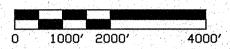
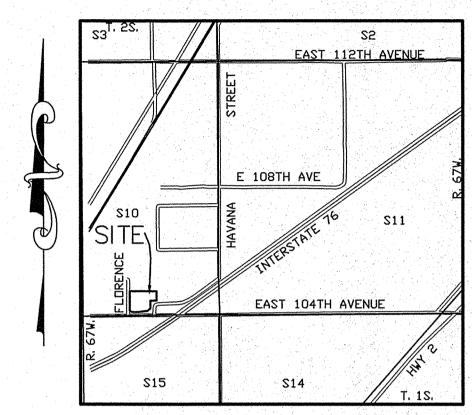
MARATHON SUBDIVISION - AMENDMENT NO. 2

A RESUBDIVISION OF LOTS 1 AND 2, MARATHON SUBDIVISION - FIRST AMENDMENT, BEING A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO SHFET 1 NF 2

VICINITY MAP

SCALE: 1"=2000"





BASIS FOR BEARINGS:

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, AS BEING NORTH 89°57'00" EAST, PER THE PLAT OF MARATHON SUBDIVISION - FIRST AMENDMENT. MONUMENTS ARE AS SHOWN HEREON.

NOTICE:

DAY OF

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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF

EXCEPT AS SHOWN OR SPECIFICALLY STATED, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL.

PLAT NOTES:

PROPERTY SUBJECT TO RIGHT OF WAY FOR DITCHES OR CANALS, RECORDED IN BOOK A41 AT PAGE 420, RIGHT OF WAY FOR LATERAL DITCH, RECORDED IN BOOK 15 AT PAGE 158 AND RIGHT OF WAY FOR LATERAL DITCH RECORDED IN BOOK 15 AT PAGE 323.

PROPERTY SUBJECT TO TERMS, CONDITIONS, AND PROVISIONS CONTAINED IN AGREEMENT RECORDED DECEMBER 29, 1970, IN BOOK 1654 AT PAGE 434.

THE STORMWATER DETENTION AREA SHOWN HEREON SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND SUBSEQUENT OWNER, 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 AGREES TO PAY UPON BILLING.

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 APPROVAL OF THE CITY.

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

ANY DIVISION OF AN EXISTING SUBDIVISION 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. RAYMOND W. BAYER, 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 THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

RAYMOND W. BAYER, REG P.L.S. NO. 6973	
DATE:	
CITY COUNCIL CERTIFICATE:	
APPROVAL BY THE CITY OF COMM OF, A.D. 20	ERCE CITY, CITY COUNCIL THIS DAY
ATTEST:	
CITY CLERK	MAYOR
CERTIFICATE OF CLERK AND REC	ORDER
THIS PLAT WAS FILED FOR RECO	RD IN THE OFFICE OF THE ADAMS COUNTY
M. ON THE	ATE OF COLORADO AT DAY OF, A.D., 20
BY: DEPUTY	COUNTY CLERK AND RECORDER
DEC.	PERTIAN NO.

Prepared By

LEGAL DESCRIPTION AND DEDICATION:

RCI INVESTMENTS, LLC:

JAMES E BRIENZA, MANAGER

ACKNOWLEDGEMENT:

STATE OF

COUNTY OF

CITY OF

NOTARY PUBLIC

MY ADDRESS IS:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNER

SUBDIVISION OF A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

COUNTY OF ADAMS, STATE OF COLORADO. CONTAINS 4.771 ACRES MORE OR

A LOT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF MARATHON SUBDIVISION - AMENDMENT NO. 2, AND DO HEREBY GRANT TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO

PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS HEREON SHOWN, AND THE EASEMENTS AS SHOWN, FOR PUBLIC UTILITY, CABLE TV AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC

LOT 1 AND LOT 2, MARATHON SUBDIVISION - FIRST AMENDMENT, A

PURPOSES AS DETERMINED BY THE CITY OF COMMERCE CITY. EXECUTED THIS ______ DAY OF ______, 20____.

THE FOREGOING WAS ACKNOWLEDGED BY ME THIS

MY COMMISSION EXPIRES:____

, BY JAMES E BRIENZA, MANAGER, RCI INVESTMENTS, LLC.

R. W. BAYER & ASSUCIATES, INC. 2090 EAST 104TH AVENUE, SUITE 200 THORNTON, COLORADO 80233-4316 (303) 452-4433 FAX: (303) 452-4515 FILE: AD14109PLAT/AD14109P1. DWG

Date Prepared: OCTOBER 29, 2014 12-10-14 ADDED DRAINAGE EASEMENT 03-28-2015 REV PER CITY COMMENT 07-30-2015 REV PER CITY COMMENT

MARATHON SUBDIVISION - AMENDMENT NO. 2 A RESUBDIVISION OF LOTS 1 AND 2, MARATHON SUBDIVISION - FIRST AMENDMENT, BEING A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO SHEET 2 OF 2 **LEGEND** ■ DENUTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973 DENOTES: FOUND NAIL & 1-1/2" ALUMINUM DISK, BAYER, P. L. S. 6973 $L1 = N00^{\circ}22'10''W$ L2 = N89° 37′ 50° E 12. 5' DENOTES: FOUND MONUMENT AS SHOWN HEREON $L3 = S00^{\circ} 22' 10' E$ $L4 = S89^{\circ}37'50'W$ 12. 5' L5 = N25° 46′ 00° E $L6 = N00^{\circ}05'38'E$ 4. 53' L7 = S89°54′22″E 10.0′ L8 = S00°05′38″W 6.81′ L9 = S25°46′00″W 57.84′ SCALE: 1"=50' LOT 1A, HAZELTINE INDUSTRIAL DISTRICT FOUND #5 FOUND #5 FILE 14, MAP 794, ADAMS COUNTY RECORDS REBAR & CAP, REBAR & CAP, P. L. S. 27011 P. L. S. 27011 ND. 2012000020710, ADAMS COUNTY, RECORDS 560, 004 N89° 57′ 00° E ND. 2012000020710, ADAMS CDUNTY RECORDS _10' MOUNTAIN BELL _ EASEMENT PER MARATHON SUBDIVISION - FIRST AMENDMENT CONTAINS 86,507 SQUARE FEET DR 1,986 ACRES MORE OR LESS (EXCEPTS RECEPTION EXHIBIT E, RECEPTION EXHIBIT C, REC#2011000059742) DIGIORGIO STREET N89° 57′ 37° E 10, 00' FLORENCE BRASS DISK, P. L. S. 27601, IN CONC. FOUND NAIL & LOT 1 N89*57'36'E BRASS DISK, P.L.S. 27601, IN C□NC. 9985 EAST 104TH AVENUE CONTAINS 4.771 ACRES MORE OR LESS INGRESS/EGRESS EASEMENT GRANTED TO THE CITY OF 27.E INGRESS/EGRESS INGRESS/EGRESS EASEMENT GRANTED TO THE CITY OF COMMERCE CITY BY RECEPTION EASEMENT IS VACATED BY THIS 515 PARITAL CONCRETE LINED DITCH-APPEARS 78 # 2011000059744 COMMERCE CITY BY RECEPTION # ABANDONED AND IS PARTIALLY DESTROYED 2011000059743 INGRESS/EGRESS EASEMENT GRANTED TO THE CITY OF -S86 47 24 E 144. 83 15' UTILITY EASEMENT FOUND Δ = 65°00′18° R = 25.00° L = 28.36° COMMERCE CITY BY GRANTED TO PSCO 43, 28t IN RECEPTION # CO996106 DRILLED HOLE ~# 2011000052831 IN CONCRETE Ch=N32* 32' 32" W~ DRAINAGE EASEMENT EXCEPTED PARCEL IN REC. NO. 2011000059742 ADAMS COUNTY RECORDS __<u>\$89° 48′ 33″ W___101, 53′</u> 20' x20' /L9 N18 22' 03' W 4. 70' 39،/33′م INGRESS/EGRESS FOUND #5 REBAR & 8 EASEMENT IS Prepared By: FOUND #5 CAP, ILLEGIBLE VACATED BY THIS PLAT. REBAR, NO CAP-NOO. 05, 53, A 40 \00, R. W. BAYER & ASSUCIATES, INC. 189, 07 2090 EAST 104TH AVENUE, SUITE 200 283, 50, 00, A 79, 32' 30, þoʻ RECEPTION NO. 2011000081591, THORNTON, COLORADO 80233-4316 FOUND #4 TEASEMENT GRANTED P. L. S. 11636 EXHIBIT B, ADAMS COUNTY RECORDS S89° 57′ 00" W 128, 01' (303) 452-4433 FAX: (303) 452-4515 FOUND #5 REBAR & FILE: AD14109PLAT/AD14109P2. DWG RECEPTION NO. 2012000020710, TO PSCO IN RECEPTION # CAP, P. L. S. 16112 EXHIBIT B & D, ADAMS COUNTY Date Prepared: OCTOBER 29, 2014 12-10-14 ADDED DRAINAGE EASEMENT N00, 05, 53, A C0996107 RECORDS N65° 02' 41" W - 60.00' EAST 104TH AVENUE (CO STATE HWY. NO. 44) 39, 43' 03-28-2015 REV PER CITY COMMENT CRIGHT-OF-WAY VARIES, SHOWN PER THE PLAT OF MARATHON 08-07-2015 REV PER CITY COMMENT 1882. 02' 761, 75' SUBDIVISION - FIRST AMENDMENT) N89° 57′ 00° E N89° 57′ 00**″** E S. E. COR. SEC. 10, _ ¼ COR, SEC, 10, T, 2S, , R, 67W, SOUTH LINE S. E. 14 COR. SEC. 10, T. 2S., R. 67W. (EXISTING 3-1/4" ALUM, CAP, CDOT, (BASIS OF BEARINGS) (NOT RECOVERED ROAD P. L. S. 23516, 1993, IN RANGE BÚX) UNDER CONSTRUCTION)