

# UPS GROUND FREIGHT SUBDIVISION

A REPLAT OF LOT 1, PUBLIC SERVICE COMPANY GAS STATION-COMMERCE CITY (AKA P.S.C. SUBDIVISION)  
AND PART OF THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 2

## LEGAL DESCRIPTION AND DEDICATION:

KNOW BY ALL MEN BY THESE PRESENTS THAT UPS GROUND FREIGHT, INC., A VIRGINIA CORPORATION, BEING THE OWNERS OF LOT 1, PUBLIC SERVICE COMPANY GAS STATION-COMMERCE CITY AND THAT PART OF THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 18; THENCE S89°10'33"W ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 18, A DISTANCE OF 659.60 FEET; THENCE S00°16'55"E A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN RECEPTION #20041001000977450, ADAMS COUNTY RECORDS, SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S00°16'55"E ALONG THE EAST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 1,000.75 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 76, ALSO BEING ON A CURVE RIGHT, THE DELTA OF SAID CURVE IS 22°32'47", THE RADIUS OF SAID CURVE IS 3,670.00 FEET, THE CHORD OF SAID CURVE BEARS N61°38'10"W, 1,434.88 FEET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,444.18 FEET TO THE WEST LINE OF A PARCEL OF LAND AS DESCRIBED IN RECEPTION NO. 20041001000977450, ADAMS COUNTY RECORDS; THENCE N00°10'51"W ALONG SAID WEST LINE A DISTANCE OF 100.97 FEET; THENCE N89°10'33"E ALONG THE NORTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 29.50 FEET TO THE SOUTHWEST CORNER OF LOT 1, PUBLIC SERVICE COMPANY GAS STATION-COMMERCE CITY (AKA P.S.C. SUBDIVISION) AS SHOWN IN FILE 16 AT MAP 747, ADAMS COUNTY RECORDS; THENCE N00°10'51"W ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 200.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF EAST 56TH AVENUE; THENCE N89°10'33"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1229.28 FEET TO THE POINT OF BEGINNING. CONTAINS 20.236 ACRES MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF UPS GROUND FREIGHT SUBDIVISION, AND DO HEREBY GRANT TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, FOR USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND THE EASEMENTS AS SHOWN, FOR PUBLIC UTILITY, CABLE TV, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY THE CITY OF COMMERCE CITY.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2015.

UPS GROUND FREIGHT, INC., A VIRGINIA CORPORATION:

\_\_\_\_\_, UPS GROUND FREIGHT, INC., A VIRGINIA CORPORATION

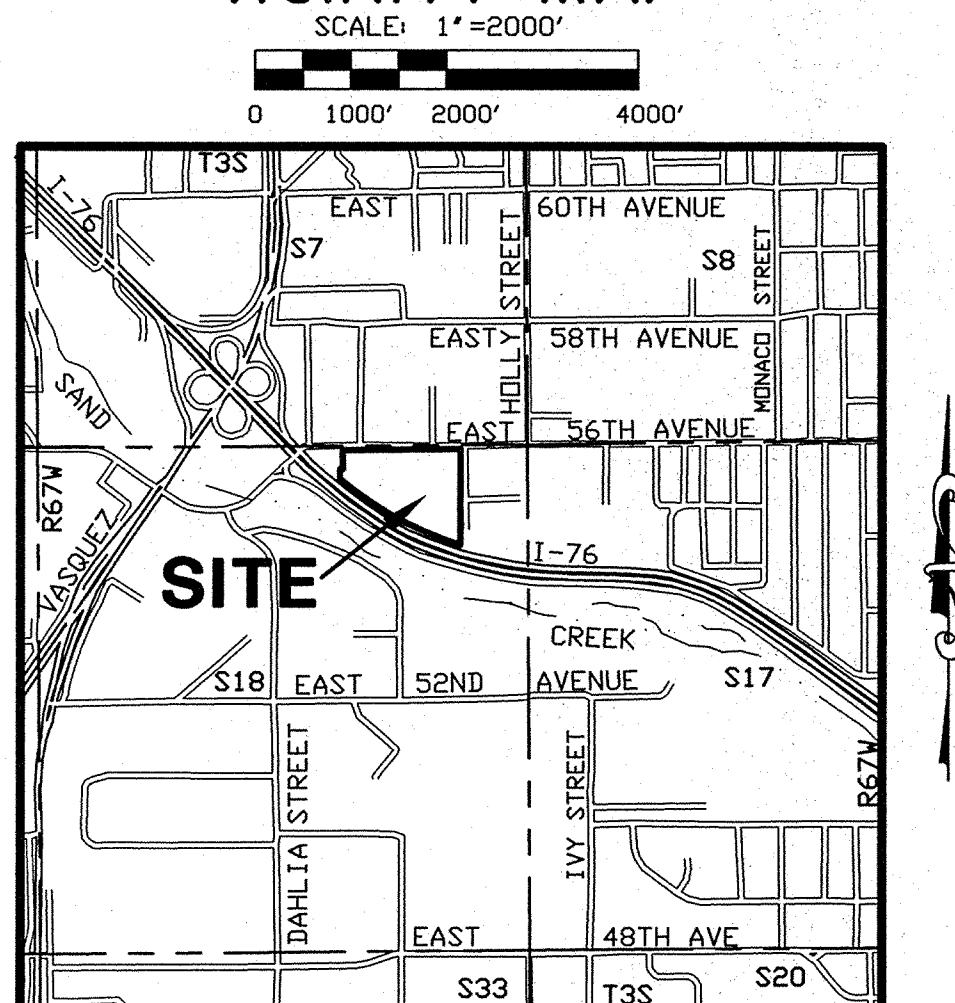
## ACKNOWLEDGMENT:

STATE OF COLORADO )  
COUNTY OF ADAMS )<sup>SS</sup>

THE FOREGOING PLAT AND DEDICATION WERE ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, BY \_\_\_\_\_, UPS GROUND FREIGHT, INC., A VIRGINIA CORPORATION.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY ADDRESS IS: \_\_\_\_\_

## VICINITY MAP



## PLAT NOTES:

ANY CONSTRUCTION ACROSS EXISTING SUBDIVISION LOT LINES IS IN VIOLATION OF THE SUBDIVISION REGULATIONS OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.

ANY DIVISION OF AN EXISTING SUBDIVISION 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.

AS SHOWN HEREON - TEN-FOOT (10') FOOT WIDE UTILITY EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO ALL PUBLIC STREETS, AND AS SHOWN ON THIS PLAT. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID EASEMENTS.

THE DRAINAGE EASEMENTS 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 OWNERS, HEIRS, SUCCESSORS AND ASSIGNS AGREE TO PAY UPON BILLING.

NO BUILDING OR STRUCTURE WILL BE CONSTRUCTED IN THE DRAINAGE EASEMENTS, AND NO CHANGES OR ALTERATIONS AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE DRAINAGE EASEMENTS WILL BE MADE WITHOUT THE APPROVAL OF THE CITY OF COMMERCE CITY.

## BASIS FOR BEARINGS:

THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEARS N89°10'33"E, TAKEN FROM THE CONTROL DIAGRAM, CITY OF COMMERCE CITY, BY J.R. ENGINEERING, LTD, DATED 08-04-99. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO. MONUMENTS ARE AS SHOWN HEREON.

## NOTICE IS HEREBY GIVEN:

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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP OF THIS TRACT OF LAND, OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. FOR ALL INFORMATION REGARDING EASEMENTS AND OTHER ENCUMBRANCES AFFECTING THIS TRACT OF LAND R.W. BAYER & ASSOCIATES, INC. RELIED UPON THE TITLE COMMITMENT BY STEWART TITLE, COMMITMENT NO. 01330-57955, DATED APRIL 01, 2015 AT 5:30 P.M.

## SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY 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 HEREON.

RAYMOND W. BAYER, L.S. NO. 6973  
ADDRESS: 2090 E. 104TH AVE., SUITE 200,  
THORNTON, CO. 80233

DATE: \_\_\_\_\_

## CITY COUNCIL CERTIFICATE:

APPROVAL BY CITY OF COMMERCE CITY, CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_.

ATTEST:  
\_\_\_\_\_  
CITY CLERK  
\_\_\_\_\_  
MAYOR

## 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 STATE OF COLORADO, AT \_\_\_\_\_:\_\_\_\_\_.M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_\_.

BY: \_\_\_\_\_  
DEPUTY  
\_\_\_\_\_  
COUNTY CLERK AND RECORDER

## Prepared By:

R. W. BAYER & ASSOCIATES, INC.  
2090 EAST 104TH AVENUE, SUITE 200  
THORNTON, COLORADO 80233-4316  
(303) 452-4433 FAX: (303) 452-4515  
CAD FILE S15053/S15053.DWG

Date Prepared: APRIL 07, 2015  
05-19-2015 REVISED PER CITY

RECEPTION NO: \_\_\_\_\_

# UPS GROUND FREIGHT SUBDIVISION

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AND PART OF THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF  
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SHEET 2 OF 2

