

SOUTHLAWN ELEMENTARY SCHOOL FILING NO. 1, LOT 1

A PLAT OF TRACT E, REUNION FILING NO. 17,
LOCATED IN THE NORTH HALF OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 3

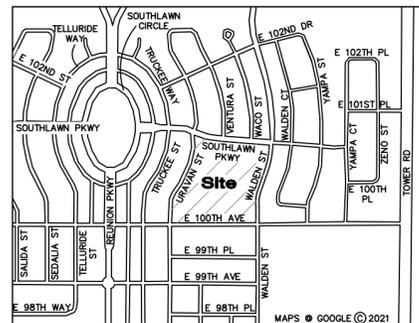
Legal Description

KNOW ALL MEN BY THESE PRESENTS THAT SCHOOL DISTRICT 27J, BEING THE OWNER OF THAT PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 66 WEST, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS:
TRACT E OF REUNION FILING NO. 17 RECEPTION NUMBER 2004000522270
CONTAINING 10.61 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 SOUTHLAWN ELEMENTARY SCHOOL FILING NO. 1, LOT 1 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 EASEMENTS 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 _____, AD 20____
STATE OF COLORADO
COUNTY OF ADAMS
CITY OF COMMERCE CITY

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, AD 20____ BY (SEAL).

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____



Vicinity Map
SCALE: 1"=1000'

City Staff Certificate:

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY THIS _____ DAY OF _____, AD 20____.

CITY ENGINEER

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY
THIS _____ DAY OF _____, AD 20____

DIRECTOR, DEPARTMENT OF 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 _____ O'CLOCK __M., ON THIS _____ DAY OF _____, AD 20____

COUNTY CLERK AND RECORDER

BY: DEPUTY

Ownership and Title Certification:

I, _____ A DULY AUTHORIZED OFFICER OF _____ HEREBY CERTIFY THAT THE PARTIES EXECUTING THIS PLAT AS OWNERS OF THE ABOVE DESCRIBED PROPERTY ARE THE OWNERS THEREOF IN FEE SIMPLE; AND FURTHER, THAT ALL PUBLIC RIGHT-OF-WAY, EASEMENTS OR IMPROVEMENTS, IF ANY, THAT ARE DEDICATED BY THIS PLAT ARE FEE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT THOSE SHOWN ON THE PLAT.

AUTHORIZED SIGNATURE AND PRINTED NAME DATE

Surveyor's Certificate

I, EDGAR T. BRISTOW, 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.

SIGNATURE AND PRINTED NAME

LS NO. _____ (SEAL AND DATE) _____

ADDRESS _____

RECEPTION NO. _____

REVISION	TITLE	DATE
1	UPDATE	08/20/2021
2	CITY COMMENTS	10/07/2021
3	REVISE ESMT AND LABELS	10/20/2021
4	REVISE HYDRANT ESMT	10/28/2021
5	PUBLIC WORKS COMMENTS	11/01/2021
6	UPDATE PLAT NAME	11/11/2021
7		
8		
9		

SOUTHLAWN ELEMENTARY SCHOOL FILING NO. 1, LOT 1

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Land Surveying Services
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BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830



JOB NUMBER:
21-75,889-2
DATE:
07-28-2021
DRAWN BY:
J. SIDERS
CHECKED BY:
JZG/SS/TDH/ETB

SHEET 1 OF 3

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SHEET 2 OF 3

Notes

1. LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABC70721151-2, DATED 07/30/2021 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. 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.
3. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N89°32'44"E ALONG THE SOUTH LINE OF THE NORTH HALF OF SECTION 16, BETWEEN A FOUND 2.5" ALUMINUM CAP IN RANGEBOX "ISI LS 29425 1/4 S16 + 15 2018" AT THE 1/4 CORNER OF SECTION 16 AND 15 AND A CALCULATED POSITION LYING N00°24'19"E 36.00' OF THE CENTER 1/4 CORNER OF SECTION 16 BEING A FOUND #6 REBAR WITH 3.25" ALUMINUM CAP IN RANGEBOX "AZTEC CONSULTANTS INC. LS 17666 C 1/4 SEC 16 T2S R66W 2004 WC 36" AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, COLORADO NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
5. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
6. FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 08001C-0344 H, DATED 03/05/2007. THE MAP DOES NOT DIFFERENTIATE BETWEEN ZONE X UNSHADED AND ZONE D. FLOOD INFORMATION IS SUBJECT TO CHANGE (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 3).
7. DATES OF FIELDWORK: 03/10/2021, 03/11/2021 (CREW CHIEF T. HOLDEN)
8. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
9. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 462,350 SQ. FT. OR 10.61 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.
10. NOTICE IS HEREBY GIVEN: ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE OR TERMINOLOGY IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.
11. 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.
12. THE STORM WATER DETENTION AREA SHOWN HEREON SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND THE SUBSEQUENT OWNER, 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.
13. NO BUILDING OR STRUCTURE WILL BE CONSTRUCTED IN THE DETENTION AREA AND NO CHANGES OR ALTERATION AFFECTING THE DETENTION AREA WILL BE MADE WITHOUT THE APPROVAL OF THE CITY.

PUD#-----

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BY:JSIDERS FILE:75889-REV-PLAT-C21.DWG DATE:11/11/2021 2:25 PM

