

# FIFTY FOURTH INDUSTRIAL PARK FILING NO. 1

NE ¼ SECTION 17, TOWNSHIP 3 SOUTH, RANGE 67 WEST, CITY OF COMMERCE CITY,  
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

**LEGAL DESCRIPTION & DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT SPROUT PROPERTIES, LLC BEING THE OWNER OF THAT PART OF THE NE ¼ OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 67 WEST, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**PARCEL ONE:**

THE EAST ONE-HALF OF TRACT 19 AND THE WEST ONE-HALF OF TRACT 20, KEMP SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**PARCEL TWO:**

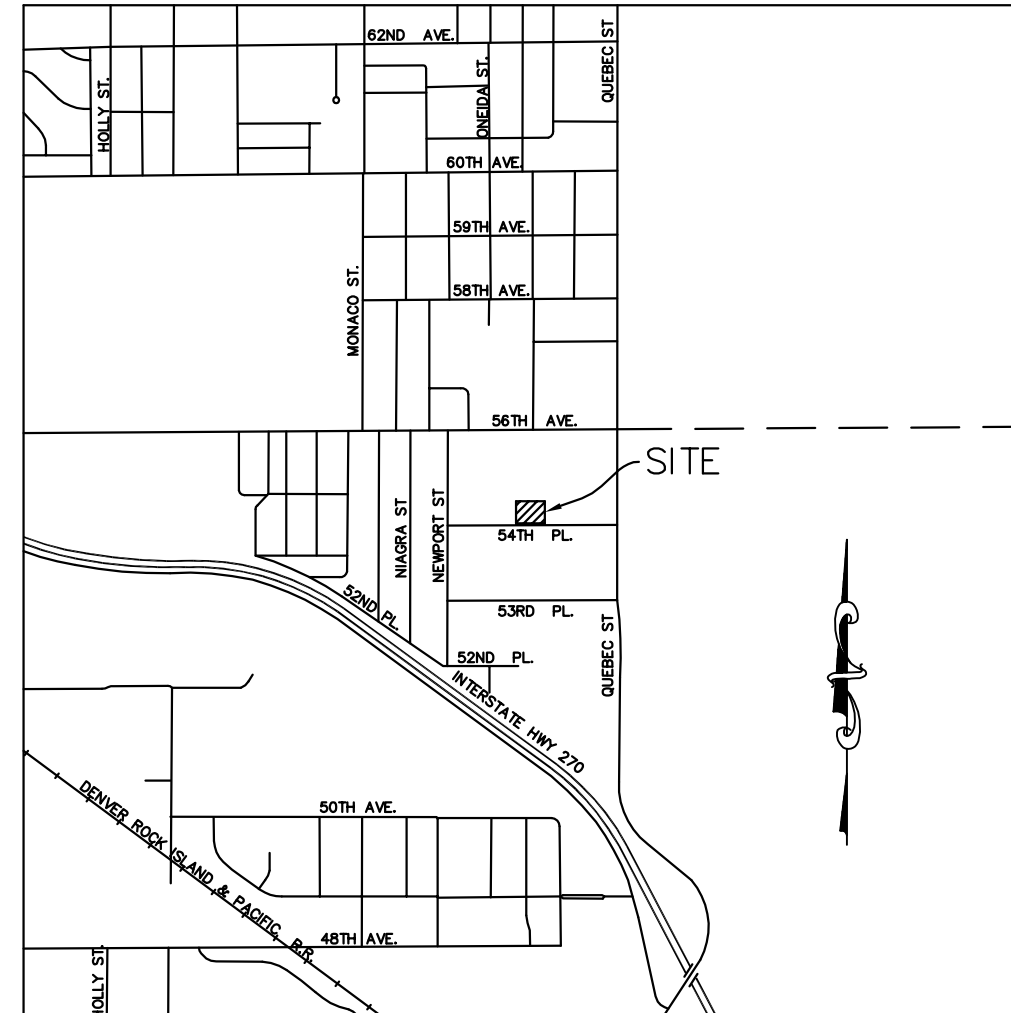
THE WEST ONE-HALF OF TRACT 19, KEMP SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**ALSO DESCRIBED AS FOLLOWS:**

COMMENCING AT THE NORTH ONE QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE S59°23'34"E A DISTANCE OF 1853.29' TO A NO. 4 REBAR WITH NO CAP AND THE POINT OF BEGINNING; THENCE N00°26'47"W A DISTANCE OF 228.08' TO A NO. 4 REBAR WITH NO CAP; THENCE N89°25'51"E A DISTANCE OF 299.98' TO A NO. 5 REBAR WITH A BLUE PLASTIC CAP STAMPED "L.S. 10102", THENCE S00°32'23"E A DISTANCE OF 228.02' TO A NO. 5 REBAR WITH A BLUE PLASTIC CAP STAMPED "L.S. 10102"; THENCE S89°25'14"W A DISTANCE OF 300.35' TO A NO. 4 REBAR WITH NO CAP AND THE POINT OF BEGINNING.

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 FIFTY FOURTH INDUSTRIAL PARK FILING NO. 1.

CONTAINING 68,453 SQUARE FEET OR 1.5715 ACRES OF LAND, MORE OR LESS.



VICINITY MAP  
1"=2000'

**SURVEYOR'S CERTIFICATE:**  
I, MICHAEL S. CHESSNOE, A REGISTERED PROFESSIONAL ENGINEER AND PROFESSIONAL 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 SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

\_\_\_\_\_  
SIGNATURE AND PRINTED NAME

P.E. & P.L.S. No. 9489 SEAL AND DATE:

C/O CHESSNOE AND ASSOCIATES  
2430 SOUTH UNIVERSITY BOULEVARD  
SUITE 203  
DENVER, CO 80210

**OWNERSHIP AND TITLE CERTIFICATION:**

I, JOHN W. BACHMAN, THE DULY AUTHORIZED MANAGER OF SPROUT PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT THE PARTY 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 \_\_\_\_\_  
JOHN W. BACHMAN, MANAGER  
SPROUT PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

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

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

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

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

NOTARY SEAL

**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. MINIMUM TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO ALL PUBLIC STREETS, AND AROUND THE PERIMETER OF EACH LOT IN THE SUBDIVISION OR PLATTED AREA INCLUDING LOTS, TRACTS, PARCELS, AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY COMMON AREAS, ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.

**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: \_\_\_\_\_

**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:

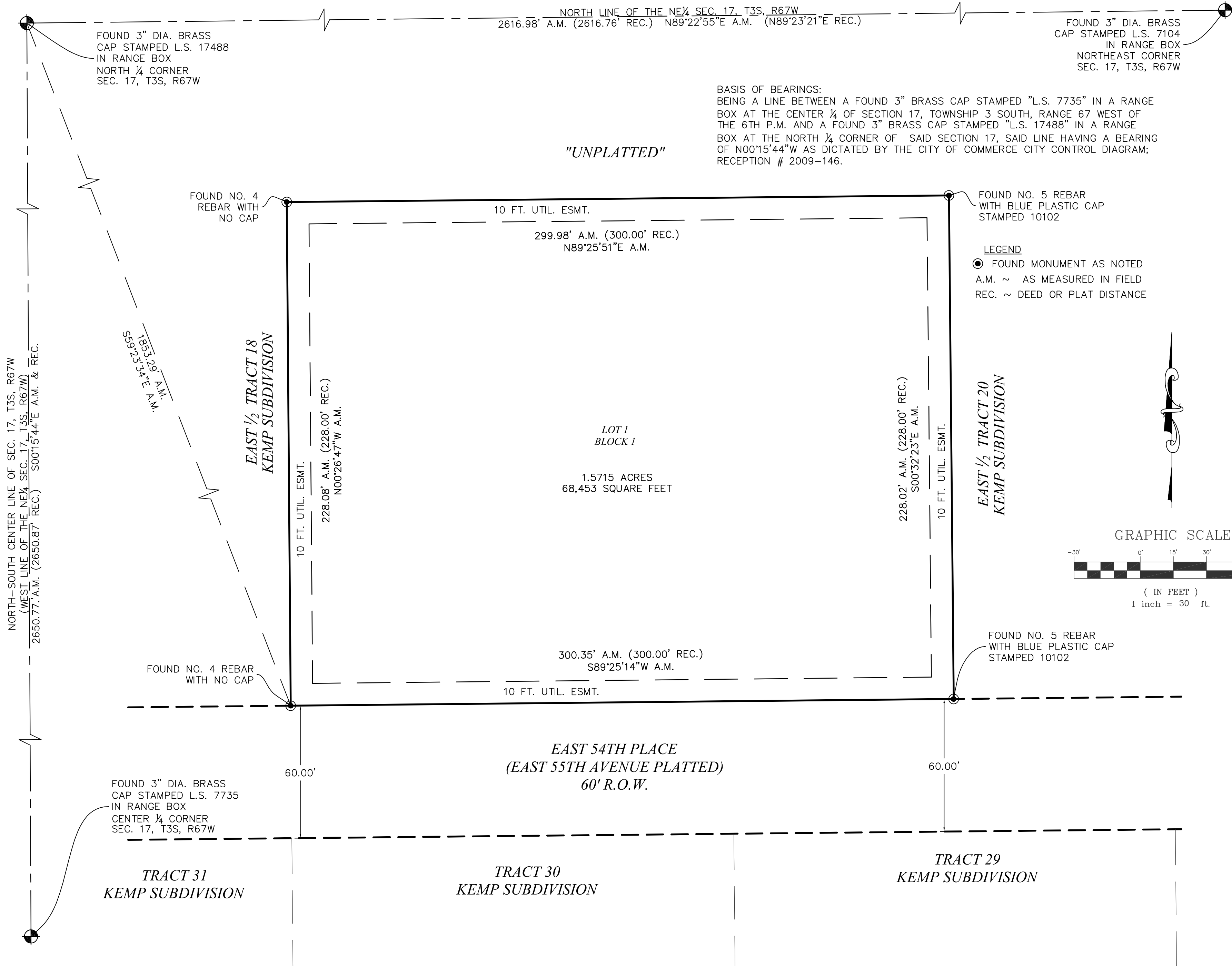
BY: \_\_\_\_\_

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

RECEPTION No. \_\_\_\_\_

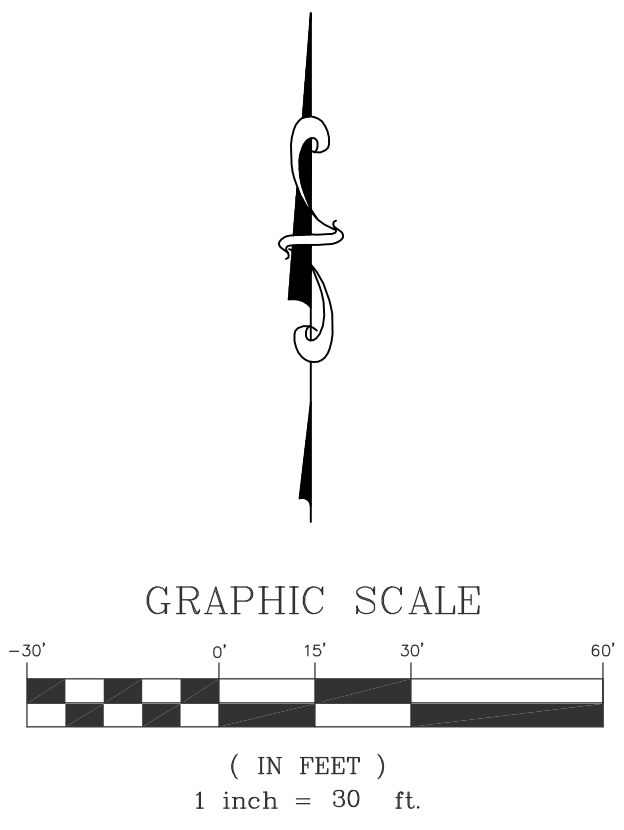
# FIFTY FOURTH INDUSTRIAL PARK FILING NO. 1

NE 1/4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 67 WEST, CITY OF COMMERCE CITY,  
 COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 2 OF 2



BASIS OF BEARINGS:  
 BEING A LINE BETWEEN A FOUND 3" BRASS CAP STAMPED "L.S. 7735" IN A RANGE BOX AT THE CENTER 1/4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M. AND A FOUND 3" BRASS CAP STAMPED "L.S. 17488" IN A RANGE BOX AT THE NORTH 1/4 CORNER OF SAID SECTION 17, SAID LINE HAVING A BEARING OF N00°15'44"W AS DICTATED BY THE CITY OF COMMERCE CITY CONTROL DIAGRAM; RECEPTION # 2009-146.

LEGEND  
 ● FOUND MONUMENT AS NOTED  
 A.M. ~ AS MEASURED IN FIELD  
 REC. ~ DEED OR PLAT DISTANCE



"UNPLATTED"