

11/19/2020 9:50 AM Dwg Name: p:\scocco\dwg\Surf\final drawings\plat of subdivision\final plat\filling no. 3\01--000.SCCCCO.12--PS2.dwg Updated By: BProfhl

SECOND CREEK FARM FILING NO. 3

A REPLAT OF SECOND CREEK FARM FILING NO. 2

LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET INDEX

- SHEET 1: COVER SHEET, LEGAL DESCRIPTION, CERTIFICATIONS
- SHEET 2: CERTIFICATIONS, NOTES, TRACT SUMMARY TABLE
- SHEET 3: OVERALL BOUNDARY
- SHEET 4–20: DETAILED DESIGN SHEETS

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SECOND CREEK HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING PART OF SECOND CREEK FARM FILING NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2006 AT RECEPTION NO. 20060428000434700, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 21 AND CONSIDERING THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21 TO BEAR SOUTH 00°03'52" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°03'52" EAST, A DISTANCE OF 1762.91 FEET ALONG SAID WEST LINE;

THENCE NORTH 89°56'08" EAST, A DISTANCE OF 32.00 FEET TO THE SOUTHWEST CORNER OF SECOND CREEK FARM FILING NO. 2 – AMENDMENT NO. 1 RECORDED JUNE 10, 2020 AT RECEPTION NO. 2020000052269 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY LINE OF SAID SECOND CREEK FARM FILING NO. 2 – AMENDMENT NO. 1 FOR THE FOLLOWING THIRTY–SIX (36) COURSES:

- 1) NORTH 89°56'08" EAST, A DISTANCE OF 527.60 FEET;
- 2) NORTH 00°03'52" WEST, A DISTANCE OF 110.00 FEET;
- 3) NORTH 89°56'08" EAST, A DISTANCE OF 227.99 FEET TO A POINT OF CURVATURE;
- 4) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45°00'00", A RADIUS OF 123.00 FEET, AN ARC LENGTH OF 96.60 FEET, THE CHORD OF WHICH BEARS SOUTH 67°33'52" EAST, A DISTANCE OF 94.14 FEET TO A POINT OF TANGENCY;
- 5) SOUTH 45°03'52" EAST, A DISTANCE OF 104.09 FEET TO A POINT OF CURVATURE;
- 6) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.71 FEET, THE CHORD OF WHICH BEARS SOUTH 00°03'52" EAST, A DISTANCE OF 14.14 FEET TO A POINT OF TANGENCY;
- 7) SOUTH 44°56'08" WEST, A DISTANCE OF 20.00 FEET;
- 8) SOUTH 45°03'52" EAST, A DISTANCE OF 54.00 FEET;
- 9) NORTH 44°56'08" EAST, A DISTANCE OF 20.00 FEET TO A POINT OF CURVATURE;
- 10) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.71 FEET, THE CHORD OF WHICH BEARS NORTH 89°56'08" EAST, A DISTANCE OF 14.14 FEET TO A POINT OF TANGENCY;
- 11) SOUTH 45°03'52" EAST, A DISTANCE OF 17.65 FEET;
- 12) NORTH 44°56'08" EAST, A DISTANCE OF 54.00 FEET;
- 13) NORTH 45°03'52" WEST, A DISTANCE OF 17.65 FEET TO A POINT OF CURVATURE;
- 14) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.71 FEET, THE CHORD OF WHICH BEARS NORTH 00°03'52" WEST, A DISTANCE OF 14.14 FEET TO A POINT OF TANGENCY;
- 15) NORTH 44°56'08" EAST, A DISTANCE OF 200.00 FEET TO A POINT OF CURVATURE;
- 16) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.71 FEET, THE CHORD OF WHICH BEARS NORTH 89°56'08" EAST, A DISTANCE OF 14.14 FEET TO A POINT OF TANGENCY;
- 17) SOUTH 45°03'52" EAST, A DISTANCE OF 27.59 FEET;
- 18) NORTH 44°56'08" EAST, A DISTANCE OF 54.00 FEET;
- 19) NORTH 45°03'52" WEST, A DISTANCE OF 27.59 FEET TO A POINT OF CURVATURE;
- 20) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.71 FEET, THE CHORD OF WHICH BEARS NORTH 00°03'52" WEST, A DISTANCE OF 14.14 FEET TO A POINT OF TANGENCY;
- 21) NORTH 44°56'08" EAST, A DISTANCE OF 98.39 FEET;
- 22) SOUTH 45°03'52" EAST, A DISTANCE OF 220.00 FEET TO A NON–TANGENT CURVE;
- 23) ALONG THE ARC OF A NON–TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22°30'00", A RADIUS OF 123.00 FEET, AN ARC LENGTH OF 48.30 FEET, THE CHORD OF WHICH BEARS SOUTH 56°11'08" WEST, A DISTANCE OF 47.99 FEET TO A NON–TANGENT LINE;
- 24) SOUTH 22°33'52" EAST, A DISTANCE OF 54.00 FEET TO A NON–TANGENT CURVE;
- 25) ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22°30'00", A RADIUS OF 177.00 FEET, AN ARC LENGTH OF 69.51 FEET, THE CHORD OF WHICH BEARS NORTH 56°11'08" EAST, A DISTANCE OF 69.06 FEET TO A POINT OF TANGENCY;
- 26) NORTH 44°56'08" EAST, A DISTANCE OF 101.61 FEET TO A POINT OF CURVATURE;
- 27) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.71 FEET, THE CHORD OF WHICH BEARS NORTH 89°56'08" EAST, A DISTANCE OF 14.14 FEET TO A POINT OF TANGENCY;
- 28) SOUTH 45°03'52" EAST, A DISTANCE OF 115.00 FEET;
- 29) NORTH 44°56'08" EAST, A DISTANCE OF 54.00 FEET;
- 30) NORTH 45°03'52" WEST, A DISTANCE OF 15.00 FEET;
- 31) NORTH 44°56'08" EAST, A DISTANCE OF 288.63 FEET;
- 32) NORTH 00°22'39" EAST, A DISTANCE OF 136.65 FEET;
- 33) NORTH 33°14'30" EAST, A DISTANCE OF 23.41 FEET TO A NON–TANGENT CURVE;
- 34) ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°35'19", A RADIUS OF 382.00 FEET, AN ARC LENGTH OF 223.94 FEET, THE CHORD OF WHICH BEARS SOUTH 73°33'10" EAST, A DISTANCE OF 220.75 FEET TO A POINT OF TANGENCY;
- 35) NORTH 89°39'11" EAST, A DISTANCE OF 403.19 FEET TO A POINT OF CURVATURE;
- 36) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 54.98 FEET, THE CHORD OF WHICH BEARS SOUTH 45°20'49" EAST, A DISTANCE OF 49.50 FEET TO A POINT OF TANGENCY AND THE WEST RIGHT–OF–WAY LINE OF TOWER ROAD AS DEDICATED BY SAID SECOND CREEK FARM FILING NO. 2;

THENCE SOUTH 00°20'49" EAST, A DISTANCE OF 1251.49 FEET ALONG SAID WEST RIGHT–OF–WAY LINE;

THENCE SOUTH 00°20'45" EAST, A DISTANCE OF 1466.97 FEET ALONG SAID WEST

RIGHT–OF–WAY LINE TO THE NORTH LINE OF TRACT B, SECOND CREEK FARM FILING NO. 1 AMENDMENT NO. 1 RECORDED AUGUST 30, 2019 AT RECEPTION NO. 2019000071790 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE ALONG THE NORTH LINE OF SAID TRACT B FOR THE FOLLOWING THIRTEEN (13) COURSES:

- 1) SOUTH 89°39'15" WEST, A DISTANCE OF 601.45 FEET;
- 2) NORTH 84°40'07" WEST, A DISTANCE OF 111.28 FEET;
- 3) NORTH 04°07'40" WEST, A DISTANCE OF 228.56 FEET;
- 4) SOUTH 52°18'25" WEST, A DISTANCE OF 58.91 FEET;
- 5) SOUTH 56°34'12" WEST, A DISTANCE OF 58.91 FEET;
- 6) SOUTH 60°49'59" WEST, A DISTANCE OF 58.91 FEET;
- 7) SOUTH 65°05'46" WEST, A DISTANCE OF 58.91 FEET;
- 8) SOUTH 69°21'33" WEST, A DISTANCE OF 58.91 FEET;
- 9) SOUTH 73°37'20" WEST, A DISTANCE OF 58.91 FEET;
- 10) SOUTH 77°53'07" WEST, A DISTANCE OF 58.91 FEET;
- 11) SOUTH 83°16'00" WEST, A DISTANCE OF 58.88 FEET;
- 12) SOUTH 89°56'08" WEST, A DISTANCE OF 629.04 FEET;
- 13) NORTH 62°02'42" WEST, A DISTANCE OF 137.01 FEET TO THE EAST LINE OF LOT 1, BLOCK 7, SAID SECOND CREEK FARM FILING NO. 1 AMENDMENT NO. 1;

THENCE ALONG THE EAST AND NORTH LINES OF SAID LOT 1, BLOCK 7 FOR THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 00°03'52" WEST, A DISTANCE OF 179.64 FEET;
- 2) SOUTH 89°56'08" WEST, A DISTANCE OF 633.00 FEET TO THE EAST RIGHT–OF–WAY LINE OF TELLURIDE STREET AS DEDICATED BY SAID SECOND CREEK FARM FILING NO. 2;

THENCE NORTH 00°03'52" WEST, A DISTANCE OF 2043.10 FEET ALONG SAID EAST RIGHT–OF–WAY LINE TO THE POINT OF BEGINNING;

CONTAINING 6,082,072 SQUARE FEET OR 139.6252 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 SECOND CREEK FARM FILING NO. 3 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, FOR PUBLIC UTILITY, CABLE TV, AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY COMMERCE CITY.

EXECUTED THIS _____ DAY OF _____, 20____.

OWNER:
SECOND CREEK HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
JOEL H. FARKAS, MANAGER

STATE OF _____)
COUNTY OF _____) SS
CITY OF _____)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, 20____ BY JOEL H. FARKAS AS MANAGER OF SECOND CREEK HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

DEED OF TRUST HOLDER:
NEW DIRECTIONS IRA, INC. FBO JOSEPH D. FREUND, IRA

BY: _____

PRINT NAME AND TITLE: _____

STATE OF _____)
COUNTY OF _____) SS
CITY OF _____)

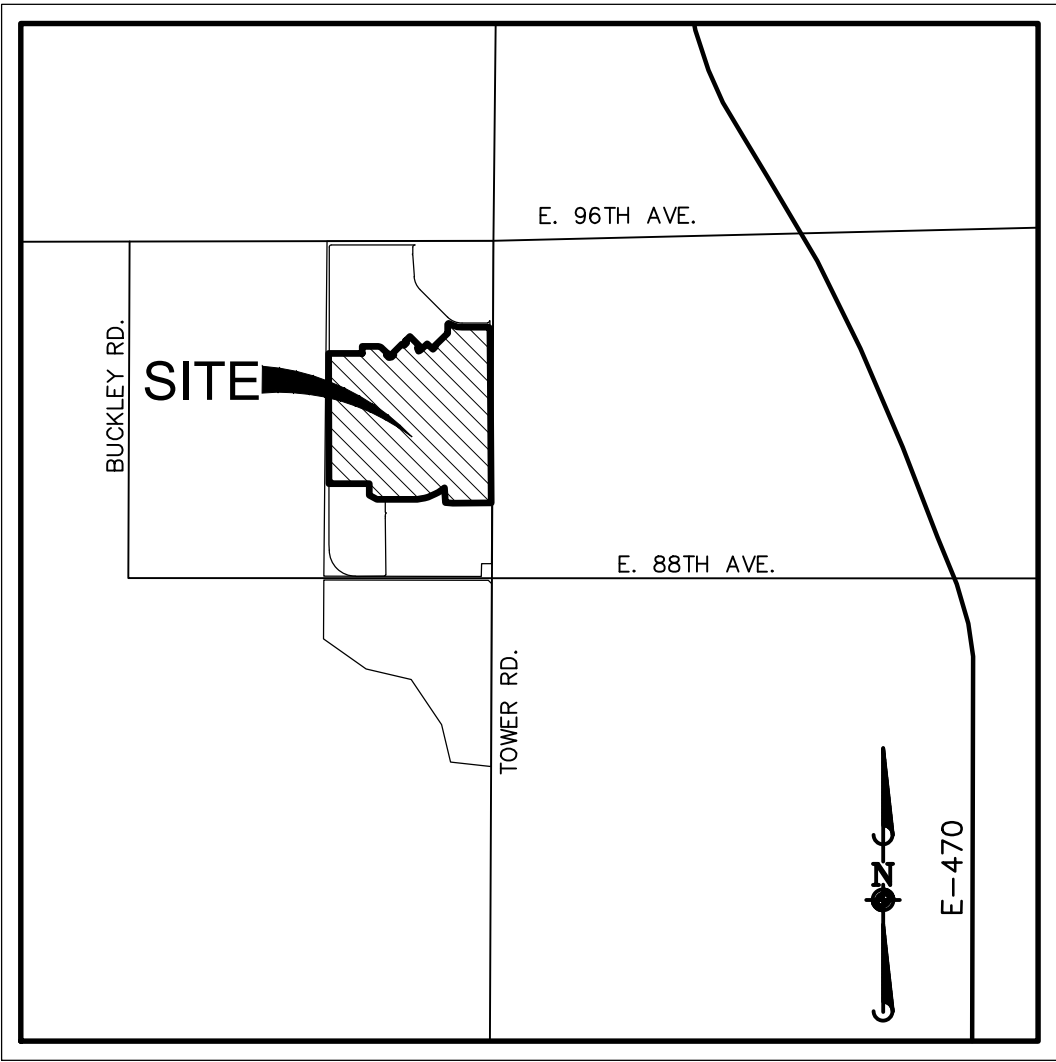
THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, 20____ BY _____ AS

_____ OF NEW DIRECTIONS IRA, INC. FBO JOSEPH D. FREUND, IRA.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____



VICINITY MAP

(1" = 3000')

LEGAL DESCRIPTION AND DEDICATION (CONTINUED...)

DEED OF TRUST HOLDER:
RESPOND LAND, LLC

BY: _____

PRINT NAME AND TITLE: _____

STATE OF _____)
COUNTY OF _____) SS
CITY OF _____)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, 20____ BY _____ AS

_____ OF RESPOND LAND, LLC.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

I, BRIAN J. PFOHL, 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 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.

I ATTEST THE ABOVE ON _____, 2020.

BRIAN J. PFOHL
COLORADO PLS NO. 38445
FOR AND ON BEHALF OF MANHARD CONSULTING
7600 E. ORCHARD ROAD, SUITE 150–N
GREENWOOD VILLAGE, COLORADO 80111
(303) 708–0500



CLERK & RECORDER'S CERTIFICATE

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND

RECORDER IN THE STATE OF COLORADO AT _____ O'CLOCK ____M. ON

THE _____ DAY OF _____, 20____.

BY: _____
DEPUTY _____ CLERK AND RECORDER

FILE NO. _____ MAP NO. _____ RECEPTION NO. _____

DRAWN BY	
REVISIONS	
DATE	
11/19/2020	2ND SUBMITTAL COMMENTS
08/12/2020	1ST SUBMITTAL COMMENTS
BJP	
EGL	

Manhard CONSULTING

7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

SECOND CREEK FARM FILING NO. 3

CITY OF COMMERCE CITY, COUNTY OF ADAMS, COLORADO

FINAL PLAT

PROJ MGR.	BJP
PROJ ENG.	CAS
DRAWN BY.	TGS
DATE.	02/25/2020
SCALE.	N/A

SHEET
1 OF **20**
000.SCCCCO.13

11/19/2020 9:50 AM Dwg Name: p:\sccco\dwg\Surv\final drawings\plat of subdivision\final plat\ filing no. 3\01--000.SCCCCO.12--PS2.dwg Updated By: BPrchl

SECOND CREEK FARM FILING NO. 3

A REPLAT OF SECOND CREEK FARM FILING NO. 2

LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

CITY STAFF CERTIFICATE

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY

THIS ____ DAY OF _____, 20____.

CITY ENGINEER

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF

THE CITY OF COMMERCE CITY THIS ____ DAY OF _____, 20____.

DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

NOTES

1. 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.

2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE REPORT NO. N0024768-010-TO2-KRI WITH AN EFFECTIVE DATE OF JANUARY 30, 2020 AT 8:00 A.M.

4. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON(S) OR ENTITY(S).

5. ALL EASEMENTS WITHIN THE BOUNDARY OF THIS SUBDIVISION THAT WERE PREVIOUSLY GRANTED/DEDICATED BY SECOND CREEK FARM SUBDIVISION FILING NO. 2, RECORDED IN THE ADAMS COUNTY RECORDS UNDER DOCUMENT NO. 20060428000434700 ARE HEREBY VACATED BY THIS PLAT.

6. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

7. BASIS OF BEARINGS: THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°03'52" WEST AS MONUMENTED AND SHOWN HEREON.

8. FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAPS (FIRM) - MAP NUMBER 08001C0635H WITH AN EFFECTIVE DATE OF OF MARCH 5, 2007.

9. DRAINAGE EASEMENTS AS SHOWN ON THE PLAT ARE DEDICATED TO ADAMS COUNTY FOR THE PURPOSE OF PROVIDING STORM WATER DRAINAGE THROUGHOUT THE SUBDIVISION AND FOR MAINTENANCE THEREOF. DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION AND SHALL BE KEPT CLEAR OF OBSTRUCTIONS TO THE FLOW AND/OR OBSTRUCTIONS TO MAINTENANCE ACCESS. CONSTRUCTION OF STRUCTURES, INCLUDING BUT NOT LIMITED TO HOUSES, GARAGES, BARNs, FENCES AND SHEDS SHALL NOT BE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENT. ANY PERMITTED ROADS, DRIVEWAYS, LANDSCAPING OR OTHER IMPROVEMENTS OVER ANY DRAINAGE EASEMENTS MUST BE PROPERLY CONSTRUCTED IN ACCORDANCE WITH APPLICABLE ADAMS COUNTY REGULATIONS AND DRAINAGE CRITERIA.
10. 2' AND 6' H.O.A. EASEMENTS ARE HEREBY GRANTED FOR INGRESS AND EGRESS ALONG THE AREAS AS DEPICTED HEREON. THESE EASEMENTS ARE FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF FENCE COLUMNS, FENCING AND LANDSCAPE IMPROVEMENTS.
A. THE DEVELOPER OR ITS ASSIGNS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE INSTALLATION OF FENCE COLUMNS, FENCING, AND LANDSCAPING IMPROVEMENTS.
B. THE HOMEOWNERS ASSOCIATION SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO MAINTAIN THE FENCE COLUMNS, FENCING AND IMPROVEMENTS LOCATED WITHIN SAID EASEMENT.

11. NOTICE IS HEREBY GIVEN: ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.

12. 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.

13. 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 AGREES TO PAY UPON BILLING.

14. 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.

15. THIS PLAT CONTAINS 511 LOTS AND 22 TRACTS.

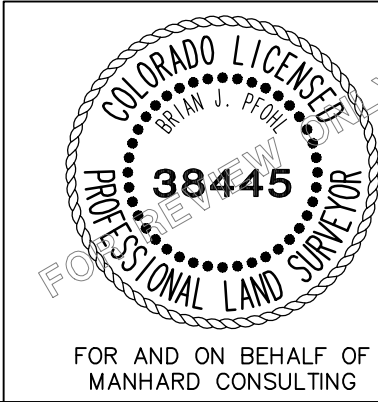
16. THIS SUBDIVISION IS PART OF THE SECOND CREEK FARMS PUD, PUD NO. _____ OR RECEPTION NO. _____.

TRACT SUMMARY TABLE

TRACT	AREA (S.F.)	AREA (AC.)	USAGE	OWNERSHIP
N	20,356	0.4673	OPEN SPACE & UTILITY	HOME OWNERS ASSOCIATION
P	4,600	0.1056	OPEN SPACE & UTILITY	HOME OWNERS ASSOCIATION
Q	1,154	0.0265	OPEN SPACE & UTILITY	HOME OWNERS ASSOCIATION
R	18,351	0.4213	OPEN SPACE & UTILITY	HOME OWNERS ASSOCIATION
S	52,526	1.2058	PRIVATE PARK	HOME OWNERS ASSOCIATION
T	6,623	0.1520	OPEN SPACE & UTILITY	HOME OWNERS ASSOCIATION
U	2,365	0.0543	OPEN SPACE & UTILITY	HOME OWNERS ASSOCIATION
V	1,094	0.0251	OPEN SPACE & UTILITY	HOME OWNERS ASSOCIATION
W	1,094	0.0251	OPEN SPACE & UTILITY	HOME OWNERS ASSOCIATION
X	1,094	0.0251	OPEN SPACE & UTILITY	HOME OWNERS ASSOCIATION
Y	5,159	0.1184	OPEN SPACE & UTILITY	HOME OWNERS ASSOCIATION
Z	762,094	17.4953	MIXED USE	DEVELOPER
AA	19,373	0.4447	OPEN SPACE & UTILITY	HOME OWNERS ASSOCIATION
BB	1,154	0.0265	OPEN SPACE & UTILITY	HOME OWNERS ASSOCIATION
CC	16,387	0.3762	OPEN SPACE & UTILITY	HOME OWNERS ASSOCIATION

TRACT SUMMARY TABLE

TRACT	AREA (S.F.)	AREA (AC.)	USAGE	OWNERSHIP
DD	1,094	0.0251	OPEN SPACE & UTILITY	HOME OWNERS ASSOCIATION
EE	1,094	0.0251	OPEN SPACE & UTILITY	HOME OWNERS ASSOCIATION
FF	1,094	0.0251	OPEN SPACE & UTILITY	HOME OWNERS ASSOCIATION
GG	4,834	0.1110	OPEN SPACE & UTILITY	HOME OWNERS ASSOCIATION
HH	71,532	1.6421	PRIVATE PARK	HOME OWNERS ASSOCIATION
JJ	197,096	4.5247	OPEN SPACE, DRAINAGE & UTILITY	HOME OWNERS ASSOCIATION
KK	896,009	20.5695	MIXED USE	DEVELOPER



SECOND CREEK FARM FILING NO. 3

CITY OF COMMERCE CITY, COUNTY OF ADAMS, COLORADO

FINAL PLAT

PROJ MGR. BJP

PROJ ENG. CAS

DRAWN BY. TGS

DATE. 02/25/2020

SCALE. N/A

SHEET 2 OF 20

000.SCCCCO.13

REVISIONS

DATE

DRAWN BY

11/19/2020 2ND SUBMITTAL COMMENTS

08/12/2020 1ST SUBMITTAL COMMENTS

BJP

EGL

Manhard CONSULTING

7600 East Orchard Road, Suite 150A, Greenwood Village, CO 80111, ph:303.708.0500 manhard.com

Civil Engineering | Surveying & Geospatial Services | GIS

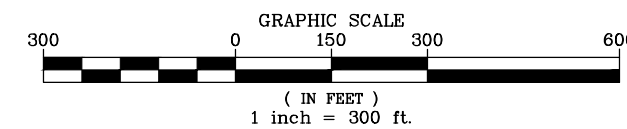
Water Resource Management | Construction Management

A REPLAT OF SECOND CREEK FARM FILING NO. 2

POINT OF COMMENCING
NORTH QUARTER CORNER OF
SECTION 21, T2S, R66W
FOUND 3.25" ALUMINUM CAP
STAMPED "PLS 37890, 2016"
IN RANGE BOX

NORTH LINE OF THE NORTHEAST QUARTER OF
SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST

NORTHEAST CORNER OF
SECTION 21, T2S, R66W
FOUND 3.25" ILLEGIBLE
ALUMINUM CAP IN RANGE BOX



	= EX. PROPERTY LINE
	= EX. SECTION LINE
	= EX. EASEMENT LINE
	= PR. ROW LINE
	= PR. LOT LINE
	= PR. EASEMENT LINE
	= FOUND SECTION CORNER
	SET NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445" FLUSH WITH GROUND
	FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445"
	= BLOCK NUMBER
0.00	= BOUNDARY DIMENSION
0.00	= LOT DIMENSION
U.E.	= UTILITY EASEMENT
H.O.A.E.	= HOMEOWNERS ASSOCIATION EASEMENT
N.B.E.	= NO BUILD EASEMENT

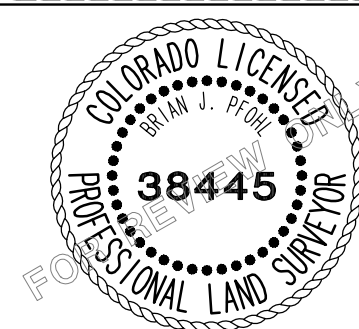
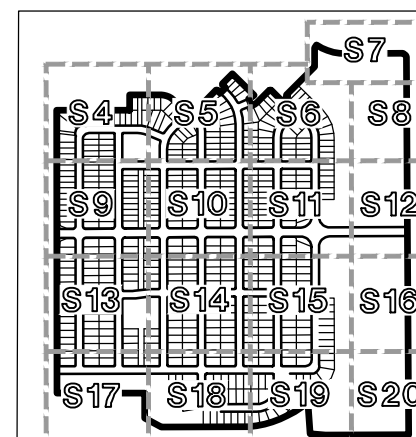
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	45°00'00"	123.00'	96.60'	S 67°33'52" E	94.14'
C2	90°00'00"	10.00'	15.71'	S 00°03'52" E	14.14'
C3	90°00'00"	10.00'	15.71'	N 89°56'08" E	14.14'
C4	90°00'00"	10.00'	15.71'	N 00°03'52" W	14.14'
C5	90°00'00"	10.00'	15.71'	N 89°56'08" E	14.14'
C6	90°00'00"	10.00'	15.71'	N 00°03'52" W	14.14'
C7	22°30'00"	123.00'	48.30'	S 56°11'08" W	47.99'
C8	22°30'00"	177.00'	69.51'	N 56°11'08" E	69.06'
C9	90°00'00"	10.00'	15.71'	N 89°56'08" E	14.14'
C10	33°35'19"	382.00'	223.94'	S 73°33'10" E	220.75'
C11	90°00'00"	35.00'	54.98'	S 45°20'49" E	49.50'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°56'08" E	527.60'
L2	N 00°03'52" W	110.00'
L3	N 89°56'08" E	227.99'
L4	S 45°03'52" E	104.09'
L5	S 44°56'08" W	20.00'
L6	S 45°03'52" E	54.00'
L7	N 44°56'08" E	20.00'
L8	S 45°03'52" E	17.65'
L9	N 44°56'08" E	54.00'
L10	N 45°03'52" W	17.65'
L11	N 44°56'08" E	200.00'
L12	S 45°03'52" E	27.59'
L13	N 44°56'08" E	54.00'
L14	N 45°03'52" W	27.59'
L15	N 44°56'08" E	98.39'
L16	S 45°03'52" E	220.00'
L17	S 22°33'52" E	54.00'
L18	N 44°56'08" E	101.61'
L19	S 45°03'52" E	115.00'
L20	N 44°56'08" E	54.00'
L21	N 45°03'52" W	15.00'
L22	N 44°56'08" E	288.63'
L23	N 00°22'39" E	136.65'
L24	N 33°14'30" E	23.41'
L25	N 89°39'11" E	403.19'
L26	S 89°39'15" W	601.45'
L26(R)	S 89°38'29" W	601.45'

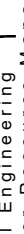
LINE TABLE		
LINE	BEARING	LENGTH
L27	N 84°40'07" W	111.28'
L27(R)	N 84°40'53" W	111.28'
L28	N 04°07'40" W	228.56'
L28(R)	N 04°08'26" W	228.56'
L29	S 52°18'25" W	58.91'
L29(R)	S 52°17'39" W	58.91'
L30	S 56°34'12" W	58.91'
L30(R)	S 56°33'26" W	58.91'
L31	S 60°49'59" W	58.91'
L31(R)	S 60°49'13" W	58.91'
L32	S 65°05'46" W	58.91'
L32(R)	S 65°05'00" W	58.91'
L33	S 69°21'33" W	58.91'
L33(R)	S 69°20'47" W	58.91'
L34	S 73°37'20" W	58.91'
L34(R)	S 73°36'34" W	58.91'
L35	S 77°53'07" W	58.91'
L35(R)	S 77°52'21" W	58.91'
L36	S 83°16'00" W	58.88'
L36(R)	S 83°15'14" W	58.88'
L37	N 62°02'42" W	137.01'
L37(R)	N 62°03'28" W	137.01'
L38	N 00°03'52" W	179.64'
L38(R)	N 00°04'38" W	179.64'

LAND USE SUMMARY TABLE				
USAGE		AREA (S.F.)	ACREAGE	%
RESIDENTIAL LOTS		2,818,586	64.706	46.34%
TRACTS (N-KK)		2,086,178	47.892	34.30%
PUBLIC RIGHTS-OF-WAY		1,177,307	27.027	19.36%
TOTAL		6,082,072	139.625	100.00%

NORTHEAST CORNER OF
SECTION 28, T2S, R66W
FOUND 3.25" ALUMINUM CAP
STAMPED "PLS 23516, 1993"
IN RANGE BOX



FOR AND ON BEHALF OF
MANHARD CONSULTING

[illegible]

Manhard
CONSULTINGTM

6500 East Orchard Road, Suite 150N, Greenwood Village, CO 80111 • 303.709.0500
manhard.com

Civil Engineering, Surveying & Geospatial Services | GIS
 Water Resource Management | Construction Management

SECOND CREEK FARM FILING NO. 3

CITY OF COMMERCE CITY, COUNTY OF ADAMS, COLORADO

FINAL PLAT

PROJ MGR, BJP
PROJ ENG, CAS
DRAWN BY, TGS
DATE, 02/25/2020
SCALE, 1"=300'

SHEET
3 OF 20
000.SCCCC0.13

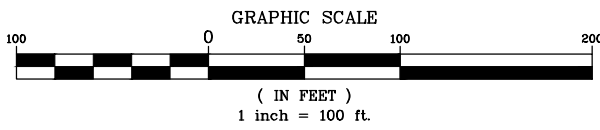
11/19/2020 9:50 AM Dwg Name: p:\Scccce\dwg\Surv\final drawings\plot of subdivision\final plat\final no. 3\01-000.SCCCCC.12-PS2.dwg Updated By: BPFohl

SECOND CREEK FARM FILING NO. 3

A REPLAT OF SECOND CREEK FARM FILING NO. 2

LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

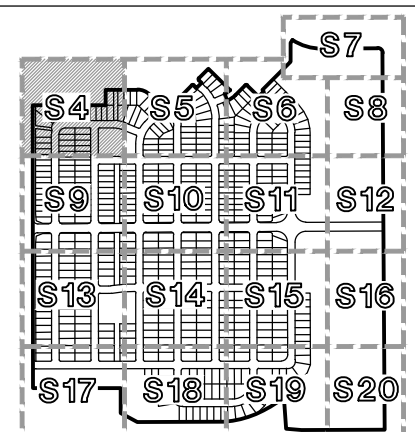
NORTH QUARTER CORNER OF
SECTION 21, T2S, R66W
FOUND 3.25" ALUMINUM CAP
STAMPED "PLS 37890, 2016"
IN RANGE BOX



- LEGEND
- = EX. PROPERTY LINE
 - - - = EX. SECTION LINE
 - - - = EX. EASEMENT LINE
 - = PR. ROW LINE
 - = PR. LOT LINE
 - - - = PR. EASEMENT LINE
 - ◆ = FOUND SECTION CORNER
 - = SET NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445" FLUSH WITH GROUND
 - = FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445"
 - # = BLOCK NUMBER
 - 0.00 = BOUNDARY DIMENSION
 - 0.00 = LOT DIMENSION
 - U.E. = UTILITY EASEMENT
 - H.O.A.E. = HOMEOWNERS ASSOCIATION EASEMENT
 - N.B.E. = NO BUILD EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L13	N 45°03'52" W	8.36'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C12	22°30'00"	200.00'	78.54'	S 78°48'52" E	78.04'
C13	90°00'00"	72.00'	113.10'	N 44°56'08" E	101.82'
C20	31°42'00"	10.00'	5.53'	N 86°45'18" W	5.46'
C21	128°19'08"	55.00'	123.18'	S 44°56'08" W	99.00'
C22	31°42'00"	10.00'	5.53'	S 03°22'26" E	5.46'
C25	90°00'00"	10.00'	15.71'	S 45°03'52" E	14.14'
C28	90°00'00"	10.00'	15.71'	N 44°56'08" E	14.14'
C31	90°00'00"	10.00'	15.71'	N 45°03'52" W	14.14'
C32	90°00'00"	10.00'	15.71'	N 44°56'08" E	14.14'
C146	12°32'26"	99.00'	21.67'	S 06°12'21" W	21.63'
C147	12°32'26"	99.00'	21.67'	S 83°39'55" W	21.63'
C148	90°00'00"	45.00'	70.69'	N 44°56'08" E	63.64'



FOR AND ON BEHALF OF
MANHARD CONSULTING

REVISIONS

DRAWN BY

DATE

11/19/2020

2ND SUBMITTAL

COMMENTS

08/12/2020

1ST SUBMITTAL

COMMENTS

Manhard CONSULTING

7800 East Orchard Road, Suite 150A, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com

Civil Engineering | Surveying & Geospatial Services | GIS

Water Resource Management | Construction Management

SECOND CREEK FARM FILING NO. 3

CITY OF COMMERCE CITY, COUNTY OF ADAMS, COLORADO

FINAL PLAT

PROJ MGR: BJP

PROJ ENG: CAS

DRAWN BY: TGS

DATE: 02/25/2020

SCALE: 1"=50'

SHEET

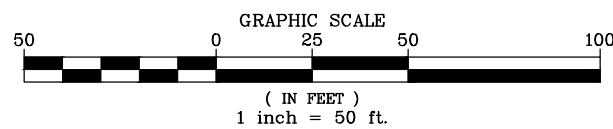
4 OF 20

000.SCCCCO.13

SECOND CREEK FARM FILING NO. 3

A REPLAT OF SECOND CREEK FARM FILING NO. 2

LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

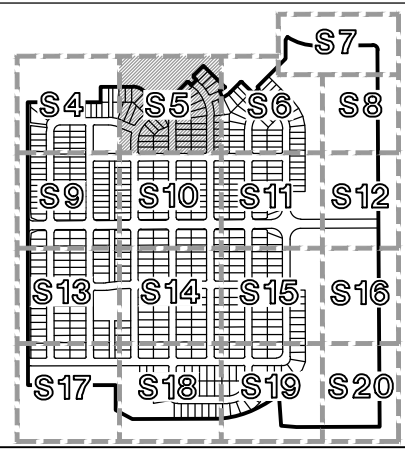


LEGEND

- EX. PROPERTY LINE
- EX. SECTION LINE
- EX. EASEMENT LINE
- PR. ROW LINE
- PR. LOT LINE
- PR. EASEMENT LINE
- FOUND SECTION CORNER
- SET NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445" FLUSH WITH GROUND
- FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445"
- BLOCK NUMBER
- BOUNDARY DIMENSION
- LOT DIMENSION
- UTILITY EASEMENT
- HOMEOWNERS ASSOCIATION EASEMENT
- NO BUILD EASEMENT

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	45°00'00"	123.00'	96.60'	S 67°33'52" E	94.14'
C2	90°00'00"	10.00'	15.71'	S 00°03'52" E	14.14'
C3	90°00'00"	10.00'	15.71'	N 89°56'08" E	14.14'
C4	90°00'00"	10.00'	15.71'	N 00°03'52" W	14.14'
C5	90°00'00"	10.00'	15.71'	N 89°56'08" E	14.14'
C6	90°00'00"	10.00'	15.71'	N 00°03'52" W	14.14'
C7	22°30'00"	123.00'	48.30'	S 56°11'08" W	47.99'
C8	22°30'00"	177.00'	69.51'	N 56°11'08" E	69.06'
C14	45°00'00"	200.00'	157.08'	N 22°26'08" E	153.07'
C15	45°00'00"	150.00'	117.81'	S 22°33'52" E	114.81'
C19	81°01'06"	10.00'	14.14'	S 71°55'35" W	12.99'
C29	81°01'06"	10.00'	14.14'	S 27°03'19" E	12.99'
C30	90°00'00"	10.00'	15.71'	S 44°56'08" W	14.14'
C33	90°00'00"	10.00'	15.71'	S 45°03'52" E	14.14'
C36	90°00'00"	10.00'	15.71'	N 45°03'52" W	14.14'
C37	90°00'00"	10.00'	15.71'	S 44°56'08" W	14.14'
C38	90°00'00"	10.00'	15.71'	S 45°03'52" E	14.14'
C41	90°00'00"	10.00'	15.71'	N 44°56'08" E	14.14'
C42	90°00'00"	10.00'	15.71'	S 45°03'52" E	14.14'
C43	90°00'00"	10.00'	15.71'	N 44°56'08" E	14.14'
C44	90°00'00"	10.00'	15.71'	S 45°03'52" E	14.14'
C47	90°00'00"	10.00'	15.71'	N 44°56'08" E	14.14'
C48	83°41'48"	10.00'	14.61'	S 70°42'58" E	13.34'
C49	83°41'48"	10.00'	14.61'	N 25°35'14" E	13.34'
C52	90°00'00"	10.00'	15.71'	N 45°03'52" W	14.14'
C53	90°00'00"	10.00'	15.71'	S 44°56'08" W	14.14'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 44°56'08" W	20.00'
L2	S 45°03'52" E	54.00'
L3	N 44°56'08" E	20.00'
L4	S 45°03'52" E	17.65'
L5	N 44°56'08" E	54.00'
L6	N 45°03'52" W	17.65'
L7	S 45°03'52" E	27.59'
L8	N 44°56'08" E	54.00'
L9	N 45°03'52" W	27.59'
L10	S 22°33'52" E	54.00'



FOR AND ON BEHALF OF
MANHARD CONSULTING

REVISIONS

DATE

11/19/2020

2ND SUBMITTAL COMMENTS

08/12/2020

1ST SUBMITTAL COMMENTS

BJP

EGL

Manhard CONSULTING

7800 East Orchard Road, Suite 150A, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com

Civil Engineering | Surveying & Geospatial Services | GIS Water Resource Management | Construction Management

SECOND CREEK FARM FILING NO. 3

CITY OF COMMERCE CITY, COUNTY OF ADAMS, COLORADO

FINAL PLAT

PROJ MGR. BJP

PROJ ENG. CAS

DRAWN BY. TGS

DATE. 02/25/2020

SCALE. 1"=50'

SHEET 5 OF 20

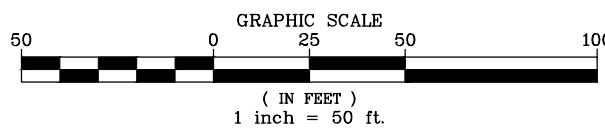
000.SCCCCO.13

11/19/2020 9:48 AM Dwg Name: p:\scccoco.dwg\Surf\final drawings\plat of subdivision\final plat\104-000.SCCCCO.12-P52.dwg Updated By: B.Phipps

SECOND CREEK FARM FILING NO. 3

A REPLAT OF SECOND CREEK FARM FILING NO. 2

LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

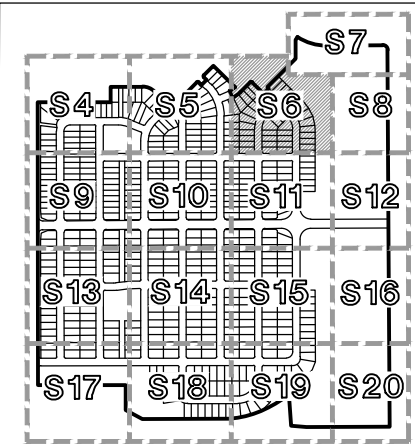


LEGEND

- = EX. PROPERTY LINE
- - - = EX. SECTION LINE
- - - = EX. EASEMENT LINE
- = PR. ROW LINE
- = PR. LOT LINE
- - - = PR. EASEMENT LINE
- ◆ = FOUND SECTION CORNER
- = SET NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445" FLUSH WITH GROUND
- = FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445"
- # = BLOCK NUMBER
- 0.00 = BOUNDARY DIMENSION
- 0.00 = LOT DIMENSION
- U.E. = UTILITY EASEMENT
- H.O.A.E. = HOMEOWNERS ASSOCIATION EASEMENT
- N.B.E. = NO BUILD EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L10	S 22°33'52" E	54.00'
L11	N 44°56'08" E	54.00'
L12	N 45°03'52" W	15.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C7	22°30'00"	123.00'	48.30'	S 56°11'08" W	47.99'
C8	22°30'00"	177.00'	69.51'	N 56°11'08" E	69.06'
C9	90°00'00"	10.00'	15.71'	N 89°56'08" E	14.14'
C50	90°00'00"	10.00'	15.71'	S 00°03'52" E	14.14'
C51	90°00'00"	10.00'	15.71'	S 44°56'08" W	14.14'
C54	90°00'00"	10.00'	15.71'	S 45°03'52" E	14.14'
C57	90°00'00"	10.00'	15.71'	N 45°03'52" W	14.14'
C58	90°00'00"	10.00'	15.71'	N 89°56'08" E	14.14'
C59	90°00'00"	10.00'	15.71'	S 44°56'08" W	14.14'
C60	90°00'00"	10.00'	15.71'	S 45°03'52" E	14.14'
C62	90°00'00"	10.00'	15.71'	N 44°56'08" E	14.14'



FOR AND ON BEHALF OF
MANHARD CONSULTING

SECOND CREEK FARM FILING NO. 3

CITY OF COMMERCE CITY, COUNTY OF ADAMS, COLORADO

FINAL PLAT

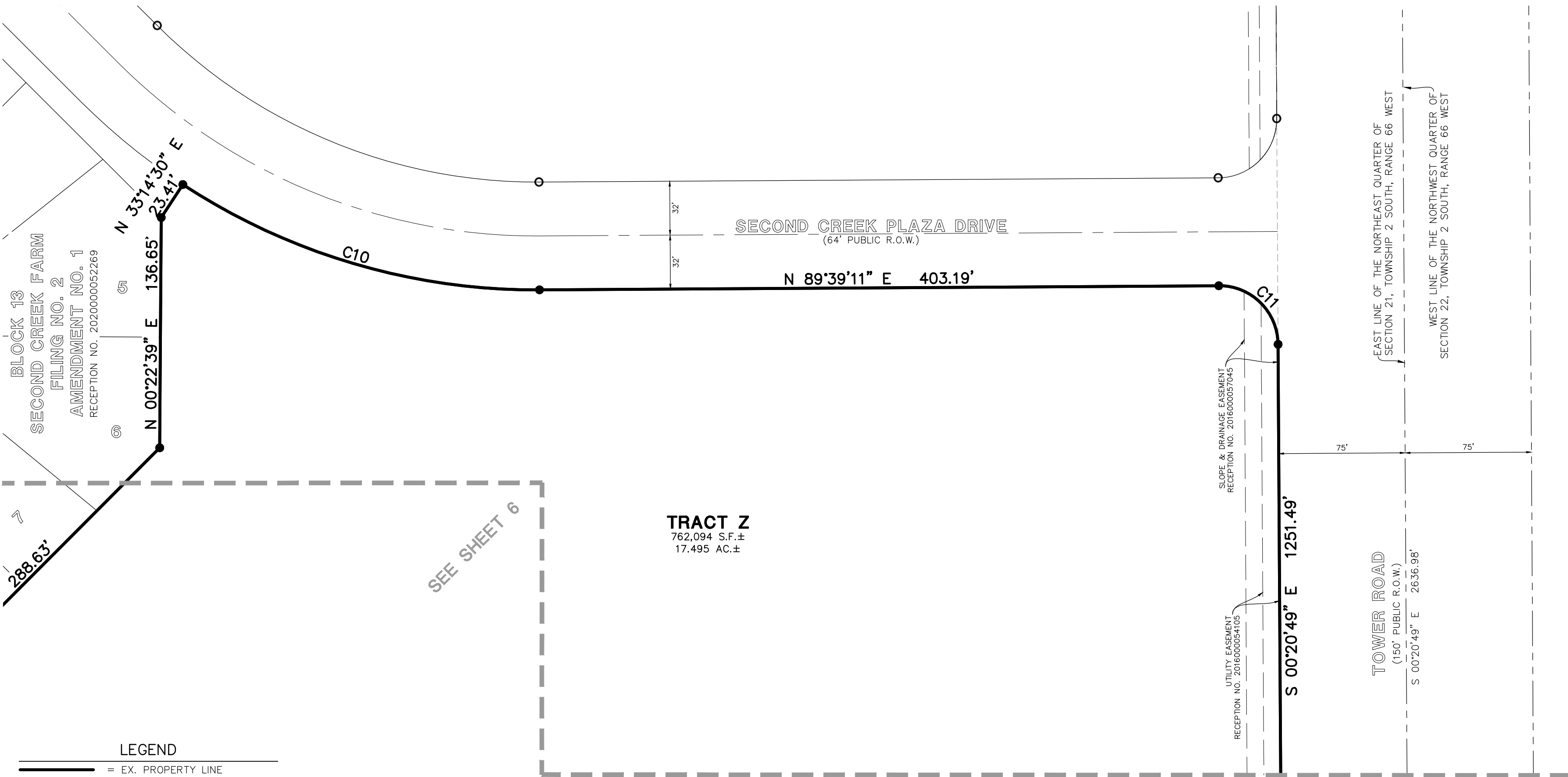
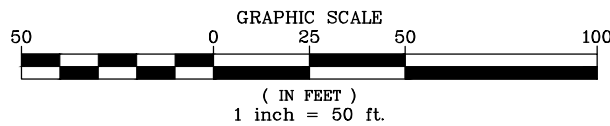
PROJ MGR. BJP
PROJ ENG. CAS
DRAWN BY. TGS
DATE. 02/25/2020
SCALE. 1"=50'

SHEET
6 OF 20
000.SCCCCO.13

11/19/2020 9:48 AM Dwg Name: p:\scccoc\dwg\Surv\final drawings\plat of subdivision\final plat\filng no. 3\04-000.SCCCCO.12-P52.dwg Updated By: BJP

SECOND CREEK FARM FILING NO. 3

A REPLAT OF SECOND CREEK FARM FILING NO. 2
LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

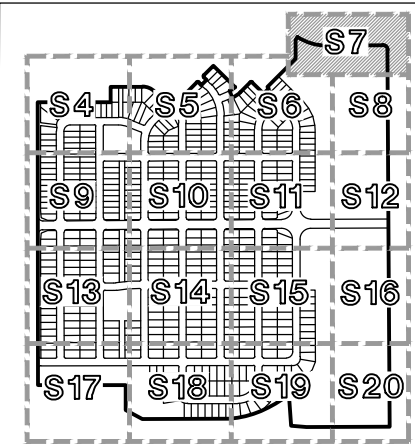
- = EX. PROPERTY LINE
- - - = EX. SECTION LINE
- - - = EX. EASEMENT LINE
- = PR. ROW LINE
- = PR. LOT LINE
- = PR. EASEMENT LINE
- ◆ = FOUND SECTION CORNER
- = SET NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445" FLUSH WITH GROUND
- = FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445"
- # = BLOCK NUMBER
- 0.00 = BOUNDARY DIMENSION
- 0.00 = LOT DIMENSION
- U.E. = UTILITY EASEMENT
- H.O.A.E. = HOMEOWNERS ASSOCIATION EASEMENT
- N.B.E. = NO BUILD EASEMENT

SEE SHEET 6

TRACT Z
762,094 S.F.±
17.495 AC.±

SEE SHEET 8

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C10	33°35'19"	382.00'	223.94'	S 73°33'10" E	220.75'
C11	90°00'00"	35.00'	54.98'	S 45°20'49" E	49.50'



FOR AND ON BEHALF OF
MANHARD CONSULTING

DATE	REVISIONS	DRAWN BY
11/19/2020	2ND SUBMITTAL COMMENTS	BJP
08/12/2020	1ST SUBMITTAL COMMENTS	EGL



SECOND CREEK FARM FILING NO. 3
CITY OF COMMERCE CITY, COUNTY OF ADAMS, COLORADO
FINAL PLAT

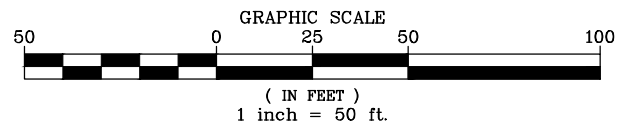
PROJ MGR: BJP
PROJ ENG: CAS
DRAWN BY: TGS
DATE: 02/25/2020
SCALE: 1"=50'

SHEET
7 OF 20
000.SCCCCO.13

SECOND CREEK FARM FILING NO. 3

A REPLAT OF SECOND CREEK FARM FILING NO. 2

LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

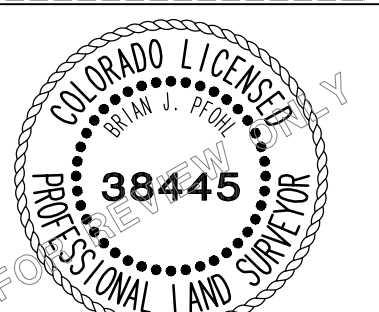
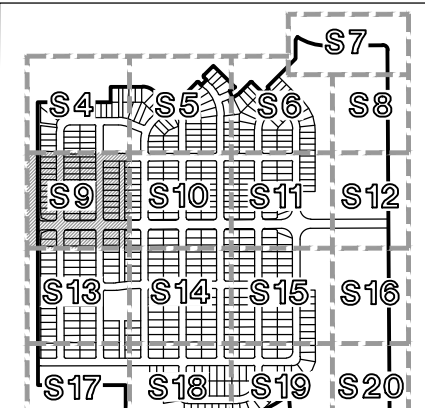


LEGEND

- = EX. PROPERTY LINE
- - - = EX. SECTION LINE
- - - = EX. EASEMENT LINE
- = PR. ROW LINE
- = PR. LOT LINE
- = PR. EASEMENT LINE
- ◆ = FOUND SECTION CORNER
- = SET NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445" FLUSH WITH GROUND
- = FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445"
- # = BLOCK NUMBER
- 0.00 = BOUNDARY DIMENSION
- 0.00 = LOT DIMENSION
- U.E. = UTILITY EASEMENT
- H.O.A.E. = HOMEOWNERS ASSOCIATION EASEMENT
- N.B.E. = NO BUILD EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L16	N 68°30'37" W	48.70'
L17	S 89°56'08" W	57.93'
L21	N 89°56'08" E	58.75'
L22	N 67°53'56" E	48.23'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C23	89°44'23"	20.00'	31.33'	S 44°48'20" W	28.22'
C24	90°15'37"	35.00'	55.14'	N 45°11'40" W	49.61'
C26	89°44'23"	20.00'	31.33'	S 44°48'20" W	28.22'
C27	90°15'37"	20.00'	31.51'	N 45°11'40" W	28.35'
C32	90°00'00"	10.00'	15.71'	N 44°56'08" E	14.14'
C35	90°15'37"	20.00'	31.51'	N 45°11'40" W	28.35'
C63	89°44'23"	35.00'	54.82'	N 44°48'20" E	49.38'
C64	90°15'37"	20.00'	31.51'	S 45°11'40" E	28.35'
C72	89°44'23"	20.00'	31.33'	N 44°48'20" E	28.22'
C73	90°15'37"	20.00'	31.51'	S 45°11'40" E	28.35'
C82	89°44'23"	20.00'	31.33'	N 44°48'20" E	28.22'



FOR AND ON BEHALF OF
MANHARD CONSULTING

REVISIONS

DATE

DRAWN BY

PROJECT

DATE

SCALE

SHEET

OF

000.SCCCCO.13

11/19/2020

02/25/2020

11/19/2020

08/12/2020

2ND SUBMITTAL

1ST SUBMITTAL

COMMENTS

COMMENTS

BJP

EGL

Manhard CONSULTING

7800 East Orchard Road, Suite 150A, Greenwood Village, CO 80111 | ph:303.708.0500 | manhard.com

Civil Engineering | Surveying & Geospatial Services | GIS

Water Resource Management | Construction Management

SECOND CREEK FARM FILING NO. 3

CITY OF COMMERCE CITY, COUNTY OF ADAMS, COLORADO

FINAL PLAT

PROJ MGR.

PROJ ENG.

DRAWN BY.

DATE.

SCALE.

SHEET

OF

000.SCCCCO.13

BJP

CAS

TGS

02/25/2020

1"=50'

9

20

000.SCCCCO.13

SEE SHEET 4

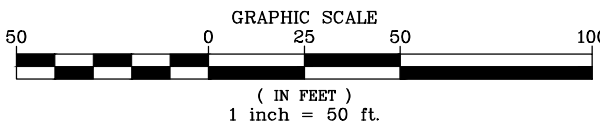
SEE SHEET 13

SEE SHEET 10

SECOND CREEK FARM FILING NO. 3

A REPLAT OF SECOND CREEK FARM FILING NO. 2

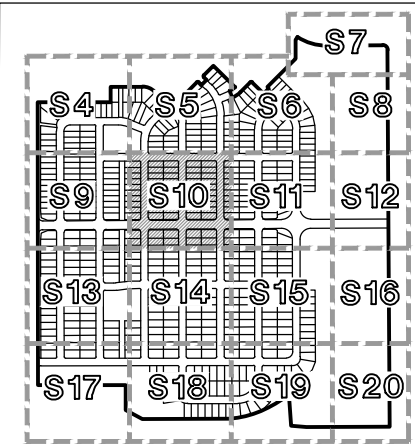
LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

- = EX. PROPERTY LINE
- = EX. SECTION LINE
- = EX. EASEMENT LINE
- = PR. ROW LINE
- = PR. LOT LINE
- = PR. EASEMENT LINE
- = FOUND SECTION CORNER
- SET NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445" FLUSH WITH GROUND
- FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445"
- = BLOCK NUMBER
- 0.00 = BOUNDARY DIMENSION
- 0.00 = LOT DIMENSION
- U.E. = UTILITY EASEMENT
- H.O.A.E. = HOMEOWNERS ASSOCIATION EASEMENT
- N.B.E. = NO BUILD EASEMENT

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C33	90°00'00"	10.00'	15.71'	S 45°03'52" E	14.14'
C34	89°44'23"	20.00'	31.33'	S 44°48'20" W	28.22'
C38	90°00'00"	10.00'	15.71'	S 45°03'52" E	14.14'
C39	89°44'23"	20.00'	31.33'	S 44°48'20" W	28.22'
C40	90°15'37"	20.00'	31.51'	N 45°11'40" W	28.35'
C41	90°00'00"	10.00'	15.71'	N 44°56'08" E	14.14'
C44	90°00'00"	10.00'	15.71'	S 45°03'52" E	14.14'
C45	89°44'23"	20.00'	31.33'	S 44°48'20" W	28.22'
C46	90°15'37"	20.00'	31.51'	N 45°11'40" W	28.35'
C47	90°00'00"	10.00'	15.71'	N 44°56'08" E	14.14'
C53	90°00'00"	10.00'	15.71'	S 44°56'08" W	14.14'
C56	90°15'37"	20.00'	31.51'	N 45°11'40" W	28.35'
C83	90°15'37"	20.00'	31.51'	S 45°11'40" E	28.35'
C92	89°44'23"	20.00'	31.33'	N 44°48'20" E	28.22'
C93	90°15'37"	20.00'	31.51'	S 45°11'40" E	28.35'
C100	89°44'23"	20.00'	31.33'	N 44°48'20" E	28.22'
C101	90°15'37"	20.00'	31.51'	S 45°11'40" E	28.35'
C108	89°44'23"	20.00'	31.33'	N 44°48'20" E	28.22'



FOR AND ON BEHALF OF
MANHARD CONSULTING

REVISIONS

DATE	11/19/2020	2ND SUBMITTAL	COMMENTS
	08/12/2020	1ST SUBMITTAL	

Manhard CONSULTING

7800 East Orchard Road, Suite 150A, Greenwood Village, CO 80111 | ph:303.708.0500 | manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

SECOND CREEK FARM FILING NO. 3

CITY OF COMMERCE CITY, COUNTY OF ADAMS, COLORADO

FINAL PLAT

PROJ MGR: BJP

PROJ ENG: CAS

DRAWN BY: TGS

DATE: 02/25/2020

SCALE: 1"=50'

SHEET 10 OF 20

000.SCCCCO.13

SEE SHEET 5

EAST 92ND PLACE
(54' PUBLIC R.O.W.)

EAST 92ND AVENUE
(64' PUBLIC R.O.W.)

TRACT DD
1,094 S.F.±
0.025 AC.±

TRACT EE
1,094 S.F.±
0.025 AC.±

TRACT X
1,094 S.F.±
0.025 AC.±

TRACT W
1,094 S.F.±
0.025 AC.±

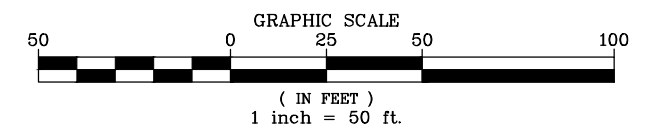
TRACT V
1,094 S.F.±
0.025 AC.±

11/19/2020 9:48 AM Dwg Name: p:\scccoc\dwg\Surv\final drawings\plat of subdivision\final plat\filng no. 3\04-000.SCCCCO.12-PS2.dwg Updated By: BJP

SECOND CREEK FARM FILING NO. 3

A REPLAT OF SECOND CREEK FARM FILING NO. 2

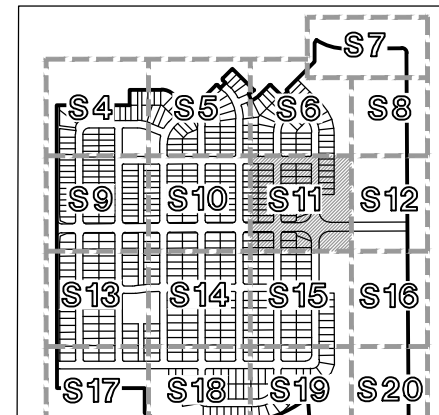
LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



- LEGEND**
- = EX. PROPERTY LINE
 - - - = EX. SECTION LINE
 - - - = EX. EASEMENT LINE
 - = PR. ROW LINE
 - - - = PR. LOT LINE
 - - - = PR. EASEMENT LINE
 - ◆ = FOUND SECTION CORNER
 - = SET NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445" FLUSH WITH GROUND
 - = FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445"
 - # = BLOCK NUMBER
 - 0.00 = BOUNDARY DIMENSION
 - 0.00 = LOT DIMENSION
 - U.E. = UTILITY EASEMENT
 - H.O.A.E. = HOMEOWNERS ASSOCIATION EASEMENT
 - N.B.E. = NO BUILD EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L18	N 45°03'52" W	14.14'
L19	N 00°03'52" W	13.82'
L20	N 44°56'08" E	14.14'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	
C54	90°00'00"	10.00'	15.71'	S 45°03'52" E	14.14'	
C55	89°44'23"	20.00'	31.33'	S 44°48'20" W	28.22'	
C60	90°00'00"	10.00'	15.71'	S 45°03'52" E	14.14'	
C61	90°15'37"	20.00'	31.51'	N 45°11'40" W	28.35'	
C62	90°00'00"	10.00'	15.71'	N 44°56'08" E	14.14'	
C109	90°15'37"	20.00'	31.51'	S 45°11'40" E	28.35'	
C116	89°44'23"	20.00'	31.33'	N 44°48'20" E	28.22'	



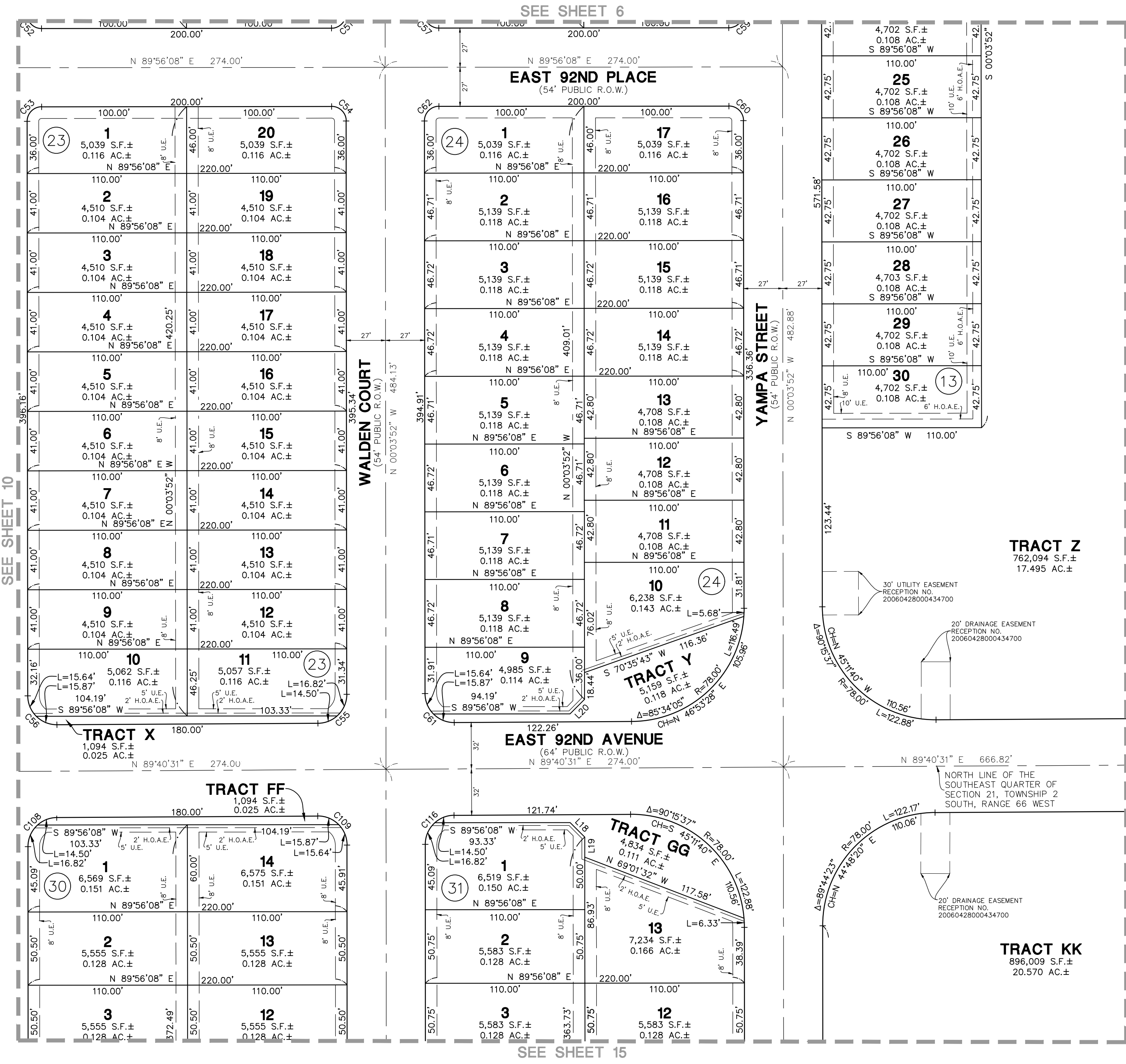
FOR AND ON BEHALF OF
MANHARD CONSULTING

SECOND CREEK FARM FILING NO. 3
CITY OF COMMERCE CITY, COUNTY OF ADAMS, COLORADO

PROJ MGR. BJP
PROJ ENG. CAS
DRAWN BY. TGS
DATE. 02/25/2020
SCALE. 1"=50'

SHEET
11 OF **20**
000.SCCCCO.13

REVISIONS		DATE	DRAWN BY
NO.	DESCRIPTION		
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			



11/19/2020 9:48 AM Dwg Name: p:\scocco\dwg\surv\final drawings\plat of subdivision\final plat filing no. 3\04-000.SCCCCO.12-P52.dwg Updated By: BJP

A REPLAT OF SECOND CREEK FARM FILING NO. 2
LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



	= EX. PROPERTY LINE
	= EX. SECTION LINE
	= EX. EASEMENT LINE
	= PR. ROW LINE
	= PR. LOT LINE
	= PR. EASEMENT LINE
	= FOUND SECTION CORNER
	SET NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP = STAMPED "PLS 38445" FLUSH WITH GROUND
	FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP = STAMPED "PLS 38445"
	= BLOCK NUMBER
0.00	= BOUNDARY DIMENSION
0.00	= LOT DIMENSION
U.E.	= UTILITY EASEMENT
H.O.A.E.	= HOMEOWNERS ASSOCIATION EASEMENT
N.B.E.	= NO BUILD EASEMENT

TRACT Z
762,094 S.F.±
17.495 AC.±

(64' PUBLIC R.O.W.)
N 89°40'31" E 666.82'

NORTH LINE OF THE SOUTHEAST QUARTER OF
SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST

896,009 S.F.±
20.570 AC.±

$\Delta = 90^{\circ}01'20''$
 $R = 35.00'$ $L = 54.99'$
 CH=S $44^{\circ}39'51''$ W $49.51'$

$\Delta = 89^{\circ}58'44''$
 $R = 35.00'$ $L = 54.96'$
 CH=N $45^{\circ}20'07''$ W $49.49'$

TOWER ROAD
(150' PUBLIC R.O.W.)

EAST LINE OF THE NORTHEAST QUARTER OF
SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST

WEST LINE OF THE NORTHWEST QUARTER OF
SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST

UTILITY EASEMENT -
RECEPTION NO. 2016000054105

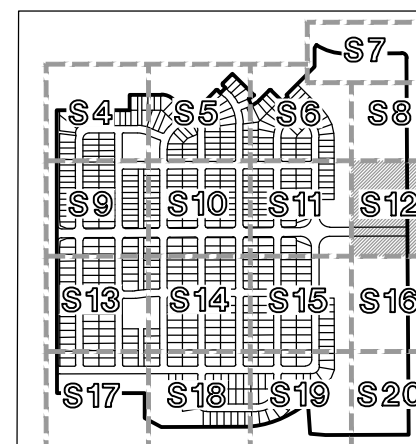
SLOPE & DRAINAGE EASEMENT
RECEPTION NO. 2016000057045

UTILITY EASEMENT
RECEPTION NO. 201-

UTILITY EASEMENT
RECEPTION NO. 7

UTILITY EASEMENT
RECEPTION NO.

SEE SHEET 16



FOR AND ON BEHALF OF
MANHARD CONSULTING

SECOND CREEK FARM FILING NO. 3

CITY OF COMMERCE CITY, COUNTY OF ADAMS, COLORADO

FINAL PLAT

PROJ MGR.	<u>BJP</u>
PROJ ENG.	<u>CAS</u>
DRAWN BY.	<u>TGS</u>
DATE.	<u>02/25/2020</u>
SCALE.	<u>1"=50'</u>

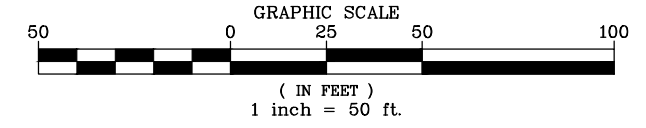
SHEET
12 OF 20
000.SCCCC0.13

SECOND CREEK FARM FILING NO. 3

A REPLAT OF SECOND CREEK FARM FILING NO. 2

LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 9

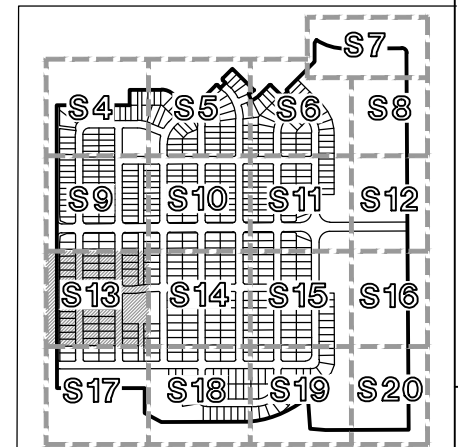


LEGEND

- = EX. PROPERTY LINE
- - - = EX. SECTION LINE
- - - = EX. EASEMENT LINE
- - - = PR. ROW LINE
- - - = PR. LOT LINE
- - - = PR. EASEMENT LINE
- ◆ = FOUND SECTION CORNER
- = SET NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445" FLUSH WITH GROUND
- = FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445"
- # = BLOCK NUMBER
- 0.00 = BOUNDARY DIMENSION
- 0.00 = LOT DIMENSION
- U.E. = UTILITY EASEMENT
- H.O.A.E. = HOMEOWNERS ASSOCIATION EASEMENT
- N.B.E. = NO BUILD EASEMENT

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C17	7°00'00"	150.00'	18.33'	N 86°26'08" E	18.31'
C18	7°00'00"	150.00'	18.33'	N 86°26'08" E	18.31'
C68	90°00'00"	10.00'	15.71'	N 44°56'08" E	14.14'
C69	90°00'00"	10.00'	15.71'	S 45°03'52" E	14.14'
C71	90°00'00"	10.00'	15.71'	N 45°03'52" W	14.14'
C74	90°00'00"	10.00'	15.71'	S 44°56'08" W	14.14'
C76	90°00'00"	10.00'	15.71'	N 44°56'08" E	14.14'
C77	7°00'00"	177.00'	21.62'	N 86°26'08" E	21.61'
C78	7°00'00"	123.00'	15.03'	N 86°26'08" E	15.02'
C81	90°00'00"	10.00'	15.71'	N 45°03'52" W	14.14'
C85	7°00'00"	177.00'	21.62'	S 86°26'08" W	21.61'
C86	7°00'00"	123.00'	15.03'	S 86°26'08" W	15.02'



FOR AND ON BEHALF OF
MANHARD CONSULTING

SECOND CREEK FARM FILING NO. 3

CITY OF COMMERCE CITY, COUNTY OF ADAMS, COLORADO

FINAL PLAT

PROJ MGR. BJP
PROJ ENG. CAS
DRAWN BY. TGS
DATE. 02/25/2020
SCALE. 1"=50'

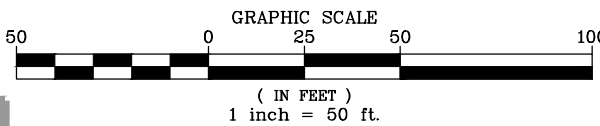
SHEET
13 OF **20**
000.SCCCCO.13

11/19/2020 9:48 AM Dwg Name: p:\scccoco\dwg\Surv\final drawings\plat of subdivision\final plat\filng no. 3\04-000.SCCCO.12-P52.dwg Updated By: BJP

SECOND CREEK FARM FILING NO. 3

A REPLAT OF SECOND CREEK FARM FILING NO. 2

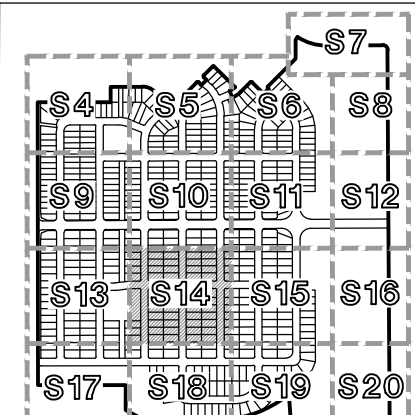
LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

- EX. PROPERTY LINE
- EX. SECTION LINE
- EX. EASEMENT LINE
- PR. ROW LINE
- PR. LOT LINE
- PR. EASEMENT LINE
- FOUND SECTION CORNER
- SET NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445" FLUSH WITH GROUND
- FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445"
- BLOCK NUMBER
- BOUNDARY DIMENSION
- LOT DIMENSION
- UTILITY EASEMENT
- HOMEOWNERS ASSOCIATION EASEMENT
- NO BUILD EASEMENT

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C79	90°00'00"	10.00'	15.71'	S 45°03'52" E	14.14'
C84	90°00'00"	10.00'	15.71'	S 44°56'08" W	14.14'
C88	90°00'00"	10.00'	15.71'	N 44°56'08" E	14.14'
C89	90°00'00"	10.00'	15.71'	S 45°03'52" E	14.14'
C91	90°00'00"	10.00'	15.71'	N 45°03'52" W	14.14'
C94	90°00'00"	10.00'	15.71'	S 44°56'08" W	14.14'
C96	90°00'00"	10.00'	15.71'	N 44°56'08" E	14.14'
C97	90°00'00"	10.00'	15.71'	S 45°03'52" E	14.14'
C99	90°00'00"	10.00'	15.71'	N 45°03'52" W	14.14'
C102	90°00'00"	10.00'	15.71'	S 44°56'08" W	14.14'
C104	90°00'00"	10.00'	15.71'	N 44°56'08" E	14.14'
C107	90°00'00"	10.00'	15.71'	N 45°03'52" W	14.14'



FOR AND ON BEHALF OF
MANHARD CONSULTING

REVISIONS		DATE	DRAWN BY
NO.	DESCRIPTION		
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

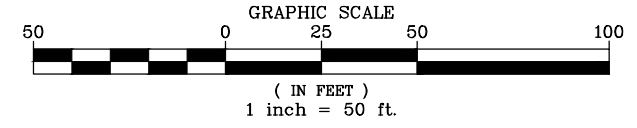


SECOND CREEK FARM FILING NO. 3
CITY OF COMMERCE CITY, COUNTY OF ADAMS, COLORADO
FINAL PLAT

PROJ MGR: BJP
PROJ ENG: CAS
DRAWN BY: TGS
DATE: 02/25/2020
SCALE: 1"=50'
SHEET 14 OF 20
000.SCCCCO.13

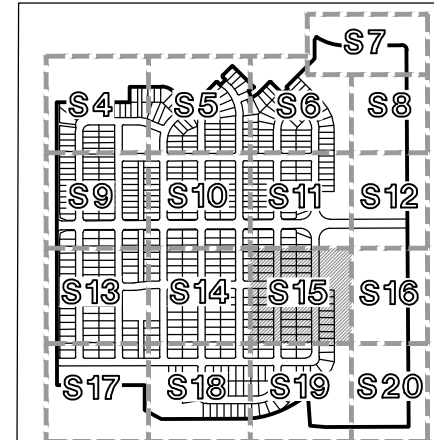
A REPLAT OF SECOND CREEK FARM FILING NO. 2

SEE SHEET 11

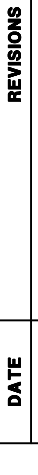


	= EX. PROPERTY LINE
	= EX. SECTION LINE
	= EX. EASEMENT LINE
	= PR. ROW LINE
	= PR. LOT LINE
	= PR. EASEMENT LINE
	= FOUND SECTION CORNER
	SET NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445" FLUSH WITH GROUND
	FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445"
	= BLOCK NUMBER
0.00	= BOUNDARY DIMENSION
0.00	= LOT DIMENSION
U.E.	= UTILITY EASEMENT
H.O.A.E.	= HOMEOWNERS ASSOCIATION EASEMENT
N.B.E.	= NO BUILD EASEMENT

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C105	90°00'00"	10.00'	15.71'	S 45°03'52" E	14.14'
C110	90°00'00"	10.00'	15.71'	S 44°56'08" W	14.14'
C112	90°00'00"	10.00'	15.71'	N 44°56'08" E	14.14'
C113	90°00'00"	10.00'	15.71'	S 45°03'52" E	14.14'
C115	90°00'00"	10.00'	15.71'	N 45°03'52" W	14.14'
C117	90°00'00"	10.00'	15.71'	S 44°56'08" W	14.14'



FOR AND ON BEHALF OF
MANHARD CONSULTING

 Manhard CONSULTING 7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com Civil Engineering Surveying Geospatial Services GIS Water Resource Management Construction Management		DATE REVISIONS		DRAWN BY
		11/19/2020		2ND SUBMITTAL COMMENTS
		08/17/2020		1ST SUBMITTAL COMMENTS
				EGL

A REPLAT OF SECOND CREEK FARM FILING NO. 2

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

SEE SHEET 12

SEE SHEET 15

TRACT KK
896,009 S.F.±
20.570 AC.±

& DRAINAGE EASEMENT
TION NO. 2016000057045

S 00°20'45" E 1466.97'

TOWER ROAD
(150' PUBLIC R.O.W.)

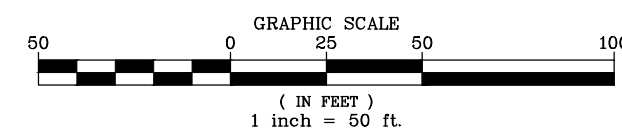
S 00°20'45" E 2636.98'

EAST LINE OF THE SOUTHEAST QUARTER OF
SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST

WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST

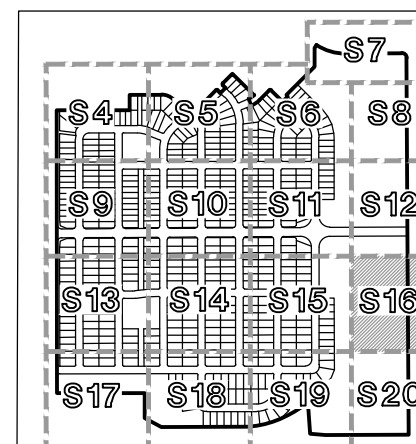
75'

75'



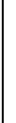
LEGEND

- | | | |
|-------------|---|---------------------------------|
| | = | EX. PROPERTY LINE |
| | = | EX. SECTION LINE |
| | = | EX. EASEMENT LINE |
| | = | PR. ROW LINE |
| | = | PR. LOT LINE |
| | = | PR. EASEMENT LINE |
| | = | FOUND SECTION CORNER |
| | | SET NO. 5 REBAR WITH |
| | = | 1.25" YELLOW PLASTIC CAP |
| | | STAMPED "PLS 38445" |
| | | FLUSH WITH GROUND |
| | | FOUND NO. 5 REBAR WITH |
| | = | 1.25" YELLOW PLASTIC CAP |
| | | STAMPED "PLS 38445" |
| | = | BLOCK NUMBER |
| 0.00 | = | BOUNDARY DIMENSION |
| 0.00 | = | LOT DIMENSION |
| U.E. | = | UTILITY EASEMENT |
| H.O.A.E. | = | HOMEOWNERS ASSOCIATION EASEMENT |
| N.B.E. | = | NO BUILD EASEMENT |



FOR AND ON BEHALF OF
MANHARD CONSULTING

DATE	REVISIONS	DRAWN BY
11/19/2020	2ND SUBMITTAL COMMENTS	BJP
08/12/2020	1ST SUBMITTAL COMMENTS	EGL



Manhard
CONSULTING™

7600 East Orchard Road, Suite 160-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com
 Strategic Management & Consulting
 Staffing & Recruiting Management
 Financial & Operational Management

SECOND CREEK FARM FILING NO. 3

CITY OF COMMERCE CITY, COUNTY OF ADAMS, COLORADO

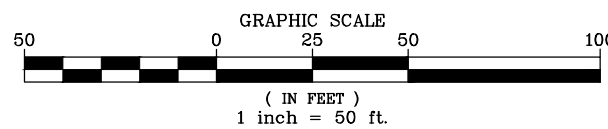
FINAL PLAT

PROJ MGR,	BJP
PROJ ENG,	CAS
DRAWN BY,	TGS
DATE,	02/25/2020
SCALE,	1"=50'

SHEET
16 OF 20
000.SCCCC0.13

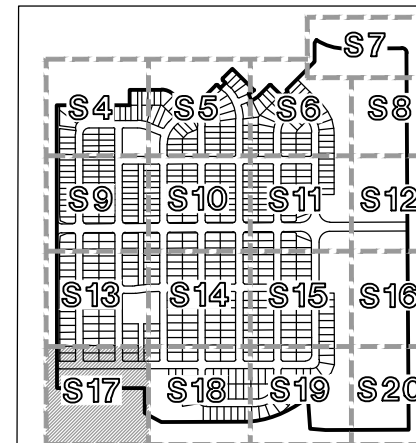
A REPLAT OF SECOND CREEK FARM FILING NO. 2

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



_____	= EX. PROPERTY LINE
— — — — —	= EX. SECTION LINE
— — — — —	= EX. EASEMENT LINE
_____	= PR. ROW LINE
_____	= PR. LOT LINE
— — — — —	= PR. EASEMENT LINE
	= FOUND SECTION CORNER
	SET NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP = STAMPED "PLS 38445" FLUSH WITH GROUND
	FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP = STAMPED "PLS 38445"
	= BLOCK NUMBER
0.00	= BOUNDARY DIMENSION
0.00	= LOT DIMENSION
U.E.	= UTILITY EASEMENT
H.O.A.E.	= HOMEOWNERS ASSOCIATION EASEMENT
N.B.E.	= NO BUILD EASEMENT

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C65	90°00'00"	10.00'	15.71'	S 44°56'08" W	14.14'
C66	90°00'00"	20.00'	31.42'	N 45°03'52" W	28.28'
C67	90°00'00"	10.00'	15.71'	N 45°03'52" W	14.14'
C70	90°00'00"	10.00'	15.71'	S 44°56'08" W	14.14'
C75	90°00'00"	10.00'	15.71'	N 45°03'52" W	14.14'
C118	90°00'00"	20.00'	31.42'	N 44°56'08" E	28.28'



FOR AND ON BEHALF OF
MANHARD CONSULTING

DATE	REVISIONS	DRAWN BY
11/19/2020	2ND SUBMITTAL COMMENTS	BJP
08/12/2020	1ST SUBMITTAL COMMENTS	EGL



Manhard
CONSULTINGTM

7690 East Orchard Road, Suite 150A, Greenwood Village, CO 80111, ph 303.709.0500 manhard.com

• Civil Engineering • Surveying • Geospatial Services • GIS
 • Water Resource Management • Construction Management

SECOND CREEK FARM FILING NO. 3

CITY OF COMMERCE CITY, COUNTY OF ADAMS, COLORADO

FINAL PLAT

PROJ MGR. BJP
PROJ ENG. CAS
DRAWN BY. TGS
DATE. 02/25/2020
SCALE. 1"=50'

SHEET
17 OF 20
000.SCCCCO.13

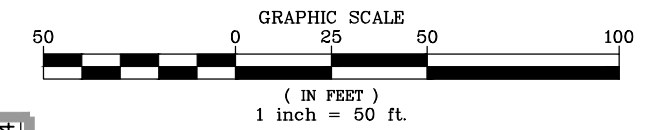
11/19/2020 9:48 AM Dwg Name: p:\Sccccc\dwg\Surv\final drawings\plot of subdivision\final plat\ filing no. 3\04-000.SCCCCC.12-PS2.dwg Updated By: BPFohl

SECOND CREEK FARM FILING NO. 3

A REPLAT OF SECOND CREEK FARM FILING NO. 2

LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

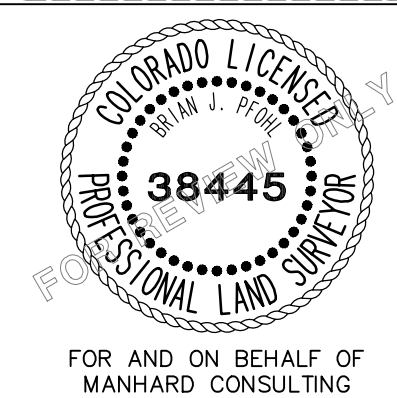
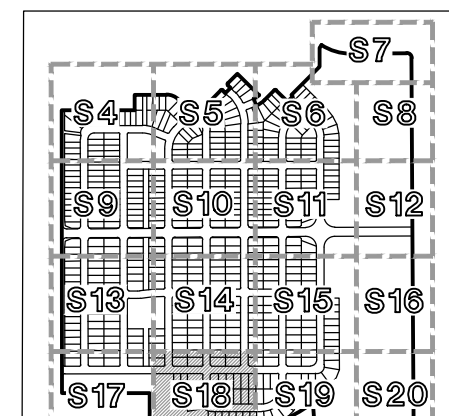
SEE SHEET 14



- LEGEND**
- = EX. PROPERTY LINE
 - = EX. SECTION LINE
 - = EX. EASEMENT LINE
 - = PR. ROW LINE
 - = PR. LOT LINE
 - = PR. EASEMENT LINE
 - = FOUND SECTION CORNER
 - SET NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445" FLUSH WITH GROUND
 - FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445"
 - # = BLOCK NUMBER
 - 0.00 = BOUNDARY DIMENSION
 - 0.00 = LOT DIMENSION
 - U.E. = UTILITY EASEMENT
 - H.O.A.E. = HOMEOWNERS ASSOCIATION EASEMENT
 - N.B.E. = NO BUILD EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L15	S 44°56'08" W	8.36'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C16	90°00'00"	72.00'	113.10'	S 45°03'52" E	101.82'
C80	90°00'00"	10.00'	15.71'	S 44°56'08" W	14.14'
C87	90°00'00"	10.00'	15.71'	N 45°03'52" W	14.14'
C90	90°00'00"	10.00'	15.71'	S 44°56'08" W	14.14'
C95	90°00'00"	10.00'	15.71'	N 45°03'52" W	14.14'
C98	90°00'00"	10.00'	15.71'	S 44°56'08" W	14.14'
C103	90°00'00"	10.00'	15.71'	N 45°03'52" W	14.14'
C119	90°00'00"	10.00'	15.71'	S 45°03'52" E	14.14'
C120	12°32'26"	99.00'	21.67'	S 06°20'05" E	21.63'
C121	31°42'00"	10.00'	5.53'	S 03°14'42" W	5.46'
C122	128°19'08"	55.00'	123.18'	S 45°03'52" E	99.00'
C123	31°42'00"	10.00'	5.53'	N 86°37'34" E	5.46'
C124	12°32'26"	99.00'	21.67'	S 83°47'39" E	21.63'
C131	90°00'00"	45.00'	70.69'	S 45°03'52" E	63.64'
C132	90°00'00"	10.00'	15.71'	N 44°56'08" E	14.14'



SECOND CREEK FARM FILING NO. 3

CITY OF COMMERCE CITY, COUNTY OF ADAMS, COLORADO

FINAL PLAT

PROJ MGR. BJP
PROJ ENG. CAS
DRAWN BY. TGS
DATE. 02/25/2020
SCALE. 1"=50'

SHEET
18 OF **20**
000.SCCCCO.13

11/19/2020 9:48 AM Dwg Name: p:\scccoco\dwg\Surv\final drawings\plat of subdivision\final plat\18.dwg Updated By: BJP

SEE SHEET 17

SEE SHEET 19



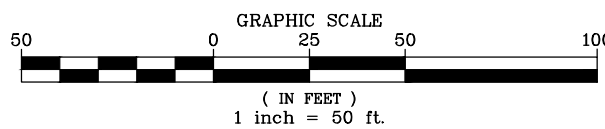
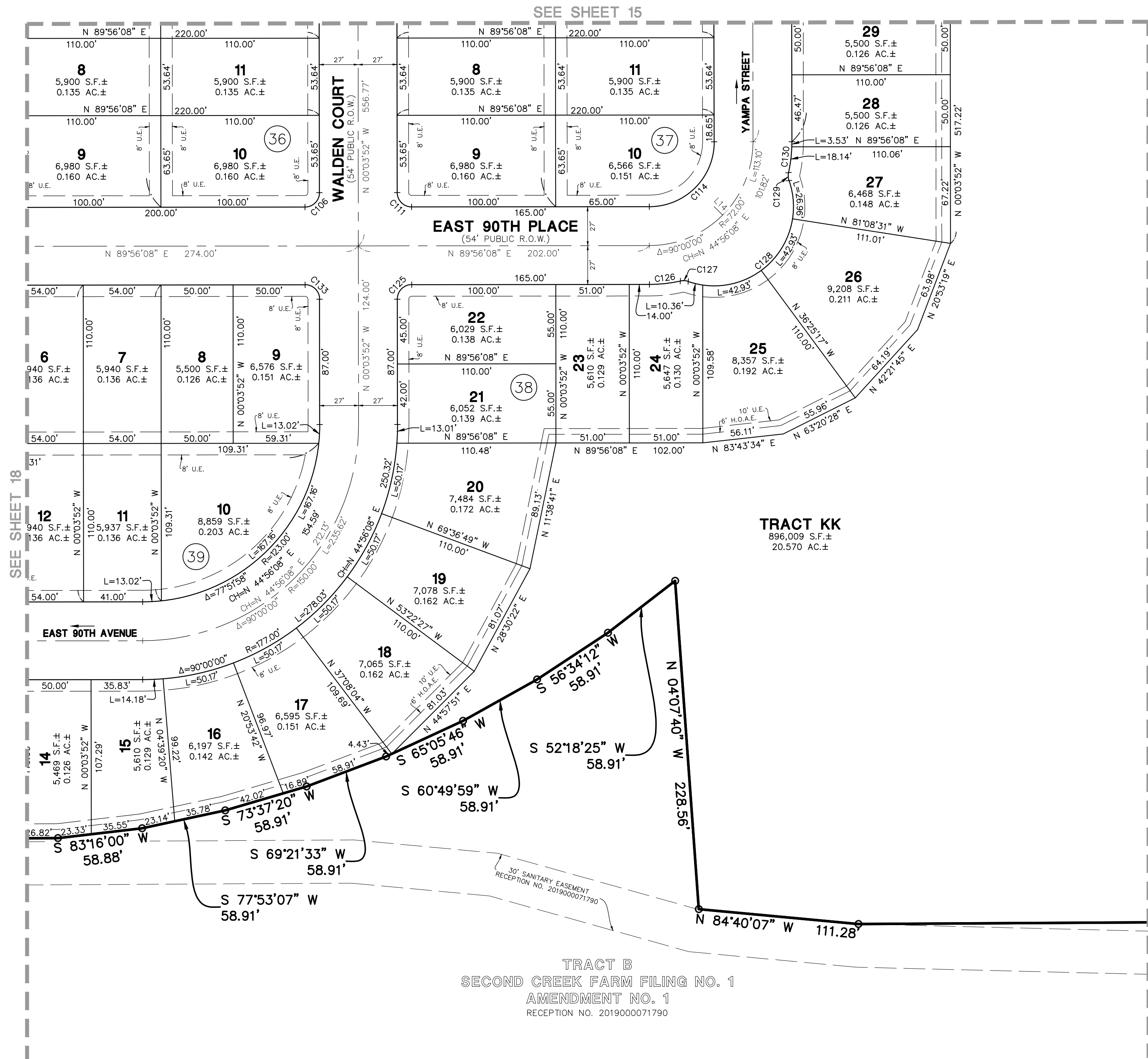
TRACT B
SECOND CREEK FARM FILING NO. 1
AMENDMENT NO. 1
RECEPTION NO. 2019000071790

SECOND CREEK FARM FILING NO. 3

A REPLAT OF SECOND CREEK FARM FILING NO. 2

LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

11/19/2020 9:48 AM Dwg Name: p:\sccccc\dwg\Surf\final drawings\plat of subdivision\final plat\tr filing no. 3\04-000.SCCCCO12-P52.dwg Updated By: BPrich

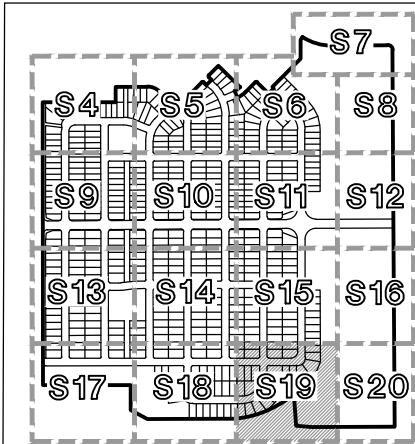


LEGEND

- = EX. PROPERTY LINE
- - - = EX. SECTION LINE
- - - = EX. EASEMENT LINE
- = PR. ROW LINE
- = PR. LOT LINE
- = PR. EASEMENT LINE
- ◆ = FOUND SECTION CORNER
- = SET NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445" FLUSH WITH GROUND
- = FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445"
- # = BLOCK NUMBER
- 0.00 = BOUNDARY DIMENSION
- 0.00 = LOT DIMENSION
- U.E. = UTILITY EASEMENT
- H.O.A.E. = HOMEOWNERS ASSOCIATION EASEMENT
- N.B.E. = NO BUILD EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L14	S 45°03'52" E	8.36'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C106	90°00'00"	10.00'	15.71'	S 44°56'08" W	14.14'
C111	90°00'00"	10.00'	15.71'	N 45°03'52" W	14.14'
C114	90°00'00"	45.00'	70.69'	S 44°56'08" W	63.64'
C125	90°00'00"	10.00'	15.71'	N 44°56'08" E	14.14'
C126	12°32'26"	99.00'	21.67'	N 83°39'55" E	21.63'
C127	31°42'00"	10.00'	5.53'	S 86°45'18" E	5.46'
C128	128°19'08"	55.00'	123.18'	N 44°56'08" E	99.00'
C129	31°42'00"	10.00'	5.53'	N 03°22'26" W	5.46'
C130	12°32'26"	99.00'	21.67'	N 06°12'21" E	21.63'
C133	90°00'00"	10.00'	15.71'	S 45°03'52" E	14.14'



FOR AND ON BEHALF OF
MANHARD CONSULTING

REVISIONS		DATE	DRAWN BY	2ND SUBMITTAL COMMENTS	1ST SUBMITTAL COMMENTS
NO.	DESCRIPTION				
1		11/19/2020	BJP		
2		08/12/2020	EGL		



SECOND CREEK FARM FILING NO. 3
CITY OF COMMERCE CITY, COUNTY OF ADAMS, COLORADO
FINAL PLAT

PROJ MGR: BJP
PROJ ENG: CAS
DRAWN BY: TGS
DATE: 02/25/2020
SCALE: 1"=50'

SHEET
19 OF 20
000.SCCCCO.13

A REPLAT OF SECOND CREEK FARM FILING NO. 2

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

SEE SHEET 16

SEE SHEET 19

TRACT KK
896,009 S.F.±
20.570 AC.±

—S 89°39'15" W 601.45'

TRACT B
SECOND CREEK FARM FILING NO. 1
AMENDMENT NO. 1
RECEPTION NO. 2019000071790

UTILITY EASEMENT
RECEPTION NO. 2016000054105

TOWER ROAD
(150' PUBLIC R.O.W.)

S 00°20'45" E 2636.98'

EAST LINE OF THE NORTHEAST QUARTER OF
SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST

WEST LINE OF THE NORTHWEST QUARTER OF
SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST

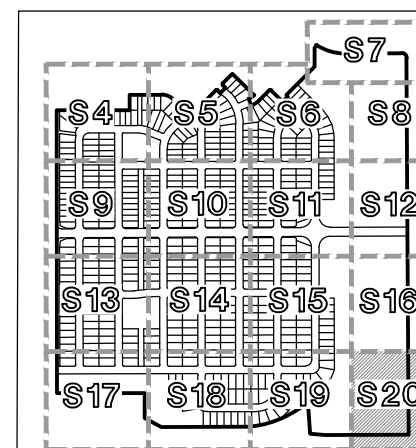
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LEGEND

-  = EX. PROPERTY LINE
 = EX. SECTION LINE
 = EX. EASEMENT LINE
 = PR. ROW LINE
 = PR. LOT LINE
 = PR. EASEMENT LINE
 = FOUND SECTION CORNER
 = SET NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445" FLUSH WITH GROUND
 = FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445"
 = BLOCK NUMBER
0.00 = BOUNDARY DIMENSION
 0.00 = LOT DIMENSION
 U.E. = UTILITY EASEMENT
 H.O.A.E. = HOMEOWNERS ASSOCIATION EASEMENT
 N.B.E. = NO BUILD EASEMENT



FOR AND ON BEHALF OF
MANHARD CONSULTING

DATE	REVISIONS	DRAWN BY
11/19/2020	2ND SUBMITTAL COMMENTS	BJP
08/12/2020	1ST SUBMITTAL COMMENTS	EGL



Manhard
CONSULTING™

7690 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111, ph:303.708.0500
manhard.com

Civil Engineering | Surveying & Geospatial Services | GIS
Water, Resource Management | Construction Management

SECOND CREEK FARM FILING NO. 3

CITY OF COMMERCE CITY, COUNTY OF ADAMS, COLORADO

FINAL PLAT

PROJ MGR,	BJP
PROJ ENG,	CAS
DRAWN BY,	TGS
DATE,	02/25/2020
SCALE,	1"=50'

SHEET
20 OF 20
000.SCCCCO.13