

VISTA RIDGE FILING NO. 6, 2ND AMENDMENT FINAL PLAT

A REPLAT OF TRACT A1, "VISTA RIDGE FILING NO. 6 FIRST AMENDMENT"
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
21.04 ACRES – 8 LOTS, 5 TRACTS
FP-000825-2016

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:

TRACT A1 OF VISTA RIDGE FILING NO. 6 FIRST AMENDMENT, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, CONTAINING 21.04 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS AND EASEMENTS, AS SHOWN HEREON, UNDER THE NAME AND STYLE OF "VISTA RIDGE FILING NO. 6, 2ND AMENDMENT". THE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN OF ERIE AND THE PUBLIC FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, A.D., 20____

BONANZA DRIVE DEVELOPMENT CORPORATION, A COLORADO CORPORATION

BY: _____
AS: _____

ACKNOWLEDGMENT

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____ OF BONANZA DRIVE DEVELOPMENT CORPORATION, A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

NOTES:

1) 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.

2) THE PURPOSE OF THIS PLAT IS TO FURTHER SUBDIVIDE EXISTING TRACTS INTO LOTS AND TRACTS. NO RIGHTS OF WAY ARE DEDICATED BY THIS PLAT.

3) BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 BEING N00°15'14"E, 1,321.02 FEET BETWEEN THE SOUTHWEST CORNER OF SECTION 32 (2.5" ALUMINUM CAP, ILLEGIBLE) AND THE SOUTH SIXTEENTH CORNER OF SECTIONS 31 AND 32 (2" ALUMINUM CAP, LS 14083) TO MATCH ORIGINAL VISTA RIDGE FILING NO. 6 PLAT.

4) DUE TO THE PROXIMITY OF THE PROPERTY TO THE ERIE MUNICIPAL AIRPORT, THERE WILL BE AIRCRAFT PASSING OVER THE PROPERTY. AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACTS ON THE PROPERTY. AIRCRAFT MAY CROSS PROPERTY AT LOW ALTITUDE IN ACCORDANCE WITH FAA REGULATIONS. THE FREQUENCY OF AIRCRAFT PASSING OVER THE PROPERTY MAY INCREASE IN THE FUTURE. THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, SPECIFICALLY ACKNOWLEDGE THE RIGHT OF PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE TOWN OF ERIE FOR AIRCRAFT OPERATIONS.

5) THE VISTA RIDGE FILING NO. 6 FIRST AMENDMENT PLAT SHOWS A SHARED ACCESS EASEMENT WITH A LABEL CONTAINING A BLANK SPACE FOR A RECEPTION NUMBER TO BE FILLED IN, IMPLYING THAT EASEMENT IS CREATED BY SEPARATE INSTRUMENT. THE EASEMENT IS GRANTED BY THE DECLARATION OF COVENANTS RECORDED AT RECEPTION NO. 3994461.

6) LOTS 8 AND 9 SHALL NOT HAVE DIRECT ACCESS TO COMMONS WAY (TRACT C).

7) LOT 3 SHALL NOT HAVE DIRECT ACCESS TO BONANZA DRIVE.

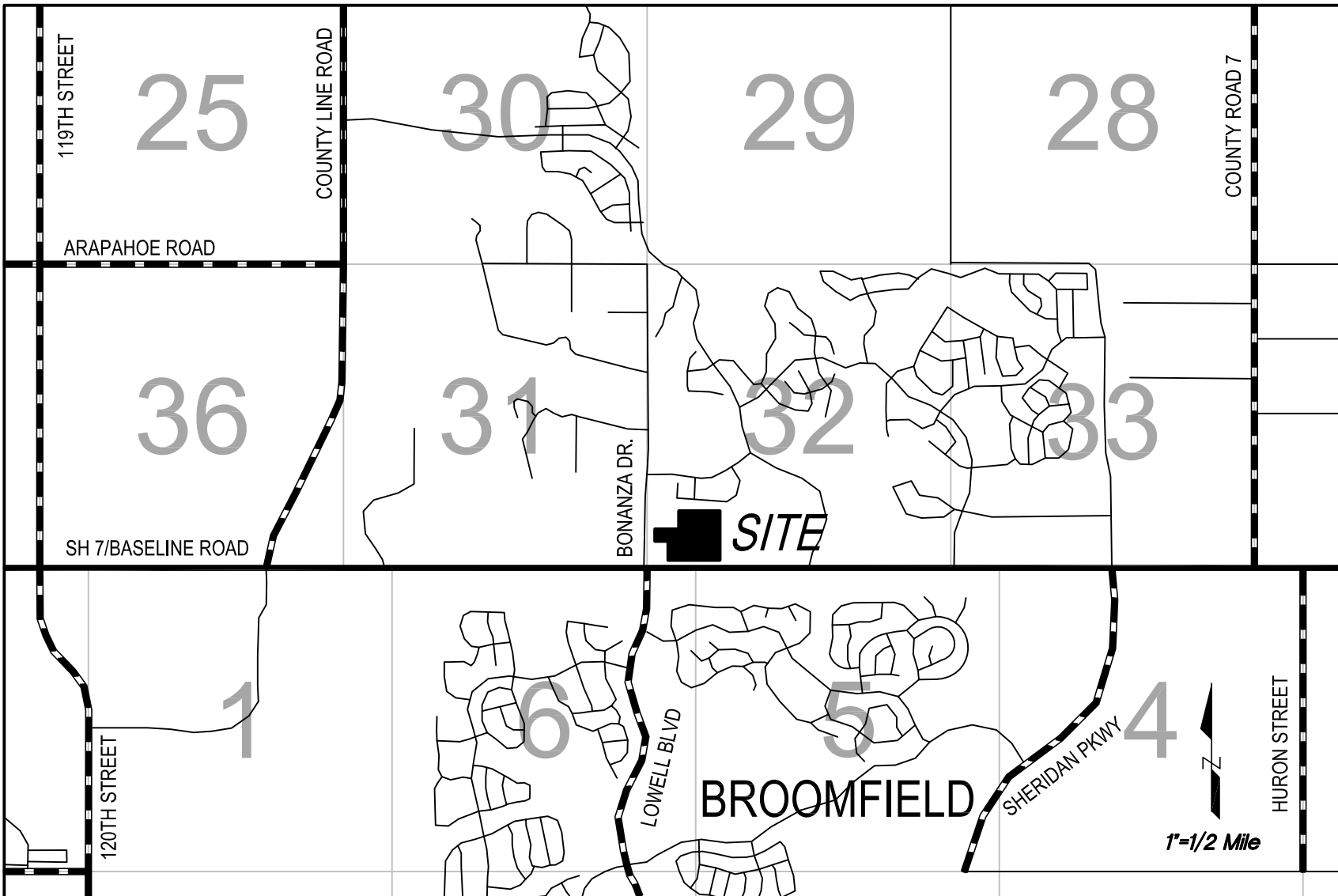
8) A BLANKET PUBLIC ACCESS AND UTILITY EASEMENT IS GRANTED OVER TRACTS A1, C AND D.

9) A BLANKET DRAINAGE AND UTILITY EASEMENT IS GRANTED OVER TRACTS E AND F.

10) MAINTENANCE DEFINITION: MAINTENANCE IS THE PROCESS OF PRESERVING CAPITAL IMPROVEMENTS, STRUCTURES, DEVELOPMENT, OR SYSTEMS TO MEET ITS FUNCTION OR ORIGINAL INTENT OF THE FACILITY. THIS IS THE PRESERVATION, CONSERVATION, KEEPING IN GOOD CONDITIONS, OPERATING SAFELY, OPERATING EFFICIENTLY, TESTING, INSPECTION, SERVICING, REPAIRING, GRADING, CLEANING, PICKING UP TRASH AND DEBRIS, PEST CONTROL, PAINTING, MOWING, PRUNING, AND PROLONGING OF THESE FACILITIES. FACILITIES INCLUDE BUT ARE NOT LIMITED TO: LANDSCAPING, OPEN AREAS, GRASS, SHRUBS, TREES, PLAYGROUNDS, SITE FURNITURE AND FIXTURES, RETAINING WALLS, SIGNS, SIDEWALKS, DRAINAGE STRUCTURES SUCH AS PONDS, SWALES, DRAIN PANS, INLETS AND OUTLET STRUCTURES.

11) MINIMUM TEN-FOOT (10') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJUTING ALL PUBLIC STREETS AND AROUND THE PERIMETER OF EACH COMMERCIAL/INDUSTRIAL LOT IN THE SUBDIVISION OR PLATTED AREA INCLUDING TRACTS, PARCELS AND/OR OPEN SPACE AREAS. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WALLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

12) ALL DISTANCES ARE U.S. SURVEY FEET.



VICINITY MAP

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
COMMERCIAL LOTS	18.48 Ac.	87.8%
TRACTS	2.56 Ac.	12.2%
PUBLIC ROW	0 Ac.	0.0%
TOTAL	21.04 Ac.	100.0%

TRACT SUMMARY CHART				
TRACT	AREA	USE	OWNERSHIP	MAINTENANCE
A1	0.89 Ac.	ACCESS, UTILITIES	BONANZA DRIVE DEVELOPEMENT CORP	VISTA RIDGE COMMONS OWNERS ASSOC.
C	0.27 Ac.	ACCESS, UTILITIES	BONANZA DRIVE DEVELOPMENT CORP	VISTA RIDGE COMMONS OWNERS ASSOC.
D	0.10 Ac.	ACCESS, UTILITIES	BONANZA DRIVE DEVELOPEMENT CORP	VISTA RIDGE COMMONS OWNERS ASSOC.
E	0.99 Ac.	DRAINAGE & UTILITIES	BONANZA DRIVE DEVELOPMENT CORP	VISTA RIDGE COMMONS OWNERS ASSOC.
F	0.31 Ac.	DRAINAGE & UTILITIES	BONANZA DRIVE DEVELOPMENT CORP	VISTA RIDGE COMMONS OWNERS ASSOC.

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 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 _____, 20____ BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

ACCEPTANCE CERTIFICATE:

THE DEDICATION OF TRACTS A1, C, D, E, AND F ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE VISTA RIDGE COMMONS OWNERS ASSOCIATION.

VISTA RIDGE COMMONS OWNERS ASSOCIATION

BY: _____ DATE _____
TITLE: _____

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____ OF THE VISTA RIDGE COMMONS OWNERS ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS "VISTA RIDGE FILING NO. 6 2ND AMENDMENT" AND IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____ PASSED AND ADOPTED AT A MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE _____ DAY OF _____, 20____.

MAYOR _____

ATTEST:

TOWN CLERK _____

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 FEBRUARY, 2015 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 UNIFIED DEVELOPMENT CODE.

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

APPLICANT/DEVELOPER:

BONANZA DRIVE DEVELOPMENT CORPORATION
633 17TH STREET, STE. 3000
DENVER, CO 80202

ENGINEER/SURVEYOR:

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

SCALE VERIFICATION

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

REVISIONS

NO.	DESCRIPTION	DATE	BY
5	Edits per 1/21/19 comments	08/29/19	Ba
6	Adjust line between lots 5 & 6, add lot 10, edit per 1/23 comments	02/11/20	Ba

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

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

VISTA RIDGE FILING NO. 6
2ND AMENDMENT
FINAL PLAT
ERIE, COLORADO

DRAWN BY: BO	DESIGNED BY: JJ	APPROVED BY: JJ
JOB NUMBER: 2142-04		
DATE: 02/11/20		
SCALE: N/A		
SHEET NO: 1 OF 2		

FILE LOCATION:
C:\2142\SURVEY\2142 VISTA RIDGE FIL 6 AMEND 2 PLAT

FP-000825-2016

SURVEYORS STAMP:

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

VISTA RIDGE FILING NO. 6
2ND AMENDMENT
FINAL PLAT
ERIE, COLORADO

DRAWN BY: BO DESIGNED BY: APPROVED BY: JJ	JOB NUMBER: 2142-04	FILE LOCATION: G:\2142\1\SURVEY\WISUSTA RIDGE FIL 6 AMEND 2 PLAT
	DATE: 02/11/20	
	SCALE: 1"=60'	
	SHEET NO: 2 OF 2	

