWER BOULDER IRRIGATION CANAL, AS RECORDED AT BOOK 986, PAGES 266 AND 269, BOULDER COUNTY CLERK AND RECORDER'S OFFICE;
THENCE ALONG THE NORTH LINE OF SAID EASEMENT THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1) THENCE NORTH 76°16'12" WEST, A DISTANCE OF 118.14 FEET;
2) THENCE SOUTH 67°07'48" WEST, A DISTANCE OF 46.69 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13;
THENCE SOUTH 00°09'11" WEST, A DISTANCE OF 847.48 FEET TO A POINT, EVIDENCED BY A 5/8" REBAR AND PLASTIC CAP, PLS 6716;
THENCE NORTH 89°29'13" EAST, A DISTANCE OF 104.55 FEET;
THENCE SOUTH 00°09'16" WEST, A DISTANCE OF 17.93 FEET A POINT ON THE APPROXIMATE CENTERLINE OF AN IRRIGATION DITCH;
THENCE ALONG SAID DITCH CENTERLINE THE FOLLOWING NINE (9) COURSES AND DISTANCES:
1) THENCE SOUTH 87°53'01" EAST, A DISTANCE OF 96.53 FEET;
2) THENCE SOUTH 54°47'37" EAST, A DISTANCE OF 37.79 FEET;
3) THENCE SOUTH 35°58'27" EAST, A DISTANCE OF 46.95 FEET;
4) THENCE SOUTH 30°22'26" EAST, A DISTANCE OF 187.12 FEET;
5) THENCE SOUTH 27°11'53" EAST, A DISTANCE OF 237.04 FEET;
6) THENCE SOUTH 20°56'33" EAST, A DISTANCE OF 133.69 FEET;
7) THENCE SOUTH 08°05'21" EAST, A DISTANCE OF 67.96 FEET;
8) THENCE SOUTH 01°39'24" EAST, A DISTANCE OF 209.10 FEET;
9) THENCE SOUTH 00°14'08" WEST, A DISTANCE OF 273.40 FEET TO A POINT ON THE NORTH LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2484649, BOULDER COUNTY CLERK AND RECORDER'S OFFICE;
THENCE NORTH 89°36'22" WEST, A DISTANCE OF 0.66 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, EVIDENCED BY A 5/8" REBAR AND ALUMINUM CAP, PLS 4846;
THENCE SOUTH 00°14'06" WEST, A DISTANCE OF 75.50 FEET TO A POINT, EVIDENCED BY A 1-1/2" ALUMINUM CAP SET IN CONCRETE, PLS 2152;
THENCE NORTH 73°58'04" WEST, A DISTANCE OF 114.01 FEET TO A POINT, AS EVIDENCED BY A 1-1/2" ALUMINUM CAP SET IN CONCRETE, PLS 2152;
THENCE SOUTH 02°13'11" WEST, A DISTANCE OF 239.47 FEET;
THENCE SOUTH 88°40'57" EAST, A DISTANCE OF 257.08 FEET;
THENCE SOUTH 89°03'44" EAST, A DISTANCE OF 146.43 FEET;
THENCE SOUTH 00°23'41" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO, A LOT, A TRACT, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF SCHMIDT MINOR SUBDIVISION. THE STREETS 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.

OWNERS

TI RESIDENTIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY (TRACT A)
SUE OWEN SCHMIDT (LOT 1)
TOWN OF ERIE (JASPER ROAD AND JAY ROAD)

BY: _____, TI RESIDENTIAL, LLC NOTARIZED SIGNATURE _____ DATE _____
NAME OF AUTHORIZED OFFICIAL _____
TITLE: _____
ATTEST: _____
SECRETARY/TREASURER

BY: _____ NOTARIZED SIGNATURE _____ DATE _____
NAME OF AUTHORIZED OFFICIAL TOWN OF ERIE _____
TITLE: _____
ATTEST: _____

BY: _____ NOTARIZED SIGNATURE _____ DATE _____
NAME OF AUTHORIZED INDIVIDUAL (FOR SUE OWEN SCHMIDT) _____

NOTARY

STATE OF _____)
COUNTY OF _____)SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 20____, BY _____
WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

BY: _____ NOTARIZED SIGNATURE _____ DATE _____
STATE OF _____)
COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 20____, BY _____, TI RESIDENTIAL,
LLC, A COLORADO LIMITED LIABILITY COMPANY
WITNESS MY HAND AND SEAL _____
MY COMMISSION EXPIRES _____

NOTARY

STATE OF _____)
COUNTY OF _____)SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 20____, BY _____

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

BY: _____ NOTARIZED SIGNATURE _____ DATE _____



VICINITY MAP

1"=1000'

TRACT SUMMARY CHART

TRACT	PURPOSE(S)	OWNER/MAINTENANCE	SQ. FT.
A	FUTURE DEVELOPMENT	TI RESIDENTIAL, LLC	3,767,656±

LAND SUMMARY CHART

TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL LOT	3.537 ACRES±	3.76%
TRACT	86.493 ACRES±	91.90%
DEDICATED AS		
PUBLIC RIGHT-OF-WAY	4.089 ACRES±	4.34%
TOTAL	94.120 ACRES±	100%

GENERAL NOTES

1.) THE LINEAL UNITS USED ON THIS PLAT ARE IN U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.

2.) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND SURVEY BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.

3.) 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 CERTIFICATION SHOWN HEREON.

4.) LAND TITLE GUARANTEE COMPANY PROPERTY INFORMATION BINDER ORDER NO., AB270583040, EFFECTIVE DATE OF POLICY: AUGUST 10, 2018 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.

5.) JEHN ENGINEERING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR RECORDED/UNRECORDED EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

6.) ALL LOT CORNER MONUMENTS SHALL BE SET PER COLORADO STATE STATUTE 38-51-105.

7.) BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, ASSUMED TO BEAR NORTH 89°18'28" WEST BETWEEN THE MONUMENTS AS SHOWN HEREON.

TITLE VERIFICATION CERTIFICATE

WE, LAND TITLE GUARANTEE 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:

COMPANY NAME: LAND TITLE GUARANTEE COMPANY,

BY: _____ NOTARIZED SIGNATURE _____ DATE _____
NAME OF AUTHORIZED OFFICIAL _____

TITLE: _____

ATTEST: _____
SECRETARY/TREASURER

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: _____

ACCEPTANCE CERTIFICATE

THE DEDICATION OF TRACT A IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE _____ METROPOLITAN DISTRICT OR HOMEOWNERS/BUSINESS ASSOCIATION.

METROPOLITAN DISTRICT OR _____, LLC

BY: _____ DATE _____

BY: _____

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: _____

PLANNING AND DEVELOPMENT

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

PLANNING AND DEVELOPMENT DIRECTOR _____

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS _____ 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 _____, 20____.

MAYOR _____

ATTEST: _____

TOWN CLERK _____

SURVEYOR'S CERTIFICATE

I, MARK T. WILSON, 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 17, 2017 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. THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THE SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

MARK T. WILSON, P.L.S. 36062, LICENSED COLORADO LAND SURVEYOR
FOR AND ON BEHALF OF JEHN ENGINEERING, INC.

CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER)SS

DEPOSITED THIS _____ DAY OF _____, 201____, AT _____M., IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY/RIGHT-OF-WAY SURVEYS AT PAGE(S) _____

RECEPTION NUMBER _____

COUNTY SURVEYOR/DEPUTY COUNTY SURVEYOR _____

SHEET 1 OF 2

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