

IMPACTO DE FE SUBDIVISION

A Resubdivision of Lot 1, Block 1, Greyhound Subdivision Filing No. 1, and part of Tracts 3 and 7, Roberts Gardens, Located in 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 1 of 2

LEGAL DESCRIPTION:

KNOW ALL ME BY THESE PRESENTS THAT IMPACTO DE FE, WORLD IMPACT CENTER, A COLORADO NON-PROFIT CORPORATION, BEING THE SOLE OWNER OF;

A PARCEL OF LAND LOCATED IN 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, DESCRIBED AS FOLLOWS;

CONSIDERING THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 TO BEAR NORTH 00°01'28" EAST, AND WITH ALL BEARINGS CONTAINED HERREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, GREYHOUND SUBDIVISION, FILING NO. 1, AS SHOWN ON THE PLAT RECORDED OCTOBER 14, 1986 IN FILE 16 AT MAP 473 AS RECEPTION NO. B686881 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE SOUTH 89°15'17" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 1, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF EAST 64TH AVENUE, A DISTANCE OF 740.34 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, COMMERCE CITY CONOMART SUBDIVISION, FILING NO. 1, AS SHOWN ON THE PLAT RECORDED AUGUST 4, 1994 IN FILE 17 AT MAP 272 AS RECEPTION NO. C0005430 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE NORTH 00°22'02" EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 213.11 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°15'15" WEST COINCIDENT WITH THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 229.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 2 AND THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1840.00 FEET AND A CENTRAL ANGLE OF 14°12'41", WHOSE CHORD BEARS NORTH 23°03'16" EAST, A DISTANCE OF 455.22 FEET; THENCE NORTHEASTERLY, COINCIDENT WITH SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 456.37 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, GREYHOUND SUBDIVISION, FILING NO. 1; THENCE NORTH 89°14'44" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 290.14 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN SAID DEED RECORDED AS RECEPTION NO. 2012000097672; THENCE NORTH 00°45'16" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL, A DISTANCE OF 77.78 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTH 89°14'44" EAST, COINCIDENT WITH THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 501.31 FEET TO THE WEST LINE OF MEMORY LANE GARDENS NO. 2, AS SHOWN ON THE PLAT RECORDED MARCH 17, 1994 IN FILE 10 AT MAP 41 AS RECEPTION NO. 417645 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE SOUTH 00°00'45" EAST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 707.53 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 567,251 SQUARE FEET OR 13.022 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 IMPACTO DE FE SUBDIVISION AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, AD 20____.

BY: IMPACTO DE FE, WORLD IMPACT CENTER,
A COLORADO NON-PROFIT CORPORATION

ADAN AGUIRRE – PRESIDENT

STATE OF COLORADO }
COUNTY OF ADAMS } SS
CITY OF COMMERCE CITY }

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, AD 20____.

BY: IMPACTO DE FE, WORLD IMPACT CENTER,
A COLORADO NON-PROFIT CORPORATION

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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

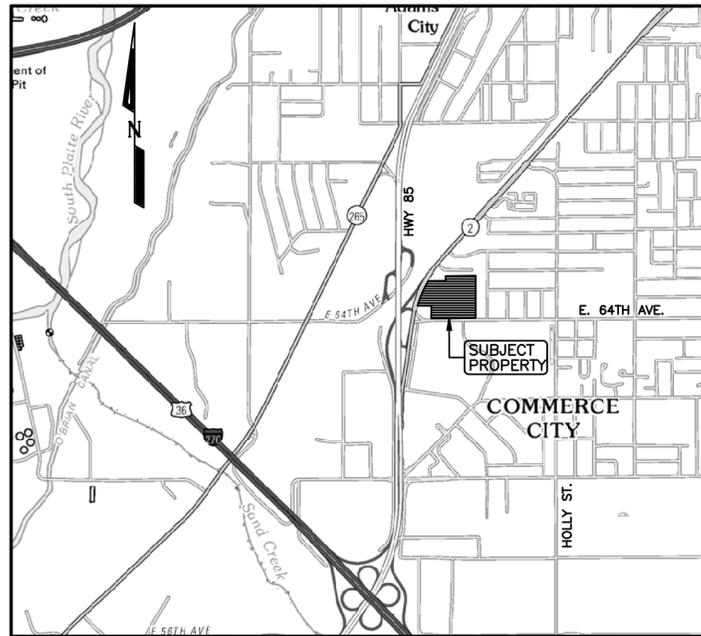
THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ 20____ BY _____
LIENHOLDER

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____



VICINITY MAP: 1"=2000'
0 2000 4000

NOTES:

1) BASIS OF BEARING: 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) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AMERICAN WEST LAND SURVEYING CO. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. ALL EASEMENTS SHOWN HEREON ARE BASED UPON LAND TITLE GUARANTEE COMPANY'S COMMITMENT FOR TITLE INSURANCE DATED SEPTEMBER 10, 2012, ORDER NO. ABD70348600-2:

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.

8) MINIMUM TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO ALL PUBLIC STREETS, AND AROUND THE PERIMETER OF EACH COMMERCIAL/INDUSTRIAL LOT IN THE SUBDIVISION OR PLATTED AREA INCLUDING TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE 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, WATER METERS, 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.

CITY COUNCIL CERTIFICATE:

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

ATTEST:

CITY CLERK

MAYOR

PUBLIC NOTICE:

NOTICE IS HEREBY GIVEN:

1. ANY CONSTRUCTION ACROSS AN EXISTING 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 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 THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP.

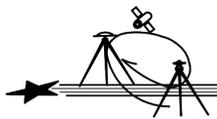
CURTIS D. HOOS, PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION

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 _____, AD 20____.

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY



American West
Land Surveying Co.
A COLORADO CORPORATION
PO Box 129, Brighton, CO 80601 *P:303-659-1532 F:303-655-0575*AMWESTLS.COM

A Resubdivision of Lot 1, Block 1, Greyhound Subdivision Filing No. 1, and part of Tracts 3 and 7, Roberts Gardens, Located in 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.

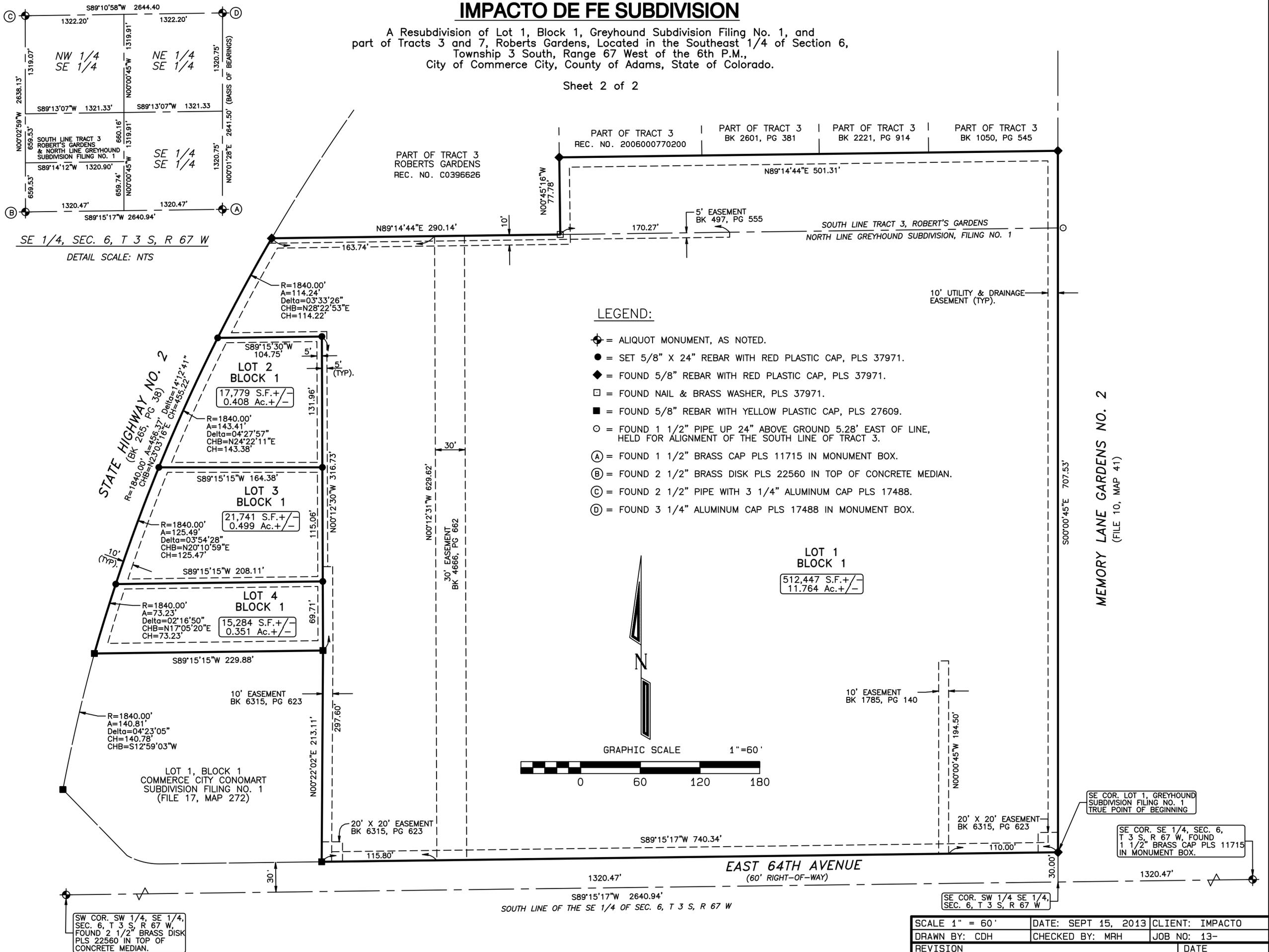
SCALE 1" = 60'	DATE: SEPT. 15, 2013	CLIENT: IMPACTO
DRAWN BY: CDH	CHECKED BY: MRH	JOB NO: 13--
REVISION		DATE
PER CITY COMMENTS DATED 8-23-2013		9-15-2013
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RECEPTION NO. _____

IMPACTO DE FE SUBDIVISION

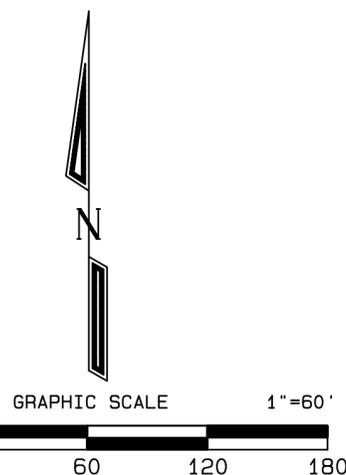
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Sheet 2 of 2



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 NAIL & BRASS WASHER, PLS 37971.
- = FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, PLS 27609.
- = FOUND 1 1/2" PIPE UP 24" ABOVE GROUND 5.28' EAST OF LINE, HELD FOR ALIGNMENT OF THE SOUTH LINE OF TRACT 3.
- Ⓐ = FOUND 1 1/2" BRASS CAP PLS 11715 IN MONUMENT BOX.
- Ⓑ = FOUND 2 1/2" BRASS DISK PLS 22560 IN TOP OF CONCRETE MEDIAN.
- Ⓒ = FOUND 2 1/2" PIPE WITH 3 1/4" ALUMINUM CAP PLS 17488.
- Ⓓ = FOUND 3 1/4" ALUMINUM CAP PLS 17488 IN MONUMENT BOX.



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DRAWN BY: CDH	CHECKED BY: MRH	JOB NO: 13-
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