

LEGAL DESCRIPTION & DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_,  
BEING THE (OWNER, MORTGAGEE, LIEN HOLDER) OF THAT PART OF THE SE  
1/4, SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST, COMMERCE CITY,  
ADAMS COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED  
AS FOLLOWS:

SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT BY WARRANTY DEED  
RECORDED OCTOBER 24, 2007 AT RECEPTION NO. 2007000099984 IN THE  
OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER;

ALSO LOT 2, NW TRANSPORT SUBDIVISION, RECORDED MARCH 10, 1986 AT  
RECEPTION NO. B634816 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND  
RECORDER;

ALSO THAT PARCEL OF LAND DESCRIBED IN BOOK 1192 AT PAGE 37, EXCEPT  
THAT PARCEL DESCRIBED IN BOOK 2144 AT PAGE 472 IN THE OFFICE OF THE  
ADAMS COUNTY CLERK AND RECORDER;

ALSO, THE FOLLOWING PARCEL LYING WITHIN THE SOUTHWEST QUARTER OF  
THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67  
WEST OF THE 6TH PRINCIPAL MERIDIAN:

THAT PARCEL OF LAND DESCRIBED IN BOOK 2556 AT PAGE 280, EXCEPT THAT  
PARCEL DESCRIBED IN BOOK 2144 AT PAGE 471 IN THE OFFICE OF THE  
ADAMS COUNTY CLERK AND RECORDER;

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF  
SAID SECTION 7; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST  
QUARTER OF SAID SECTION 7, SOUTH 89°10'33" WEST (AS A BASIS OF  
BEARINGS, PER THAT CITY OF COMMERCE CITY CONTROL DIAGRAM RECORDED  
IN BOOK 1, PAGE 3776, ADAMS COUNTY, COLORADO RECORDS), 1319.03 FEET  
TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST  
QUARTER OF SAID SECTION 7; THENCE ALONG THE WEST LINE OF THE  
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7,  
NORTH 00°14'22" WEST 32.50 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF  
EAST 56TH AVENUE, AS DESCRIBED IN SAID BOOK 2144 AT PAGE 471, AND  
THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY LINE,  
SOUTH 89°10'33" WEST 200.30 FEET TO THE WEST LINE OF SAID PARCEL  
DESCRIBED IN BOOK 2556 AT PAGE 280; THENCE ALONG SAID LINE, NORTH  
00°49'29" WEST 403.10 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;  
THENCE NORTH 89°10'54" EAST 204.41 FEET TO THE WEST LINE OF THE  
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7;  
THENCE ALONG SAID LINE, AND THE WEST LINE OF SAID PARCEL DESCRIBED IN  
BOOK 1192 AT PAGE 37, AND THE WEST LINE OF SAID LOTS 2 AND 1, NORTH  
00°14'22" WEST 824.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;  
THENCE ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF  
EAST 58TH AVENUE, AS DESCRIBED IN SAID RECEPTION NO. C0747154, NORTH  
89°11'21" EAST 1289.36 FEET TO THE EAST LINE OF SAID LOT 1; THENCE  
ALONG SAID LINE, SOUTH 00°13'27" EAST 1146.66 FEET TO THE NORTHEAST  
CORNER OF SAID PARCEL DESCRIBED IN RECEPTION NO. 2007000099984;  
THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID PARCEL THE  
FOLLOWING FIVE (5) COURSES: (1) SOUTH 89°10'33" WEST 25.00 FEET; THENCE  
(2) SOUTH 00°13'23" EAST 48.40 FEET; THENCE (3) SOUTH 48°14'21" WEST  
10.00 FEET; THENCE (4) SOUTH 89°33'18" WEST 28.10 FEET; THENCE (5)  
SOUTH 02°14'22" WEST 23.88 FEET, TO THE SOUTH LINE OF SAID LOT 1, BEING  
THE NORTH RIGHT-OF-WAY LINE OF SAID EAST 56TH AVENUE; THENCE ALONG  
SAID LINE, SOUTH 89°10'33" WEST 577.29 FEET; THENCE ALONG SAID LINE,  
NORTH 00°12'22" EAST 5.00 FEET; THENCE ALONG SAID LINE, SOUTH 89°10'33"  
WEST 350.00 FEET TO THE EAST LINE OF SAID PARCEL RECORDED IN BOOK  
1192 AT PAGE 357; THENCE ALONG SAID LINE, SOUTH 00°14'25" EAST 7.50  
FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 56TH AVENUE, AS  
DESCRIBED IN SAID PARCEL RECORDED IN BOOK 2144 AT PAGE 472; THENCE  
ALONG SAID LINE, SOUTH 89°10'33" WEST 300.13 FEET TO THE TRUE POINT OF  
BEGINNING.

CONTAINS 1,657,439 SQUARE FEET, 38.05 ACRES MORE OR LESS;

BEARINGS ARE BASED ON THE CITY OF COMMERCE CITY CONTROL DIAGRAM  
RECORDED IN BOOK 1, PAGE 3776, ADAMS COUNTY, COLORADO RECORDS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME  
INTO THE LOT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF OLD  
DOMINION SUBDIVISION 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.



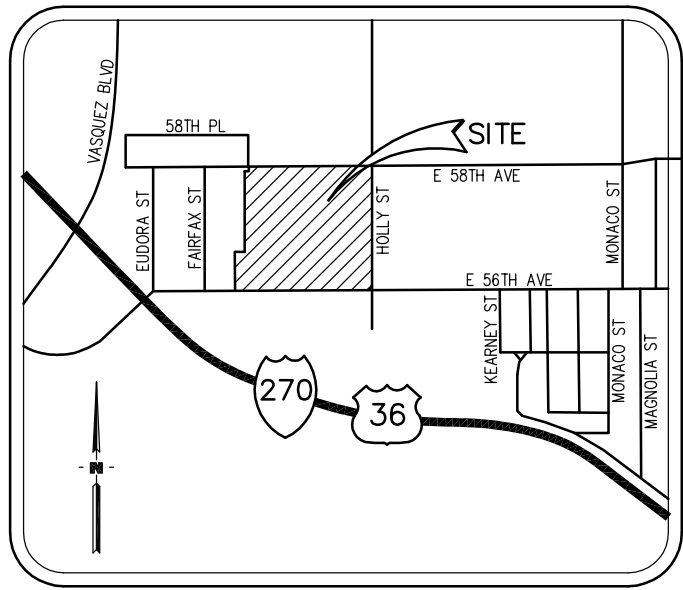
LEGEND ENGINEERING, LLC

52 WEST 100 NORTH  
HEBER CITY, UT 84032  
PHONE: 435-854-4828  
TOLL FREE FAX: 1-866-310-9972  
www.legendengineering.com

OLD DOMINION SUBDIVISION

BEING A RE-PLAT OF THE  
"RE-PLAT OF LOT 1, BLOCK 1, NW TRANSPORT SUBDIVISION FILING NO. 3",  
A RE-PLAT OF LOT 2 "NW TRANSPORT SUBDIVISION",  
A PART OF THE SW 1/4 OF THE SE 1/4 AND  
A PART OF THE SE 1/4 OF THE SW 1/4  
SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST, 6TH P.M.,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET I OF 2



Vicinity Map

Scale: 1" = 2,000'

OWNERSHIP AND TITLE CERTIFICATION:

I \_\_\_\_\_ A DULY AUTHORIZED OFFICER OF

HEREBY CERTIFY THAT THE PARTIES EXECUTING THIS PLAT AS OWNERS OF  
THE ABOVE DESCRIBED PROPERTY ARE THE OWNERS THEREOF IN FEE SIMPLE;  
AND FURTHER, THAT ALL PUBLIC RIGHTS-OF-WAY, EASEMENTS OR  
IMPROVEMENTS, IF ANY, THAT ARE DEDICATED BY THIS PLAT ARE FREE AND  
CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT THOSE SHOWN ON THIS  
PLAT.

\_\_\_\_\_, DATE \_\_\_\_\_

AUTHORIZED OFFICIAL

OWNER(S):  
LIEN HOLDER(S):

THE UNDERSIGNED, BEING THE HOLDER OF A DEED OF TRUST ENCUMBERING  
THE PROPERTY DESCRIBED AS LOT 1, BLOCK 1, NW TRANSPORT SUBDIVISION  
FILING NO. 3, LOT 2 NW TRANSPORT SUBDIVISION AND A PART OF THE SW  
1/4 OF THE SE 1/4 SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST, 6TH  
P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO,  
JOINS IN AND CONSENTS TO THE FILING HEREOF.

STATE OF COLORADO> BY: \_\_\_\_\_  
COUNTY OF ADAMS>

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

STATE OF: \_\_\_\_\_  
COUNTY OF: \_\_\_\_\_  
CITY OF: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

SURVEYORS CERTIFICATE:

I, JAMES V. WEHDE, 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 I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH  
SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT  
THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST  
AS SHOWN HEREIN.

JAMES V. WEHDE  
SIGNATURE AND PRINTED NAME

LS NO.34589 SEAL AND DATE:  
ADDRESS 410 S. FOREST GLEN BLVD. POST FALLS, ID. 83854

CITY STAFF CERTIFICATE:

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_  
CITY ENGINEER: \_\_\_\_\_

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT  
OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. \_\_\_\_\_

DIRECTOR, COMMUNITY DEVELOPMENT: \_\_\_\_\_

CITY COUNCIL CERTIFICATE:

APPROVAL BY CITY OF COMMERCE CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

ATTEST: CITY CLERK: \_\_\_\_\_ MAYOR \_\_\_\_\_

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE:

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. \_\_\_\_\_  
COUNTY CLERK AND RECORDER: \_\_\_\_\_

BY DEPUTY: \_\_\_\_\_

RECEPTION NO. \_\_\_\_\_

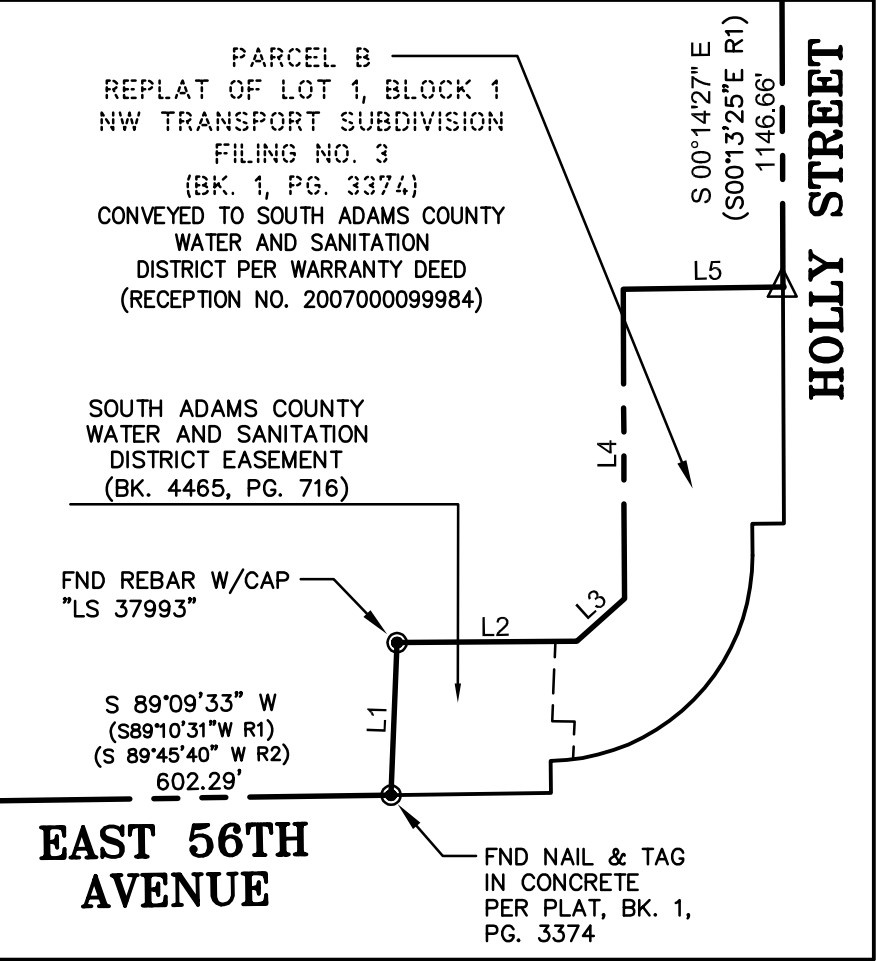
NOTICE IS HEREBY GIVEN:

1. ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION 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.
3. 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.
4. THE STORMWATER DETENTION AREA SHOWN HEREON SHALL BE CONSTRUCTED AND MAINTAINED  
BY THE OWNER AND SUBSEQUENT OWNERS, 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.
5. 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 THE APPROVAL OF THE CITY.
6. MINIMUM TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE  
PROPERTY AROUND THE PERIMETER OF THE COMMERCIAL/INDUSTRIAL LOT IN THE SUBDIVISION  
OR PLATTED AREA. 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  
GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES,  
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.

OLD DOMINION SUBDIVISION

BEING A RE-PLAT OF THE "RE-PLAT OF LOT 1, BLOCK 1, NW TRANSPORT SUBDIVISION FILING NO. 3",  
A RE-PLAT OF LOT 2 "NW TRANSPORT SUBDIVISION", A PART OF THE SW 1/4 OF THE SE 1/4 AND A PART OF THE SE 1/4 OF THE SW 1/4,  
SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST, 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°14'22"W (S02°14'20"W R1)	23.88'
L2	S89°33'18"W (S89°33'16"W R1)	28.10'
L3	S48°14'21"W (S48°14'19"W R1)	10.00'
L4	S00°13'23"E (S00°13'25"E R1)	48.40'
L5	S89°10'33"W (S89°10'31"W R1)	25.00'
L6	S89°11'21"W	31.65'
L7	S17°46'02"W	378.67'
L8	S02°35'20"W	208.21'
L9	S00°15'29"E	195.76'
L10	S22°16'34"W	110.97'
L11	S00°25'48"E	51.94'
L12	N89°45'12"E	30.00'
L13	N00°25'48"W	46.01'
L14	N22°16'34"E	110.92'
L15	N00°15'29"W	200.99'
L16	N02°35'20"E	203.47'
L17	N17°46'02"E	384.76'
L18	S29°00'30"E	81.85'
L19	N90°00'00"W	44.23'
L20	N00°00'00"E	75.29'
L21	N90°00'00"E	44.23'
L22	S00°00'00"E	75.29'



DETAIL "A"  
SCALE: 1" = 30'

LEGEND:

- PROPERTY LINE
- OLD LOT LINE TO BE REMOVED
- EASEMENT LINE
- CENTERLINE
- SECTION LINE
- FOUND AS NOTED
- FOUND SCRIBED "+" IN CONCRETE

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CITY OF COMMERCE CITY CONTROL DIAGRAM RECORDED IN BOOK 1, PAGE 3776, ADAMS COUNTY, COLORADO RECORDS.

