

SECOND CREEK FARM FILING NO. 1, AMENDMENT NO. 2

A REPLAT OF LOT 1, BLOCK 7, SECOND CREEK FARM, FILING NO. 1, AMENDMENT NO. 1
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21
 TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 3

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT CITY OF COMMERCE CITY, A COLORADO MUNICIPAL CORPORATION, BEING THE OWNER OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 21, 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 LOT 1, BLOCK 7, SECOND CREEK FARM, FILING NO. 1, AMENDMENT NO. 1, RECORDED AT RECEPTION NO. 2019000071790, IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER.

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, AS BEARING N89°40'24"E A DISTANCE OF 2639.77 FEET BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 21 BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP FLUSH WITH THE SURFACE, STAMPED: PLS 38445 AND THE EAST QUARTER CORNER OF SAID SECTION 21 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP, IN RANGE BOX, DOWN 0.4' BELOW SURFACE, STAMPED: PLS 29425.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 21:
 THENCE S01°39'23"E A DISTANCE OF 1154.61 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 7, SECOND CREEK FARM, FILING NO. 1, AMENDMENT NO. 1, SAID POINT BEING THE **POINT OF BEGINNING**;
 THENCE ALONG THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID LOT 1, BLOCK 7 THE FOLLOWING TWELVE (12) COURSES:

1. N89°55'22"E A DISTANCE OF 633.02 FEET;
2. THENCE S00°04'38"E A DISTANCE OF 179.64 FEET;
3. THENCE S00°38'37"E A DISTANCE OF 222.09 FEET;
4. THENCE S01°00'56"E NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 220.25 FEET;
5. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 45°11'09", A RADIUS OF 55.00 FEET, A CHORD BEARING S00°07'26"E A DISTANCE OF 42.26 FEET, AND AN ARC DISTANCE OF 43.38 FEET;
6. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°13'17", A RADIUS OF 99.00 FEET, A CHORD BEARING S06°28'19"W A DISTANCE OF 24.51 FEET, AND AN ARC DISTANCE OF 24.57 FEET;
7. THENCE S00°38'37"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 742.00 FEET;
8. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, A CHORD BEARING S44°21'23"W A DISTANCE OF 28.28 FEET, AND AN ARC DISTANCE OF 31.42 FEET;
9. THENCE S89°21'23"W TANGENT WITH THE LAST DESCRIBED CURVE AND NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 201.57 FEET;
10. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°33'52", A RADIUS OF 410.00 FEET, A CHORD BEARING N45°21'32"W A DISTANCE OF 582.68 FEET, AND AN ARC DISTANCE OF 648.06 FEET;
11. THENCE N05°09'23"W NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 89.26 FEET;
12. THENCE N00°04'59"W A DISTANCE OF 953.81 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 20.342 ACRES, MORE OR LESS.

DEDICATION:

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 SECOND CREEK FARM FILING NO. 1, AMENDMENT NO. 2 AND DO HEREBY DEDICATE TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, 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 EASEMENTS TO THE CITY OF COMMERCE CITY AS ARE CREATED HEREBY, AND DEPICTED, SHOWN OR REFERENCED BY NOTE HEREON AND WARRANTS TITLE TO THE SAME.

EXECUTED THIS 24th DAY OF October, AD 2023

SIGNATURE OF OWNER:

Jason R. Rogers
 OWNER(S) NAME

J. R. Rogers
 OWNER(S) SIGNATURE

STATE OF Colorado

COUNTY OF Adams

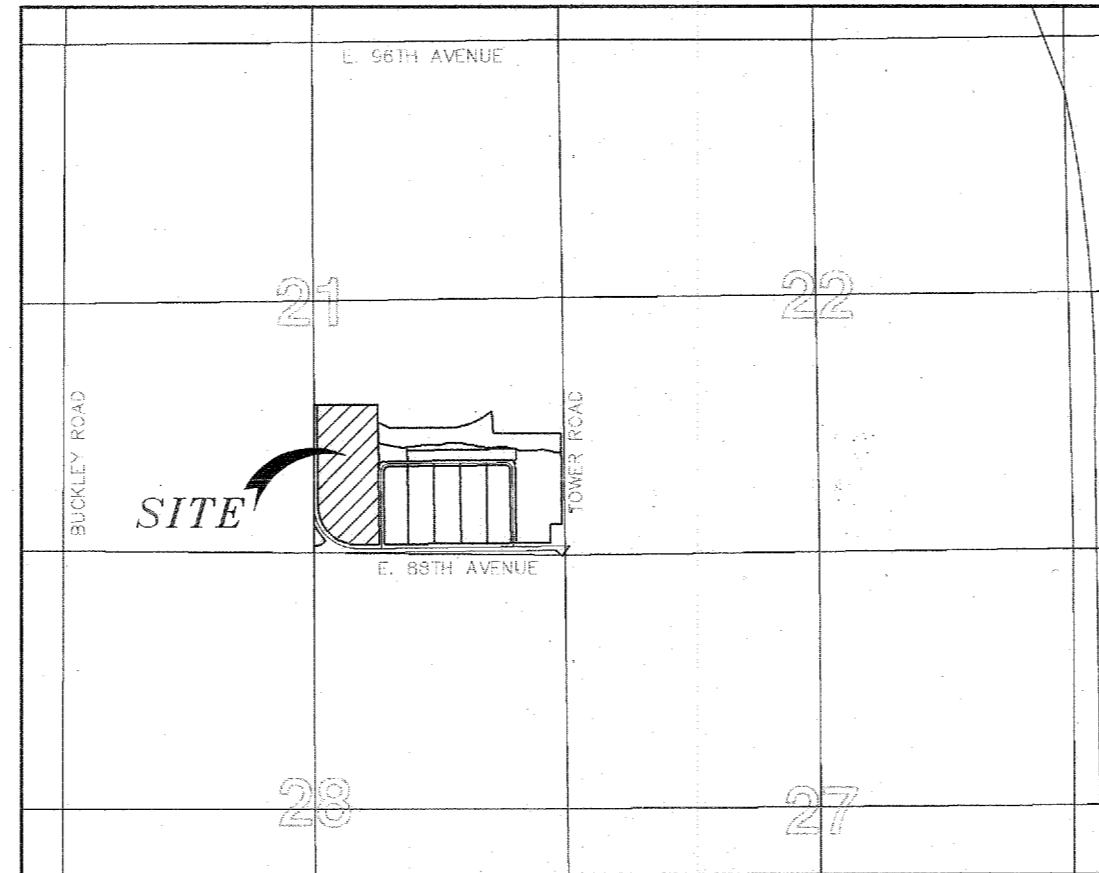
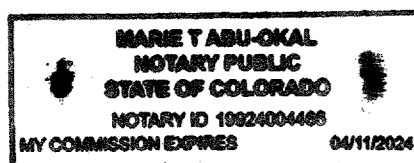
CITY OF Commerce City

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS

DAY OF October 24th, AD 2023, BY: Jason R. Rogers

MY COMMISSION EXPIRES: April 11, 2024

NOTARY PUBLIC Marie T. Abu-Dkal



VICINITY MAP
 SCALE: 1" = 2000'

NOTES:

1. BASIS OF BEARINGS
 BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, AS BEARING N89°40'24"E A DISTANCE OF 2639.77 FEET BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 21 BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP FLUSH WITH THE SURFACE, STAMPED: PLS 38445 AND THE EAST QUARTER CORNER OF SAID SECTION 21 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP, IN RANGE BOX, DOWN 0.4' BELOW SURFACE, STAMPED: PLS 29425.

2. UNIT OF MEASUREMENT
 THE UNIT OF MEASUREMENT USED IN THIS SURVEY IS U.S. SURVEY FEET.

3. STATUTE OF LIMITATIONS
 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.

4. TITLE COMMITMENT NOTE
 THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MERRICK & COMPANY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MERRICK & COMPANY RELIED UPON TITLE COMMITMENT NO. ABC70673089, EFFECTIVE DATE: 07/01/2020 AT 5:00 P.M., PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

ADDITIONAL NOTES:

A. THE STORM WATER DETENTION AREA SHOWN HEREON SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND THE SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. IN THE EVENT THAT SAID CONSTRUCTION AND MAINTENANCE IS NOT PERFORMED BY SAID OWNER, THE CITY OF COMMERCE CITY SHALL HAVE THE RIGHT TO ENTER SUCH AREA AND PERFORM THE NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSORS AND ASSIGNS AGREE TO PAY UPON BILLING.

B. NO BUILDING OR STRUCTURE WILL BE CONSTRUCTED IN THE DETENTION AREA AND NO CHANGES OR ALTERATIONS AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE DETENTION AREA WILL BE MADE WITHOUT THE APPROVAL OF THE CITY.

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR REDORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____ M ON THE _____ DAY OF _____, AD 2023.

COUNTY CLERK AND RECORDER

BY: _____
 DEPUTY

RECEPTION NO. _____

CITY STAFF CERTIFICATE:

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY THIS 19th DAY OF OCTOBER, AD 2023

Scott Shaw
 CITY ENGINEER

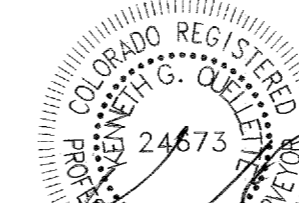
APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY THIS

DAY 19th OF October, AD 2023

For Tricia McKinn
 DIRECTOR
 DEPARTMENT OF COMMUNITY DEVELOPMENT

SURVEYOR'S CERTIFICATE:

I, KENNETH G. OUELLETTE, 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.



Kenneth G. Ouellette
 KENNETH G. OUELLETTE
 JOB NO. 65320609
 FOR AND ON BEHALF OF
 MERRICK & COMPANY

LS NO. 24673 DATE: OCTOBER 16, 2023

ADDRESS: MERRICK & COMPANY
 5970 GREENWOOD PLAZA BLVD.
 GREENWOOD VILLAGE, CO 80111

NOTICE IS HEREBY GIVEN:

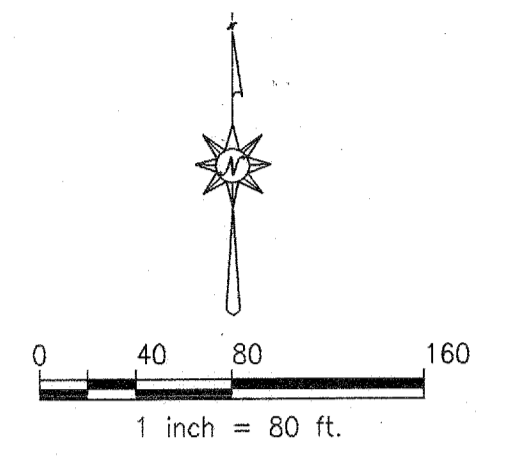
- A. ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREBY AUTHORIZED.
- B. ANY DIVISION OF AN EXISTING LOT, OR CONVEYANCE OF PART OF AN EXISTING SUBDIVISION LOT, IS IN VIOLATION OF THIS ARTICLE UNLESS (1) APPROVED BY THE CITY OF COMMERCE CITY; OR (2) IS EXCEPTED FROM THE DEFINITION OF "SUBDIVISION" AS PROVIDED BY THE SUBDIVISION REGULATIONS.
- C. 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 DEVELOPER, ITS SUCCESSORS AND ASSIGNS. DEVELOPMENT APPROVALS WILL NOT BE GRANTED WITHOUT PROOF OF WATER AVAILABILITY.

SCALE	N/A	
DRAWN	KGO	
CHECKED	JAW	
APPROVED	KGO	
JOB 65320609 DATE 10/16/23 SH 1 OF 3		

SECOND CREEK FARM FILING NO. 1, AMENDMENT NO. 2

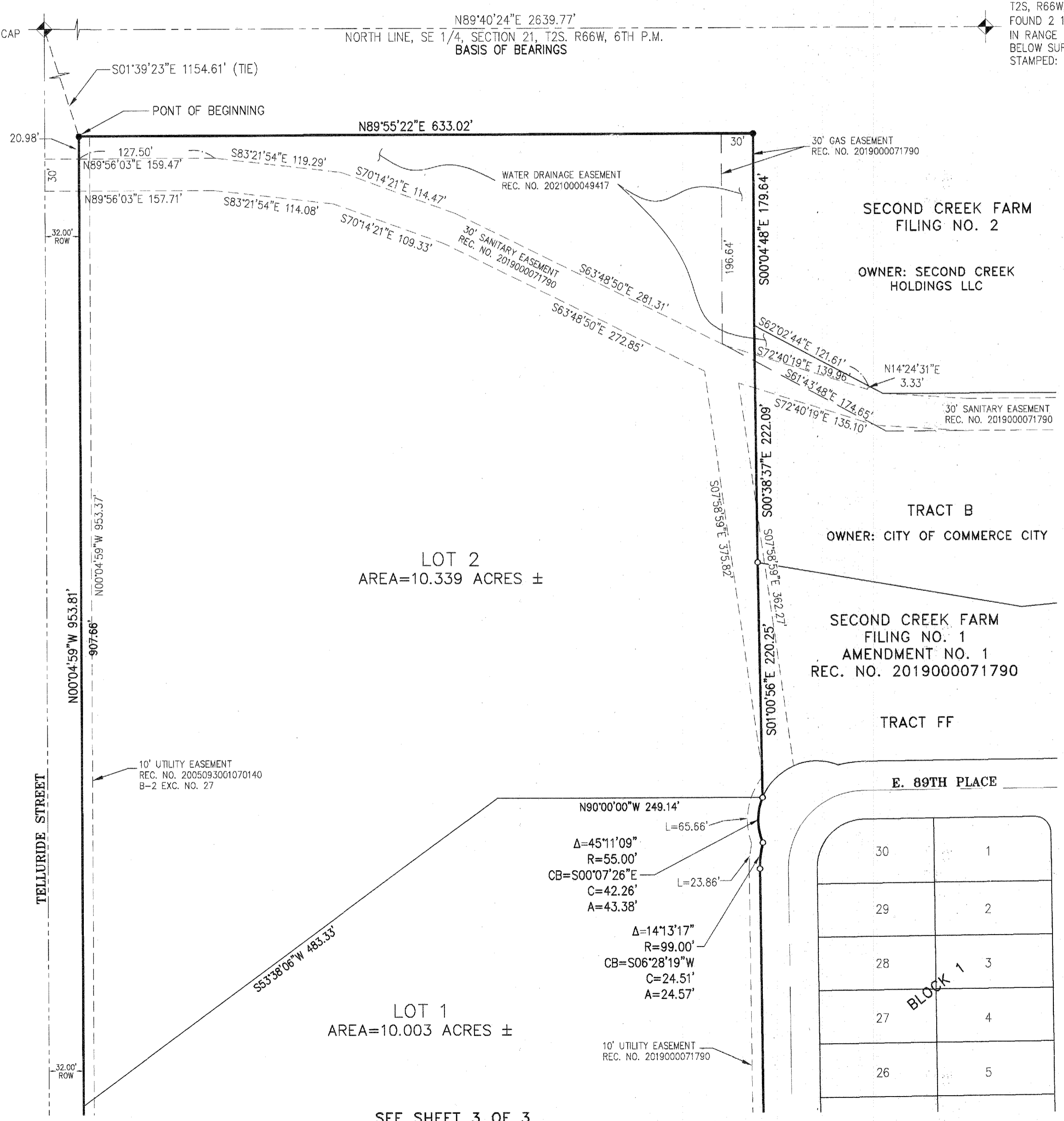
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 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 3



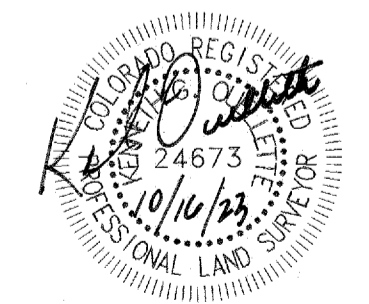
POINT OF COMMENCEMENT
 C 1/4 COR SEC. 21,
 T2S, R66W, 6TH P.M.
 FOUND 3 1/4" ALUM. CAP
 FLUSH WITH SURFACE
 STAMPED: PLS 38445

E 1/4 COR SEC. 21,
 T2S, R66W, 6TH P.M.
 FOUND 2 1/2" ALUM. CAP
 IN RANGE BOX DOWN 0.4'
 BELOW SURFACE
 STAMPED: LS 29425



MONUMENT LEGEND

- ◆ ALIQUOT CORNER AS DESCRIBED
- FOUND 1-1/4" YELLOW PLASTIC CAP
FLUSH WITH SURFACE
STAMPED: MANHARD PLS 38445
- SET #5 REBAR WITH 2" ALUM CAP
STAMPED: PLS 24673
UNLESS OTHERWISE NOTED



SCALE N/A
 DRAWN KGO
 CHECKED JAW
 APPROVED KGO

MERRICK®
 5970 Greenwood Plaza Blvd.,
 Greenwood Village, CO 80111
 Phone: 303-751-0741

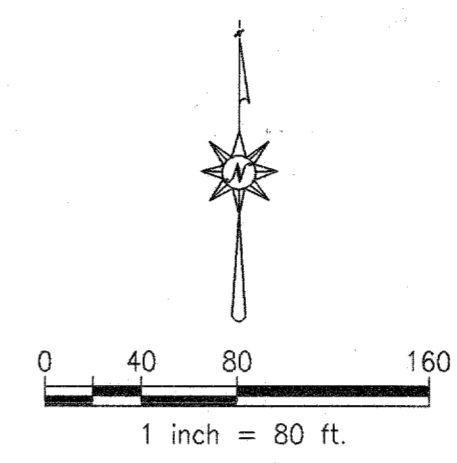
Y:\SURVEY\65320609-NHA COMMERCE CITY\OFFICE DATA\DWG\CIVIL 3D BASE DRAWING\ALTA BLOCK 7 LOT 1 SECOND CREEK FARM FI AMEND 2 PLAT.DWG

SEE SHEET 3 OF 3

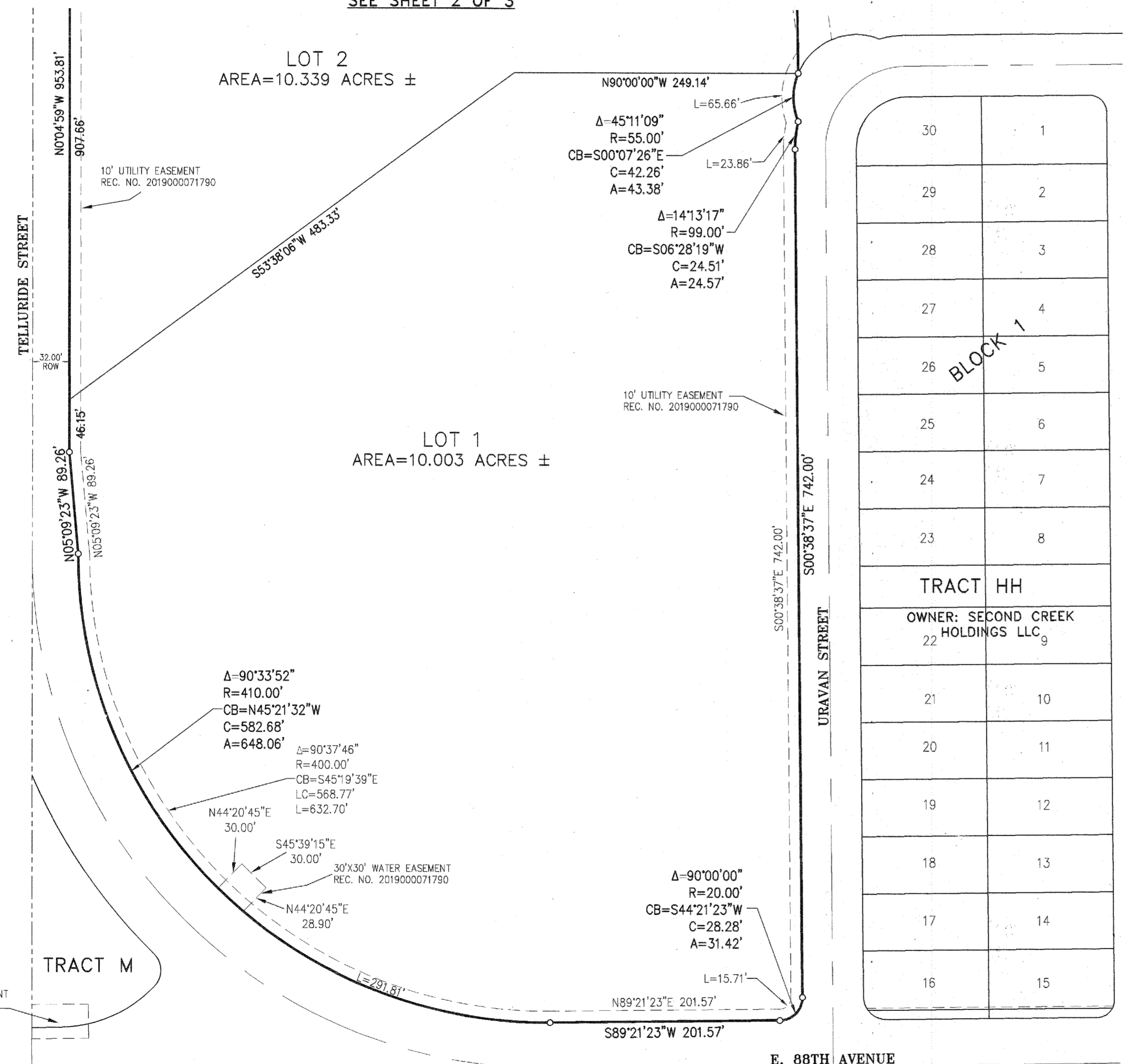
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SHEET 3 OF 3



SEE SHEET 2 OF 3



Y:\SURVEY\65320609\NHA - COMMERCE CITY\OFFICE DATA\DWGS\CIVIL 3D BASE DRAWING\ALTA BLOCK 7 LOT 1 SECOND CREEK FARM FI AMEND 2 PLAT.DWG

GRANT OF EASEMENT AND AGREEMENT BK 5858, PG 529 BK 6051, PG 74

SCALE	N/A	MERRICK® 5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111 Phone: 303-751-0741
DRAWN	KGO	
CHECKED	JAW	
APPROVED	KGO	
JOB 65320609 DATE 10/16/23 SH 3 OF 3		