

LEGATO FILING NO. 1

A REPLAT OF TRACT D2, LEGATO WEST LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO SHEET 1 OF 9

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT COHEN DENVER AIRPORT LLC, A NEVADA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THAT PART OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO WIT:

TRACT D2, LEGATO WEST, RECORDED UNDER RECEPTION NO. 2021000135054, ADAMS COUNTY, COLORADO RECORDS, BEING A PART OT SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO;

CONTAINING 1,475,365 SQUARE FEET, OR 33.87 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF LEGATO FILING NO. 1 AND DO HEREBY DEDICATE TO THE CITY OF COMMERCE CITY, 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 HEREON AND WARRANTS TITLE TO THE SAME.

EXECUTED THIS _____ DAY OF _____, A.D. 20____

COHEN DENVER AIRPORT LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____

AS: _____

COUNTY OF _____)
STATE OF _____)SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ A.D. 20____

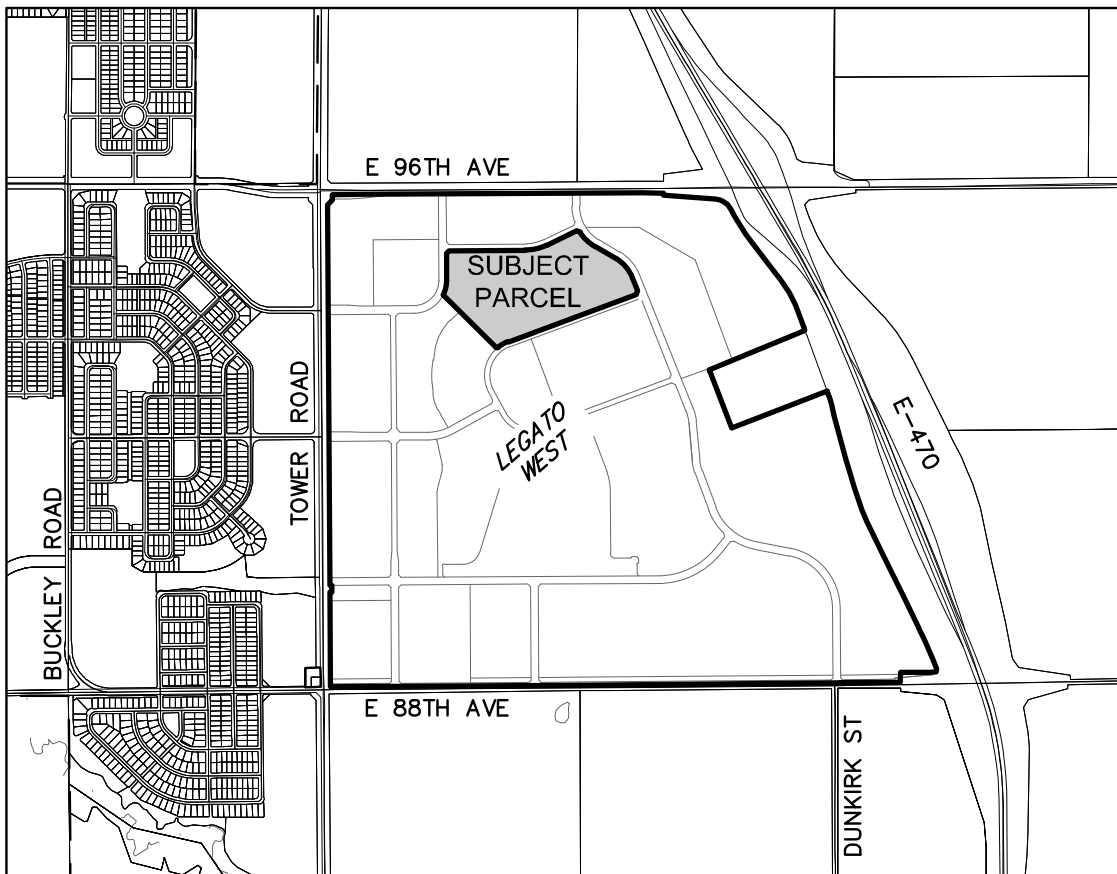
BY: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "ISI 2018 PLS 29425" AND AT THE EAST END BY A FOUND 2" ALUMINUM CAP STAMPED "WESTERN STATES SURVEYING INC. 1994 PLS 24960". SAID NORTH LINE BEARS NORTH 89°35'58" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE ANNUAL 0.2% CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP FOR ADAMS COUNTY, COLORADO, MAP NO. 08001C0635H, REVISED DATE MARCH 05, 2007.
- THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT NO. H0621380-023-CN4-CN ISSUED BY HERITAGE TITLE COMPANY, INC., WITH AN EFFECTIVE DATE OF OCTOBER 9, 2020 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE KNOWN TO ATWELL, LLC HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT OF THE SUBJECT PROPERTY.



VICINITY MAP

SCALE: 1"=2000'

NOTES: (CONT.)

- DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. ONE U.S. SURVEY FOOT EQUALS EXACTLY 1200/3937 METER.
- THIS PLAT IS THE SAME AS THAT PROPERTY SHOWN ON THE LEGATO PUD ZONE DOCUMENT RECORDED AT RECEPTION NO. 2020000063902, ADAMS COUNTY RECORDS.
- REFER TO THE CITY OF COMMERCE CITY DESIGN GUIDELINES FOR ADDITIONAL INFORMATION.
- NOTICE IS HEREBY GIVEN:
 - ANY CONSTRUCTION ACROSS ANY EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.
 - 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.
 - 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.
- PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDING WALLS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCo) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCo AN EASEMENT ON ITS STANDARD FORM.
- THE APPROVAL OF THIS PLAT IS CONDITIONED AS FOLLOWS: NO DEVELOPMENT PERMIT OR GRADING PERMIT SHALL BE ISSUED FOR ANY PART OF THE PROPERTY SUBJECT TO THIS PLAT, WITHOUT WRITTEN CONFIRMATION TO THE CITY FROM SOUTH ADAMS COUNTY WATER & SANITATION DISTRICT OR ITS SUCCESSOR THAT ADEQUATE WATER AND WASTEWATER UTILITY INFRASTRUCTURE AND SERVICE, INCLUDING CAPACITY IN ANY WATER OR SANITARY SEWER SYSTEM AND WATER RESOURCES, ARE AVAILABLE AND PERMANENTLY ALLOCATED TO SUCH PROPERTY AND DEVELOPMENT OF SUCH PROPERTY WILL NOT RESULT IN INADEQUATE LEVELS OF WATER AND WASTEWATER SERVICE TO EXISTING DEVELOPMENT. IN THE ABSENCE OF SUCH CONFIRMATION, FUTURE DEVELOPMENT APPROVALS MAY BE CONDITIONED OR DENIED UNLESS PROVISIONS ARE MADE TO PROVIDE WATER AND WASTEWATER INFRASTRUCTURE AND SERVICE WITHOUT RESULTING IN AN INSUFFICIENT LEVEL OF SERVICE TO EXISTING DEVELOPMENT.

SURVEYOR'S CERTIFICATE:

I, MICHAEL LLOYD POOL, 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 HEREON.



MICHAEL LLOYD POOL, PLS
COLORADO REG. NO. 38304
FOR AND ON BEHALF OF ATWELL, LLC

CITY STAFF CERTIFICATE:

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY

THIS _____ DAY OF _____, A.D. 20____

CITY ENGINEER

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY

THIS _____ DAY OF _____, A.D. 20____

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. 20____

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

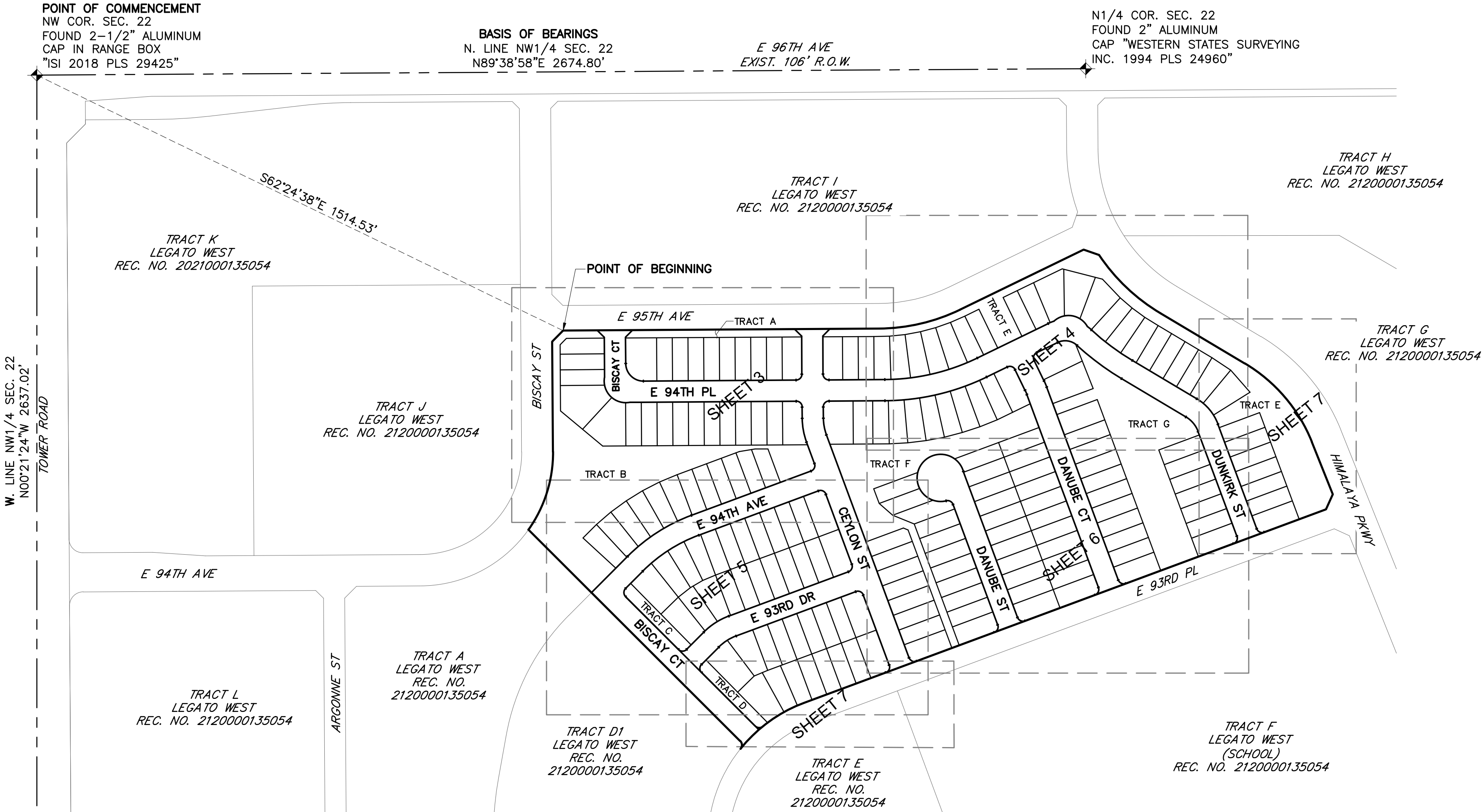
RECEPTION NO. _____



REVISIONS		SHEET 1 OF 9
REVISED	12/07/2020	
REVISED	12/22/2020	
REVISED	06/16/2021	
REVISED	07/01/2021	
REVISED	09/24/2021	
FILE NO. 19002860_FINAL PLAT		DATE 07/19/2020
DRAWN BY TWK		CHECK BY MLP
JOB NO.		19002860

LEGATO FILING NO. 1

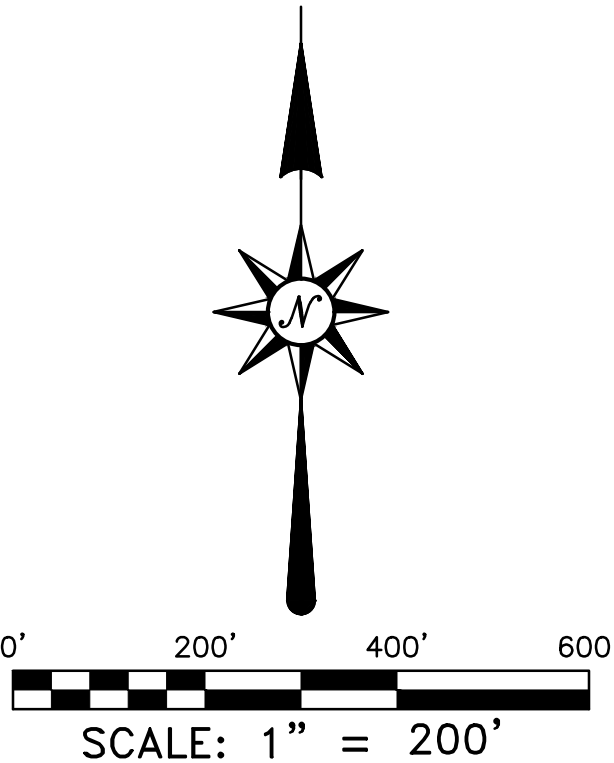
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OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 9



W1/4 COR. SEC. 22
FOUND 2-1/2" ALUMINUM
CAP IN RANGE BOX
"ISI 2018 PLS 29425"

LAND USE	NO. OF PARCELS	AREA IN ACRES	% OF PROJECT
LOTS	181	20.18	57.9
TRACTS	7	7.46	21.4
RIGHT OF WAY		7.20	20.7
TOTAL		34.84	100

TRACT	AREA (S.F.)	AREA (AC.)	USE	OWNER/ MAINTENANCE
A	8,657	0.20	OPEN SPACE	METRO DISTRICT
B	98,756	2.27	OPEN SPACE	METRO DISTRICT
C	6,975	0.16	OPEN SPACE	METRO DISTRICT
D	6,486	0.15	OPEN SPACE	METRO DISTRICT
E	78,877	1.81	OPEN SPACE	METRO DISTRICT
F	55,701	1.28	OPEN SPACE	METRO DISTRICT
G	69,063	1.59	OPEN SPACE	METRO DISTRICT
TOTAL	324,515	7.46		



**ATWELL**
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

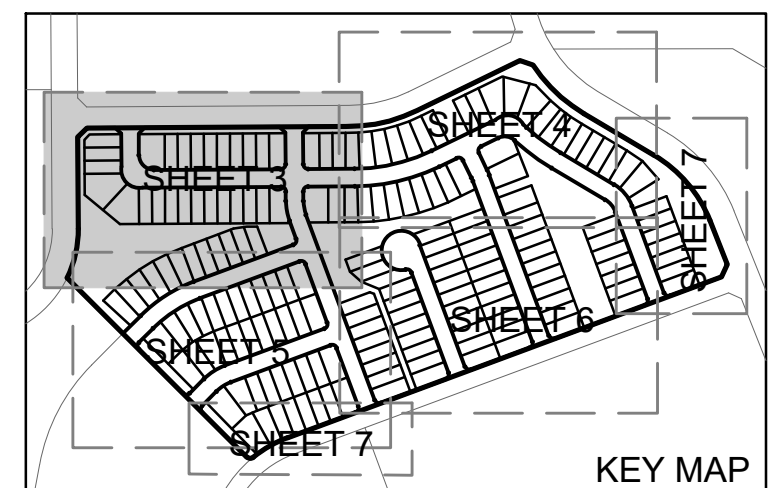
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SHEET
2
OF 9

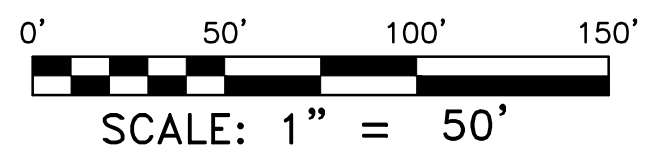
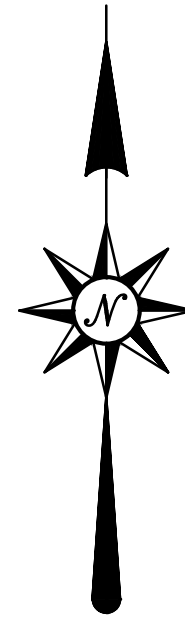
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CITY OF COMMERCE CITY, STATE OF COLORADO
SHEET 3 OF 9



POINT OF COMMENCEMENT
NW COR. SEC. 22
FOUND 2-1/2" ALUMINUM
CAP IN RANGE BOX
"ISI 2018 PLS 29425"



LEGEND	
---	SUBJECT PARCEL BOUNDARY LINE
---	CENTERLINE
---	LOT/TRACT LINE
---	ADJACENT PROPERTY LINE
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE
---	SET #5 REBAR WITH BLUE PLASTIC CAP "ATWELL PLS 38304"
---	U.E. = UTILITY EASEMENT
---	U.T.E. = UTILITY & TRANSPORTATION EASEMENT
---	D.E. = DRAINAGE EASEMENT
(11)	BLOCK NUMBER

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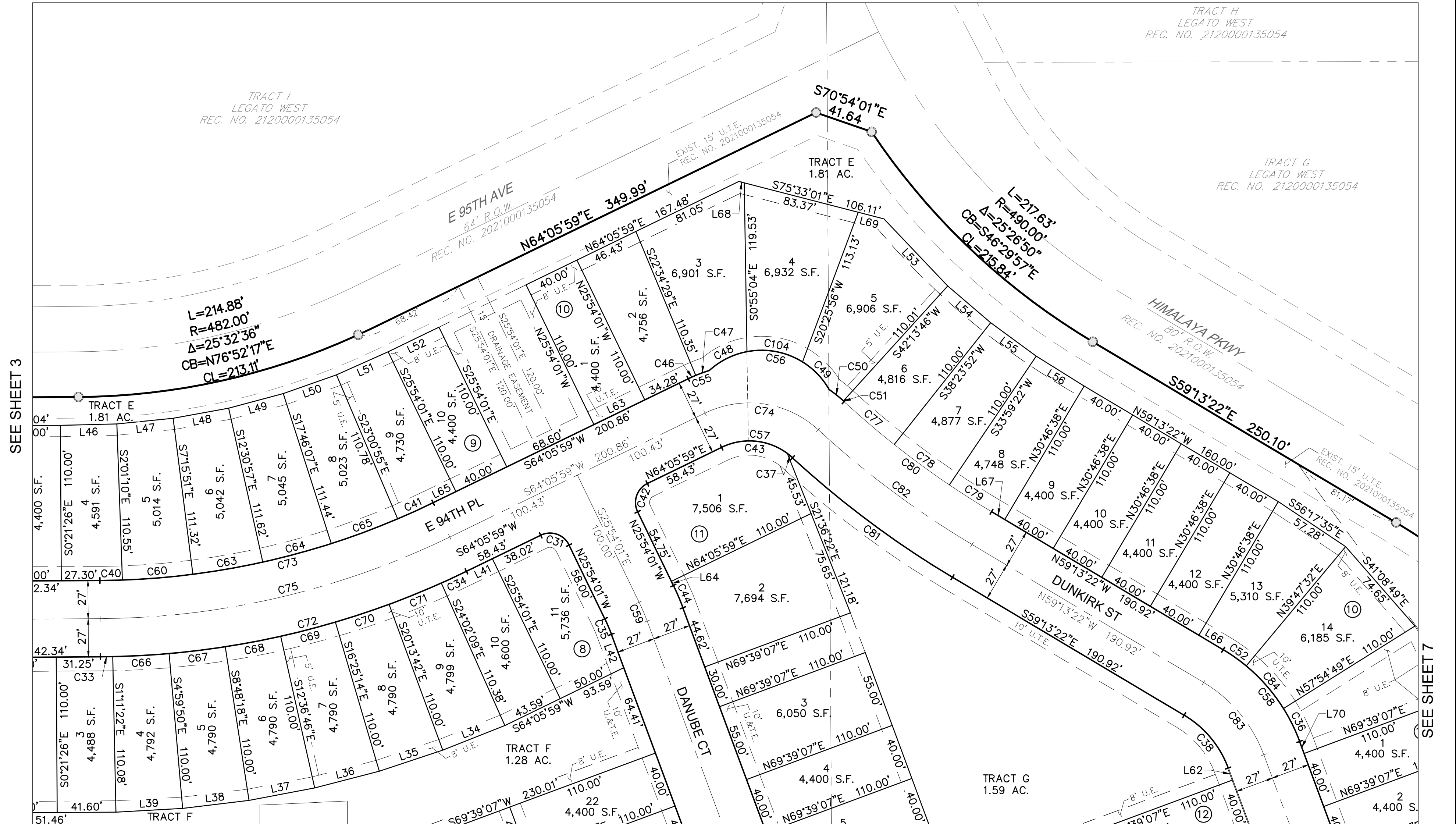
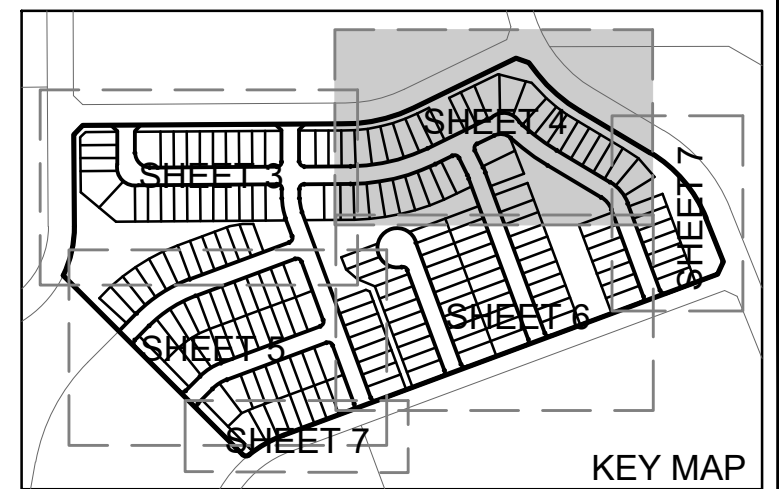
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CITY OF COMMERCE CITY, STATE OF COLORADO
SHEET 4 OF 9



0' 50' 100' 150'
SCALE: 1" = 50'

LEGEND

- SUBJECT PARCEL BOUNDARY LINE
- CENTERLINE
- LOT/TRACT LINE
- ADJACENT PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
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- ⑪ BLOCK NUMBER



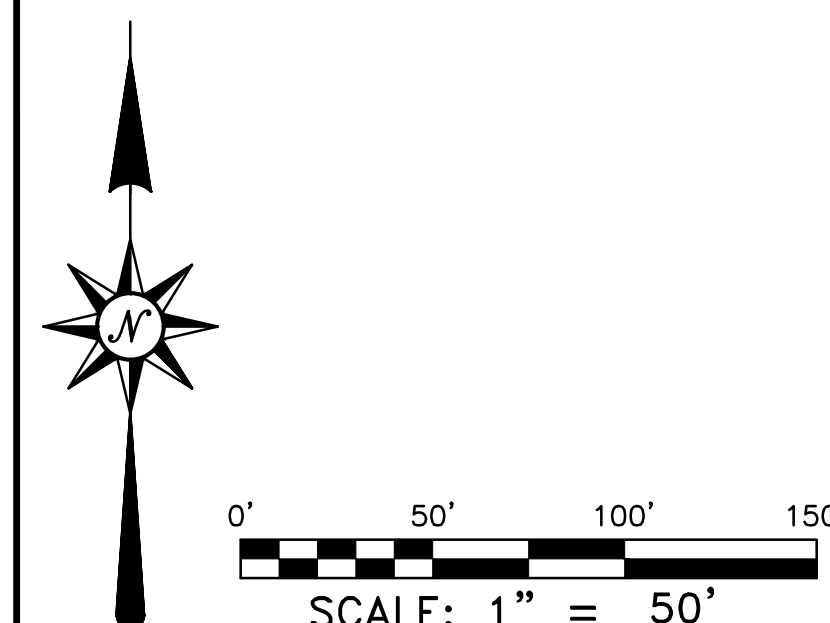
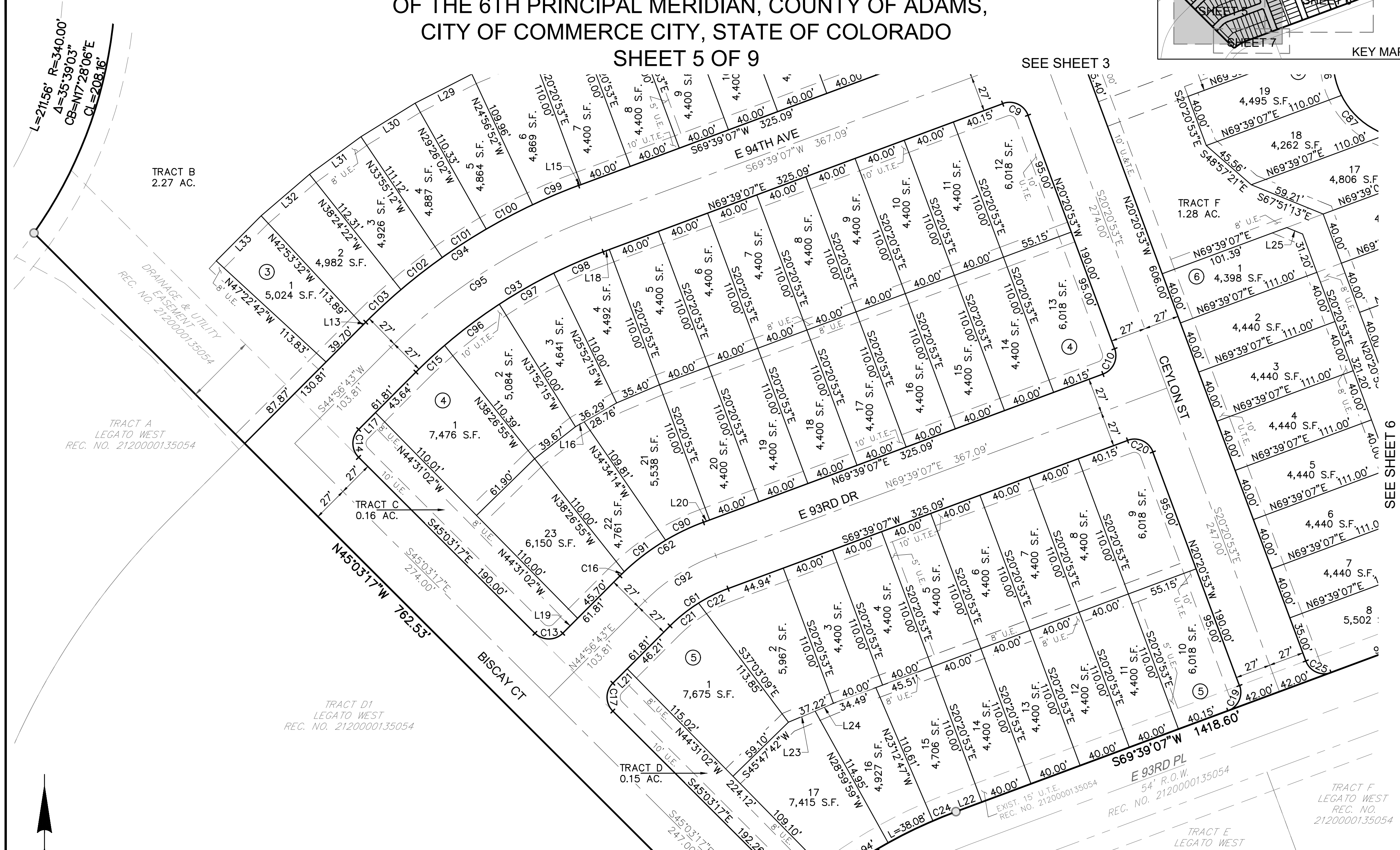
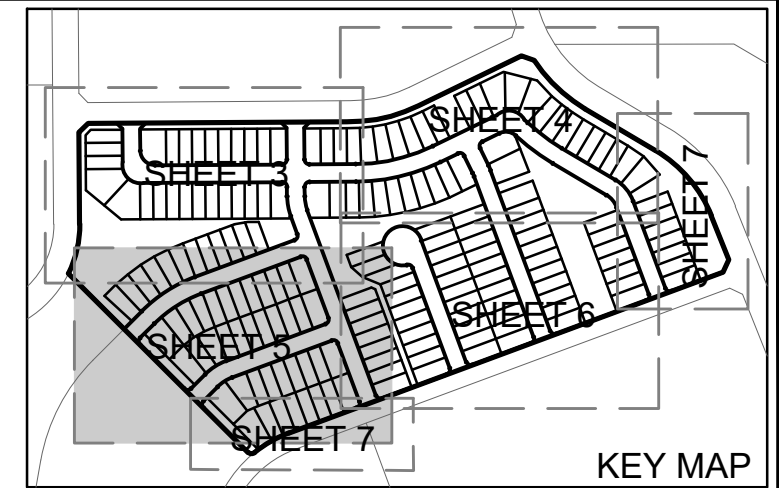
REVISIONS

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REVISED 07/01/2021	
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SHEET 5 OF 9



LEGEND	
	SUBJECT PARCEL BOUNDARY LINE
	CENTERLINE
	LOT/TRACT LINE
	ADJACENT PROPERTY LINE
	PROPOSED EASEMENT LINE
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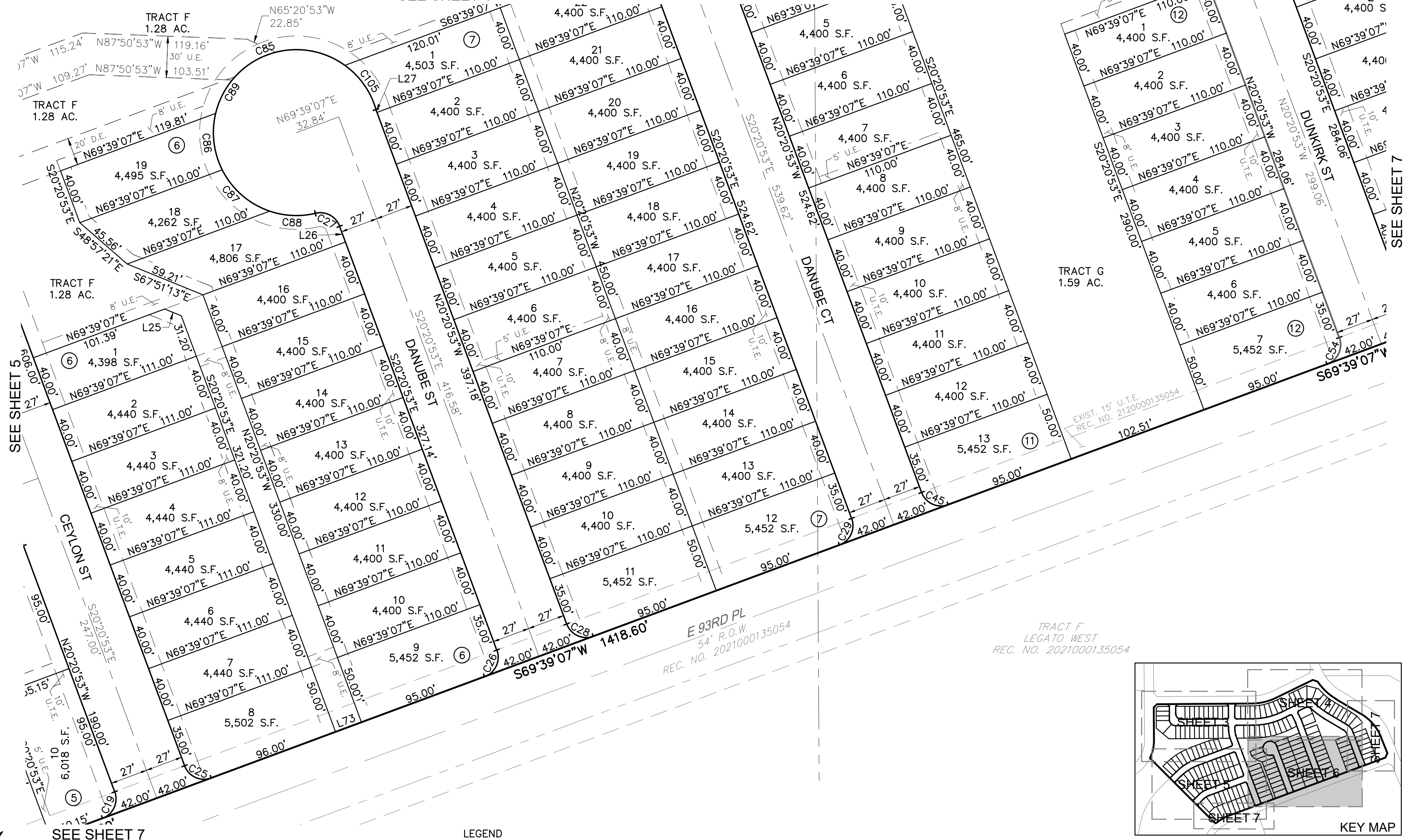
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SHEET 6 OF 9



0' 50' 100' 150'

SCALE: 1" = 50'

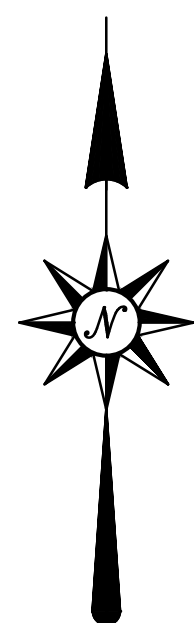
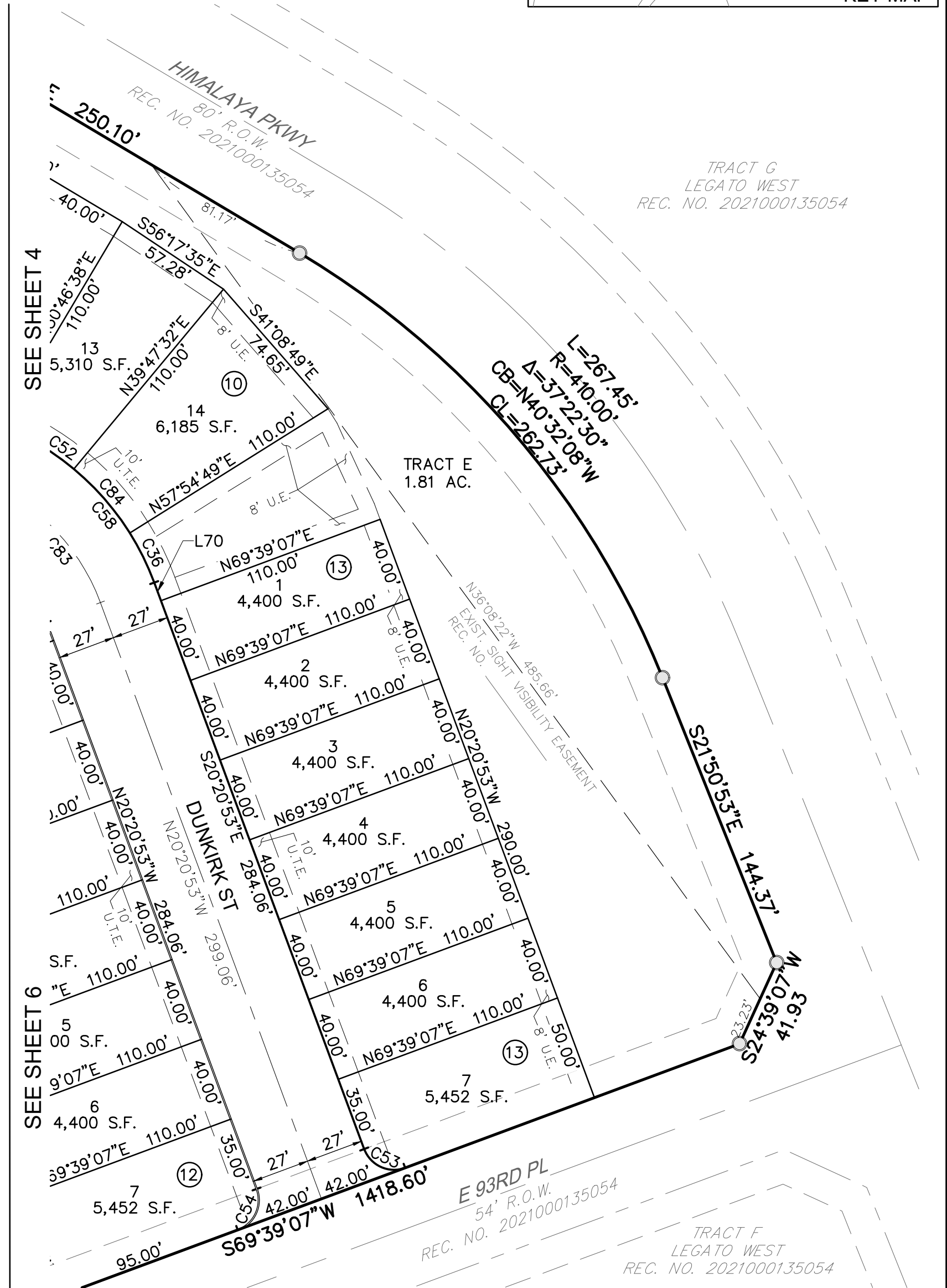
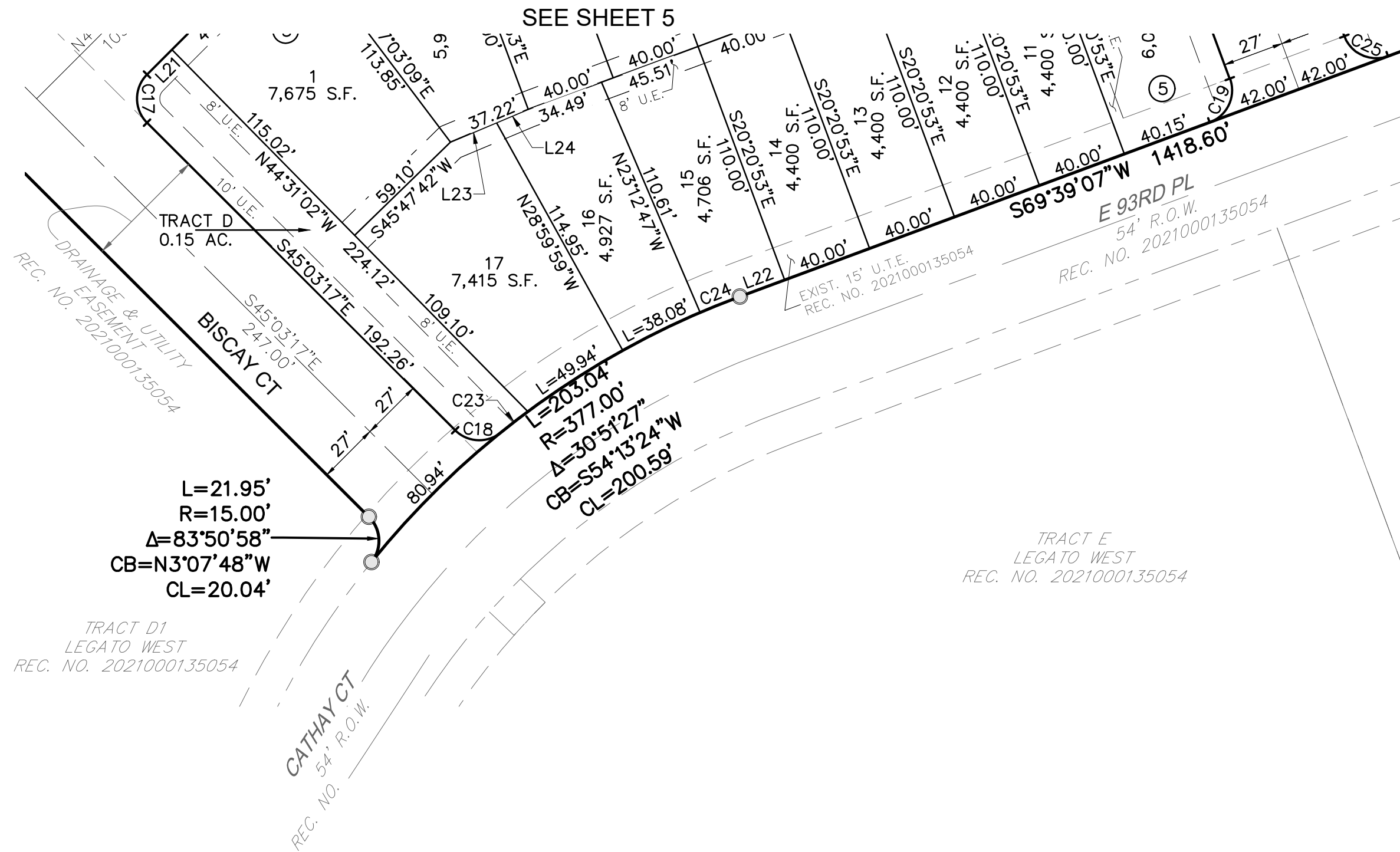
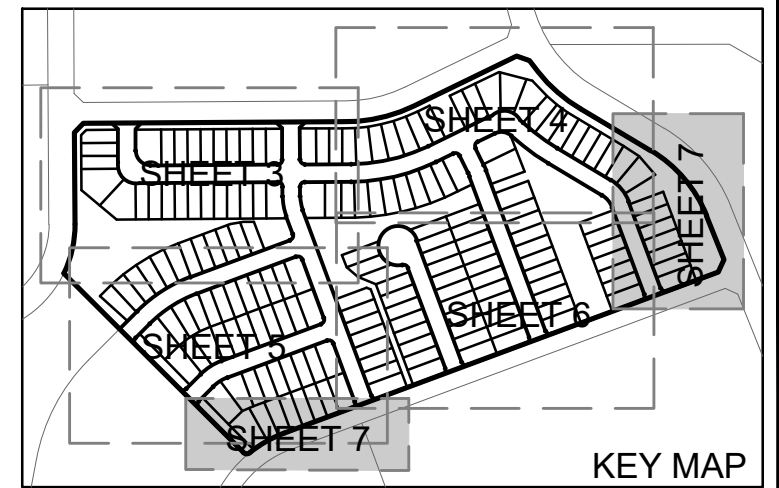
LEGEND	
	SUBJECT PARCEL BOUNDARY LINE
	CENTERLINE
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SHEET 7 OF 9



0' 50' 100' 150'
SCALE: 1" = 50'

LEGEND

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	CENTERLINE
	LOT/TRACT LINE
	ADJACENT PROPERTY LINE
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SHEET 8 OF 9

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.00'	S00°21'26"E
L2	2.00'	S00°21'26"E
L3	40.00'	S00°21'26"E
L4	22.89'	N44°38'34"E
L5	23.82'	N00°21'26"W
L6	28.55'	S00°21'26"E
L7	7.02'	S20°20'53"E
L8	32.59'	N89°38'34"E
L9	9.55'	N80°42'54"E
L10	31.21'	N80°42'54"E
L13	3.24'	S44°56'43"W
L14	9.37'	N69°39'07"E
L15	1.96'	S69°39'07"W
L16	7.53'	N59°59'47"E
L17	18.17'	S44°56'43"W
L18	4.94'	S69°39'07"W
L19	16.11'	N44°56'43"E
L20	4.94'	N69°39'07"E
L21	15.60'	S44°56'43"W
L22	21.13'	N69°39'07"E
L23	22.07'	S67°10'58"W
L24	15.15'	S67°10'58"W
L25	13.03'	S67°51'13"E
L26	12.14'	N20°20'53"W
L27	2.18'	S20°20'53"E

LINE TABLE		
LINE	LENGTH	BEARING
L28	48.83'	S67°18'16"W
L29	48.61'	S62°48'33"W
L30	48.61'	S58°19'23"W
L31	48.61'	S53°50'13"W
L32	48.61'	S49°21'03"W
L33	48.61'	S44°51'53"W
L34	47.32'	S68°19'28"W
L35	47.31'	S71°40'32"W
L36	47.31'	S75°29'00"W
L37	47.31'	S79°17'28"W
L38	47.31'	S83°05'56"W
L39	47.31'	S86°48'56"W
L40	28.55'	S00°21'26"E
L41	20.41'	S64°05'59"W
L42	25.22'	N20°20'53"W
L43	25.46'	N45°21'26"W
L44	25.46'	N44°38'34"E
L45	2.00'	S00°21'26"E
L46	40.00'	N88°35'12"E
L47	40.00'	N84°15'14"E
L48	40.00'	N79°41'14"E
L49	40.00'	N75°07'14"E
L50	40.00'	N70°33'15"E
L51	40.00'	N66°00'16"E
L52	40.00'	N64°05'59"E

LINE TABLE		
LINE	LENGTH	BEARING
L53	65.54'	N43°34'51"W
L54	40.00'	N49°23'53"W
L55	40.00'	N53°48'23"W
L56	40.00'	N58°03'09"W
L57	57.28'	S56°17'35"E
L58	74.65'	S41°08'49"E
L61	2.00'	S00°21'26"E
L62	9.06'	S20°20'53"E
L63	40.00'	S64°05'59"W
L64	3.25'	N25°54'01"W
L65	17.97'	S64°05'59"W
L66	20.07'	N59°13'22"W
L67	10.85'	N59°13'22"W
L68	3.94'	S75°33'01"E
L69	18.80'	S75°33'01"E
L70	9.06'	N20°20'53"W
L71	25.46'	S45°21'26"E
L72	25.46'	S44°38'34"W
L73	20.00'	N69°39'07"E
L74	19.56'	S00°21'26"E

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	N44°38'34"E	21.21
C2	20.56'	55.00'	21°25'05"	S0°07'25"E	20.44
C3	37.14'	55.00'	38°41'18"	S30°10'37"E	36.44
C4	38.31'	55.00'	39°54'47"	S69°28'39"E	37.54
C5	11.39'	55.00'	11°51'56"	N84°37'59"E	11.37
C6	23.56'	15.00'	90°00'00"	N45°21'26"W	21.21
C7	62.11'	178.00'	19°59'27"	S10°21'09"E	61.79
C8	23.56'	15.00'	90°00'00"	N24°39'07"E	21.21
C9	23.56'	15.00'	90°00'00"	N65°20'53"W	21.21
C10	23.56'	15.00'	90°00'00"	N24°39'07"E	21.21
C11	70.69'	45.00'	90°00'00"	S45°21'26"E	63.64
C12	107.40'	55.00'	111°53'06"	S45°21'26"E	91.13
C13	23.56'	15.00'	90°00'00"	N89°56'41"E	21.21
C14	23.56'	15.00'	90°00'00"	S0°03'13"E	21.21
C15	29.96'	397.00'	4°19'24"	S47°06'25"W	29.95
C16	4.57'	177.00'	1°28'50"	S45°41'08"W	4.57
C17	23.56'	15.00'	90°00'00"	S0°03'17"E	21.21
C18	21.95'	15.00'	83°50'58"	S86°58'46"E	20.04
C19	23.56'	15.00'	90°00'00"	N24°39'07"E	21.21
C20	23.56'	15.00'	90°00'00"	N65°20'53"W	21.21
C21	27.90'	123.00'	12°59'42"	S51°26'34"W	27.84
C22	25.14'	123.00'	11°42'42"	S63°47'46"W	25.10
C23	15.23'	377.00'	2°18'54"	S52°15'12"W	15.23
C24	18.85'	377.00'	2°51'54"	S68°13'10"W	18.85
C25	23.56'	15.00'	90°00'00"	S65°20'53"E	21.21
C26	23.56'	15.00'	90°00'00"	N24°39'07"E	21.21
C27	21.73'	15.00'	82°59'01"	N61°50'23"W	19.88
C28	23.56'	15.00'	90°00'00"	S65°20'53"E	21.21
C29	23.56'	15.00'	90°00'00"	N24°39'07"E	21.21
C30	23.56'	15.00'	90°00'00"	S44°38'34"W	21.21
C31	23.56'	15.00'	90°00'00"	N70°54'01"W	21.21
C32	43.26'	124.00'	19°59'27"	S10°21'09"E	43.05
C33	8.75'	602.00'	0°49'57"	N89°13'36"E	8.75
C34	19.59'	602.00'	1°51'52"	N65°01'55"E	19.59
C35	11.92'	123.00'	5°33'09"	N23°07'27"W	11.91

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD LENGTH
C36	26.02'	127.00'	11°44'18"	N26°13'02"W	25.97
C37	4.61'	45.00'	5°51'48"	N50°17'27"W	4.60
C38	49.53'	73.00'	38°52'30"	N39°47'08"W	48.59
C39	23.56'	15.00'	90°00'00"	S45°21'26"E	21.21
C40	15.90'	548.00'	1°39'45"	N88°48'42"E	15.90
C41	27.59'	548.00'	2°53'06"	N65°32'32"E	27.59
C42	23.56'	15.00'	90°00'00"	S19°05'59"W	21.21
C43	49.23'	45.00'	62°40'40"	N84°33'41"W	46.81
C44	17.15'	177.00'	5°33'09"	N23°07'27"W	17.15
C45	23.56'	15.00'	90°00'00"	S65°20'53"E	21.21
C46	5.75'	99.00'	3°19'32"	S65°45'45"W	5.75
C47	10.09'	99.00'	5°50'26"	S70°20'44"W	10.09
C48	30.32'	55.00'	31°35'23"	S63°23'49"W	29.94
C49	27.41'	55.00'	28°33'08"	N43°53'04"W	27.13
C50	12.96'	99.00'	7°30'05"	N51°31'17"W	12.95
C51	0.71'	99.00'	0°24'41"	N47°33'54"W	0.71
C52	19.98'	127.00'	9°00'55"	N54°42'55"W	19.96
C53	23.56'	15.00'	90°00'00"	S65°20'53"E	21.21
C54	23.56'	15.00'	90°00'00"	N24°39'07"E	21.21
C55	15.84'	99.00'	9°09'59"	S68°40'58"W	15.82
C56	98.67'	55.00'	102°47'22"	N81°00'11"W	85.96
C57	53.83'	45.00'	68°32'28"	N81°37'47"W	50.68
C58	86.17'	127.00'	38°52'30"	N39°47'08"W	84.53
C59	14.54'	150.00'	5°33'09"	N23°07'27"W	14.53
C60	50.16'	548.00'	5°14'41"	N85°21'29"E	50.14
C61	53.04'	123.00'	24°42'24"	S57°17'55"W	52.63
C62	76.32'	177.00'	24°42'24"	S57°17'55"W	75.73
C63	50.23'	548.00'	5°15'07"	N80°06'36"E	50.21
C64	50.24'	548.00'	5°15'09"	N74°51'28"E	50.22
C65	50.18'	548.00'	5°14'49"	N69°36'29"E	50.17
C66	40.01'	602.00'	3°48'28"	N86°54'24"E	40.00
C67	40.01'	602.00'	3°48'28"	N83°05'56"E	40.00
C68	40.01'	602.00'	3°48'28"	N79°17'28"E	40.00
C69	40.01'	602.00'	3°48'28"	N75°29'00"E	40.00
C70	40.01'	602.00'	3°48'28"	N71°40'32"E	40.00



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REVISIONS		SHEET 8 OF 9
REVISED	12/07/2020	
REVISED	12/22/2020	
REVISED	06/16/2021	
REVISED	07/01/2021	
REVISED	09/24/2021	
REVISED	11/29/2021	FILE NO.19002860_FINAL PLAT
		DATE 07/19/2020
		DRAWN BY TWK
		CHECK BY MLP
		JOB NO. 19002860

LEGATO FILING NO. 1

A REPLAT OF TRACT D2, LEGATO WEST
LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 9

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD LENGTH
C71	40.01'	602.00'	3°48'28"	N67°52'05"E	40.00
C72	268.38'	602.00'	25°32'36"	N76°52'17"E	266.16
C73	244.31'	548.00'	25°32'36"	N76°52'17"E	242.29
C74	86.13'	72.00'	68°32'28"	N81°37'47"W	81.09
C75	256.34'	575.00'	25°32'36"	N76°52'17"E	254.23
C76	113.10'	72.00'	90°00'00"	S45°21'26"E	101.82
C77	46.65'	630.00'	4°14'35"	S49°28'50"E	46.64
C78	48.47'	630.00'	4°24'30"	S53°48'23"E	48.46
C79	35.32'	630.00'	3°12'44"	S57°37'00"E	35.32
C80	130.45'	630.00'	11°51'49"	S53°17'28"E	130.22
C81	141.63'	684.00'	11°51'49"	S53°17'28"E	141.38
C82	136.04'	657.00'	11°51'49"	S53°17'28"E	135.80
C83	67.85'	100.00'	38°52'30"	N39°47'08"W	66.56
C84	40.17'	127.00'	18°07'17"	N41°08'49"W	40.00
C85	117.60'	60.00'	112°17'49"	S69°39'07"W	99.66
C86	42.04'	60.00'	40°08'43"	S6°34'08"E	41.19
C87	46.73'	60.00'	44°37'43"	S48°57'21"E	45.56
C88	33.57'	60.00'	32°03'41"	S87°18'03"E	33.14
C89	279.80'	60.00'	267°11'23"	S30°15'48"W	86.91
C90	31.96'	177.00'	10°20'49"	S64°28'43"W	31.92
C91	39.79'	177.00'	12°52'45"	S52°51'56"W	39.70
C92	64.68'	150.00'	24°42'24"	S57°17'55"W	64.18
C93	171.19'	397.00'	24°42'24"	S57°17'55"W	169.87
C94	194.48'	451.00'	24°42'24"	S57°17'55"W	192.97
C95	182.83'	424.00'	24°42'24"	S57°17'55"W	181.42
C96	52.32'	397.00'	7°33'05"	S53°02'40"W	52.29
C97	47.83'	397.00'	6°54'11"	S60°16'18"W	47.80
C98	41.08'	397.00'	5°55'44"	S66°41'15"W	41.06
C99	38.05'	451.00'	4°50'03"	S67°14'06"W	38.04
C100	40.00'	451.00'	5°04'56"	S62°16'36"W	39.99
C101	39.96'	451.00'	5°04'38"	S57°11'50"W	39.95
C102	39.90'	451.00'	5°04'07"	S52°07'27"W	39.88
C103	36.56'	451.00'	4°38'41"	S47°16'03"W	36.55
C104	40.94'	55.00'	42°38'51"	N79°29'04"W	40.00
C105	39.85'	60.00'	38°03'28"	N35°10'14"W	39.13



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