

ERIE AIR PARK REPLAT D
A REPLAT OF TRACT E-2, ERIE AIR PARK TRACT E MINOR SUBDIVISION
A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 31
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
10.340 ACRES - 1 LOT
MS-001480-2022



VICINITY MAP
SCALE: 1"=1000'

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
LOTS	450,400 SF	100.00%
TRACTS	0 SF	0%
PUBLIC R.O.W.	0 SF	0%
TOTAL	450,400 SF	100.00%

SURVEY NOTES

- THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SW 1/4 OF SECTION 31, T1N, R68W OF THE 6TH P.M. BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND BEARS S89°35'27"E, PER ERIE AIR PARK SUBDIVISION PLAT.
- 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.
- LAND TITLE GUARANTEE COMPANY/OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. FCC25199546 EFFECTIVE DATE 07/01/22 AT 5:00 P.M. WAS RELIED UPON FOR INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN PREPARATION OF THIS PLAT.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- FLOOD PLAIN DESIGNATION OF THE SURVEYED PROPERTY PER FIRM MAP NUMBER 08013C0443K, MAP REVISED AUGUST 15, 2019, IS ZONE X, BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE X (SHADED) BEING AREAS OF 0.2% ANNUAL CHANCE FLOOD.
- 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.
- PORTIONS OF ERIE AIR PARK REPLAT D ARE UNDERMINED. TO REDUCE RISK OF SUBSIDENCE-RELATED DAMAGE, NO BUILDING OR BUILDING SEGMENT MAY EXCEED 140 FEET IN LENGTH OR WIDTH.

THE MINE SUBSIDENCE HAZARD AND MITIGATION RECOMMENDATIONS ARE DESCRIBED IN MINE SUBSIDENCE ASSESSMENT, TRACT E-2, ERIE AIR PARK SUBDIVISION (WESTERN ENVIRONMENT AND ECOLOGY, INC., SEPTEMBER 24, 2019). THIS REPORT IS ON FILE WITH THE TOWN OF ERIE PLANNING AND DEVELOPMENT DEPARTMENT, FILES. MS-001121-2019 AND PUD-001122-2019.

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, COLORADO, DESCRIBED AS FOLLOWS:

TRACT E-2, ERIE AIR PARK TRACT E MINOR SUBDIVISION, A PLAT RECORDED ON 03/22/19 AT RECEPTION NO. 4475348, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF ERIE AIR PARK REPLAT D. THE EASEMENTS NOTED HEREON ARE DEDICATED TO THE TOWN OF ERIE, COLORADO FOR PUBLIC USES AND PURPOSES AS NOTED HERON.

OWNER SIGNATURE

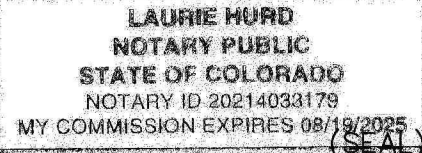
REAL INVESTMENTS LLC

BY: David S. Nassar 11/16/2022
DAVID S. NASSAR - MEMBER (DATE)
TITLE: MANAGING MEMBER

STATE OF COLORADO }
COUNTY OF Weld } SS.

ACKNOWLEDGED BEFORE ME THIS 16 DAY OF November, 2022 BY
DAVID S. NASSAR AS MEMBER OF REAL INVESTMENTS LLC.

WITNESS MY HAND AND OFFICIAL SEAL



Laurie Hurd
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/19/25

TITLE VERIFICATION CERTIFICATE

WE, LAND TITLE GUARANTEE 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: THOSE LISTED IN THE TITLE INSURANCE PRODUCT FCC 25199546

LAND TITLE GUARANTEE COMPANY

BY: Kimberly Zimmerman 11/15/2022
(NAME OF AUTHORIZED OFFICIAL) (DATE)
TITLE: Assistant Vice President

ATTEST: (IF CORPORATION)

SECRETARY/TREASURER

STATE OF COLORADO }
COUNTY OF Boulder } SS.

ACKNOWLEDGED BEFORE ME THIS 15 DAY OF November, 2022 BY
Kimberly Zimmerman AS Assistant Vice President of Land Title

WITNESS MY HAND AND OFFICIAL SEAL

Paul Karlson
NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES: 4/9/25



LEGEND

- PUBLIC LAND CORNER FOUND
- SET #5 REBAR WITH 1" RED PLASTIC CAP
STAMPED SCOTT COX ASC PLS 24302
(P&C) (UNLESS NOTED)
- SET NAIL AND 3/4" BRASS TAG
STAMPED PLS 24302 (NAIL&TAG) AS NOTED
FOUND MONUMENT AS NOTED
- RECORD COURSE PER PLAT
- MEASURED COURSE PER THIS SURVEY
- RECORD OR CALCULATED POSITION
TO FOUND MONUMENT

PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING AND DEVELOPMENT DIRECTOR ON THIS 28th DAY OF November, 2022

Shirah Hummel
PLANNING & DEVELOPMENT DIRECTOR

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS ERIE AIR PARK REPLAT D IS APPROVED AND ACCEPTED BY RESOLUTION NO. 22-134, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE 15th DAY OF November, 2022

MAYOR John Buri

ATTEST Dorothy Dany
TOWN CLERK

SURVEYOR'S CERTIFICATE

I, A. JOHN BURI, 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 ON JULY 29, 2022, 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 UNIFIED DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS 8TH DAY OF NOVEMBER, 2022.

A. John Buri
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # 24302

A. JOHN BURI

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # 24302

SITeworks					
civil engineering • planning • land entitlements					
5649 Pennsylvania Avenue • Boulder, Colorado 80303					
(303) 918 - 7859					
Designed by	AJB	Date	Scale	Drawing no.	Sheet 1
Drawn by	JAS	11/08/22	AS SHOWN	17510C-2	of 2
Checked by	AJB	Revision	Description	Date	Project no.
					17510C

