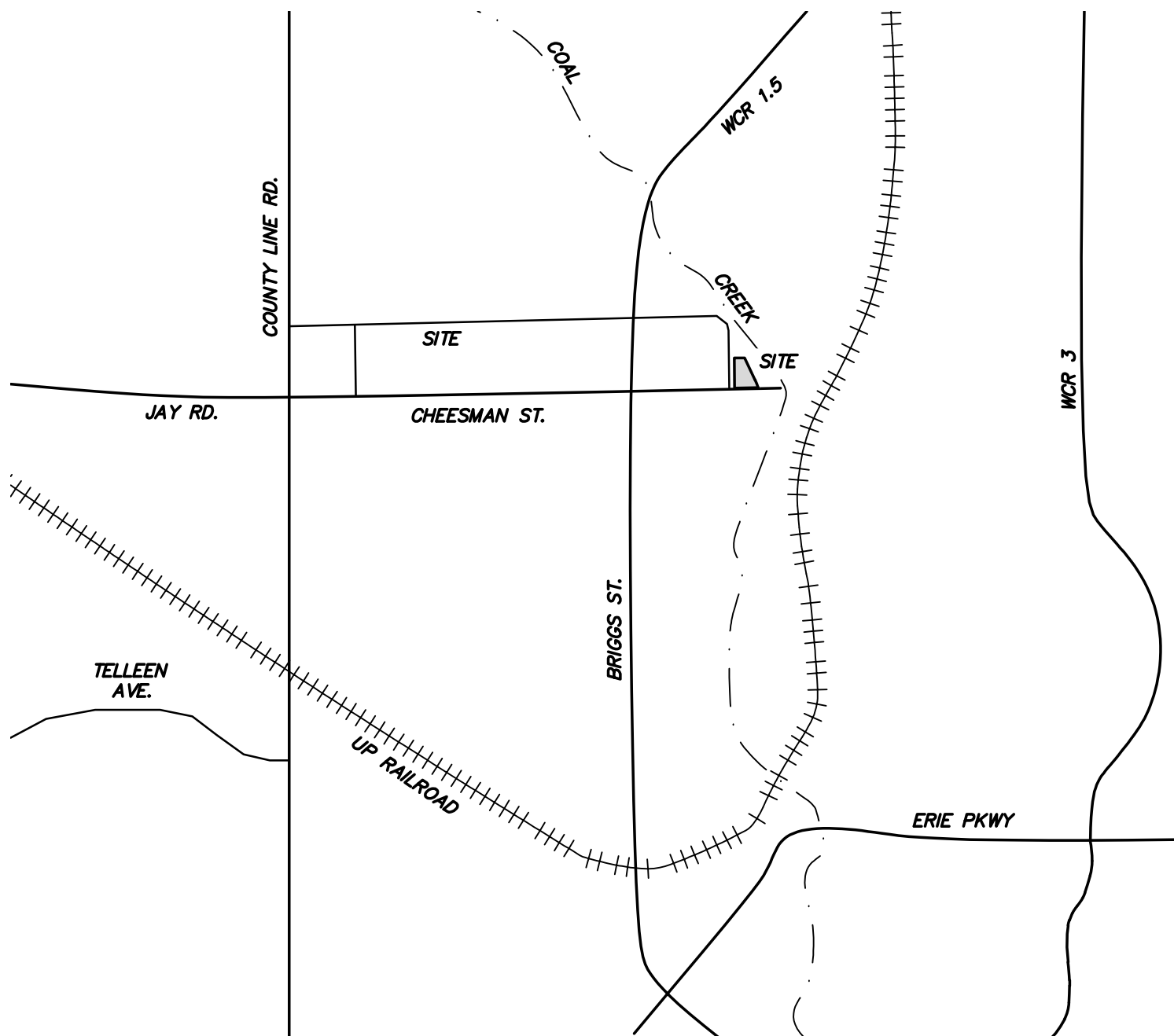


EAST ADDITION, ELROD AMENDMENT
AN AMENDMENT OF LOTS 1-8, BLOCK 43, EAST ADDITION TO TOWN OF ERIE
SITUATED IN THE NORTHEAST QUARTER OF SECTION 18
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
0.522 ACRE – 1 LOT
MPA-001089-2019



VICINITY MAP
SCALE 1" = 1000'

DEDICATION STATEMENT:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER, MORTGAGEE OR LIEN HOLDER OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, COLORADO, DESCRIBED AS FOLLOWS:

PART OF LOTS 1 THROUGH 8, BLOCK 43 EAST ADDITION TO THE TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 43; THENCE N89°06'29"E ALONG THE NORTH RIGHT-OF-WAY LINE OF CHEESMAN STREET A DISTANCE OF 177.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE N00°38'57"W A DISTANCE OF 199.59 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8; THENCE N89°34'04"E ALONG SAID NORTH LINE OF LOT 8 A DISTANCE OF 68.58 FEET TO THE WESTERLY LINE OF THE COAL CREEK PARCEL DESCRIBED IN DEED DATED 9/11/94 AT RECEPTION NO. 2397192; THENCE S25°26'41"E ALONG SAID WEST LINE A DISTANCE OF 160.97 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE AND ALONG A 550.00 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 5°51'49" AND A LONG CHORD BEARING S21°36'38"E A DISTANCE OF 56.26 FEET) AN ARC LENGTH OF 56.29 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF CHEESMAN STREET; THENCE S89°06'29"W ALONG SAID NORTH LINE A DISTANCE OF 156.22 FEET TO THE TRUE POINT OF BEGINNING;

LOT AREA CONTAINING 22,721 SQUARE FEET OR 0.522 ACRE, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT, AS SHOWN ON THIS PLAT, UNDER THE NAME AND SUBDIVISION OF EAST ADDITION, ELROD AMENDMENT. THE LEVEE ACCESS AND DRAINAGE EASEMENT SHOWN HEREON IS DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USE AND PURPOSES AS SHOWN HEREON.

THE UNDERSIGNED GRANTS THE TOWN OF ERIE AN EASEMENT TO ACCESS THE TOWN'S LEVEE ON ADJACENT PROPERTY AS SHOWN HEREON. NO STRUCTURES, WOODY VEGETATION, FENCES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN SUCH ACCESS EASEMENT. THE ACCESS EASEMENT GRANTS THE TOWN OF ERIE AND ITS AUTHORIZED AGENTS A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION, MAINTENANCE, OPERATION AND RECONSTRUCTION OF THE LEVEE.

EXECUTED THIS _____ DAY OF THE MONTH OF _____ A.D. 20____.

ROBERT H ELROD, JR.

KERILYN D MARLINK

NOTARY PUBLIC:

STATE OF COLORADO }
COUNTY OF _____ }ss

KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING DEDICATION WAS ACKNOWLEDGED

BEFORE ME THIS _____ DAY OF THE MONTH OF _____, A.D., 20____.

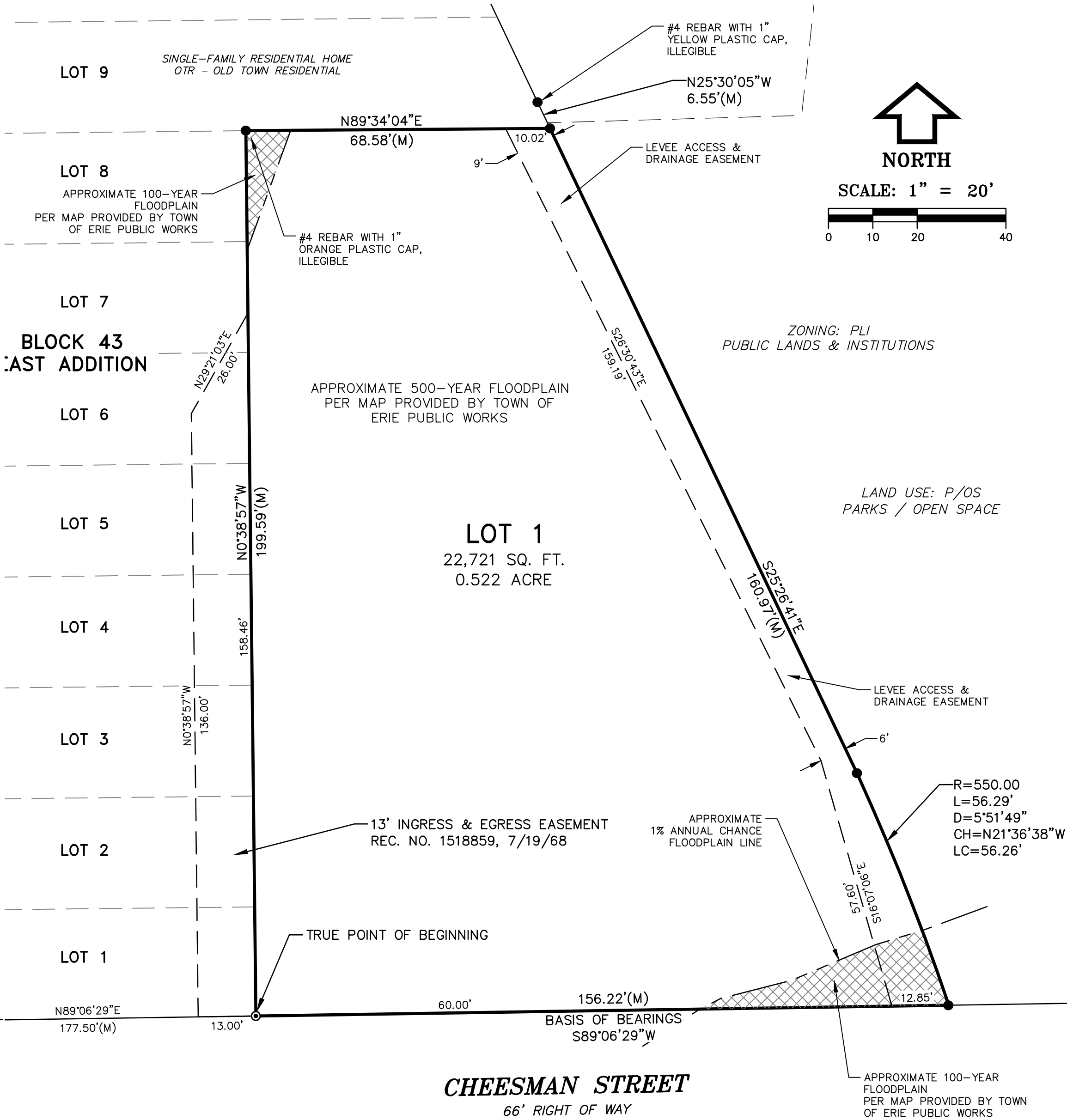
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND SEAL

NOTARY PUBLIC

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL LOTS	0.522 AC.	100%
TRACTS	NA	NA
ROW	NA	NA
TOTAL	0.522 AC.	100%

LEGEND

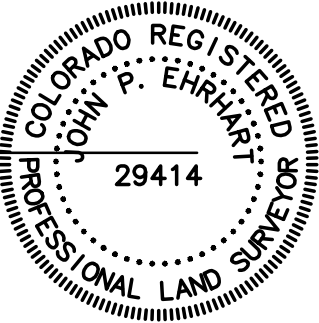
- FOUND #5 REBAR WITH 1.25" YELLOW PLASTIC CAP, PLS 29414
– UNLESS NOTED OTHERWISE
- ⊙ FOUND PROPERTY CORNER TAG
– NAIL & 1" BRASS WASHER, PLS 29414
- (M) MEASURED DISTANCE



SURVEYOR'S CERTIFICATE:

I, JOHN P. EHRHART, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY MADE ON NOVEMBER 8, 2018.

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



OWNER:
KERILYN D. MARLINK & ROBERT H. ELROD JR.
105 CHEESMAN STREET, ERIE, CO 80516
(303) 415-1938

TITLE VERIFICATION CERTIFICATE:

WE, FIDELITY NATIONAL TITLE 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:

FIDELITY NATIONAL TITLE COMPANY

BY: _____
AUTHORIZED OFFICIAL

TITLE: _____

NOTARY:

STATE OF COLORADO }
COUNTY OF _____ }ss

KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING DEDICATION WAS ACKNOWLEDGED

BEFORE ME THIS _____ DAY OF THE MONTH OF _____, A.D., 20____.

MY COMMISSION EXPIRES _____, WITNESS MY HAND AND SEAL

NOTARY PUBLIC

PLANNING & DEVELOPMENT APPROVAL CERTIFICATE:

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

PLANNING & DEVELOPMENT DIRECTOR

BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS PLAT TO BE KNOWN AS EAST ADDITION, ELROD AMENDMENT, 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

GENERAL NOTES:

- 1) FIDELITY NATIONAL TITLE COMPANY, FILE NUMBER 515-F0571749-170-BL7, AMENDMENT NO. 1, DATED JANUARY 20, 2017, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
ENDORSEMENT TO TITLE POLICY NO. CO-FSTG-IMP-27306-1-17-F0571749 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ON JANUARY 21, 2020 AMENDING THE LEGAL DESCRIPTION TO MATCH LEGAL DESCRIPTION SHOWN HEREON.
- 2) LINEAL UNITS USED ARE U.S. SURVEY FEET
- 3) BASIS OF BEARINGS: THE SOUTH LINE OF SUBJECT PROPERTY, BEARING S89°06'29"W (ASSUMED), A DISTANCE OF 156.22 FEET, MONUMENTED AS SHOWN HEREON.
- 4) DEED OF SUBJECT PROPERTY RECORDED 3/28/2017 AT REC. NO. 4289094.
- 5) LAND SURVEY PLAT OF SUBJECT PROPERTY RECORDED 2/16/2001 AT REC. NO. 2826317.
- 6) LAND SURVEY PLAT OF TOWN OF ERIE PROPERTY TO EAST OF SUBJECT PROPERTY RECORDED 8/15/2016 AT REC. NO. 4227834.
- 7) ALL RIGHT-OF-WAY AND LOT AND BLOCK INFORMATION WAS TAKEN FROM THE PLAT OF THE MAP OF THE TOWN OF ERIE RECORDED DECEMBER 28, 1928 AT RECEPTION NO. 552708.
- 8) THERE IS AN OFFSITE SANITARY SEWER LINE THAT BENEFITS THE PROPERTY. BLANKET ACCESS EASEMENT FOR SANITARY MAINTENANCE AND REPLACEMENT OF A PUBLIC SEWER LINE RUNNING ACROSS NEIGHBOR TO WEST AT 735 KATTELL STREET, RECORDED NOVEMBER 15, 2012 AT RECEPTION NO. 3888791.
- 9) PRIOR TO ANY FUTURE SALE OF THE PROPERTY OR ANY PROPOSED SANITARY SEWER INCREASE FROM THE PROPERTY, AN ANALYSIS SHALL BE PERFORMED BY A LICENSED ENGINEER TO VERIFY ADEQUATE SANITARY SERVICE TO THE PROPERTY.
- 10) PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND IN FLOOD ZONE "AE" (AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD) PER FLOOD INSURANCE RATE MAP FOR BOULDER COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08013C0441J, DATED DECEMBER 18, 2012. 100-YEAR FLOODPLAIN BOUNDARIES SHOWN HEREON ARE DIGITIZED FROM MAP PROVIDED BY THE TOWN OF ERIE PUBLIC WORKS DEPARTMENT REFLECTING 2014 FHAD PROJECT. THIS MAP SHOWS THE REMAINDER OF THE PROPERTY TO BE IN THE 500-YEAR FLOODPLAIN.
- 11) 1% ANNUAL CHANCE FLOODPLAIN LINE WAS CALCULATED FROM FLOOD INSURANCE STUDY NUMBER 08013CV004C FOR BOULDER COUNTY AND INCORPORATED AREAS, VOLUME 4 OF 7, SHEET 128P.
- 12) 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.
- 13) THE LEVEE ACCESS & DRAINAGE EASEMENTS PROHIBIT STRUCTURES, WOODY VEGETATION FENCES OR OTHER OBSTRUCTIONS FROM BEING PLACED ALONG THE WEST EDGE OF THE EASEMENT TO THE TOE OF THE LEVEE. NO FENCE WILL BE ALLOWED ALONG THE PROPERTY LINE AS IT WILL OBSTRUCT ACCESS TO THE LEVEE.
- 14) FOR THE PURPOSED OF FUTURE BUILDING CONSTRUCTION ON THE PLATTED LOT THE TOWN HAS REQUIRED THAT THE LOWEST FLOOR ELEVATION (INCLUDING CRAWL SPACES) SHALL BE 1 FOOT ABOVE THE BASE FLOOD ELEVATION AS IDENTIFIED IN THE COAL CREEK AND ROCK CREEK FLOOD HAZARD AREA DELINEATION (FHAD) STUDY.

 P.O. Box 930 Erie, Colorado 80516, (303) 828-3340 www.coloradolands.com	PAGE NO. 1 OF 1
DATE:	4/24/20
DRAWN BY:	MMS
PROJECT:	S185212