

THE DISTRICT SUBDIVISION PLAT
A PORTION THE SOUTH HALF, OF THE NORTHWEST QUARTER,
OF THE SOUTHEAST QUARTER, OF SECTION 7,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SANS SOUCI ENTERPRISES LLC, BEING THE OWNER OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, THENCE SOUTH 00°15'10" EAST, 964.89 FEET, THENCE NORTH 89°44'49" EAST, 80.82 FEET; THENCE NORTH 04°44'24" EAST, 39.02 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DAHLIA STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 04°44'24" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF DAHLIA STREET, 164.99 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF DAHLIA STREET, NORTH 89°54'14" EAST, 263.94 FEET; THENCE SOUTH 00°14'17" WEST, 21.25 FEET; THENCE NORTH 88°24'01" EAST, 17.01 FEET; THENCE SOUTH 00°18'25" EAST, 12.01 FEET; THENCE SOUTH 00°11'46" EAST, 167.17 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST 58TH PLACE; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST 58TH PLACE, SOUTH 89°16'04" WEST, 176.55 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE OF EAST 58TH PLACE, NORTH 00°54'03" WEST, 37.74 FEET; THENCE SOUTH 89°48'14" WEST, 118.01 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO; CONTAINING 53,428 SQ. FT. OR 1.227 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE DISTRICT AND DO HERE BY GRANT TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS HEREON SHOWN, FOR PUBLIC UTILITY, CABLE TV, AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY COMMERCE CITY.

EXECUTED THIS ____ DAY OF ____ AD 20____

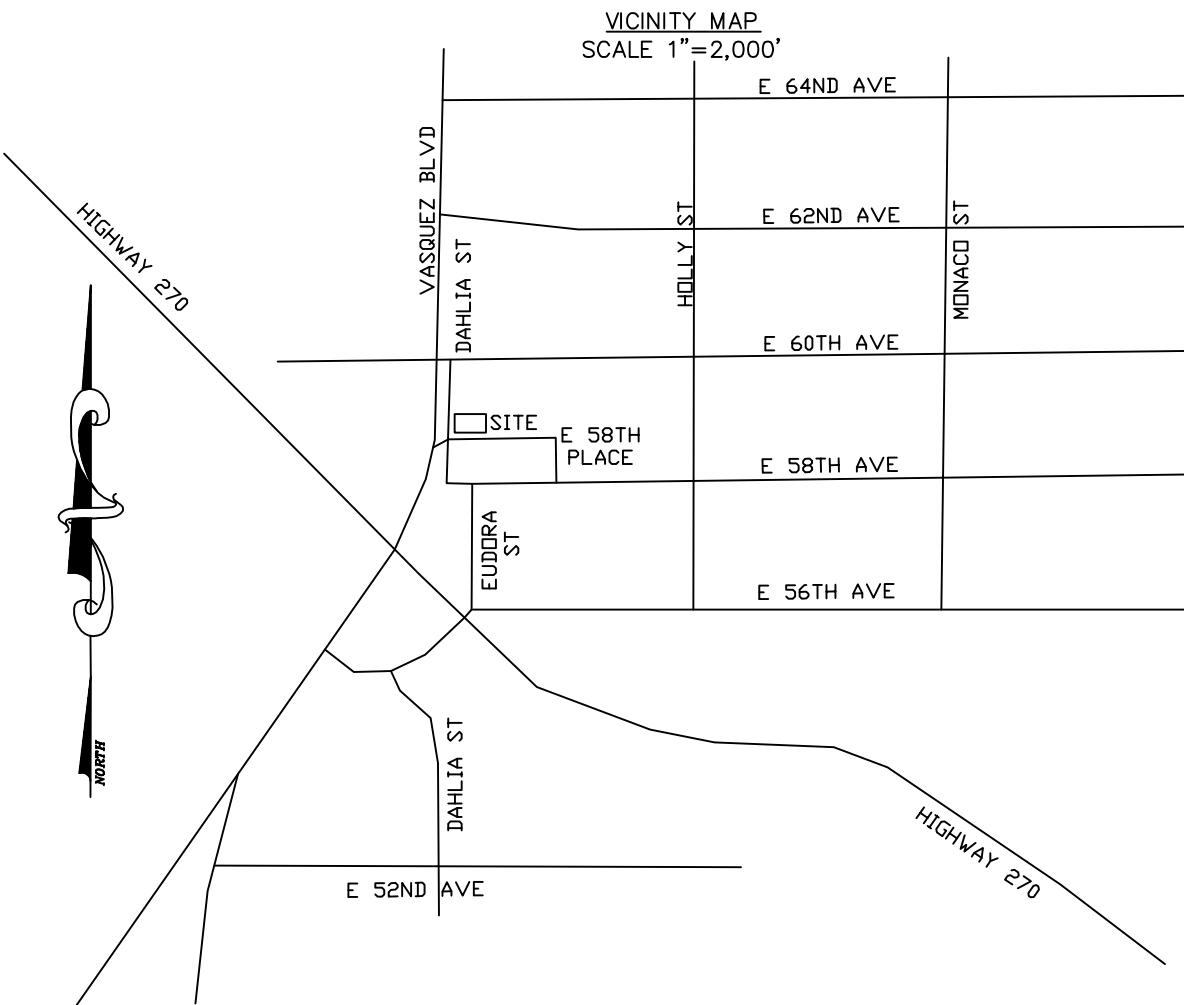
 OWNER(S) SIGNATURE AND PRINTED NAME

 MORTGAGE OR LIEN HOLDER(S) SIGNATURE(S)
 AND PRINTED NAMES(S)

STATE OF _____
 COUNTY OF _____
 CITY OF _____

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE
 ME THIS ____ DAY OF ____ AD 20____
 BY (SEAL).

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC: _____



SURVEYOR'S CERTIFICATE:

I, SAMUEL A. KNIGHT, 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.

DRAFT COPY

SAMUEL A. KNIGHT
 LS NO. 38,127
 GREEN MOUNTAIN SURVEYING
 1195 EDINBORO DR.
 BOULDER CO, 80305
 303-601-8588

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CITY STAFF CERTIFICATE:

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY THIS ____ DAY OF ____ AD 20____

CITY ENGINEER _____

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY THIS ____ DAY OF ____ AD 20____

DIRECTOR
 DEPARTMENT OF COMMUNITY DEVELOPMENT _____

CITY COUNCIL CERTIFICATE:

APPROVAL BY CITY OF COMMERCE CITY, CITY COUNCIL THIS ____ DAY OF ____ AD 20____

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 ____ AD 20____

COUNTY CLERK AND RECORDER _____

BY: _____ DEPUTY _____

