

ERIE COMMONS FILING NO. 4, 5TH AMENDMENT

A REPLAT OF LOT 6, ERIE COMMONS FILING NO. 4, 4TH AMENDMENT

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

11.6542 ACRES - 151 LOTS/16 TRACTS

FP-001185-2020

CERTIFICATE OF DEDICATION AND OWNERSHIP.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE SOLE OWNERS, IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

LOT 6, ERIE COMMONS FILING NO. 4, 4TH AMENDMENT, RECORDED UNDER RECEPTION NO. _____ TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, CONTAINING A CALCULATED AREA OF 507,657 SQUARE FEET OR 11.6542 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 "ERIE COMMONS FILING NO. 4, 5TH AMENDMENT". THE 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., A COLORADO CORPORATION

BY: _____ DATE _____
AS: AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT

STATE OF COLORADO }
COUNTY OF _____ } ss.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY _____ AS AUTHORIZED REPRESENTATIVE OF COMMUNITY DEVELOPMENT GROUP OF ERIE, INC., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ACCEPTANCE CERTIFICATE.

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O AND P ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE COTTAGES AT ERIE COMMONS LIFESTYLE ASSOCIATION.

BY: _____ DATE: _____

TITLE: _____
AUTHORIZED SIGNER

ACKNOWLEDGMENT

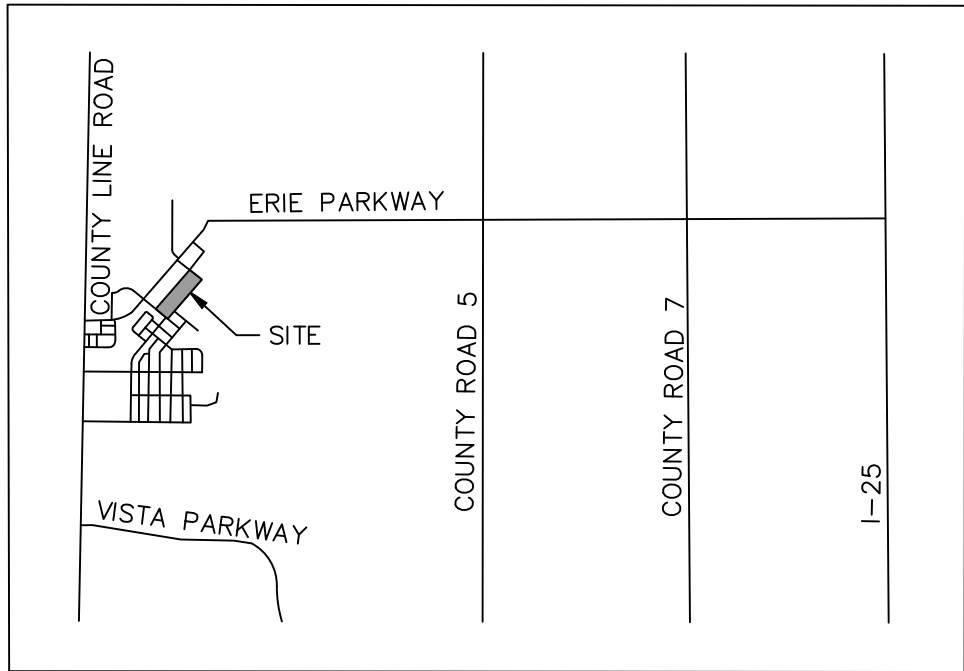
STATE OF COLORADO }
COUNTY OF _____ } ss.

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



5000 2500 0 5000
ORIGINAL SCALE: 1" = 5000'

SHEET INDEX

- 1) COVER SHEET
- 2) OVERALL MAP
- 3-4) LOT & TRACT DIMENSIONS
- 5-6) NON-EXCLUSIVE UTILITY EASEMENT DIMENSIONS
- 7-8) DRY UTILITY EASEMENT DIMENSIONS

GENERAL NOTES:

1. NOTICE: PER C.R.S. 13-80-105, 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. PER THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, CERTIFICATION IS DEFINED AS A STATEMENT THAT INCLUDES THE FOLLOWING: (A) IS SIGNED AND/OR SEALED BY A PROFESSIONAL LAND SURVEYOR REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED THEREIN HAVE BEEN PERFORMED BY THE PROFESSIONAL LAND SURVEYOR OR UNDER THE PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE. (B) IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (C) IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. (D) IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE WEST HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE NORTH QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED: BLM 1932, AND AT THE SOUTH QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED: LS 37990 2007, BEARING ASSUMED TO BE S00°28'30"E.
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. 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. 6) 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. 7) A BLANKET PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT IS GRANTED OVER TRACTS A, B, C, D, AND E. A BLANKET PUBLIC ACCESS EASEMENT IS GRANTED OVER TRACT F.
6. 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.
7. 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."
8. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. NCS-984721-CO, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 4, 2020 AT 5:00 P.M.
9. A BLANKET PUBLIC ACCESS EASEMENT IS GRANTED OVER TRACTS A, B, C, D, E, F, G, H, I, J, K AND L.
10. BLANKET UTILITY AND DRAINAGE EASEMENTS ARE GRANTED OVER TRACTS A, B, C, D, E, F, G, H, I, J, K AND L.
11. NO ENCROACHMENTS OF BUILDINGS OR OTHER STRUCTURES SHALL BE PERMITTED INTO TOWN OF ERIE EASEMENTS.

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS	292,557	6.722	57.68%
TRACTS	215,100	4.9322	42.32%
PUBLIC ROW	0	0	0
TOTAL	507,657	11.6542	100%

TRACT SUMMARY CHART				
TRACT	AREA (SF)	AREA (ACRES)	USE	
A	2,202	0.0506	LOT ACCESS, UTILITIES	DEVELOPER/HOA
B	2,203	0.0506	LOT ACCESS, UTILITIES	
C	29,176	0.6698	PRIVATE STREETS	
D	1,643	0.0377	LOT ACCESS, UTILITIES	
E	3,121	0.0716	LOT ACCESS, UTILITIES	
F	1,720	0.0395	LOT ACCESS, UTILITIES	
G	2,436	0.0559	LOT ACCESS, UTILITIES	
H	2,490	0.0572	LOT ACCESS, UTILITIES	
I	2,467	0.0566	LOT ACCESS, UTILITIES	
J	1,899	0.0436	LOT ACCESS, UTILITIES	
K	1,901	0.0436	LOT ACCESS, UTILITIES	
L	2,908	0.0668	LOT ACCESS, UTILITIES	
M	118,915	2.7299	UTILITIES AND LANDSCAPE	
N	16,008	0.3675	UTILITIES AND LANDSCAPE	
O	24,369	0.5594	UTILITIES AND LANDSCAPE	
P	1,642	0.0377	UTILITIES AND LANDSCAPE	
TOTAL	215,100	4.9380		DEVELOPER/HOA

BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS PLAT IS TO BE KNOW AS ERIE COMMONS FILING NO. 4, 5TH 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 & DEVELOPMENT APPROVAL CERTIFICATE:

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

PLANNING & DEVELOPMENT DIRECTOR _____

TITLE VERIFICATION CERTIFICATION:

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATE.

I, DEREK LEE VAGIAS, 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 AUGUST, 2020 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., 202__.

DEREK LEE VAGIAS, COLORADO PLS NO. 38578
FOR AND ON BEHALF OF JR ENGINEERING, LLC

CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO,

AT ____O'CLOCK __,M., ON THE ____ DAY OF _____, 20____,

AS RECEPTION NO. _____

CLERK AND RECORDER _____

BY: DEPUTY _____

ERIE COMMONS FILING NO. 4,
5TH AMENDMENT
JOB NO. 16026.00
MAY 11, 2021
SHEET 1 OF 8

 **J-R ENGINEERING**
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

ERIE COMMONS FILING NO. 4, 5TH AMENDMENT

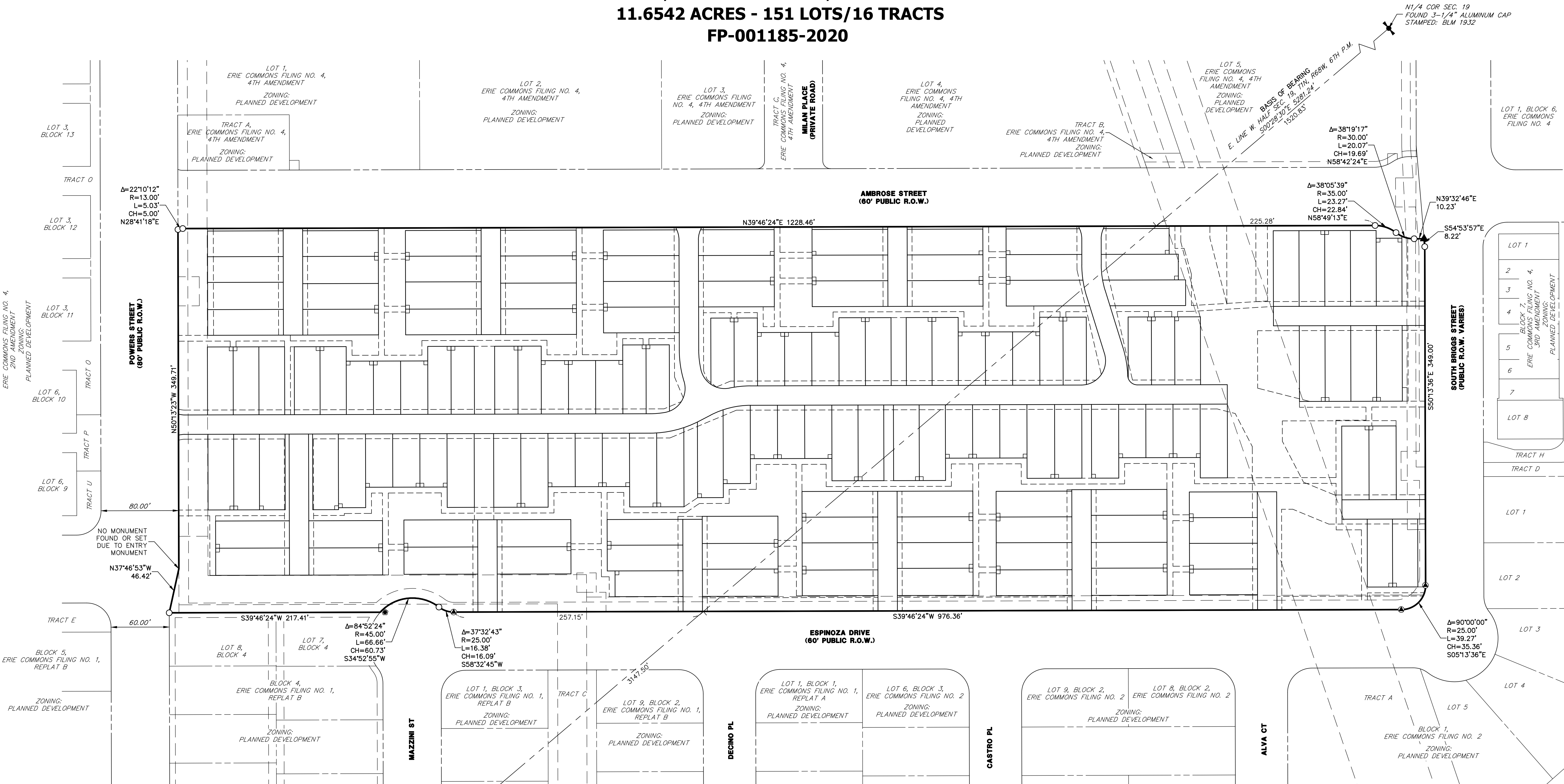
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LOCATED IN THE NORTH HALF OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN

TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

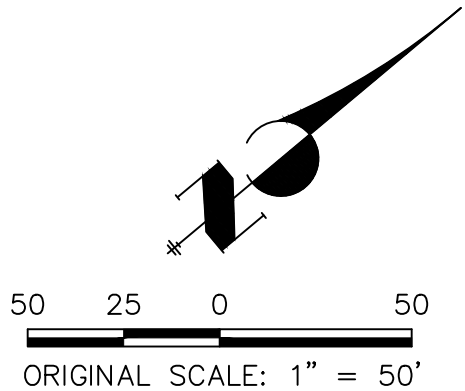
11.6542 ACRES - 151 LOTS/16 TRACTS

FP-001185-2020



LEGEND

- SET 18" LONG NO. 5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED: JR ENG PLS 38578
- ▲ SET NAIL WITH A 3/4" BRASS DISC STAMPED: JR ENG 38578 (IN CONCRETE)
- RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED LS 37990
- ⦿ RECOVERED NAIL AND SHINER ILLEGIBLE (5' OFFSET)



ERIE COMMONS FILING NO. 4,
5TH AMENDMENT
JOB NO. 16026.00
MAY 11, 2021
SHEET 2 OF 8

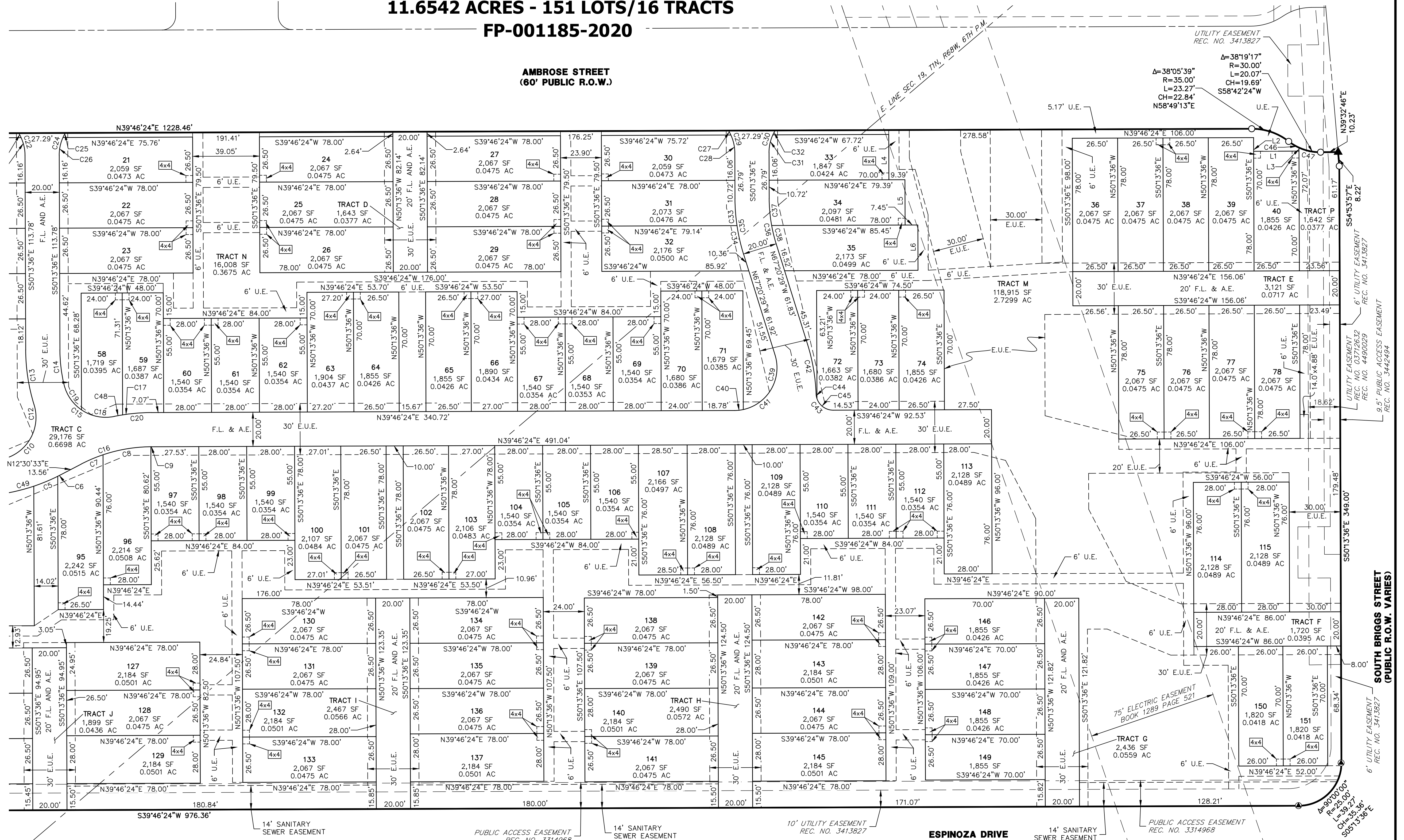


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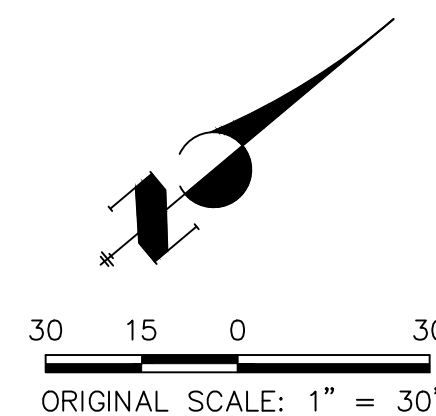
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C4	14°53'45"	110.00'	28.60'	N28°50'35"E 28.52'
C5	7°54'05"	110.00'	15.17'	N17°26'40"E 15.16'
C6	0°59'04"	110.00'	1.89'	N13°00'06"E 1.89'
C7	8°49'22"	90.00'	13.86'	S16°55'14"W 13.85'
C8	18°08'32"	90.00'	28.50'	S30°24'11"W 28.38'
C9	0°17'57"	90.00'	0.47'	S39°37'25"W 0.47'
C10	97°07'01"	25.00'	42.38'	N18°37'52"W 37.48'
C11	10°48'41"	25.00'	4.72'	N24°31'18"E 4.71'
C12	86°18'20"	25.00'	37.66'	N24°02'12"W 34.20'
C13	16°57'46"	110.00'	32.57'	S58°42'29"E 32.45'
C14	12°58'29"	90.00'	20.38'	S56°42'51"E 20.34'
C15	88°27'48"	25.00'	38.60'	N72°34'01"E 34.88'
C16	27°15'51"	90.00'	42.83'	S26°08'29"W 42.42'
C17	8°51'15"	110.00'	17.00'	S35°20'47"W 16.98'
C18	45°56'10"	25.00'	20.04'	N51°18'12"E 19.51'
C19	42°31'37"	25.00'	18.56'	S84°23'16"W 18.13'
C20	11°26'17"	110.00'	21.96'	S34°03'16"W 21.92'
C21	24°26'20"	25.00'	10.66'	N62°26'46"W 10.58'
C22	31°19'54"	25.00'	13.67'	N65°53'33"W 13.50'
C23	6°53'34"	25.00'	3.01'	N78°06'43"W 3.01'
C24	31°19'56"	25.00'	13.67'	S34°33'38"E 13.50'
C25	6°53'34"	25.00'	3.01'	S22°20'27"E 3.01'
C26	24°26'22"	25.00'	10.66'	S38°00'25"E 10.58'
C27	6°39'38"	25.00'	2.91'	N78°13'43"W 2.90'
C28	24°40'18"	25.00'	10.77'	N62°33'45"W 10.68'
C29	31°19'56"	25.00'	13.67'	N65°53'34"W 13.50'
C30	31°19'56"	25.00'	13.67'	S34°33'38"E 13.50'
C31	24°40'18"	25.00'	10.77'	S37°53'27"E 10.68'
C32	6°39'38"	25.00'	2.91'	S22°31'29"E 2.90'
C33	8°14'43"	110.00'	15.83'	S54°20'57"E 15.82'
C34	8°52'10"	110.00'	17.03'	S62°54'24"E 17.01'
C35	17°06'53"	110.00'	32.86'	S58°47'02"E 32.74'
C36	17°06'53"	90.00'	26.88'	S58°47'02"E 26.78'
C37	10°05'41"	90.00'	15.86'	S55°16'27"E 15.84'
C38	7°01'11"	90.00'	11.03'	S63°49'53"E 11.02'
C39	95°03'48"	25.00'	41.48'	N19°48'35"W 36.88'
C40	12°03'05"	25.00'	5.26'	N33°44'52"E 5.25'
C41	107°06'53"	25.00'	46.74'	N13°47'02"W 40.22'
C42	15°10'51"	110.00'	29.15'	N59°45'03"W 29.06'
C43	88°03'59"	10.00'	15.37'	N83°48'23"E 13.90'
C44	16°46'49"	10.00'	2.93'	S60°33'02"E 2.92'
C45	71°17'10"	10.00'	12.44'	N75°24'59"E 11.65'
C46	13°23'44"	30.00'	7.01'	N71°10'11"E 7.00'
C47	24°55'33"	30.00'	13.05'	N52°00'32"E 12.95'
C48	2°35'02"	110.00'	4.96'	S29°37'38"W 4.96'
C49	27°15'51"	110.00'	52.34'	N26°08'29"E 51.85'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N39°46'24"E	26.50'
L2	S50°13'36"E	8.00'
L3	N50°13'36"W	2.07'
L4	N50°13'36"W	26.50'
L5	S50°13'36"E	26.50'
L6	N50°13'36"W	26.50'



LEGEND

- SET 18" LONG NO. 5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED: JR ENG PLS 38578
- ▲ SET NAIL WITH A 3/4" BRASS DISC STAMPED: JR ENG 38578 (IN CONCRETE)
- RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED LS 37990
- RECOVERED NAIL AND SHINER ILLEGIBLE (5' OFFSET)
- U.E. DRY UTILITY EASEMENT (SEE SHEET 7 & 8 FOR DIMENSIONS)
- F.L. & A.E. FIRE LANE AND ACCESS EASEMENT
- E.U.E. TOWN OF ERIE UTILITY EASEMENT (SEE SHEETS 5 & 6 FOR DIMENSIONS)
- 4x4 4"x4" UNITED POWER EASEMENT



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LOT & TRACT DIMENSIONS
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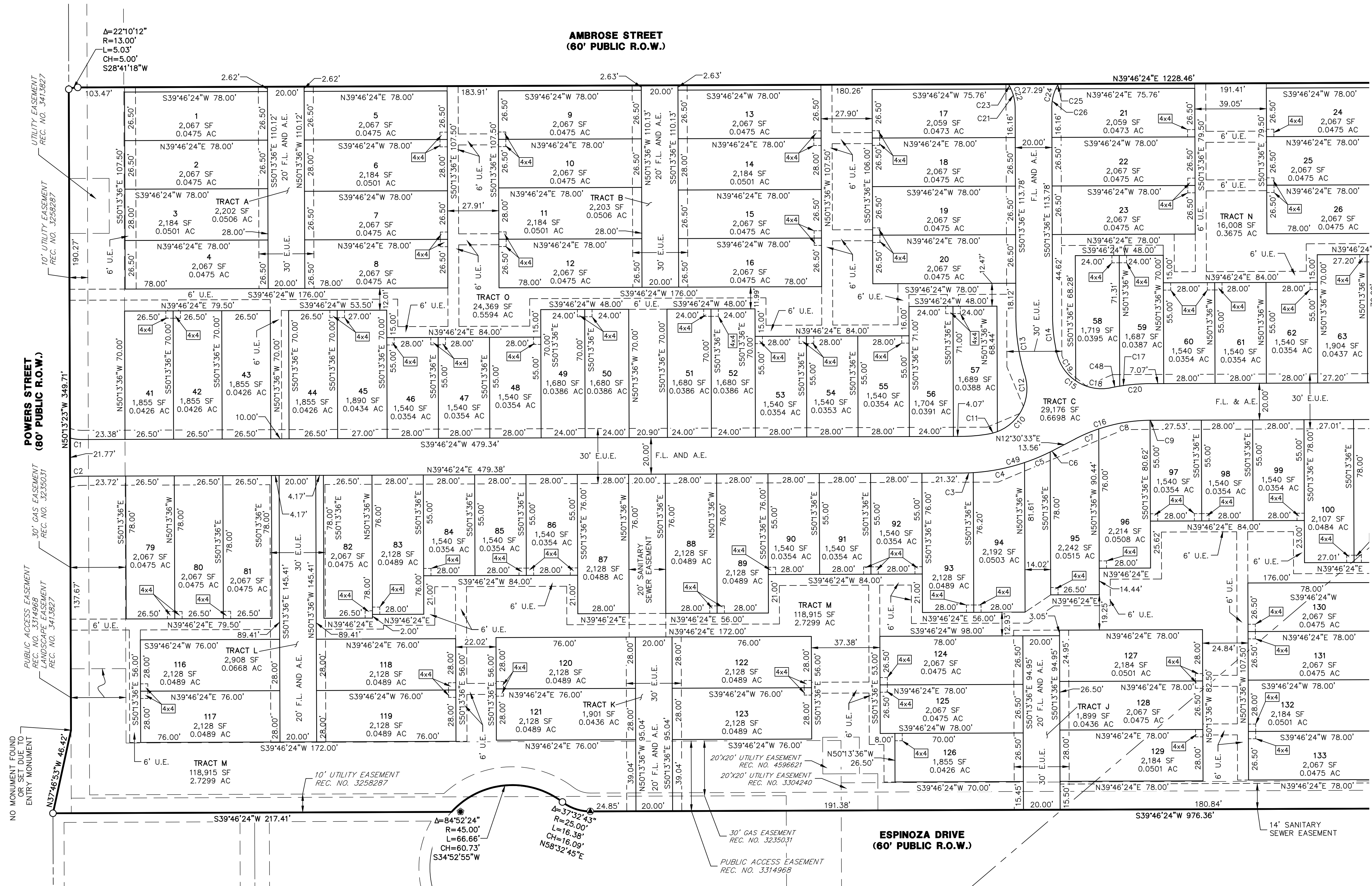
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11.6542 ACRES - 151 LOTS/16 TRACTS

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CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	15°21'03"	25.00'	6.70'	N47°26'53"E 6.68'
C2	15°15'34"	25.00'	6.66'	S32°08'37"W 6.64'
C3	3°28'57"	110.00'	6.69'	N38°01'56"E 6.68'
C4	14°53'45"	110.00'	28.60'	N28°50'35"E 28.52'
C5	7°54'05"	110.00'	15.17'	N17°26'40"E 15.16'
C6	0°59'04"	110.00'	1.89'	N13°00'06"E 1.89'
C7	8°49'22"	90.00'	13.86'	S16°55'14"W 13.85'
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C11	10°48'41"	25.00'	4.72'	N24°31'18"E 4.71'
C12	86°18'20"	25.00'	37.66'	N24°02'12"W 34.20'
C13	16°57'46"	110.00'	32.57'	S58°42'29"E 32.45'
C14	12°58'29"	90.00'	20.38'	S56°42'51"E 20.34'
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C49	27°15'51"	110.00'	52.34'	N26°08'29"E 51.85'

SEE SHEET 3

LEGEND

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- RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED LS 37990
- RECOVERED NAIL AND SHINER ILLEGIBLE (5' OFFSET)
- U.E. DRY UTILITY EASEMENT (SEE SHEET 7 & 8 FOR DIMENSIONS)
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JOB NO. 16026.00
MAY 11, 2021
SHEET 4 OF 8



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30 15 0 30
ORIGINAL SCALE: 1" = 30'

ERIE COMMONS FILING NO. 4, 5TH AMENDMENT

A REPLAT OF LOT 6, ERIE COMMONS FILING NO. 4, 4TH AMENDMENT

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

11.6542 ACRES - 151 LOTS/16 TRACTS

FP-001185-2020

AMBROSE STREET
(60' PUBLIC R.O.W.)

ESPINOZA DRIVE
(60' PUBLIC R.O.W.)

LEGEND

- SET 18" LONG NO. 5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED: JR ENG PLS 38578
 - ▲ SET NAIL WITH A 3/4" BRASS DISC STAMPED: JR ENG 38578 (IN CONCRETE)
 - RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED LS 37990
 - RECOVERED NAIL AND SHINER ILLEGIBLE (5' OFFSET)
 - U.E. DRY UTILITY EASEMENT (SEE SHEETS 7 & 8 FOR DIMENSIONS)
 - F.L. & A.E. FIRE LANE AND ACCESS EASEMENT
 - E.U.E. TOWN OF ERIE UTILITY EASEMENT
 - 4x4 4'x4' UNITED POWER EASEMENT
- NOTES: SEE SHEETS 3 & 4 FOR LOT & TRACT LINE DIMENSIONS.
SEE SHEETS 3 & 4 FOR LOT & TRACT AREAS.

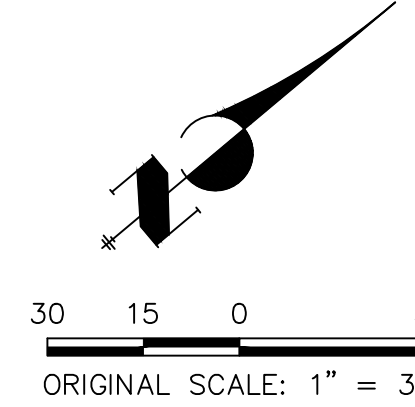
SEE SHEET 6

SOUTH BRIGGS STREET
(PUBLIC R.O.W. VARIES)

TOWN OF ERIE UTILITY
EASEMENT DIMENSIONS
ERIE COMMONS FILING NO. 4,
5TH AMENDMENT
JOB NO. 16026.00
MAY 11, 2021
SHEET 5 OF 8

J-R ENGINEERING
A Westrian Company

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**A REPLAT OF LOT 6, ERIE COMMONS FILING NO. 4, 4TH AMENDMENT
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
11.6542 ACRES - 151 LOTS/16 TRACTS
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○ SET 18" LONG NO. 5 REBAR WITH A
1-1/2" ALUMINUM CAP STAMPED: JR ENG PLS 38578

▲ SET NAIL WITH A 3/4" BRASS DISC
STAMPED: JR ENG 38578 (IN CONCRETE)

● RECOVERED 1-1/4" YELLOW PLASTIC CAP
STAMPED LS 37990

● RECOVERED NAIL AND SHINER ILLEGIBLE (5' OFFSET)

U.E. DRY UTILITY EASEMENT (SEE SHEETS 7 & 8 FOR DIMENSIONS)

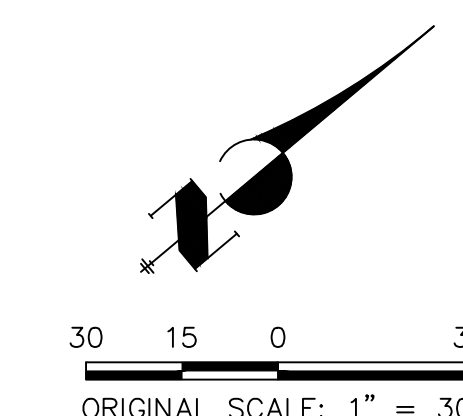
F.L. & A.E. FIRE LANE AND ACCESS EASEMENT

E.U.E. TOWN OF ERIE UTILITY EASEMENT

4x4 4'X4' UNITED POWER EASEMENT

NOTES: SEE SHEETS 3 & 4 FOR LOT & TRACT LINE DIMENSIONS.
SEE SHEETS 3 & 4 FOR LOT & TRACT AREAS.

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ERIE COMMONS FILING NO. 4, 5TH AMENDMENT

A REPLAT OF LOT 6, ERIE COMMONS FILING NO. 4, 4TH AMENDMENT

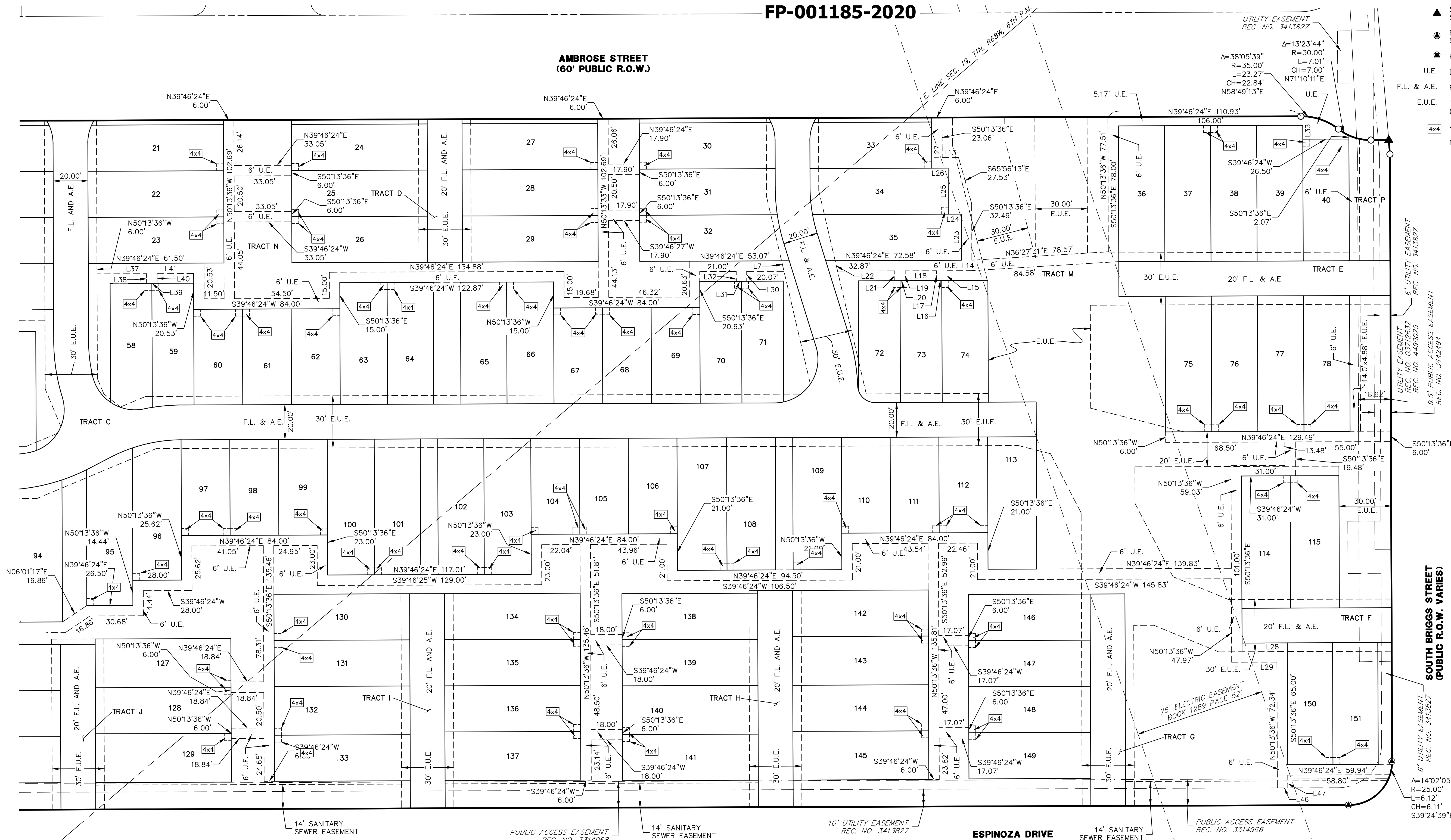
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TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

11.6542 ACRES - 151 LOTS/16 TRACTS

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AMBROSE STREET
(60' PUBLIC R.O.W.)



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- E.U.E. TOWN OF ERIE UTILITY EASEMENT (SEE SHEETS 5 & 6 FOR DIMENSIONS)
- 4x4 4'X4' UNITED POWER EASEMENT

NOTES: SEE SHEETS 3 & 4 FOR LOT & TRACT LINE DIMENSIONS.
SEE SHEETS 3 & 4 FOR LOT & TRACT AREAS.

SEE SHEET 6

LINE TABLE		
LINE	BEARING	DISTANCE
L7	S63°10'04"E	6.16'
L13	N39°46'24"E	9.39'
L14	S39°46'24"W	14.33'
L15	S50°13'36"E	5.63'
L16	S39°46'24"W	6.00'
L17	N50°13'36"W	5.63'

LINE TABLE		
LINE	BEARING	DISTANCE
L18	S39°46'24"W	18.00'
L19	S50°13'36"E	5.63'
L20	S39°46'24"W	6.00'
L21	N50°13'36"W	5.63'
L22	N63°10'04"W	6.16'
L23	N50°13'36"W	26.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L24	S39°46'24"W	7.45'
L25	N50°13'36"W	26.50'
L26	S39°46'24"W	9.39'
L27	N50°13'36"W	29.06'
L28	N39°46'24"E	26.00'
L29	S39°46'24"W	26.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L30	N50°13'36"W	5.63'
L31	N39°46'24"E	6.00'
L32	S50°13'36"E	5.63'
L33	N50°13'36"W	8.00'
L37	N39°46'24"E	28.50'
L38	S50°13'36"E	5.53'

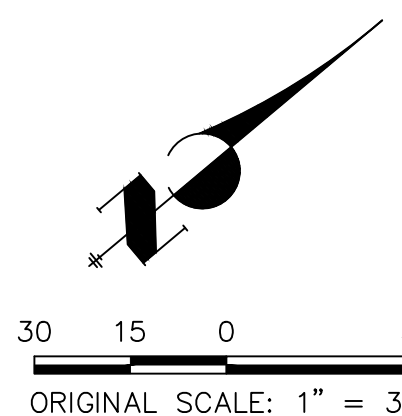
LINE TABLE		
LINE	BEARING	DISTANCE
L39	N39°46'24"E	6.00'
L40	N50°13'36"W	5.53'
L41	N39°46'24"E	21.00'

ESPINOZA DRIVE
(60' PUBLIC R.O.W.)

DRY UTILITY EASEMENT
DIMENSIONS
ERIE COMMONS FILING NO. 4,
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SHEET 7 OF 8



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LINE TABLE		
LINE	BEARING	DISTANCE
L8	N39°46'24"E	25.67'
L9	N50°13'36"W	2.00'
L10	N39°46'24"E	28.00'
L11	S50°13'36"E	2.00'
L12	S39°46'24"W	31.67'
L34	N50°13'36"W	6.47'
L35	N39°46'24"E	6.00'
L36	S50°13'36"E	6.47'
L37	N39°46'24"E	28.50'
L38	S50°13'36"E	5.53'
L39	N39°46'24"E	6.00'
L40	N50°13'36"W	5.53'
L41	N39°46'24"E	21.00'
L42	S50°13'36"E	6.01'
L43	N50°13'36"W	6.01'
L44	N39°46'24"E	6.00'
L45	N50°13'36"W	6.01'

