

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 $89^{\circ}15'13''$ WEST, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE ALONG SAID NORTH LINE, SOUTH $89^{\circ}15'13''$ WEST, A DISTANCE OF 2261.53 FEET;

THENCE DEPARTING SAID NORTH LINE SOUTH $00^{\circ}44'47''$ 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 $51^{\circ}43'57''$ 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 $08^{\circ}29'16''$ 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 $89^{\circ}57'55''$, 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 $81^{\circ}28'39''$ 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 $08^{\circ}29'16''$ 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 $51^{\circ}43'57''$ EAST, A DISTANCE OF 87.58 FEET TO THE POINT OF BEGINNING.

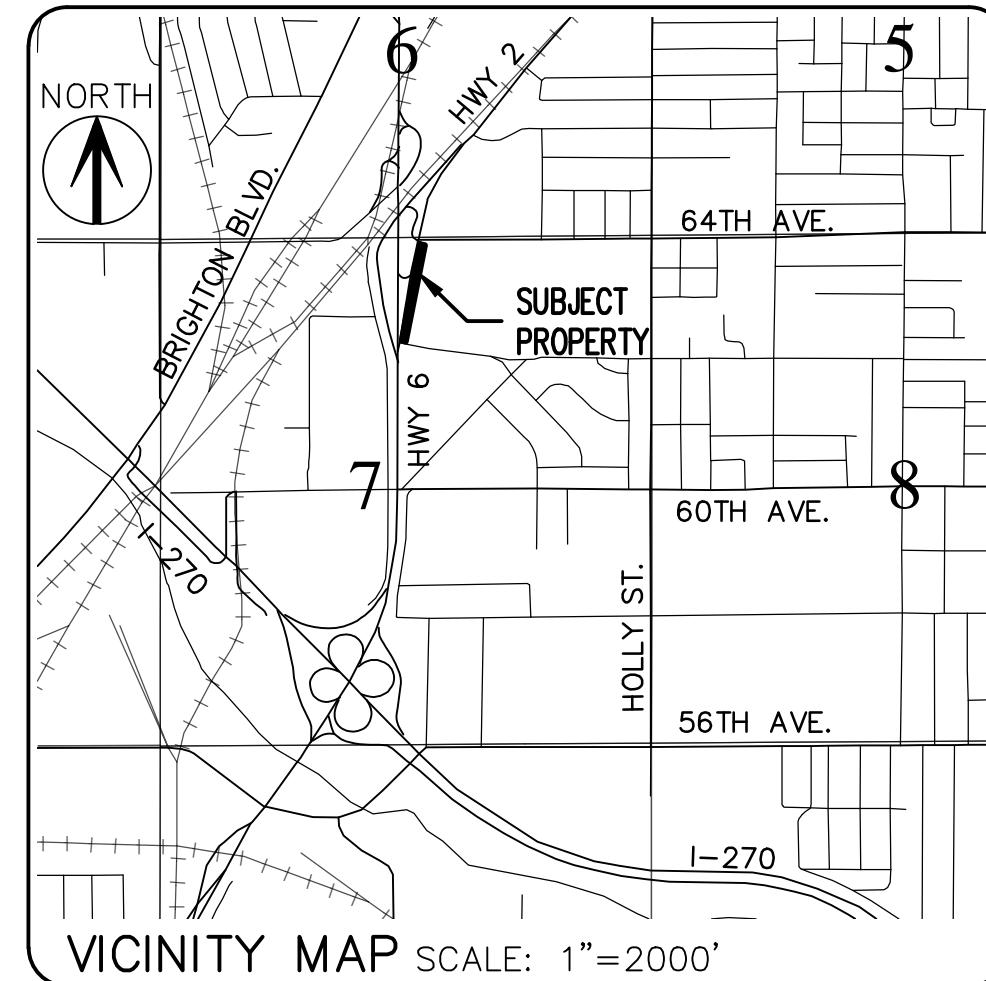
CONTAINING AN AREA OF 1.475 ACRES, (64,229 SQUARE FEET), MORE OR LESS.

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 $89^{\circ}15'13''$ WEST.

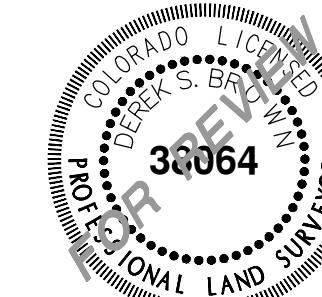
NOTICE IS HEREBY GIVEN

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.



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.	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		

