

VICINITY MAP

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:

LOTS 6 AND 7, BLOCK 13, "TOWN OF ERIE", COUNTY OF WELD, STATE OF COLORADO, AND LOT 8, BLOCK 13, "TOWN OF ERIE", COUNTY OF WELD, STATE OF COLORADO,

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AND EASEMENT AS SHOWN HEREON, UNDER THE NAME AND STYLE OF "TOWN OF ERIE, SKIBA AMENDMENT". THE EASEMENT SHOWN HEREON IS DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES SHOWN HEREON.

RTR EQUITY BRIGGS ST., LLC

BY: SCOTT SKIBA DATE

AS: OPERATIONS MANAGER

ACKNOWLEDGMENT

STATE OF)

COUNTY OF) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF A.D. 20 BY AS OF RTR EQUITY BRIGGS ST, LLC.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES

NOTARY PUBLIC

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), IS FREE AND CLEAR OF ALL MONETARY LIENS AND MONETARY ENCUMBRANCES AND IS OTHERWISE SUBJECT ONLY TO THOSE ITEMS OF RECORD SHOWN IN SCHEDULE B-2 OF THE LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NUMBER WITH AN EFFECTIVE DATE OF

BY: DATE

AS:

ACKNOWLEDGMENT

STATE OF COLORADO)

COUNTY OF) SS

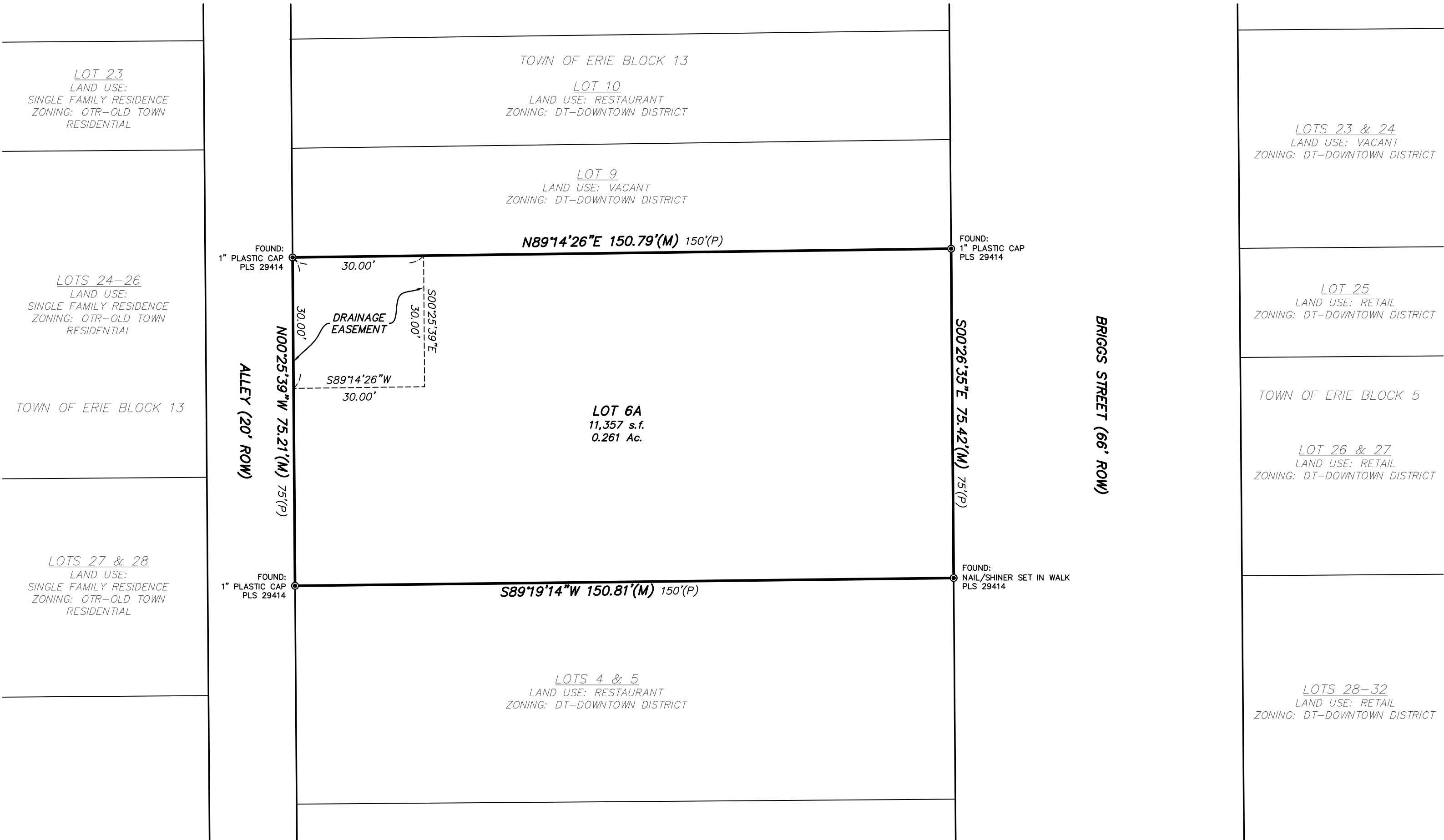
ACKNOWLEDGED BEFORE ME THIS DAY OF A.D. 20 BY AS

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES

NOTARY PUBLIC

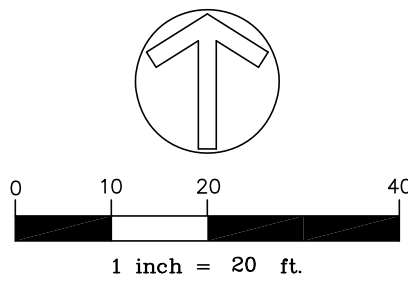
TOWN OF ERIE, SKIBA AMENDMENT

A REPLAT OF LOTS 6, 7 AND 8, BLOCK 13 OF "TOWN OF ERIE" LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO 0.261 ACRES – 1 LOT MPA-001086-2019



NOTES:

- 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.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTHERLY LINE OF LOT 8, BLOCK 13 OF "TOWN OF ERIE", BEING N89°14'26"E BETWEEN FOUND 1" PLASTIC CAPS MARKED "LS 29414".
- THIS SURVEY IS BASED UPON TITLE COMMITMENT NO. 597-C2041552-045-M05 PREPARED BY CHICAGO TITLE OF COLORADO WITH A COMMITMENT DATE OF 03/08/2019. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH OR EASEMENT RESEARCH BY HURST & ASSOCIATES. RATHER ALL INFORMATION REGARDING TITLE AND EASEMENT MATTERS SHOULD BE OBTAINED FROM THE COMMITMENT. PER TOWN PLAT AND COMMITMENT, NO RECORDED EASEMENTS AFFECT PROPERTY.
- THE FOLLOWING DOCUMENTS WERE USED IN THE PREPARATION OF PLAT:
 - LAND SURVEY PLAT PREPARED BY EHRHART GRIFFIN & ASSOCIATES AND RECORDED 07/13/2001 AT RECEPTION NO. 2865531
 - OFFICIAL MAP OF THE TOWN OF ERIE DATED 10/01/1928
- NO RIGHTS OF WAY ARE DEDICATED BY THIS PLAT.
- ADJACENT SOUTHERLY BUILDING ENCROACHES INTO LOT 0.9±.
- OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL DRAINAGE EASEMENTS SHOWN HEREON AND RELATED DRAINAGE FACILITIES, AS PROVIDED IN THE TOWN OF ERIE ENGINEERING STANDARDS AND SPECIFICATIONS, AS AMENDED. OWNER GRANTS THE TOWN OF ERIE A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO: INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY THE ERIE MUNICIPAL CODE, AS AMENDED; AND TO INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES. WHEN THE OWNER FAILS TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH INSPECTION, MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER.
- A FIVE FOOT MAINTENANCE EASEMENT ALONG NORTHERLY PROPERTY LINE IS DESCRIBED IN "AMENDMENT NO. 1 TO MUTUAL EASEMENT AGREEMENT" RECORDED 10/16/2019 AT RECEPTION NO. 4532844.
- LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET.



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 IN APRIL, 2019 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 MUNICIPAL CODE, TITLE 10.

I ATTEST THE ABOVE ON THIS DAY OF A.D., 20

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

BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS PLAT IS TO BE KNOWN AS "TOWN OF ERIE, SKIBA 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

PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE:

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

PLANNING AND DEVELOPMENT DIRECTOR

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF WELD) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS DAY OF A.D. 20, AND WAS RECORDED AT RECEPTION NUMBER

WELD COUNTY CLERK AND RECORDER

APPLICANT:

GFS PROPERTIES, LLC
PO BOX 957
ERIE, CO 80516

ENGINEER/SURVEYOR:

HURST & ASSOCIATES, INC.
1265 S. PUBLIC ROAD, SUITE B
LAFAYETTE, CO 80026

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	Original plat	Bo	05/10/19
2	Change name, remove existing lot lines	Bo	05/22/19
3	Edits per Completeness Review	Bo	06/10/19
4	Add statements	Bo	07/19/19
5	Edits per 09/02, 10/23 comments	Bo	10/24/19

HURST & ASSOCIATES, INC.
1265 S Public Road, Suite B
Lafayette, CO 80026
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

TOWN OF ERIE SKIBA
AMENDMENT
ERIE, COLORADO

DRAWN BY: BO	DESIGNED BY:	APPROVED BY: OCH
JOB NUMBER: 2579-01	DATE: 10/24/19	SCALE: 1"=20'
SHEET NO. 1 OF 1	FILE LOCATION: G:\2579\19\SURVEY\SKIBA AMENDMENT PLAT	