

ERIE COMMONS FILING NO. 4, 4TH AMENDMENT

AN AMENDMENT OF LOT 1, BLOCK 5 OF "ERIE COMMONS FILING NO. 4"
LOCATED IN THE NORTH HALF OF SECTION 19,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
21.10 ACRES – 6 LOTS, 3 TRACTS
MINOR SUBDIVISION MS-001144-2020

CERTIFICATE OF DEDICATION AND OWNERSHIP:

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:

LOT 1, BLOCK 5 OF "ERIE COMMONS FILING NO. 4", TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, CONTAINING 21.096 ACRES, 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 STYLE OF "ERIE COMMONS FILING NO. 4, 4TH AMENDMENT". TRACT A, RIGHT OF WAY AND EASEMENTS NOTED HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO FOR PUBLIC USES AND PURPOSES AS NOTED HEREON.

COMMUNITY DEVELOPMENT GROUP OF ERIE, INC.

BY: JON LEE DATE
AS: AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT

STATE OF COLORADO }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY JON LEE AS AUTHORIZED REPRESENTATIVE OF COMMUNITY DEVELOPMENT GROUP OF ERIE, INC.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ACCEPTANCE CERTIFICATE:

TRACTS B AND C IS HEREBY ACCEPTED FOR MAINTENANCE BY THE ERIE COMMONS METROPOLITAN DISTRICT NO. 3.

ERIE COMMONS METROPOLITAN DISTRICT NO. 3

BY: _____ DATE
TITLE:

ACKNOWLEDGMENT

STATE OF COLORADO }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____ OF THE ERIE COMMONS METROPOLITAN DISTRICT NO. 3.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

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 _____ COMMITMENT ORDER NUMBER _____ WITH AN EFFECTIVE DATE OF _____

BY: _____ DATE
AS:

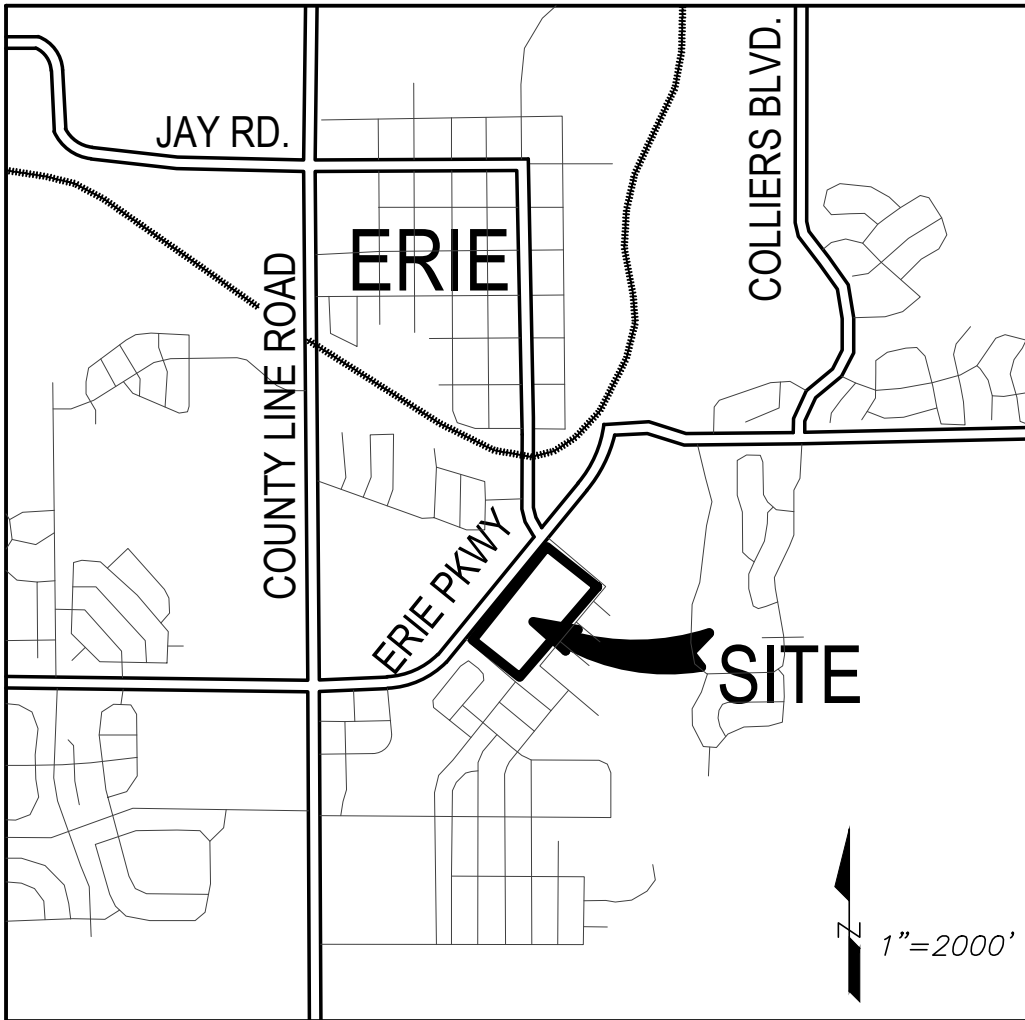
ACKNOWLEDGMENT

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



VICINITY MAP

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) BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 19, ASSUMED N89°30'18"W BETWEEN THE NORTH QUARTER CORNER (3.5" BRASS CAP, BLM 1952) AND THE NORTHWEST CORNER (3.5" BRASS CAP, BLM 1952).

3) 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.

4) A PORTION OF PROPERTY IS LOCATED IN SHADED ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD) PER FLOOD INSURANCE RATE MAP PANEL NUMBER 08013C0441J WITH A REVISION DATE OF 12/18/2012.

5) THE UNITED STATES ELECTRIC EASEMENT RECORDED IN BOOK 1289 AT PAGE 521 IS A RESTRICTED AREA AND ALL CONSTRUCTION ACTIVITIES WITHIN SAID EASEMENT SHOULD BE COORDINATED WITH WESTERN AREA POWER ADMINISTRATION, P.O. BOX 3700, LOVELAND, CO 80539-3003.

6) A NON-EXCLUSIVE, RECIPROCAL PUBLIC ACCESS EASEMENT IS GRANTED FOR THE BENEFIT OF, AND AS AN APPURTENANCE TO, LOTS 1, 2, 3, 4 & 5 AND TRACTS B & C FOR REASONABLE ACCESS, INGRESS AND EGRESS, AS TO PROVIDE FOR THE PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS OVER, UPON, THROUGH AND BETWEEN SAID LOTS AND TRACT INTENDED FOR SUCH PURPOSES.

7) 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.

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

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS "ERIE COMMONS FILING NO. 4, 4TH 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

PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE

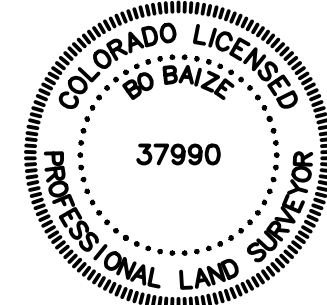
THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING AND DEVELOPMENT DIRECTOR ON THIS _____ DAY OF _____, 20____.

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:

COMMUNITY DEVELOPMENT GROUP OF ERIE, INC.
2500 ARAPAHOE AVE., SUITE 200
BOULDER, CO 80301

ENGINEER/SURVEYOR:

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

SCALE VERIFICATION

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

NO.	DESCRIPTION	DATE	BY
-	Original	03/11/20	Ba
1	Edits per Town Comments (3/20/20)	07/16/20	Ba
2	Edits per Town Comments (9/1/20)	10/02/20	Ba
3	Change Tracts to Public ROW	10/29/20	Ba
4	Add (A), private drive, gas easement, remove notes, edit new errat	03/16/21	Ba
5	Add easement to Lot 6	04/29/20	Ba

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

ERIE COMMONS FILING NO. 4
4TH AMENDMENT PLAT
ERIE, COLORADO

TRACT SUMMARY CHART				
TRACT	AREA	USE	OWNERSHIP	MAINTENANCE
A	0.150 Ac.	LANDSCAPING, COMMON GATHERING AREA	TOWN OF ERIE	
B	0.014 Ac.	ACCESS, DRAINAGE, UTILITIES	DEVELOPER	PROPERTY OWNERS ASSOCIATION/METRO DISTRICT
C	0.362 Ac.	ACCESS, DRAINAGE, UTILITIES	METRO DISTRICT NO. 3	PROPERTY OWNERS ASSOCIATION/METRO DISTRICT

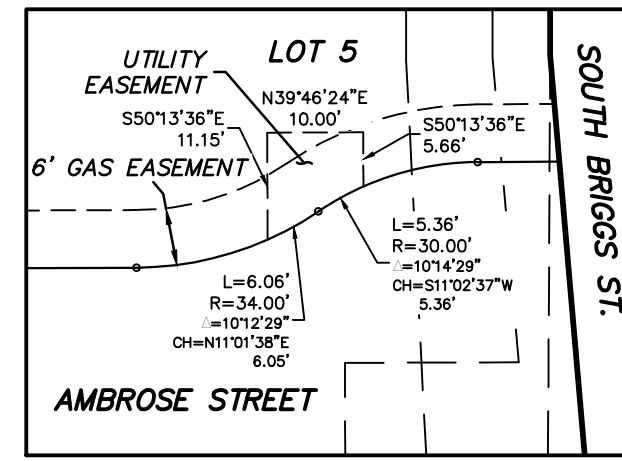
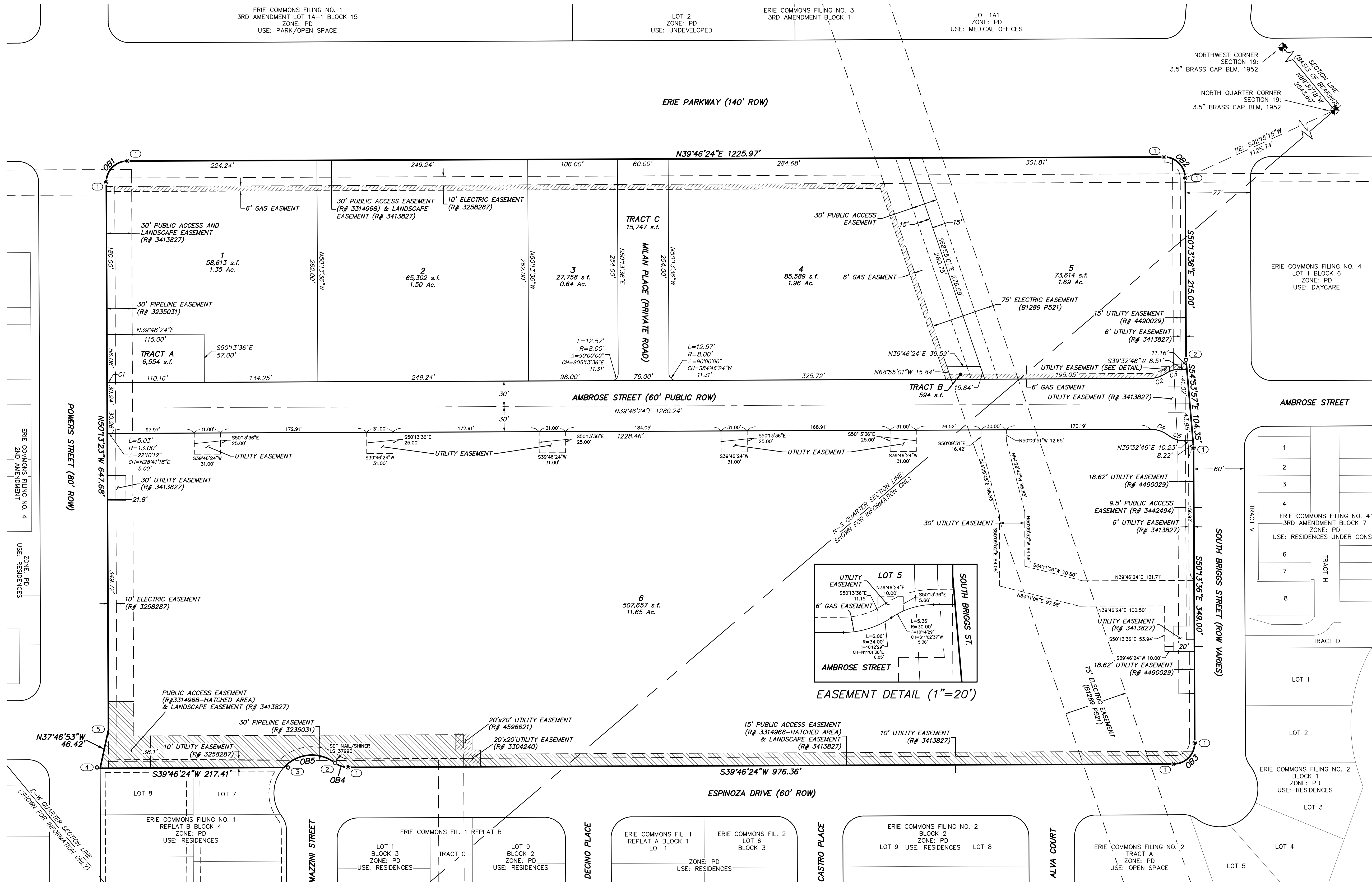
* PERCENTAGES DO NOT TOTAL 100.0% DUE TO ROUNDING

LAND SUMMARY CHART		
TYPE	AREA (±)	% OF TOTAL AREA
COMMERCIAL LOTS (1-5)	7.14 Ac.	33.8%
RESIDENTIAL LOT (6)	11.65 Ac.	55.2%
TRACTS	0.53 Ac.	2.5%
PUBLIC ROW	1.78 Ac.	8.4%
TOTAL	21.10 Ac.	100.0%*

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MINOR SUBDIVISION MS-001144-2020

SHEET 2 OF 2

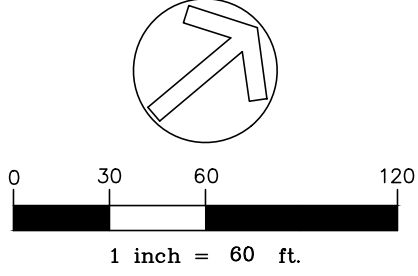


BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
OB1	39.27'	25.00'	89°59'47"	35.35'	S50°13'29"E
OB2	39.27'	25.00'	90°00'00"	35.36'	S84°46'24"W
OB3	39.27'	25.00'	90°00'00"	35.36'	N05°13'36"W
OB4	16.38'	25.00'	17°12'43"	16.09'	N58°12'46"E
OB5	66.66'	45.00'	84°52'24"	60.73'	S34°52'55"W

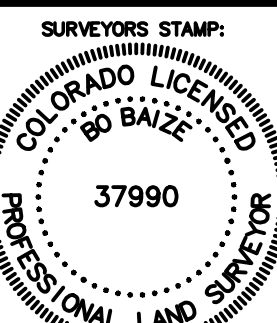
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	4.97'	13.00'	21°53'48"	S50°43'18"W	4.94'
C2	20.09'	34.00'	33°51'01"	S22°50'54"W	19.80'
C3	17.60'	30.00'	33°37'23"	S22°44'04"W	17.35'
C4	23.27'	35.00'	38°05'39"	N58°49'13"E	22.84'
C5	20.07'	30.00'	38°19'17"	N58°42'24"E	19.69'

CORNER MONUMENTATION:

- 1 - FND 1" PLASTIC CAP, PLS 37990
- 2 - FND NAIL/SHINER, PLS 37990
- 3 - FND NAIL/SHINER, PLS 15315 AT 5' OFFSET IN WALK
- 4 - FND NAIL HOLE AT 3' OFFSET
- 5 - NOTHING FOUND OR SET DUE TO ENTRY MONUMENT



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HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

ERIE COMMONS FILING NO. 4
4TH AMENDMENT PLAT
ERIE, COLORADO

DRAWN BY: BO
DESIGNED BY: BO
APPROVED BY: BO
JOB NUMBER: 2020-45
DATE: 04/29/21
SCALE: 1"=60'
SHEET NO: 2 OF 2
FILE LOCATION: C:\G:\SURVEILLING\4TH AMENDMENT\4TH AMENDMENT PLAT