

LEEPER INDUSTRIAL PARK AMENDMENT NO. 1

A CONSOLIDATION OF LOT 3, LEEPER INDUSTRIAL PARK AND A PARCEL OF LAND ALL SITUATED IN THE
SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68
WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

CASE # S-755-19

LEGAL DESCRIPTION AND DEDICATION:

KNOW BY ALL MEN BY THESE PRESENTS THAT FEL 4425, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER MOUNTAIN VIEW BANK AND TRUST A LEIN HOLDER OF THAT PART OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOT 3, LEEPER INDUSTRIAL PARK AS RECORDED ON JULY 8, 1996 IN FILE NO. 17, MAP NO. 488, RECEPTION NO. C0146016, ALSO BEING PARCEL A, IN RECEPTION NO. 2018000012350, ADAMS COUNTY RECORDS, AND THAT PARCEL OF LAND DESCRIBED AS PARCEL B IN RECEPTION NO. 2018000012350, ADAMS COUNTY RECORDS; TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER SAID SECTION 1; THENCE SOUTH 89°58'56" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, A DISTANCE OF 687.71 FEET; THENCE NORTH 00°01'04" WEST A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST 64TH AVENUE ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 89°58'56" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, A DISTANCE OF 604.92 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE RADIUS OF SAID CURVE IS 25.00 FEET, THE DELTA OF SAID CURVE 90°14'18", THE CHORD OF SAID CURVE BEARS NORTH 44°53'55" WEST, 35.43 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.37 FEET TO THE END OF SAID CURVE ALSO BEING ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 1; THENCE NORTH 00°13'14" EAST ALONG SAID WEST LINE, A DISTANCE OF 1264.00 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER SAID SECTION 1, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89°55'02" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER SAID SECTION 1 AND ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 667.33 FEET; THENCE ALONG THE EASTERLY PERIMETER OF SAID LOT 3, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES; THENCE 1) SOUTH 00°15'55" WEST, A DISTANCE OF 612.87 FEET; THENCE 2) SOUTH 89°42'28" EAST, A DISTANCE OF 616.39 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH COLORADO BOULEVARD; THENCE 3) SOUTH 00°15'06" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 60.09 FEET; THENCE 4) NORTH 89°42'24" WEST, A DISTANCE OF 616.62 FEET; THENCE 5) SOUTH 00°14'08" WEST, A DISTANCE OF 277.43 FEET; 6) THENCE SOUTH 00°58'56" WEST A DISTANCE OF 171.46 FEET; THENCE 7) NORTH 89°58'00" WEST A DISTANCE OF 19.97 FEET; THENCE ALONG THE EASTERLY PERIMETER OF SAID LOT 3 AND ALONG THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED AS PARCEL B IN RECEPTION NO. 2018000012350, ADAMS COUNTY RECORDS THE FOLLOWING THREE (3) COURSES AND DISTANCES; THENCE 1) SOUTH 00°58'55" WEST A DISTANCE OF 153.00 FEET; THENCE 2) SOUTH 89°58'56" WEST A DISTANCE OF 12.00 FEET; THENCE 3) SOUTH 00°58'55" WEST A DISTANCE OF 15.09 FEET TO THE POINT OF BEGINNING.

CONTAINS 892,420 SQUARE FEET OR 20.487 ACRES MORE OR LESS.

BASIS FOR BEARINGS: THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, IS ASSUMED TO BEAR SOUTH 89°58'56" WEST, BOUNDED ON THE WEST BY A 3-1/4" ALUMINUM CAP, P.L.S. 16837, 1996 IN A RANGE BOX, L.S. 17488 AND ON THE EAST BY A 3-1/4" ALUMINUM CAP, P.L.S. 17488 IN RANGE BOX.

HAVE BY THESE PRESENTS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO THE LOT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF LEEPER INDUSTRIAL PARK AMENDMENT NO. 1 AND DO HEREBY DEDICATE TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO PUBLIC RIGHTS OF WAY IN FEE SIMPLE, AND WARRANTS TITLE TO THE SAME, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AS SHOWN ON THIS PLAT AND HEREBY DEDICATES SUCH EASEMENTS TO THE CITY OF COMMERCE CITY AS ARE CREATED HEREBY, AND DEPICTED, SHOWN OR REFERENCED BY NOTE HERON AND WARRANTS TITLE TO THE SAME.

OWNERSHIP CERTIFICATE:

EXECUTED THIS _____ DAY OF _____, A.D. 19____.

JEFF ROBINSON, MANAGER
HAMPTON YARDS 8, LLC, A COLORADO LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT:

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

THE FOREGOING PLAT AND DEDICATION WERE ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY JEFF ROBINSON, MANAGER, HAMPTON YARDS 8, LLC, A COLORADO LIMITED LIABILITY COMPANY.

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

LIEN HOLDER:

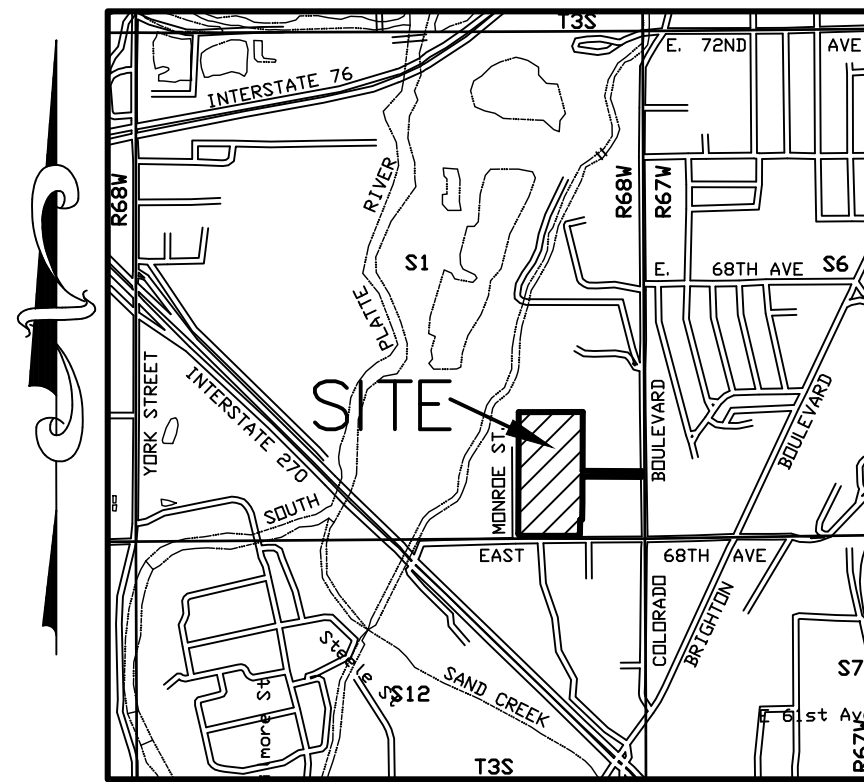
EXECUTED THIS _____ DAY OF _____, 20____.

FOR FIRST WESTERN TRUST:

BY: _____
BRIAN WELDON, MARKET PRESIDENT

VICINITY MAP

SCALE: 1"=2000'



LIEN HOLDER ACKNOWLEDGMENT:

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

THE FOREGOING PLAT AND DEDICATION WERE ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY BRIAN WELDON, MARKET PRESIDENT, FIRST WESTERN TRUST.

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

SURVEYOR'S NOTES:

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 HEREON TO DETERMINE OWNERSHIP OF THIS TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND, OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. FOR ALL INFORMATION REGARDING OWNERSHIP, EASEMENT AND RIGHT-OF-WAY THE SURVEYOR RELIED ON THE PLAT OF LEEPER INDUSTRIAL PARK AND THE ALTA COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. ABJ70671115.1, EFFECTIVE DATE, 06-09-2022 AT 5:00 P.M.

THIS PROPERTY LIES WITHIN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AND THEREFORE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. PER F.E.M.A., F.I.R.M, MAP NUMBER 08001C0604H, MAP REVISED: MARCH 05, 2007.

THE LINEAL UNITS USED AND SHOWN HEREON IS U. S. SURVEY FOOT.

THIS PLAT IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE WITHIN THE STATE OF COLORADO.

THIS PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DATE OF FIELD WORK: AUGUST 14, 2021.

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, UNIT 700
WESTMINSTER, COLORADO 80234
(303) 452-4433 rwbysurveying@hotmail.com
CAD FILE: 21243P/21243P.DWG

Date Prepared: AUGUST 19, 2019
REVISED: 12-19-2022 ADD RADIUS PER CITY

NOTICE IS HEREBY GIVEN:

A. ANY CONSTRUCTION ACROSS EXISTING SUBDIVISION LOT LINES IS IN VIOLATION OF THE SUBDIVISION REGULATIONS OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.

B. 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.

C. 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 AVAILABILITY.

D. THE STORM WATER DETENTION/WATER QUALITY POND WITHIN THE DRAINAGE EASEMENT 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 OWNERS, HEIRS, SUCCESSORS AND ASSIGNS AGREE TO PAY UPON BILLING.

E. NO BUILDING OR STRUCTURE WILL BE CONSTRUCTED IN THE DRAINAGE EASEMENT(S), AND NO CHANGES OR ALTERATIONS AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE DRAINAGE EASEMENTS WILL BE MADE WITHOUT THE APPROVAL OF THE CITY OF COMMERCE CITY.

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 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.

RAYMOND W. BAYER, L.S. NO. 6973
ADDRESS: 2090 E. 104TH AVE., SUITE 200,
THORNTON, CO. 80233

CITY COUNCIL CERTIFICATE:

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

ATTEST: _____
CITY CLERK MAYOR

CERTIFICATE OF THE CLERK AND RECORDER:

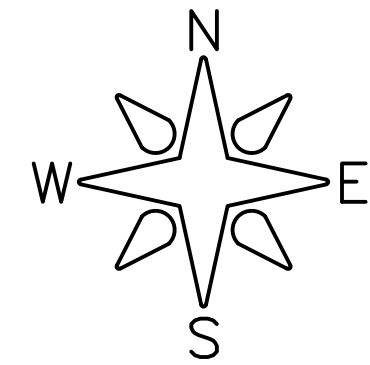
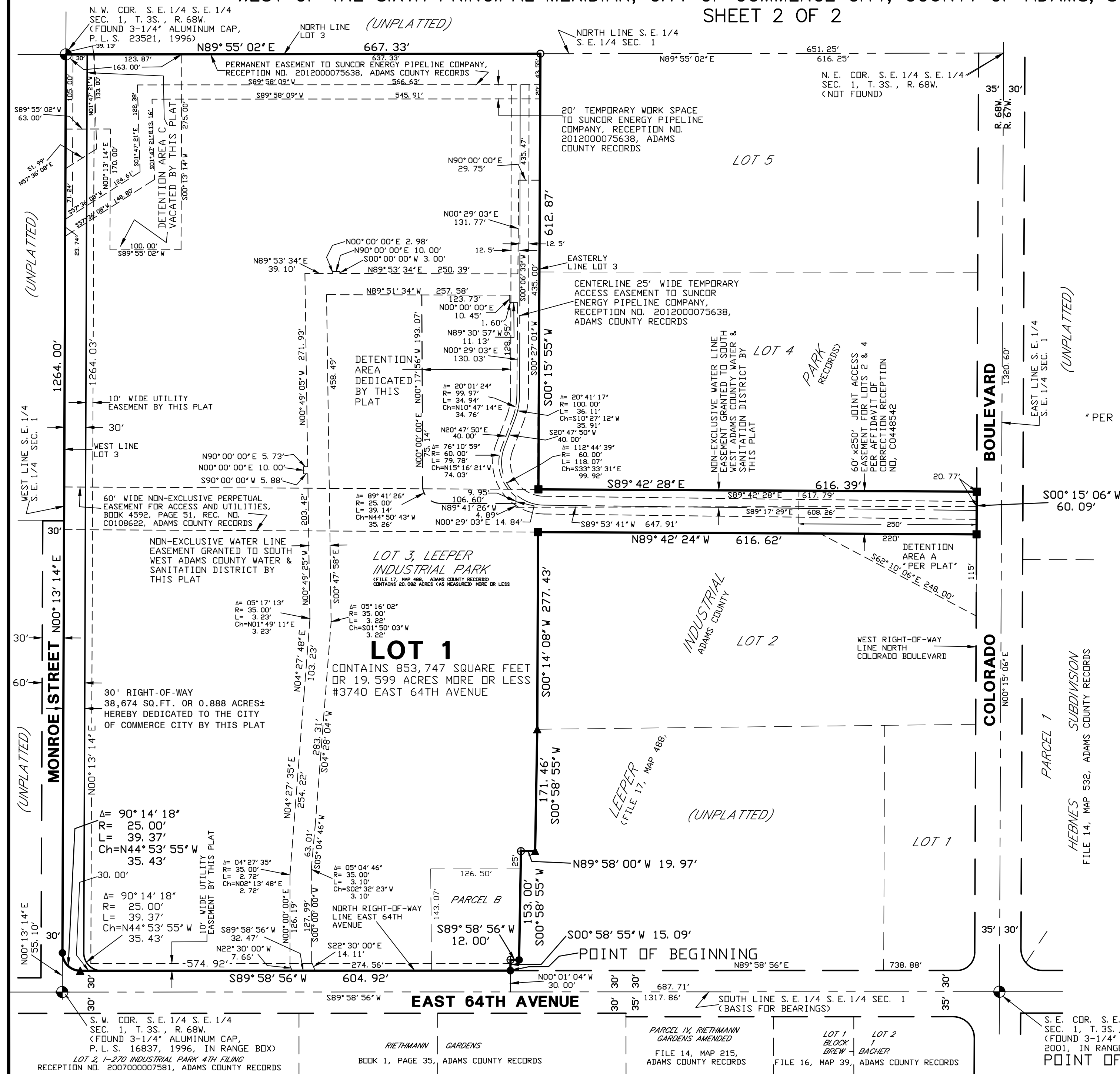
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____: _____ .M. ON THE _____ DAY OF _____, A.D., 20____.

BY _____
DEPUTY COUNTY CLERK AND RECORDER

RECEPTION NO: _____

LEEPER INDUSTRIAL PARK AMENDMENT NO. 1

A CONSOLIDATION OF LOT 3, LEEPER INDUSTRIAL PARK AND A PARCEL OF LAND ALL SITUATED IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2



SCALE: 1"=100'
LEGEND

- DENOTES: FOUND #4 REBAR & 1" YELLOW CAP, BAYER - P. L. S. 6973, FLUSH W/GROUND
- DENOTES: FOUND #5 REBAR & 1-1/2" YELLOW CAP, BAYER - P. L. S. 6973, FLUSH W/GROUND
- ▲ DENOTES: FOUND #4 REBAR, NO CAP, FLUSH
- ⊕ DENOTES: FOUND CHISELED CROSS "+" ON TOP CONCRETE WALL
- DENOTES: FOUND #5 REBAR & 1-1/2" YELLOW CAP, BAYER - P. L. S. 6973, FLUSH W/GROUND
- * PER PLAT* DENOTES: FROM THE PLAT OF LEEPER INDUSTRIAL PARK, RECEPTION NO. C0146016

Prepared By:
R. W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, UNIT 700
WESTMINSTER, COLORADO 80234
(303) 452-4433 rwbosurveying@hotmail.com
CAD FILE: 21243P/21243P1.DWG
Date Prepared: AUGUST 26, 2019
REVISED 12-19-2022 ADD RADIUS PER CITY