

COLLIERS HILL FILING NO. 4I

A REPLAT OF TRACT 11 OF "BRIDGEWATER MASTER SUBDIVISION"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17,

TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,

TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

13.00 ACRES – 1 LOT

FP-001232-2021

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 11 OF "BRIDGEWATER MASTER SUBDIVISION", TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, CONTAINING 13.00 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. 4I". THE EASEMENTS NOTED HEREON ARE DEDICATED TO THE TOWN OF ERIE, COLORADO FOR PUBLIC USES AND PURPOSES AS NOTED HEREON.

DAYBREAK RECOVERY ACQUISITION, LLC

BY: JON SHUMAKER DATE
AS: AUTHORIZED SIGNATORY

ACKNOWLEDGMENT

STATE OF NEW YORK }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ 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) BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 17, BEARING S00°13'30"E BETWEEN THE SOUTHEAST CORNER (2.5" ALUMINUM CAP, LS 13501, 1993) AND THE EAST QUARTER CORNER (2" ALUMINUM CAP, LS 14083, 1993) AS SHOWN ON THE BRIDGEWATER MASTER SUBDIVISION PLAT.

3) PROPERTY LIES IN UNSHADED ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER FLOOD INSURANCE RATE MAP 08013C0442J DATED 12/18/2012 (NOT PRINTED) PER FEMA MAPPING APPLICATION ACCESSED 01/15/2021.

4) PROPERTY MONUMENTATION IS NOTED HEREON.

5) 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.

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 _____

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

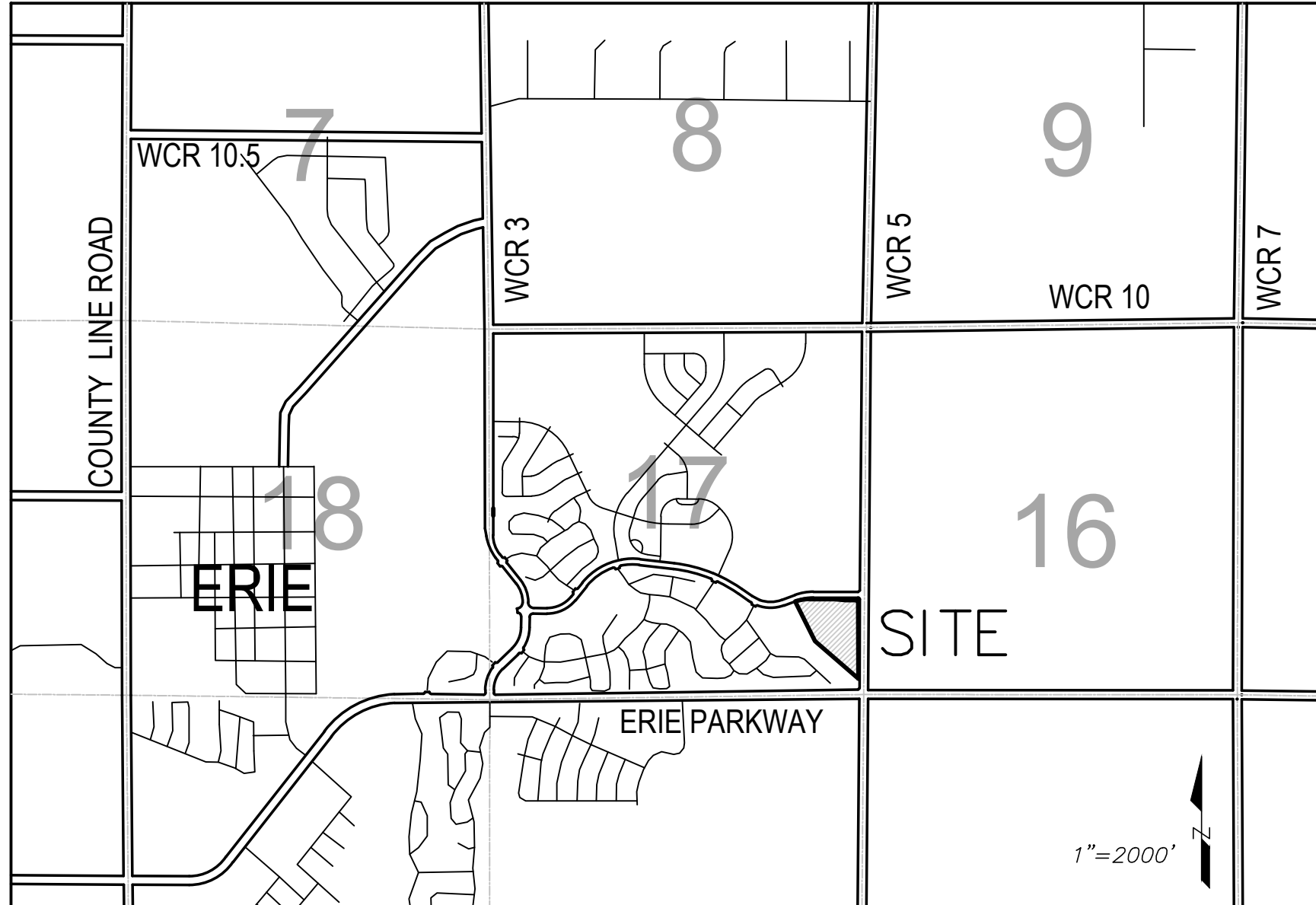
NOTES (CONTINUED):

6) THE SANITARY SEWER, STORM SEWER AND WATER EASEMENT SHALL BE GRANTED FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER LINES, STORM SEWER LINES, WATER LINES AND RELATED APPURTENANCES.

7) A BLANKET UTILITY EASEMENT SHALL BE GRANTED OVER AND ACROSS LOT 1 FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES) AND ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO. THIS BLANKET EASEMENT IS RESTRICTED TO THOSE AREAS OUTSIDE OF BUILDING FOOTPRINTS.

8) A PUBLIC ACCESS EASEMENT SHALL BE GRANTED OVER AND ACROSS LOT 1; PROVIDED THAT THE AFORESAID EASEMENT SHALL BE RESTRICTED TO THE LOCATION OF SIDEWALKS, PEDESTRIAN PATHS, STREETS AND PARKING LOTS OUTSIDE OF BUILDING FOOTPRINTS.

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



VICINITY MAP

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL LOT	13.00 Ac.	100.0%
TRACTS	—	—
PUBLIC ROW	—	—
TOTAL	13.00 Ac.	100.0%

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS "COLLIERS HILL FILING NO. 4I" 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 JANURAY, 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., 20____

BO BAIZE,
FOR AND ON BEHALF OF HURST AND ASSOCIATES, INC.
COLORADO PLS NO. 73990

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

SCALE VERIFICATION

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

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	Original	02/12/21	Ba
2	Change easement per revised blog layout; edits per 4/2 Town comments	05/13/21	Ba
3	Change easements at revised utilities & parking	07/09/21	Ba

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

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL FILING NO. 4I
ERIE, COLORADO

DRAWN BY: BO	DESIGNED BY: JJ	APPROVED BY: JJ
JOB NUMBER: 2527-02	DATE: 07/01/21	SCALE: N/A
SHEET NO: 1 OF 2	FILE LOCATION: G:\2527\SURVEY\FILING 4\COLLIERS HILL FILING 4I PLAT	

SOUTHEAST CORNER,
SECTION 17:
2.5" ALUMINUM CAP,
LS 23501, 1993

A REPLAT OF TRACT 11 OF "BRIDGEWATER MASTER SUBDIVISION"
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
13.00 ACRES – 1 LOT
FP-001232-2021

COUNTY ROAD 5 (120' PUBLIC ROW) ——— (BASIS OF BEARING): ——— COUNTY ROAD 5 (120' PUBLIC ROW)
S00°13'30"E 2631.71'

013°30"E 2631.71'

—COUNTY ROAD 5 (120' PUBLIC ROW)

_____ SUBDIVISION BOUNDARY
 _____ RIGHT OF WAY
 - - - - - EASEMENT LINE
 _____ EXISTING LOT LINE
 - - - - - EXISTING EASEMENT LINE
 _____ SECTION LINE
 + ALIQUOT CORNER
 • SUBDIVISION CORNER MONUMENT
 (DESCRIBED):
 ① - FOUND NAIL/SHINER PLS 379'
 ② - FOUND NAIL/SHINER PLS 379'
 OFFSET IN WALK
 ③ - FOUND 1" PLASTIC CAP PLS 3'

SURVEYORS STAMP:

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

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COLLIERS HILL FILING NO. 41
ERIE, COLORADO

DRAWN BY: BO	DESIGNED BY:	APPROVED BY: JJ	FILE LOCATION: J:\25272\SURVEY\FILEING 4COLLIERS HILL FIL #1 PLAT
JOB NUMBER: 2527-02			
DATE: 07/01/21			
SCALE: 1"=60'			
SHEET NO: 2 OF 2			

FILE LOCATION:	1252731 REVIEWING AGCOLLERS HILL EILALP AT
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