

ERIE TOWN CENTER PD ZONING MAP

A PORTION OF THE EAST HALF OF SECTION 24, T1N, R69W
AND THE NORTH HALF OF SECTION 19, T1N, R68W
OF THE 6TH PRINCIPAL MERIDIAN
COUNTIES OF BOULDER & WELD, STATE OF COLORADO
144.449 ACRES
PD-001143-2020

LEGAL DESCRIPTION

TRACTS A, B, AND C, RANCHWOOD MINOR SUBDIVISION, AND LOTS 1 AND 2, BLOCK 1,
AND TRACTS A AND B, CANYON CREEK SUBDIVISION FILING NO. 10, TOWN OF ERIE,
COUNTY OF BOULDER, STATE OF COLORADO;

TOGETHER WITH LOT 1, BLOCK 5, ERIE COMMONS FILING NO. 4, TOWN OF ERIE, COUNTY
OF WELD, STATE OF COLORADO;

CONTAINING 6,292,215 SQ. FT. OR 144.449 ACRES, MORE OR LESS.

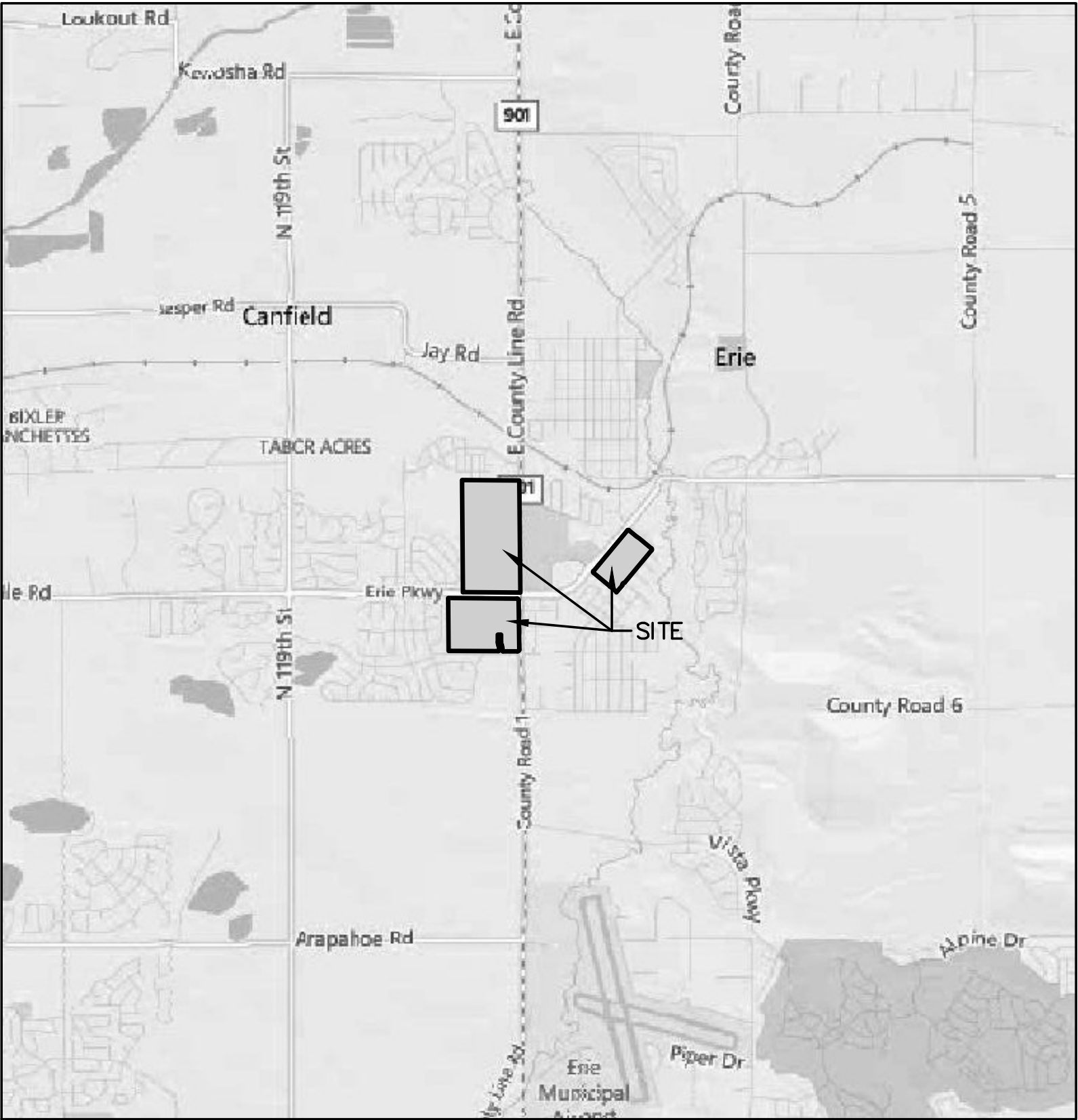
NOTES

1) THIS ZONING MAP DOES NOT CONSTITUTE A TITLE SEARCH BY EHRHART LAND
SURVEYING, LLC OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE
RIGHT-OF-WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF
LAND.

2) 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
SURVEYOR'S STATEMENT SHOWN HEREON.

VICINITY MAP

1"=2000'



SURVEYING CERTIFICATE

I, JOHN P. EHRHART, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF
COLORADO, DO HEREBY CERTIFY THAT THE ZONING MAP SHOWN HEREON IS A CORRECT
DELINEATION OF THE HEREON DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER
MY PERSONAL SUPERVISION ON THE 6TH DAY OF MARCH, 2020.

JOHN P. EHRHART
COLORADO P.L.S. #29414
EHRHART LAND SURVEYING, LLC
PO BOX 930, ERIE, CO 80516
PHONE: 303-828-3340



BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS ANNEXATION MAP IS TO BE KNOWN AS "ERIE TOWN CENTER PD ZONING MAP" AND
IS APPROVED AND ACCEPTED BY ORDINANCE No. _____, PASSED AND
ADOPTED AT THE MEETING OF THE BOARD OF

TRUSTEES OF ERIE, COLORADO, HELD ON _____, 20____, AND

MAYOR _____

ATTEST: _____
TOWN CLERK

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER) ss

I HEREBY CERTIFY THAT THIS ZONING MAP WAS FILED IN MY OFFICE ON THIS

_____ DAY OF _____ A.D., 20____, AND WAS RECORDED AT

RECEPTION NUMBER _____.

BOULDER COUNTY CLERK AND RECORDER _____



P.O. Box 930 • Erie, Colorado 80516
(303) 828-3340
www.coloradols.com

SHEET:

1 OF 2

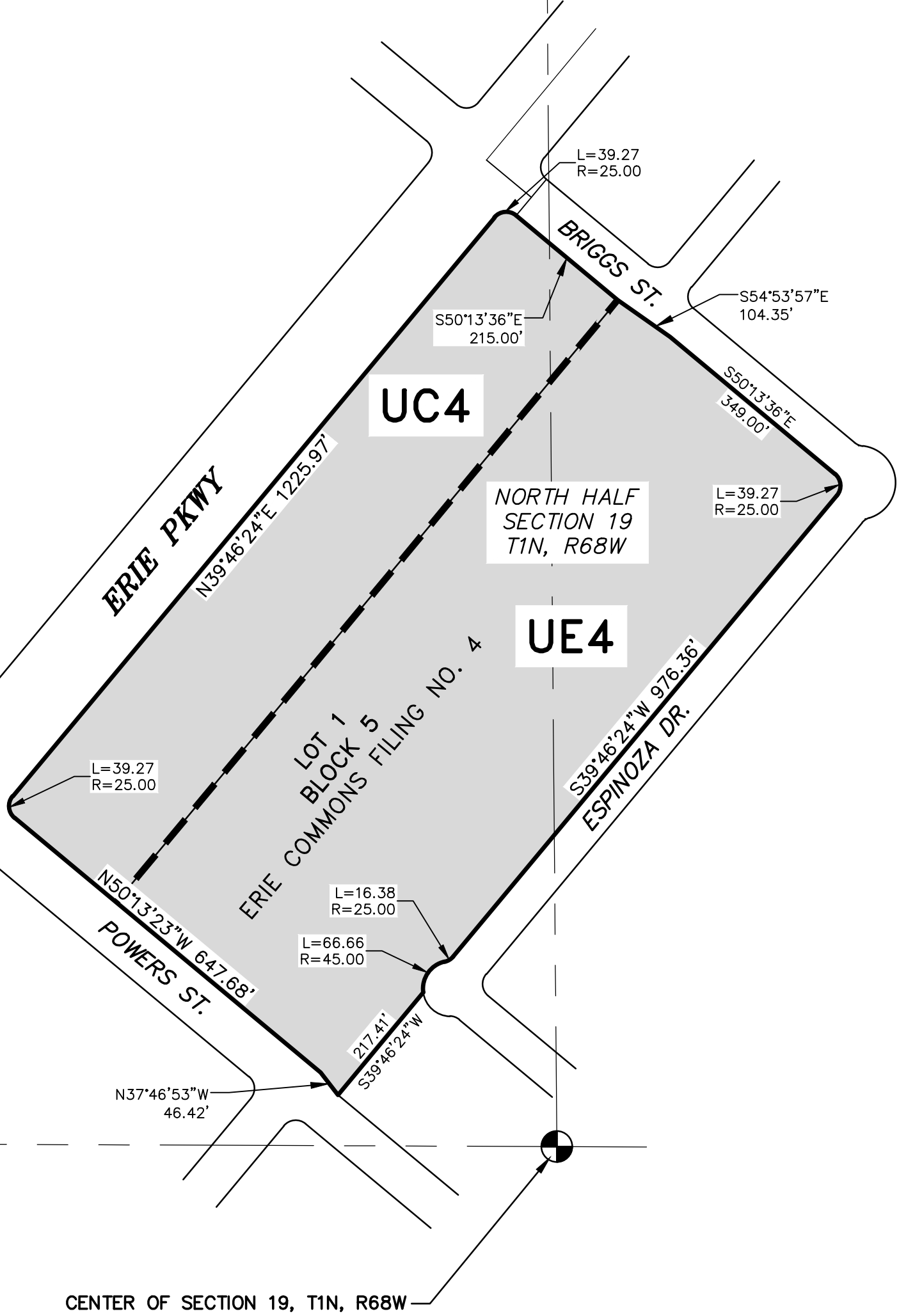
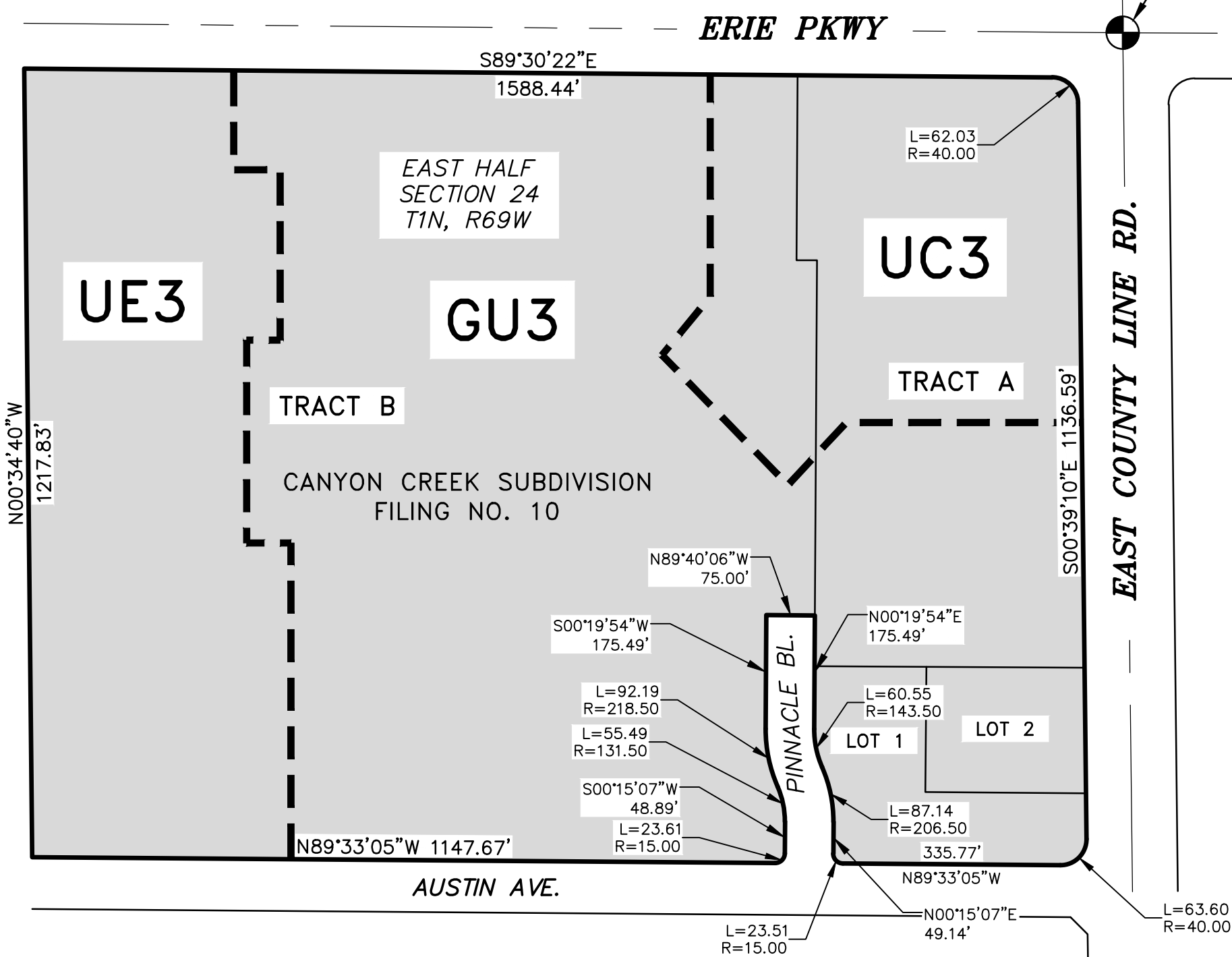
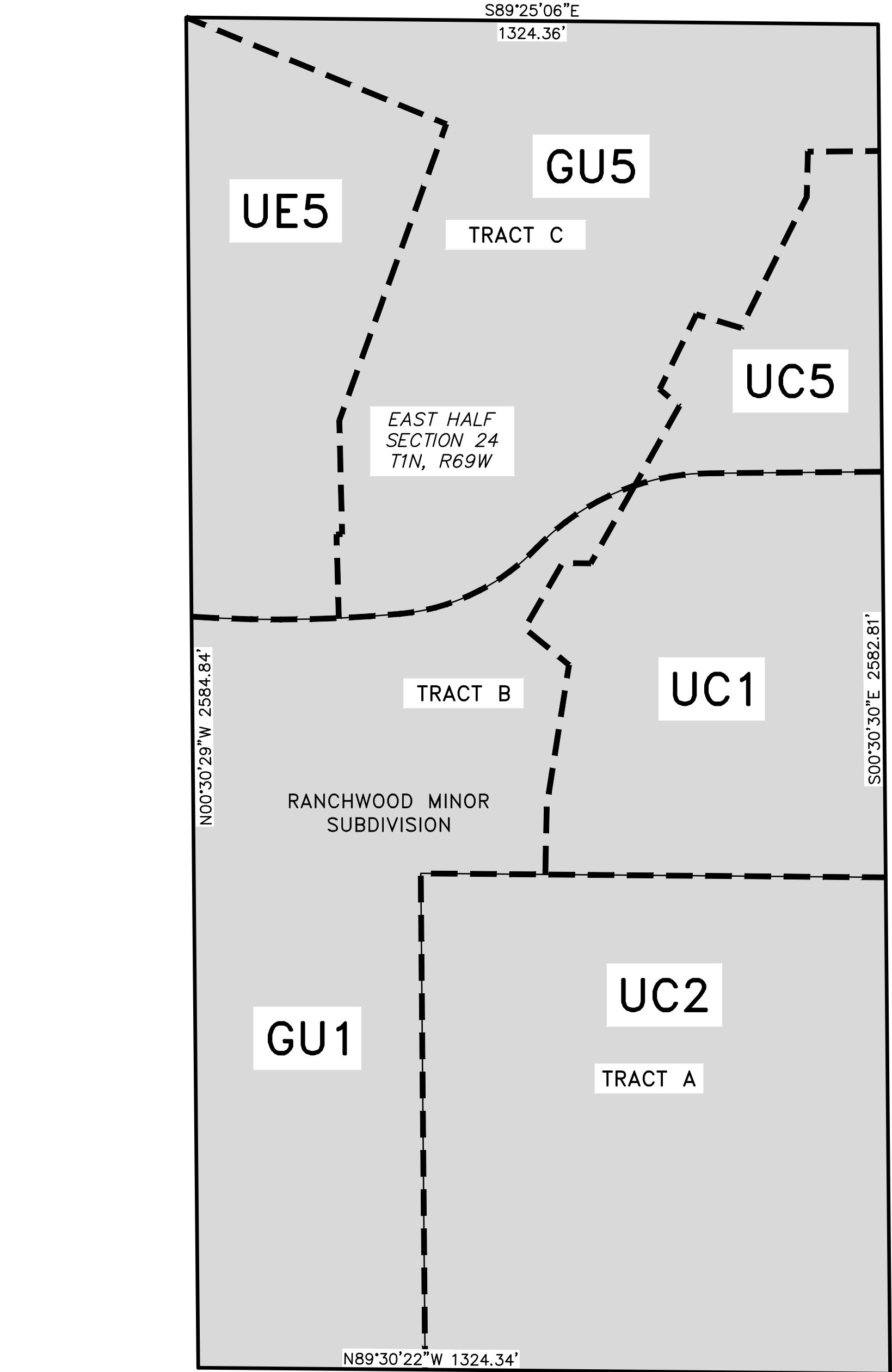
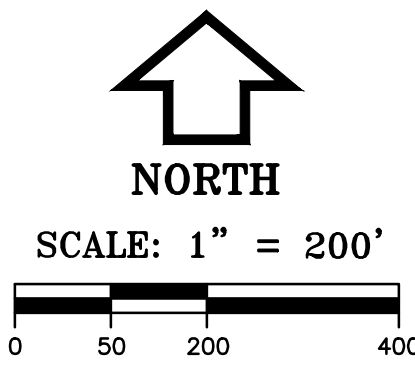
DATE: 3/6/19

DRAWN BY: JPE

PROJECT: S205042

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- LEGEND**
- SECTION CORNER
 - AREA BEING ZONED
 - ZONING AREA BOUNDARY