

# SETTLERS CROSSING FILING NO. 3

A REPLAT OF TRACT N, SETTLERS CROSSING FILING NO. 2, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 7

## LEGAL DESCRIPTION AND DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT 96 TOWER INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; ALL OF TRACT N, SETTLERS CROSSING FILING NO. 2 RECORDED DECEMBER 23, 2020 AT RECEPTION NO. 2020000135813, IN THE OFFICIAL RECORDS OF THE ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE CONTAINING AN AREA OF 14.636 ACRES, (637,561 SQUARE FEET), MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS AND STREETS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **SETTLERS CROSSING FILING NO. 3**, AND DO HEREBY DEDICATE TO THE CITY OF COMMERCE CITY, STATE OF COLORADO, THE PUBLIC RIGHTS OF WAY IN FEE SIMPLE, AND WARRANTS TITLE TO THE SAME, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AS SHOWN ON THIS PLAT AND HEREBY DEDICATES SUCH EASEMENT THE CITY OF COMMERCE CITY, AS ARE CREATED HEREBY, AND DEPICTED, SHOWN, OR REFERENCED BY NOTE HEREON A WARRANTS TITLE TO THE SAME.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

96 TOWER INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS  
CITY OF \_\_\_\_\_ )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 20\_\_\_\_

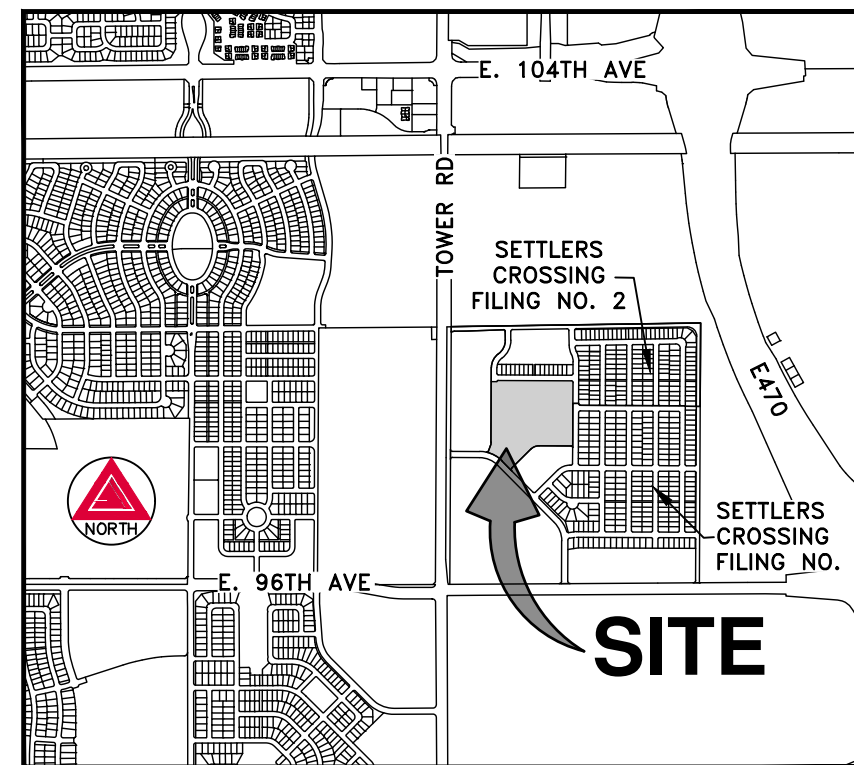
BY \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

## NOTES

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
- THIS SURVEY RELIES ON LAND TITLE GUARANTEE COMPANY ALTA COMMITMENT ORDER NO. ABC70650473.1, WITH AN EFFECTIVE DATE OF 06/09/2021 AT 5:00 P.M. NO TITLE SEARCH WAS MADE BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. ALL TAX INFORMATION, LIENS, LEASES, DEEDS OF TRUST, RELEASES, CLAIMS, ASSIGNMENTS, ASSUMPTIONS, TERMS, AGREEMENTS, MOTIONS, DECLARATIONS, PROVISIONS, CONDITIONS, RESERVATIONS, WATER AND MINERAL RIGHTS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED IN SAID TITLE COMMITMENT.
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREIN, TAKEN TO BEAR NORTH 89°08'56" EAST.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- FLOOD PLAIN NOTE: THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS—ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08001C0344H, MAP REVISED MARCH 5, 2007 AND INDEX NO. 08001C0635H, MAP REVISED MARCH 5, 2007.
- THERE SHALL BE NO INTERFERENCE WITH THE ESTABLISHED LOT GRADING PLAN PURSUANT TO THE APPROVED CONSTRUCTION PLANS ON FILE WITH THE CITY ENGINEER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE LOT GRADING PLAN IN CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS. THE CITY OF COMMERCE CITY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT THE LOT GRADING AT ANY TIME. IF THE LOT DRAINAGE IS NOT PROPERLY MAINTAINED, THE CITY MAY REQUIRE THE NECESSARY MAINTENANCE TO RESOLVE ANY DEVIATION FROM THE APPROVED LOT GRADING PLANS.
- NO EXISTING OIL AND GAS OPERATIONS, DRILLING WINDOWS, WELL SITES AND FUTURE OIL AND GAS OPERATIONS ARE PLANNED FOR THE SITE.
- PUBLIC WATER AND SEWER ARE TO BE PROVIDED BY SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT.
- 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, OR CONVEYANCE OF 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.
  - THIS PLAT DOES NOT ESTABLISH WATER AVAILABILITY FOR THE SUBJECT PROPERTY. WATER AND WASTEWATER SERVICE IS PROVIDED BY THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT. INVESTIGATION OF THE CURRENT WATER AVAILABILITY FOR THE PROPERTY AND ACQUISITION OF ANY ADDITIONAL WATER REQUIRED FOR DEVELOPMENT OF THE PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. DEVELOPMENT APPROVALS WILL NOT BE GRANTED WITHOUT PROOF OF WATER AVAILABILITY.
  - THIS SUBDIVISION IS PART OF THE SETTLERS CROSSING PUD ZONE DOCUMENT RECORDED AT RECEPTION NO. 2010000072955.
  - UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF COMMERCE CITY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.



VICINITY MAP

SCALE 1" = 2,000'

## SHEET INDEX

- SHEET 1: COVER SHEET
- SHEET 2: OVERALL BOUNDARY & LINE/CURVE TABLES
- SHEETS 3-7: LOT & ROW DETAIL

## SURVEYOR'S CERTIFICATE

I, DANIEL E. DAVIS, 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 HEREON.

## LAND SUMMARY CHART

TRACT	AREA (S.F.±)	AREA (AC)	USE	OWNERSHIP	MAINTAINED BY
A	1,441	0.033	OPEN SPACE & UTILITIES	METRO	HOA
B	66,772	1.533	ACCESS	METRO	HOA
C	2,678	0.061	ACCESS & OPEN SPACE	METRO	HOA
D	2,774	0.064	ACCESS & OPEN SPACE	METRO	HOA
E	3,749	0.086	ACCESS & OPEN SPACE	METRO	HOA
F	3,749	0.086	ACCESS & OPEN SPACE	METRO	HOA
G	21,528	0.494	OPEN SPACE & UTILITIES	METRO	HOA
H	1,215	0.028	ACCESS & OPEN SPACE	METRO	HOA
I	1,217	0.028	ACCESS & OPEN SPACE	METRO	HOA
J	4,852	0.111	ACCESS & OPEN SPACE	METRO	HOA
K	22,117	0.508	ACCESS	METRO	HOA
TOTAL TRACT AREA	132,091	3.032	METRO = SETTLERS CROSSING METROPOLITAN DISTRICT		
TOTAL LOT AREA	383,872	8.812	HOA = SETTLERS CROSSING HOMEOWNERS ASSOCIATION		
TOTAL ROW AREA	121,598	2.792			
TOTAL SITE AREA	637,561	14.636	THIS SUBDIVISION PLAT CONTAINS 154 LOTS AND 11 TRACTS		

DANIEL E. DAVIS, LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 38256  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122

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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

## CITY STAFF CERTIFICATE

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

CITY ENGINEER: \_\_\_\_\_

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

CITY, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT: \_\_\_\_\_

## 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 \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_  
DEPUTY

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

## TECHNICAL DATA

LAND USE	NUMBER LOTS/PARCELS	ACRES	PERCENT OF THE PROJECT (ACRES)
RESIDENTIAL	154	8.812	60%
PUBLIC OPEN SPACE/FLOODPLAIN	11	3.032	21%
RIGHT-OF-WAY	2	2.792	19%
HOA OWNED & MAINTAINED OPEN SPACE	11	3.032	21%
GROSS ACRES:		14.636	

**AZTEC** CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No: 46220-04  
Drawn By: GLW

DATE OF PREPARATION:	09-04-2020
SCALE:	N/A
SHEET 1 OF 7	



# SETTLERS CROSSING FILING NO. 3

A REPLAT OF TRACT N, SETTLERS CROSSING FILING NO. 2, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 7

NE COR. SW 1/4 SEC 15  
FOUND 3-1/4" ALUMINUM CAP STAMPED  
"LAMP RYNEARSON 2018 PLS 38318" W/  
PROPER SECTIONAL STAMPING

UNPLATTED (BASIS OF BEARINGS)  
NORTH LINE OF THE SW 1/4 OF SEC. 15  
N89°08'56"E 2673.33'

### MONUMENT SYMBOL LEGEND

- SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- ◆ ALIQUOT MONUMENT AS NOTED

### LEGEND

U.E. = UTILITY EASEMENT  
ROW = RIGHT OF WAY  
G.E. = GAS EASEMENT  
A.E. = ACCESS EASEMENT  
E.E. = ELECTRIC EASEMENT  
(NR) = NON-RADIAL  
ACCESS EASEMENT

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	13.00'	20.42'	N45°16'42"E	18.38'
C2	90°00'00"	20.00'	31.42'	S44°43'18"E	28.28'
C3	90°00'00"	18.00'	28.27'	S45°16'42"W	25.46'
C4	45°00'00"	121.00'	95.03'	S67°46'42"W	92.61'
C5	45°00'02"	80.00'	62.83'	S22°13'18"E	61.23'
C6	90°00'00"	19.00'	29.85'	N44°43'18"W	26.87'
C7	20°06'44"	179.00'	62.83'	N10°20'04"E	62.51'
C8	4°59'58"	20.00'	1.75'	N22°53'25"E	1.74'
C9	20°06'44"	121.00'	42.47'	N10°20'04"E	42.26'
C10	90°00'00"	18.00'	28.27'	N89°43'18"W	25.46'
C11	17°10'14"	332.00'	99.49'	N53°18'25"W	99.12'
C12	90°00'00"	19.00'	29.85'	S45°16'42"W	26.87'
C13	90°00'00"	19.00'	29.85'	S44°43'18"E	26.87'
C14	90°00'00"	19.00'	29.85'	N45°16'42"E	26.87'
C15	82°29'42"	18.00'	25.92'	S20°53'20"E	23.74'
C16	90°00'00"	15.00'	23.56'	S44°43'18"E	21.21'
C17	90°00'00"	15.00'	23.56'	S45°16'42"W	21.21'
C18	90°00'00"	15.00'	23.56'	S44°43'18"E	21.21'
C19	90°00'00"	15.00'	23.56'	S45°16'42"W	21.21'
C20	90°00'00"	15.00'	23.56'	S44°43'18"E	21.21'
C21	90°00'00"	15.00'	23.56'	S45°16'42"W	21.21'
C22	45°00'00"	50.00'	39.27'	S22°13'18"E	38.27'
C23	90°16'10"	13.00'	20.48'	N44°35'56"W	18.43'
C24	90°05'14"	13.00'	20.44'	N45°13'20"E	18.40'

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S89°43'18"E	58.00'	L4	N44°43'18"W	48.24'
L2	S00°16'42"W	58.00'	L5	N69°36'34"W	58.00'
L3	N44°43'18"W	58.00'	L6	N20°23'26"E	54.83'

NW COR. SW 1/4 SEC 15  
FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM  
CAP STAMPED "COLO. DEPT. OF TRANSPORTATION  
1993 PLS 23516" IN A MONUMENT BOX



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.  
SW 1/4 SEC. 15,  
T.2S., R.66W., SIXTH P.M.

SW COR SW 1/4 SECTION 15,  
FOUND NO. 6 REBAR WITH 3-1/4"  
ALUMINUM CAP STAMPED "CHARLES H.  
RUSSELL PLS 23519 1989" IN A  
MONUMENT BOX

**AZTEC**  
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www.aztecconsultants.com

DATE OF PREPARATION: 09-04-2020  
SCALE: 1" = 100'  
SHEET 2 OF 7

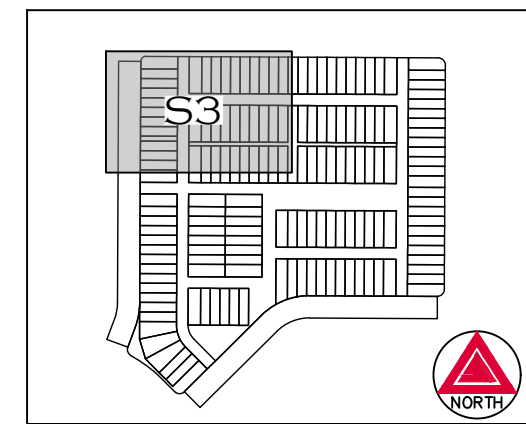
AzTec Proj. No.: 46220-04      Drawn By: GLW



# SETTLERS CROSSING FILING NO. 3

A REPLAT OF TRACT N, SETTLERS CROSSING FILING NO. 2, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 7



SEE SHEET 2 FOR MONUMENT LEGEND

SEE SHEET 2 FOR LINE & CURVE TABLES

DRAINAGE EASEMENT  
REC NO. 202000065095  
(HEREBY RELEASED BY THE RECORDING OF THIS PLAT)

UNPLATTED  
NOT A PART

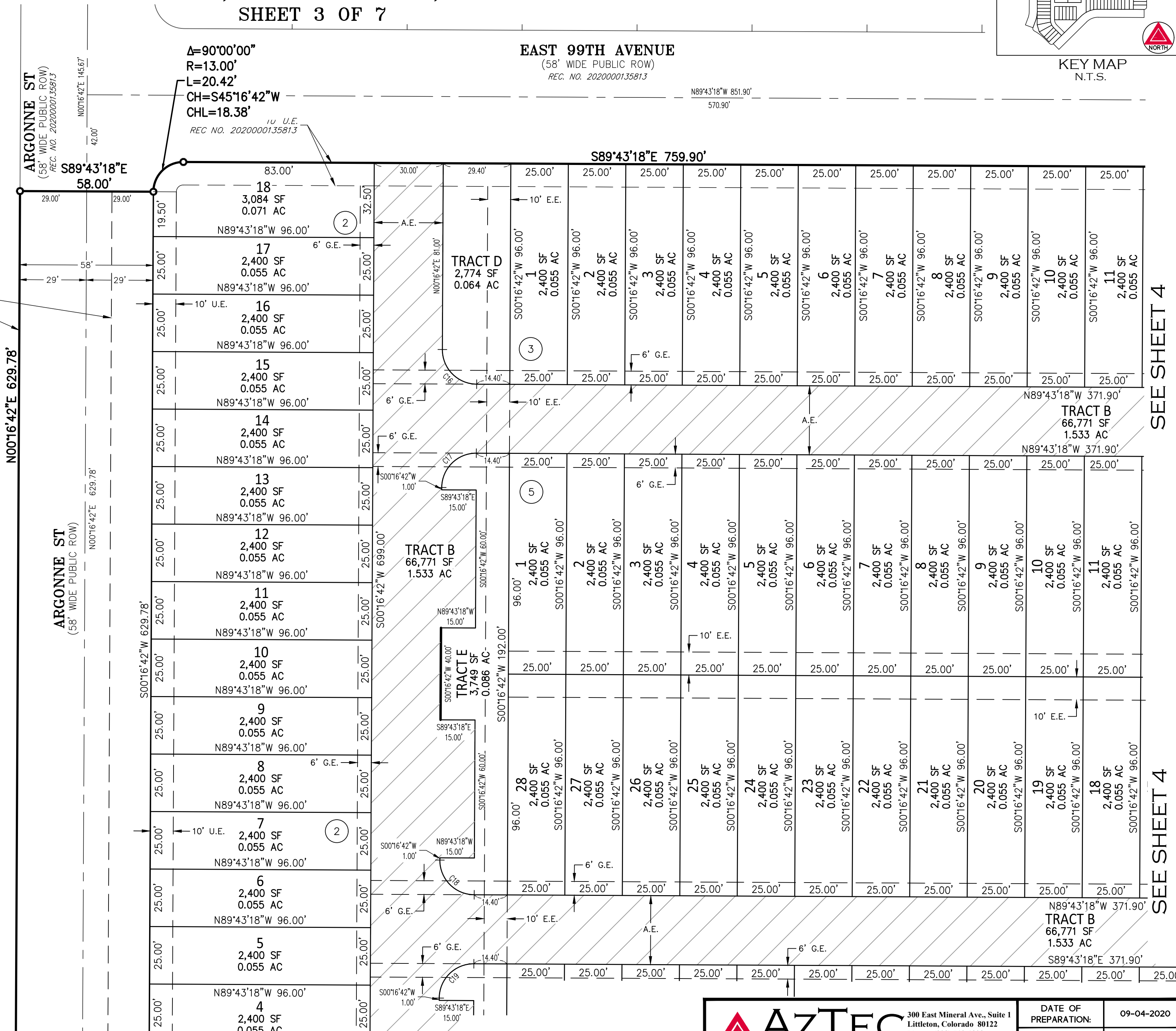
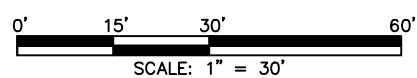
SW 1/4 SEC. 15,  
T.2S., R.66W., SIXTH P.M.

## LEGEND

- U.E. = UTILITY EASEMENT
- ROW = RIGHT OF WAY
- G.E. = GAS EASEMENT
- A.E. = ACCESS EASEMENT
- E.E. = ELECTRIC EASEMENT
- (NR) = NON-RADIAL
- ACCESS EASEMENT



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC



SEE SHEET 5

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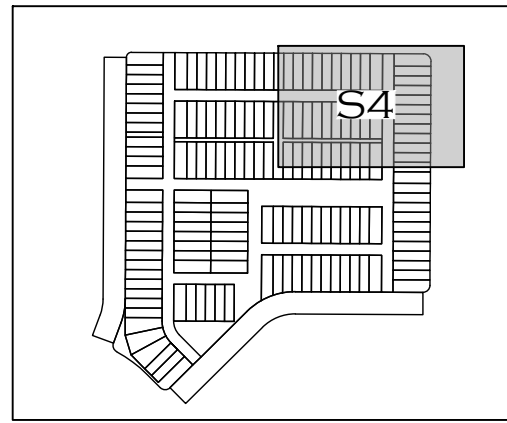
AzTec Proj. No.: 46220-04  
Drawn By: GLW

DATE OF PREPARATION:	09-04-2020
SCALE:	1" = 30'
SHEET 3 OF 7	

# SETTLERS CROSSING FILING NO. 3

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SHEET 4 OF 7



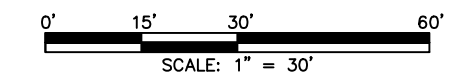
KEY MAP  
N.T.S.

## LEGEND

- U.E. = UTILITY EASEMENT
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SEE SHEET 2 FOR  
MONUMENT LEGEND

SEE SHEET 2 FOR  
LINE & CURVE TABLES



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC



SEE SHEET 3

SEE SHEET 6

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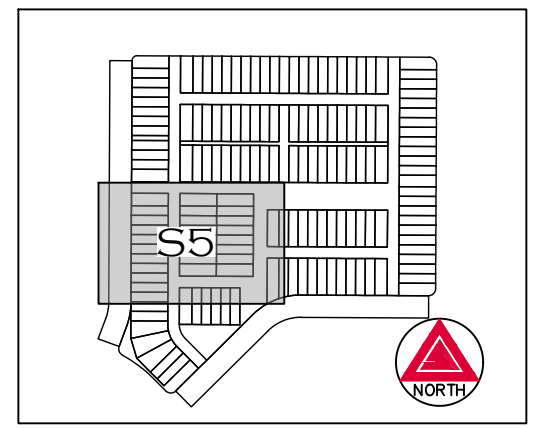
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SHEET 5 OF 7 SEE SHEET 3

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DRAINAGE EASEMENT  
REC NO. 202000065095  
(HEREBY RELEASED BY THE  
RECORDING OF THIS PLAT)

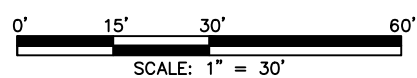
SW 1/4 SEC. 15,  
T.2S., R.66W., SIXTH P.M.



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

(HATCHED AREA ONLY)  
ACCESS EASEMENT  
REC NO. \_\_\_\_\_  
(HEREBY RELEASED BY THE  
RECORDING OF THIS PLAT)

$\Delta=20^{\circ}06'44''$   
 $R=121.00'$   
 $L=42.47'$   
UNPLATTED  
NOT A PART CH=N10°20'04"E  
CHL=42.26'



SEE SHEET 2 FOR  
MONUMENT LEGEND

SEE SHEET 2 FOR  
LINE & CURVE TABLES

SEE SHEET 7

SEE SHEET 6



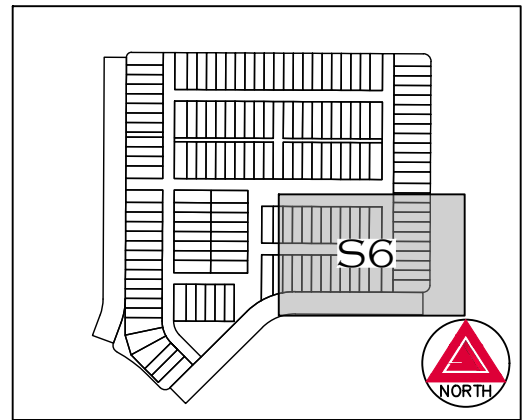
	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 <a href="http://www.aztecconsultants.com">www.aztecconsultants.com</a>	DATE OF PREPARATION: 09-04-2020
	AzTec Proj. No.: 46220-04 Drawn By: GLW	SCALE: 1" = 30'
SHEET 5 OF 7		



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SHEET 6 OF 7  
SEE SHEET 4

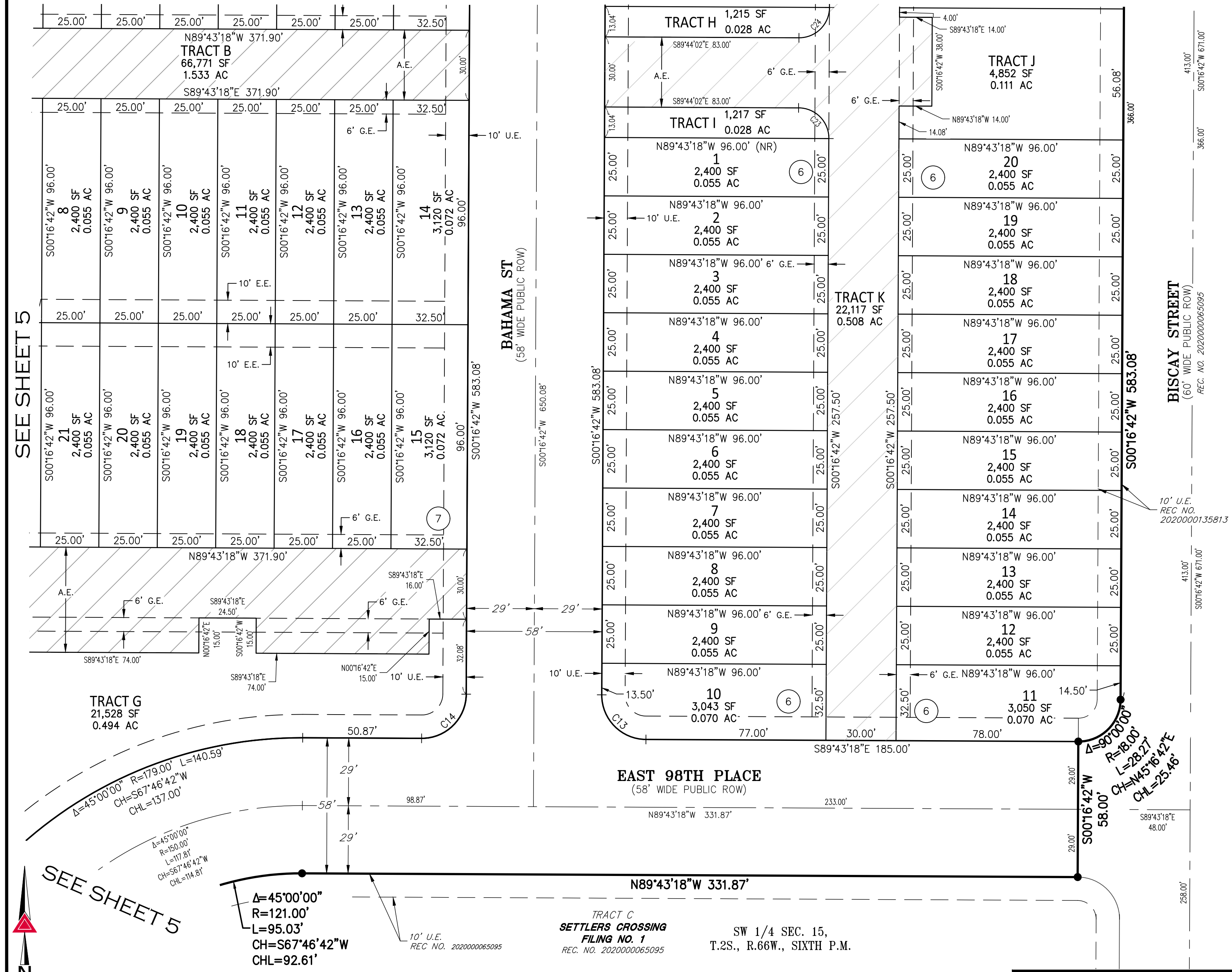


KEY MAP  
N.T.S.

LEGEND	
U.E.	= UTILITY EASEMENT
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(NR)	= NON-RADIAL
	= ACCESS EASEMENT

3	
4	BLOCK 1 SETTLERS CROSSING FILING NO. 1 REC. NO. 202000065095
5	
6	
7	

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

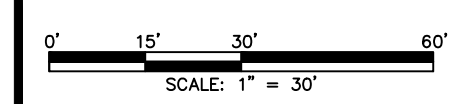


SEE SHEET 5

SEE SHEET 5

SEE SHEET 2 FOR  
MONUMENT LEGEND

SEE SHEET 2 FOR  
LINE & CURVE TABLES



**AZTEC**  
CONSULTANTS, INC.

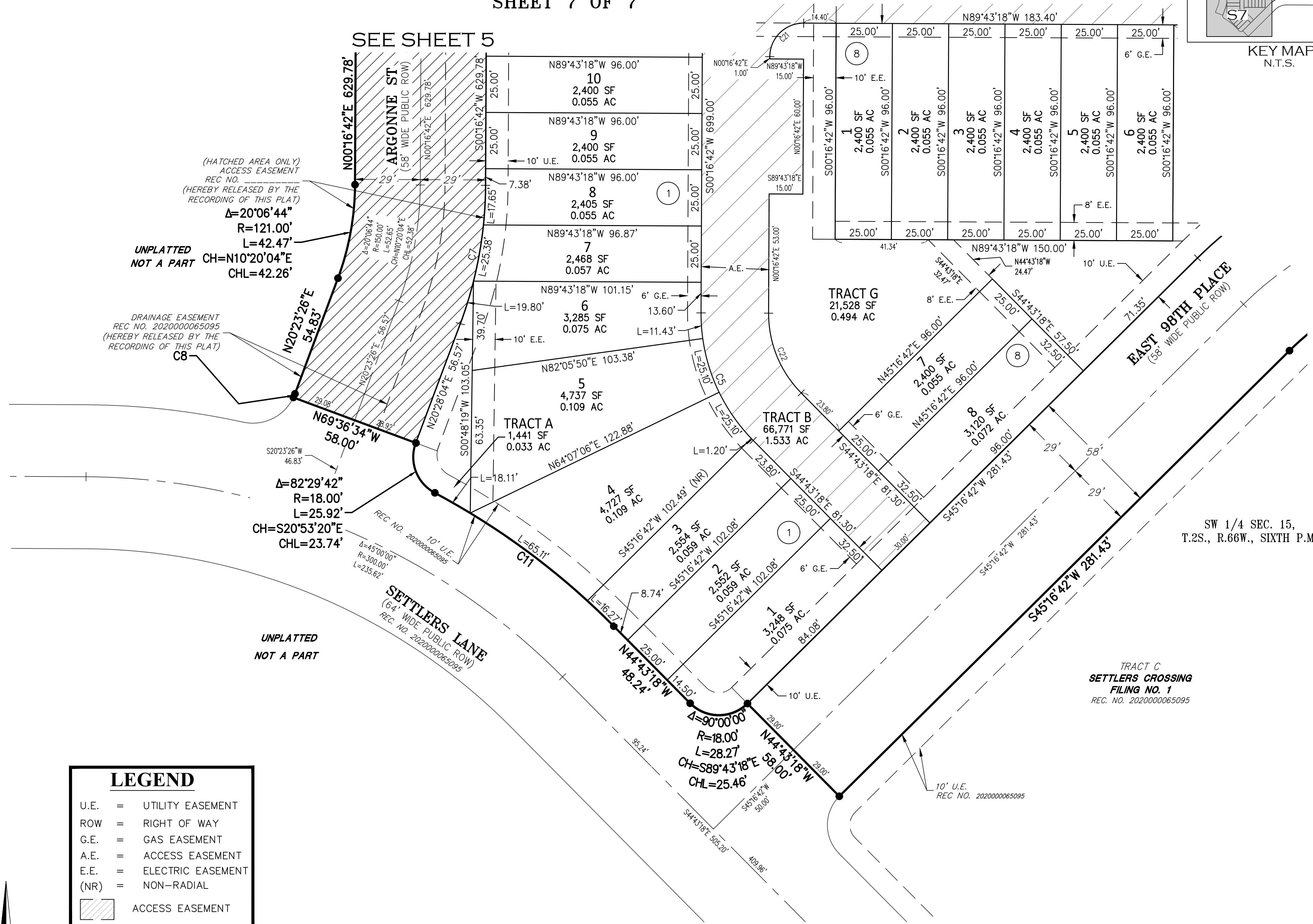
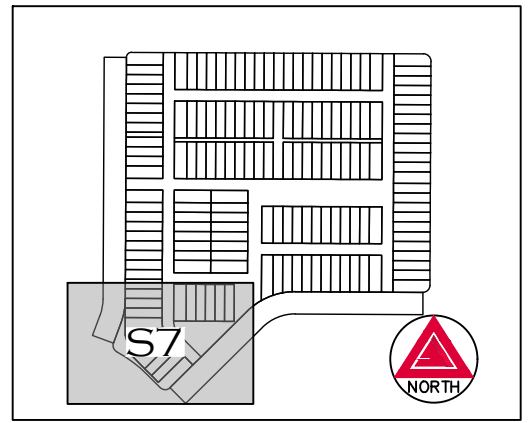
300 East Mineral Ave., Suite 1  
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AzTec Proj. No.: 46220-04  
Drawn By: GLW

DATE OF PREPARATION:	09-04-2020
SCALE:	1" = 30'
SHEET 6 OF 7	

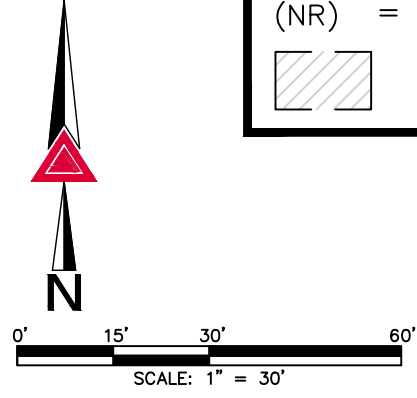
# SETTLERS CROSSING FILING NO. 3

A REPLAT OF TRACT N, SETTLERS CROSSING FILING NO. 2, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO SEE SHEET 5  
SHEET 7 OF 7



SEE SHEET 6

SW 1/4 SEC. 15, T.2S., R.66W., SIXTH P.M.



SEE SHEET 2 FOR MONUMENT LEGEND SEE SHEET 2 FOR LINE & CURVE TABLES

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FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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SHEET 7 OF 7	