

OLD ADAMS CITY HIGH SCHOOL PROPERTY VACATION PLAT

LEGAL DESCRIPTION FOR PARCEL 1:

A STRIP OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, SAID STRIP OF LAND BEING A PORTION OF THAT PLATTED STREET COURT PLACE, HAVING A 50' RIGHT OF WAY, AS REPRESENTED ON THAT PLAT OF THE CITY OF ADAMS, RECORDED AS PLAT BOOK 1 AT PAGE 1, OF THE ADAMS COUNTY RECORD, SAID STRIP IS BOUNDED ON THE NORTH BY BLOCK 5, CITY OF ADAMS, BOUNDED ON THE EAST BY THE WEST RIGHT OF WAY LINE OF PLATTED CHERRY STREET (FORMERLY 3RD AVENUE), HAVING A 60' RIGHT OF WAY, BOUNDED ON THE SOUTH BY THAT PLATTED BLOCK DESCRIBED AS 'PROPOSED SITE FOR COUNTY COURT HOUSE AND OTHER BUILDINGS' OF SAID PLAT, AND BOUNDED ON THE WEST BY THAT VACATION PLAT OF A PORTION OF THE CITY OF ADAMS (MAP BOOK 2 AT PAGE 9) OF THE ADAMS COUNTY RECORDS, SAID STRIP BEING DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, THE CENTER QUARTER BEING MONUMENTED WITH A FOUND 3.25" ALLOY CAP ON A 2" PIPE IN A RANGE BOX STAMPED 'T3S R67W, C1/4, S6, 1991, LS 17488" AND A FOUND WEST 1/4 CORNER SECTION 6, A 2.5" ALLOY CAP IN A RANGE BOX STAMPED 'T3S, 1/4, R68W R67W, S1 S6, 2001, LS 15606" AND DETERMINED TO BEAR NORTH 89°11'25" EAST (2487.68') WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 5,
THENCE SOUTH 00°17'40" EAST, 50.00 FEET;
THENCE SOUTH 89°43'21" WEST, 166.55 FEET;
THENCE NORTH 00°17'40" WEST, 25.00 FEET;
THENCE NORTH 89°43'21" EAST, 39.21 FEET;
THENCE NORTH 00°17'40" WEST, 25.00 FEET;
THENCE NORTH 89°43'21" EAST, 127.33 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR PARCEL 2:

A STRIP OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, SAID STRIP OF LAND BEING A PORTION OF THAT PLATTED STREET 3RD AVENUE (SEGMENT NOW KNOWN AS CHERRY STREET), HAVING A 60' RIGHT OF WAY, AS REPRESENTED ON THAT PLAT OF THE CITY OF ADAMS, RECORDED AS PLAT BOOK 1 AT PAGE 1, OF THE ADAMS COUNTY RECORD, SAID STRIP IS BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF 69TH STREET EXTENDED WESTERLY (FORMERLY MAIN STREET), BOUNDED ON THE EAST BY BLOCK 4, ON SAID PLAT OF THE CITY OF ADAMS, BOUNDED ON THE SOUTH BY THAT QUIT CLAIM DEED RECORDED AS BOOK 1939 AT PAGE 706 OF THE ADAMS COUNTY RECORDS, AND BOUNDED ON THE WEST BY THAT PLATTED BLOCK DESCRIBED AS 'PROPOSED SITE FOR COUNTY COURT HOUSE AND OTHER BUILDINGS' AND 'CLEVELAND PLACE' (HAVING A 50' RIGHT OF WAY), AND BLOCK 6 AS SHOWN ON SAID PLAT OF CITY OF ADAMS, SAID STRIP BEING DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, THE CENTER QUARTER BEING MONUMENTED WITH A FOUND 3.25" ALLOY CAP ON A 2" PIPE IN A RANGE BOX STAMPED 'T3S R67W, C1/4, S6, 1991, LS 17488" AND A FOUND WEST 1/4 CORNER SECTION 6, A 2.5" ALLOY CAP IN A RANGE BOX STAMPED 'T3S, 1/4, R68W R67W, S1 S6, 2001, LS 15606" AND DETERMINED TO BEAR NORTH 89°11'25" EAST (2487.68') WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE NORTHWEST CORNER OF BLOCK SAID BLOCK 4,
THENCE SOUTH 00°05'43" EAST, 584.17 FEET;
THENCE SOUTH 89°11'25" WEST, 60.01 FEET;
THENCE NORTH 00°05'41" WEST, 584.74 FEET;
THENCE NORTH 89°43'57" EAST, 60.00 FEET TO THE POINT OF BEGINNING;

LEGAL DESCRIPTION FOR PARCEL 3:

A STRIP OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, SAID STRIP OF LAND BEING A PORTION OF THAT ALLEY LOCATED IN BLOCK 6 AS REPRESENTED ON PLAT OF THE CITY OF ADAMS, RECORDED AS PLAT BOOK 1 AT PAGE 1, OF THE ADAMS COUNTY RECORD, SAID STRIP IS BOUNDED ON THE NORTH BY THAT VACATED ALLEY AS SHOWN ON THAT 'STATEMENT OF VACATION' RECORDED AS _____ IN THE ADAMS COUNTY RECORDS, BOUNDED ON THE EAST BY LOTS 14-17, BLOCK 6, PLAT OF THE CITY OF ADAMS, BOUNDED ON THE SOUTH BY THAT QUIT CLAIM DEED RECORDED AT BOOK 1939 AT PAGE 706 OF THE ADAMS COUNTY RECORDS, AND BOUNDED ON THE WEST BY LOTS 18-21, SAID BLOCK 6 AND THAT VACATION PLAT OF A PORTION OF THE CITY OF ADAMS AS RECORDED AS PLAT BOOK 2 AT PAGE 9 OF THE ADAMS COUNTY RECORDS, SAID STRIP BEING DESCRIBED AS FOLLOWS:

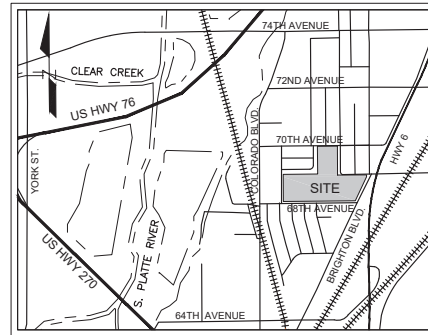
CONSIDERING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, THE CENTER QUARTER BEING MONUMENTED WITH A FOUND 3.25" ALLOY CAP ON A 2" PIPE IN A RANGE BOX STAMPED 'T3S R67W, C1/4, S6, 1991, LS 17488" AND A FOUND WEST 1/4 CORNER SECTION 6, A 2.5" ALLOY CAP IN A RANGE BOX STAMPED 'T3S, 1/4, R68W R67W, S1 S6, 2001, LS 15606" AND DETERMINED TO BEAR NORTH 89°11'25" EAST (2487.68') WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE NORTHWEST CORNER OF LOT 14 OF SAID BLOCK 6,
THENCE SOUTH 00°05'41" EAST, 89.29 FEET;
THENCE SOUTH 89°11'25" WEST, 16.00 FEET;
THENCE NORTH 00°05'41" WEST, 89.29 FEET;
THENCE NORTH 89°12'40" EAST, 16.00 FEET TO THE POINT OF BEGINNING;

LOCATED IN THE NORTHWEST QUARTER 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

VICINITY MAP
SCALE IS 1" = 2000'



LEGAL DESCRIPTION FOR PARCEL 4:

A STRIP OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF COLORADO, SAID STRIP OF LAND BEING THAT GRANT OF ROWWAY DESCRIBED IN BOOK 309 AT PAGE 34, OF THE ADAMS COUNTY RECORD, SAID STRIP OF LAND BEING THE NORTH 20 FEET OF LOT 42, BLOCK 4 AS REPRESENTED ON THAT PLAT OF THE CITY OF ADAMS, RECORDED AS PLAT BOOK 1 AT PAGE 1, SAID STRIP IS BOUNDED ON THE NORTH BY LOT 43, SAID BLOCK 4, BOUNDED ON THE EAST BY THE PLATTED ALLEY OF SAID BLOCK 4 (PREVIOUSLY VACATED PER BOOK 308 AT PAGE 578) AND BOUNDED ON THE WEST BY THAT PLATTED STREET 3RD AVENUE (NORTHERLY SEGMENT NOW KNOWN AS CHERRY STREET) AS REPRESENTED ON THAT PLAT OF THE CITY OF ADAMS, SAID STRIP BEING DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, THE CENTER QUARTER BEING MONUMENTED WITH A FOUND 3.25" ALLOY CAP ON A 2" PIPE IN A RANGE BOX STAMPED 'T3S R67W, C1/4, S6, 1991, LS 17488" AND A FOUND WEST 1/4 CORNER SECTION 6, A 2.5" ALLOY CAP IN A RANGE BOX STAMPED 'T3S, 1/4, R68W R67W, S1 S6, 2001, LS 15606" AND DETERMINED TO BEAR NORTH 89°11'25" EAST (2487.68') WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING FROM THE NORTHWEST CORNER OF SAID BLOCK 4 SOUTH 0°05'41" EAST, 148.56 FEET TO THE NORTHWEST CORNER OF SAID LOT 43 THE POINT OF BEGINNING;
THENCE NORTH 89°35'44" EAST, 127.00 FEET;
THENCE SOUTH 00°05'41" EAST, 20.00 FEET;
THENCE SOUTH 89°35'44" WEST, 127.00 FEET;
THENCE NORTH 00°05'41" WEST, 20.00 FEET TO THE POINT OF BEGINNING;

SURVEYOR NOTES:

1. THE PROPERTY SURVEYED AND SHOWN HEREON IS RELATED TO, AND ADJACENT TO, THE SAME PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE COMPANY NO. 597-F0615882-625-YKO, DATED AUGUST 7, 2018. SAID TITLE COMMITMENT WAS ENTIRELY RELIED UPON FOR THE PROPERTY DESCRIPTION AND RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND OTHER ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY. THIS MAP DOES NOT REPRESENT A TITLE SEARCH PERFORMED BY BOULDER LAND CONSULTANTS, INC. OR THE UNDERSIGNED.

2. THE PURPOSE OF THIS PLAT IS TO ENSURE THAT ALL PREVIOUSLY PLATTED PUBLIC STREETS, ALLEYS AND EASEMENTS LYING WITHIN THE ADAMS 14 PRIMARY AND SECONDARY SCHOOL SITE (SEE DIAGRAM ON SHEET 2) ARE VACATED. REPRESENTED LANDS CONTAINED HEREIN DO NOT APPEAR TO BE USED FOR INGRESS AND/OR EGRESS BY THE PUBLIC. IT DOES NOT APPEAR THAT THESE LANDS CONTAINED HEREIN HAVE BEEN PREVIOUSLY VACATED. NO MONUMENTS WERE SET AS A PART OF THIS VACATION PLAT.

3. HORIZONTAL LOCATION FOR THE INFORMATION SHOWN HEREON IS BASED ON MODIFIED STATE PLANE COORDINATES, COLORADO NORTH ZONE 501, NAD 83 (NRSR2011). ALL DIMENSIONS ARE IN U.S. SURVEY FEET (AT GROUND). COORDINATES WERE BROUGHT TO GROUND HOLDING THE ACTUAL STATE PLANE COORDINATES DETERMINED AT 'CP-1000' (NORTHING: 1178091.71, EASTING: 3159158.75). A SET 3/8" REBAR WITH AN ORANGE PLASTIC CAP STAMPED 'BLC INC CONTROL POINT', AND WAS HELD AS THE ONLY TRUE STATE PLANE COORDINATE HAVING A CALCULATED COMBINED SCALE FACTOR OF 0.9997419382 (INVERSE COMBINED SCALE FACTOR: 1.0002581284).

4. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, THE CENTER QUARTER BEING MONUMENTED WITH A FOUND 3.25" ALLOY CAP ON A 2" PIPE IN A RANGE BOX STAMPED 'T3S R67W, C1/4, S6, 1991, LS 17488" AND A FOUND WEST 1/4 CORNER SECTION 6, A 2.5" ALLOY CAP IN A RANGE BOX STAMPED 'T3S, 1/4, R68W R67W, S1 S6, 2001, LS 15606" AND DETERMINED TO BEAR NORTH 89°11'25" EAST (2487.68') BY SURVEY GRADE GPS BEARINGS.

5. DATE OF FIELD WORK FOR ORIGINAL SURVEY: AUGUST-OCTOBER 2018. DATE OF DESIGN/BUILD-ENGINEERING FIELD WORK: JANUARY 2019 THROUGH MARCH 2019.

6. AREA DIMENSIONS SHOWN HEREON ARE ESTIMATED.

7. FEMA INFORMATION: THE SELECT TOPOGRAPHIC AREAS ARE LOCATED IN ZONE X. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08001PC0608H, DATED 3/5/2007, FLOOD INFORMATION IS SUBJECT TO CHANGE AND IS APPROXIMATED HEREON.

ZONE X: AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% FLOOD ZONE.

SURVEYOR'S CERTIFICATION:

I, JASON EMERY, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO APPARENT ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, AND THAT SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

JASON EMERY
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 20134
FOR AND BEHALF OF
BOULDER LAND CONSULTANTS, INC.
950 LARIMER BLVD, UNIT D
BOULDER, COLORADO 80304
DATE:

PLANNING COMMISSION CERTIFICATE:

APPROVED BY THE CITY OF COMMERCE CITY, PLANNING COMMISSION, THIS

_____ DAY OF _____, A.D. 2019,

CHAIRPERSON _____

CITY COUNCIL CERTIFICATE:

APPROVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY THIS

_____ DAY OF _____, A.D. 2019,

ATTEST: _____

CITY CLERK

MAYOR _____

ADAMS COUNTY CLERK AND RECORDER'S OFFICE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND

RECORDER, IN THE STATE OF COLORADO, AT _____ M ON THE _____ DAY OF

_____, A.D. 2019,

CLERK AND RECORDER: _____

BY DEPUTY: _____

RECEPTION NO.: _____

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.

SHEET 1 OF 2
DATE OF MAP: SEPTEMBER 23, 2019
THIS MAP WAS PREPARED BY:



VACATION PLAT: ADAMS 14 PRIMARY AND SECONDARY SCHOOL COMMERCE CITY, CO

OLD ADAMS CITY HIGH SCHOOL PROPERTY VACATION PLAT

LOCATED IN THE NORTHWEST QUARTER 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 2 OF 2

VACATION LEGEND

- VACATION PLAT OF A PORTION OF THE CITY OF ADAMS RECORDED AS PLAT BOOK 2 AT PAGE 9 OF THE ADAMS COUNTY RECORDS, DATED APRIL 12, 1923.
- DEED OF VACATION RECORDED AT BOOK 308 PAGE 578, RECEPTION NO. 294682, OF THE ADAMS COUNTY RECORDS, DATED AUGUST 17, 1945.
- STATEMENT OF VACATION RECORDED AT _____, DATED JULY 29, 1938.
- RESOLUTION BY COMMISSIONERS RECORDED AT BOOK 364 PAGE 53, OF THE ADAMS COUNTY RECORDS, DATED JUNE 28, 1948 (ALSO SEE RELATED CORRECTION RESOLUTION RECORDED AS BOOK 426 PAGE 198, RECEPTION NO. 375440 OF THE ADAMS COUNTY RECORDS, DATED AUGUST 22, 1951).

APPROXIMATE AREAS:

PARCEL 1	7347 SQ. FT.
PARCEL 2	35,067 SQ. FT.
PARCEL 3	1429 SQ. FT.
PARCEL 4	2540 SQ. FT.

NOTE: PLANIMETRICS AND TOPOGRAPHY ARE NOT SHOWN HEREON.

SEE NOTES ON SHEET 1.

PRELIMINARY MAP
FOR DISCUSSION
PURPOSES ONLY
9/23/19

SHEET 2 OF 2
DATE OF MAP: SEPTEMBER 23, 2019
THIS MAP WAS PREPARED BY:

**BOULDER LAND
CONSULTANTS, INC.**

950 LARAMIE BLVD., UNIT D
BOULDER, CO 80304 (303) 443-3616
www.BLCsurveyors.com

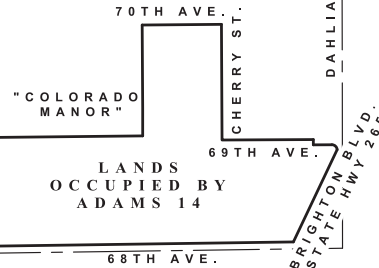
VACATION PLAT: ADAMS 14 PRIMARY AND
SECONDARY SCHOOL
COMMERCE CITY, CO

BLC, INC. PROJECT NO. 83318
C:\USERS\ADMIN\DOCUMENTS\BLC_PROJECTS\83318-ADAMS 14\CAO\83318_VACATION PLAT.DWG

72ND AVENUE

NORTHWEST 1/4
SECTION 6

NOTE: THE PURPOSE OF THIS VACATION PLAT IS TO
ENSURE THAT ALL PREVIOUSLY PLATTED PUBLIC STREETS,
ALLEYS AND EASEMENTS LYING WITHIN THE ADAMS 14
PRIMARY AND SECONDARY SCHOOL SITE (SEE DIAGRAM
ON SHEET 2) ARE VACATED.



OVERALL SITE MAP (SCALE IS 1" = 500')



0 80' 160'
SCALE IS 1" = 80'

FOUND WEST 1/4 CORNER
SECTION 6:
LOCATED AT THE
INTERSECTION OF COLORADO
BLVD. AND 68TH STREET
A 2.5" ALLOY CAP IN A RANGE
BOX PER MONUMENT RECORD
DATED APRIL 30, 2003

68TH AVENUE

SOUTH LINE OF THE NORTHWEST QUARTER SECTION 6

N89°11'25"E 2487.68' (AM)

ADAMS HEIGHTS AMENDED
FILM 10, MAP 83,
RECEPTION NO. 430849