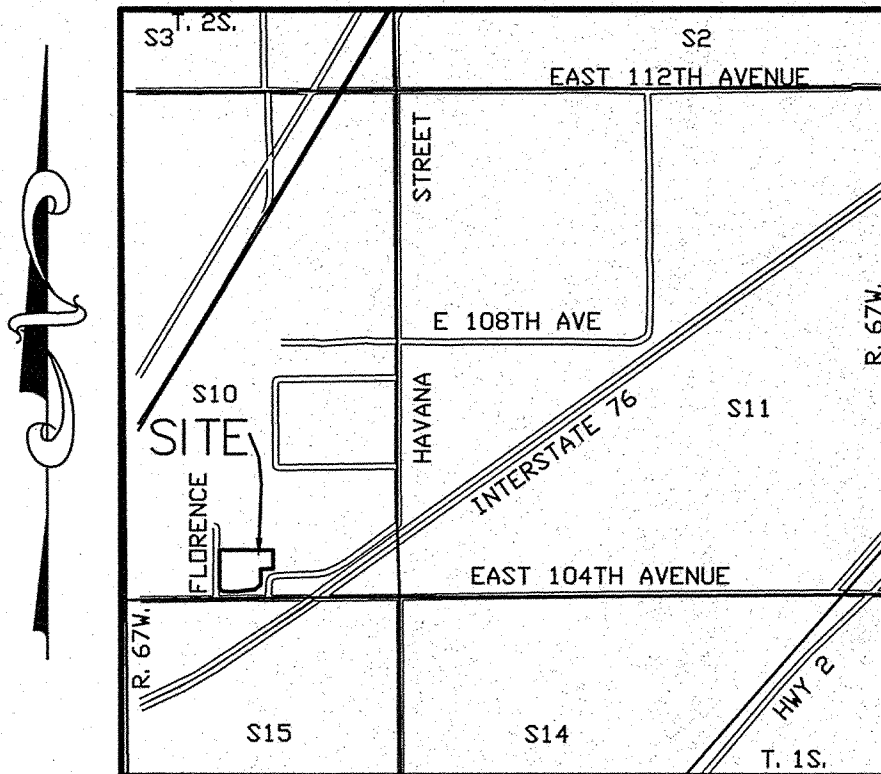
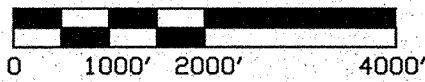


MARATHON SUBDIVISION - AMENDMENT NO. 2

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 1 OF 2

VICINITY MAP

SCALE: 1"=2000'



LEGAL DESCRIPTION AND DEDICATION:

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

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

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO 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 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 PURPOSES AS DETERMINED BY THE CITY OF COMMERCE CITY.
EXECUTED THIS _____ DAY OF _____, 20____.

RCI INVESTMENTS, LLC:

JAMES E BRIENZA, MANAGER

ACKNOWLEDGEMENT:

STATE OF _____)
COUNTY OF _____) ss
CITY OF _____)

THE FOREGOING WAS ACKNOWLEDGED BY ME THIS _____ DAY OF _____, 20____, BY JAMES E BRIENZA, MANAGER, RCI INVESTMENTS, LLC.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
MY ADDRESS IS: _____

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:

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 LAND.

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 COMMERCE CITY, CITY COUNCIL THIS _____ DAY OF _____, A.D. 20____.

ATTEST: _____
CITY CLERK MAYOR

CERTIFICATE OF CLERK AND RECORDER

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____.

BY: _____
DEPUTY COUNTY CLERK AND RECORDER

RECEPTION NO: _____

Prepared By:

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

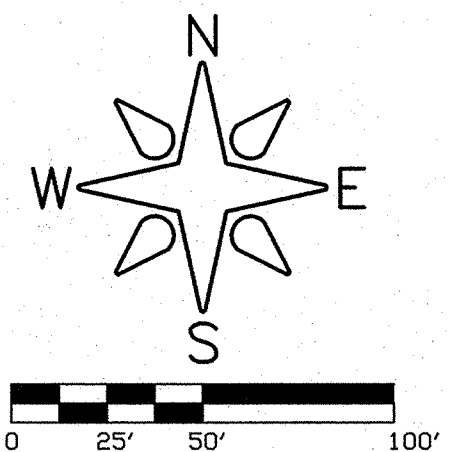
Date Prepared: OCTOBER 29, 2014
12-10-14 ADDED DRAINAGE EASEMENT
03-28-2015 REV PER CITY COMMENT
07-30-2015 REV PER CITY COMMENT

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

- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973
- DENOTES: FOUND NAIL & 1-1/2" ALUMINUM DISK, BAYER, P. L. S. 6973
- DENOTES: FOUND MONUMENT AS SHOWN HEREON



SCALE: 1"=50'

L1 = N00°22'10"W 10'
L2 = N89°37'50"E 12.5'
L3 = S00°22'10"E 10'
L4 = S89°37'50"W 12.5'
L5 = N25°46'00"E 61.92'
L6 = N00°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'

