

# METAL PRODUCTS SUBDIVISION

A REPLAT OF LOTS 42 & 43, KEMP SUBDIVISION  
 IN THE NE1/4 OF SEC 17, T3S, R67W OF THE 6TH P.M.  
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 1 OF 2

## LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CONQUEST 7167, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THAT PART OF THE NE1/4, SECTION 17, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO WIT:

TRACT 42, KEMP SUBDIVISION, ADAMS COUNTY, COLORADO ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK 4 AT PAGE 35 OF THE ADAMS COUNTY RECORDS, EXCEPT THE SOUTH 5 FEET THEREOF CONVEYED TO THE CITY OF COMMERCE CITY FOR ROAD PURPOSES BY DEED RECORDED OCTOBER 29, 1975 IN BOOK 2026 AT PAGE 263 OF SAID RECORDS.

TOGETHER WITH

TRACT 43, KEMP SUBDIVISION, ADAMS COUNTY, COLORADO ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK 4 AT PAGE 35 OF THE ADAMS COUNTY RECORDS.

CONTAINING 165,000 SQUARE FEET OR 3.79 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF METAL PRODUCTS SUBDIVISION AND DO HEREBY GRANT TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE STREET AND OTHER PUBLIC WAYS AND EASEMENTS HEREON SHOWN, FOR PUBLIC UTILITY, CABLE TV, AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY COMMERCE CITY.

## OWNERS:

CONQUEST 7167, LLC, A COLORADO LIMITED LIABILITY COMPANY

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, AD 2021

BY:

SHAWN CONQUEST, MANAGING MEMBER

## NOTARY:

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) SS  
 CITY OF \_\_\_\_\_ )

The foregoing dedication was acknowledged before me this \_\_\_\_ day

of \_\_\_\_\_ 20\_\_\_\_ A.D. by SHAWN CONQUEST as MANAGING MEMBER, CONQUEST 7176, LLC.

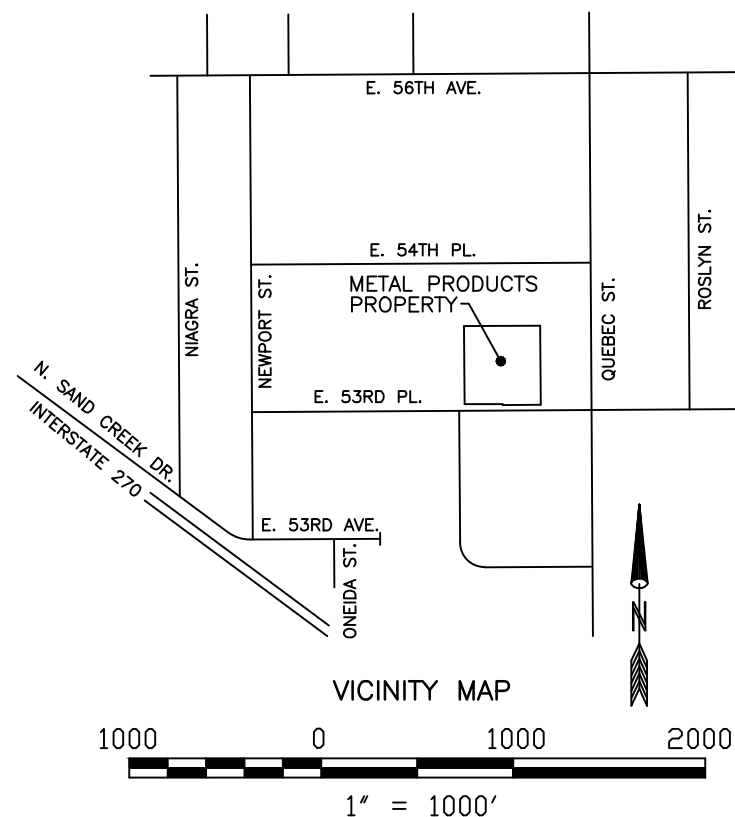
WITNESS my hand and official seal. \_\_\_\_\_  
 NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

## NOTES:

- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE SAID NE1/4 OF SECTION 17 AS BEING N 89°23'30" E, ASSUMED AND MONUMENTED AS SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME IN REGARDS TO OWNERSHIP OR EASEMENTS OF RECORD.
- DISTANCES ON THIS LAND SURVEY PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- THE WITHIN SHOWN 100 FT. AT&T EASEMENT HAS BEEN VACATED BY QUIT CLAIM DEED RECORDED UNDER RECEPTION No. 2020000071565, RECORDS OF THE CLERK AND RECORDER ADAMS COUNTY, COLORADO.
- DETENTION/RETENTION POND NOTES:
  - THE STORM WATER DETENTION AREA SHOWN HEREON SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND THE 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 AGREE TO PAY UPON BILLING.
  - 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.

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.



## NOTICE IS HEREBY GIVEN:

A. ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.

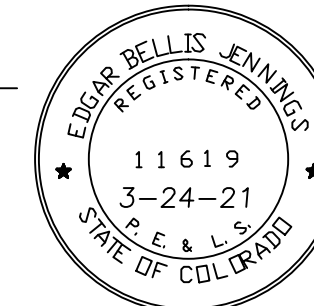
B. ANY DIVISION OF AN EXISTING LOT, OR CONVEYANCE OF PART OF AN EXISTING SUBDIVISION LOT, IS IN VIOLATION OF THIS ARTICLE UNLESS (1) APPROVED BY THE CITY OF COMMERCE CITY; OR (2) IS EXCEPTED FROM THE DEFINITION OF "SUBDIVISION" AS PROVIDED BY THE SUBDIVISION REGULATIONS.

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.

## SURVEYOR'S CERTIFICATE:

I, EDGAR B. JENNINGS 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 AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

Edgar B. Jennings  
 EDGAR B. JENNINGS  
 L.S. NO. 11619  
 1194 DAHLIA STREET  
 DENVER, CO. 80220



## CITY STAFF CERTIFICATE:

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD 20 \_\_\_\_.

CITY ENGINEER

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD 20 \_\_\_\_.

DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

## 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 \_\_\_\_\_, AD 20\_\_\_\_.

COUNTY CLERK AND RECORDER

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

RECEPTION NUMBER: \_\_\_\_\_

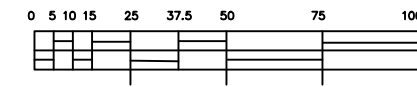
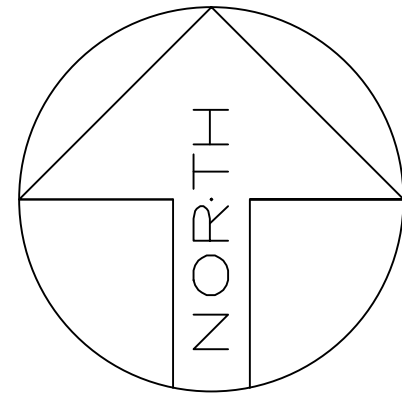
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SHEET 2 OF 2

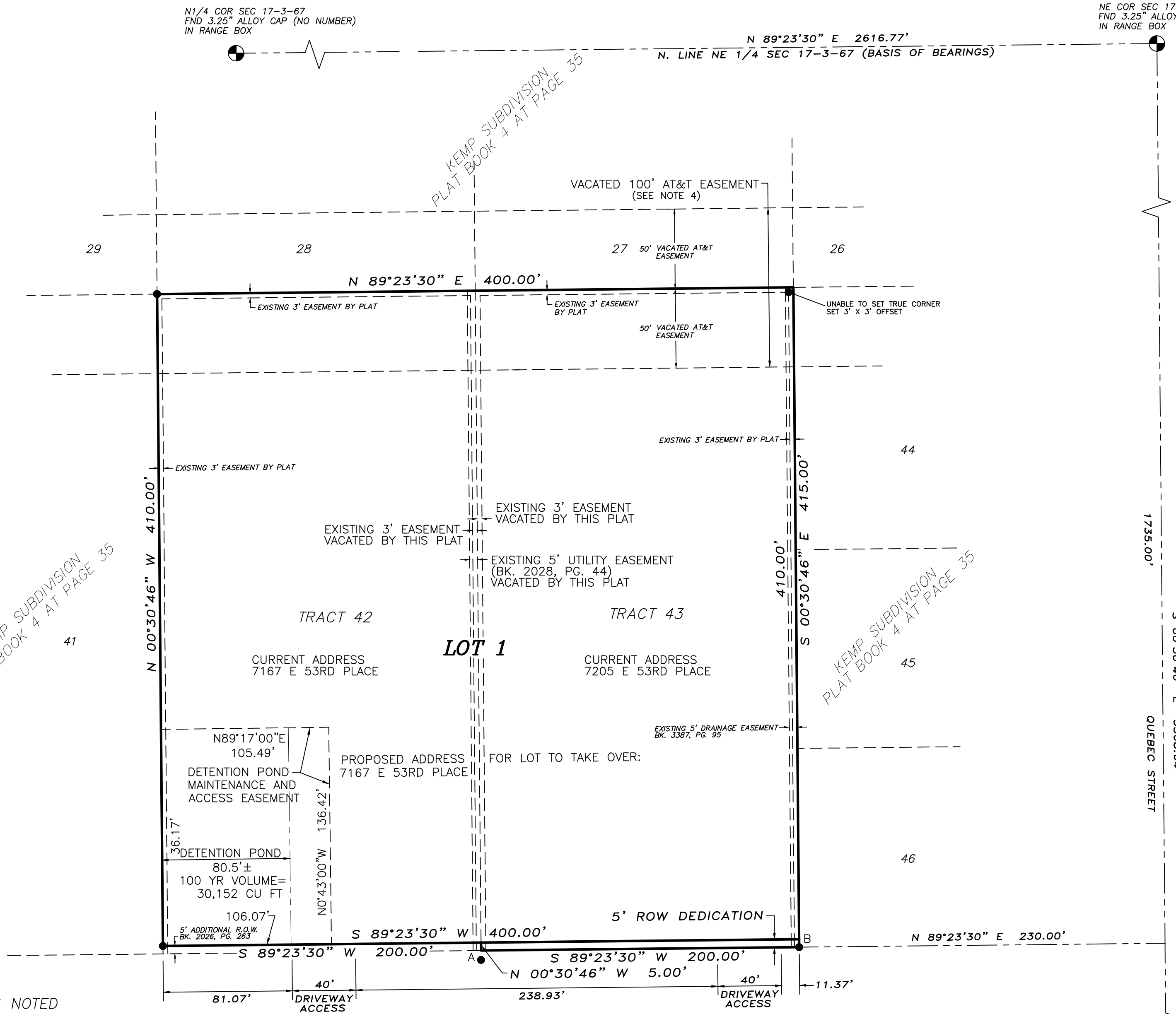
N1/4 COR SEC 17-3-67  
FND 3.25" ALLOY CAP (NO NUMBER)  
IN RANGE BOX

NE COR SEC 17-3-67  
FND 3.25" ALLOY CAP (NO NUMBER)  
IN RANGE BOX

N 89°23'30" E 2616.77'  
N. LINE NE 1/4 SEC 17-3-67 (BASIS OF BEARINGS)



SCALE: 1"=50'



### LEGEND:

- INDICATES FND MONUMENT AS NOTED
- INDICATES FND BRASS DISK #21269 ON 6' OFFSET
- INDICATES FND #5 REBAR
- INDICATES SET #4 REBAR W/1" CAP, P.E. & L.S. #11619

**EAST 53RD PLACE**  
60' (MIN) PUBLIC R.O.W.

SE COR SEC 17-3-67  
FND 2.5" ALLOY CAP (NO NUMBER)  
IN RANGE BOX