

SECOND CREEK FARM FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 21 AND A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT
 SHEET 1 OF 24

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT VAN SCHAACK HOLDINGS, LTD., A COLORADO LIMITED PARTNERSHIP BEING THE OWNERS OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 21 AND A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A
 A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 21; THENCE NORTH 00°03'52" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 21, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°03'52" WEST ALONG THE WEST LINE OF SAID EAST HALF OF SECTION 21, A DISTANCE OF 148.718 FEET; THENCE NORTH 89°56'08" EAST, A DISTANCE OF 665.00 FEET; THENCE NORTH 89°56'08" EAST, A DISTANCE OF 137.01 FEET; THENCE NORTH 89°56'08" EAST, A DISTANCE OF 629.04 FEET; THENCE NORTH 83°16'00" EAST, A DISTANCE OF 96.88 FEET; THENCE NORTH 73°57'07" EAST, A DISTANCE OF 96.81 FEET; THENCE NORTH 60°49'59" EAST, A DISTANCE OF 96.81 FEET; THENCE NORTH 60°49'59" EAST, A DISTANCE OF 96.81 FEET; THENCE NORTH 56°34'12" EAST, A DISTANCE OF 96.81 FEET; THENCE NORTH 52°18'25" EAST, A DISTANCE OF 96.81 FEET; THENCE SOUTH 94°00'00" EAST, A DISTANCE OF 225.58 FEET; THENCE SOUTH 94°00'00" EAST, A DISTANCE OF 96.81 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF TOWER ROAD; THENCE SOUTH 02°02'45" EAST ALONG SAID WESTERN RIGHT-OF-WAY LINE OF TOWER ROAD ALONG A LINE OF SAID SOUTHWEST QUARTER OF SECTION 21, A DISTANCE OF 940.11 FEET; THENCE SOUTH 89°22'49" WEST, A DISTANCE OF 156.50 FEET; THENCE SOUTH 02°02'45" EAST, A DISTANCE OF 200.04 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST 88TH AVENUE; THENCE SOUTH 02°02'45" EAST, A DISTANCE OF 246.24 FEET TO THE POINT OF BEGINNING.

SAID PARCEL A CONTAINS AN AREA OF 73.50 ACRES, MORE OR LESS, TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PARCEL B
 A PART OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 28; THENCE SOUTH 00°30'22" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°22'09" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST 88TH AVENUE, A DISTANCE OF 30.00 FEET; THENCE NORTH 89°22'09" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST 88TH AVENUE, ALONG A LINE 30 FEET SOUTHERLY DISTANT AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES, THE NORTH LINE OF SAID NORTHERLY QUARTER OF SECTION 28, A DISTANCE OF 252.28 FEET; SAID POINT OF BEGINNING BEING THE POINT OF BEGINNING OF SAID NORTHERLY QUARTER OF SECTION 28, AS SHOWN ON THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN BOOK 3764 AT PAGE 288; THENCE SOUTH 45°34'40" EAST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 3764 AT PAGE 288, A DISTANCE OF 70.29 FEET TO THE WESTERN RIGHT-OF-WAY OF TOWER ROAD; THENCE ALONG SAID WESTERN RIGHT-OF-WAY OF TOWER ROAD THE FOLLOWING TWO (2) COURSES:

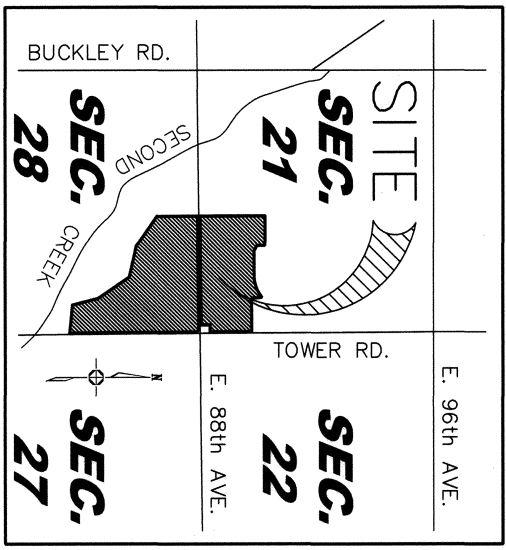
1. THENCE SOUTH 00°29'02" EAST ALONG A LINE 30 FEET WESTERLY DISTANT AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES, THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 208.79 FEET; THENCE SOUTH 00°29'02" EAST ALONG SAID WESTERN RIGHT-OF-WAY LINE 30 FEET WESTERLY DISTANT AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES, THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 213.58 FEET;
2. THENCE NORTH 84°25'18" WEST, A DISTANCE OF 635.20 FEET; THENCE NORTH 14°25'18" WEST, A DISTANCE OF 650.00 FEET; THENCE NORTH 34°25'18" WEST, A DISTANCE OF 650.00 FEET; THENCE NORTH 77°25'18" WEST, A DISTANCE OF 725.00 FEET; THENCE NORTH 52°25'18" WEST, A DISTANCE OF 813.02 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 28; THENCE NORTH 00°30'22" WEST ALONG SAID WEST LINE A DISTANCE OF 918.06 FEET TO THE POINT OF BEGINNING.

SAID PARCEL B CONTAINS AN AREA OF 112.34 ACRES, MORE OR LESS.

PARCELS A AND B CONTAIN A COMBINED AREA OF 187.84 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 **SECOND CREEK FARM FILING NO. 1** 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 LOTS HEREBY SHOWN, AND THE FLOODPLAIN LIMITS, BRANCHES AND OTHER PUBLIC PURPOSES AS DETERMINED BY THE CITY OF COMMERCE CITY.

EXECUTED THIS _____ DAY OF _____ A.D. 2005



OWNER
 VAN SCHAACK HOLDINGS, LTD., A COLORADO LIMITED PARTNERSHIP
 BY: *[Signature]*
 STATE OF COLORADO
 COUNTY OF ADAMS } ss.
 THE FOREGOING DEDICATION AND OWNERSHIP WAS KNOWNLEDGED BEFORE ME THIS 23RD DAY OF _____ A.D. 2005, AT _____, COLORADO
 LIMITED PARTNERSHIP, ON ITS BEHALF.
 WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC *[Signature]*
 MY COMMISSION EXPIRES 19 APR 2003

NOTES CONTINUED:

5. BASIS OF BEANS, BEANS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WHICH WAS ASSUMED TO BEAR SOUTH 89°22'09" WEST AND IS MONUMENTED AS SHOWN HEREON.
6. WATER AND SEWER EASEMENTS AS SHOWN ON THIS PLAT ARE NON-EXCLUSIVE.
7. THE USE OF ELECTRIC, TELEPHONE, GAS, CABLE, TELEVISION, AND POSTAL FACILITIES, OTHER UTILITIES INCLUDING WATER SERVICE LINES AND WATER METER PITS, SHALL HAVE THE RIGHT TO CROSS AT SURFING, TRAIL, RIGHT ANGLES, BUT IN NO EVENT SHALL OTHER STRUCTURES, TREES OR SHRUBS BE REMOVED OR DAMAGED BY SUCH CROSSINGS. CROSSINGS SHALL BE MADE AT RIGHT ANGLES OR AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED 26 FEET IN WIDTH. SIDEWALKS MAY ENOUGH 1'-4" INTO THE EASEMENT. CITY FACILITIES SHALL BE ALLOWED IN THE EASEMENTS.
8. "E.U.E." AND "T.U.E." DENOTE THESE EASEMENTS FOR CROSSING ALONG THE AREAS AS SHOWN ON THIS PLAT.
9. ALL FLOOD EASEMENTS ARE HEREBY GRANTED FOR CROSSING AND EGRESS ALONG THE AREAS AS SHOWN ON THIS PLAT.
10. THE ENGINEER OR ITS AGENTS SHALL HAVE THE RIGHT OF ACCESS AND EGRESS UPON SAID FENCE COLUMNS, FENCING AND IMPROVEMENTS LOCATED WITHIN SAID EASEMENT.
11. THE HOMEOWNERS ASSOCIATION SHALL HAVE THE RIGHT OF ACCESS AND EGRESS TO MAINTAIN THE FENCE COLUMNS, FENCING AND IMPROVEMENTS LOCATED WITHIN SAID EASEMENT.
12. FIVE-FOOT EIGHT-FOOT, TEN-FOOT, TWENTY-FOOT AND THIRTY-FOOT WIRE UTILITY AND DRAINAGE EASEMENTS SHALL BE GRANTED FOR THE INSTALLATION OF UTILITY AND DRAINAGE EASEMENTS, INCLUDING STORM SEWER, "U.E." DENOTES UTILITY EASEMENT, AND "D.E." DENOTES DRAINAGE EASEMENT.
13. A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080000075 PANEL 375 OF 875, DATED AUGUST 16, 1985, A PORTION OF THIS PROPERTY (PARCEL B) IS WITHIN THE 100-YEAR FLOOD PLAIN LIMITS AS SHOWN. BUILDING PERMITS WILL NOT BE ISSUED FOR LOTS 11 THROUGH 19 AND LOTS 28 THROUGH 31, BLOCK 8, UNTIL THE FLOOD INSURANCE RATE MAP 100-YEAR FLOODPLAIN IS REMOVED FROM THOSE LOTS BY WAY OF APPROVAL OF THE FLOODING LETTERS OF MAP REVISION WHICH ARE REQUIRED BY THE CITY OF COMMERCE CITY.
14. THE 100-YEAR GRAMA GULCH FLOODPLAIN IS DEMONSTRATED FROM THE "SECOND CREEK FARM FILING NO. 1" FILING.
15. THERE SHALL BE NO INTERFERENCE WITH THE ESTABLISHED LOT GRADING PLAN PLEASANT TO THE APPROVED CONSTRUCTION PLANS. 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 SUCH AREA AND PERFORM THE NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSORS, OR AGENTS AGREES TO PAY UPON BILLING OR NOTIFICATION BY THE CITY OF COMMERCE CITY.
16. IF THE LOT DRAINAGE IS NOT PROPERLY MAINTAINED, THE CITY MAY REQUIRE THE NECESSARY MAINTENANCE TO BE PROVIDED BY SAID OWNER.
17. PUBLIC WATER AND SEWER ARE TO BE PROVIDED BY SOUTH ADAMS COUNTY WATER AND SANITATION.
18. ANY PLANNING OR OBJECTS LOCATED WITHIN TRACT Q CANNOT EXCEED A HEIGHT OF 36 INCHES AS MEASURED FROM THE FLOWLINE OF VENTURA STREET.
19. THE STORM WATER QUALITY AREA(S) LOCATED IN TRACTS H, G AND M SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF COMMERCE CITY STANDARDS FOR CONSTRUCTION AND CONSTRUCTION AND MAINTENANCE IS NOT PERMITTED 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, OR AGENTS AGREES TO PAY UPON BILLING OR NOTIFICATION BY THE CITY OF COMMERCE CITY.
20. 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, OR AGENTS AGREES TO PAY UPON BILLING OR NOTIFICATION BY THE CITY OF COMMERCE CITY.

SURVEYOR'S CERTIFICATE

I, KENNETH R. SHURT, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER IN BOOK 3764 AT PAGE 288, AND THAT I HAVE PERSONALLY EXAMINED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID RECORDS AND ALL MONUMENTS EXIST AS SHOWN HEREON.

KENNETH R. SHURT
 COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 28286
 165 S. UNION BLVD., SUITE 168
 DENVER, COLORADO 80228

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY THIS 22ND DAY OF September, A.D. 2005

[Signature]
 CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, AS EXEMPT FROM THE CITY OF COMMERCE CITY PLAT ACT, 2005.

[Signature]
 DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

CLERK AND RECORDER
 CITY OF COMMERCE CITY

[Signature]
 CLERK AND RECORDER

[Signature]
 DEPUTY

INSTRUMENT NO.

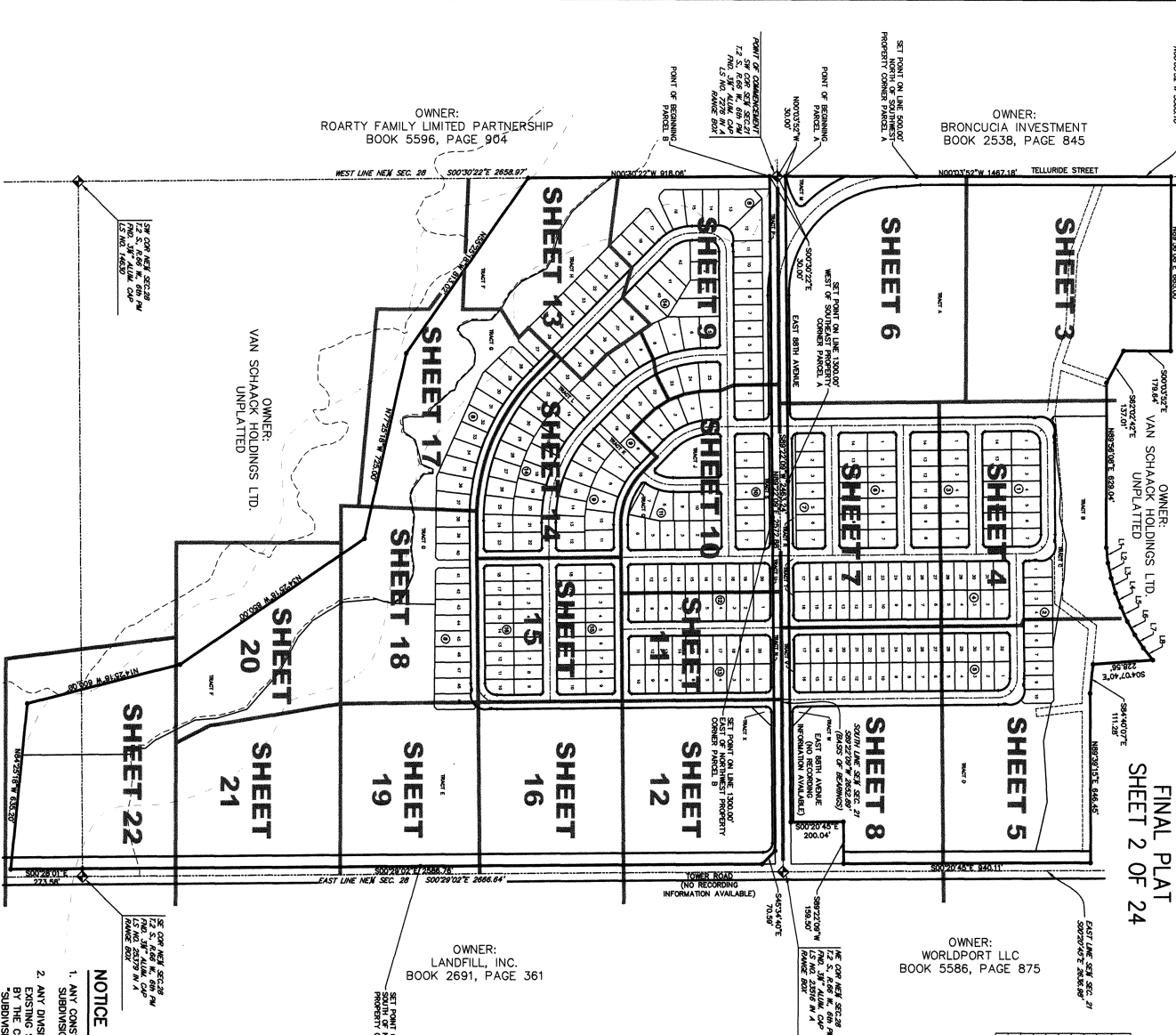
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Carroll & Lange
 165 South Union Blvd., Suite 158
 Denver, Colorado 80202
 (303) 980-0200

SECOND CREEK FARM FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 21 AND A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT
SHEET 2 OF 24



LINE	BEARING	LENGTH
L1	N83°10'07"E	58.89'
L2	N73°57'20"E	58.91'
L3	N73°57'20"E	58.91'
L4	N69°21'33"E	58.91'
L5	N65°05'48"E	58.91'
L6	N60°49'59"E	58.91'
L7	N56°34'12"E	58.91'
L8	N52°18'23"E	58.91'



- LEGEND**
- SET 18" NO. 5 REBAR AND DRANKING PASSING CAP STAMPED AS SHOWN UNLESS OTHERWISE NOTED
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - H.O.A. HOMEOWNERS ASSOCIATION EASEMENT (SEE NOTE 8 ON SHEET 1)
 - (NR) NON-RADIAL LINE
 - (3) BLOCK NUMBER
 - SEE SHEET 24 OF 24 FOR CURVE AND LINE TABLE INFORMATION

SCALE: 1" = 300'
ORIGINAL GRAPHIC SCALE

TRACT	AREA	USE	OWNER	MAINTAINED BY
A	1,191,125	D/PU	CITY	CITY
B	316,326	D/O	CITY	CITY
C	19,684	D/O	CITY	CITY
D	510,596	MU	DEVELOPER	DEVELOPER
E	1,717,315	MU	DEVELOPER	DEVELOPER
F	654,745	D/O	CITY	CITY
G	128,065	D/O	HOA	HOA
H	143,260	D/O	HOA	HOA
J	31,442	PP	HOA	HOA
K	6,600	D/O	HOA	HOA
L	6,600	D/O	HOA	HOA
M	13,223	D/O	HOA	HOA
N	583	D/O	HOA	HOA
O	21,428	D/O	HOA	HOA
P	1,489	D/O	HOA	HOA
R	8,925	O	HOA	HOA
S	5,633	O	HOA	HOA
T	5,633	O	HOA	HOA
U	5,633	O	HOA	HOA
V	5,633	O	HOA	HOA
W	2,740	O	HOA	HOA
X	2,740	O	HOA	HOA
TRACTS TOTAL (SQUARE FEET):		4,783,889		
TRACTS TOTAL (ACRES):		109.82		
RIGHT OF WAY (SQUARE FEET):		1,130,628		
RIGHT OF WAY (ACRES):		25.96		
DEVELOPABLE AREA (SQUARE FEET):		2,267,918		
DEVELOPABLE AREA (ACRES):		52.06		
TOTAL NUMBER OF LOTS:		333		

NOTICE IS HEREBY GIVEN:

- ANY CONSTRUCTION ADDRESS EXISTING SUBDIVISION LOT LINES IS IN VIOLATION OF THE SUBDIVISION REGULATIONS OF THE CITY, EXCEPT AS HEREBY AUTHORIZED.
- ANY DIVISION OF AN EXISTING SUBDIVISION LOT, OR COMVECTION 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 EXEMPTED FROM THE DEFINITION OF "SUBDIVISION" AS PROVIDED BY THE SUBDIVISION REGULATIONS.

ENGINEER/SURVEYOR

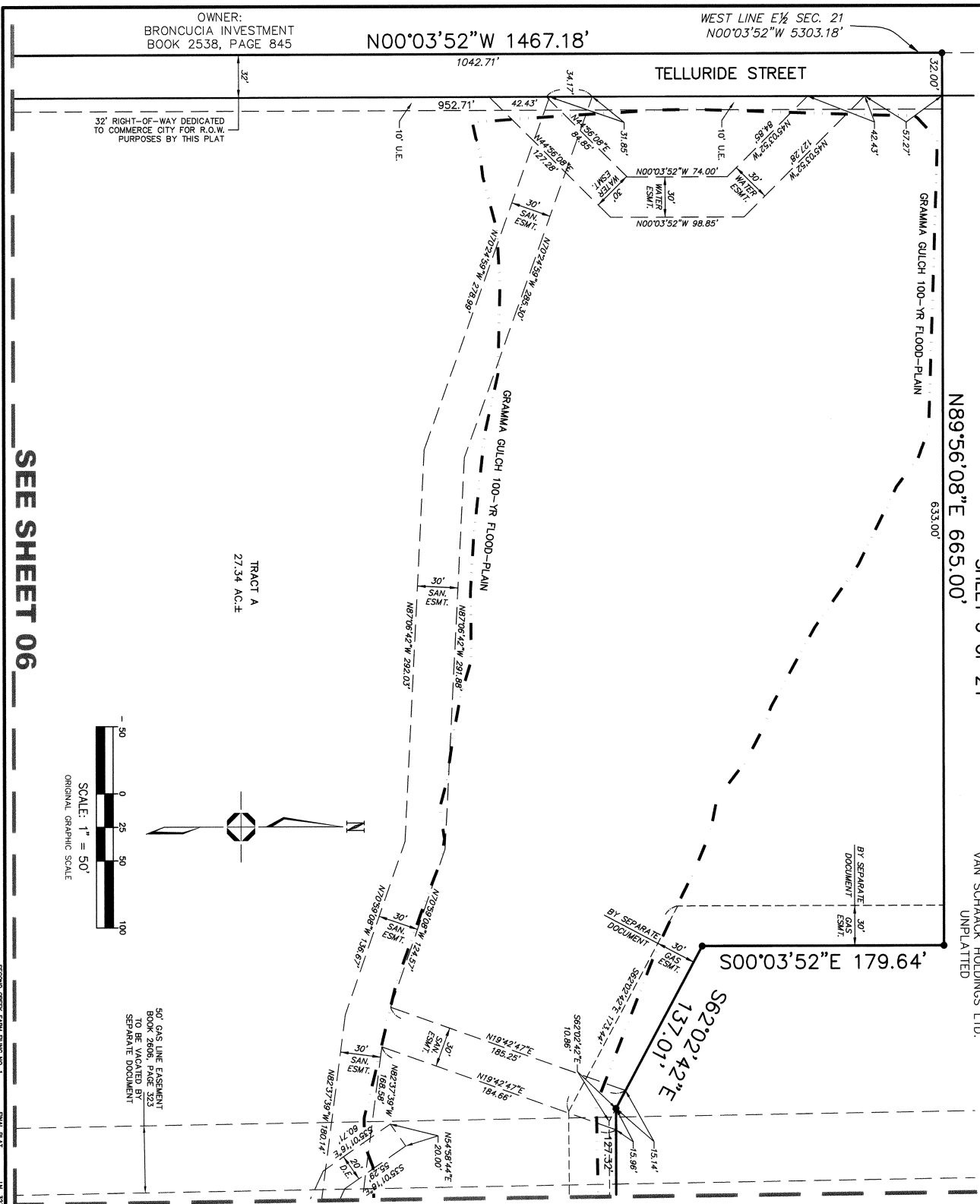
Carroll & Lange
Professional Engineers & Land Surveyors
License No. 100000000
License No. 100000000
(303) 980-0200

SECOND CREEK FARM FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 21 AND A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT
SHEET 3 OF 24

OWNER:
VAN SCHAACK HOLDINGS LTD.
UNPLATTED



OWNER:
BRONCUZIA INVESTMENT
BOOK 2538, PAGE 845

WEST LINE E 1/2 SEC. 21
N00°03'52"W 5303.18'

N00°03'52"W 1467.18'

TELLURIDE STREET

GRAMMA GULCH 100-YR FLOOD-PLAIN

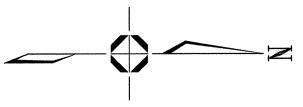
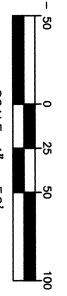
GRAMMA GULCH 100-YR FLOOD-PLAIN

TRACT A
27.34 AC.±

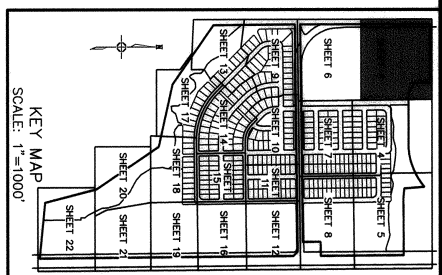
S00°03'52"E 179.64'

S62°02'42"E
137.01'

32' RIGHT-OF-WAY DEDICATED
TO COMMERCE CITY FOR R.O.W.
PURPOSES BY THIS PLAT



SEE SHEET 04



- LEGEND**
- SET 18" NO. 5 REBAR AND 1-1/4" ORANGE PLASTIC CAP STAMPED U.S. NO. 28286 UNLESS OTHERWISE NOTED
 - SAN. ESMT. SANITARY SEWER EASEMENT
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - H.O.A. EASEMENT (SEE NOTE 8 ON SHEET 1)
 - (NR) NON-RADIAL LINE
 - BLOCK NUMBER
 - ③ SEE SHEET 24 OF 24 FOR THE LINE TABLE INFORMATION

SEE SHEET 06

SECOND CREEK FARM FILING NO. 1

FINAL PLAT

JUN. 2027

PREPARED: 12-12-04

REVISION: 8-01-05

SHEET 3 OF 24

ENGINEER/SURVEYOR



Carroll & Lange
Professional Engineers & Land Surveyors
Lawrence, Colorado 80528
(303) 960-0200

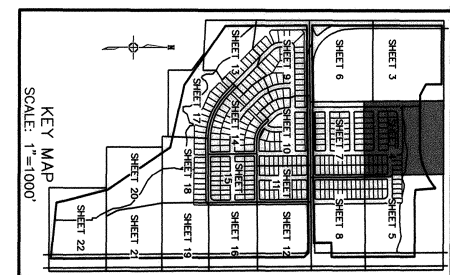
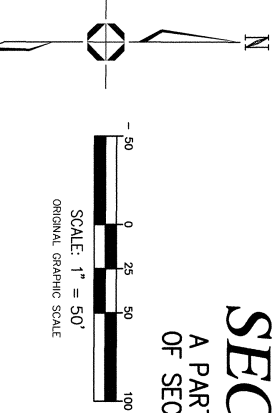
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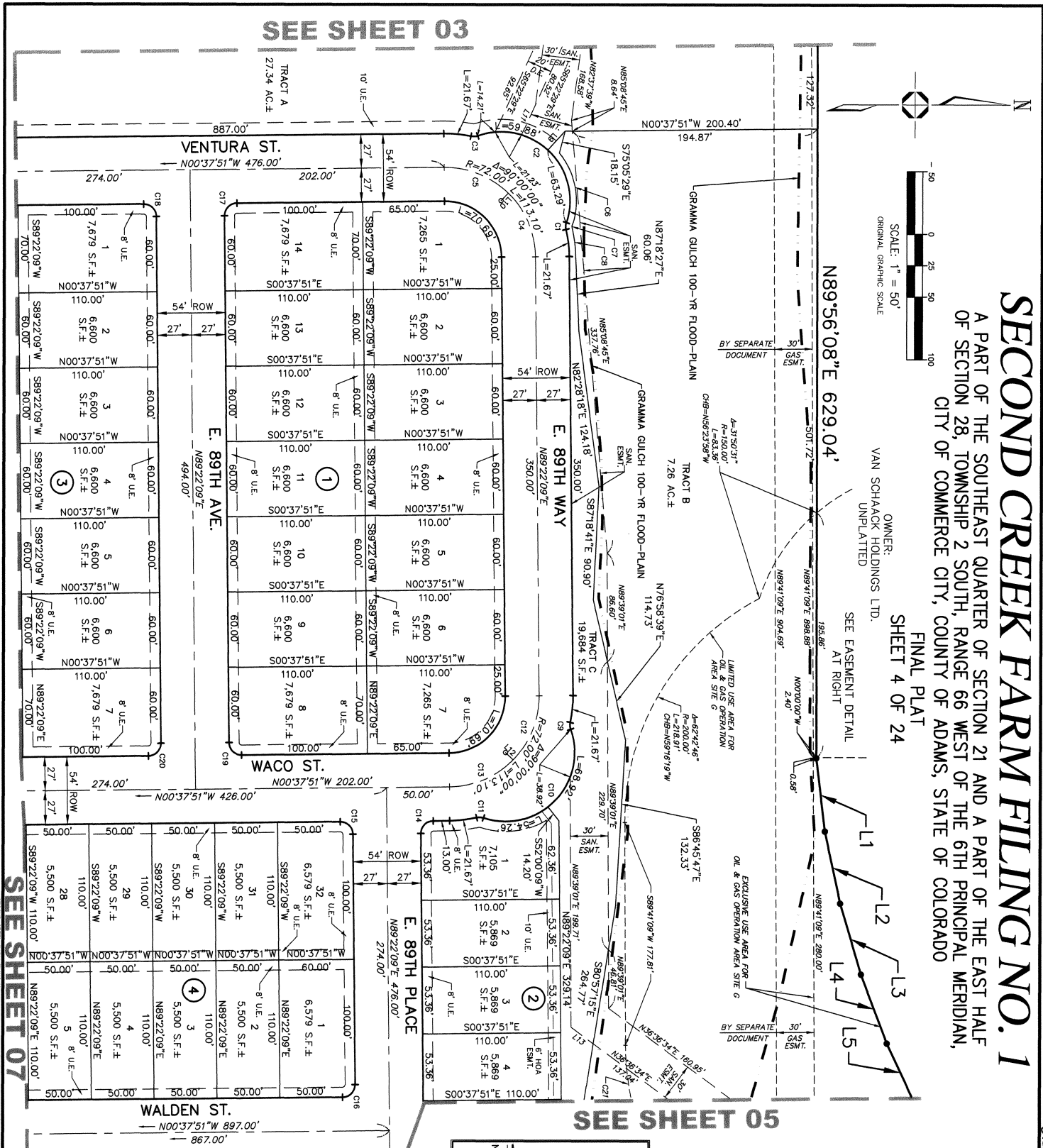
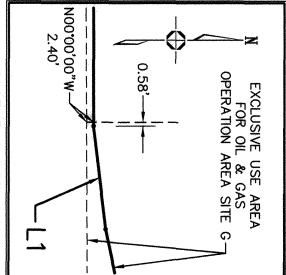
OWNER:
VAN SCHACK HOLDINGS LTD.
UNPLATTED

SEE EASEMENT DETAIL AT RIGHT

N89°56'08"E 629.04'



SEE SHEET 05



LEGEND

- SET 1/8" NO. 5 REBAR AND 1-1/2" ORANGE PLASTIC CAP STAMPED L.S. NO. 28286 UNLESS OTHERWISE NOTED
- SM. ESMT. SANITARY SEWER EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- H.O.A. HOMEOWNERS ASSOCIATION (SEE NOTE 8 ON SHEET 1)
- (NR) NON-RADIAL LINE
- BLOCK NUMBER
- NOTE: SEE SHEET 24 OF 24 FOR CURVE AND LINE TABLE INFORMATION

ENGINEER/SURVEYOR



Carrill & Lange, Inc.
Professional Surveyors and Engineers
1500 South University Blvd., Suite 100
Denver, Colorado 80202
(303) 555-1000

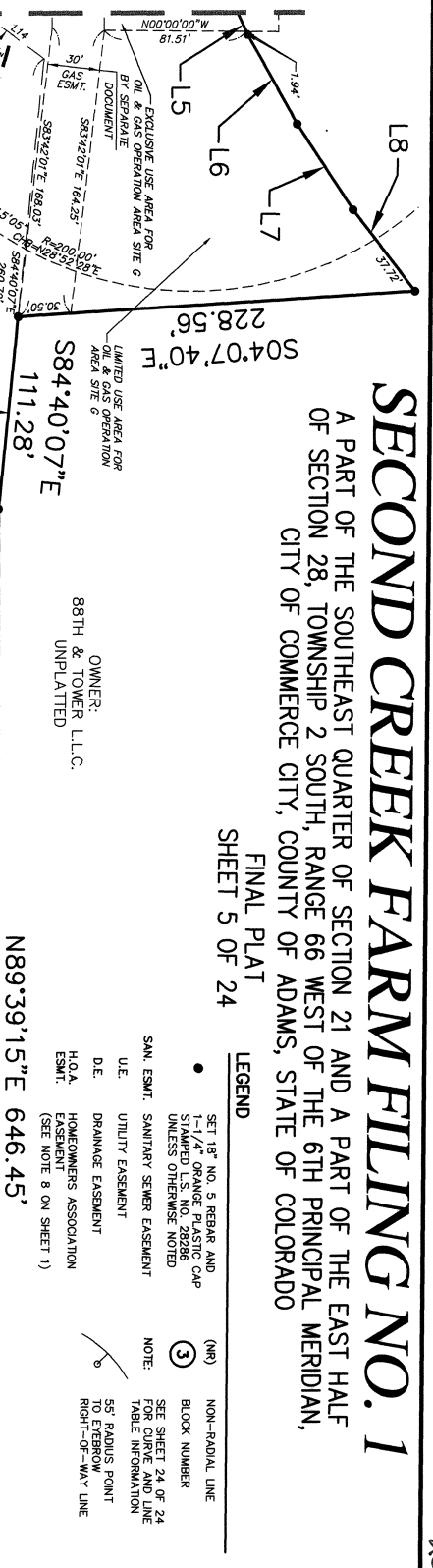
SEE SHEET 03

SEE SHEET 07

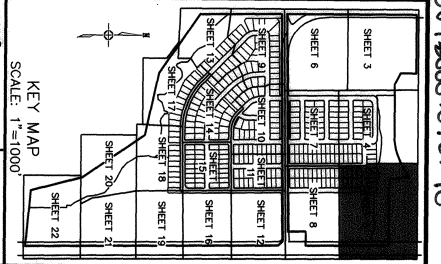
SECOND CREEK FARM FILING NO. 1

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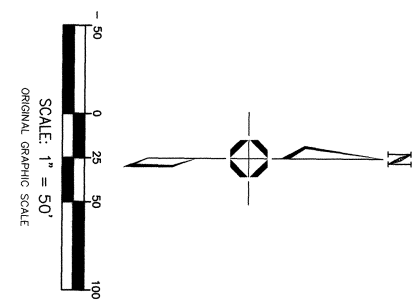
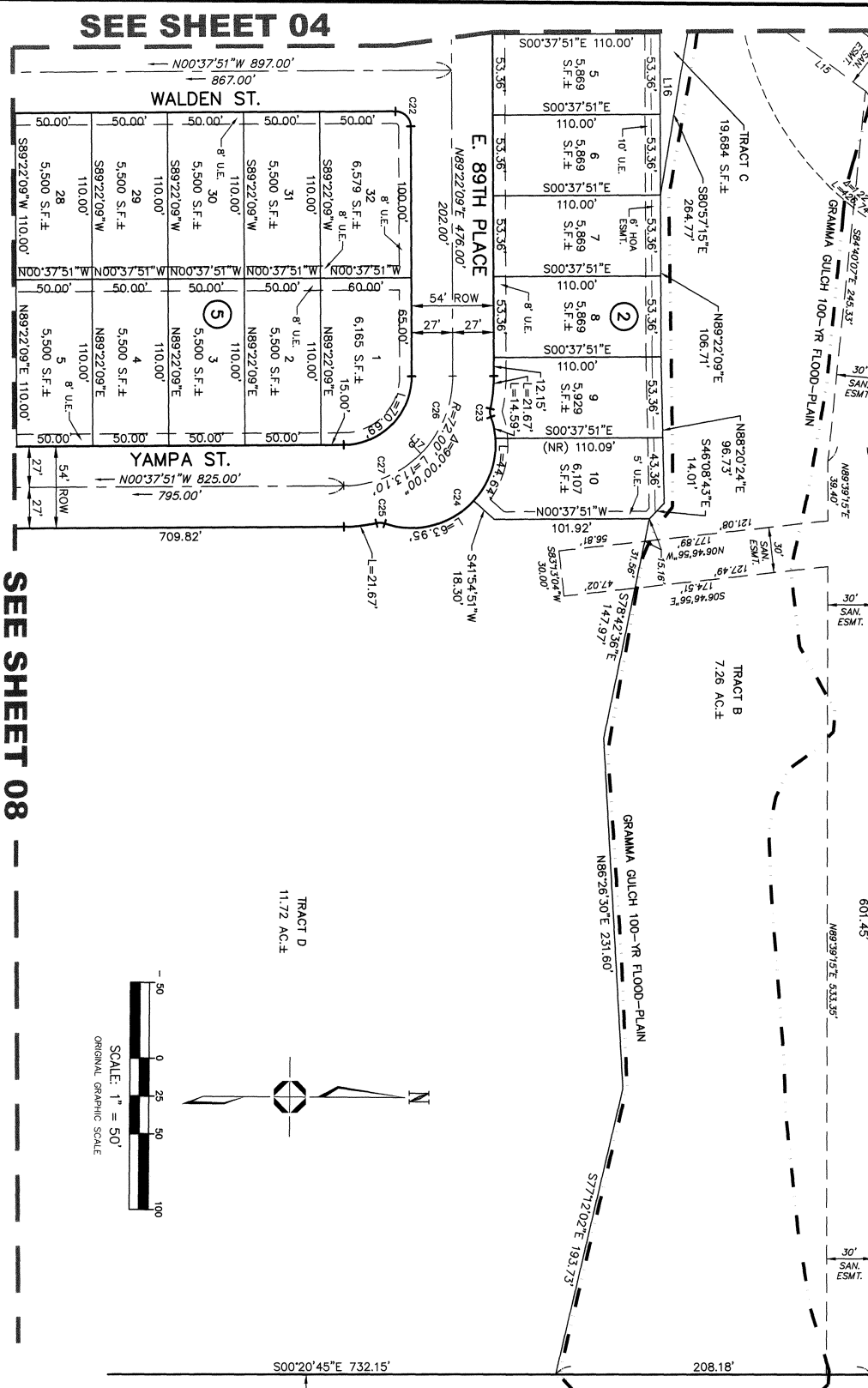
FINAL PLAT
 SHEET 5 OF 24



- LEGEND**
- SET 18" NO. 5 REBAR AND STAINLESS STEEL ORANGE PLASTIC CAP UNLESS OTHERWISE NOTED
 - (NR) NON-RADIAL LINE BLOCK NUMBER
 - (3) SEE SHEET 24 OF 24 FOR CURVE AND LINE TABLE INFORMATION
 - 55 RADIUS POINT TO EYEBROW RIGHT-OF-WAY LINE
 - SAN. ESM.T. SANITARY SEWER EASEMENT
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - H.O.A. ESM.T. HOMEOWNERS ASSOCIATION (SEE NOTE 8 ON SHEET 1)
 - (NR) NON-RADIAL LINE
 - (3) BLOCK NUMBER
 - SEE SHEET 24 OF 24 FOR CURVE AND LINE TABLE INFORMATION
 - 55 RADIUS POINT TO EYEBROW RIGHT-OF-WAY LINE



SEE SHEET 04



OWNER:
 WORLDPORT LLC
 BOOK 5586, PAGE 875

EAST LINE SE 1/4 SEC. 21
 S00°20'45"E 2636.98'

45' RIGHT-OF-WAY DEDICATED TO COMMERCE CITY FOR R.O.W. PURPOSES BY THIS PLAT

SEE SHEET 08

ENGINEER/SURVEYOR

Carroll & Lange
 Professional Engineers & Land Surveyors
 105 South Union Blvd., Suite 156
 Littleton, Colorado 80120
 (303) 980-0200

SECOND CREEK FARM FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 21 AND A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SEE SHEET 3
 FINAL PLAT
 SHEET 6 OF 24
SEE SHEET 3

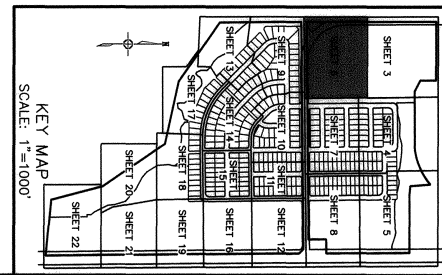
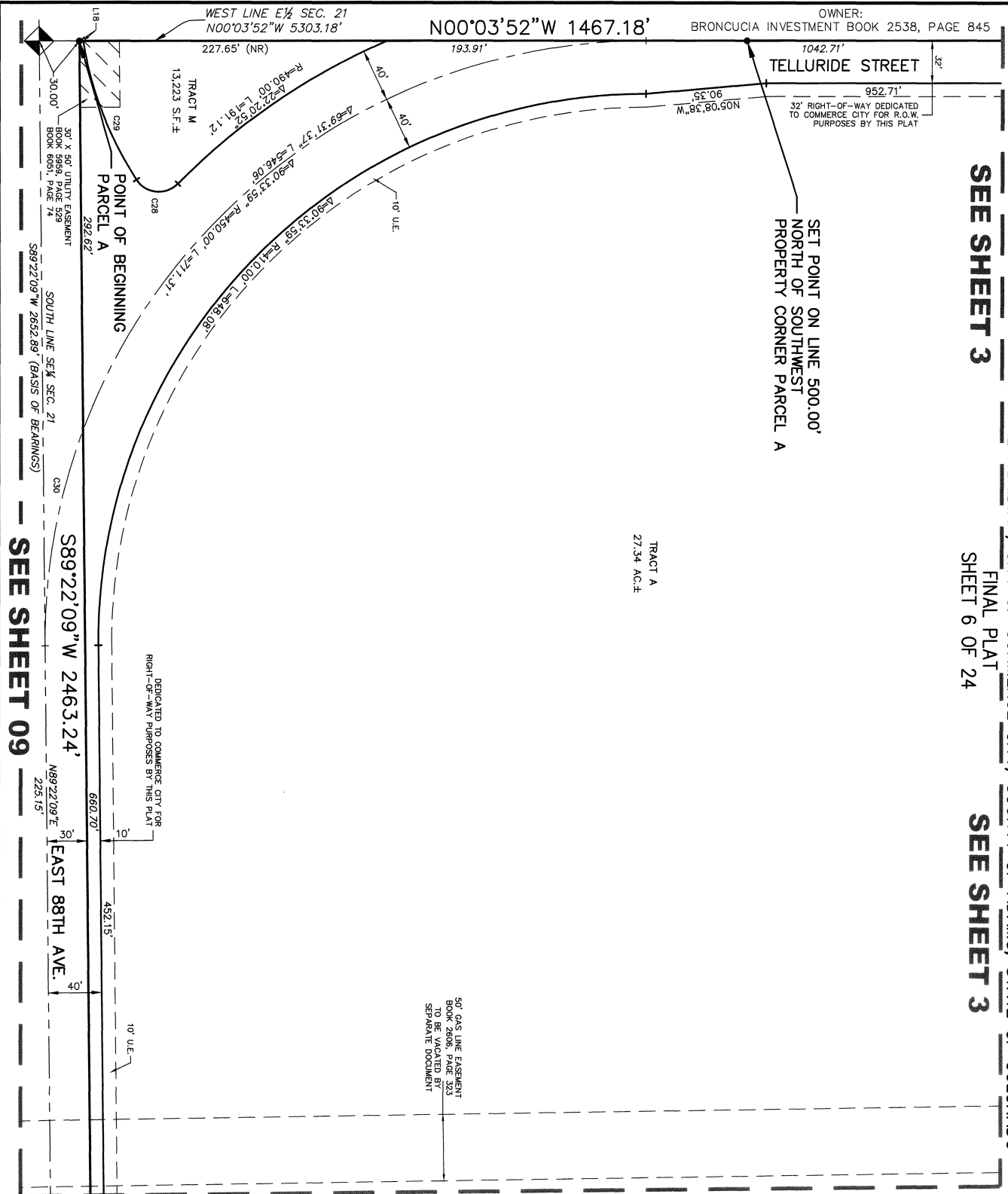
OWNER:
 BRONCUCIA INVESTMENT BOOK 2538, PAGE 845

TELLURIDE STREET

SET POINT ON LINE 500.00'
 NORTH OF SOUTHWEST
 PROPERTY CORNER PARCEL A

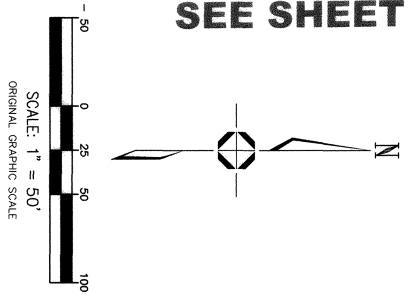
TRACT A
 27.34 AC.±

POINT OF BEGINNING
 PARCEL A



- LEGEND**
- SET 18" NO. 5 REBAR AND 1-1/4" ORANGE PLASTIC CAP STAMPED U.S. NO. 28298 UNLESS OTHERWISE NOTED
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - H.O.A. HOMEOWNERS ASSOCIATION EASEMENT (SEE NOTE 8 ON SHEET 1)
 - (NR) NON-RADIAL LINE
 - BLOCK NUMBER
- NOTE: ③ SEE SHEET 24 OF 24 FOR SHEET AND LINE TABLE INFORMATION

SEE SHEET 07



ENGINEER/SURVEYOR



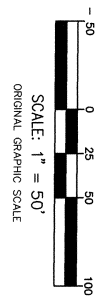
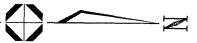
Carroll & Lange
 1605 South Union Blvd., Suite 150
 Denver, CO 80202
 (303) 980-0200

20050920001076146

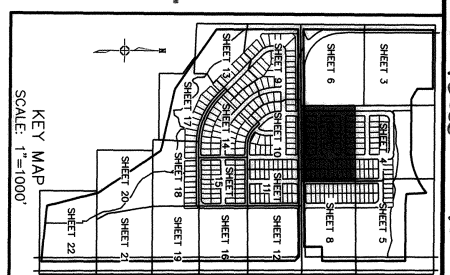
SECOND CREEK FARM FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 21 AND A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

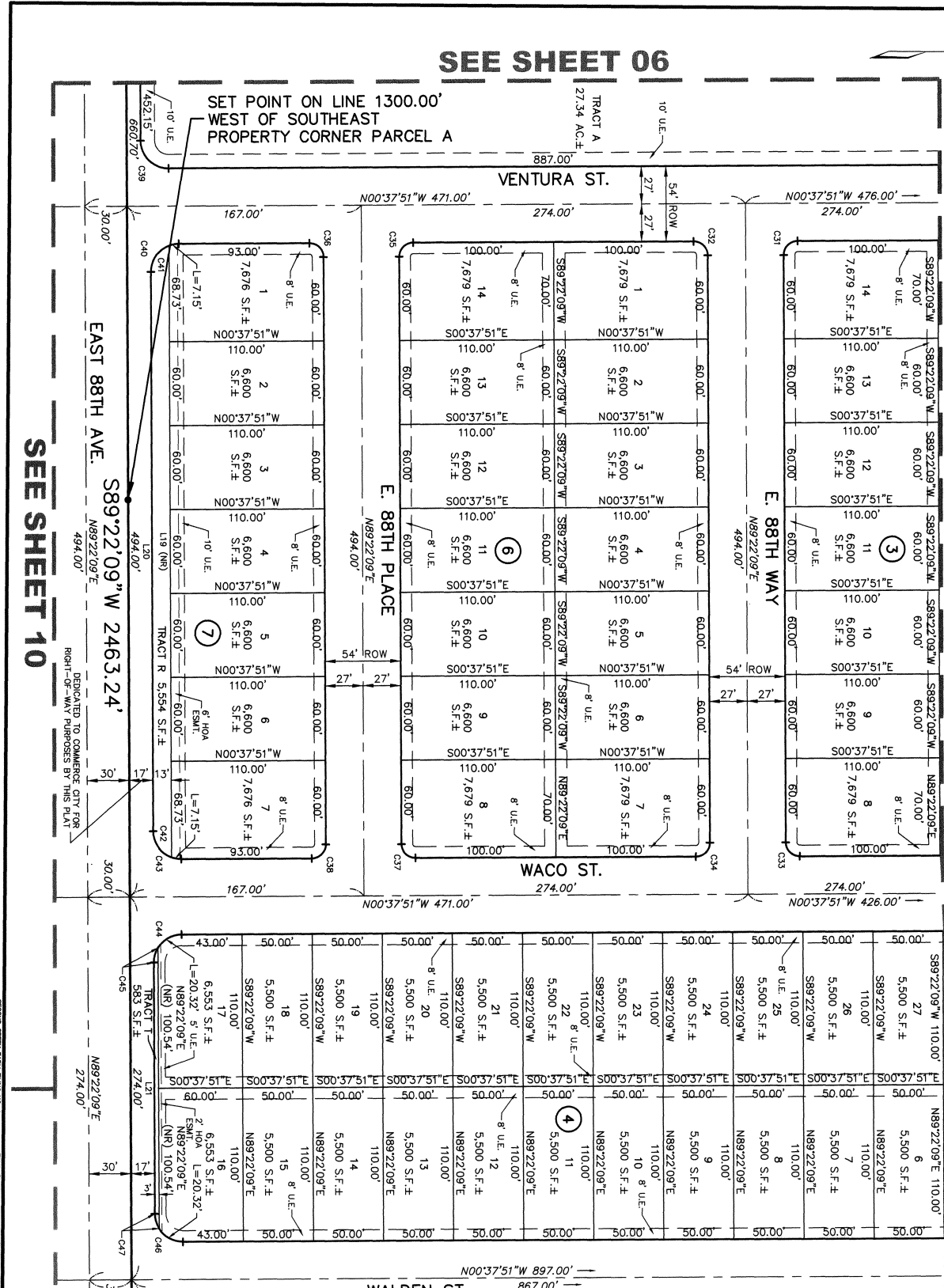
FINAL PLAT
SHEET 7 OF 24



SEE SHEET 04



SEE SHEET 06



SEE SHEET 08

LEGEND

- SET 18" NO. 5 REBAR AND STAMPED PLASTIC CAP UNLESS OTHERWISE NOTED
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- H.O.A. HOMEOWNERS ASSOCIATION (SEE NOTE 8 ON SHEET 1)
- (NR) NON-RADIAL LINE
- BLOCK NUMBER
- SEE SHEET 24 OF 24 FOR CURVE AND LINE TABLE INFORMATION

ENGINEER/SURVEYOR

Carroll & Lange
Professional Engineers & Land Surveyors
166 South Union Blvd., Suite 158
Commerce City, CO 80020
(303) 980-0200

SECOND CREEK FARM FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 21 AND A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

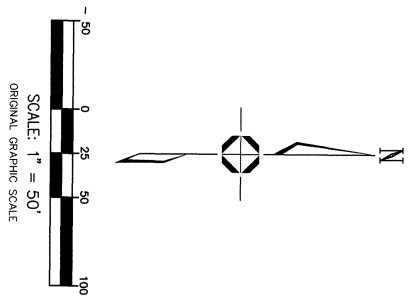
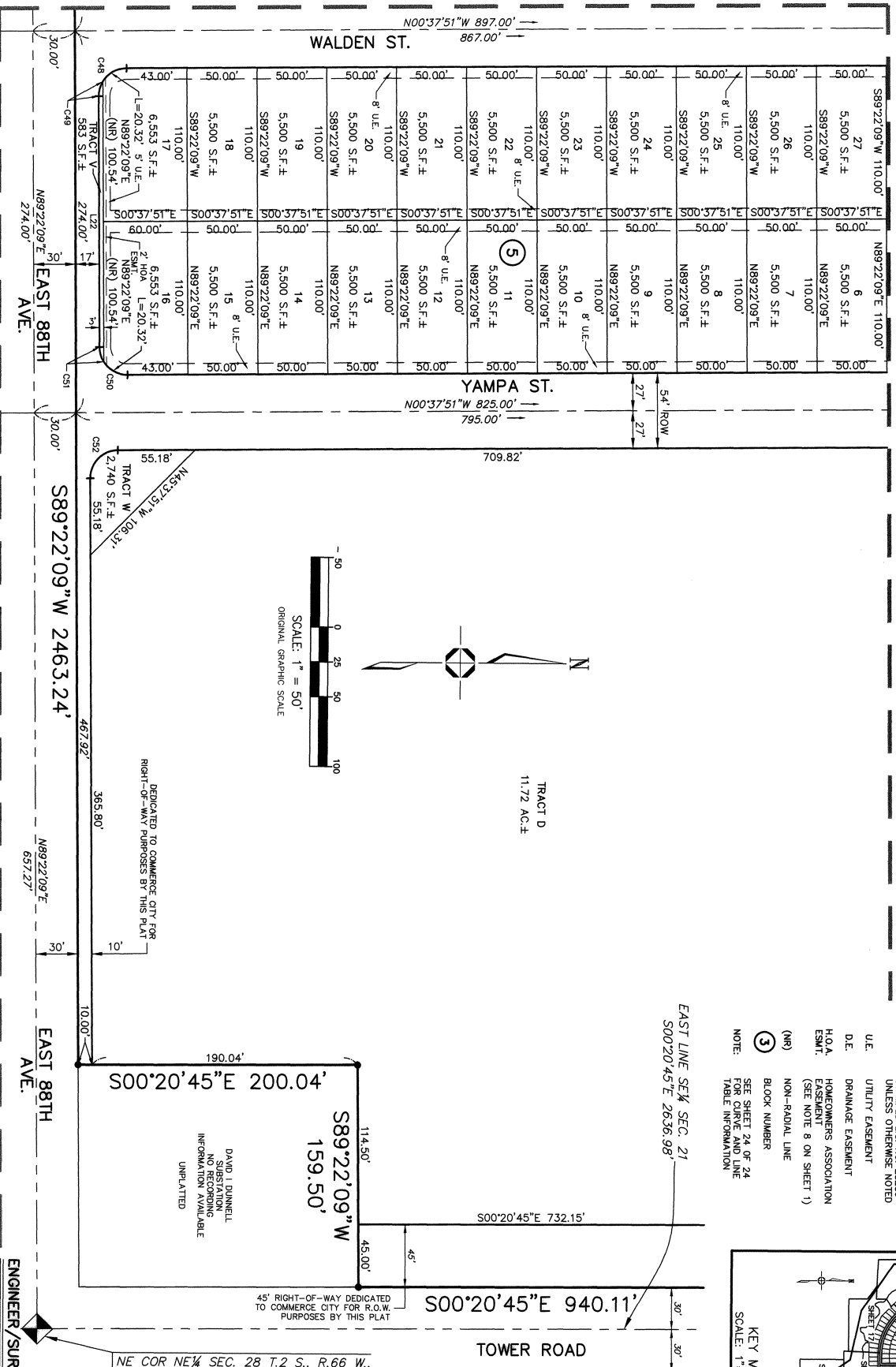
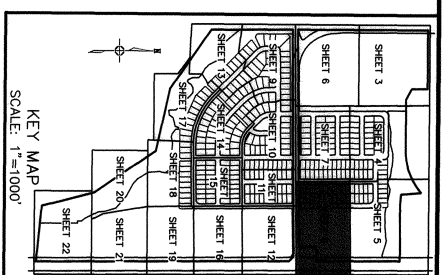
FINAL PLAT
 SHEET 8 OF 24

SEE SHEET 05

SEE SHEET 11

SEE SHEET 12

- LEGEND**
- SET 18" NO. 5 REBAR AND 1-1/4" ORANGE PLASTIC CAP STAMPED L.S. NO. 28286 UNLESS OTHERWISE NOTED
 - UTILITY EASEMENT
 - ▨ DRAINAGE EASEMENT
 - HOMEOWNERS ASSOCIATION ESM. (SEE NOTE 8 ON SHEET 1)
 - (NR) NON-RADIAL LINE
 - BLOCK NUMBER
- NOTE:**
- ③ SEE SHEET 24 OF 24 FOR CURVE AND LINE TABLE INFORMATION



DAVID I. DUNNELL
 SUBSTATION
 NO RECORDING
 INFORMATION AVAILABLE
 UNPLATTED

OWNER:
 WORLDPORT LLC
 BOOK 5586, PAGE 875

ENGINEER/SURVEYOR



Carroll & Lange
 Professional Engineers & Land Surveyors
 1500 East Colfax Avenue, Suite 158
 Denver, Colorado 80202
 (303) 980-0200

SECOND CREEK FARM FILING NO. 1

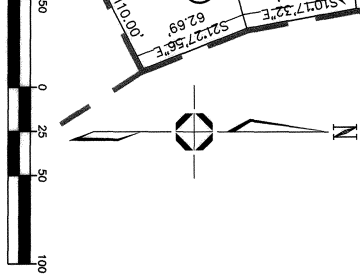
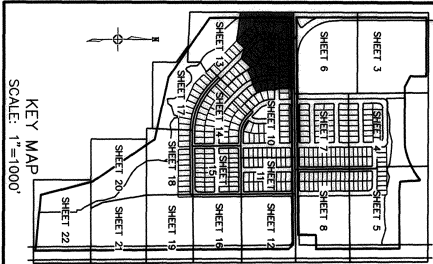
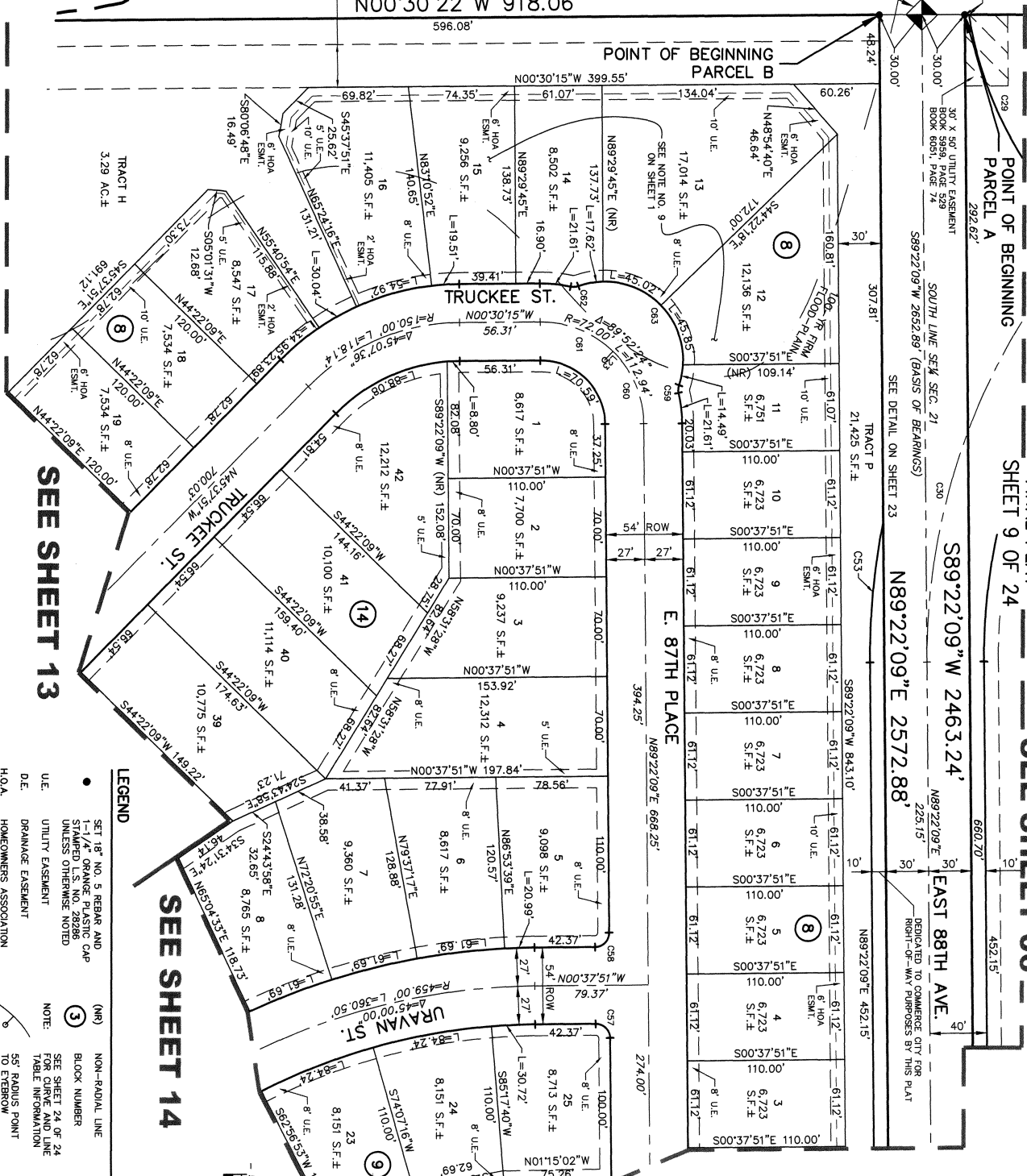
A PART OF THE SOUTHEAST QUARTER OF SECTION 21 AND A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT SHEET 9 OF 24 **SEE SHEET 06**

POINT OF COMMENCEMENT
PARCEL A AND PARCEL B
SW COR SE ¼ SEC. 21 T. 2 S.,
R. 66 W., 6th PM FND. 3 ¼" ALUM.
CAP LS NO. 7276 IN A RANGE BOX

OWNER:
ROARTY FAMILY LIMITED PARTNERSHIP
BOOK 5596, PAGE 904

30' UTILITY EASEMENT
BOOK 5959, PAGE 529
BOOK 6051, PAGE 74



- LEGEND**
- SET 18" NO. 5 REBAR AND 1-1/4" ORANGE PLASTIC CAP STAMPED U.S. NO. 28286 UNLESS OTHERWISE NOTED
 - (NR) NON-RADIAL LINE
 - (3) SEE SHEET 24 OF 24 FOR CURVE AND LINE TABLE INFORMATION
 - 55' RADIOUS POINT CENTER
 - 55' UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - HOA HOA ASSOCIATION (SEE NOTE 8 ON SHEET 1)

SEE SHEET 13

SEE SHEET 14

SEE SHEET 10

ENGINEER/SURVEYOR



SECOND CREEK FARM FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 21 AND A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT
SHEET 10 OF 24

SET POINT ON LINE 1300.00'
EAST OF NORTHWEST PROPERTY
CORNER PARCEL B

SEE SHEET 07

EAST 88TH AVE.

N89°22'09"E 12572.88'

SEE DETAIL ON SHEET 23

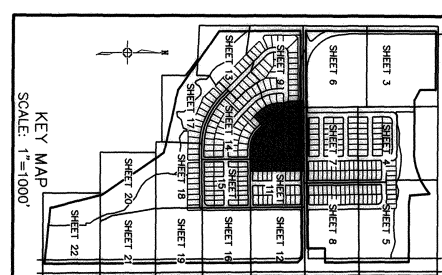
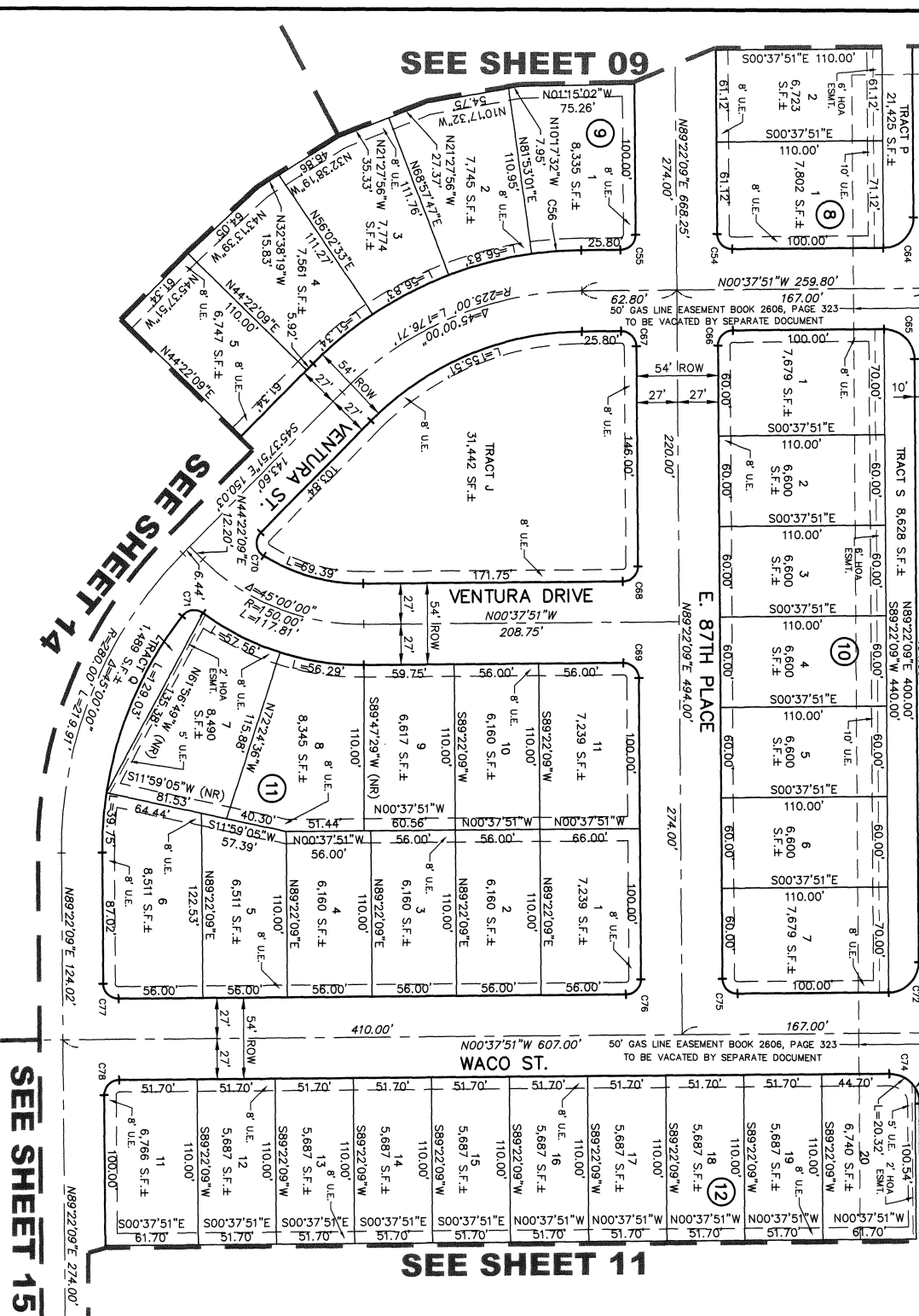
DEDICATED TO COMMERCE CITY FOR RIGHT-OF-WAY PURPOSES BY THIS PLAT

N89°22'09"E 494.00'

SEE DETAIL ON SHEET 23

N89°22'09"E 274.00'

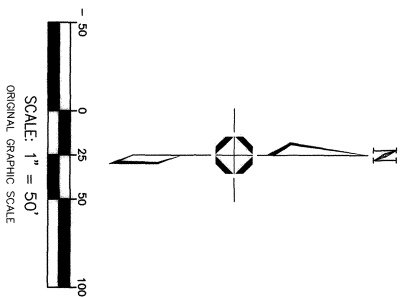
SEE DETAIL ON SHEET 23



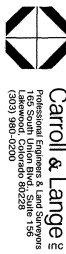
LEGEND

- SET 1/2" NO. 5 BEAR AND 1/4" ORANGE PLASTIC CAP STAMPED U.S. NO. 28286 UNLESS OTHERWISE NOTED
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- H.O.A. HOMEOWNERS ASSOCIATION EASEMENT (SEE NOTE 8 ON SHEET 1)
- NON-RADIAL LINE
- BLOCK NUMBER
- SEE SHEET 24 OF 24 FOR CURVE AND LINE TABLE INFORMATION

NOTE: 3 BLOCK NUMBER SEE SHEET 24 OF 24 FOR CURVE AND LINE TABLE INFORMATION



ENGINEER/SURVEYOR



Carroll & Lange
Professional Engineers & Land Surveyors
License No. 158
License No. 002250
(303) 980-0200

A PART OF THE SOUTHEAST QUARTER OF SECTION 21 AND A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SECOND CREEK FARM FILING NO. 1

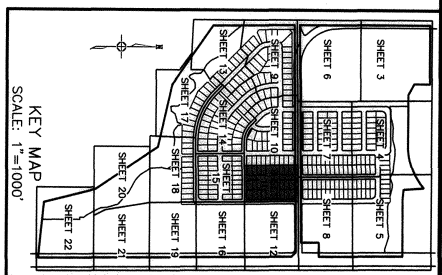
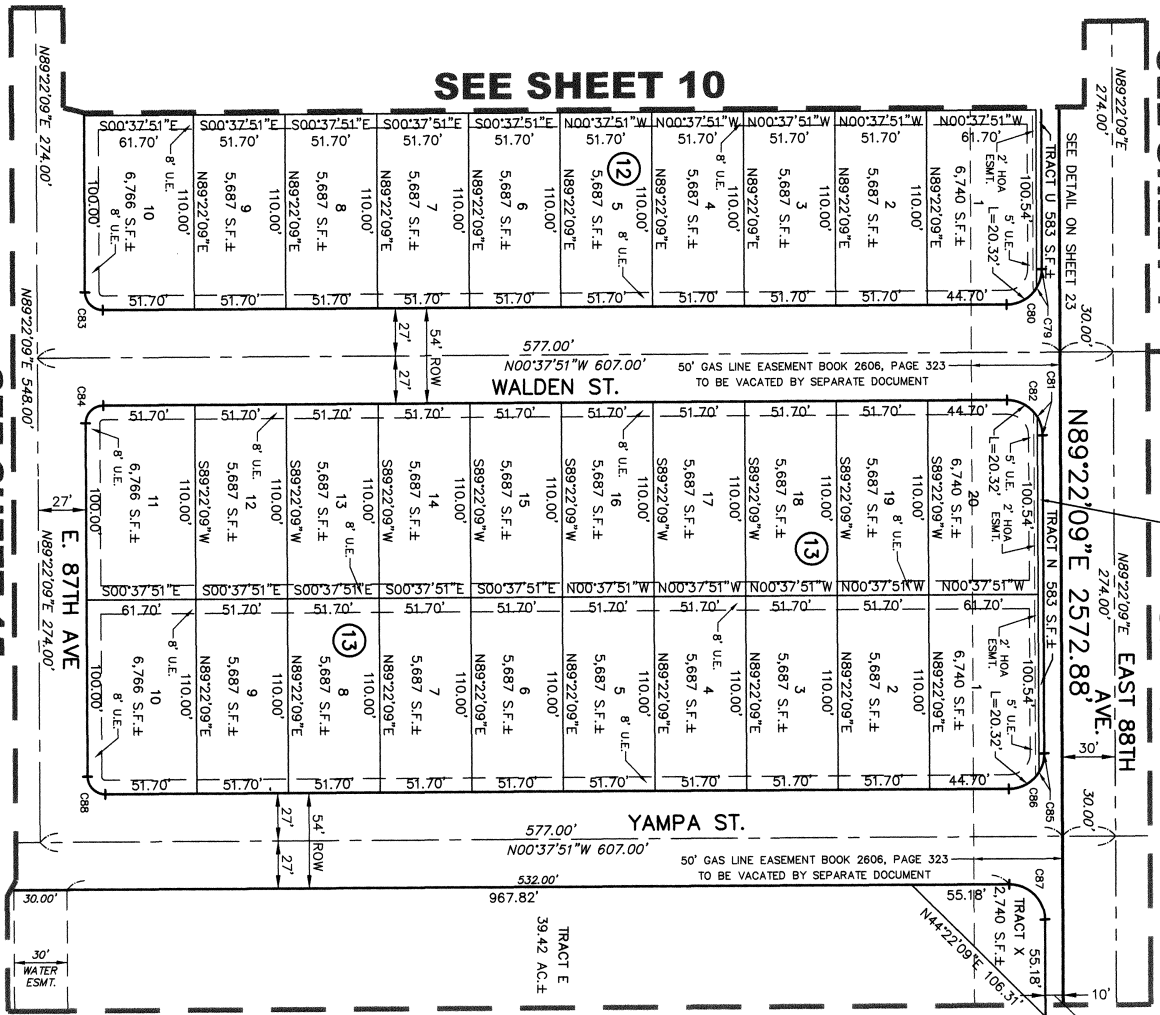
FINAL PLAT
SHEET 11 OF 24

SEE SHEET 7

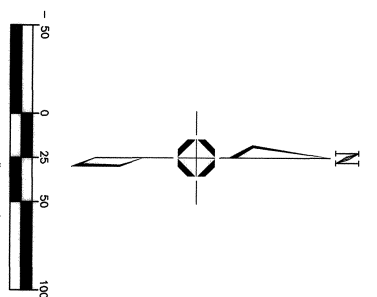
SEE SHEET 8

SEE DETAIL ON SHEET 23

DEDICATED TO COMMERCE CITY FOR RIGHT-OF-WAY PURPOSES BY THIS PLAT



- LEGEND**
- SET 18" NO. 5 REBAR AND 1-1/4" ORANGE PLASTIC CAP UNLESS OTHERWISE NOTED
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - H.O.A. HOMEOWNERS ASSOCIATION (SEE NOTE 8 ON SHEET 1)
 - (NR) NON-RADIAL LINE
 - BLOCK NUMBER
 - ③ SEE SHEET 24 OF 24 FOR CURVE AND LINE TABLE INFORMATION
- NOTE:**
- SEE SHEET 24 OF 24 FOR CURVE AND LINE TABLE INFORMATION



ENGINEER/SURVEYOR

Carroll & Lange
Professional Surveyors & Engineers
1100 South Union Blvd., Suite 150
Commercesburg, CO 80228
(303) 980-0200

20050930001070140

20080920001670140

SECOND CREEK FARM FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 21 AND A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT
SHEET 12 OF 24

SEE SHEET 08

EAST 98TH AVE.

N89°22'09"E 2572.88'

577.20'

444.91'

50' GAS LINE EASEMENT BOOK 2806, PAGE 323 TO BE VACATED BY SEPARATE DOCUMENT

DEDICATED TO COMMERCE CITY FOR RIGHT-OF-WAY PURPOSES BY THIS PLAT

50' GAS LINE EASEMENT BOOK 2606, PAGE 323 TO BE VACATED BY SEPARATE DOCUMENT

TRACT X
2,740 S.F. ±

YAMPA ST.

577.00' N00°37'51"W 607.00'

532.00' 967.82'

TRACT E
39,42 A.C. ±

S00°29'02"E 2586.76'

EAST LINE NE¼ SEC. 28 TOWER ROAD
S00°29'02"E 2666.64'

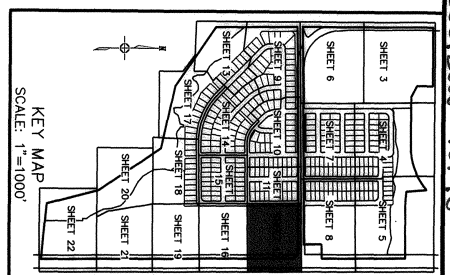
45' RIGHT-OF-WAY DEDICATED TO COMMERCE CITY FOR R.O.W. PURPOSES BY THIS PLAT

RIGHT-OF-WAY BOOK 3764, PAGE 288

S45°34'40"E 70.59'

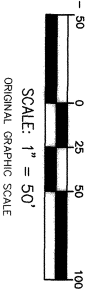
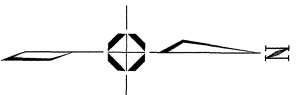
NE COR NE¼ SEC. 28 T.2 S., R.66 W., 6TH PM FND. 3¼" ALUM. CAP LS NO. 23516 IN A RANGE BOX

OWNER:
LANDFILL, INC.
BOOK 2691, PAGE 361



LEGEND

- SET 18" NO. 5 REBAR AND 1" RANGE PLASTIC CAP UNLESS OTHERWISE NOTED
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - H.O.A. HOMEOWNERS ASSOCIATION (SEE NOTE 8 ON SHEET 1)
 - (NR) NON-RADIAL LINE
 - ③ BLOCK NUMBER
- NOTE: SEE SHEET 24 OF 24 FOR CURVE AND LINE TABLE INFORMATION



ENGINEER/SUPERVISOR



Carroll & Lange
Professional Engineers & Land Surveyors
1165 South Union Blvd., Suite 158
Denver, Colorado 80202
(303) 980-0200

SEE SHEET 11

SEE SHEET 16

SECOND CREEK FARM FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 21 AND A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
 FINAL PLAT
 SHEET 13 OF 24

OWNER:
 ROARTY FAMILY LIMITED PARTNERSHIP
 BOOK 5596, PAGE 904

WEST LINE NE¼ SEC. 28
 S00°30'22"E 2658.97'

N00°30'22"W 918.06'

SEE SHEET 09

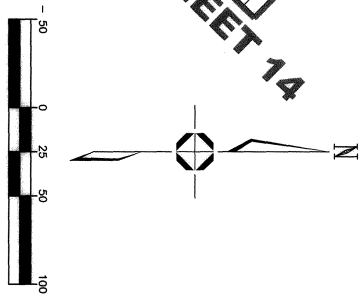
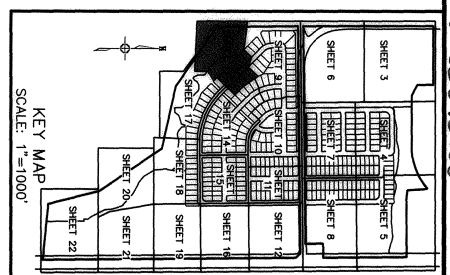
SEE SHEET 17

OWNER:
 VAN SCHAACK HOLDINGS LTD.
 UNPLATTED

SEE SHEET 17

SEE SHEET 14

SEE SHEET 14



- LEGEND**
- SET 18" NO. 5 REBAR AND 1-1/4" ORANGE PLASTIC CAP UNLESS OTHERWISE NOTED
 - UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - H.O.A. HOMEOWNERS ASSOCIATION EASEMENT (SEE NOTE 8 ON SHEET 1)
 - (NR) NON-RADIAL LINE
 - BLOCK NUMBER
- NOTE:
 ③ SEE SHEET 24 OF 24 FOR TABLE INFORMATION

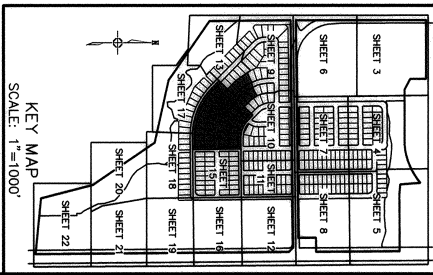
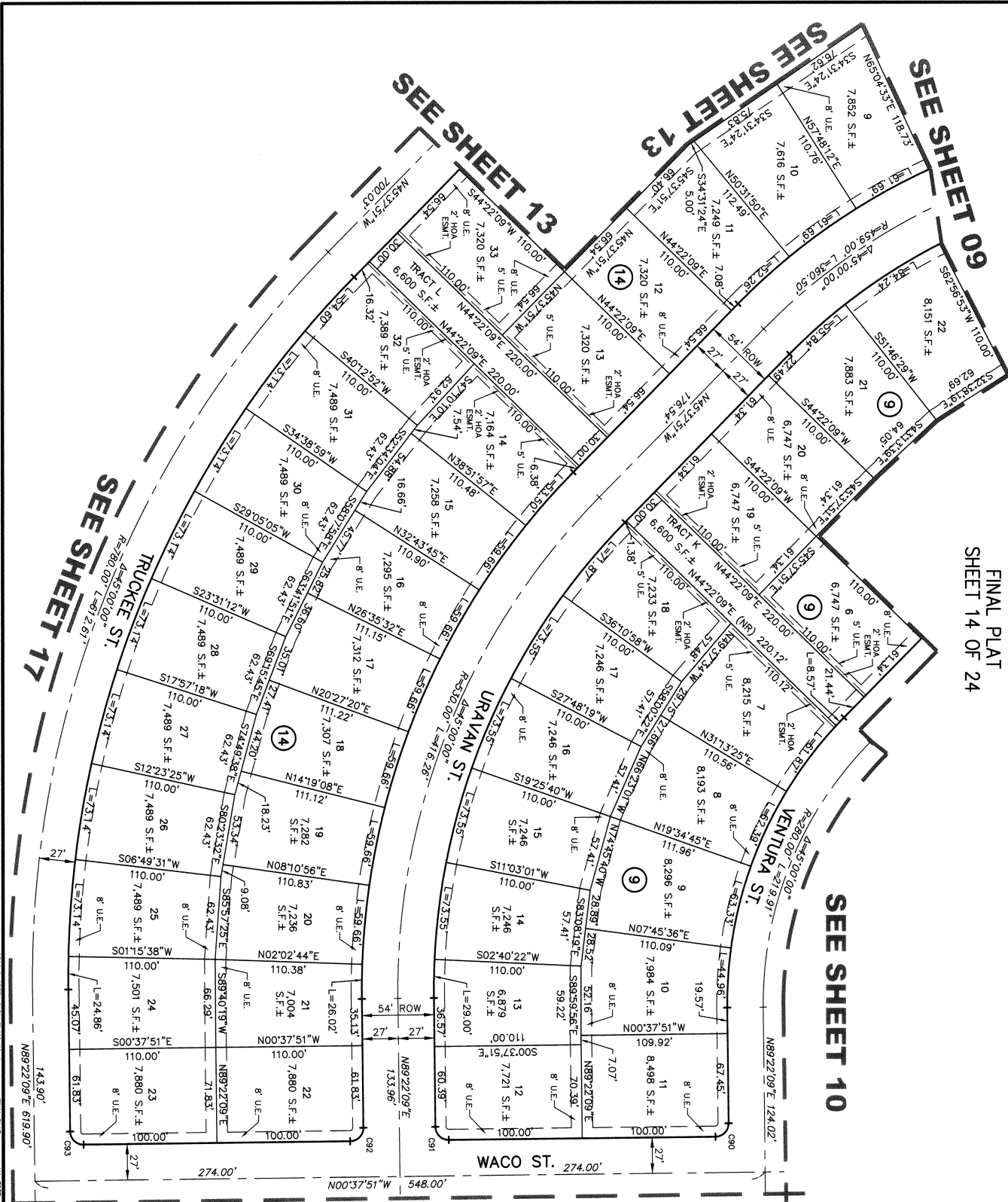
ENGINEER/SURVEYOR

Carroll & Lange
 Professional Engineers & Land Surveyors
 1665 South Union Blvd., Suite 126
 Denver, Colorado 80202
 (303) 980-0200

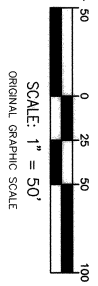
SECOND CREEK FARM FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 21 AND A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT
SHEET 14 OF 24



- LEGEND**
- SET 1" 18" NO. 5 REBAR AND 1-1/4" ORANGE PLASTIC CAP STAMPED U.S. NO. 28288 UNLESS OTHERWISE NOTED
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - H.O.A. HOMEOWNERS ASSOCIATION (SEE NOTE 8 ON SHEET 1)
 - (NR) NON-RADIAL LINE
 - BLOCK NUMBER
 - ③ SEE SHEET 24 OF 24 FOR CHANGE AND LINE TABLE INFORMATION



ENGINEER/SURVEYOR



Carroll & Lange
1600 South Union Blvd., Suite 1500
Denver, Colorado 80202
303.733.0000

SECOND CREEK FARM FILING NO. 1

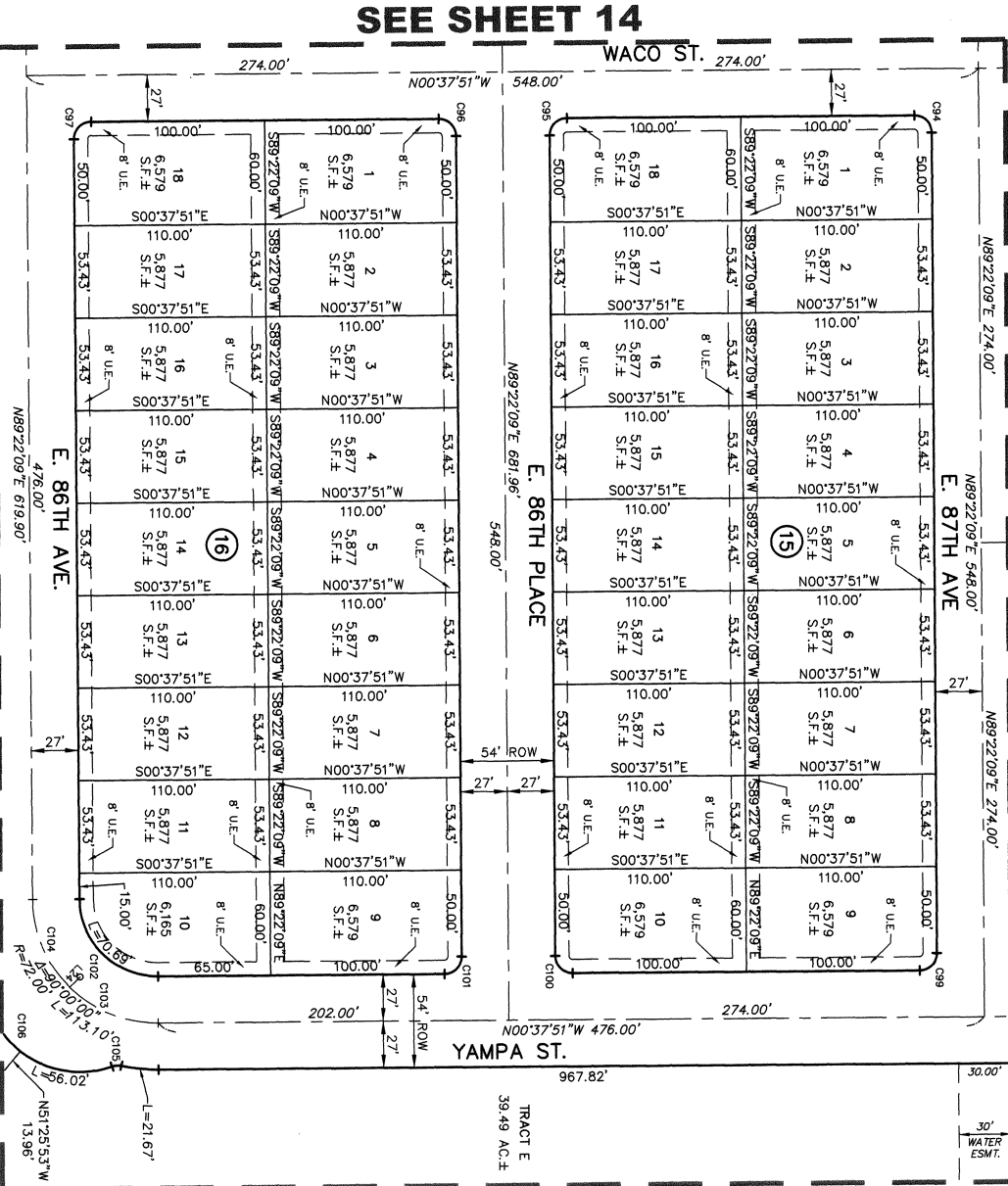
A PART OF THE SOUTHEAST QUARTER OF SECTION 21 AND A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
 FINAL PLAT
 SHEET 15 OF 24

F21-287 15-24

20250320061010140

SEE SHEET 10

SEE SHEET 11

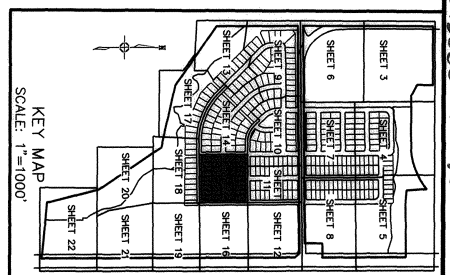


SEE SHEET 14

SEE SHEET 18

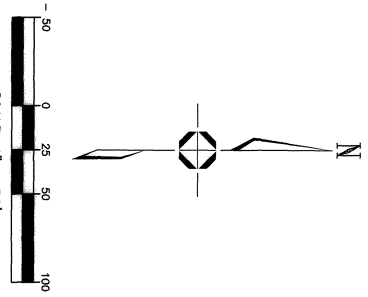
SEE SHEET 19

SEE SHEET 16



LEGEND

- SET 18" NO. 5 REBAR AND 1-1/4" ORANGE PLASTIC CAP STAMPED U.S. NO. 28286 UNLESS OTHERWISE NOTED
- UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- H.O.A. HOMEOWNERS ASSOCIATION (SEE NOTE 8 ON SHEET 1)
- (NR) NON-RADIAL LINE
- BLOCK NUMBER
- SEE SHEET 24 OF 24 FOR CURVE AND LINE TABLE INFORMATION
- 55' RADIUS POINT TO EYEBROW RIGHT-OF-WAY LINE



ENGINEER/SURVEYOR



Carroll & Lange
 Professional Engineers & Land Surveyors
 1400 West 10th Avenue, Suite 100
 Lakewood, Colorado 80228
 (303) 999-0400

SECOND CREEK FARM FILING NO. 1

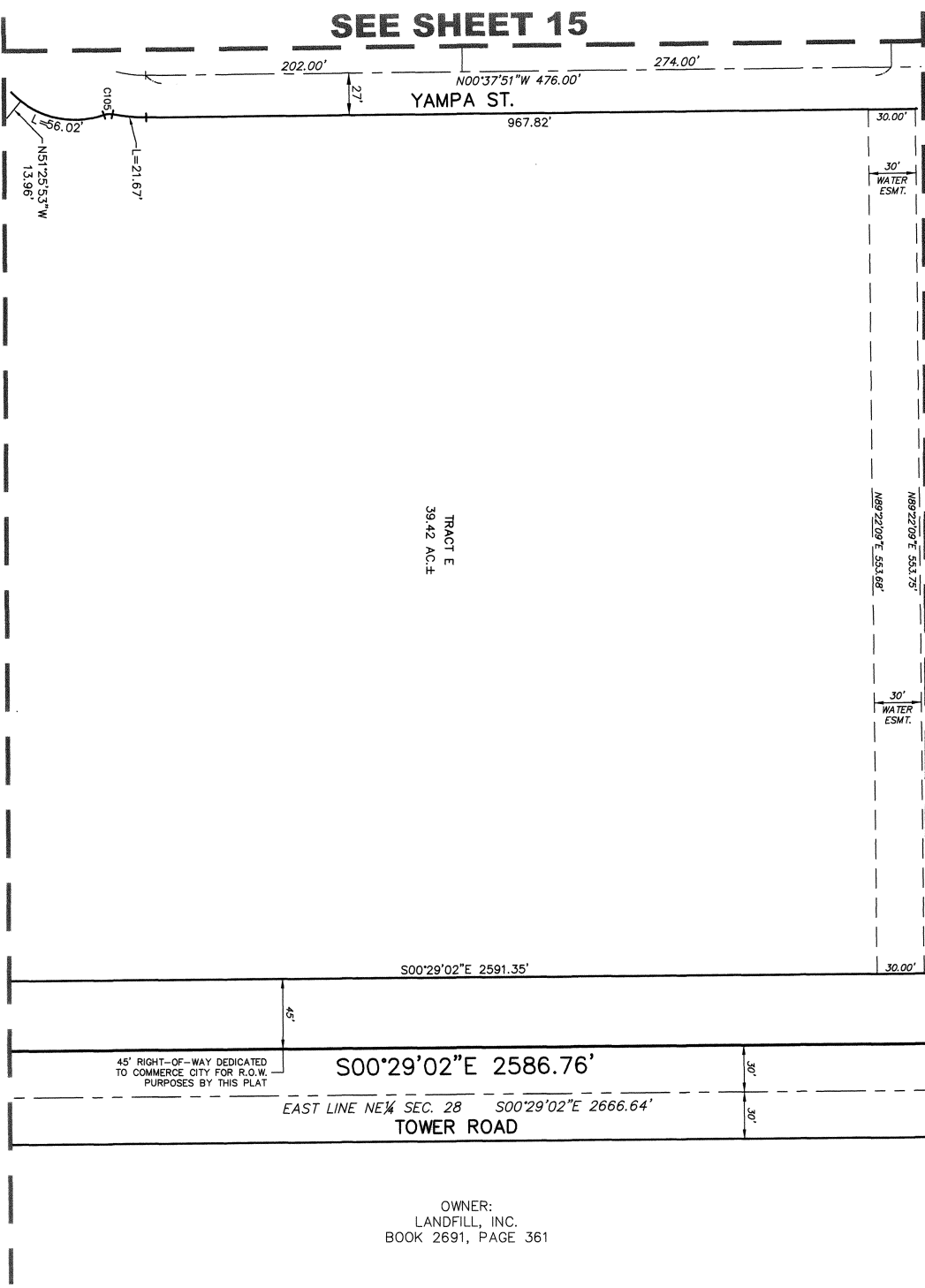
A PART OF THE SOUTHEAST QUARTER OF SECTION 21 AND A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT
SHEET 16 OF 24

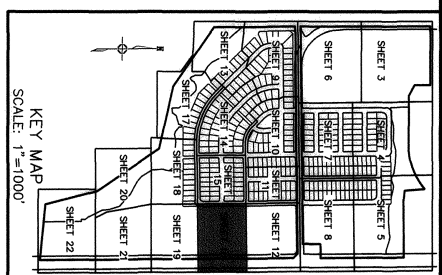
SEE SHEET 12

SEE SHEET 15

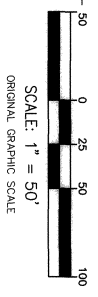
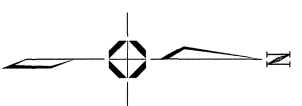
SEE SHEET 19



OWNER:
LANDFILL, INC.
BOOK 2691, PAGE 361



- LEGEND**
- SET 18" NO. 5 REBAR AND 1-1/4" ORANGE PLASTIC CAP STAMPED L.S. NO. 28286 UNLESS OTHERWISE NOTED
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - H.O.A. EASEMENT (SEE NOTE 8 ON SHEET 1)
 - (NR) NON-RADIAL LINE
 - (3) BLOCK NUMBER
- NOTE:
SEE SHEET 24 OF 24 FOR CURVE AND LINE TABLE INFORMATION



ENGINEER/SURVEYOR

Carroll & Lange
Professional Engineers & Land Surveyors
10000 E. Hampden Avenue, Suite 100
Denver, Colorado 80231
(303) 960-0500

SECOND CREEK FARM FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 21 AND A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

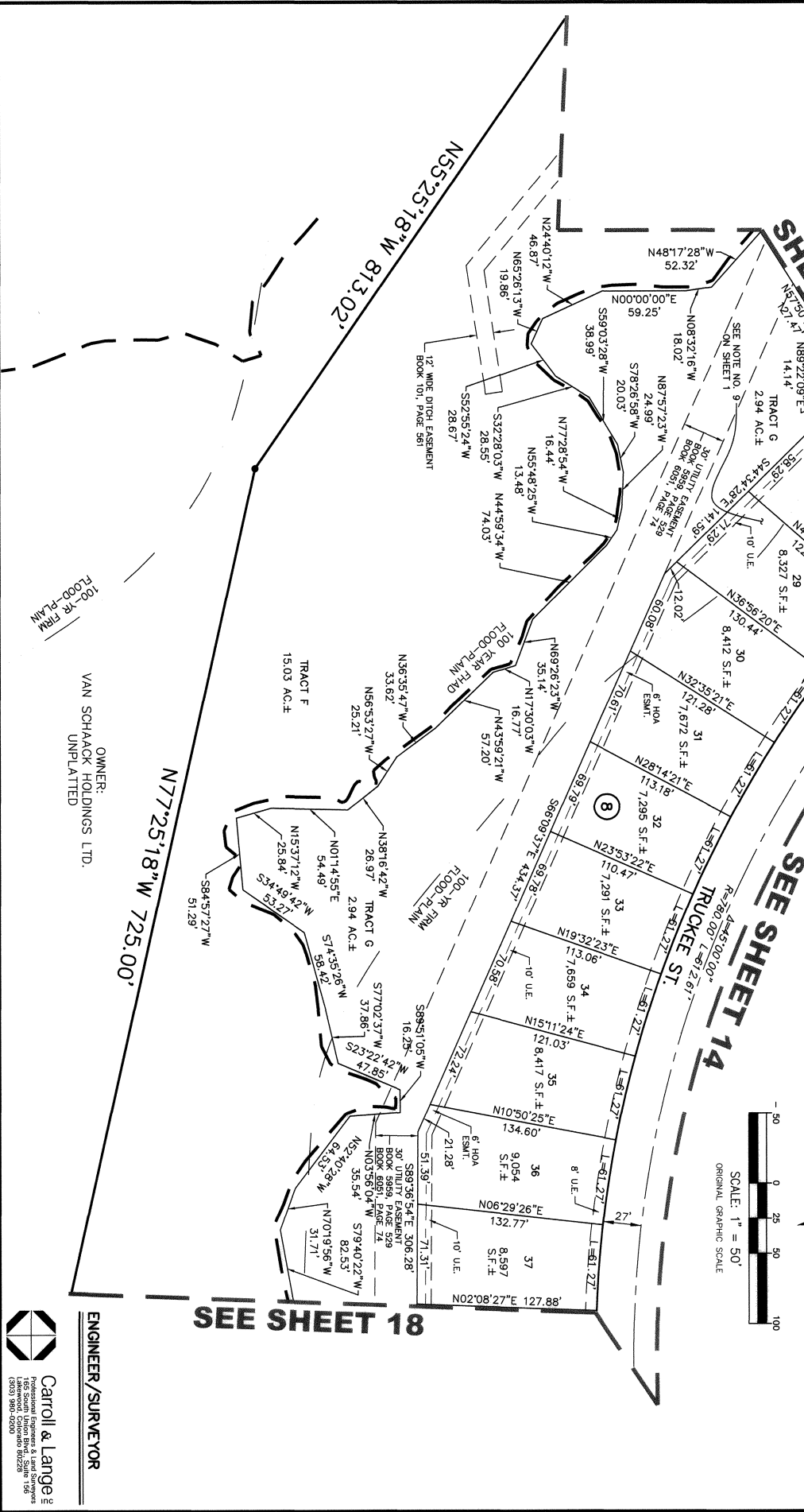
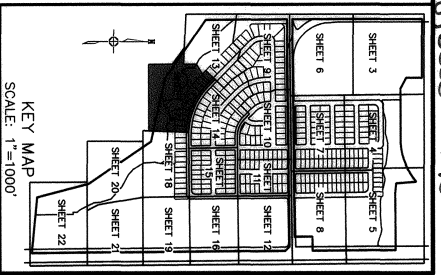
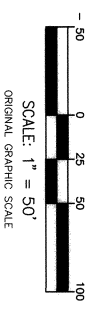
FINAL PLAT
SHEET 17 OF 24

SEE SHEET 13

SEE SHEET 14

SEE SHEET 18

- LEGEND**
- SET 1/8" NO. 5 REBAR AND 1" DIA. ANCHOR CAP UNLESS OTHERWISE NOTED
 - UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - HOMEOWNERS ASSOCIATION ESMT. (SEE NOTE 8 ON SHEET 1)
 - (NR) NON-RADIAL LINE
 - ③ BLOCK NUMBER
 - SEE SHEET 24 OF 24 FOR CURVE AND LINE TABLE INFORMATION



OWNER:
VAN SCHACK HOLDINGS LTD.
UNPLATTED

ENGINEER/SURVEYOR



SECOND CREEK FARM FILING NO. 1

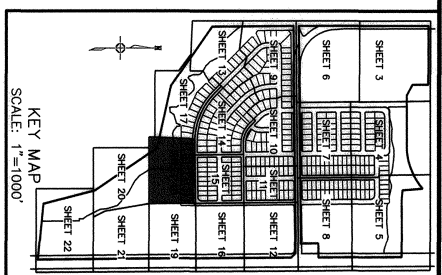
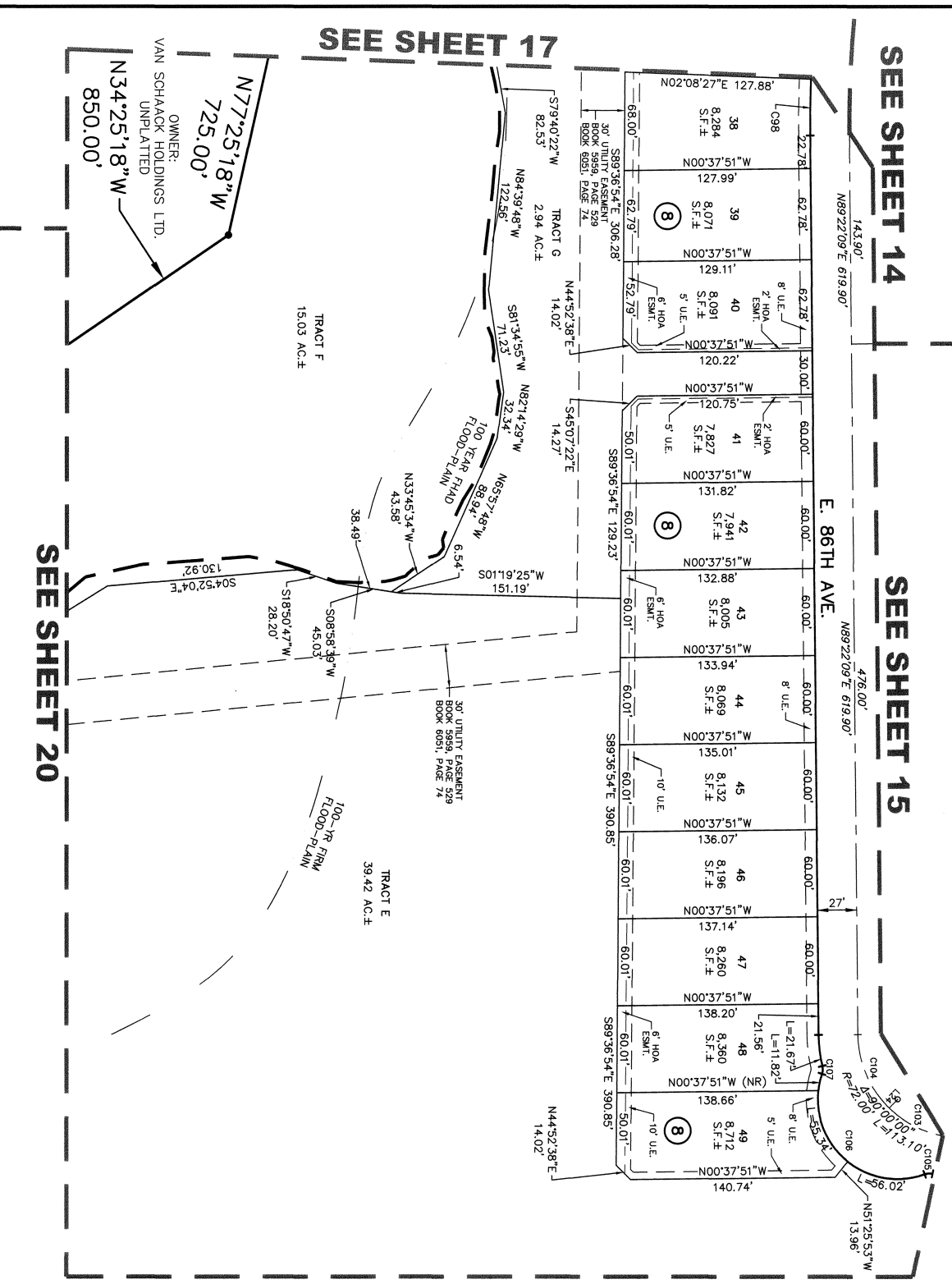
A PART OF THE SOUTHEAST QUARTER OF SECTION 21 AND A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT
 SHEET 18 OF 24

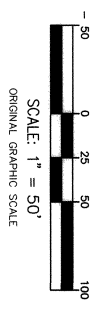
SEE SHEET 14

SEE SHEET 15

E. 86TH AVE.



- LEGEND**
- SET 18" NO. 5 REBAR AND 1-1/4" ORANGE PLASTIC CAP STAMPED L.S. NO. 28286 UNLESS OTHERWISE NOTED
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - H.O.A. HOMEOWNERS ASSOCIATION (SEE NOTE 8 ON SHEET 1)
 - (NR) NON-RADIAL LINE
 - (B) BLOCK NUMBER
 - SEE SHEET 24 OF 24 FOR CURVE AND LINE TABLE INFORMATION
 - 55' RADIUS POINT TO EVERBOW RIGHT-OF-WAY LINE



ENGINEER/SURVEYOR



SECOND CREEK FARM FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 21 AND A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT
 SHEET 19 OF 24

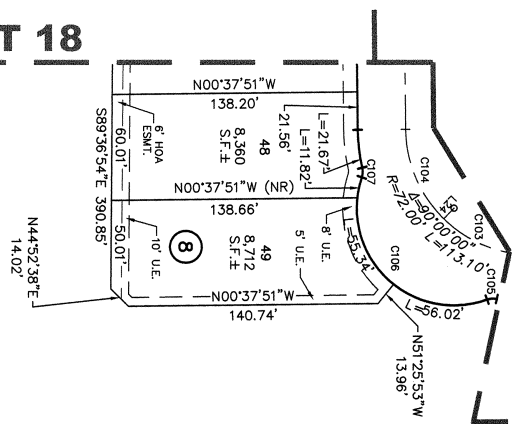
SEE SHEET 15

SEE SHEET 16

SEE SHEET 18

SEE SHEET 20

SEE SHEET 21



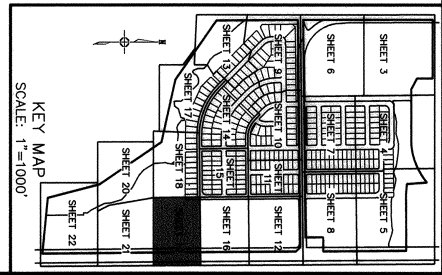
SET POINT ON LINE 1300.00'
 SOUTH OF NORTHEAST
 PROPERTY CORNER PARCEL B

TRACT E
 39.42 AC.±

45' RIGHT-OF-WAY DEDICATED
 TO COMMERCE CITY FOR R.O.W.
 PURPOSES BY THIS PLAT

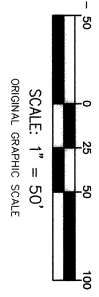
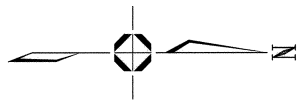
EAST LINE NE¼ SEC. 28 S00°29'02\"/>
 TOWER ROAD

OWNER:
 LANDFILL, INC.
 BOOK 2691, PAGE 361



LEGEND

- SET 18" NO. 5 REBAR AND 1-1/4" ORANGE PLASTIC CAP STAMPED U.S. NO. 28286 UNLESS OTHERWISE NOTED
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- H.O.A. HOMEOWNERS ASSOCIATION EASEMENT (SEE NOTE 8 ON SHEET 1)
- (NR) NON-RADIAL LINE
- (3) BLOCK NUMBER
- NOTE: SEE SHEET 24 OF 24 FOR CURVE AND LINE TABLE INFORMATION
- 55' RADIUS POINT TO EVERROW RIGHT-OF-WAY LINE



ENGINEER/SURVEYOR



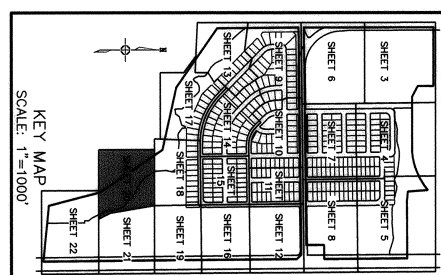
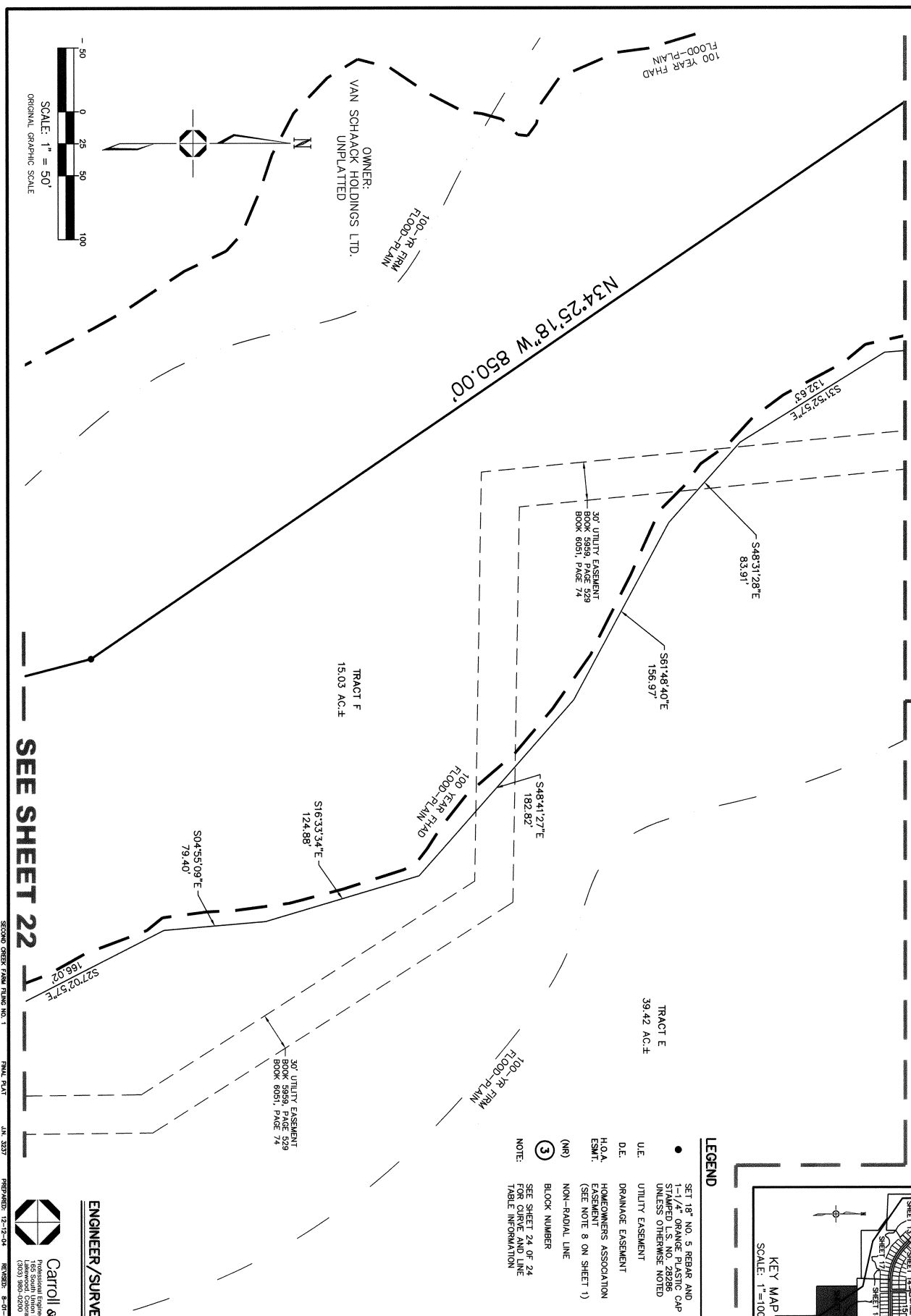
SECOND CREEK FARM FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 21 AND A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 18

FINAL PLAT
SHEET 20 OF 24

SEE SHEET 19



- LEGEND**
- SET 18" NO. 5 REBAR AND 1-1/4" ORANGE PLASTIC CAP STAMPED U.S. NO. 28286 UNLESS OTHERWISE NOTED
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - H.O.A. EASEMENT (SEE NOTE 8 ON SHEET 1)
 - (NR) NON-RADIAL LINE
 - BLOCK NUMBER
- NOTE: ③ SEE SHEET 24 OF 24 FOR CURVE AND LINE TABLE INFORMATION

SEE SHEET 21

SEE SHEET 22

ENGINEER/SURVEYOR

Carroll & Lange
Professional Engineers & Land Surveyors
1505 South Colorado Blvd. Suite 158
Denver, Colorado 80202
(303) 980-0200

SECOND CREEK FARM FILING NO. 1

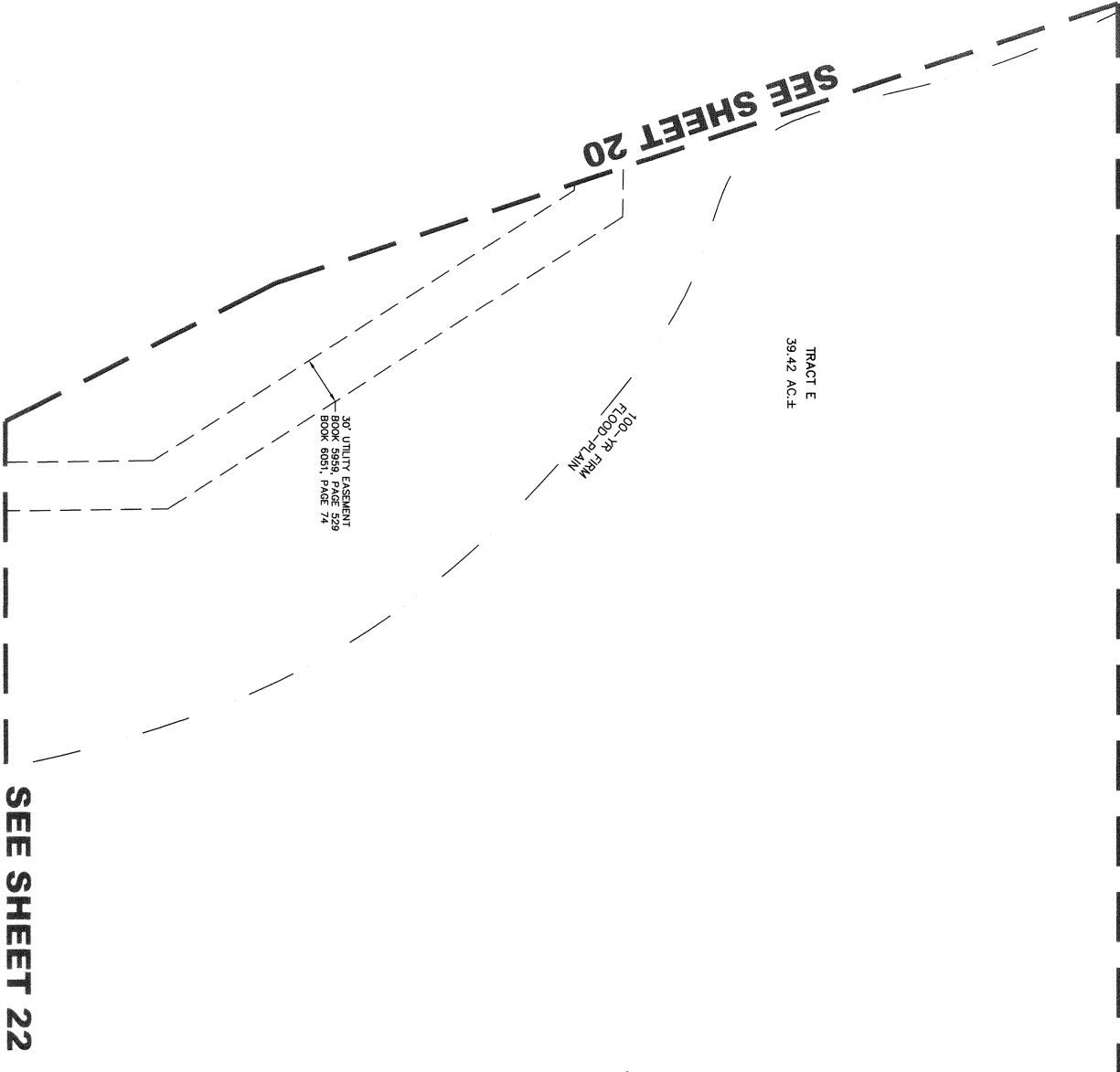
A PART OF THE SOUTHEAST QUARTER OF SECTION 21 AND A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT
 SHEET 21 OF 24

SEE SHEET 18 |

| SEE SHEET 19

SEE SHEET 20



500'29'02"E 2591.35'

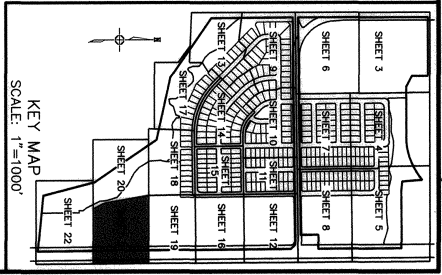
500'29'02"E 2586.76'

EAST LINE NE¼ SEC. 28 500'29'02"E 2666.64'

TOWER ROAD

45' RIGHT-OF-WAY DEDICATED TO COMMERCE CITY FOR S.O.W. PURPOSES BY THIS PLAT

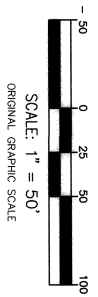
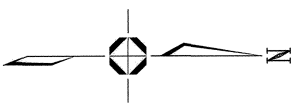
OWNER:
 LANDFILL, INC.
 BOOK 2691, PAGE 361



KEY MAP
 SCALE: 1"=1000'

LEGEND

- SET 1 1/2" NO. 5 BEAR AND 1-1/4" ORANGE PLASTIC CAP STAMPED L.S. NO. 28286 UNLESS OTHERWISE NOTED
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - H.O.A. HOMEOWNERS ASSOCIATION ESMT. (SEE NOTE 8 ON SHEET 1)
 - (NR) NON-RADIAL LINE
 - ③ BLOCK NUMBER
- NOTE: SEE SHEET 24 OF 24 FOR CURVE AND LINE TABLE INFORMATION



ENGINEER/SURVEYOR



SEE SHEET 22

SECOND CREEK FARM FILING NO. 1

FINAL PLAT

JN. 3237

PREPARED: 12-12-04

REVISION: B-01-05

SHEET 21 OF 24

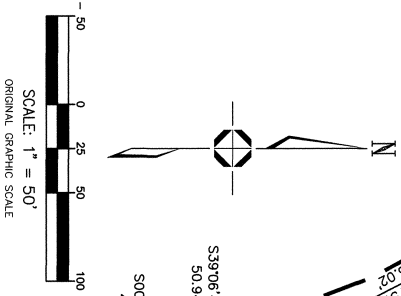
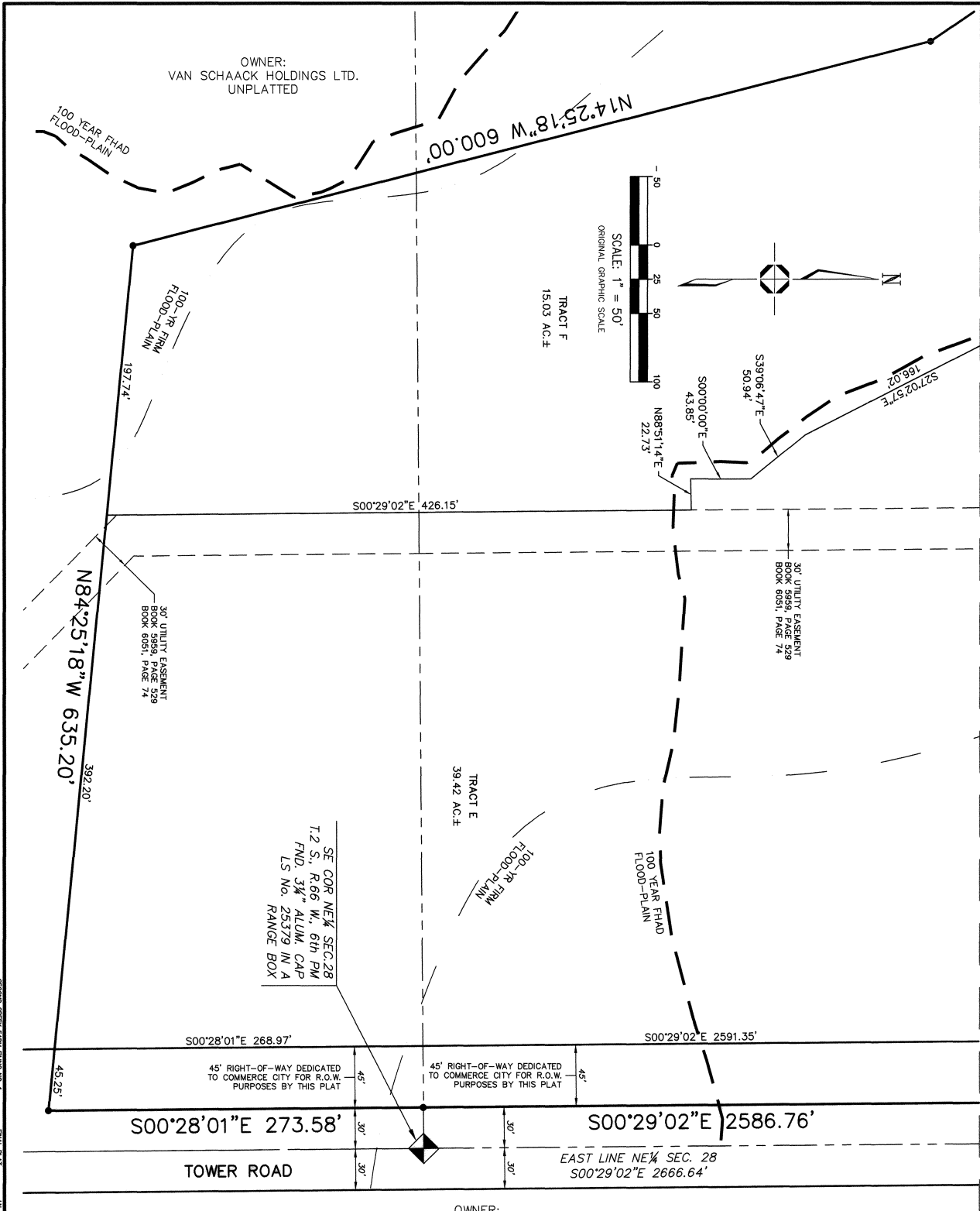
SECOND CREEK FARM FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 21 AND A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 20

FINAL PLAT
SHEET 22 OF 24

SEE SHEET 21



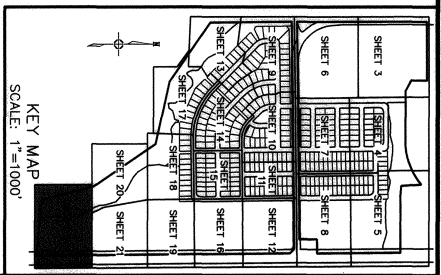
TRACT F
15.03 AC.±

TRACT E
39.42 AC.±

SE COR NE¼ SEC. 28
T.2 S., R.66 W., 6th PM
FND. 3¼" ALUM. CAP
LS No. 25379 IN. A
RANGE BOX

OWNER:
VAN SCHAACK HOLDINGS LTD.
UNPLATTED

OWNER:
LANDFILL, INC.
BOOK 2691, PAGE 361



LEGEND

- SET 18" NO. 5 REBAR AND 1-1/4" ORANGE PLASTIC CAP STAMPED U.S. NO. 28288 UNLESS OTHERWISE NOTED
- UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- H.O.A. HOMEOWNERS ASSOCIATION EASEMENT (SEE NOTE 8 ON SHEET 1)
- (NR) NON-RADIAL LINE
- BLOCK NUMBER
- ① SEE SHEET 24 OF 24 FOR SHEET 24 INFORMATION TABLE INFORMATION

ENGINEER/SURVEYOR



Carroll & Lange, Inc.
100 South Union Blvd., Suite 1500
Denver, Colorado 80202
(303) 590-0200

SECOND CREEK FARM FILING NO. 1

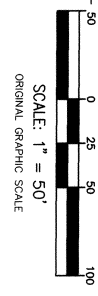
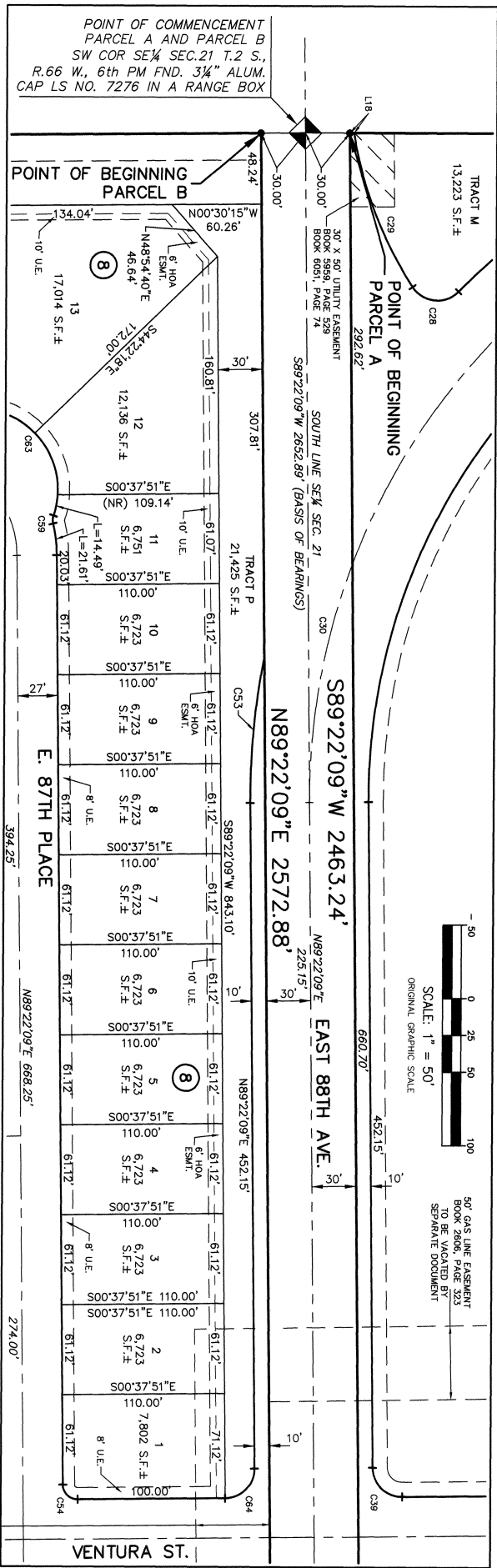
A PART OF THE SOUTHEAST QUARTER OF SECTION 21 AND A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT
SHEET 23 OF 24

F21-287

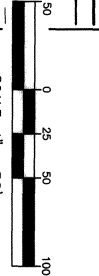
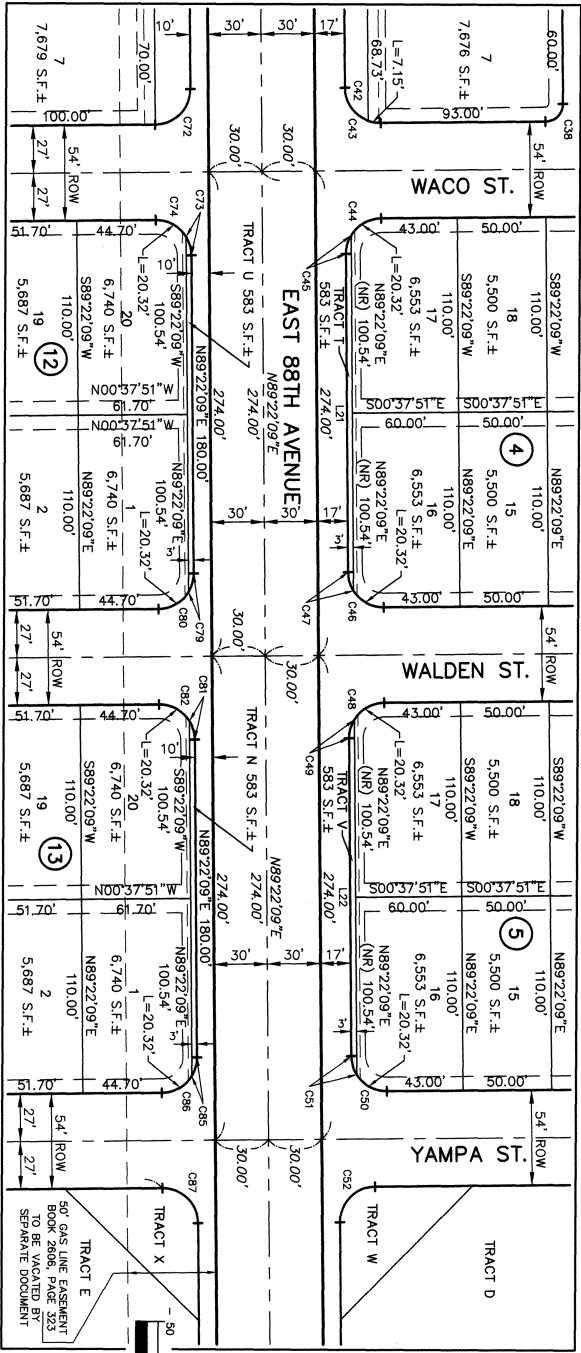
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23-24



50' GAS LINE EASEMENT
BOOK 2608, PAGE 423
TO BE VACATED BY
SEPARATE DOCUMENT

TRACT P DETAIL 1"=50'



ENGINEER/SURVEYOR

Carroll & Lange
160 South Union Blvd., Suite 154
Commerce City, Colorado 80028
303.990.0028

SECOND CREEK FARM FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 21 AND A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT
 SHEET 24 OF 24

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING
C1	31°42'00"	10.00'	5.53'	N87°19'17"W
C2	128°19'08"	55.00'	123.18'	N44°22'09"E
C3	31°42'00"	10.00'	5.53'	S03°56'25"E
C4	45°00'00"	72.00'	56.55'	N66°52'09"E
C5	45°00'00"	72.00'	56.55'	N21°52'09"E
C6	57°51'28"	60.00'	60.99'	S79°35'59"W
C7	31°42'00"	10.00'	5.53'	S81°14'14"W
C8	31°42'00"	10.00'	5.53'	S86°03'55"W
C9	128°19'08"	55.00'	123.18'	N02°40'43"E
C10	31°42'00"	10.00'	5.53'	N02°40'43"E
C11	45°00'00"	72.00'	56.55'	S23°07'51"E
C12	45°00'00"	72.00'	56.55'	S23°07'51"E
C13	90°00'00"	10.00'	15.71'	N45°37'51"W
C14	90°00'00"	10.00'	15.71'	N45°37'51"W
C15	90°00'00"	10.00'	15.71'	N45°37'51"E
C16	90°00'00"	10.00'	15.71'	N45°37'51"E
C17	90°00'00"	10.00'	15.71'	N45°37'51"E
C18	90°00'00"	10.00'	15.71'	N45°37'51"E
C19	90°00'00"	10.00'	15.71'	S44°22'09"W
C20	90°00'00"	10.00'	15.71'	S45°37'51"E
C21	127°15'05"	200.00'	426.74'	N28°52'28"E
C22	90°00'00"	10.00'	15.71'	N44°22'09"E
C23	31°42'00"	10.00'	5.53'	S86°03'55"W
C24	128°19'08"	55.00'	123.18'	S45°37'51"E
C25	45°00'00"	72.00'	56.55'	S23°07'51"E
C26	45°00'00"	72.00'	56.55'	S23°07'51"E
C27	45°00'00"	72.00'	56.55'	S23°07'51"E
C28	105°44'26"	20.00'	35.86'	S05°38'45"W
C29	235°4'09"	270.00'	112.64'	S68°58'00"W
C30	21°02'22"	450.00'	165.24'	N80°06'40"W
C31	90°00'00"	10.00'	15.71'	N45°37'51"W
C32	90°00'00"	10.00'	15.71'	N45°37'51"E
C33	90°00'00"	10.00'	15.71'	S44°22'09"E
C34	90°00'00"	10.00'	15.71'	S44°22'09"E
C35	90°00'00"	10.00'	15.71'	N45°37'51"E
C36	90°00'00"	10.00'	15.71'	N45°37'51"E
C37	90°00'00"	10.00'	15.71'	N45°37'51"E
C38	90°00'00"	10.00'	15.71'	S44°22'09"E
C39	90°00'00"	20.00'	31.42'	S73°28'30"W
C40	90°00'00"	20.00'	31.42'	S73°28'30"W
C41	69°39'48"	20.00'	24.26'	N59°32'28"W
C42	69°39'48"	20.00'	24.26'	N59°32'28"W
C43	90°00'00"	20.00'	31.42'	S44°22'09"E
C44	90°00'00"	20.00'	31.42'	S44°22'09"E
C45	31°47'18"	20.00'	11.10'	N7°44'12"W
C46	90°00'00"	20.00'	31.42'	S44°22'09"E
C47	31°47'18"	20.00'	11.10'	N7°44'12"W
C48	90°00'00"	20.00'	31.42'	S44°22'09"E
C49	90°00'00"	20.00'	31.42'	S44°22'09"E
C50	90°00'00"	20.00'	31.42'	S44°22'09"E
C51	31°42'00"	10.00'	5.53'	N03°56'25"W
C52	31°42'00"	10.00'	5.53'	N03°56'25"W
C53	11°35'43"	490.00'	89.16'	S94°49'59"E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING
C54	90°00'00"	10.00'	15.71'	S44°22'09"W
C55	90°00'00"	10.00'	15.71'	S45°37'51"E
C56	07°29'08"	232.00'	32.92'	S04°22'25"E
C57	90°00'00"	10.00'	15.71'	N44°22'09"E
C58	90°00'00"	10.00'	15.71'	S45°37'51"E
C59	31°52'52"	10.00'	5.92'	N67°19'23"W
C60	31°52'52"	10.00'	5.92'	N67°19'23"W
C61	44°58'12"	72.00'	58.47'	N21°52'09"E
C62	31°52'52"	10.00'	5.92'	S03°48'42"E
C63	128°07'11"	55.00'	122.99'	N44°25'57"E
C64	90°00'00"	20.00'	31.42'	S45°37'51"E
C65	90°00'00"	20.00'	31.42'	N44°22'09"E
C66	90°00'00"	10.00'	15.71'	N45°37'51"W
C67	90°00'00"	10.00'	15.71'	N44°22'09"E
C68	90°00'00"	10.00'	15.71'	S45°37'51"E
C69	102°40'38"	10.00'	17.92'	S83°01'48"W
C70	88°37'53"	10.00'	15.47'	N68°05'33"W
C71	90°00'00"	20.00'	31.42'	S45°37'51"E
C72	31°47'18"	20.00'	11.10'	N7°28'30"E
C73	31°47'18"	20.00'	11.10'	N7°28'30"E
C74	90°00'00"	20.00'	31.42'	N44°22'09"E
C75	90°00'00"	10.00'	15.71'	S44°22'09"W
C76	90°00'00"	10.00'	15.71'	S45°37'51"E
C77	90°00'00"	10.00'	15.71'	N45°37'51"W
C78	31°47'18"	20.00'	11.10'	S74°44'12"E
C79	31°47'18"	20.00'	11.10'	S74°44'12"E
C80	90°00'00"	20.00'	31.42'	S45°37'51"E
C81	31°47'18"	20.00'	11.10'	N7°28'30"E
C82	90°00'00"	20.00'	31.42'	N44°22'09"E
C83	90°00'00"	10.00'	15.71'	S44°22'09"W
C84	90°00'00"	10.00'	15.71'	N45°37'51"W
C85	31°47'18"	20.00'	11.10'	S74°44'12"E
C86	90°00'00"	20.00'	31.42'	N44°22'09"E
C87	90°00'00"	10.00'	15.71'	S44°22'09"W
C88	90°08'49"	35.00'	55.07'	S45°37'51"E
C89	90°00'00"	10.00'	15.71'	S45°37'51"E
C90	90°00'00"	10.00'	15.71'	S45°37'51"E
C91	90°00'00"	10.00'	15.71'	S44°22'09"W
C92	90°00'00"	10.00'	15.71'	S45°37'51"E
C93	90°00'00"	10.00'	15.71'	S44°22'09"W
C94	90°00'00"	10.00'	15.71'	N44°22'09"E
C95	90°00'00"	10.00'	15.71'	N44°22'09"E
C96	90°00'00"	10.00'	15.71'	N44°22'09"E
C97	90°00'00"	10.00'	15.71'	N44°22'09"E
C98	02°46'18"	807.00'	39.04'	S89°14'42"E
C99	90°00'00"	10.00'	15.71'	S45°37'51"E
C100	90°00'00"	10.00'	15.71'	S44°22'09"W
C101	90°00'00"	10.00'	15.71'	S45°37'51"E
C102	90°00'00"	45.00'	70.88'	S44°22'09"W
C103	45°00'00"	72.00'	68.55'	S21°52'09"E
C104	45°00'00"	72.00'	68.55'	S21°52'09"E
C105	31°42'00"	10.00'	5.53'	N03°56'25"W
C106	128°19'08"	55.00'	123.18'	S44°22'09"W
C107	31°42'00"	10.00'	5.53'	S87°19'17"E

LINE TABLE

LINE	BEARING	LENGTH
L1	N83°16'00"E	58.88'
L2	N77°53'07"E	58.91'
L3	N73°57'20"E	58.91'
L4	N68°21'33"E	58.91'
L5	N65°05'46"E	58.91'
L6	N61°44'29"E	58.91'
L7	N57°18'25"E	58.91'
L8	S47°24'29"E	20.48'
L9	N45°37'51"W	8.36'
L10	S45°37'51"E	26.46'
L11	S45°37'51"E	8.36'
L12	N44°22'09"E	22.01'
L13	N36°36'34"E	160.55'
L14	N36°36'34"E	160.55'
L15	N68°22'09"E	329.14'
L16	N44°22'09"E	6.36'
L17	N00°03'52"W	2.91'
L18	N89°22'09"E	437.47'
L19	S89°22'09"W	400.00'
L20	S89°22'09"W	180.00'
L21	S89°22'09"W	180.00'
L22	S89°22'09"W	180.00'
L23	N45°34'03"W	8.43'
L24	N45°37'51"W	8.36'



ENGINEER/SURVEYOR



Carroll & Lange
 100 South Lincoln Blvd. Suite 100
 Lakewood, Colorado 80228
 (303) 939-1000