

# BNSF IRONDALE AUTOMOTIVE FACILITY SUBDIVISION

## A CONSOLIDATION PLAT OF PARTS OF IRONDALE INDUSTRIAL DISTRICT FILINGS 3, 4, AND 6 LOCATED IN THE SE 1/4 OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6th P.M. COUNTY OF ADAMS, STATE OF COLORADO

### SHEET 1 OF 2

**LEGAL DESCRIPTION**

Know all men by these presents that BNSF Railway Company being the owner of:

- 1.) Tract A, Irondale Industrial District, Filing No. 3, less and except that portion conveyed in correction Quitclaim deed recorded June 2, 1989 in Book 3569 at Page 587, and
- 2.) Lot 1, Block 1, Irondale Industrial District, Filing No. 4, and
- 3.) Lot 8, Block 1 Irondale Industrial District, Filing No. 6, less and except that portion conveyed in Quitclaim deed recorded June 30, 2004 at Reception No. 2004063000552980,

All located in Section 21, Township 2 South, Range 67 West, 6th Principal Meridian, Adams County, State of Colorado, said parcel being more particularly described as follows:

COMMENCING at the east quarter corner of said Section 21;

Thence S89°33'36"W, a distance of 30.00 feet to a point on the west Right-of-Way line of Yosemite Street and the true POINT OF BEGINNING;

Thence along said west Right-of-Way line, being 30.00 feet west of and parallel to the east line of said Section 21, S00°03'01"E, a distance of 1,137.02 feet to a point on the north line of a parcel of land recorded at Rec. No. 20040630000552980, Adams County Records;

Thence departing said west Right-of-Way line of Yosemite Street and along said north line S89°39'18"W, a distance of 1,941.82 feet to the west line of said parcel of land recorded at Rec. No. 20040630000552980, Adams County Records;

Thence along said west line S00°20'42"E, a distance of 125.00 feet to the north line of Lot 5, Block 1 Irondale Industrial District, Filing No. 6;

Thence along said north line S89°39'18"W, a distance of 538.67 feet to the east line of said lot 5, Block 1 Irondale Industrial District, Filing No. 6;

Thence along said east line N00°20'42"W, a distance of 627.36 feet to the southeast corner of a parcel recorded in Book 3569, Page 587, Adams County Records;

Thence along the east line of said parcel N00°20'42"W, a distance of 236.08 feet to a point on the south line of the O'Brian Canal;

Thence along said south line the following nine (9) courses;

- 1. Thence N59°58'37"E, a distance of 64.68 feet;
- 2. Thence N75°37'22"E, a distance of 229.99 feet;
- 3. Thence S89°04'29"E, a distance of 283.14 feet;
- 4. Thence S71°03'40"E, a distance of 433.16 feet;
- 5. Thence S86°17'01"E, a distance of 237.05 feet;
- 6. Thence N80°10'04"E, a distance of 165.03 feet;
- 7. Thence N71°28'44"E, a distance of 170.18 feet;
- 8. Thence N62°38'02"E, a distance of 872.33 feet to a point on the east-west centerline of said Section 21;

Thence along said east-west centerline, N89°33'36"E, a distance of 177.07 feet to the POINT OF BEGINNING;

The above described parcel contains 2,137,372 square feet or 49.07 acres, more or less.

**OWNERSHIP AND TITLE CERTIFICATION:**

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.

Printed Name \_\_\_\_\_ Date \_\_\_\_\_

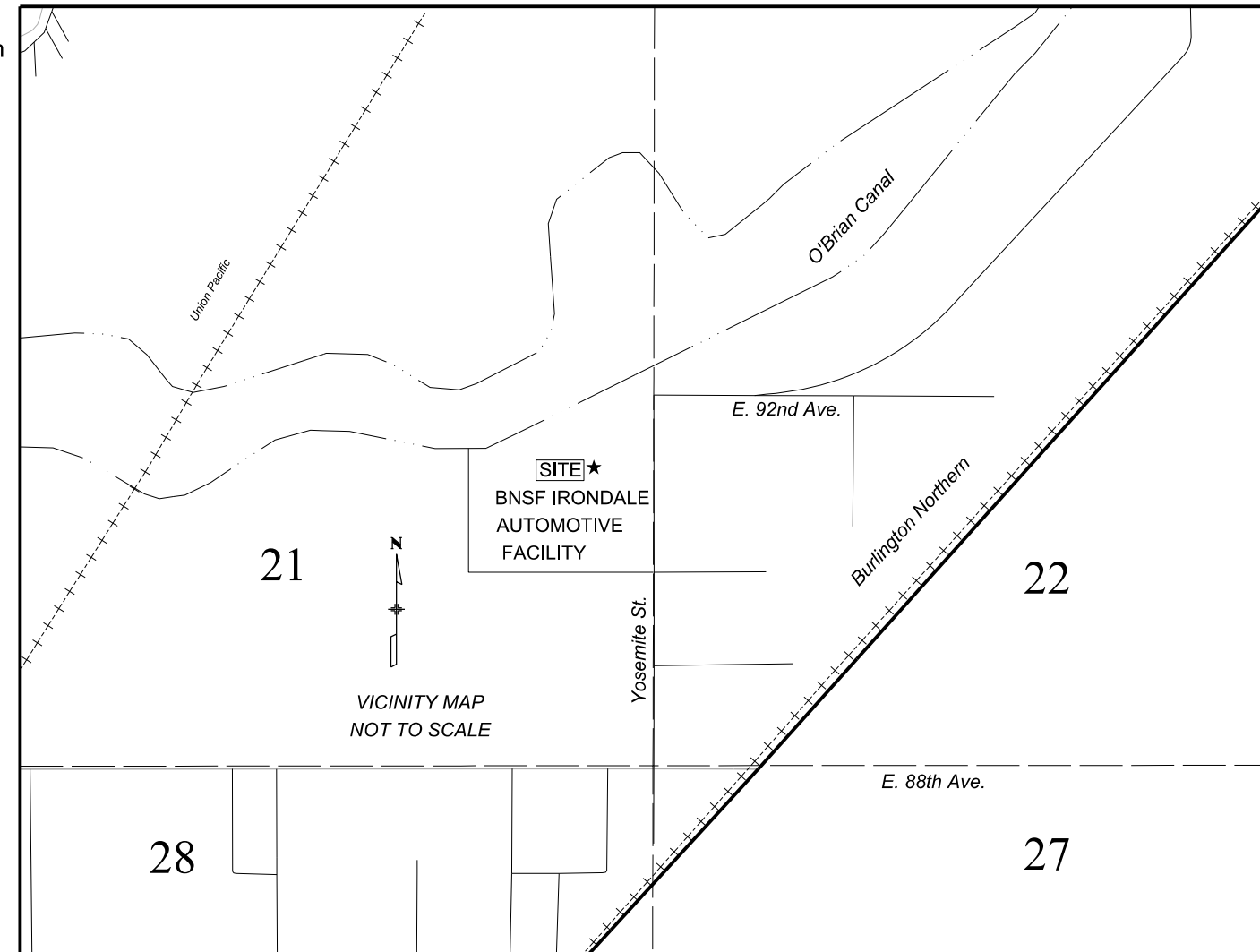
Signature \_\_\_\_\_

The foregoing dedication was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_

State of: \_\_\_\_\_  
County of: \_\_\_\_\_  
City of: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC



**NOTICE IS HEREBY GIVEN:**

- 1) The property surveyed and shown herein is the same property described in schedule A of First American Title insurance company Title Commitment No. 5509-1817373 with an effective date of December 27, 2011
- 2) For title information, 105 West, Inc. relied on Title Commitment No. 5509-1817373, effective date December 27, 2011, prepared by First American Title Insurance Company.
- 3) There may be recorded or unrecorded documents in existence specifying rights, easements, encumbrances, restrictions, covenants, or encroachments, that are unknown or have not been provided to this surveyor as of the date of this plat.
- 4) All dimensions shown hereon are based on the field survey performed by 105 West, Inc. in February, 2012.
- 5) 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 certification.
- 6) Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S 18-4-508 (2)
- 7) Certification not valid without original signature and seal.
- 8) The lineal unit used in the execution of this survey is the U.S. survey foot.
- 9) Any construction across an existing subdivision lot line is in violation of the subdivision regulations of the city, except as herein authorized.
- 10) Any division of an existing lot, or 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.

**BASIS OF BEARING**

Bearings are based on the east line of the southeast quarter of Section 21, Township 2 South, Range 67 West, of the 6th Principal Meridian as monumented by a found 3-1/4" aluminum cap in range box "LS 38046 2008" at the east quarter corner of said Section 21 and a found 3-1/4" aluminum cap in a range box at the southeast corner of said Section 21, said line bears S00°03'01"E.

**SURVEYOR'S CERTIFICATE**

I, Richard D. Muntean, a Professional Land Surveyor, 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 as of completion date.

Richard D. Muntean PLS No. 38189  
For and Behalf of  
105 West, Inc.

**CITY COUNCIL CERTIFICATE:**

Approval by City of Commerce City, City Council this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_

Attest:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

**ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE:**

This plat was filed for record in the office of Adams County Clerk and Recorder, in the State of Colorado, at \_\_\_\_ M. on the \_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_.

\_\_\_\_\_  
County Clerk and Recorder

BY: \_\_\_\_\_  
Deputy

RECEPTION No. \_\_\_\_\_



**Professional Land  
Surveying Services**  
2140 S. Ivanhoe Street  
Suite G5  
Denver, CO 80222  
tel: 303.859.4491

105 West, Inc. Project No.: 129-0002

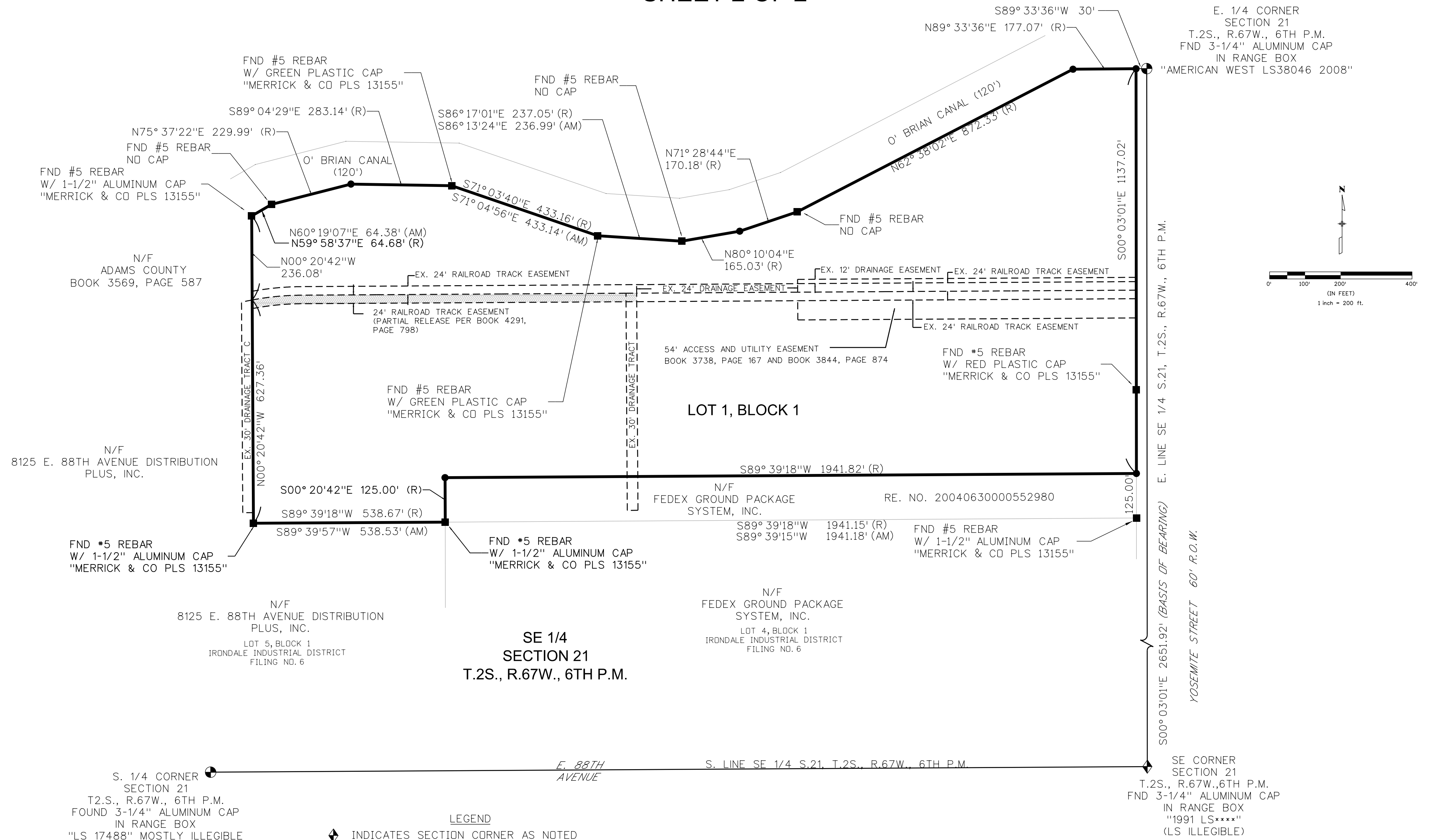
Date: 4/2012

Sheet 1 of 2

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SHEET 2 OF 2



**105WEST**  
INCORPORATED

**Professional Land Surveying Services**  
2140 S. Ivanhoe Street  
Suite G5  
Denver, CO 80222  
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105 West, Inc. Project No.: 129-0002	Date: 4/2012	Sheet 1 of 2
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