

**CANAM FILING NO.1
TRACT A - F
35.72 ACRES ±
(1,556,030 SQ. FT. ±)
&
LAND DESCRIBED IN
CONSOLIDATED PROPERTY
MEETS AND BOUNDS
DESCRIPTION AT REC. NO.
2020000113468**

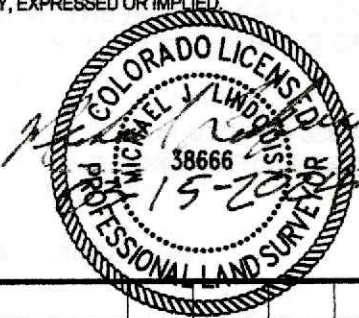
- FOUND MONUMENT AS DESCRIBED
- ◆ FOUND PLSS MONUMENT AS DESCRIBED
- (M) = MEASURED DISTANCE
- (P) = PLATTED DISTANCE CANAM FLNG NO. 1
- (P1) = PLATTED DISTANCE REISBECK SUB.

*** = RIGHT OF WAY DEDICATED (REMAINDER)
RECEPTION NO. 794796 (REISBECK SUB.)**

REISBECK SUBDIVISION BOUNDARY AND
LAND DESCRIBED IN COURT OF APPEALS
CASE NUMBER 2014CA188

THIS MAP DOES NOT REPRESENT A TITLE SEARCH OR DETERMINE OWNERSHIP.
NO TITLE COMMITMENT WAS PROVIDED OR RELIED UPON FOR THIS SURVEY.

I, MICHAEL LINQUIST, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY IS IN ACCORDANCE WITH APPLICABLE STANDARDS, IT IS NOT A GUARANTY OR WARRANTY, EXPRESSED OR IMPLIED.



BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING N00°18'08"W, AS MONUMENTED ON THE SOUTH BY A 3.25" ALUMINUM CAP STAMPED PLS 28286 2004, AND ON THE NORTH BY A 3.25" ALUMINUM CAP STAMPED ADAMS COUNTY 1990.

SCALE: 1" = 300'

22-300-115

FIELD WORK COMPLETED 04/29/2022

					SHT. NO: 1 OF 2		WILSON & COMPANY 990 South Broadway Suite 220 Denver, CO 80209 Phone: 303-297-2976 Fax: 303-297-2693
					SCALE: 1" = 300'		
					DWN. BY: M.J.L.	DATE: 2-15-2024	9940-9982 E 112th Ave. LINLI POROSITY STORAGE ADAMS COUNTY / COMMERCE CITY STATE OF COLORADO
					CHK. BY:		
					PROJ. MGR: M.J.L.	2-15-2024	
					CLIENT APP:		
NO.	REVISION-DESCRIPTION	BY	DATE	CHKD	APPD		

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**LAND DESCRIPTION
REMAINDER**

A TRACT OF LAND IN THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, LOCATED IN REISBECK SUBDIVISION, IN THE CITY OF COMMERCE CITY, ADAMS COUNTY, STATE OF COLORADO; BEING ALL OF THAT PART OF EAST 112TH AVENUE RIGHT OF WAY LYING SOUTH OF THE NORTH LINE OF SAID SECTION 10 AND ALL OF THAT PART OF BELLE CREEK BLVD. RIGHT OF WAY LYING EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, DEDICATED BY SAID PLAT UNDER RECEPTION NO. 794796, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10, THENCE N89°18'05"E ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 1,589.16 FEET TO A POINT ON THE WEST LINE OF U.S. HIGHWAY 85;

THENCE S03°37'29"E, ALONG SAID WEST LINE, A DISTANCE OF 40.05 FEET TO THE SOUTH LINE OF EAST 112TH AVENUE;

THENCE S89°18'05"W ALONG SAID SOUTH LINE 1,561.48 FEET TO A POINT ON THE EAST LINE OF BELLE CREEK BLVD;

THENCE S00°18'08"E ALONG THE EAST LINE OF BELLE CREEK BLVD., A DISTANCE OF 1273.54 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER;

THENCE S89°32'00"W ALONG SAID SOUTH LINE A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER;

THENCE N00°18'08"W ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1313.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 101,818 SQUARE FEET OR 2.337 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING N00°18'08"W, AS MONUMENTED ON THE SOUTH BY A 3.25" ALUMINUM CAP STAMPED PLS 28286 2004, AND ON THE NORTH BY A 3.25" ALUMINUM CAP STAMPED ADAMS COUNTY 1990.

LAND DESCRIPTION STATEMENT:

I, MICHAEL J. LINDQUIST, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

MICHAEL J. LINDQUIST, COLORADO PLS 38666
WILSON & COMPANY INC., ENGINEERS & ARCHITECTS
990 S BROADWAY, SUITE 220
DENVER, CO 80209
MJLINDQUIST@WILSONCO.COM
PH 303-501-1221



Digitally signed by
Michael Lindquist
Reason: I am the author
of this document
Date: 2024.03.15
14:36:59-06'00'
Michael Lindquist

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January 6, 2026

The Board of Directors
% Abel Moreno, District Manager
South Adams County Water and Sanitation District
6595 East 70th Avenue
Commerce City, Colorado 80022
amoreno@sacwsd.org

USPS + Electronic

(M) 303-999-5756

Mess: 1/14/26 4:58 pm

Abel & I conversation 1/15/26 @ 11:30 AM
"ROW improvements have NOT been accepted by SACWS D."

CEASE and DESIST NOTICE message 1/26 @ 2:20 pm

Dear Mr. Moreno,

I am the Owner (1) of the "Remainder" parcel (2) [survey attached], two (2) appurtenant water service connections as paid for my benefit by the United States Army and Shell Oil Company pursuant to the *Record of Decision for the Onpost Cleanup of the Rocky Mountain Arsenal* dated June 11, 1996 and two (2) off-post groundwater monitoring wells.

The recited "Remainder" parcel (2) was expressly removed and omitted from the District service area boundaries in 1997 (3).

Please provide me with evidence that the District has written ownership permission to be operating in the "Remainder" parcel described herein, or else, cease and desist all District activities therein.

Sincerely,



John Yelenick
Reisbeck Subdivision
3650 South Dahlia St.
Denver, Colorado 80237

CC: Eliot C. Schaefer – Senior Assistant City Attorney
City of Commerce City
7887 E. 60th Avenue
Commerce City, CO 80022
eschaefer@c3gov.com

(1) Adams County Rec. 2025000056651 Pg.32,33 & 34 dated 9/29/25;
(2) Adams County Rec. 2025000056651 Pg.35 & 36 dated 9/29/25;
(3) Adams County Rec. C0350418.District Court Civil Action No.5750.dated 12/23/97

Water district sues Denver

Lawsuit is over contamination from fire training facility

BY ELLIOTT WENZLER

EWENZLER@DENVERPOST.COM

Jan. 20, 2026



An Adams County water district filed a lawsuit against Denver on Tuesday, alleging that foam from the city's fire training facility has contaminated its water for decades.

The South Adams County Water and Sanitation District says the city's Roslyn Fire Training Facility, near the Rocky Mountain Arsenal National Wildlife Refuge, has used firefighting foam containing a group of chemicals known as PFAS, also known as "forever chemicals," since at least 1991.

PFAS is short for perfluoroalkyl and polyfluoroalkyl substances, and they have been linked to "serious health effects," according to the U.S. Food and Drug Administration.

"Denver has failed to eliminate or control releases of (the chemicals) at and from the fire training facility and those releases have contaminated and continue to contaminate the District's drinking water supplies," the lawsuit alleges.

The district serves about 75,000 residents in Commerce City and unincorporated Adams County. It first discovered the contamination in 2018.

Since then, the district has spent tens of millions of dollars to mitigate the issue, according to the lawsuit.

Officials there built another water treatment facility specifically to treat PFAS, and it purchased water from Denver Water to dilute the contaminated water.

Even with state and federal funding, the lawsuit says, "there remains a huge deficit" from the costs associated with the firefighting foam.

The district asks a U.S. district judge to rule that Denver is liable for the response costs and for the ongoing costs the district will incur.

It notes that water district officials notified Denver city officials of this claim in 2019.

The amount that the city of Denver would have to pay, if found liable, would be determined in a trial.