# STATION 4 - FINAL PLAT

A RE-SUBDIVISION OF A PARCEL OF LAND & TRACT A, INTSEL STEEL WEST SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,

CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

#### **Legal Description**

KNOW ALL MEN BY THESE PRESENTS THAT SOUTH ADAMS COUNTY FIRE PROTECTION DISTRICT, BEING THE OWNER OF ALL THAT REAL PROPERTY SITUATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., THENCE ALONG THE NORTH LINE OF SAID SECTION 28 NORTH 89°41'12" EAST, A DISTANCE OF 1005.00 FEET; THENCE SOUTH 00°22'14" WEST, A DISTANCE OF 1297.46 FEET; THENCE NORTH 89°43'08" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, AS SHOWN ON THE RECORDED PLAT OF MSC SUBDIVISION RECORDED IN RECEPTION NUMBER CO200143, ADAMS COUNTY RECORDS; THENCE NORTH 89°43′08" EAST, A DISTANCE OF 285.00 FEET; THENCE SOUTH 00°18′56" WEST, A DISTANCE OF 23.85 FEET; THENCE NORTH 89°33′36" EAST, A DISTANCE OF 133.00 FEET; THENCE SOUTH 00°18′56" WEST, A DISTANCE OF 164.26 FEET; THENCE SOUTH 89°33′36" WEST, A DISTANCE OF 133.00 FEET; THENCE SOUTH 89°42′38" WEST, A DISTANCE OF 285.09 FEET; THENCE NORTH 00°20′32" EAST, A DISTANCE OF 188.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 75,466 SQ. FT. OR 1.73 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 STATION 4 FINAL PLAT 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 \_\_\_\_\_, AD 20\_\_
BY: \_\_\_\_\_(OWNER)

### Acknowledgement

STATE OF (COUNTY OF SS CITY OF SS CITY OF STATE OF STATE OF SS CITY OF STATE OF STAT

SHEET 1 OF 2

Vicinity Map

1" = 2000' ±

## NOTARY PUBLIC \_\_\_\_\_

**Boundary Closure Report** 

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

COURSE: N89'43'08"E
COURSE: S00'18'56"W
COURSE: N89'33'36"E
COURSE: S00'18'56"W
COURSE: S89'33'36"W
COURSE: S89'42'38"W
COURSE: N00'20'32"E

LENGTH: 285.00'
LENGTH: 133.00'
LENGTH: 285.09'
LENGTH: 188.15'

AREA: 75466 SQ. FT. ±

AREA: 75466 SQ. FT. ±

ERROR CLOSURE: 0.01 COURSE: S39\*11'07"W

ERROR NORTH: -0.005 EAST: -0.004

PRECISION 1: 123227

#### Surveyor's Certificate

I, JOHN B. GUYTON, A LICENSED LAND SURVEYOR, LICENSED 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.

JOHN B. GUYTON COLORADO P.L.S. #16406 CHAIRMAN & CEO, FLATIRONS, INC.

#### Notes

- 1. LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER RND70609373, DATED FEBRUARY 5, 2019 AT 5:00 P.M. (TC1), AND LAND TITLE GUARANTEE COMPANY BINDER NUMBER PIB70624624.1306682, DATED JUNE 11, 2019 AT 5:00 P.M. (TB2), WERE ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS—OF—WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTIES SHOWN AND DESCRIBED HEREON ARE ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT AND BINDER.
- 2. 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.
- 3. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N89°42'38"E ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY, BETWEEN A FOUND MAG NAIL WITH 1 1/2" ALUMINUM DISK "EGA LS 29414" AT THE SOUTHWEST CORNER OF THE SAID SUBJECT PROPERTY AND A FOUND #5 REBAR WITH 1 1/4" ORANGE PLASTIC CAP "EGA LS 29414" AT THE SOUTHEAST CORNER OF THE SUBJECT PROPRTY AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
- 5. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- 6. DATES OF FIELDWORK: JANUARY 29-31, & FEBRUARY 19, 2019 (CREW CHIEF T. HOLDEN)
- 7. THE LEGAL DESCRIPTION FOR THE SUBJECT PARCEL HAS SECOND CALLS TO THE SOUTH LINE OF WHITTIER PARK AS SHOWN ON THE PLAT OF IRONDALE, RECORDED IN THE RECORDS OF ADAMS COUNTY ON 9/22/1926 AT PLAT BOOK 3, PAGE 20. PREVIOUS SURVEYS AND PLATS IN THE AREA HAVE CONFLICTING LOCATIONS FOR WHITTIER PARK AND THIS SOUTH LINE DUE TO PARTIAL ILLEGIBILITY AND MISSING DIMENSIONS ON SAID PLAT. PREVIOUS SURVEYS, LOCAL MONUMENTATION AND CONSTRUCTED OCCUPATIONS LINES HAVE BEEN RELIED UPON FOR THIS SURVEY AS SHOWN HEREON. THIS INTERPRETATION RESULTS IN GAPS WITH ADJOINERS ALONG THE SOUTHERLY LINE AND THE NORTHEASTERLY CORNER OF THE SUBJECT PROPERTY, AND ARE AREAS OF CONCERN AS SHOWN. TITLE TO THESE AREAS MAY HAVE RIPENED AND IS UNCLEAR AT THIS TIME.
- 8. ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATIONS OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.
- 9. 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.
- 10. THIS PLAT DOES NOT ESTABLISH WATER AVAILABILITY FOR THE SUBJECT PROPERTY. WATER AND WASTEWATER SERVICE IS PROVIDED BY THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT. INVESTIGATION OF THE CURRENT WATER AVAILABILITY FOR THE PROPERTY AND ACQUISITION OF ANY ADDITIONAL WATER REQUIRED FOR DEVELOPMENT OF THE PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS. DEVELOPMENT APPROVALS WILL NOT BE GRANTED WITHOUT PROOF OF WATER AVAILIBILITY.

#### **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 PLANNING AND DEVELOPMENT SERVICES OF THE CITY OF COMMERCE CITY, THIS \_\_\_ DAY OF \_\_\_, A.D.\_\_\_.

DIRECTOR, DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES

# 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

WORKING COPY ONLY. ONLY FINAL VERSION WILL HAVE STAMP AND SIGNATURE

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

STATION 4 – FINAL PLAT

Hatirons, Inc.

ving, Engineering & Geomatics

www.FlatironsInc.com

3825 IRIS AVE, STE 395
BOULDER, CO 80301

OR COPULE IN THE COPULE OF THE

JOB NUMBER:
19-72,508

DATE:
03-03-2020

DRAWN BY:
M. MUNKHBOLD

CHECKED BY:
BOL/SWS/JZG/WW

SHEET 1 OF 2

E:/ZSUGG-F-FEAI-C18:DWG DAIE:S/4/ZUZU Z:SO FM

