COLLIERS HILL FILING NO. 5

A REPLAT OF TRACT 12 OF "BRIDGEWATER MASTER SUBDIVISION"

LOCATED 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

20.50 ACRES - 53 LOTS, 7 TRACTS

FP-000860-2017

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 12 OF "BRIDGEWATER MASTER SUBDIVISION", TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, CONTAINING 20.50 ACRES.

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 STYLE OF "COLLIERS HILL FILING NO. 5". THE STREETS AND EASEMENTS NOTED HEREON ARE

DEDICATED TO THE TOWN OF ERIE, COLORADO FOR PUBLIC USES AND

DAYBREAK RECOVERY ACQUISITION, LLC

PURPOSES AS NOTED HEREON.

BY: JON SHUMAKER
AS: AUTHORIZED SIGNATORY

ACKNOWLEDGMENT

STATE OF NEW YORK
)
SS
COUNTY OF _______)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ______, 20____ BY JON

DAY OF _______, 20______BY JON SHUMAKER AS AUTHORIZED SIGNATORY OF DAYBREAK RECOVERY ACQUISITION, LLC

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, TRACTS AND RIGHTS OF WAY.

3) BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 18 TO MATCH THE COLLIERS HILL MASTER SUBDIVISION PLAT: N88*48'09"E, 2648.37 FEET BETWEEN THE NORTHEAST CORNER BEING A 3.5" BRASS CAP MARKED "BLM 1952" AND THE EAST QUARTER CORNER OF SECTION 18, BEING A 3.5" BRASS CAP MARKED "BLM 1952".

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. SEE PERMANENT AVIGATION EASEMENT AGREEMENT RECORDED 11/19/2007 AT RECEPTION NO. 3518318 IN THE RECORDS OF WELD COUNTY, COLORADO.

5) PROPERTY IS LOCATED IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER FLOOD INSURANCE RATE MAP PANEL NUMBER 08013C0441J WITH A REVISION DATE OF 12/18/2012.

6) UNLESS OTHERWISE NOTED, ALL SUBDIVISION CORNERS ARE MONUMENTED WITH 1" PLASTIC CAPS MARKED LS 37990 SET ON #5

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 TITLE COMMITMENT ORDER NUMBER ______ WITH AN EFFECTIVE DATE OF

)	
_) 55	
	 _) ´ DAY OF

NOTARY PUBLIC

WCR 10.5 REPRIE WCR 10.5 WCR 10 SITE FRIE FRIE

VICINITY MAF

NOTES (CONTINUED):

- 7) AT TIME OF BRIDGEWATER MASTER SUBDIVISION PLAT, THE ALIQUOT CORNERS OF SECTION 18 WERE MONUMENTED AS FOLLOWS:

 NORTH QUARTER CORNER: 2.5" PIPE WITH #3 REBAR INSIDE

 NORTHEAST CORNER 3.5" BRASS CAP, BLM 1952

 EAST QUARTER CORNER: 3.5" BRASS CAP, BLM 1952
- ALL CORNERS HAVE BEEN REPLACED AS SHOWN ON THIS PLAT.
- 8) A BLANKET PUBLIC ACCESS EASEMENT IS GRANTED OVER TRACTS A, B, C, D, E, F AND G.
- 9) TRACT A TO BE DEDICATED TO THE TOWN BY SEPARATE DOCUMENT IN THE FUTURE.
- 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. MAINTENANCE ALSO INCLUDES THE PROVISION OF FINANCIAL SUPPORT TO MAINTAIN THE 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) THE LOCATION OF SHAFT IS SHOWN PER SUBSIDENCE INVESTIGATION REPORT (PROJECT NO. CT15, 114-130) PREPARED BY CTL THOMPSON DATED 10/14/2010 PER MAP. REPORT RECOMMENDS SHAFT AREAS SHOULD BE AVOIDED (100 FOOT RADIUS) FOR BUILDINGS, ROADS OR MAJOR UTILITIES.

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

LAND SUMMARY CHART				
TYPE AREA		% OF TOTAL AREA		
RESIDENTIAL LOTS	11.72 Ac.	57.2%		
TRACTS	4.71 Ac.	22.9%		
PUBLIC ROW	4.07 Ac.	19.9%		
TOTAL	20.50 Ac.	100.0%		

TRACT SUMMARY CHART					
TRACT	AREA	USE	OWNERSHIP	MAINTENANCE*	
Α	2.83 Ac.	OPEN SPACE	H.O.A.	H.O.A./METRO DISTRICT	
В	0.20 Ac.	LANDSCAPING	H.O.A.	H.O.A. OR METRO DISTRICT	
С	0.87 Ac.	LANDSCAPE BUFFER/DRAINAGE	H.O.A.	H.O.A. OR METRO DISTRICT	
D	0.33 Ac.	LANDSCAPE BUFFER	H.O.A.	H.O.A. OR METRO DISTRICT	
E	0.24 Ac.	LANDSCAPE BUFFER	H.O.A	H.O.A. OR METRO DISTRICT	
F	0.12 Ac.	OPEN SPACE	H.O.A.	H.O.A/METRO DISTRICT	
G	0.12 Ac.	OPEN SPACE	H.O.A.	H.O.A/METRO DISTRICT	

*-SEE NOTE 9

ACCEPTANCE CERTIFICATE:

THE DEDICATION OF TRACTS B, C, D AND E ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE COLLIERS HILL MASTER ASSOCIATION, INC.

TRACTS A, F AND G ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE COLLIERS HILL MASTER ASSOCIATION, INC.

COLLIERS HILL MASTER ASSOCIATION, INC.

BY: JERRY RICHMOND TITLE: PRESIDENT	DATE
<u>ACKNOWLEDGMENT</u>	
STATE OF COLORADO)	
) SS COUNTY OF)	
THE FOREGOING INSTRUMENT WAS ACKNOTHIS DAY OF JERRY RICHMOND AS PRESIDENT OF THE ASSOCIATION, INC	, 20 E
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES	

NOTARY PUBLIC

ACCEPTANCE CERTIFICATE:

TRACTS A, F AND G ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE COLLIERS HILL METROPOLITAN DISTRICT NO. 2.

BY: JERRY RICHMOND TITLE: PRESIDENT	DA ⁻
<u>ACKNOWLEDGMENT</u>	
STATE OF COLORADO)
COUNTY OF) SS)

COLLIERS HILL METROPOLITAN DISTRICT NO. 2

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ______, 20____ BY JERRY RICHMOND AS PRESIDENT OF COLLIERS HILL METROPOLITAN DISTRICT NO. 2.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)

SS
COUNTY OF WELD

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

WELD COUNTY CLERK AND RECORDER

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS "COLLIERS HILL FILING NO. 5"
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
_____, 20____.

MAYOR		
ATTEST:		
TOWN CLERK	 	

PLANNING AND DEVELOPMENT APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING AND DEVELOPMENT DIRECTOR ON THIS _____ DAY OF ______ DAY

PLANNING AND DEVELOPMENT DIRECTOR

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 JUNE, 2016 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

APPLICANT/DEVELOPER:

DAYBREAK RECOVERY ACQUISITION LLC 1251 AVENUE OF THE AMERICAS, FLOOR 50 NEW YORK, NY 10020

ENGINEER/SURVEYOR:

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

BAR IS ONE INCH
ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

 REVISIONS

 NO. DESCRIPTION
 DATE
 BY

 1
 Corrected certs, add project no.
 03/21/17
 Bo

 2
 Town comments
 06/26/17
 Bo

 3
 Updated per 11/01/19 comments
 11/22/19
 Bo

 4
 Updated per 02/18/20 comments
 03/11/20
 Bo

 5
 Update various easements
 08/19/20
 Bo

IRST & ASSOCIATES, INC.
65 S Public Road, Suite B
Lafayette, CO 80026

ERING G

RS HILL FILING NO. 5
ERIE, COLORADO

OLLIE

JOB NUMBER: 2527-02

DATE: 08/18/20

SCALE:

SHEET NO: 1 OF 2

