THE RIGHT MOVE SUBDIVISION REPLAT A, 1ST AMENDMENT

DEDICATION STATEMENT

BEING A REPLAT OF LOT 7, THE RIGHT MOVE SUBDIVISION REPLAT A FINAL PLAT, LOCATED IN THE

SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST 6TH P.M.

TOWN OF EDIE COUNTY OF WELD STATE OF COLODADO

TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO 2.32 ACRES - 1 LOT

MPA-001021-2018

LOT 7, THE RIGHT MOVE SUBDIVISION REPLAT A FINAL PLAT, RECEPTION NO. 3343865 AS MODIFIED BY AFFIDAVIT OF CORRECTION AT RECEPTION NO. 3443717 AND BEING FURTHER DESCRIBED AS FOLLOWS;

KNOW BY ALL MEN THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS

A PARCEL OF LAND LOCATED IN SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST 6TH P.M.,

COMMENCING AT THE SOUTH 1/16TH OF SECTION 19 BEING A FOUND 2" ALUMINUM CAP IN RANGE BOX PLS #14083; THENCE SOUTH 14°50'05" EAST, A DISTANCE OF 285.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 7 AND THE POINT OF BEGINNING;

THENCE SOUTH 89°59'22" EAST, A DISTANCE OF 195.43 FEET; THENCE SOUTH 00°39'08" EAST, A DISTANCE OF 390.75 FEET;

HENCE SOUTH 45°30'07" FAST A DISTANCE OF 103.76 FFF

THENCE SOUTH 45°39'07" EAST, A DISTANCE OF 103.76 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 45°21'35", WHOSE CHORD BEARS SOUTH 43°45'21" WEST A DISTANCE OF 44.73 FEET, FOR AN ARC DISTANCE OF 45.92

THENCE NORTH 89°59'22" WEST, A DISTANCE OF 237.50 FEET;

THENCE NORTH 00°39'08" WEST, A DISTANCE OF 495.59 FEET TO THE POINT OF BEGINNING.

OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, COLORADO, DESCRIBED AS:

TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING FURTHER DESCRIBED AS FOLLOWS:

CONTAINING 101,237 SQUARE FEET OR 2.324 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO, LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE RIGHT MOVE SUBDIVISION REPLAT A, 1ST AMENDMENT. THE 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.

OWNERS:

BY: NOTARIZED S	SIGNATURE	DATE
TWINE OF MOTHERIZED STITUTE		
TITLE:	_	
ATTEST:		
SECRETARY/TREASURER		
STATE OF))SS		
COUNTY OF)		
ACKNOWLEDGED BEFORE ME THIS DAY _		
WITNESS MY HAND AND OFFICIAL SEAL		
NOTARY PUBLIC		

GENERAL NOTES

- 1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19 BEING CONSIDERED TO BEAR SO0°39'08"E BETWEEN THE FOUND MONUMENTS SHOWN AND DESCRIBED HEREON.
- 2. ALL DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET. ALL BEARINGS SHOWN HERE ON ARE IN DEGREE-MINUTES-SECONDS.

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

4. 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.

5. STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 212560 REV. C2, EFFECTIVE JANUARY 29, 2019 AT 8:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED RIGHT-OF-WAYS, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.

6. JEHN ENGINEERING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT TITLE SEARCH TO DETERMINE OWNERSHIP OF THIS TRACT OR TO VERIFY EASEMENTS RECORDED/UNRECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE POLICY MAY DISCLOSE.

7. THIS SURVEY DOES NOT CERTIFY TO ANY SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BURIED LINES OF ANY TYPE.

8. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JEHN ENGINEERING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT OR TO THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR EASEMENTS OF RECORD.

9. DATE OF SURVEY - AUGUST 2018.

10. FLOOD NOTE: SUBJECT PROPERTY FALLS WITHIN THE BOUNDARY OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO.08013C0441J, MAP REVISION DECEMBER 18, 2012 AND LIES WITHIN ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

- 11. THE FOLLOWING EASEMENTS DEDICATED TO THE TOWN ON THE RIGHT MOVE SUBDIVISION REPLAT A FINAL PLAT, AT RECEPTION NO. 3343865 WILL BE VACATED BY THIS PLAT
 - A) THE ACCESS AND UTILITY EASEMENT ALONG THE EASTERLY SIDE OF LOT 2
 - B) THE 10 FOOT PEDESTRIAN EASEMENT ALONG THE SOUTHERLY LINE OF LOT 2

12. THE FOLLOWING EASEMENT DEDICATED TO THE TOWN ON FALCON PROPERTIES SUBDIVISION FINAL PLAT, AT RECEPTION NO. 2408278 WILL BE VACATED BY THIS PLAT

A) THAT PORTION OF THE 10 FOOT UTILITY EASEMENT LYING WITHIN LOT 2 OF THE ABOVE MENTIONED THE RIGHT MOVE SUBDIVISION REPLAT A FINAL PLAT



LAND SUMMARY CHART					
TYPE	AREA	% OF TOTAL AREA			
COMMERCIAL LOT	2.32 ACRES±	100%			
TOTAL	2.32 ACRES±	100%			

TITLE VERIFICATION CERTIFICATE

WE ______, 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:

BY	NOTARIZED SIGNATURE _		DATE
NAME OF AUTH	ORIZED OFFICIAL		
TITLE:			
ATTEST:SECRETAR	Y/TREASURER		
STATE OF)SS		
ACKNOWLEDGED BEF	ORE ME THIS DAY	OF	, 20_
BY	AS		-
WITNESS MY HAND A	AND OFFICIAL SEAL		
NOTARY PUBLIC			

PLANNING & DEVELOPMENT DEPARTMENT CERTIFICATE

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

PLANNING & DEVELOPMENT DIRECTOR

MY COMMISSION EXPIRES:

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS THE RIGHT MOVE SUBDIVISION REPLAT A, 1ST AMENDMENT 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
TTEST:
TTEST:

SURVEYOR'S CERTIFICATE

I MARK T. WILSON, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF MAIN STREET FINAL PLAT WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 28TH DAY OF AUGUST, 2018, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, 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 PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF ERIE DEVELOPMENT CODE. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID FINAL PLAT AND THE SURVEY THEREOF.

I ATTEST THE ABOVE,

TOWN CLERK

MARK	T. W	ILSON	I, P.L.S.	360	062	DATE	-
FOR	AND	ON	BEHALF	OF	RICK	ENGINEERING,	IN

SHEET 1 OF 2

	REVISIONS			
NO.	DESCRIPTION	DATE	BY	
1	1ST REFERRAL AGENCY REVIEW	12/10/19	RJH	
2	TOWN RED LINES	4/2/19		
3	TOWN RED LINES	6/27/19	RJH	Engineering Company
4	UPDATE OWNER	9/4/19	RJH	5690 WEBSTER STREET, ARVADA, CO 80002
				PH. (303) 423-6036 FAX (303) 467-9438
				WWW.RICKENGINEERING.COM

\\CP.RICKENG.COM\PROJECTS\D_ARV_J\D01142 GYS ERIE\SURVEY\PLAT\1142 MINOR AMD PLAT.DWG

WELD COUNTY CLERK AND RECORDER

CLERK AND RECORDER CERTIFICATE

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 ______

STATE OF COLORADO

COUNTY OF WELD

