



INTEROFFICE MEMORANDUM

TO: Harry Brennan, Planner
FROM: Lee Alverson, Development Review Engineer
DATE: September 16, 2022
SUBJECT: Z-981-22 – Kemp – 5431 Quebec St – ZC 2nd review

Public Works has reviewed the above referral and has the following comments:

ZC Review:

1. The Basis of bearings is different from the recorded control Diagram.
2. On map 5441, the basis of bearings from should be from the control Monument Commerce City. See attached. 3' easements by Kemp Subdivision plat along all side and rear boundary lines ingress egress for construction and maintenance of electric power lines, telephone lines, and other public utilities.
3. On map 5451 the basis of bearings from should be from the control Monument Commerce City. See attached. 3' easements by Kemp Subdivision plat along all side and rear boundary lines ingress egress for construction and maintenance of electric power lines, telephone lines, and other public utilities.
4. Refer to the redlines included with this memo.

If you have any questions, please call me at 303-289-8176.

LA

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF PLOT 25, KEMP SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 3

Parcel Description

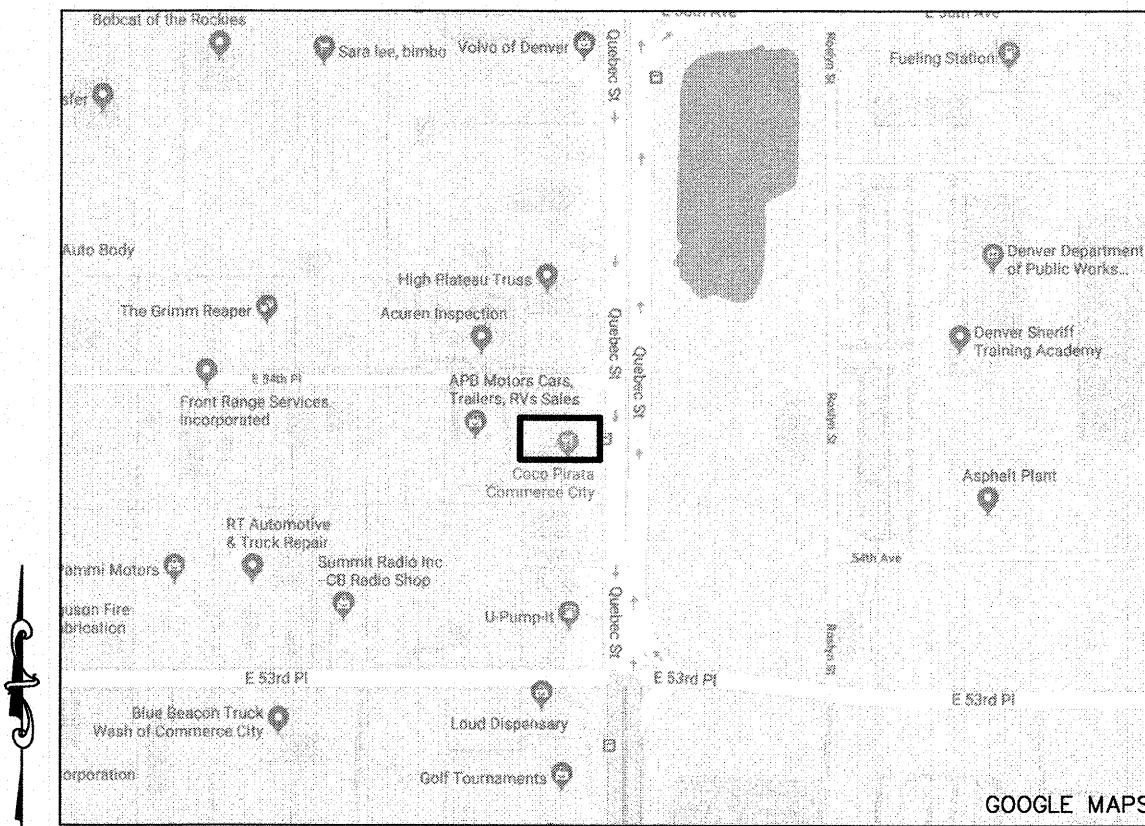
(PROVIDED BY THE CLIENT)
DEED RECORDED ON 09/11/2019 AT REC. NO. 263776

THE SOUTH 1/2 OF PLOT 25,
KEMP SUBDIVISION,
COUNTY OF ADAMS,
STATE OF COLORADO.

Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND BRASS TAG AS DESCRIBED
- SET MONUMENT AS DESCRIBED
- CALCULATED POSITION (NOT FOUND OR SET)
- SET TEMPORARY BENCHMARK AS DESCRIBED
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (P) AS PER THE PLAT OF KEMP SUBDIVISION, REC. NO. 326543
- (R) AS PER RECORD INFORMATION
- CONCRETE
- EDGE OF ASPHALT
- FENCE
- SIGN
- WATER VALVE
- SANITARY SEWER MANHOLE
- SS SANITARY SEWER LINE
- STORM SEWER MANHOLE
- ST STORM SEWER LINE
- CURB INLET
- ELECTRIC RISER
- ELECTRIC VAULT
- LIGHT POLE
- TELEPHONE RISER
- G GAS LINE
- GAS LINE SCALED FROM MAPS
- GAS VALVE
- GAS METER
- OWNERSHIP INFORMATION
- ELEV ELEVATION
- RCP REINFORCED CONCRETE PIPE

check against the commerce city control diagram Adams County Survey Records Book 1 Map 3776



Vicinity Map
NOT TO SCALE

Notes

- LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABJ70621963, DATED MAY 28, 2019 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 PARCEL B OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 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.
- THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF RITA TSALYUK, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF S89°24'54"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 17 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH. P.M., BETWEEN A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP AT THE NORTHEAST CORNER OF SAID SECTION 17, STAMPED PER MONUMENT RECORD DATED 10-27-2014 AND A FOUND 3 1/4" ALUMINUM CAP IN RANGE BOX AT THE NORTH QUARTER CORNER OF SAID SECTION 17, STAMPED PER MONUMENT RECORD DATED 9-23-2014. COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.**
- ONLY SURFACE EVIDENCE OF UTILITIES VISIBLE AT THE TIME OF THE FIELDWORK IS SHOWN HEREON. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.
- 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.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN. BUILDINGS AND OTHER IMPROVEMENTS OR STRUCTURES ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE (5) FEET FROM ANY OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.
- DATES OF FIELDWORK: MAY 10, 2022 (CREW CHIEFS N. WELLS)
- 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.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND/OR ZONE D, AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 08001C-0617 H, DATED MARCH 5, 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).
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.
 - #9 MAY 9, 1989 BK 3562 PG 447 RESTRICTIONS ON TRANSFER OF REAL ESTATE
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND ARE SHOWN GRAPHICALLY HEREON. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.
 - #10 FEB 11, 1948 REC. NO. 326543 PLAT OF KEMP SUBDIVISION
 - #11 JAN 4, 1999 BK 5599, PG 658 PSCO EASEMENT
- FENCES ARE NOT COINCIDENT WITH PARCEL LINES AS SHOWN HEREON.
- BENCHMARK INFORMATION: A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK ALONG THE WEST RIGHT-OF-WAY OF QUEBEC STREET, BEING A SET #4 REBAR WITH PUNCH WITH AN ELEVATION OF 5266.70 FEET. A CHECK SHOT, 0.2±, WAS TAKEN ON NGS POINT PRAIRIE 3, BEING A FLANGE ENCASED ROD LOCATED 0.3 MILES FROM SITE, WITH A PUBLISHED ELEVATION OF 5227.51 FEET (NAVD88). NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THIS ELEVATION.
- THE SURVEY BY FLATIRONS, INC. STAMPED BY JOHN GUYTON PLS 16406 ON 7/23/2019 WAS CONSIDERED IN THE PREPARATION OF THIS ALTA.

Surveyor's Certificate

TO RITA TSALYUK:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 7(A), 8 & 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 10, 2022.

DATE OF PLAT OR MAP: MAY 12, 2022

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 1.6(B)(2) THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

Depositing Certificate

DEPOSITED THIS _____ DAY OF _____, 20____ AT ____ O'CLOCK ____ M. IN BOOK _____ OF LAND SURVEY PLATS AT PAGE _____ OF THE RECORDS OF ADAMS COUNTY, COLORADO.

SIGNED: _____

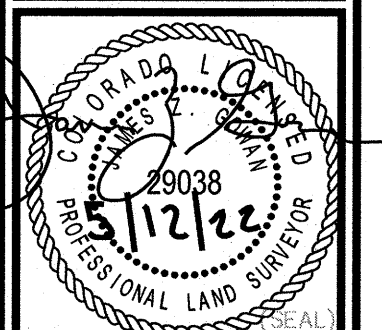
TITLE: _____

BY: _____

REVISION	DATE
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ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
Rita Tsalyuk
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Flatirons, Inc.
Surveying, Engineering & Geomatics
www.FlatironsInc.com
655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355



JOB NUMBER:
22-73,242-5441
DATE:
05-12-2022
DRAWN BY:
W. BECKETT
CHECKED BY:
SB/JZG/ETB/TH

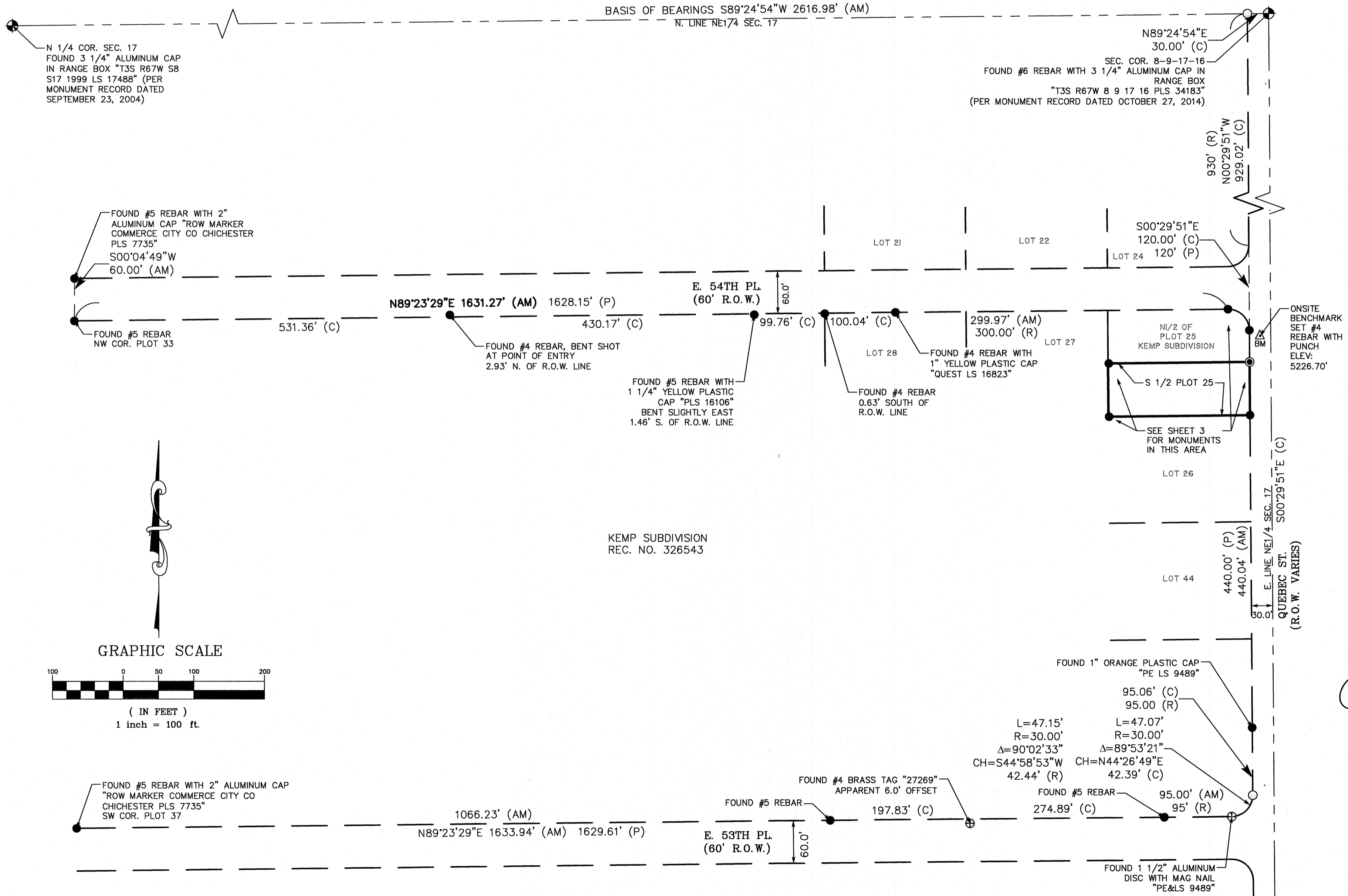
SHEET 1 OF 3

Legend
SEE SHEET 1 OF 1

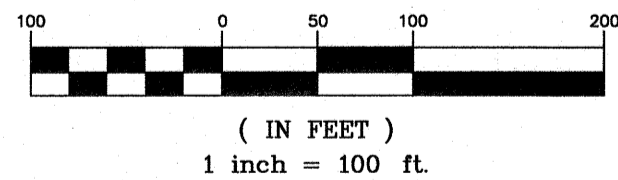
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COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 3



GRAPHIC SCALE

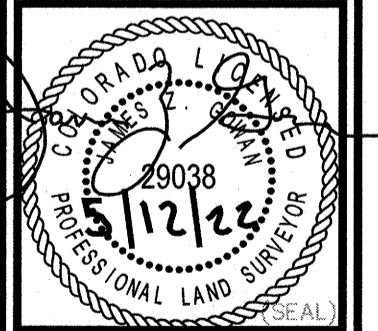


BY:BBECKETT FILE:73242-ALTA-5441-UPDATE.DWG DATE:5/12/2022 3:50 PM

REVISION	DATE
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ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
Rita Tsalyuk
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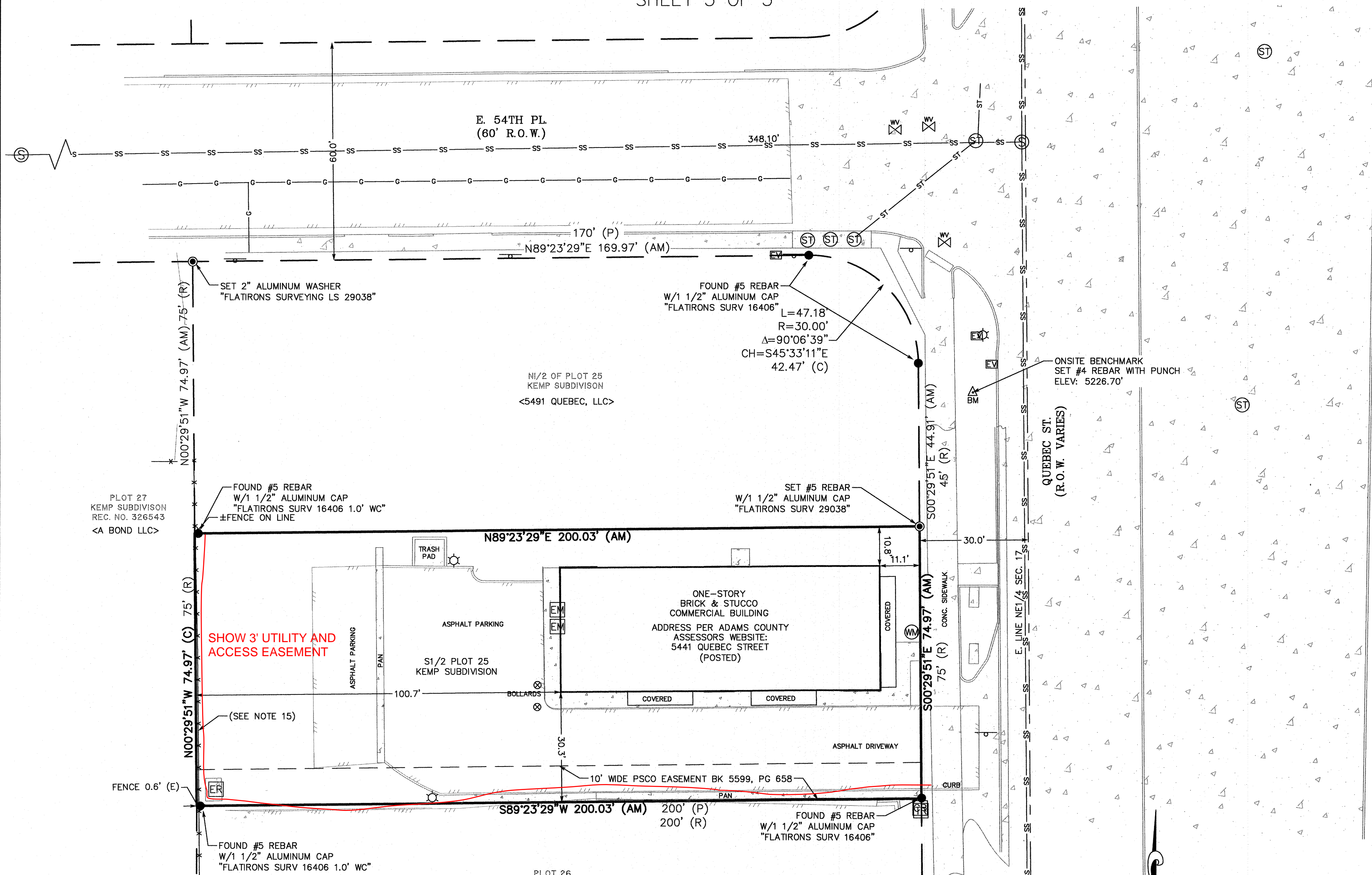
SHEET 2 OF 3

ALTA/NSPS LAND TITLE SURVEY

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SHEET 3 OF 3

Legend
SEE SHEET 1 OF 1



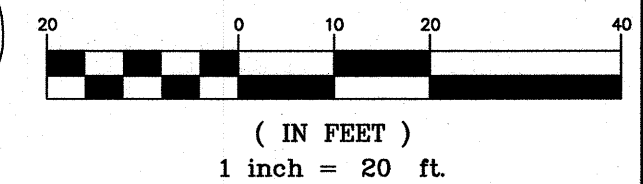
Boundary Closure Report

COURSE: N89°23'29"E LENGTH: 200.03'
 COURSE: S00°29'51"E LENGTH: 74.97'
 COURSE: S89°23'29"W LENGTH: 200.03'
 COURSE: N00°29'51"W LENGTH: 74.97'

ERROR CLOSURE: 0.00 COURSE: N00°00'00"E
 ERROR NORTH: 0.000 EAST: 0.000

PRECISION 1: 550000000

GRAPHIC SCALE



REVISION	DATE
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ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
Rita Tsalyuk
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JOB NUMBER:
22-73,242-5441
 DATE:
05-12-2022
 DRAWN BY:
W. BECKETT
 CHECKED BY:
SB/JZG/ETB/TH

SHEET 3 OF 3

BY:BBECKETT FILE:73242-ALTA-5441-UPDATE.DWG DATE:5/12/2022 3:31 PM