

A RESUBDIVISION OF LOT 8, BLOCK 2, ROSE HILL 1ST ADDITION SUBDIVISION
LOCATED IN SECTION 8, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF COMMERCE, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

KNOWN BY ALL MEN BY THESE PRESENTS THAT ALBERTO RODRIGUEZ, BEING THE OWNER OF THAT PART OF THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

HAVE BY THESE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF ROSE HILL 1ST ADDITION REPLAT SUBDIVISION AND DO HEREBY GRANT TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC WAYS AND LANDS HEREON SHOWN, AND THE EASEMENTS AS SHOWN, FOR THE PUBLIC UTILITY, CABLE TV, AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY THE CITY OF COMMERCE CITY.

EXECUTED THIS _____ DAY OF _____, AD 20_____.

I, _____, A DULY AUTHORIZED OFFICER OF _____,
HEREBY CERTIFY THAT THE PARTIES EXECUTING THIS PLAT AS OWNERS OF THE ABOVE
DESCRIBED PROPERTY ARE THE OWNERS THEREOF IN FEE SIMPLE; AND FURTHER, THAT ALL
PUBLIC RIGHTS-OF-WAY, EASEMENTS OR IMPROVEMENTS, IF ANY, THAT ARE DEDICATED BY
THIS PLAT ARE FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT THOSE SHOWN
ON THIS PLAT.

BY: _____



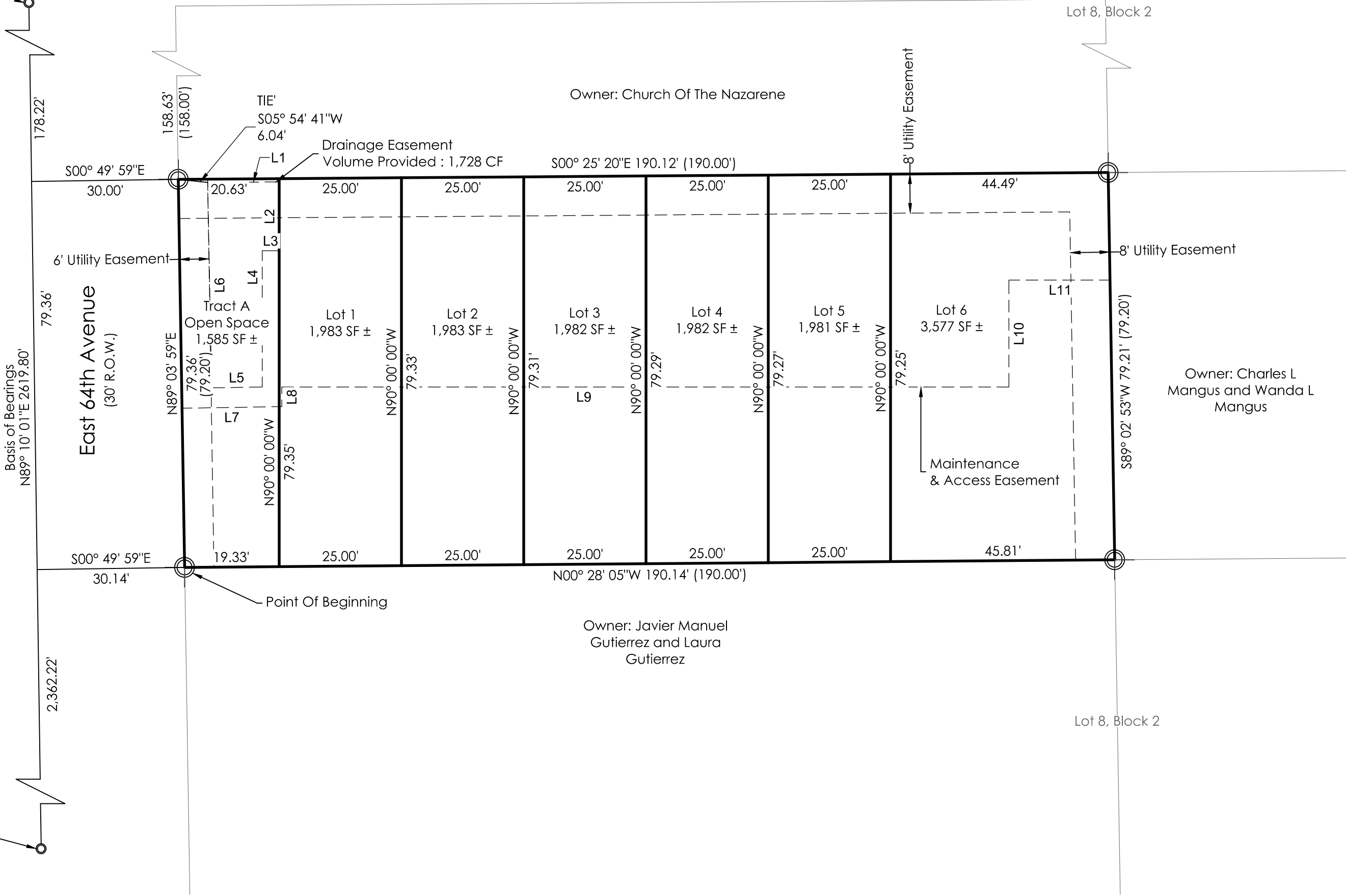
1. THE BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (THE N.W. CORNER IS A 3-1/4" ALUMINUM CAP, P.L.S. 17488, 1991, IN RANGE BOX AND THE N. 1/4 CORNER IS A 3-1/4" ALUMINUM CAP, P.L.S. 17488, 1991, IN RANGE BOX) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEARS N89°10'01"E, TAKEN FROM THE CONTROL DIAGRAM, CITY OF COMMERCE CITY, PREPARED BY J.R. ENGINEERING, LTD., DATED 08-04-1999.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EVSTUDIO CIVIL ENGINEERING, LLC, AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY OF TITLE COMMITMENT.
3. SIX-FOOT (6') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES AND EIGHT-FOOT (8') ON THE REAR AND EAST LOT LINES OF EACH LOT IN THE SUBDIVISION. THESE EASEMENTS ARE DEDICATED TO THE CITY OF COMMERCE CITY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
4. TRACT A IS A COMMON AREA OWNED & MAINTAINED BY THE HOA AND IS FOR DRAINAGE, UTILITY, AND ACCESS PURPOSES.
5. THE STORMWATER DETENTION AREA SHOWN HEREON SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. IN THE EVENT THAT SAID CONSTRUCTION AND MAINTENANCE IS NOT PERFORMED BY SAID OWNER, THE CITY OF COMMERCE CITY SHALL HAVE THE RIGHT TO ENTER SUCH AREA AND PERFORM THE NECESSARY WORK, THE COST OF WHICH, SAID OWNER, HEIRS, SUCCESSORS AND ASSIGNS AGREES TO PAY UPON BILLING.
6. NO BUILDING OR STRUCTURE WILL BE CONSTRUCTED IN THE DETENTION AREA AND NO CHANGES OR ALTERATIONS AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE DETENTION AREA WILL BE MADE WITHOUT THE APPROVAL OF THE CITY.
7. ALL MEASUREMENTS SHOWN IN PARENTHESES ARE PER RECORD DOCUMENT.

RECEPTION NO. _____

ROSE HILL 1ST ADDITION REPLAT

A RESUBDIVISION OF LOT 8, BLOCK 2, ROSE HILL 1ST ADDITION SUBDIVISION
LOCATED IN SECTION 8, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF COMMERCE, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2

N ¼ Cor. Sec. 8, T. 3S, R. 67W
Found 3-¼" Alum. Cap
Stamped "P.L.S. 17488 1991"
In Range Box

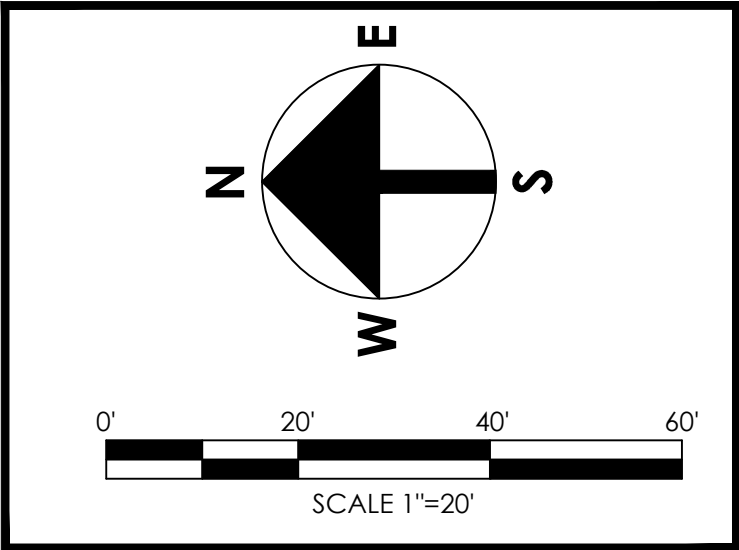


Point Of Commencement
NW Cor. Sec. 8, T. 3S, R. 67W
Found 3-¼" Alum. Cap
Stamped "P.L.S. 17488 1991"
In Range Box

Line Table		
Line #	Length	Direction
L1	14.63'	S00° 25' 20"E
L2	14.09'	N90° 00' 00"W
L3	3.47'	N00° 00' 00"E
L4	27.85'	N90° 00' 00"W
L5	10.35'	N00° 58' 37"W
L6	42.01'	N88° 53' 57"E
L7	20.41'	S00° 59' 43"E
L8	4.00'	N90° 00' 00"E
L9	148.63'	S00° 00' 00"E
L10	21.85'	N90° 00' 00"E
L11	20.69'	S00° 00' 21"W

Tract Table	
Tract A	1,585 SF

Drawing Scale & North Arrow



Legend

	Found Monument As Described
	Found #5 Rebar & Cap Stamped "P.L.S. 15321"
	Set #5 Rebar With Red Plastic Cap Stamped "EVCE P.L.S. 37969"