

# 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

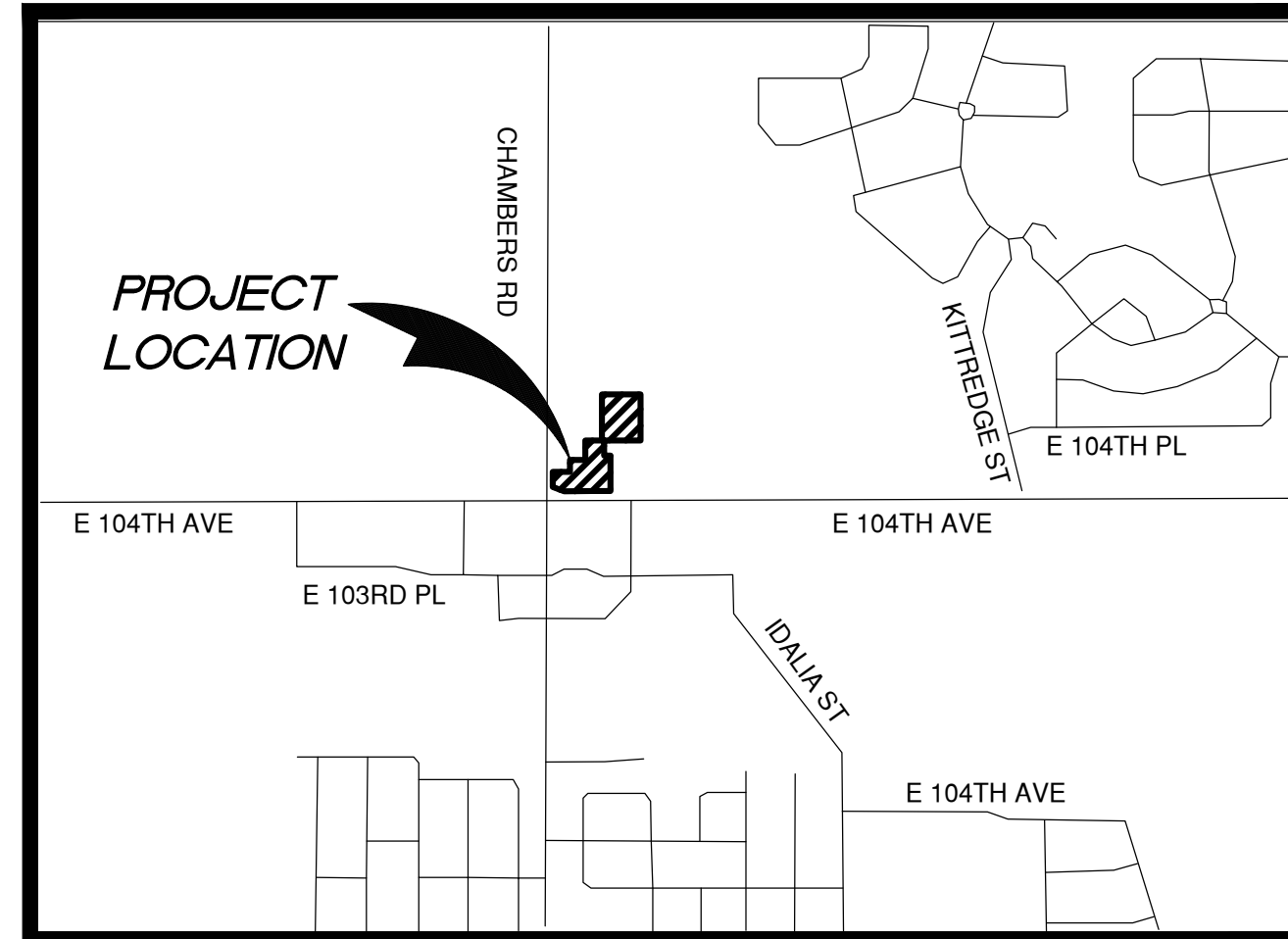
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) S.S.  
CITY OF \_\_\_\_\_ )

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: \_\_\_\_\_

DATE	REQUEST BY

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

**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

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 IN THE SW 1/4 OF SECTION 8, T2S, R66W OF THE 6TH P.M.  
 CITY OF COMMERCE CITY, ADAMS COUNTY, STATE OF COLORADO

City of Commerce City – GIS Division  
 Roadway Naming & Address Standards  
**APPROVED**  
 Date: June 29, 2022 Initials: RW

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)

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

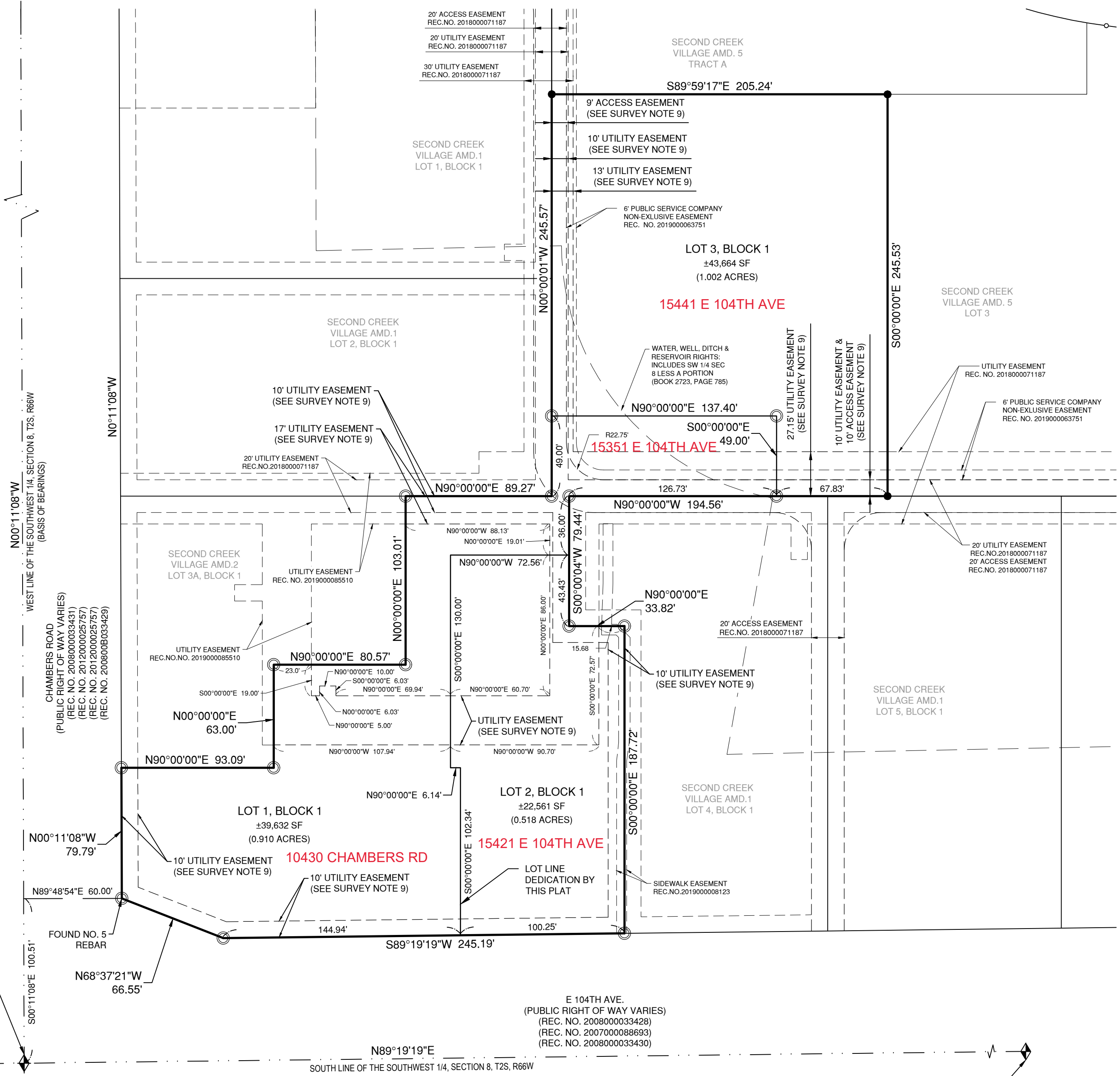
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 CITY OF COMMERCE CITY, ADAMS COUNTY, STATE OF COLORADO

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

Sheet:  
 2 / 2

DRAWING FILENAME: v:\Projects\19-109-001\104th and Chambers\Working Files\DWG\19-109-001 PLAT01.dwg LAYOUT NAME: Layout2 DATE: May 31, 2022 - 2:15pm CAD OPERATOR: Brad

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



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

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

