

WENDY’S SUBDIVISION FILING NO. 2
A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 7,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN,
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

LEGAL DESCRIPTION AND DEDICATION:

Know all men by these presents that Wendy’s International, Inc., an Ohio corporation, being the owner of that part of the Southeast One–Quarter of the Northwest One–Quarter of Section 7, Township 3 South, Range 67 West of the Sixth Principal Meridian in Commerce City, Adams County, Colorado, being more particularly described as follows; to wit;

Lot 1 as shown on the WENDY’S SUBDIVISION plat, Reception No. B422695, and Parcel 2 as described in the Warranty Deed recorded in Book 4083 at Pages 747 and 748, both in the Public Records of the Adams County, Colorado Clerk and Recorder, combined and more particularly described by metes and bounds as follows:

Commencing at the Center One–Quarter Corner of said Section 7;
Thence South 89°11’25” West along the South line of said Northwest One–Quarter of Section 7 a distance of 100.20 feet;
Thence North 00°17’05” West parallel with the East line of said Northwest One–Quarter a distance of 30.00 feet to the point of intersection of the extended North right–of–way line of East 60th Avenue with the extended West right–of–way line of Dexter Street;
Thence South 89°11’25” West along said extended North right–of–way line of East 60th Avenue a distance of 24.77 feet to the Point of Beginning at the most West corner of that right–of–way dedicated by said WENDY’S SUBDIVISION plat and being the West–Southeast corner of said Lot 1;
Thence along the boundary lines of said Lot 1 the following three (3) courses:
(1) continuing South 89°11’25” West a distance of 305.10 feet;
(2) North 00°17’05” West a distance of 114.00 feet to the Northwest corner of said WENDY’S SUBDIVISION, which is the Southwest corner of DEXTER STREET ADDITION as filed at the Adams County Clerk and Recorder’s office at Reception No. 20050428000451770;
(3) North 89°11’25” East a distance of 101.48 feet to the Northwest corner of said Parcel 2;
Thence along the boundary lines of said Parcel 2 the following six (6) courses:
(1) continuing North 89°11’25” East a distance of 105.53 feet;
(2) South 00°48’35” East a distance of 24.00 feet;
(3) North 89°11’25” East a distance of 57.64 feet;
(4) South 00°17’05” East a distance of 5.00 feet;
(5) North 89°11’25” East a distance of 65.00 feet to a corner on said West right–of–way line of Dexter Street to the Northeast corner of said WENDY’S SUBDIVISION, which is the Southeast corner of said DEXTER STREET ADDITION;
(6) South 00°17’05” East along said West right–of–way line a distance of 14.82 feet to the Northeast corner of said Lot 1;
Thence along the boundary lines of said Lot 1 the following two (2) courses:
(1) continuing South 00°17’05” East along said West right–of–way line a distance of 45.41 feet to the point of curve;
(2) along the arc of the curve to the right, having a central angle of 89°28’30”, a radius of 25.00 feet and a chord bearing South 44°27’10” West, a distance of 39.04 feet to the Point of Beginning; Containing 34,201 square feet or 0.7851 acre, more or less,

has by these presents laid out, platted and subdivided the same into a lot as shown on this plat under the name and style of WENDY’S SUBDIVISION FILING NO. 2 and does hereby grant to the City of Commerce City, County of Adams, State of Colorado, the easements as shown for detention pond area, drainage and other public purposes as determined by the City of Commerce City.

Executed this _____ day of _____, A.D. 2014.

For Wendy’s International, Inc.

NOTARY:

State of _____ }
County of _____ } SS
City of _____ }

The foregoing statement was acknowledged before me
this _____ day of _____, A.D. 2014 by _____ Seal

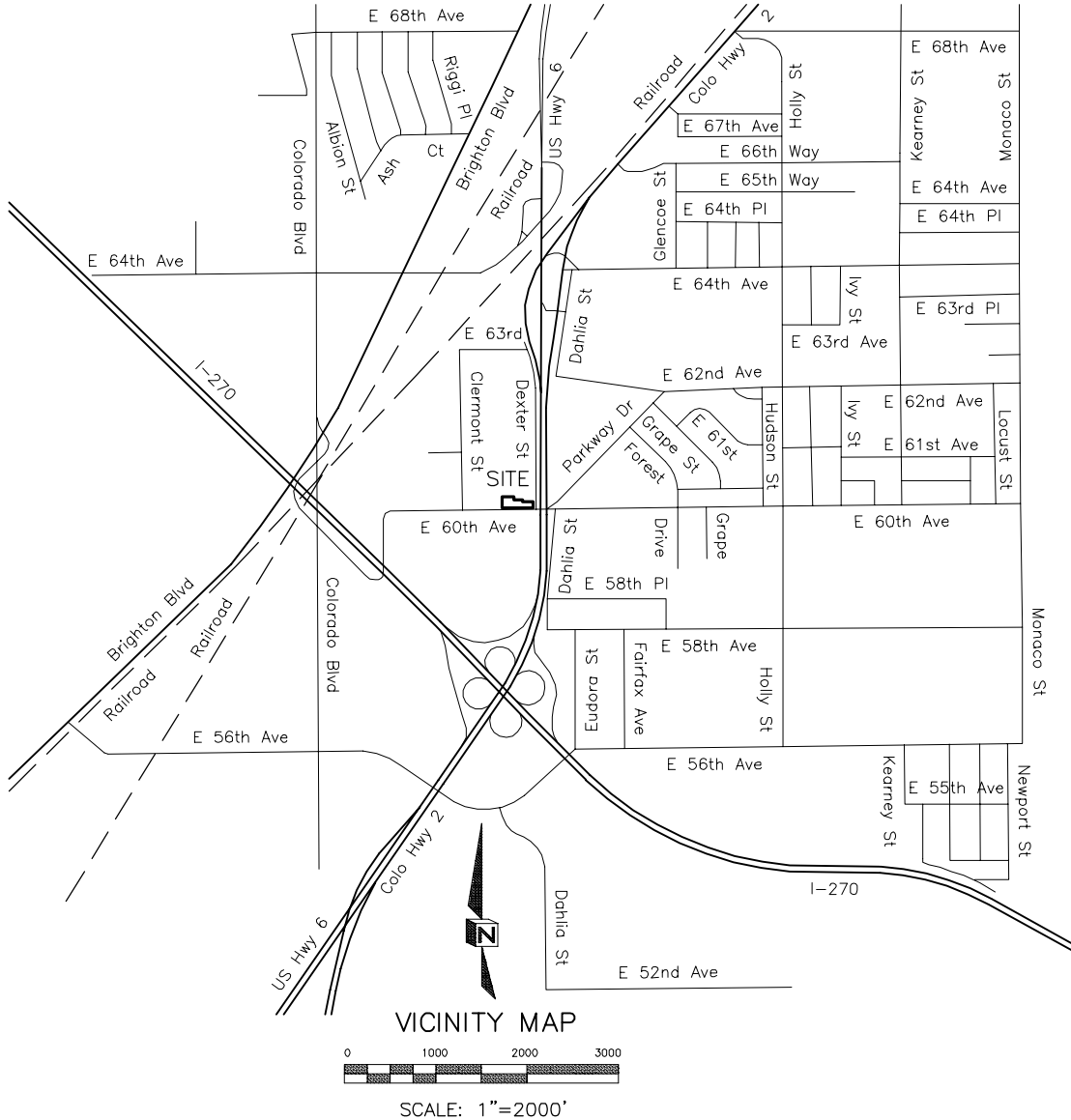
My commission expires _____

Notary Public _____

OWNERSHIP AND TITLE CERTIFICATION:

I, _____ a duly authorized officer of Stewart Title Guaranty Company hereby certify that the party executing this plat as the owner of the above described property is the owner thereof in fee simple.

Authorized Official Date _____



SURVEY NOTES:

- The Basis of Bearings is S 89°11’25” W along the South line of Lot 1, WENDY’S SUBDIVISION between the monuments shown and described hereon. That line is parallel with the South line of the Northwest One–Quarter of Section 7, T 3 S, R 67 W, 6th P.M. and its bearing was computed using information shown on the Commerce City Control Diagram prepared by JR Engineering, Ltd in August of 1999 together with information shown on prior Control Diagrams prepared by C.D.O.T. in April of 1996 and by Zylstra Baker Surveying in Dec. of 1992. Mingling information from the other maps was necessary because the 1999 JR Control Diagram does not show the W 1/4 Corner or the N 1/4 Corner of Section 7. The prior Control Diagrams only provided enough information to compute the location of the W 1/4 Corner. They did not provide any information for computing the N 1/4 Corner’s position.
- Stewart Title Guaranty Company Commitment No. 960850, Effective Date Nov. 1, 2013 and the recorded plat of WENDY’S SUBDIVISION were entirely relied upon for of record information regarding rights–of–way, easements and encumbrances in the preparation of this survey.
- The property shown and described hereon is all and the same as the parcels of land described in Book 4083 at Pages 747 & 748, Reception No. 01146826, recorded on June 2, 1993, Adams County records.
- All of the dimensions on this map are of record or calculated therefrom. P means Plat, C means Control Diagram, D means Deed
- This site is not situated in a Special Flood Hazard Area, as delineated on F.E.M.A. Flood Insurance Rate Map No. 08001C0616H, dated March 5, 2007. The site is situated in Zone X no shading, which means “Areas determined to be outside the 0.2% annual chance floodplain”.
- According to Colorado law, you MUST commence any legal action based on any defect in this survey within THREE (3) 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 (10) years from the date of the certification shown hereon.

SURVEYOR’S CERTIFICATE:

I, Larry W. Hagan, a Professional Land Surveyor licensed by 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 herein.

Larry W. Hagan, PLS No. 16112
Date of Survey – June 2, 2014

Meridian Surveying, Inc.
2345 S. Federal Blvd. Suite 195
Denver, CO 80219
Phone 303–936–8807

CITY COUNCIL CERTIFICATE:

Approved by City of Commerce City, City Council this _____ day of _____, A.D. 20____.

City Clerk Mayor

NOTICE IS HEREBY GIVEN:

- Any construction across an existing subdivision lot line is in violation of the subdivision regulations of the City, except as herein authorized.
- 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.
- The storm water detention area shown hereon shall be constructed and maintained by the owner and 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 owners, 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.

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. _____

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TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN,
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2

