

DEXTER STREET FIRST ADDITION

A REPLAT OF LOT 2, DEXTER STREET ADDITION,
A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION
7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH P.M.,
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

LEGAL DESCRIPTION & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RISAS DENTAL BEING THE OWNER OF THAT PART OF THE NORTHWEST QUARTER, SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SAID SECTION 7, FROM WHENCE THE NORTH ¼ CORNER OF THE NORTHWEST ¼ OF SAID SECTION 7 BEARS NORTH 00°16'27" WEST, A DISTANCE OF 2645.42 WITH ALL BEARINGS HEREIN RELATIVE THERETO.

THENCE NORTH 13°21'58" WEST A DISTANCE OF 443.46 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°41'15" WEST, A DISTANCE OF 259.86 FEET; THENCE NORTH 00°18'44" WEST, A DISTANCE OF 194.32 FEET; THENCE NORTH 89°09'46" EAST, A DISTANCE OF 259.87 FEET; THENCE SOUTH 00°18'45" EAST, A DISTANCE OF 194.70 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 50,805 SQ. FT., OR 1.166 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 DEXTER STREET FIRST ADDITION 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 HERE-ON SHOWN, AND THE EASEMENTS AS SHOWN, FOR PUBLIC UTILITY, CABLE TV AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY THE CITY OF COMMERCE CITY.

EXECUTED THIS _____ DAY OF _____, AD 20____

OWNER(S) SIGNATURE AND PRINTED NAME MORTGAGE OR LIEN HOLDER(S) SIGNATURE(S) AND PRINTED NAME(S)

STATE OF _____
COUNTY OF _____ SS
CITY OF _____

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, AD 20____ BY (SEAL).

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

OWNERSHIP & TITLE CERTIFICATION

I, _____ A DULY AUTHORIZED OFFICER OF _____ HEREBY CERTIFY THAT THE PARTIES EXECUTING THIS PLAT AS OWNERS OF THE ABOVE DESCRIBED PROPERTY ARE THE OWNERS THEREOF IN FEE SIMPLE; AND FURTHER, THAT ALL PUBLIC RIGHT-OF-WAY, EASEMENTS OR IMPROVEMENTS, IF ANY, THAT ARE DEDICATED BY THIS PLAT ARE FEE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT THOSE SHOWN ON THIS PLAT.

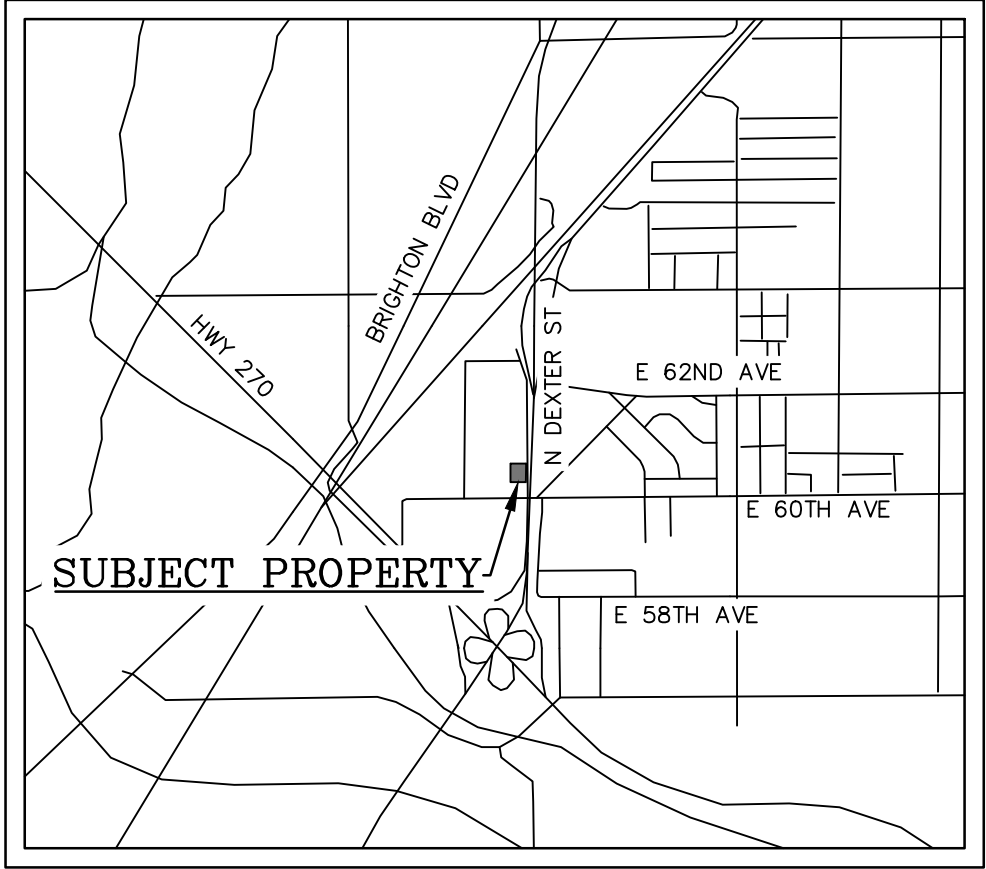
AUTHORIZED SIGNATURE AND PRINTED NAME DATE

NOTES

- 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 CERTIFICATION SHOWN HEREON.
- FALCON SURVEYING, INC. RECOMMENDS ALL INTERESTED PARTIES RETAIN THE SERVICES OF A COMPETENT INDIVIDUAL TO CONSULT PERTINENT DOCUMENTS FOR SPECIFIC DEVELOPMENT RESTRICTIONS AND CRITERIA WHICH MIGHT APPLY TO SUBJECT PARCEL. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD ASSUME NO RESPONSIBILITY FOR THE ZONING RESTRICTIONS UPON THE SUBJECT PROPERTY.
- BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE AND UTILITY PLANS. ADDITIONAL UTILITIES, IN USE OR ABANDONED, MIGHT EXIST ON, NEAR OR CROSSING THE SUBJECT PROPERTY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL OVERHANGS. THE DIMENSIONS OF ALL UTILITY POLE CROSS-MEMBERS AND/OR OVERHANGS SHOWN HEREON ARE LOCATED TO THE BEST OF OUR ABILITY AND ARE APPROXIMATE. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- FALCON SURVEYING, INC. DOES NOT HAVE THE EXPERTISE TO ADDRESS THE MINERAL RIGHTS. FALCON SURVEYING, INC. RECOMMENDS ALL INTERESTED PARTIES RETAIN A MINERAL RIGHTS EXPERT TO ADDRESS THESE MATTERS. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD ASSUME NO RESPONSIBILITY FOR THE MINERAL RIGHTS UPON THIS TRACT OF LAND.
- DIRECT ACCESS TO PROPERTY FROM NORTH DEXTER STREET (PUBLIC RIGHT OF WAY) EXISTS AT TIME OF SURVEY. RIGHTS TO ACCESS NOT ADDRESSED BY SURVEYOR.
- SUBJECT PROPERTY LIES IN "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 DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS PER FLOOD INSURANCE RATE MAP PANEL NO. 08001C0616H.
- ALL DISTANCES USED IN U.S. SURVEY FEET
- TEN-FOOT (10') WIDE UTILITY EASEMENTS ALONG EACH LOT LINE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES. ALSO PERMITTED WITHIN ACCESS EASEMENTS AND PRIVATE STREETS. PERMANENT STRUCTURES AND WATER METERS ARE NOT PERMITTED WITHIN SAID UTILITY EASEMENTS. REC. NO. 20050428000451770.
- BASIS OF BEARINGS: THE GPS DERIVED EAST LINE OF THE NW 1/4 OF SAID SECTION 7 AS EVIDENCED BY THE CENTER CORNER FROM WHENCE THE N 1/4 CORNER BEARS N 00°16'27" W, A DISTANCE OF 2645.42 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO. MONUMENTS FULLY DESCRIBED HEREIN.

VICINITY MAP

SCALE 1"=2000'



CITY STAFF CERTIFICATE:

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY THIS _____ DAY OF _____, AD 20____

CITY ENGINEER: _____

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY THIS _____ DAY OF _____, AD 20____

DIRECTOR: _____
DEPARTMENT OF COMMUNITY DEVELOPMENT

NOTICE IS HEREBY GIVEN:

- ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.
- ANY DIVISION OF AN EXISTING LOT, 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.
- ACORDING 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.

ADAM'S COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____M ON THE _____ DAY OF _____, A.D. 20_____
CLERK AND RECORDER: _____
BY DEPUTY: _____

NOTARY SEAL

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 20____.

STATE OF _____
COUNTY OF _____ SS
CITY OF _____
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

NOTARY SEAL

SURVEYOR'S CERTIFICATE

I, JEFFREY J. MACKENNA, 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.

JEFFREY J. MACKENNA
PLS NO. 34183
9940 WEST 25TH AVENUE
LAKEWOOD, CO 80215

DATE: 10/17/17

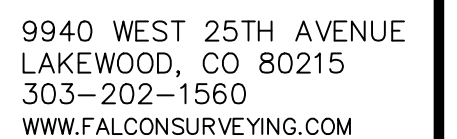
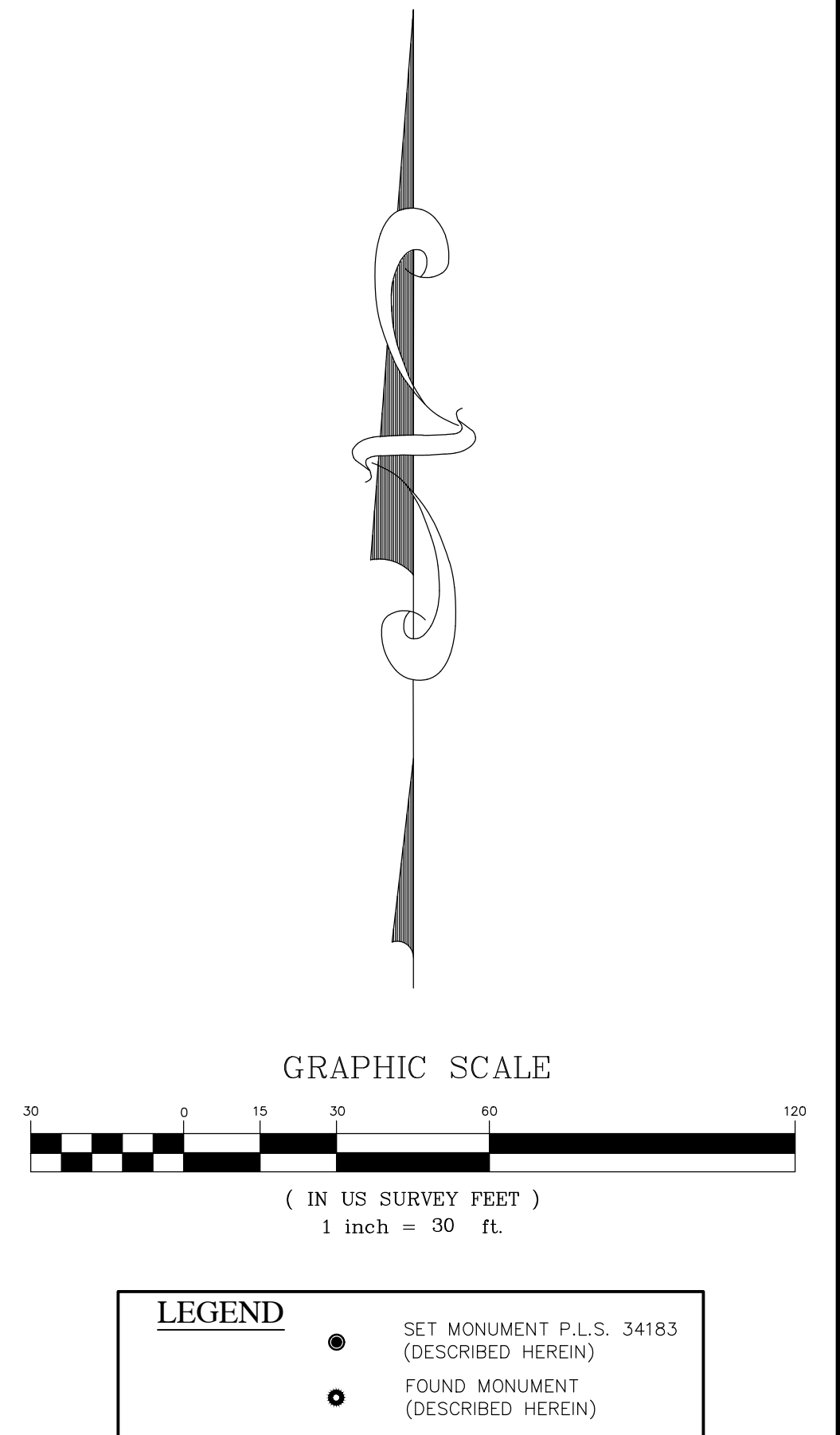



9940 WEST 25TH AVENUE
LAKEWOOD, CO 80215
303-202-1560
WWW.FALCONSURVEYING.COM

DATE: 10/17/17	REV:
REV:	REV:
DRAWN BY: SLE	CHK'D BY: JUM
DATE OF FIELD SURVEY: 06/21/16	JOB No. 170704
	170704_REPLAT.DWG

RECEPTION NO. _____

A REPLAT OF LOT 2, DEXTER STREET ADDITION,
A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION
7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH P.M.,
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2



	DATE: 10/17/17		REV:
	REV:		REV:
	DRAWN BY: SLE	CHK'D BY: JJM	JOB No. 170704
DATE OF FIELD SURVEY: 08/24/17		170704_REPLAT.DWG	

RECEPTION NO. _____