

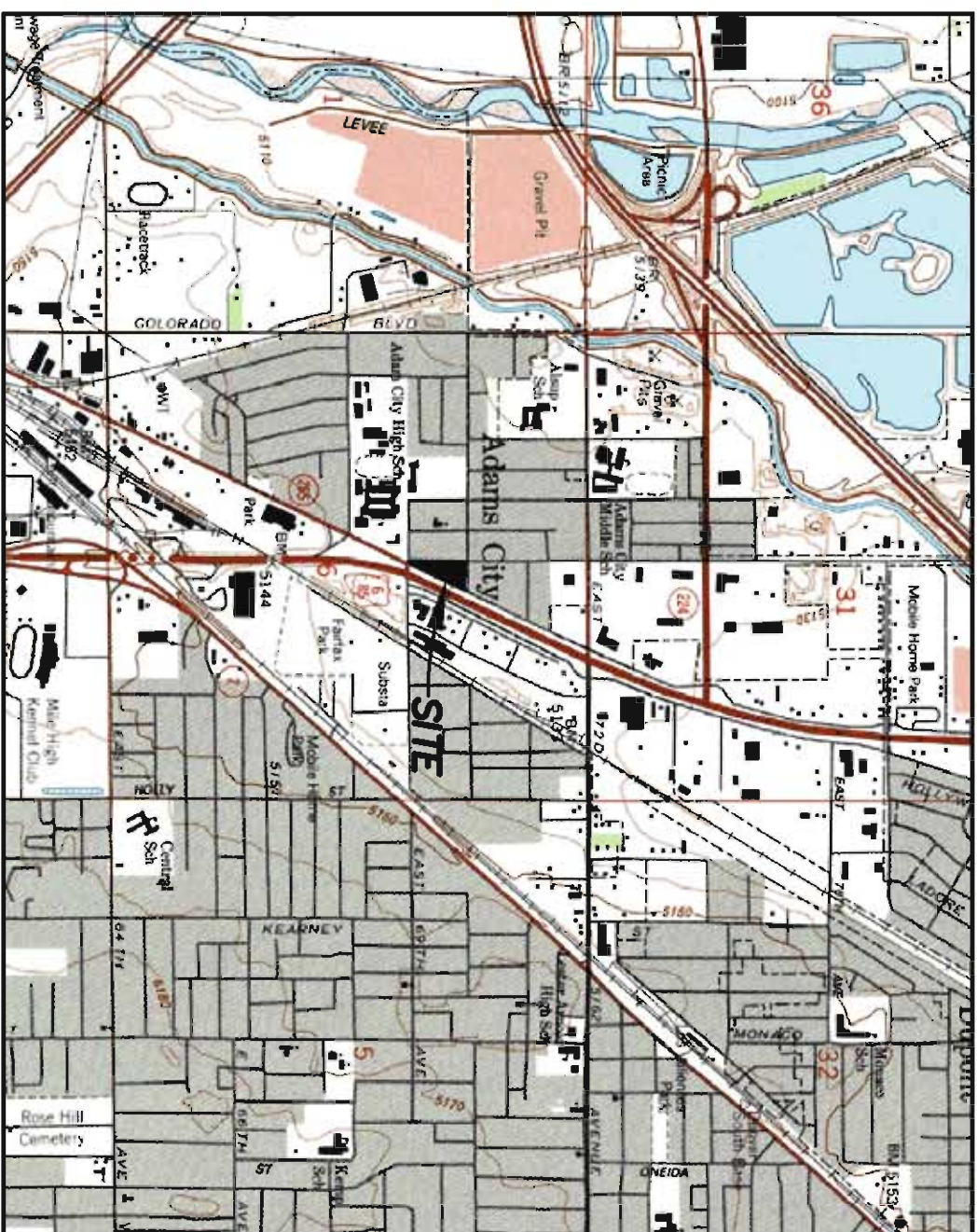
DAHLIA MARKETPLACE FILING No. 1

A REPLAT OF TRACT 19, HINCHMAN-RENTON GARDEN TRACTS,
 SITUATE IN THE NORTHEAST QUARTER OF SECTION 6,
 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 6950 DAHLIA, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF TRACT 19, HINCHMAN-RENTON GARDEN TRACTS, SITUATE IN THE NORTHEAST QUARTER OF SECTION 6, 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:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, BEING A 3-1/4 INCH ALUMINUM CAP IN A MONUMENT BOX, LS No. 17498; THENCE S 00°05'11" E ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1345.65 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF EAST 70TH AVENUE EXTENDED WESTERLY; THENCE N 89°13'12" E ALONG SAID SOUTH RIGHT-OF-WAY LINE EXTENDED WESTERLY, A DISTANCE OF 34.16 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT 19; THENCE N 89°13'12" E CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALSO BEING THE NORTH LINE OF SAID TRACT 19, A DISTANCE OF 281.86 FEET TO THE NORTHEAST CORNER OF SAID TRACT 19; THENCE S25°20'19"W ALONG THE EASTERLY LINE OF SAID TRACT 19, A DISTANCE OF 652.25 FEET TO A POINT OF CURVE, SAID POINT BEING THE SOUTHERLY MOST POINT OF SAID TRACT 19; THENCE N00°15'48"W ALONG THE WEST LINE OF SAID TRACT 19, A DISTANCE OF 585.67 FEET TO THE POINT OF BEGINNING, CONTAINING 1.89 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF DAHLIA MARKETPLACE FILING No. 1 AND DO HEREBY 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, AND THE EASEMENTS AS SHOWN, FOR 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 2012.



OWNER _____
 PRINTED NAME _____

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.

SIGNATURE _____ DATE _____
 PRINTED NAME _____
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS
 ____ DAY OF _____, A.D. 2012.
 STATE OF _____
 COUNTY OF _____
 CITY OF _____

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____



NOTICE IS HEREBY GIVEN:

1. ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATIONS OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.
2. 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.
3. 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 THE CERTIFICATION SHOWN HEREON.
4. THE STORM WATER DETENTION AREA SHOWN HEREON SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND SUCCESSOR 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.
5. 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.

SURVEYOR'S CERTIFICATE:

I, HAROLD J. PONSERRELLA, 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 THIS PLAT, 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.

HAROLD J. PONSERRELLA LS 29786
 DATE: 1-2012
 ADDRESS P.O. BOX 694, STRASBURG, CO 80136
 SS

CITY COUNCIL CERTIFICATE:

APPROVAL BY CITY OF COMMERCE CITY, CITY COUNCIL THIS
 ____ DAY OF _____, A.D. 2012.

ATTEST:
 CITY CLERK: _____ MAYOR: _____

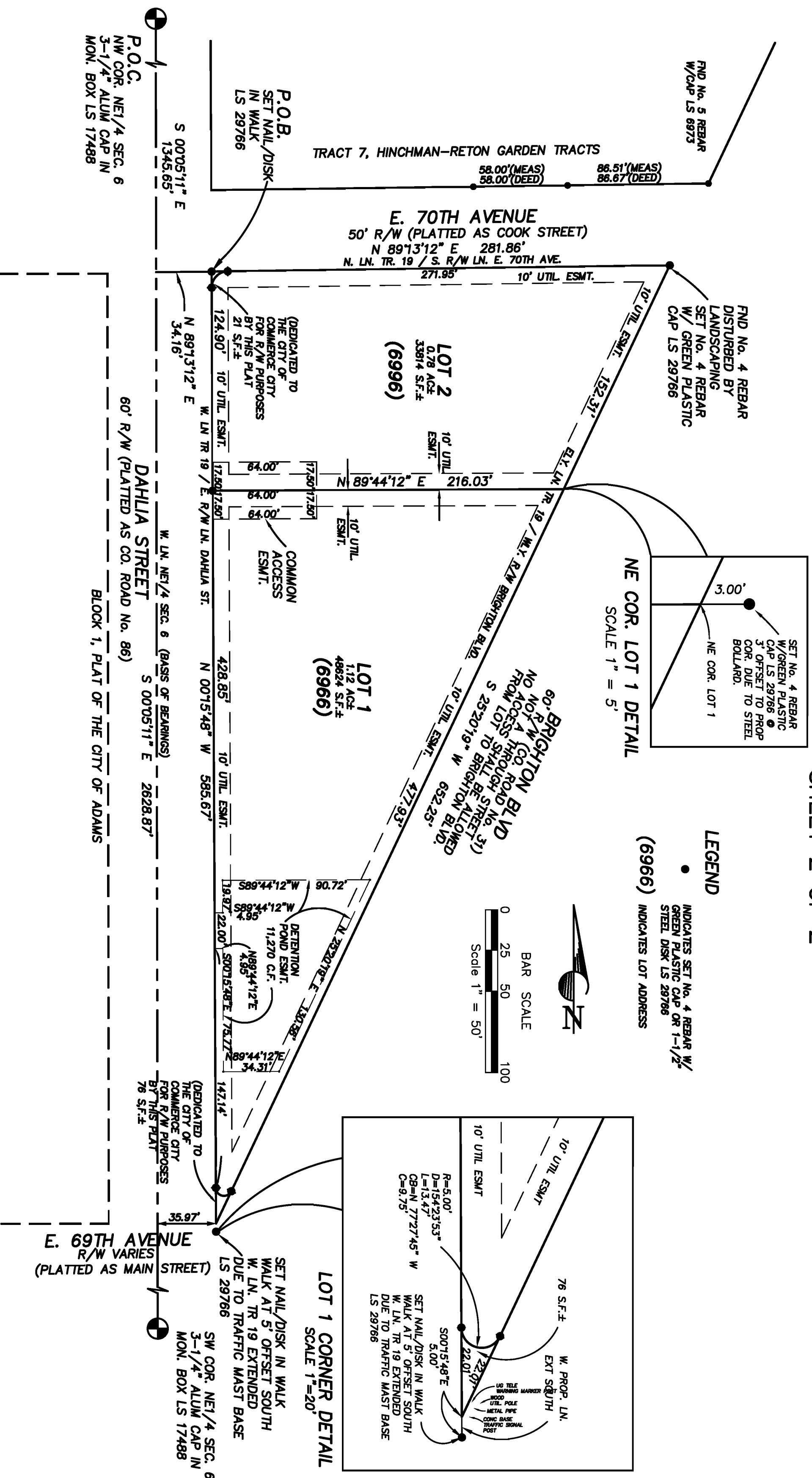
ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE:

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. 2012.
 COUNTY CLERK AND RECORDER:
 BY DEPUTY: _____
 RECEPTION NO. _____

COTTONWOOD SURVEYING AND ASSOCIATES, INC.
 P.O. BOX 694, STRASBURG, CO 80136
 JOB No. 2011-37 (303) 549-7992

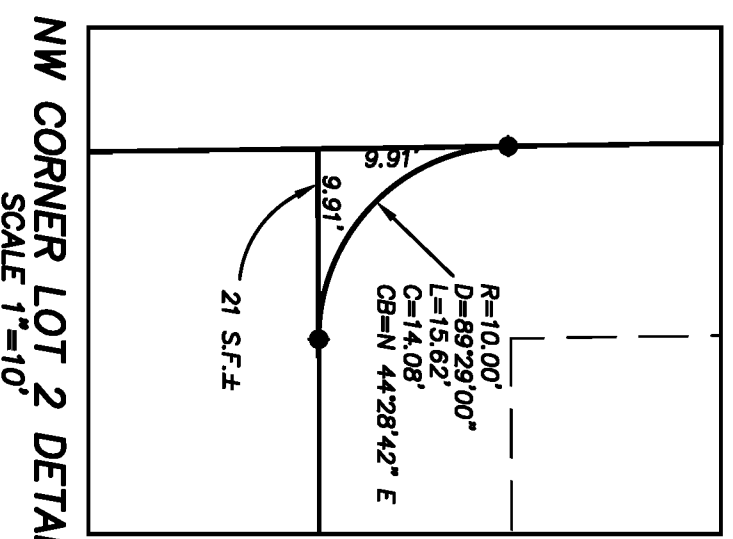
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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2



1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CS&A, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CS&A, INC. RELIED UPON COMMITMENT NO. ABC7031415 BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE SEPTEMBER 19, 2011 AT 5:00 P.M.
2. NOTICE - 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 THE CERTIFICATION SHOWN HEREON.
3. BASIS OF BEARINGS IS BASED UPON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6 AS SHOWN ON THE CITY OF COMMERCE CITY'S CONTROL DIAGRAM DATED 8-11-99, WHICH BEARS S00°05'11"E BEING MONUMENTED AT THE NORTHWEST CORNER AND THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 6, T.35S, R.67W, OF THE 6TH P.M. BEING A 3-1/4" ALUM CAP IN A MONUMENT WELL LS 17488.
4. THE EAST RIGHT-OF-WAY LINE OF DAHLIA STREET WAS ESTABLISHED BY UTILIZING FOUND SURVEY MONUMENTS IN TRACT 7 HINCHMAN-RETON GARDEN TRACTS, AND THE LAND SURVEY PLATS FILED IN LAND SURVEY BOOK 1 AT PAGES 234, 948, AND 3091. THE PLAT OF "HINCHMAN-RETON GARDEN TRACTS SHOWS THE WEST LINE

NOTES:



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 AND ASSOCIATES, INC.**
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