



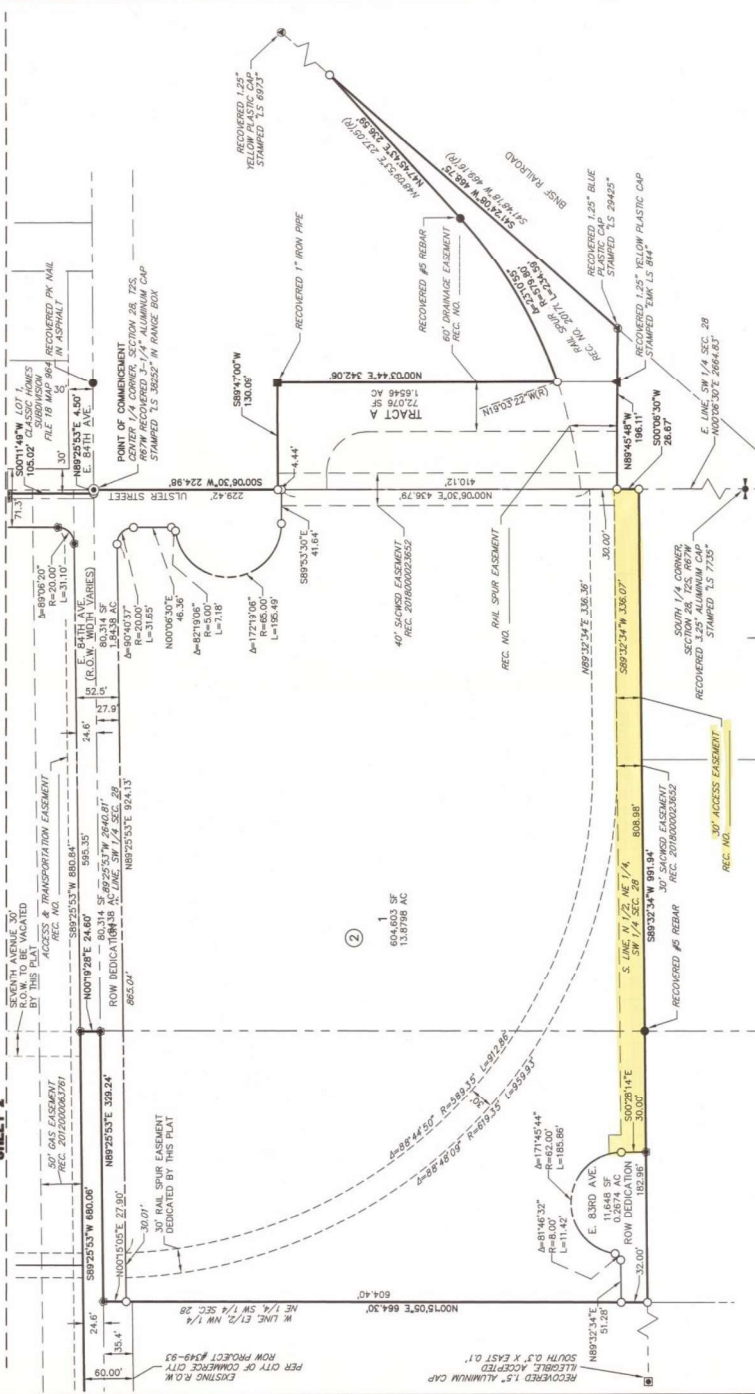


INTSEL STEEL WEST SUBDIVISION FILING NO. 2

A PORTION OF VACATED IRONDALE
LOCATED IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO

SHEET 3 OF 3

SHEET 2



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, MONUMENTED AT THE NORTH BY A 3-1/4\"/>

BENCHMARK

STATION 862013 DISCOVERED AS A 3-1/4\"/>

LEGEND

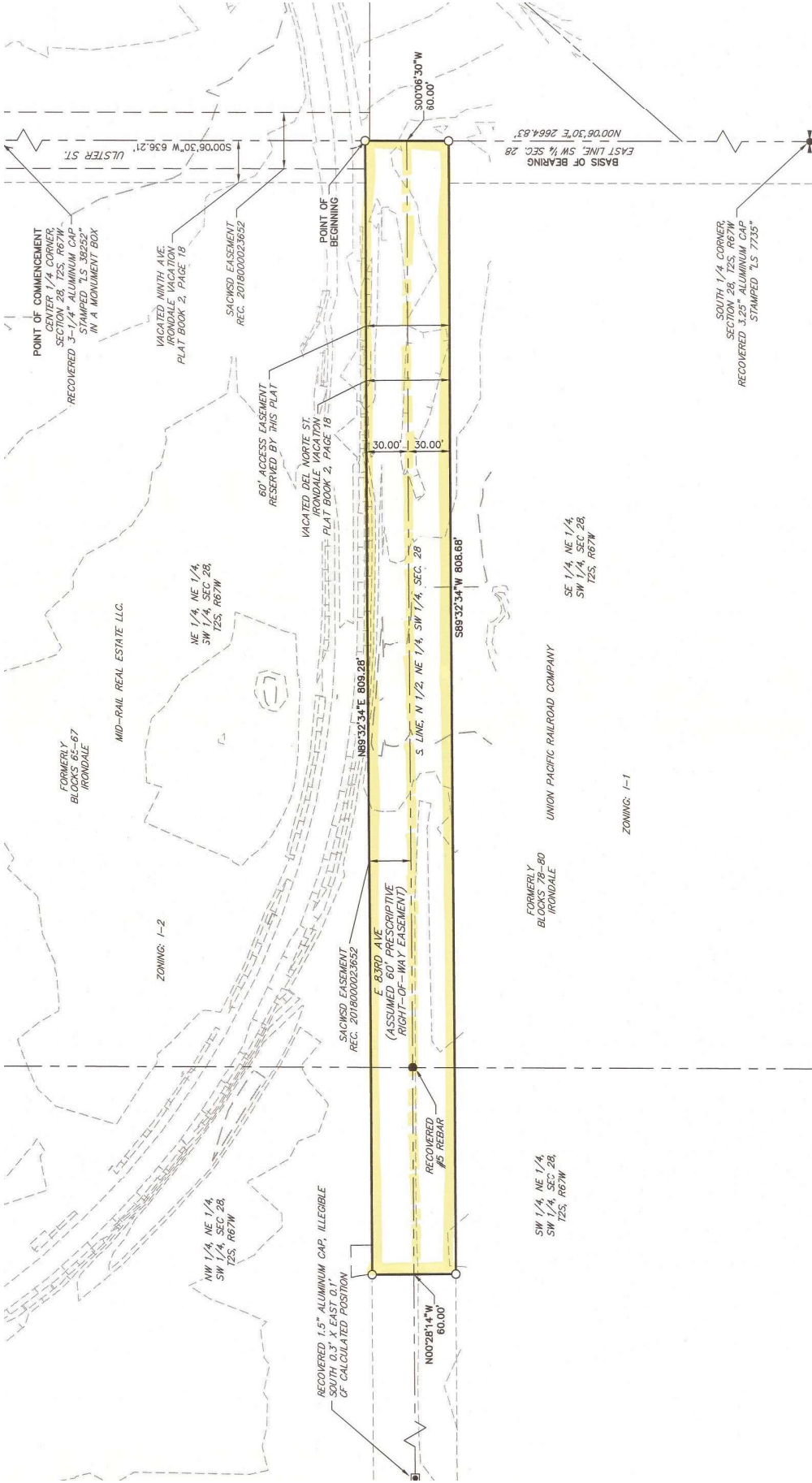
- RECOVERED 1/8\"/>
- RECOVERED 1/8\"/>
- 100.00' LOT DIMENSION
- 700.00' LOT DIMENSION

ORIGINAL SCALE: 1" = 80'



FINAL PLAT
INTSEL STEEL WEST F2
JOB NO. 15855-06
05/26/2023

J.R. ENGINEERING
A Western Company
Colorado: 303-746-9909 • Canada: 303-746-9908
Fort Collins: 970-498-9998 • www.jrengineering.com



POINT OF COMMENCEMENT
 CENTER 1/4 CORNER
 SECTION 28, T2S, R67W
 RECOVERED 3-1/4" ALUMINUM CAP
 STAMPED "LS 38252"
 IN A MONUMENT BOX

FORMERLY
 BLOCKS 65-67
 IRONDALE

MID-RAIL REAL ESTATE LLC.

ZONING: I-2

NE 1/4, NE 1/4,
 SW 1/4, SEC. 28,
 T2S, R67W

NW 1/4, NE 1/4,
 SW 1/4, SEC. 28,
 T2S, R67W

RECOVERED 1.5" ALUMINUM CAP, ILLEGIBLE
 SOUTH 0.3' X EAST 0.1'
 OF CALCULATED POSITION

SACONSD EASEMENT
 REC. 2018000023652

E 83RD AVE
 (ASSUMED 60' PREScriptive
 RIGHT-OF-WAY EASEMENT)

RECOVERED
 #0 REBAR

N89°32'34"E 809.28'

S. LINE, N 1/2, NE 1/4, SW 1/4, SEC. 28

VACATED DEL NORTE ST
 IRONDALE VACATION
 PLAT BOOK 2, PAGE 18

60' ACCESS EASEMENT
 RESERVED BY THIS PLAT

SACONSD EASEMENT
 REC. 2018000023652

VACATED NINTH AVE
 IRONDALE VACATION
 PLAT BOOK 2, PAGE 18

POINT OF
 BEGINNING

30.00'

30.00'

S89°32'34"W 806.68'

SW 1/4, NE 1/4,
 SW 1/4, SEC. 28,
 T2S, R67W

FORMERLY
 BLOCKS 78-80
 IRONDALE

UNION PACIFIC RAILROAD COMPANY

SE 1/4, NE 1/4,
 SW 1/4, SEC. 28,
 T2S, R67W

ZONING: I-1

BASIS OF BEARING
 EAST LINE, SW 1/4, SEC. 28
 N00°06'30"E 2664.83'

SOUTH 1/4 CORNER,
 SECTION 28, T2S, R67W
 RECOVERED 3.25" ALUMINUM CAP
 STAMPED "LS 7735"

N00°28'14"W
 80.00'

S00°06'30"W
 80.00'

S00°06'30"W 636.21'
 ULSTER ST









