

# SHARPLESS MINOR SUBDIVISION

A Re-subdivision of part of Tract 3, Roberts Gardens,  
 Located in the Southwest 1/4 of the Southeast 1/4 of Section 6,  
 Township 3 South, Range 67 West of the 6th P.M.,  
 City of Commerce City, County of Adams, State of Colorado.

## LEGAL DESCRIPTION AND DEDICATION:

Sheet 1 of 2

KNOW ALL MEN BY THESE PRESENTS THAT CLAUDE J. SHARPLESS, JR., AND TERESA A. SHARPLESS, BEING THE SOLE OWNERS OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING A PORTION OF TRACT 3, ROBERTS GARDENS, RECEPTION NO. 205769, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

CONSIDERING THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 TO BEAR NORTH 00°01'28" EAST AS SHOWN ON THE CITY OF COMMERCE CITY CONTROL DIAGRAM DEPOSITED IN BOOK 1 AT PAGE 3776 AS RECEPTION NO. 2009-146 OF THE LAND SURVEY AND RIGHT-OF-WAY PLATS IN ADAMS COUNTY, COLORADO AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL I IN DEED RECORDED MAY 12, 1998 AS RECEPTION NO. C0396626 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; FROM WHENCE THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 6 BEARS SOUTH 38°28'57" WEST, A DISTANCE OF 851.45 FEET; THENCE NORTH 89°14'44" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID TRACT 3, A DISTANCE OF 290.14 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL II; THENCE NORTH 00°45'16" WEST, COINCIDENT WITH THE EAST LINE OF SAID PARCEL II, A DISTANCE OF 139.08 FEET TO THE NORTH-EAST CORNER OF SAID PARCEL II; THENCE NORTH 89°14'44" EAST, COINCIDENT WITH THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED AS PARCEL I IN DEED RECORDED MAY 12, 1998 AS RECEPTION NO. C0396626 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, A DISTANCE OF 20.14 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED JULY 31, 2006 AS RECEPTION NO. 20060731000770200 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE SOUTH 00°45'16" EAST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL, A DISTANCE OF 61.30 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH 89°14'44" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 143.15 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 00°00'22" WEST, COINCIDENT WITH THE EAST LINE OF SAID PARCEL, AND THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED AS SAID PARCEL I, A DISTANCE OF 193.51 FEET TO THE NORTHEAST CORNER OF SAID PARCEL I AND THE NORTH LINE OF SAID TRACT 3, ROBERTS GARDENS; THENCE SOUTH 89°13'20" WEST, COINCIDENT WITH THE NORTH LINE OF SAID PARCEL I, AND THE NORTH LINE OF SAID TRACT 3, A DISTANCE OF 268.03 FEET TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY NO. 2 AS DESCRIBED IN DEED RECORDED JANUARY 22, 1941 IN BOOK 267 AT PAGE 562 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, AND AS SHOWN ON STATE HIGHWAY NO. 2 DEVOLUTION BOUNDARY SURVEY BY PLS 38162 DEPOSITED IN BOOK 1 AT PAGE 4787 AS RECEPTION NO. 2017-022 OF THE LAND SURVEY INDEX FOR ADAMS COUNTY, COLORADO; THENCE SOUTH 38°00'00" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 91.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2815.00 FEET AND A CENTRAL ANGLE OF 04°51'28" WHOSE CHORD BEARS SOUTH 32°22'10" WEST, A DISTANCE OF 238.60 FEET; THENCE SOUTHWESTERLY COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 238.67 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 85,309 SQUARE FEET OR 1.96 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF SHARPLESS MINOR SUBDIVISION, AND DO HEREBY GRANT TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS HEREON SHOWN, FOR PUBLIC UTILITY, CABLE TV, AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY COMMERCE CITY.

EXECUTED THIS 17<sup>th</sup> DAY OF October, AD 2017

Claude J. Sharpless Jr.  
 CLAUDE J. SHARPLESS, JR.  
Teresa A. Sharpless  
 TERESA A. SHARPLESS

STATE OF Colorado  
 COUNTY OF Adams SS  
 CITY OF \_\_\_\_\_

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME  
 THIS 17<sup>th</sup> DAY OF October, AD 2017

BY: CLAUDE J. SHARPLESS, JR. & TERESA A. SHARPLESS

MY COMMISSION EXPIRES: July 15, 2019  
J. Guzman  
 NOTARY PUBLIC

JUDY GUZMAN  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20154027805  
 My Commission Expires July 15, 2019

## LIENHOLDER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CONSENT(S) TO THE DEDICATION AND EASEMENTS SHOWN ON THIS PLAT AND RELEASE(S) THE SAME FROM ENCUMBRANCE  
 DEED OF TRUST RECORDED AS RECEPTION NO. 2010000024512  
 IN THE RECORDS OF ADAMS COUNTY CLERK AND RECORDER.

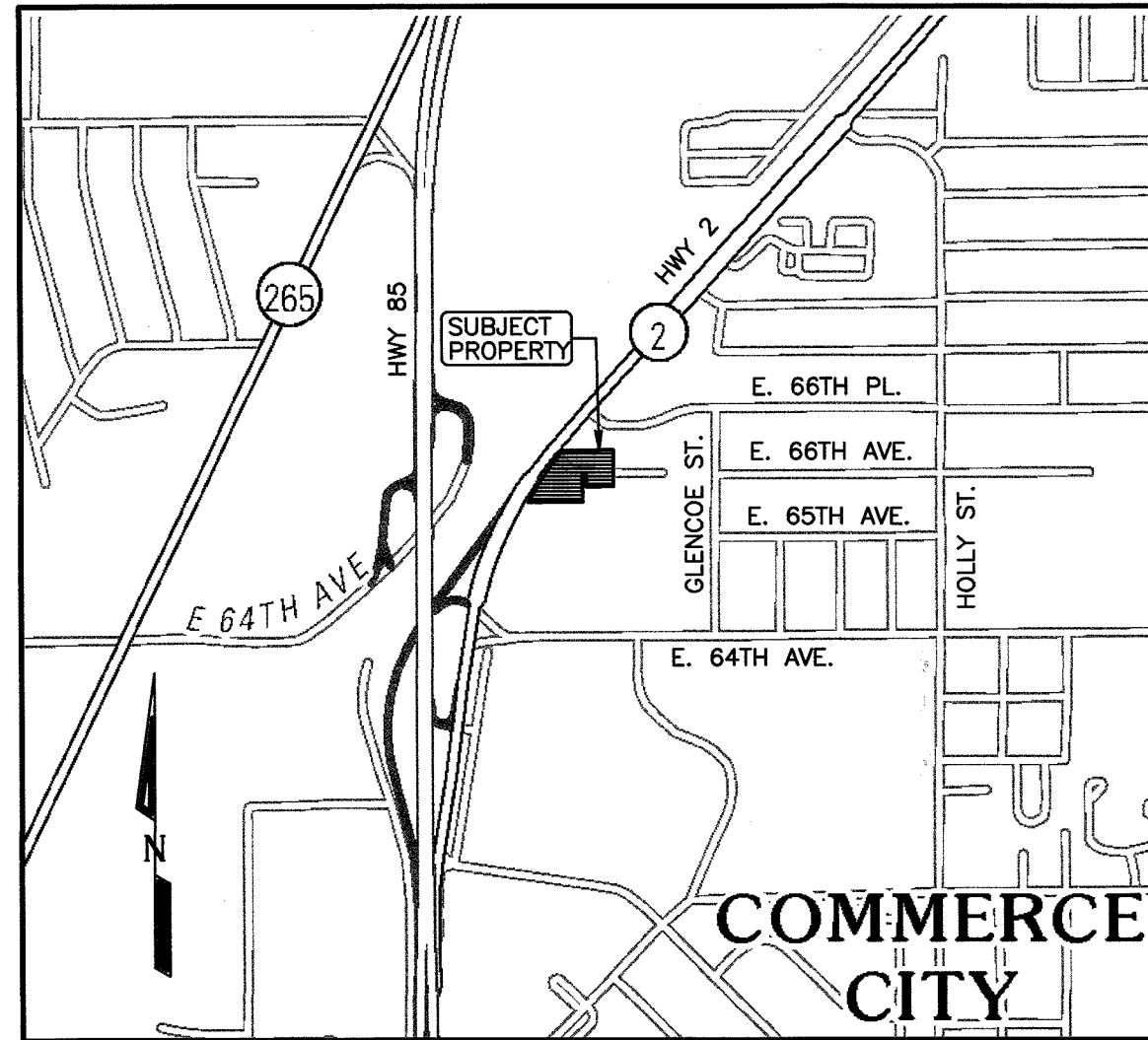
Mark Kandilas Sr. Pres.  
 NAME TITLE

STATE OF Colorado  
 COUNTY OF Adams SS

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME  
 THIS 6<sup>th</sup> DAY OF November 2017 BY Mark Kandilas  
 LIENHOLDER

J. Guzman  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: July 15, 2019  
 MY ADDRESS IS: 6171 N Washington St., Denver CO80216

JUDY GUZMAN  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20154027805  
 My Commission Expires July 15, 2019



VICINITY MAP: 1" = 1000'

## LIENHOLDER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CONSENT(S) TO THE DEDICATION AND EASEMENTS SHOWN ON THIS PLAT AND RELEASE(S) THE SAME FROM ENCUMBRANCE  
 DEED OF TRUST RECORDED AS RECEPTION NO. C0396627  
 IN THE RECORDS OF ADAMS COUNTY CLERK AND RECORDER.

Lawrence R. Fleck  
 NAME TITLE

STATE OF Arizona  
 COUNTY OF Maricopa SS

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME  
 THIS 10 DAY OF November 2017 BY Lawrence R. Fleck  
 LIENHOLDER

Juan J. Gonzalez Jr.  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 02/23/2019  
 MY ADDRESS IS: 365 S Power Rd., Mesa, AZ 85206

Juan J. Gonzalez Jr.  
 Notary Public  
 Maricopa County, Arizona  
 My Comm. Expires 02-23-19

## LIENHOLDER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CONSENT(S) TO THE DEDICATION AND EASEMENTS SHOWN ON THIS PLAT AND RELEASE(S) THE SAME FROM ENCUMBRANCE  
 DEED OF TRUST RECORDED AS RECEPTION NO. \_\_\_\_\_  
 IN THE RECORDS OF ADAMS COUNTY CLERK AND RECORDER.

NAME TITLE

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_ SS

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY \_\_\_\_\_  
 LIENHOLDER

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 MY ADDRESS IS: \_\_\_\_\_

## CITY STAFF CERTIFICATE:

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY,  
 THIS 27<sup>th</sup> DAY OF DECEMBER, AD 2017.

And P. King  
 CITY ENGINEER

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT  
 OF THE CITY OF COMMERCE CITY,

THIS 4<sup>th</sup> DAY OF JANUARY, AD 2018.

Chris  
 DIRECTOR  
 DEPARTMENT OF COMMUNITY DEVELOPMENT

## PUBLIC NOTICE:

NOTICE IS HEREBY GIVEN:

1. ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATIONS OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.
2. ANY DIVISION OF AN EXISTING LOT, OR CONVEYANCE OF A PART OF AN EXISTING SUBDIVISION LOT, IS IN VIOLATION OF THIS ARTICLE UNLESS (1) APPROVED BY THE CITY OF COMMERCE CITY; OR (2) IS EXCEPTED FROM THE DEFINITION OF "SUBDIVISION" AS PROVIDED BY THE SUBDIVISION REGULATIONS.

## SURVEYOR'S CERTIFICATE:

I, CURTIS D. HOOS A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

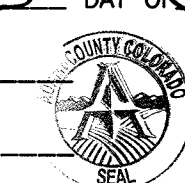
CURTIS D. HOOS, PLS 37971  
 FOR AND ON BEHALF OF:  
 AMERICAN WEST LAND SURVEYING CO.  
 P.O. BOX 129  
 BRIGHTON, CO 80601



## ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER,  
 IN THE STATE OF COLORADO, AT 4:44 P.M. ON THE 5<sup>th</sup> DAY OF January, AD 2018.

Stan Martin  
 COUNTY CLERK AND RECORDER  
Michael Juarez  
 DEPUTY



RECEPTION NO. \_\_\_\_\_

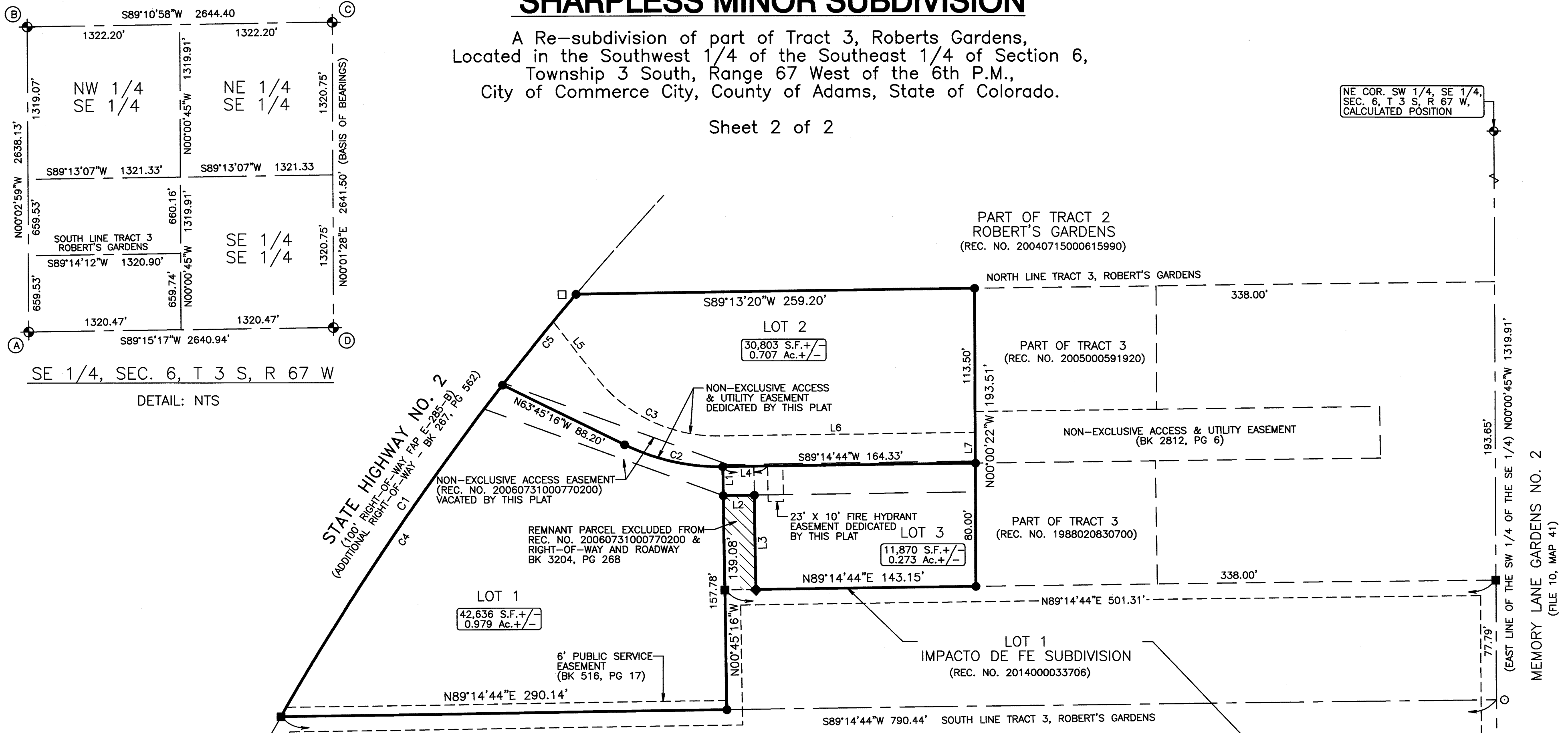
**American West**  
**Land Surveying Co.**  
 A Colorado Corporation  
 PO Box 129, Brighton, CO 80601 \* P:303-659-1532 F:303-655-0575 \* amwestlls.com

REVISION	DATE	SCALE 1" = 50'
		DATE: SEPT. 25, 2017
		DRAWN BY: CDH
		CHECKED BY: MJH
		CLIENT: SHARPLESS
		JOB NO: 17-425

# SHARPLESS MINOR SUBDIVISION

A Re-subdivision of part of Tract 3, Roberts Gardens,  
 Located in the Southwest 1/4 of the Southeast 1/4 of Section 6,  
 Township 3 South, Range 67 West of the 6th P.M.,  
 City of Commerce City, County of Adams, State of Colorado.

Sheet 2 of 2



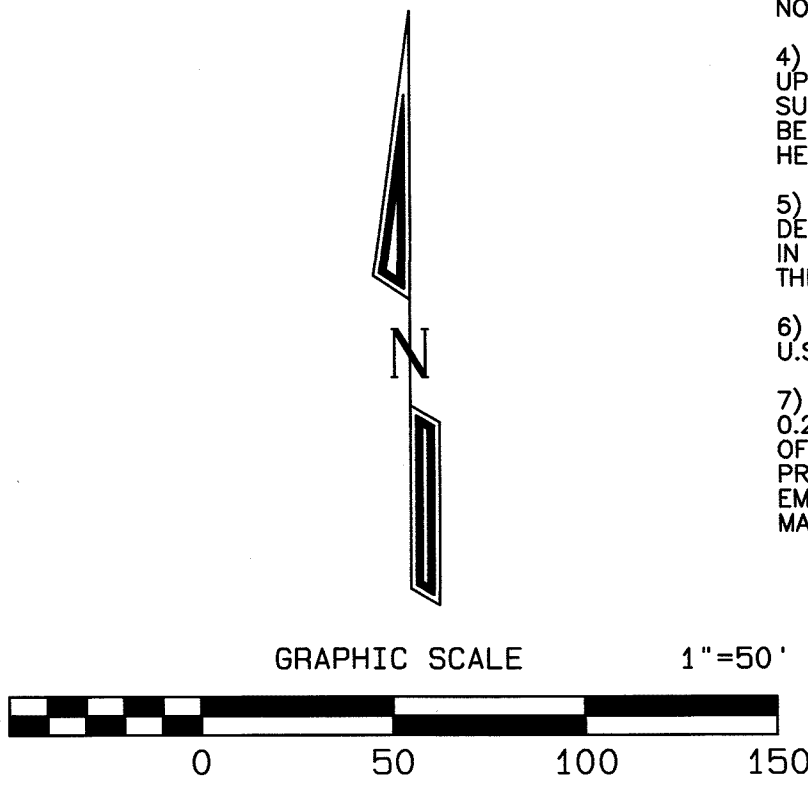
SE 1/4, SEC. 6, T 3 S, R 67 W  
 DETAIL: NTS

**NOTES:**

- 1) BASIS OF BEARINGS: ALL BEARINGS SHOWN HEREON ARE BASED UPON THE CITY OF COMMERCE CITY CONTROL DIAGRAM DEPOSITED IN BOOK 1 AT PAGE 3776 AS RECEPTION NO. 2009-146 OF THE LAND SURVEY AND RIGHT-OF-WAY PLATS IN ADAMS COUNTY, COLORADO WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M. IN ADAMS COUNTY, COLORADO HAVING A BEARING OF NORTH 00°01'28" EAST AND AS MONUMENTED HEREON, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.
- 2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 3) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
- 4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A 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.
- 5) THE NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR ACCESS AS DESCRIBED IN DEED RECORDED JULY 31, 2006 AS RECEPTION NO. 20060731000770200 AND AS DESCRIBED IN DEED RECORDED NOVEMBER 18, 1983 IN BOOK 2812 AT PAGE 9 IS HEREBY VACATED BY THIS PLAT.
- 6) ALL DISTANCES SHOWN HEREON ARE MEASURED GROUND DISTANCES REPORTED IN U.S. SURVEY FEET.
- 7) THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN FLOOD ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP DATED MARCH 5, 2007, MAP NO. 08001C0608H, PANEL NO. 608 OF 1150.

**LEGEND:**

- ◆ = ALIQUOT MONUMENT, AS NOTED.
- = SET 5/8" X 24" REBAR WITH RED PLASTIC CAP, PLS 37971.
- = FOUND 5/8" REBAR WITH RED PLASTIC CAP, PLS 37971.
- = FOUND 5/8" REBAR WITH BLUE PLASTIC CAP, PLS 38162 9.11' WEST. HELD FOR ALIGNMENT OF NORTH PROPERTY LINE.
- ◆ = FOUND 3/8" REBAR.
- ◇ = FOUND MAG NAIL IN CONCRETE.
- (A) = FOUND 2 1/2" BRASS DISK, PLS 22560 IN TOP OF CONCRETE MEDIAN.
- (B) = FOUND 3 1/4" ALUMINUM CAP, PLS 17488 IN MONUMENT BOX.
- (C) = FOUND 3 1/4" ALUMINUM CAP, PLS 17488 IN MONUMENT BOX.
- (D) = FOUND 3 1/4" ALUMINUM CAP, PLS 25369 IN MONUMENT BOX.



LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	1840.00'	335.49'	10°26'49"	S35°12'35"W	335.03'
C2	140.00'	65.97'	27°00'00"	N77°15'16"W	65.36'
C3	100.00'	92.78'	53°09'39"	S64°10'26"E	89.49'
C4	1840.00'	259.65'	08°05'07"	N34°01'44"E	259.43'
C5	1840.00'	75.85'	02°21'42"	N39°15'09"E	75.84'

LINE	BEARING	DISTANCE
L1	N00°45'16"W	18.70'
L2	N89°14'44"E	20.14'
L3	S00°45'16"E	61.30'
L4	S89°14'44"W	29.03'
L5	S37°35'36"E	44.73'
L6	N89°14'44"E	166.29'
L7	S00°00'22"E	20.00'

*American West*  
**Land Surveying Co.**  
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FILE: Z:\Q -- S\Robert's Gardens\6496 HIGHWAY 2\_MSUB.pro