

ERIE HIGHLANDS FILING NO. 15

A REPLAT OF TRACT K, ERIE HIGHLANDS FILING NO. 14
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

9.364 ACRES – 43 LOTS, 1 TRACT
FP-001069-2019
SHEET 1 OF 2

CERTIFICATE OF DEDICATION AND OWNERSHIP:

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, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT K, ERIE HIGHLANDS FILING NO. 14, AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE. LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING AN AREA OF 9.364 ACRES, (407,877 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 HIGHLANDS FILING NO. 15.**, STREET RIGHTS-OF-WAY, 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: CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)
COUNTY OF _____)SS

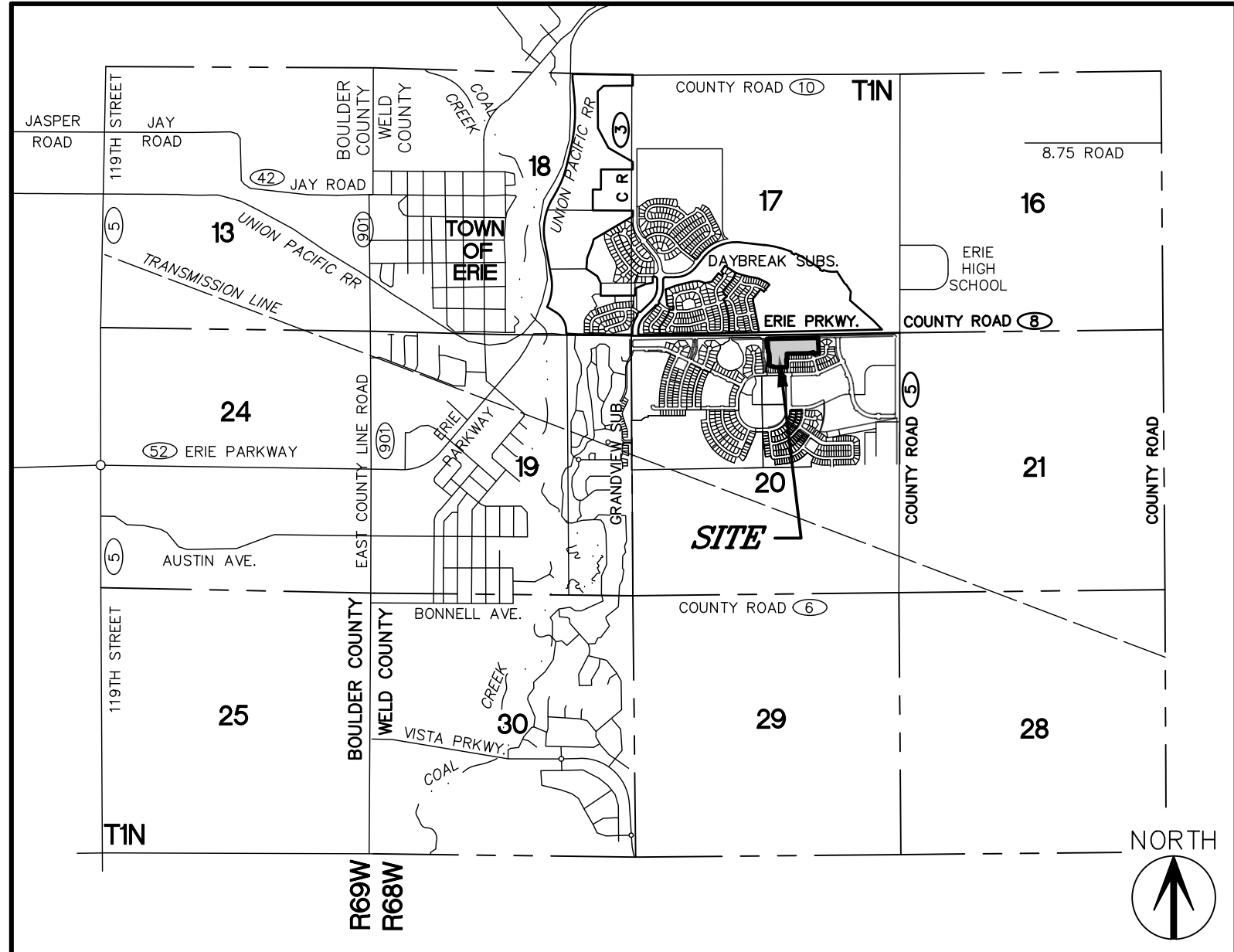
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019

BY _____ AS _____, OF CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP
SCALE: 1"=3000'

GENERAL NOTES

- THE FIELD WORK FOR THIS PLAT WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON JUNE 9, 2017.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- ADJACENT CITY ZONING BASED ON TOWN OF ERIE ZONING MAP WITH A REVISION DATE OF 10/16/2017. COUNTY ZONING INFORMATION FROM COUNTY WEBSITE ZONING MAP APPLICATION ACCESSED 08/15/2017.
- 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.
- 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.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN _____ COMPANY COMMITMENT FILE NO. _____, WITH AN EFFECTIVE DATE OF _____ AT 5:30 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- THE PROPERTY WITHIN THIS PLAT OF ERIE HIGHLANDS FILING NO. 15 IS SUBJECT TO A PERMANENT AVIGATION EASEMENT AS DESCRIBED WITHIN THE AGREEMENT RECORDED UNDER RECEPTION NO. 3984166.
- TRACT A IS A PUBLIC ACCESS EASEMENT IN ITS ENTIRETY.
- BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, ASSUMED TO BEAR NORTH 88°48'06" EAST, A DISTANCE OF 2648.24 FEET; MONUMENTED AT THE NORTH QUARTER CORNER OF SECTION 20 BY A NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "LS 28258" IN A MONUMENT BOX, AND MONUMENTED AT THE NORTHEAST CORNER OF SECTION 20 BY A NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "PLS 23501" IN A MONUMENT BOX.
- FLOODPLAIN: BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 080130C0442J (PANEL NOT PRINTED), THE SUBJECT PROPERTY LIES WITHIN "ZONE X", BEING DEFINED AS "AREA OF MINIMAL FLOOD HAZARD".
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.

TRACT SUMMARY TABLE				
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY / MAINTAINED BY
TRACT A	80,562	1.849	PUBLIC ACCESS, LANDSCAPE, UTILITIES	METRO DIST./METRO. DIST.

LAND SUMMARY CHART			
TYPE	AREA (S.F.)	AREA (AC.)	% OF TOTAL AREA
LOTS	253,682	5.825	62.20%
TRACTS	80,562	1.849	19.75%
PUBLIC ROW	73,633	1.690	18.05%
TOTAL	407,877	9.364	100%

SHEET INDEX

SHEET 1 - COVER, LEGAL DESCRIPTION, NOTES, VICINITY MAP
SHEET 2 - OVERALL BOUNDARY & LOT/TRACT DETAIL

TITLE VERIFICATION CERTIFICATE:

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____ COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE TITLE OF ALL THE LANDS HEREIN SHOWN UPON THE PLAT AND THAT THE TITLE OF SUCH LANDS IS IN THE DEDICATOR(S), FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT THOSE SET FORTH IN THE _____ COMPANY, TITLE COMMITMENT NO. _____, EFFECTIVE DATE _____ AT _____ A.M.

BY: _____ DATE: _____ TITLE: _____
AUTHORIZED REPRESENTATIVE

STATE OF _____)
COUNTY OF _____) SS.
CITY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019

BY _____ AS _____
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

ACCEPTANCE CERTIFICATE

TRACT A IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY ERIE HIGHLANDS METROPOLITAN DISTRICTS NO. 1, 2, 3, 4 AND 5.

BY: _____ DATE _____

TITLE: _____

STATE OF _____)
COUNTY OF _____) SS.
CITY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019 BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE:

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

PLANNING AND DEVELOPMENT DIRECTOR

BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS PLAT IS TO BE KNOWN AS **ERIE HIGHLANDS FILING NO. 15** AND IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE _____ DAY OF _____, A.D. 20____.

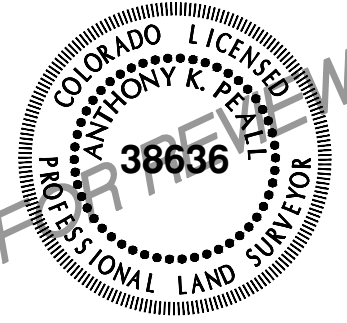
MAYOR: _____

ATTEST: _____
TOWN CLERK

SURVEYORS CERTIFICATE:

I, ANTHONY K. PEALL, 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 JUNE 9, 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 MUNICIPAL CODE TITLE 10.
I ATTEST THE ABOVE ON THIS 2ND DAY OF MARCH, 2017.

ANTHONY K. PEALL, PLS # 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122



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 _____



300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No: 19319-09

DRAWN BY: TP

REVISIONS			DATE OF PREPARATION:	2019-02-18
DATE	DESCRIPTION	BY		
04/15/19	ADDRESS TOWN COMMENTS	TP	SCALE:	NA
08/28/19	ADDRESS TOWN COMMENTS	TP		
10/29/19	ADDRESS TOWN COMMENTS	YM		
			SHEET 1 OF 2	

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A REPLAT OF TRACT K, ERIE HIGHLANDS FILING NO. 14

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

9.364 ACRES - 43 LOTS, 1 TRACT

FP-001069-2019

SHEET 2 OF 2

TOWN OF ERIE
ZONING DESIGNATION:
LOW DENSITY RESIDENTIAL

NORTH 1/4 CORNER SECTION 20
T.1N., R.68W., 6TH P.M.
RECOVERED NO. 6 REBAR
WITH 2-1/2" ALUMINUM CAP
"LS 28258" IN A MONUMENT BOX

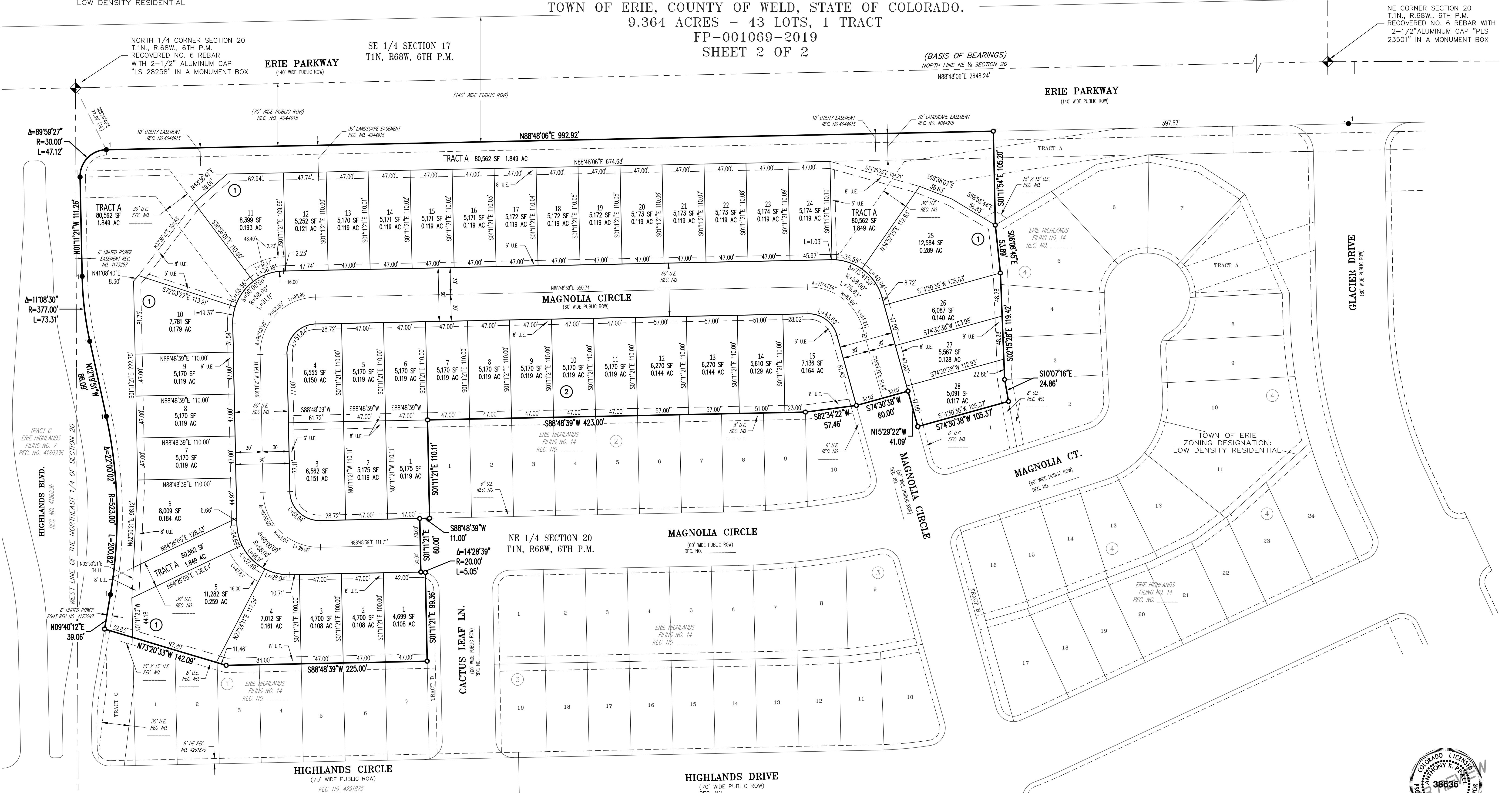
ERIE PARKWAY
(140' WDE PUBLIC ROW)

SE 1/4 SECTION 17
T1N, R68W, 6TH P.M.

(BASIS OF BEARINGS)
NORTH LINE NE ¼ SECTION 20
N88°48'06"E 2648.24'

ERIE PARKWAY
(140' WIDE PUBLIC ROW)

NE CORNER SECTION 20
T.1N., R.68W., 6TH P.M.
RECOVERED NO. 6 REBAR WITH
2-1/2" ALUMINUM CAP "PLS
23501" IN A MONUMENT BOX



LEGEND

- LEGEND**

 - ◆ RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
 - SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
 - ¹ ● RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"

R.O.W. RIGHT-OF-WAY

(NR) NON RADIAL

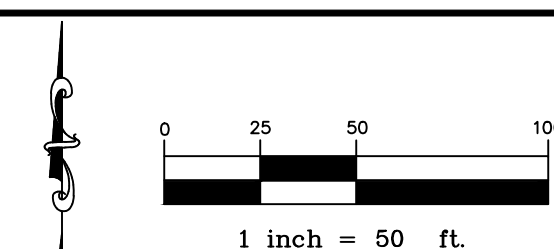
UE UTILITY EASEMENT

① BLOCKS

TOWN OF ERIE
ZONING DESIGNATION:
LOW DENSITY RESIDENTIAL



300 East Mineral Ave., Suite
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AzTec Proj. No.: 19319-C

DRAWN BY: T

DATE OF PREPARATION:	2019-02-18
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SCALE: 1"=50'

SHEET 2 OF 2

