

SECOND CREEK VILLAGE, AMENDMENT NO. 6

A REPLAT OF LOT 1, SECOND CREEK VILLAGE, AMENDMENT NO. 4 & LOT 2, SECOND CREEK VILLAGE, AMENDMENT NO. 5 IN THE SW 1/4 OF SECTION 8, T2S, R66W OF THE 6TH P.M. CITY OF COMMERCE CITY, ADAMS COUNTY, STATE OF COLORADO

DEDICATION AND LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT ADM PROPERTIES L.P., A CALIFORNIA LIMITED LIABILITY PARTNERSHIP (LOT 1, SECOND CREEK VIALLAGE, AMENDMENT NO. 4), AND TTRG COMMERCE CITY CO, LLC, A DELAWARE LIMITED LIABILITY COMPANY (LOT 2, SECOND CREEK VILLAGE, AMENDMENT NO. 5), BEING THE OWNERS OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 8, T2S, R66W OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT;

LOT 1, SECOND CREEK VILLAGE, AMENDMENT NO. 4, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED OCTOBER 17, 2019 UNDER RECEPTION NO. 2019000085510, COUNTY OF ADAMS, STATE OF COLORADO.

AND

LOT 2, SECOND CREEK VILLAGE, AMENDMENT NO. 5, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED AUGUST 26, 2020 UNDER RECEPTION NO. 2020000083777, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING 105,857 SQUARE FEET OR 2.430 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF SECOND CREEK VILLAGE, AMENDMENT NO. 6.

OWNER: ADM PROPERTIES L.P., A CALIFORNIA LIMITED LIABILITY PARTNERSHIP EXECUTED THIS ___ DAY OF ___, AD 20__

BY: DAN BURKE

NOTARY

STATE OF _____)
COUNTY OF _____) S.S.
CITY OF _____)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, AD 20__ BY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

OWNER: TTRG COMMERCE CITY CO, LLC, A DELAWARE LIMITED LIABILITY COMPANY EXECUTED THIS ___ DAY OF ___, AD 20__

BY: PAUL M. THRIFT AS MANAGER FOR:

NOTARY

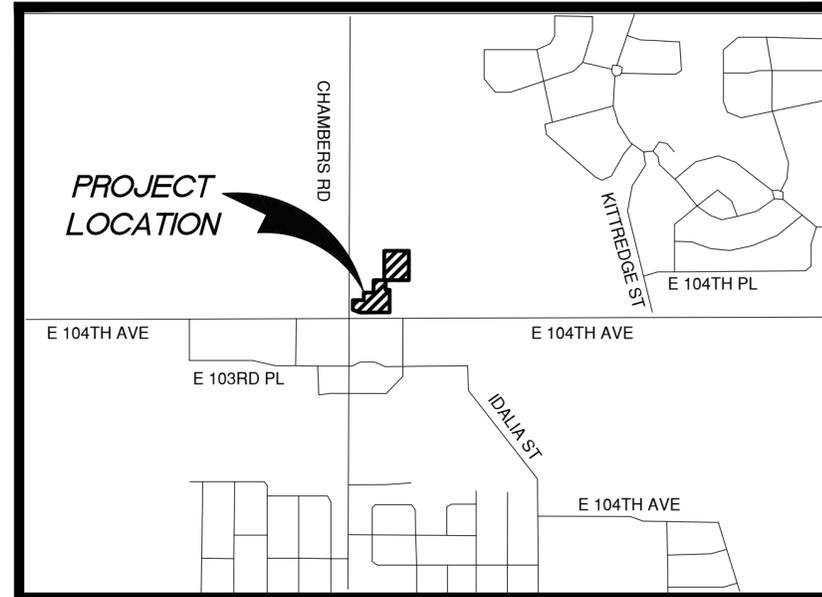
STATE OF _____)
COUNTY OF _____) S.S.
CITY OF _____)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, AD 20__ BY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC



SURVEY NOTES:

- FIELD WORK WAS COMPLETED ON: MARCH 12, 2018.
- BASIS OF BEARING: CONSIDERING THE WEST LINE OF THE SOUTHWEST 1/4, OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, WITH AN ASSUMED BEARING OF NORTH 00°11'08" WEST, MONUMENTED BY A 3-1/4" ALUMINUM CAP IN RANGE BOX, PLS 8677, AT THE NORTH AND MONUMENTED BY A NO. 5 REBAR WITH A 3-1/2" ALUMINUM CAP IN RANGE BOX, LS 30099, AT THE SOUTH, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGETOP ENGINEERING AND SURVEYING. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, RIDGETOP ENGINEERING AND SURVEYING RELIED ON THE PROPERTY INFORMATION BINDER, ORDER NO: RND70770547, ISSUED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE MAY 04, 2022 AT 5:00 P.M.
- PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08001C0343H HAVING A MAP REVISED DATE OF MARCH 5, 2007, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE A (1% ANNUAL CHANCE FLOOD HAZARD) AND ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT HEREIN AUTHORIZED.
- 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.
- THIS PLAT DOES NOT ESTABLISH WATER AVAILABILITY FOR THE SUBJECT PROPERTY. WATER AND WASTEWATER SERVICE IS PROVIDED BY THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT. INVESTIGATION OF THE CURRENT WATER AVAILABILITY FOR THE PROPERTY AND ACQUISITION OF ANY ADDITIONAL WATER REQUIRED FOR THE DEVELOPMENT OF THE PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS. DEVELOPMENT APPROVALS WILL NOT BE GRANTED WITHOUT PROOF OF WATER AVAILABILITY.
- NEW EASEMENTS CREATED BY THIS PLAT IS INTENDED TO RE-ESTABLISH EASEMENTS DEFINED IN PRIOR FILINGS.

SURVEYOR'S CERTIFICATE

I, MICHAEL DAVID LANG, 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.

MICHAEL DAVID LANG
COLORADO REGISTRATION NO. 37053
RIDGETOP ENGINEERING AND SURVEYING
541 E GARDEN AVE, UNIT N, WINDSOR, CO 80550

CITY STAFF CERTIFICATE:

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY, CITY COUNCIL THIS _____ DAY OF _____, 20__.

CITY ENGINEER

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY THIS _____ DAY OF _____, 20__.

DIRECTOR, COMMUNITY DEVELOPMENT

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 SATE OF COLORADO AT

_____, ___M. ON THE _____ DAY OF _____,

AD, 20__.

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

RECEPTION NO: _____

REVISOR

Project: 19-109-001
Drawing: REPLAT
Drafted By: BA
Date: 05/31/2022
Rev. Date:
Check By: ML

SECOND CREEK VILLAGE, AMENDMENT NO. 6
A REPLAT OF LOT 1, SECOND CREEK VILLAGE, AMENDMENT NO. 4 & LOT 2, SECOND CREEK VILLAGE, AMENDMENT NO. 5 IN THE SW 1/4 OF SECTION 8, T2S, R66W OF THE 6TH P.M. CITY OF COMMERCE CITY, ADAMS COUNTY, STATE OF COLORADO

541 E. GARDEN DRIVE
UNIT N
WINDSOR, CO 80550
970-663-4552
RIDGETOP
ENGINEERING & SURVEYING

Sheet:
1 / 2

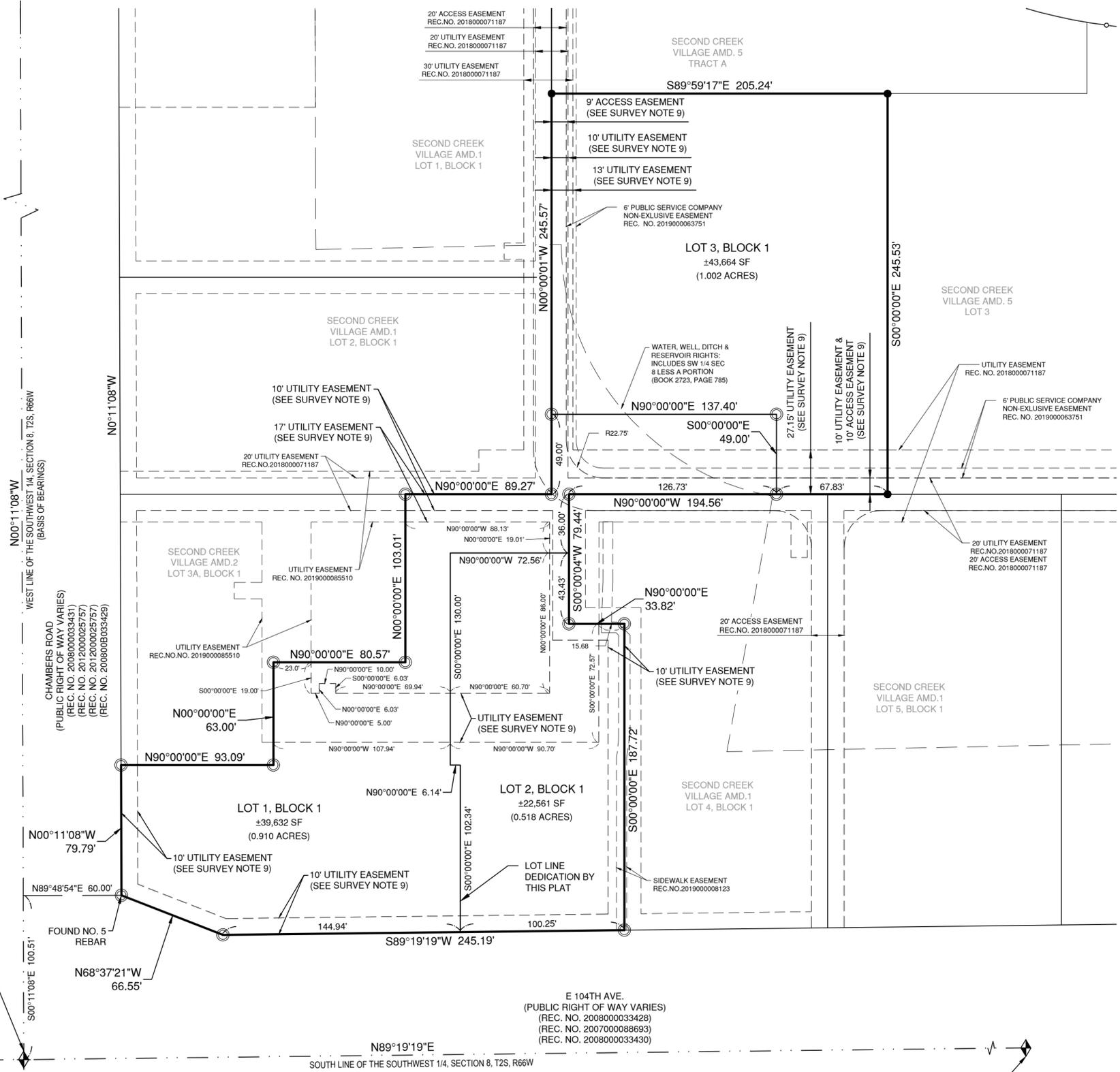
SECOND CREEK VILLAGE, AMENDMENT NO. 6

A REPLAT OF LOT 1, SECOND CREEK VILLAGE, AMENDMENT NO. 4 & LOT 2, SECOND CREEK VILLAGE, AMENDMENT NO. 5 IN THE SW 1/4 OF SECTION 8, T2S, R66W OF THE 6TH P.M. CITY OF COMMERCE CITY, ADAMS COUNTY, STATE OF COLORADO

WEST QUARTER COR.
SEC 8, T2S, R66W FOUND,
3.25" ALUMINUM CAP,
"PLS 8677" IN RANGE BOX

LEGEND:

- SECTION LINE
- ADJACENT PROPERTY LINES
- LOT LINE DEDICATED BY THIS PLAT
- PLAT BOUNDARY
- EXISTING EASEMENT
- NEW EASEMENT (SEE SURVEY NOTE 9)
- WATER AND DITCH RIGHTS
- SET 30" NO. 4 REBAR WITH RED PLASTIC CAP, LS 37053
- FOUND NO. 5 REBAR W/ 1.5" ORANGE PLASTIC CAP, "PLS 38069" (UNLESS OTHERWISE NOTED)



SW COR. SEC 8
FOUND NO. 5 REBAR WITH
3.5" ALUMINUM CAP, IN
RANGE BOX, "LS 30099"

E 104TH AVE.
(PUBLIC RIGHT OF WAY VARIES)
(REC. NO. 2008000033428)
(REC. NO. 2007000088693)
(REC. NO. 2008000033430)

SOUTH QUARTER COR, SEC 8, T2S, R66W
FOUND, 3.25" ALUMINUM CAP, "PLS 30099"
IN RANGE BOX

(IN FEET)
1 inch = 50 ft.

DATE	REQUEST BY	REVISED

Project: 19-109-001
Drawing: REPLAT
Drafted By: BA
Date: 05/31/2022
Rev. Date:
Check By: ML

SECOND CREEK VILLAGE, AMENDMENT NO. 6
A REPLAT OF LOT 1, SECOND CREEK VILLAGE, AMENDMENT NO. 4 & LOT 2, SECOND CREEK VILLAGE, AMENDMENT NO. 5 IN THE SW 1/4 OF SECTION 8, T2S, R66W OF THE 6TH P.M. CITY OF COMMERCE CITY, ADAMS COUNTY, STATE OF COLORADO

541 E. GARDEN DRIVE
UNIT N
WINDSOR, CO 80550
970-663-4552

Sheet: 2 / 2

DRAWING FILENAME: v:\Projects\19-109-001\104th and Chambers\Working Files\DWG\19-109-001 PLAT.DWG LAYOUT NAME: Layout2 DATE: May 31, 2022 - 2:15pm CAD OPERATOR: Brad