

RESOLUTION 25R08

**A RESOLUTION APPROVING THE MINOR DEVELOPMENT
PLAT FOR THE BULMER FILING NO. 1 SUBDIVISION**

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ELIZABETH, COLORADO AS FOLLOWS:

Section 1. The Minor Development Plat for the Bulmer Filing No. 1 Subdivision, attached hereto as **Exhibit A**, is hereby approved by the Board of Trustees pursuant to Section 16-3-70 of the Town of Elizabeth Municipal Code.

PASSED, APPROVED, and ADOPTED this ____ day of _____, 2025, by the Board of Trustees of the Town of Elizabeth, Colorado, on first and final reading, by a vote of _____ for and _____ against.

Angela Ternus, Mayor

ATTEST

Michelle M. Oeser, Town Clerk

BULMER FILING NO. 1

A REPLAT OF LOTS 5 AND 6, BLOCK 3 AND LOTS 1-6, INCLUSIVE, BLOCK 13, AND
A PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO.

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING LOTS 5 AND 6, BLOCK 3 TOWN OF ELIZABETH, LOTS 1 THOUGH 6 INCLUSIVE BLOCK 13, PHILLIPS ADDITION TO THE TOWN OF ELIZABETH, A PORTION OF THE COLORADO AND SOUTHERN RAILWAY RIGHT-OF-WAY AND VACATED POPLAR STREET, ALL IN THE TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 8, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID TOWN, COUNTY, AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 18, WHENCE THE NORTH LINE OF SAID NORTHEAST QUARTER BEARS NORTH 89°12'42" EAST, A DISTANCE OF 2642.37 FEET, ALL BEARINGS HEREIN ARE REFERENCED THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 89°12'42" EAST, A DISTANCE OF 1140.98 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°47'18" EAST, A DISTANCE OF 572.03 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 3 AS SHOWN ON SAID TOWN OF ELIZABETH AND THE **POINT OF BEGINNING**;

THENCE NORTH 80°23'06" EAST, A DISTANCE OF 130.14 FEET TO THE EASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED RECORDED IN BOOK 22 AT PAGE 123, IN THE OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID EASTERLY LIEN THE FOLLOWING 3 COURSES;

- SOUTH 09°26'52" EAST, A DISTANCE OF 237.96 FEET;
- SOUTH 05°06'01" EAST, A DISTANCE OF 53.08 FEET;
- SOUTH 05°09'41" EAST, A DISTANCE OF 167.82 FEET TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 6, PHILLIPS ADDITION TO THE TOWN OF ELIZABETH;

THENCE ALONG SAID EASTERLY PROLONGATION AND SAID SOUTHERLY LINE, SOUTH 80°30'04" WEST, A DISTANCE OF 213.19 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 13;

THENCE ALONG THE WESTERLY LINE OF SAID LOTS 1-6, PHILLIPS ADDITION TO THE TOWN OF ELIZABETH, THE WESTERLY LINE OF SAID VACATED POPLAR STREET AND THE WESTERLY LINE OF SAID LOTS 5 AND 6, TOWN OF ELIZABETH, NORTH 09°27'48" WEST, A DISTANCE OF 326.06 FEET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 3, TOWN OF ELIZABETH;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 4, NORTH 80°34'41" EAST, A DISTANCE OF 99.83 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 3;

THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 3, NORTH 09°30'20" WEST, A DISTANCE OF 132.04 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 2.072 ACRES, (90,267 SQUARE FEET), MORE OR LESS.

OWNERSHIP AND DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF BULMER FILING NO. 1. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. ALL STREETS AND RIGHTS OF WAY, SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ELIZABETH, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES.

SIGNATURE _____

(OWNER)

BY: _____

TITLE: _____

ATTEST
SECRETARY _____

SIGNATURE

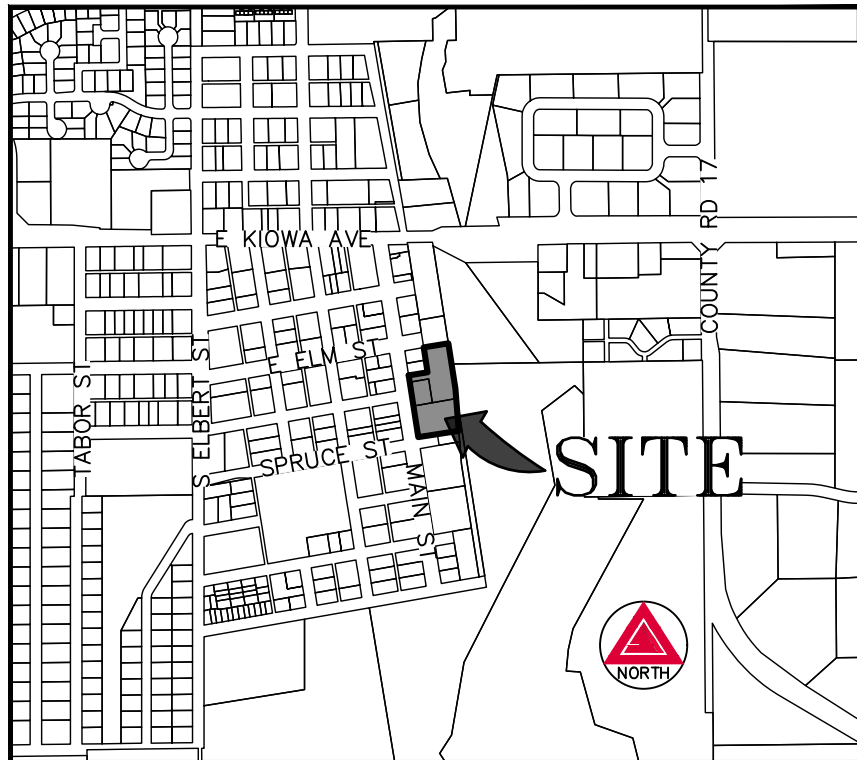
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____

BY _____

WITNESS MY HAND AN OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



VICINITY MAP

SCALE 1" = 1000'

TITLE VERIFICATION

I/WE _____

OF _____ DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE O SUCH LAND IS IN DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

(NOTARIZED SIGNATURE)

DATE _____

COMPANY NAME _____

GENERAL NOTES

- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON JULY 16, 2024
- 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."
- THE SURVEYED PARCEL CONTAINS A TOTAL OF 2.072 ACRES OR 90,267 SQUARE FEET, MORE OR LESS.
- _____ TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. _____ WITH AN EFFECTIVE DATE OF _____, 2024 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING EASEMENT(S) AND ENCUMBRANCES(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS-ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08039C0480C, MAP REVISED MARCH 17, 2011.
- NO LOT WITHIN THIS SUBDIVISION SHALL BE BUILT UPON OR ANY IMPROVEMENTS CONSTRUCTED WITHIN A LOT, UNTIL A SITE PLAN IS REVIEWED AND APPROVED BY THE TOWN OF ELIZABETH.

PLANNING COMMISSION

THIS FINAL PLATT WAS REVIEWED BY THE ELBERT COUNTY PLANNING COMMISSION ON THE

_____ DAY OF _____, 20____, A.D.

CHAIR, PLANNING COMMISSION

BOARD OF TRUSTEES

THIS PLAT WAS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ELIZABETH, COLORADO ON THE _____ DAY OF _____, 20____, FOR FILING. THE DEDICATIONS ARE HER Y ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF ELIZABETH. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE, GEOLOGY, GROUNDWATER CONDITIONS OF FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

MAYOR, TOWN OF ELIZABETH

ATTEST:
TOWN CLERK

SIGNATURE

SURVEYOR'S CERTIFICATION

I, MICHAEL J. NOFFSINGER, 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 _____, 2024, 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 PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR

PRINTED NAME

ELBERT COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF

ELBERT COUNTY AT ____M. ON THE ____ DAY OF _____, 20____.

RECEPTION NO. _____.

ELBERT COUNTY CLERK AND RECORDER

BY: _____

DEPUTY



300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 81324-01

Drawn By: RBA

FINAL PLAT
BULMER FILING NO. 1

NE 1/4 SEC. 18, T8S, R64W, 6TH P.M.
TOWN OF ELIZABETH, ELBERT COUNTY, COLORADO

DATE OF
PREPARATION:

11/01/2024

SCALE:

N/A

SHEET 1 OF 3

BULMER FILING NO. 1

A REPLAT OF LOTS 5 AND 6, BLOCK 3 AND LOTS 1-6, INCLUSIVE, BLOCK 13, AND
A PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO.

POINT OF COMMENCEMENT

NORTH QUARTER CORNER SECTION 18
T8S, R64W, 6TH P.M.
FOUND 3-1/4" ALUMINUM CAP STAMPED "0201"
PLS 31548 2001"

(BASIS OF BEARINGS)
NORTH LINE OF THE NE 1/4 SEC. 18
N89°12'42"E 2642.37'

NORTHEAST CORNER SECTION 18
T8S, R64W, 6TH P.M.
FOUND 3-1/4" ALUMINUM CAP STAMPED "0201"
LS31548 2001"

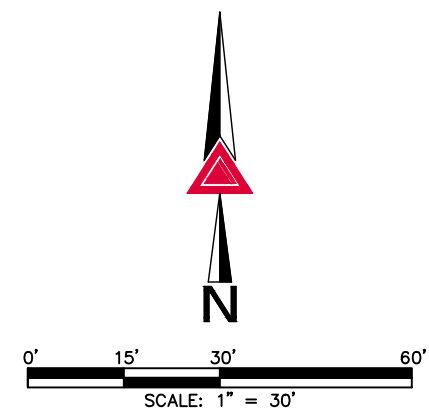


EXISTING LOT
CONFIGURATION

SEE SHEET 3 FOR FINAL
LOT CONFIGURATION

MONUMENT SYMBOL LEGEND


- 1 SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38367"
- 1 FOUND NO. 5 REBAR WITH NO CAP
- 2 FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 36570"
- 3 FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "ARCHER LS 6935"
- 4 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "HIGH PLAINS PLS 30127"
- FOUND SECTION CORNER AS SHOWN HEREON



FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

LAST REVISED: 01/30/2025

 Aztec CONSULTANTS, INC. <small>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</small>	FINAL PLAT BULMER FILING NO. 1		DATE OF PREPARATION:	11/01/2024
	NE 1/4 SEC. 18, T8S, R64W, 6TH P.M. TOWN OF ELIZABETH, ELBERT COUNTY, COLORADO		SCALE:	1" = 30'
	AzTec Proj. No.: 81324-01 Drawn By: RBA		SHEET 2 OF 3	

BULMER FILING NO. 1

A REPLAT OF LOTS 5 AND 6, BLOCK 3 AND LOTS 1-6, INCLUSIVE, BLOCK 13, AND
A PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO.

POINT OF COMMENCEMENT

NORTH QUARTER CORNER, SECTION 18
T8S, R64W, 6TH P.M.
FOUND 3-1/4" ALUMINUM CAP STAMPED "0001"
PLS 31548 2001"

(BASIS OF BEARINGS)
NORTH LINE OF THE NE 1/4 SEC. 18
N89°12'42"E 2642.37'

NORTHEAST CORNER, SECTION 18
T8S, R64W, 6TH P.M.
FOUND 3-1/4" ALUMINUM CAP STAMPED "0001"
LS31548 2001"

ELM STREET
(60' WIDE PUBLIC ROW)

POINT OF BEGINNING
NORTHEAST CORNER OF LOT 1

KRISTIN
CONDOMINIUMS
REC NO. 249466

UNPLATTED

FINAL LOT
CONFIGURATION

MONUMENT SYMBOL LEGEND

- 1 SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38367"
 - 1 FOUND NO. 5 REBAR WITH NO CAP
 - 2 FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 36570"
 - 3 FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "ARCHER LS 6935"
 - 4 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "HIGH PLAINS PLS 30127"
- FOUND SECTION CORNER AS SHOWN HEREON

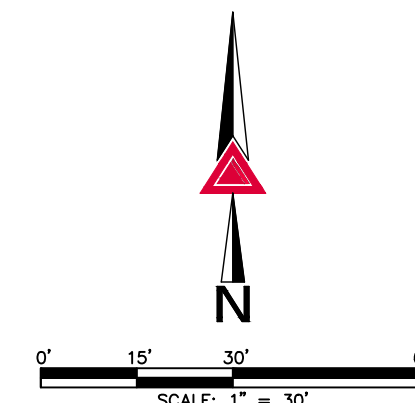
POPLAR STREET
(60' WIDE PUBLIC ROW)

BLOCK 17
PHILLIPS ADDITION
TO THE TOWN OF
ELIZABETH

NE 1/4 SEC. 18,
T8S., R64W.,
SIXTH P.M.

SPRUCE STREET
(60' WIDE PUBLIC ROW)

SPECIAL WARRANTY DEED
REC NO. 364740



FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
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FINAL PLAT
BULMER FILING NO. 1

NE 1/4 SEC. 18, T8S, R64W, 6TH P.M.
TOWN OF ELIZABETH, ELBERT COUNTY, COLORADO

DATE OF PREPARATION: 11/01/2024

SCALE: 1" = 30'

SHEET 3 OF 3

LAST REVISED: 01/30/2025

AzTec Proj. No.: 81324-01

Drawn By: RBA