

# 8600 VERBENA

A PORTION OF BLOCK 28, IRONDALE  
LOCATED IN THE NE 1/4, SECTION 28, T. 2 S., R. 67 W., 6TH P.M.  
CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO  
SHEET 1 OF 2

### LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JAMES J. PARENT AND KATHLEEN M. PARENT, BEING THE OWNERS OF A PORTION OF BLOCK 28, IRONDALE, A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO WIT;

THAT PART OF THE E 1/2, SE 1/4, NW 1/4, NE 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST, A PARCEL OF LAND WHICH INCLUDES WHAT WAS FORMERLY PLATTED AS BLOCK 28, IRONDALE, NOW VACATED AND MORE OR LESS THE N 1/2 OF MEREDITH PARK, ONCE DEDICATED FOR PUBLIC USE BUT NOW VACATED AND WHICH DEDICATION WAS NEVER ACCEPTED NOR USED BY THE PUBLIC, CONTAINED IN THE FOLLOWING DESCRIPTION:

COMMENCING AT THE NE CORNER OF SAID BLOCK 28, IRONDALE;

THENCE S0°14'48"W ALONG THE EAST LINE OF SAID BLOCK 28, A DISTANCE OF 391.95 FEET;

THENCE N89°40'35"E, 30.00 FEET TO THE POINT OF BEGINNING ON THE CENTERLINE OF VACATED WABASH STREET;

THENCE S0°14'48"W ALONG SAID VACATED CENTERLINE, 226.67 FEET TO THE SOUTH LINE, E 1/2, SE 1/4, NW 1/4, NE 1/4, SEC. 28;

THENCE S89°37'51"W ALONG SAID SOUTH LINE, 295.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF VERBENA STREET;

THENCE N0°14'48"E ALONG SAID EAST LINE 226.90 FEET TO THE SOUTH LINE OF MARTI KENNEL SUBDIVISION AS PLATTED IN THE RECORDS OF SAID COUNTY AT RECEPTION NUMBER 893547;

THENCE CONTINUING N0°14'48"E ALONG SAID EAST LINE, 35.06 FEET TO THE NORTH LINE OF THE PARCEL DESCRIBED IN THE QUIT CLAIM DEED RECORDED AT SAID COUNTY AT RECEPTION NUMBER 2011000035897;

THENCE N89°40'35"E, PARALLEL WITH AND 35.06 FEET NORTH OF THE SOUTH LINE OF SAID MARTI KENNELS SUBDIVISION, 295.00 FEET TO SAID CENTERLINE OF VACATED WABASH STREET;

THENCE S0°14'48"W ALONG SAID VACATED CENTERLINE, 35.06 FEET TO THE POINT OF BEGINNING.

SAID PARCEL AS DESCRIBED CONTAINS AN AREA OF 77,240 SQUARE FEET OR 1.77 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "8600 VERBENA SUBDIVISION" 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 LANDS HEREON SHOWN, AND THE EASEMENTS AS SHOWN, FOR PUBLIC UTILITY, CABLE TV AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY THE CITY OF COMMERCE CITY.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

### OWNER

\_\_\_\_\_  
JAMES J. PARENT DATE

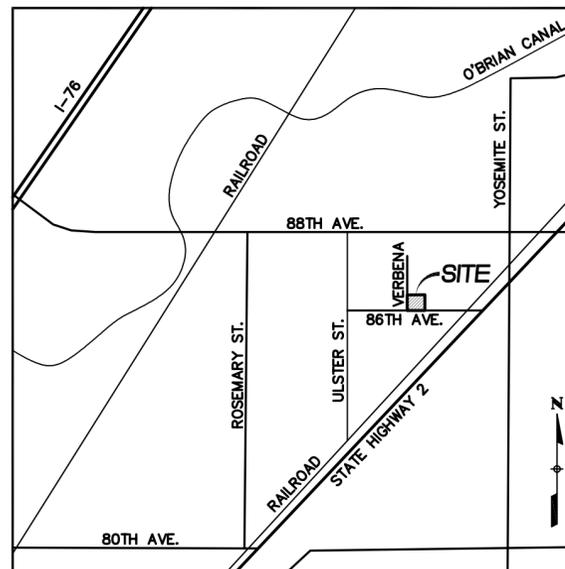
\_\_\_\_\_  
KATHLEEN M. PARENT DATE

STATE OF COLORADO }  
COUNTY OF ADAMS }ss  
CITY OF COMMERCE CITY }

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_



VICINITY MAP  
SCALE: 1"=2000'

### GENERAL NOTES

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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 HEREIN.  
  
ACCORDING TO C.R.S. 38-51-105 THE OWNER/SUBDIVIDER IS RESPONSIBLE FOR ALL INTERNAL MONUMENTATION OF LOTS, BLOCKS, AND CENTERLINES AS SPECIFIED BY COLORADO LAW AND CITY REGULATIONS.
- BASIS OF BEARINGS: WEST LINE, NE 1/4, SEC. 28, T2S, R67W, 6TH P.M. BEARS S0°07'02"W PER THE CITY OF COMMERCE CITY CONTROL DIAGRAM PREPARED BY JR ENGINEERING ON AUGUST 4, 1999. SAID LINE IS MONUMENTED AT THE NORTH 1/4 CORNER AND THE CENTER BY A 3-1/4" ALUMINUM CAP IN RANGE BOX L.S. 17488.
- NO PORTION OF THIS SITE, 8600 VERBENA, IS LOCATED WITHIN A 100-YEAR FLOODPLAIN AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 08001C 0335G, DATED AUGUST 16, 1995.
- 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 OWNER, HEIRS, SUCCESSORS, AND ASSIGNS AGREES 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.

### INDEX OF SHEETS

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### SURVEYOR'S CERTIFICATE:

I, JAMES T. JONES, 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 HEREIN.

\_\_\_\_\_  
JAMES T. JONES, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 19606  
JONES ENGINEERING ASSOCIATES, INC.  
2120 W. LITTLETON BLVD., SUITE 205  
LITTLETON, COLORADO 80120

DATE

19606



### CITY COUNCIL CERTIFICATE

APPROVAL BY CITY OF COMMERCE CITY, CITY COUNCIL THIS

\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

ATTEST:

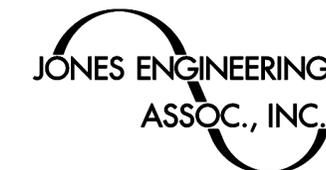
CITY CLERK: \_\_\_\_\_ MAYOR: \_\_\_\_\_

### CERTIFICATE OF CLERK AND RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT \_\_\_\_\_, M., ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: \_\_\_\_\_ DEPUTY \_\_\_\_\_ CLERK AND RECORDER

JOB NO. 11114  
DATE: JULY 24, 2012  
REVISED JANUARY 14, 2013



RECEPTION NO. \_\_\_\_\_

2120 W. Littleton Blvd., Suite 205  
Littleton, Colorado 80120  
Phone: 303-738-0283 Fax: 303-738-0285

