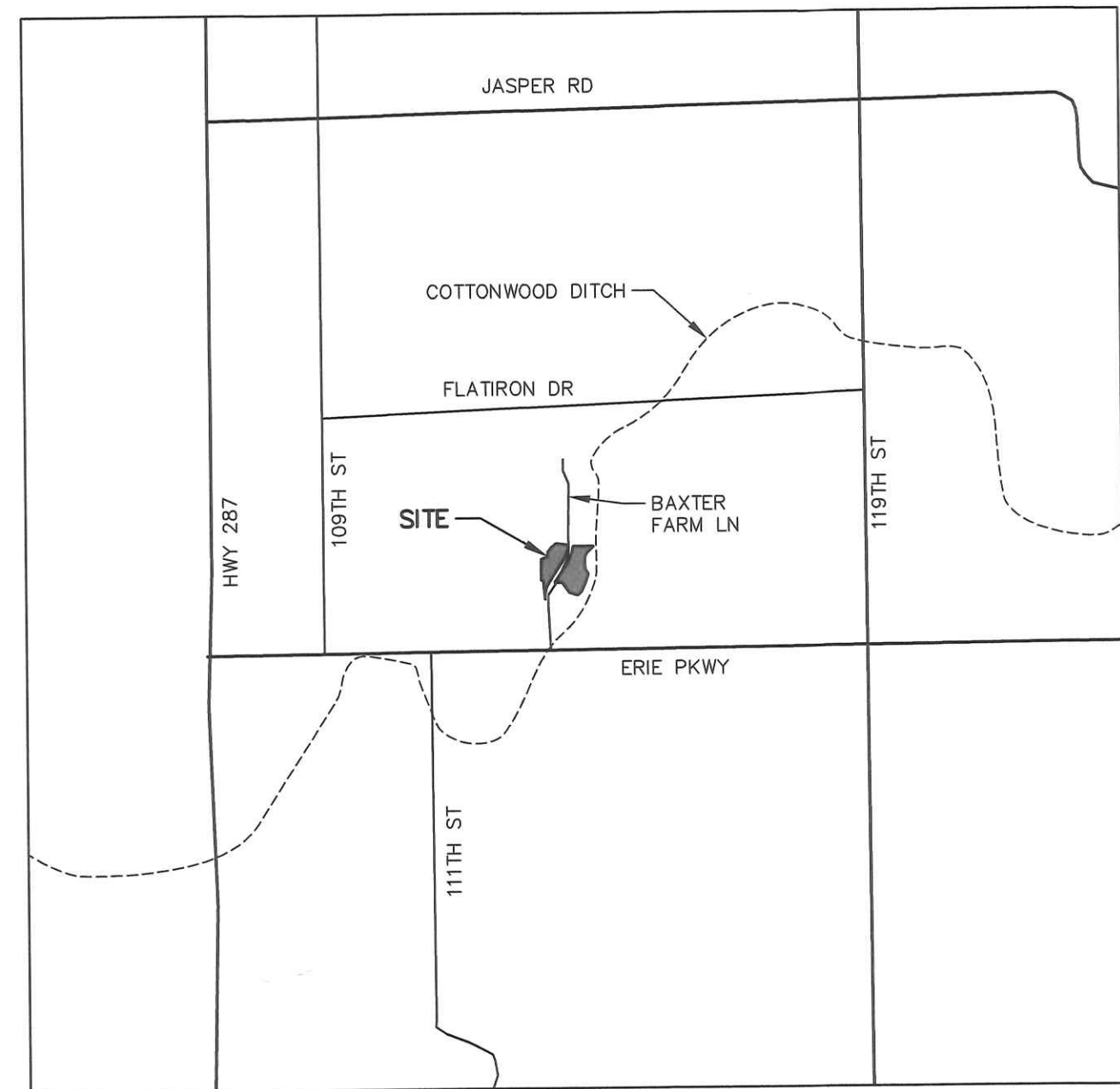


# BAXTER FARM, TRACT AMENDMENT

A REPLAT OF TRACTS D AND E, AND LOT 3, BAXTER FARM  
 NW 1/4 SECTION 23, T1N, R69W OF THE 6TH P.M.  
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
 5.436 ACRES - 3 LOTS  
 MS-001619-2023



VICINITY MAP  
 SCALE 1" = 2000'

### DEDICATION STATEMENT:

THE UNDERSIGNED, BEING THE OWNER, MORTGAGEE OR LIEN HOLDER OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF BOULDER, COLORADO, DESCRIBED AS FOLLOWS:  
 TRACTS D AND E, AND LOT 3, BAXTER FARM, COUNTY OF BOULDER, STATE OF COLORADO, CONTAINING 236,812 SQUARE FEET OR 5.436 ACRES, MORE OR LESS.  
 HAVE BY THESE PRESENTS LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO THREE LOTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND SUBDIVISION OF BAXTER FARM - TRACT AMENDMENT. THE EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USE AND PURPOSES AS SHOWN HEREON.

EXECUTED THIS 17<sup>th</sup> DAY OF THE MONTH OF June A.D. 2024.

*[Signature]*  
 MANAGER, BAXTER FARMS, LLC

### NOTARY PUBLIC:

STATE OF COLORADO }  
 COUNTY OF Boulder }  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED  
 BEFORE ME THIS 17<sup>th</sup> DAY OF THE MONTH OF June A.D., 2024  
 MY COMMISSION EXPIRES 12/10/25 WITNESS MY HAND AND SEAL

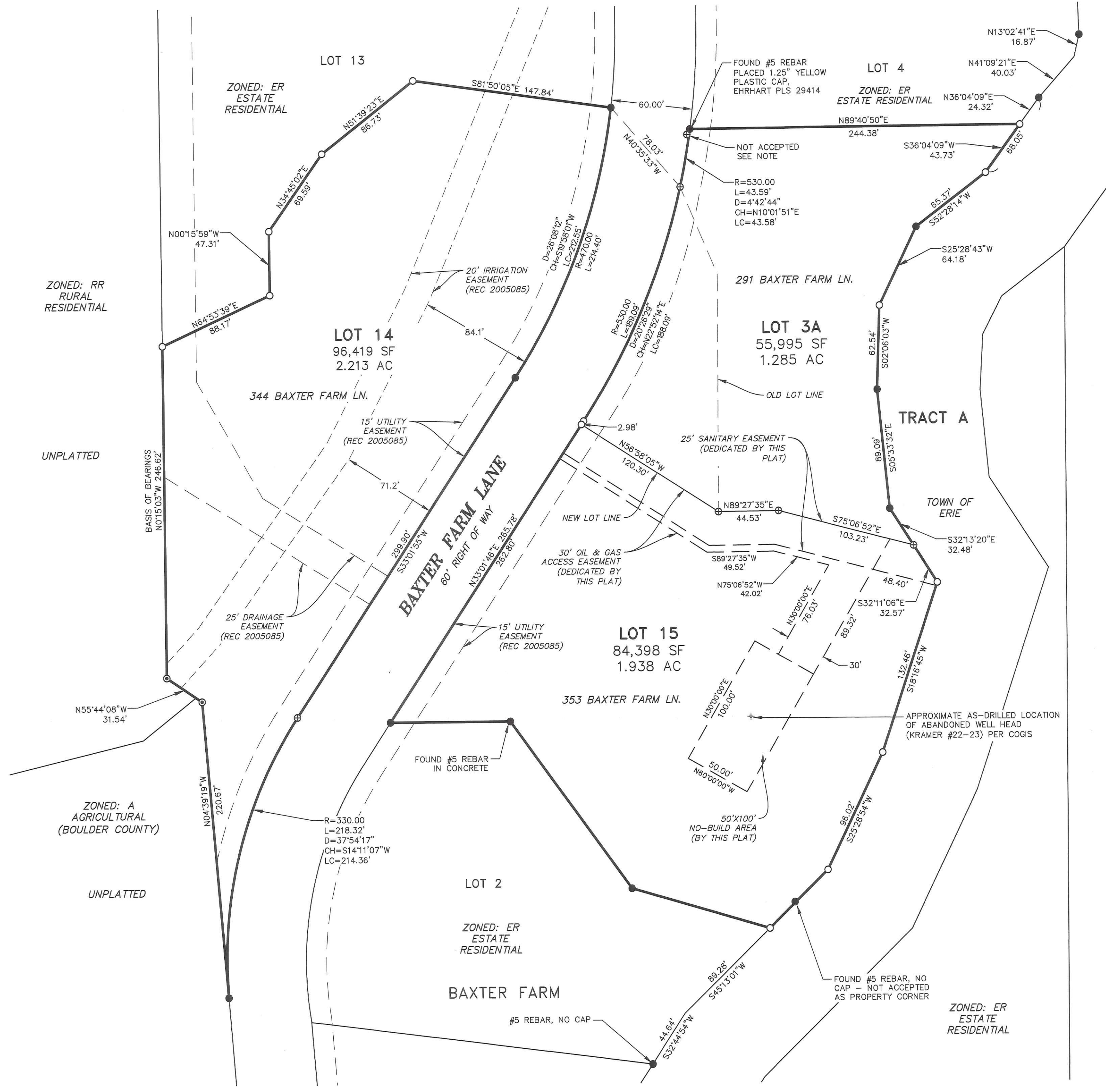
*[Signature]*  
 NOTARY PUBLIC

*[Signature]*  
 PHILLIP W. GLOVIER

### NOTARY PUBLIC:

STATE OF COLORADO }  
 COUNTY OF Weld }  
 KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING DEDICATION WAS ACKNOWLEDGED  
 BEFORE ME THIS 20 DAY OF THE MONTH OF June A.D., 2024  
 MY COMMISSION EXPIRES 4-8-2026 WITNESS MY HAND AND SEAL

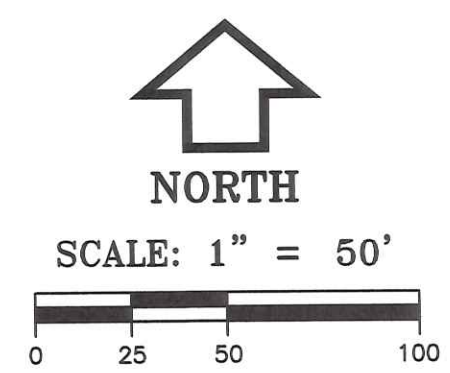
*[Signature]*  
 NOTARY PUBLIC



### LEGEND

- FOUND #5 REBAR WITH 1.25" YELLOW PLASTIC CAP, EHRHART PLS 29414
- FOUND #5 REBAR WITH 1.25" RED PLASTIC CAP, LS 22576 - UNLESS NOTED OTHERWISE
- ⊕ FOUND #5 REBAR WITH RED PLASTIC CAP, ILLEGIBLE
- ⊙ FOUND #5 REBAR WITH ALUMINUM COLLAR

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL LOTS	5.436 AC.	100%
TRACTS	NA	NA
ROW	NA	NA
TOTAL	5.436 AC.	100%



OWNER:  
 BAXTER FARMS, LLC  
 1458 S. GRANT ST.  
 DENVER, CO 80210  
 847-800-7600

**TITLE VERIFICATION CERTIFICATE:**  
 WE, FIDELITY NATIONAL TITLE COMPANY, 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 FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

FIDELITY NATIONAL TITLE COMPANY  
 BY: *[Signature]*  
 AUTHORIZED OFFICIAL  
 TITLE: Sr. T.O. # Kalamyrites

NOTARY:  
 STATE OF COLORADO }  
 COUNTY OF Boulder }  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17<sup>th</sup> DAY OF THE MONTH OF June A.D., 2024  
 MY COMMISSION EXPIRES 12/10/25 WITNESS MY HAND AND SEAL  
*[Signature]*  
 NOTARY PUBLIC

**PLANNING & DEVELOPMENT APPROVAL CERTIFICATE:**  
 THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING & DEVELOPMENT DIRECTOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

PLANNING & DEVELOPMENT DIRECTOR

**TOWN COUNCIL APPROVAL CERTIFICATE**  
 THIS PLAT IS TO BE KNOWN AS "BAXTER FARM, TRACT AMENDMENT" IS APPROVED AND ACCEPTED BY RESOLUTION No. \_\_\_\_\_ PASSED AND ADOPTED AT A MEETING OF THE TOWN COUNCIL OF ERIE, COLORADO, HELD ON \_\_\_\_\_, 20\_\_\_\_

MAYOR  
 ATTEST:  
 TOWN CLERK

- SURVEYOR'S NOTES:**
- FIDELITY NATIONAL TITLE COMPANY, REPORT NUMBER 170-F11844-22, AMENDMENT NO. 2, DATED JUNE 13, 2023, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
  - LINEAL UNITS USED ARE U.S. SURVEY FEET
  - BASIS OF BEARINGS: THE WEST LINE OF LOT 14, BEARING N00°15'03"W (ASSUMED), A DISTANCE OF 246.62 FEET, MONUMENTED AS SHOWN HEREON.
  - DEEDS OF SUBJECT PROPERTY RECORDED AUGUST 7, 2013 AT RECEPTION NO. 03333814 (TRACTS D AND E), AND JUNE 6, 2010 AT RECEPTION NO. 03079248 (LOT 3).
  - ALL RIGHT-OF-WAY AND LOT AND BLOCK INFORMATION WAS TAKEN FROM THE PLAT OF BAXTER FARM FINAL PLAT, RECORDED DECEMBER 8, 1999 AT RECEPTION NO. 2005085.
  - PROPERTY AREA IS LOCATED IN FLOOD ZONE "X" (AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) PER FLOOD INSURANCE RATE MAP FOR BOULDER COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08013C0437J, DATED REVISED DECEMBER 18, 2012.
  - 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 SURVEYOR'S STATEMENT SHOWN HEREON.
  - NOT ACCEPTED: FOUND #5 REBAR WITH ILLEGIBLE RED PLASTIC CAP S29°06'09"W 4.65 FEET FROM FOUND AND ACCEPTED #5 REBAR. THE ACCEPTED #5 REBAR MATCHES ALL OTHER FOUND MONUMENTS IN THE BLOCK AS WELL AS LINES OF POSSESSION. IT ALSO SUPPORTS THE CORRECT RIGHT OF WAY.

**SURVEYOR'S CERTIFICATE:**  
 I, JOHN P. EHRHART, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY MADE ON NOVEMBER 8, 2018.

*[Signature]*  
 JOHN P. EHRHART  
 COLORADO P.L.S. #29414  
 EHRHART LAND SURVEYING, LLC  
 PO BOX 930, ERIE, CO 80516  
 PHONE: 303-828-3340

P.O. Box 930 Erie, Colorado 80516, (303) 828-3340  
 www.coloradolands.com

PAGE NO.  
1 OF 1

DATE: 6/14/24

DRAWN BY: JPE

PROJECT: S225236