

DAHLIA STREET VACATION PLAT

NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST

OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

LEGAL DESCRIPTION DAHLIA STREET VACATION

THAT PORTION OF DAHLIA STREET RIGHT-OF-WAY AS SHOWN ON THE FINAL PLAT OF RESUBDIVISION OF TOWN AND COUNTRY SUBDIVISION RECORDED IN FILE 9 AT MAP 43 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND THAT THAT PORTION OF DAHLIA STREET RIGHT-OF-WAY AS DESCRIBED IN DEED RECORDED IN BOOK 2062 AT PAGE 237, IN SAID RECORDS; SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 TO BEAR SOUTH 89°15'13" WEST, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE ALONG SAID NORTH LINE, SOUTH 89°15'13" WEST, A DISTANCE OF 2261.53 FEET;

THENCE DEPARTING SAID NORTH LINE SOUTH 00°44'47" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 64TH AVENUE ALSO BEING THE NORTHWEST CORNER OF LOT 24, OF SAID RESUBDIVISION OF TOWN AND COUNTRY SUBDIVISION;

THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 24, SOUTH 51°43'57" WEST, A DISTANCE OF 33.39 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID DAHLIA STREET AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 08°29'16" WEST, A DISTANCE OF 1,069.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 30.00 FEET;
- 2) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°57'55", AN ARC LENGTH OF 47.11 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 62ND WAY;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, NORTH 81°28'39" WEST, A DISTANCE OF 89.98 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF SAID DAHLIA STREET;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, NORTH 08°29'16" EAST, A DISTANCE OF 1,035.36 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SAID DAHLIA STREET;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 51°43'57" EAST, A DISTANCE OF 87.58 FEET TO THE **POINT OF BEGINNING**;

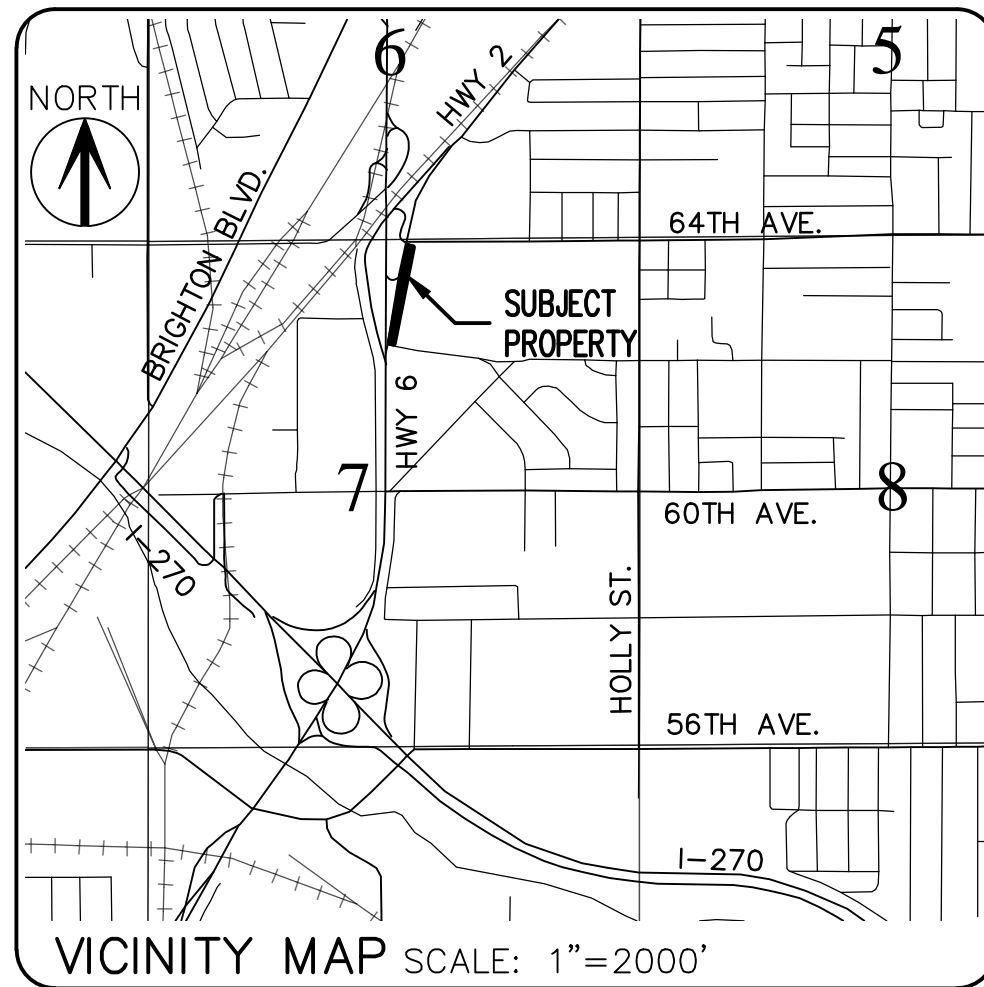
CONTAINING AN AREA OF 1.475 ACRES, (64,229 SQUARE FEET), MORE OR LESS.

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "JR ENG LS 25369 1999" AND AT THE NORTH QUARTER CORNER BY A 3" BRASS DISK STAMPED "PLS 22560 1986" ON TOP OF A CONCRETE JERSEY BARRIER AND WAS ASSUMED TO BEAR SOUTH 89°15'13" WEST.

NOTICE IS HEREBY GIVEN

1. ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.
2. ANY DIVISION OF AN EXISTING LOT, 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.
3. 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.

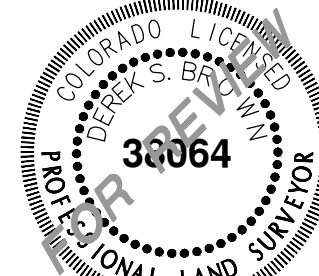


GENERAL NOTES

1. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
2. AZTEC CONSULTANTS, INC. HAS RELIED UPON TITLE COMMITMENT NUMBER ABC70505982 PREPARED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE 08-01-2016 AT 5:00 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS THESE PREMISES. THIS SURVEY AND PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC., TO DETERMINE OWNERSHIP OR APPLICABLE EASEMENTS AND RIGHTS-OF-WAY.
3. BENCHMARK: ADAMS COUNTY CONTROL #95.0236 (AZTEC #402). RECOVERED A 3-1/4" ALUMINUM CAP LOCATED 287' MORE OR LESS SOUTH OF EAST 56TH AVE AND 21' MORE OR LESS WEST OF THE MAIN LINE RAILROAD TRACKS AND 14' MORE OR LESS EAST OF CHAIN-LINK FENCE. ELEVATION = 5163.84 (NAVD 88).
4. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AZTEC CONSULTANTS, INC. AND WAS COMPLETED IN AUGUST, 2016.

SURVEYOR'S CERTIFICATE

I, DEREK S. BROWN, 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 BY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.



DEREK S. BROWN
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38064
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO. 80122
(303) 713-1898

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

PLANNING COMMISSION CERTIFICATE:

APPROVED BY THE CITY OF COMMERCE CITY, PLANNING COMMISSION, THIS ____ DAY OF _____, A.D., 201__.

CHAIRPERSON _____

CITY COUNCIL CERTIFICATE:

APPROVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY THIS ____ DAY OF _____, A.D., 201__.

ATTEST: _____
CITY CLERK MAYOR

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

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 _____ A.D., 201__.

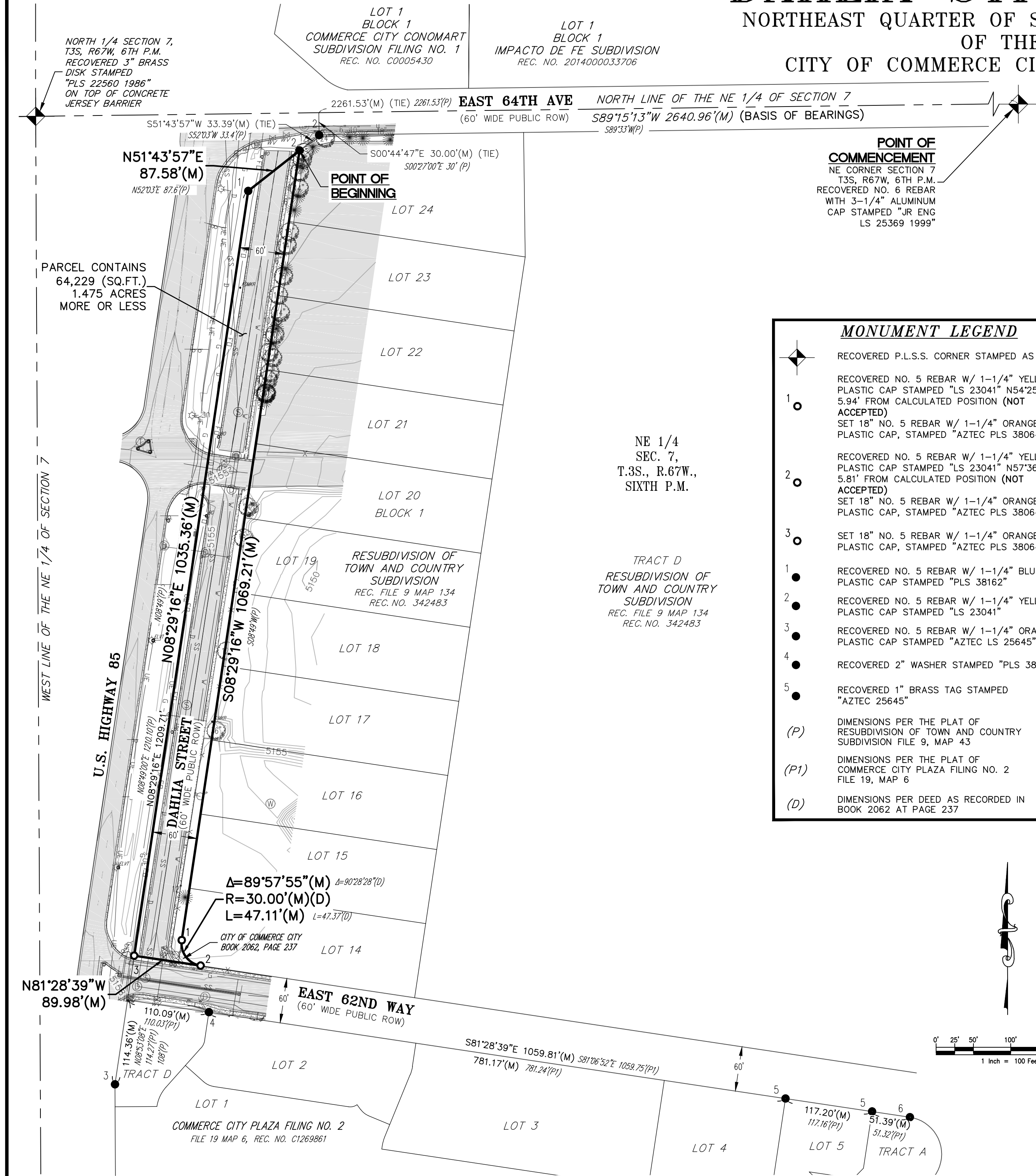
CLERK AND RECORDER: _____

BY DEPUTY: _____

RECEPTION NO.: _____

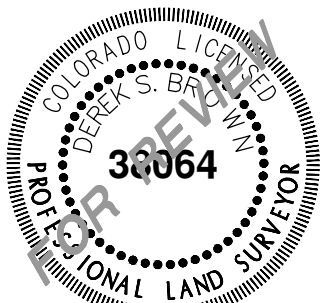
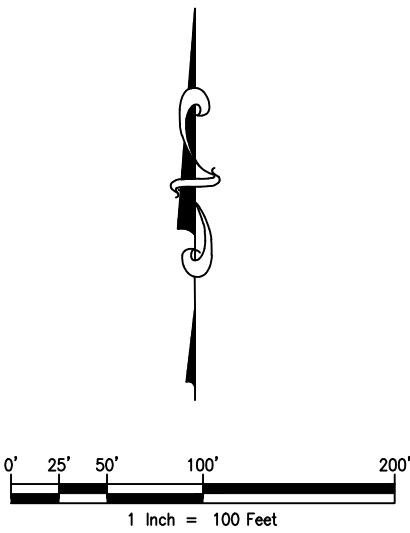
 AzTEC CONSULTANTS, INC. AzTec Proj. No.: 48116-40	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION:	2016-11-04
		SCALE:	1" = 100'
		SHEET 1 OF 2	

DAHLIA STREET VACATION PLAT
NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2



- MONUMENT LEGEND**
1. RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
2. RECOVERED NO. 5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 23041" N54°25'45"W, 5.94' FROM CALCULATED POSITION (NOT ACCEPTED)
3. SET 18" NO. 5 REBAR W/ 1-1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"
4. RECOVERED NO. 5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 23041" N57°36'17"W, 5.81' FROM CALCULATED POSITION (NOT ACCEPTED)
5. SET 18" NO. 5 REBAR W/ 1-1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"
6. SET 18" NO. 5 REBAR W/ 1-1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"
7. RECOVERED NO. 5 REBAR W/ 1-1/4" BLUE PLASTIC CAP STAMPED "PLS 38162"
8. RECOVERED NO. 5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 23041"
9. RECOVERED NO. 5 REBAR W/ 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 25645"
10. RECOVERED 2" WASHER STAMPED "PLS 38069"
11. RECOVERED 1" BRASS TAG STAMPED "AZTEC 25645"
- (P) DIMENSIONS PER THE PLAT OF RESUBDIVISION OF TOWN AND COUNTRY SUBDIVISION FILE 9, MAP 43
- (P1) DIMENSIONS PER THE PLAT OF COMMERCE CITY PLAZA FILING NO. 2 FILE 19, MAP 6
- (D) DIMENSIONS PER DEED AS RECORDED IN BOOK 2062 AT PAGE 237

- TOPOGRAPHIC LEGEND**
- SS SANITARY MANHOLE
- SS SANITARY UNDERGROUND
- D STORM LINE UNDERGROUND
- DI STORM INLET
- DI STORM FES
- DI STORM MANHOLE
- DI WATER FIRE HYDRANT
- W WATER LINE UNDERGROUND
- W WATER MANHOLE
- W WATER METER
- W WATER VALVE
- EB ELECTRIC BREAKER BOX
- EB ELECTRIC MH
- EL PED ELECTRIC PEDESTAL
- EP ELECTRIC POLE
- ET ELECTRIC TRANSFORMER
- UE ELECTRIC UNDERGROUND
- OH EL ELECTRIC OVERHEAD
- OH GUY ANCHOR POLE
- OH GUY WIRE
- LP LIGHT POLE
- EV ELECTRIC VAULT
- TEL TEL TELEPHONE LINE OVERHEAD
- TEL PED TELEPHONE PEDESTAL
- FO FIBER OPTIC UNDERGROUND
- FO MKR FIBER OPTIC MKR
- FO VLT FIBER OPTIC VAULT
- G GAS LINE UNDERGROUND
- G GAS METER
- G MKR POST GAS MKR POST
- G VALVE GAS VALVE
- ICB IRRIGATION CONTROL BOX
- IRI IRRIGATION METER
- IRI VALVE IRRIGATION VALVE
- IRI VLT IRRIGATION VAULT
- EX CONT-MJR EX CONT-MJR
- EX CONT-MNR EX CONT-MNR
- BUSH DECIDUOUS BUSH DECIDUOUS
- TREE CONIFER TREE CONIFER
- TREE DECIDUOUS TREE DECIDUOUS
- TREELINE TREELINE
- FENCE FENCE
- HA HANDICAP RAMP
- SI SIDEWALK
- TRAF TRAFFIC CONTROL CABINET
- TRAF VLT TRAFFIC CONTROL VAULT
- TS TRAFFIC SIGNAL
- LS LINEMARKING WHITE STRIPE DASHED
- LS LINEMARKING WHITE STRIPE SOLID
- LS LINEMARKING YELLOW STRIPE DASHED
- LS LINEMARKING YELLOW STRIPE SOLID
- BO BOLLARD
- DE DELINEATOR
- SI SIGN
- CONCRETE CONCRETE
- ASPHALT PAVEMENT ASPHALT PAVEMENT



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 48116-40

DATE OF PREPARATION:	2016-11-04
SCALE:	1" = 100'
SHEET 2 OF 2	