

LEGATO FILING NO. 2

A REPLAT OF TRACTS C1 & D1, LEGATO WEST LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO SHEET 1 OF 10

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT COHEN DENVER AIRPORT LLC, A NEVADA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THAT PART OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO WIT:

TRACTS C1 AND D1, LEGATO WEST, RECORDED UNDER RECEPTION NO. 2021000135054, ADAMS COUNTY, COLORADO RECORDS, BEING A PART OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO;

CONTAINING 1,410,452 SQUARE FEET, OR 32.38 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF LEGATO FILING NO. 2 AND DO HEREBY GRANT TO THE CITY OF COMMERCE CITY, STATE OF COLORADO, PUBLIC RIGHTS OF WAY IN FEE SIMPLE, AND WARRANTS TITLE TO THE SAME, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AS SHOWN ON THIS PLAT AND HEREBY DEDICATES SUCH EASEMENTS TO THE CITY OF COMMERCE CITY AS ARE CREATED HEREBY, AND DEPICTED, SHOWN, OR REFERENCED BY NOTE HEREON AND WARRANTS TITLE TO THE SAME.

EXECUTED THIS _____ DAY OF _____, A.D. 20____

COHEN DENVER AIRPORT LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____

AS: _____

COUNTY OF _____)
STATE OF _____)SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ A.D. 20____

BY: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

NOTES:

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "ISI 2018 PLS 29425" AND AT THE EAST END BY A FOUND 2" ALUMINUM CAP STAMPED "WESTERN STATES SURVEYING INC. 1994 PLS 24960". SAID NORTH LINE BEARS N89°38'58" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE ANNUAL 0.2% CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP FOR ADAMS COUNTY, COLORADO, MAP NO. 08001C0635H, REVISED DATE MARCH 05, 2007.
- THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT NO. 597-H0621384-023-CN4 ISSUED BY HERITAGE TITLE COMPANY, INC., WITH AN EFFECTIVE DATE OF OCTOBER, 2020 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE KNOWN TO ATWELL, LLC HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT OF THE SUBJECT PROPERTY.



NOTES:

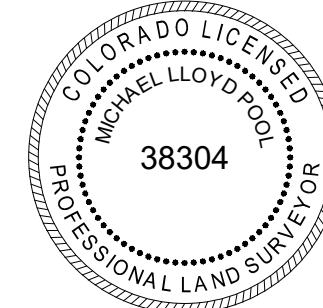
VICINITY MAP

SCALE: 1"=2000'

- DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. ONE U.S. SURVEY FOOT EQUALS EXACTLY 1200/3937 METER.
- THIS PLAT IS THE SAME AS THAT PROPERTY SHOWN ON THE LEGATO PUD ZONE DOCUMENT RECORDED AT RECEPTION NO. 2020000063902, ADAMS COUNTY RECORDS.
- REFER TO THE CITY OF COMMERCE CITY DESIGN GUIDELINES FOR ADDITIONAL INFORMATION.
- NOTICE IS HEREBY GIVEN:
 - ANY CONSTRUCTION ACROSS ANY EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.
 - ANY DIVISION OF AN EXISTING LOT, OR CONVEYANCE OF 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.
 - THIS PLAT DOES NOT ESTABLISH WATER AVAILABILITY FOR THE SUBJECT PROPERTY. WATER AND WASTEWATER SERVICE IS PROVIDED BY THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT. INVESTIGATION OF THE CURRENT WATER AVAILABILITY FOR THE PROPERTY AND ACQUISITION OF ANY ADDITIONAL WATER REQUIRED FOR DEVELOPMENT OF THE PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS. DEVELOPMENT APPROVALS WILL NOT BE GRANTED WITHOUT PROOF OF WATER AVAILABILITY.
- THE APPROVAL OF THIS PLAT IS CONDITIONED AS FOLLOWS: NO DEVELOPMENT PERMIT OR GRADING PERMIT SHALL BE ISSUED FOR ANY PART OF THE PROPERTY SUBJECT TO THIS PLAT, WITHOUT WRITTEN CONFIRMATION TO THE CITY FROM SOUTH ADAMS COUNTY WATER & SANITATION DISTRICT OR ITS SUCCESSOR THAT ADEQUATE WATER AND WASTEWATER UTILITY INFRASTRUCTURE AND SERVICE, INCLUDING CAPACITY IN ANY WATER OR SANITARY SEWER SYSTEM AND WATER RESOURCES, ARE AVAILABLE AND PERMANENTLY ALLOCATED TO SUCH PROPERTY AND DEVELOPMENT OF SUCH PROPERTY WILL NOT RESULT IN INADEQUATE LEVELS OF WATER AND WASTEWATER SERVICE TO EXISTING DEVELOPMENT. IN THE ABSENCE OF SUCH CONFIRMATION, FUTURE DEVELOPMENT APPROVALS MAY BE CONDITIONED OR DENIED UNLESS PROVISIONS ARE MADE TO PROVIDE WATER AND WASTEWATER INFRASTRUCTURE AND SERVICE WITHOUT RESULTING IN AN INSUFFICIENT LEVEL OF SERVICE TO EXISTING DEVELOPMENT.
- UTILITY 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, 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, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERRING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERRING OBJECTS AT NO COST TO SUCH GRANTEEES, 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.

SURVEYOR'S CERTIFICATE:

I, MICHAEL LLOYD POOL, 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 HEREON.



MICHAEL LLOYD POOL, PLS
COLORADO REG. NO. 38304
FOR AND ON BEHALF OF ATWELL, LLC

CITY STAFF CERTIFICATE:

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY

THIS _____ DAY OF _____, A.D. 20____

CITY ENGINEER

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY

THIS _____ DAY OF _____, A.D. 20____

DIRECTOR, COMMUNITY DEVELOPMENT

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. 20____

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

RECEPTION NO. _____



REVISIONS		SHEET 1 OF 10
REVISED	05/04/2021	
REVISED	07/01/2021	FILE NO.19002561_FINAL PLAT DATE 08/14/2020 DRAWN BY TWK CHECK BY MLP JOB NO. 19002561
REVISED	07/30/2021	
REVISED	09/30/2021	
REVISED	12/20/2021	

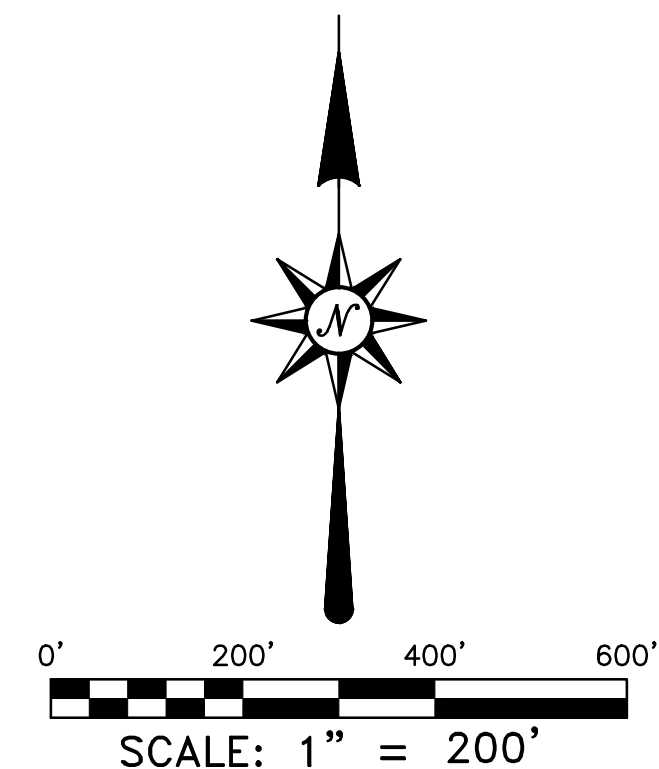
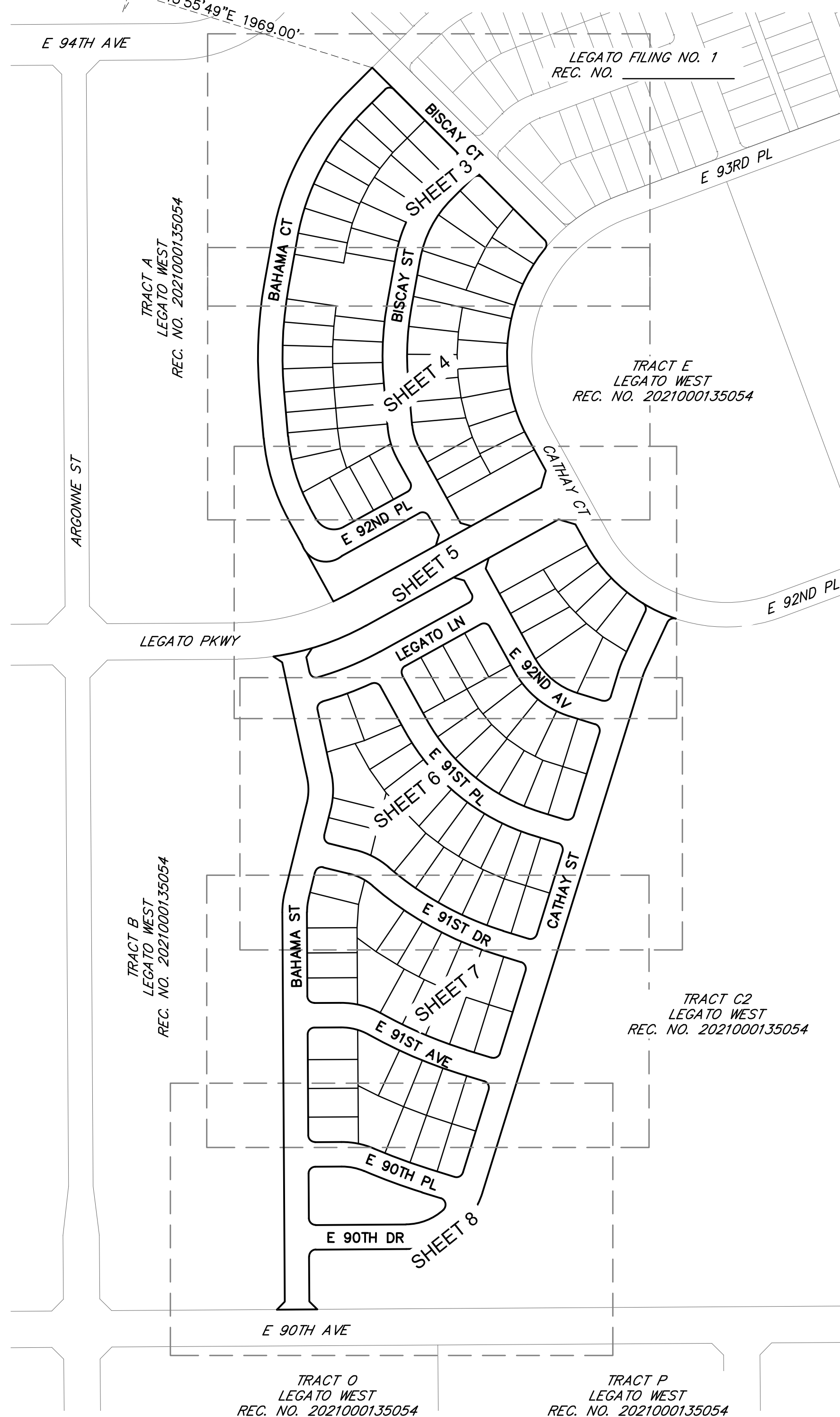
NW COR. SEC. 22
FOUND 2-1/2" ALUMINUM CAP IN
RANGE BOX "ISI 2018 PLS 29425"

BASIS OF BEARINGS
N. LINE NW1/4 SEC. 22
N89°38'58"E 2674.80'

N1/4 COR. SEC. 22
FOUND 2" ALUMINUM
CAP "WESTERN STATES SURVEYING
INC. 1994 PLS 24960"

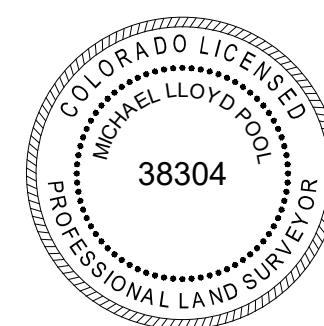
LEGATO FILING NO. 2


A REPLAT OF TRACTS C1 & D1, LEGATO WEST
LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 10



LAND USE	NO. OF PARCELS	AREA IN ACRES	% OF PROJECT
LOTS	131	18.83	58.2
TRACTS	7	3.34	10.3
RIGHT OF WAY		10.21	31.5
TOTAL		32.38	100.0

TRACT	AREA (S.F.)	AREA (AC.)	USE	OWNER/ MAINTENANCE
A	25,831	0.59	OPEN SPACE	METRO DISTRICT
B	8,636	0.20	OPEN SPACE	METRO DISTRICT
C	22,246	0.51	OPEN SPACE	METRO DISTRICT
D	17,076	0.39	OPEN SPACE	METRO DISTRICT
E	17,076	0.39	OPEN SPACE	METRO DISTRICT
F	25,113	0.58	OPEN SPACE	METRO DISTRICT
G	29,406	0.68	OPEN SPACE	METRO DISTRICT
TOTAL	145,384	3.34		





143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

REVISIONS	
REVISED 05/04/2021	
REVISED 07/01/2021	
REVISED 07/20/2021	
REVISED 07/30/2021	
REVISED 09/30/2021	
REVISED 12/20/2021	

SHEET 2 OF 10	
FILE NO.	19002561_FINAL PLAT
DATE	08/14/2020
DRAWN BY	TWK
CHECK BY	MLP
JOB NO.	19002561

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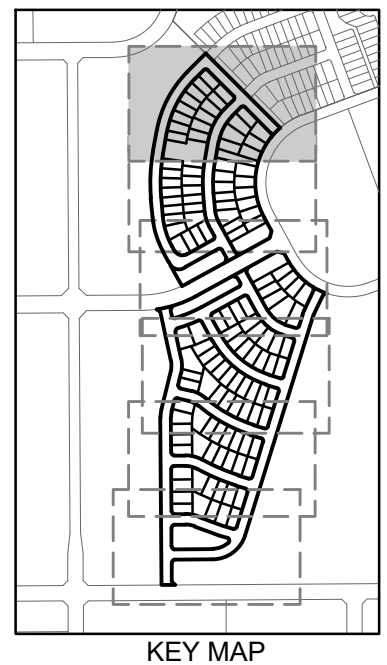
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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 10

V N1/4 COR. SEC. 22
FOUND 2" ALUMINUM
CAP "WESTERN STATES
SURVEYING INC. 1994
PLS 24960"



0' 50' 100' 150'

SCALE: 1" = 50'



TRACT A
LEGATO WEST
REC. NO. 2021000135054

LEGATO FILING NO. 1
REC NO.

$\Delta = 34^{\circ}45'41''$
 $R = 576.00'$
 $L = 349.46'$
 $ChB = N27^{\circ}33'52''E$
 $ChL = 344.12'$

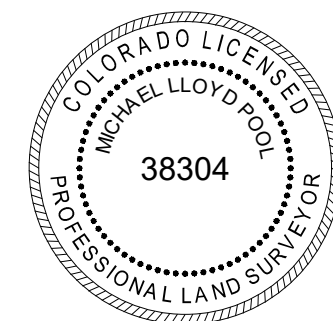
LEGEND

_____ SUBJECT PARCEL BOUNDARY LINE
 _____ CENTERLINE
 _____ LOT/TRACT LINE
 _____ ADJACENT PROPERTY LINE
 _____ PROPOSED EASEMENT LINE
 _____ EXISTING EASEMENT LINE
 SET #5 REBAR WITH BLUE U.E. = UTILITY EASEMENT
 ○ PLASTIC CAP "ATWELL PLS 38304" U.T.E. = UTILITY &
 TRANSPORTATION EASEMENT

FOUND #4 REBAR WITH BLUE
● PLASTIC CAP "ATWELL PLS 38304"

⑪ BLOCK NUMBER

NOTE: ALL EXISTING EASEMENTS SHOWN
HEREON ARE FROM THE PLAT OF LEGATO
WEST, REC. NO. 2021000135054.



SHEET

OF 10

FILE NO.19002561_FINAL PLAT	
DATE	08/14/2020
DRAWN BY	TWK
CHECK BY	MLP
JOB NO.	19002561

REVISIONS

	REVISION
	REVISED 05/04/2021
	REVISED 07/01/2021
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	REVISED 07/30/2021
	REVISED 09/30/2021
	REVISED 12/20/2021

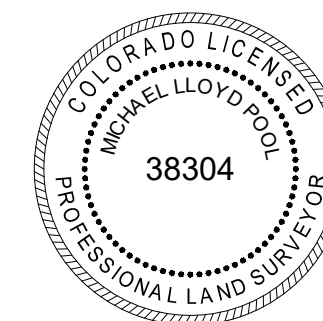
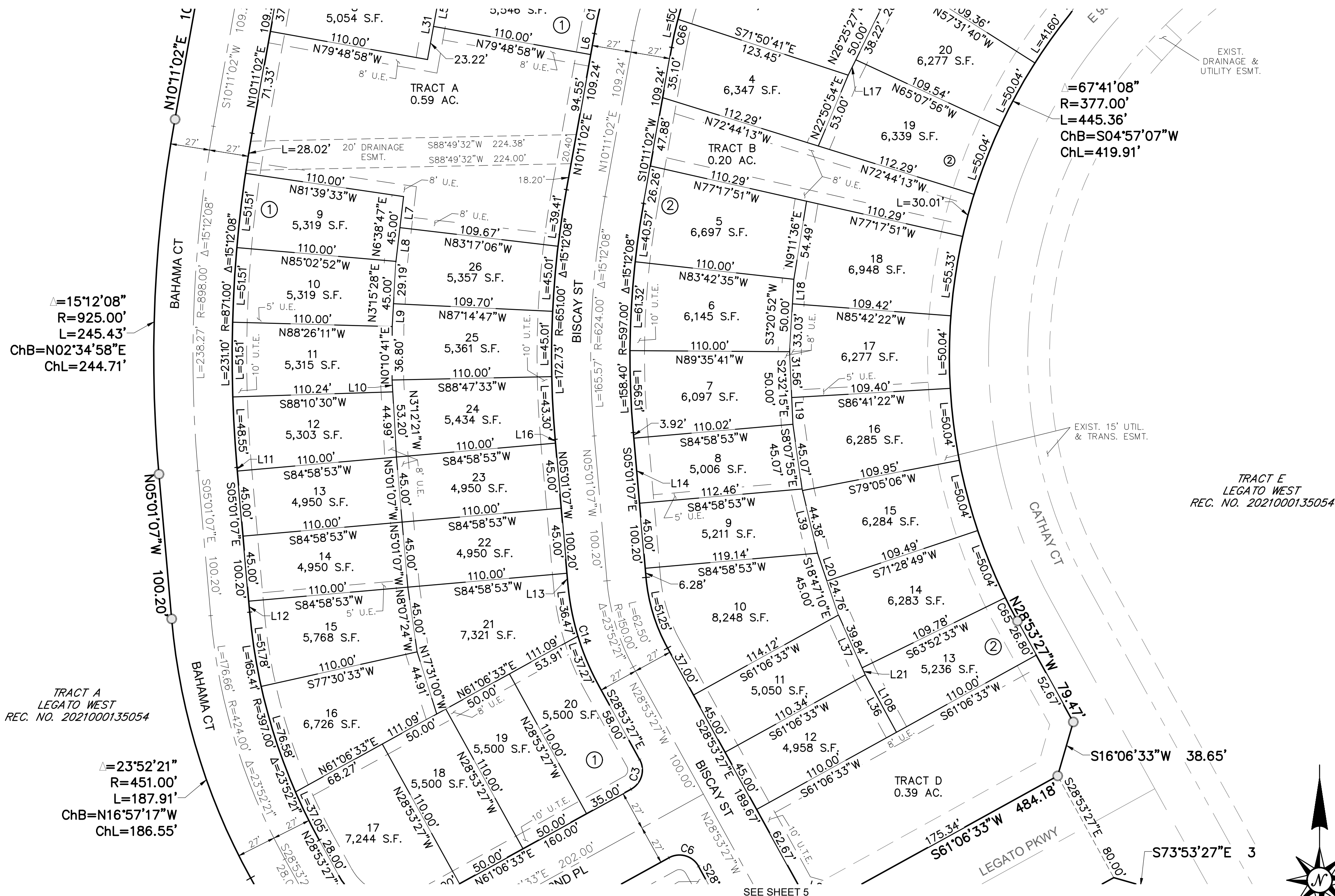
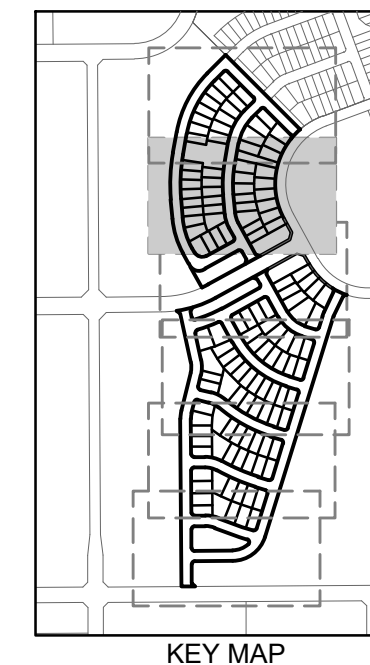
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LEGATO FILING NO. 2

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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 10



REVISIONS		SHEET 4 OF 10	
REVISED	05/04/2021	FILE NO.	19002561
REVISED	07/01/2021	DATE	08/14/2020
REVISED	07/20/2021	DRAWN BY	TWK
REVISED	07/30/2021	CHECK BY	MLP
REVISED	09/30/2021	JOB NO.	19002561
REVISED	12/20/2021		

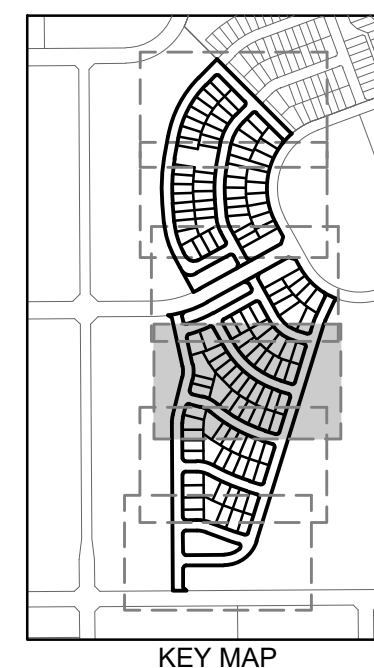
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LEGATO FILING NO. 2

A REPLAT OF TRACTS C1 & D1, LEGATO WEST

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

SHEET 6 OF 10



TRACT B
LEGATO WEST
REC. NO. 2021000135054

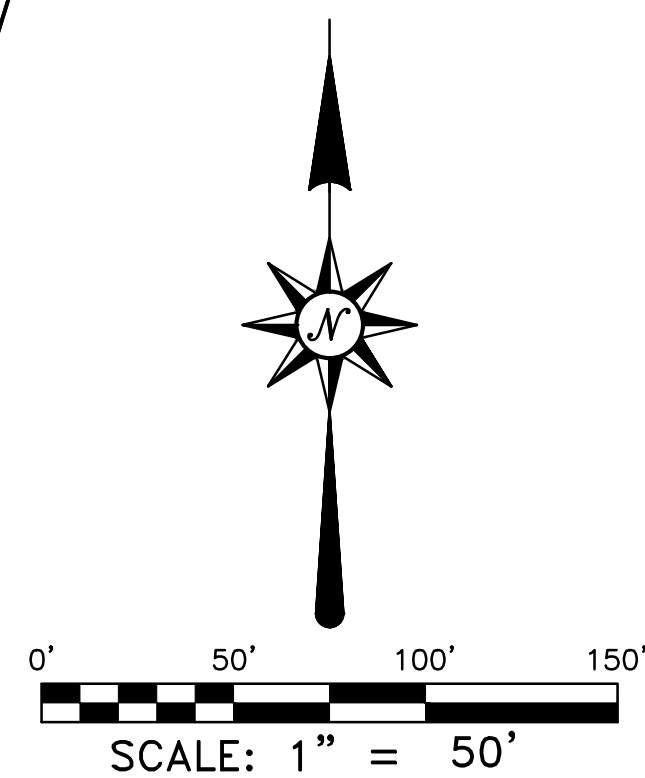
$\Delta=26^{\circ}04'32''$
 $R=123.00'$
 $L=55.98'$
 $ChB=N00^{\circ}52'02''E$
 $ChL=55.50'$

$\Delta=14^{\circ}15'44''$
 $R=177.00'$
 $L=44.06'$
 $ChB=N06^{\circ}46'26''E$
 $ChL=43.95'$

TRACT C2
LEGATO WEST
REC. NO. 2021000135054

- LEGEND
- SUBJECT PARCEL BOUNDARY LINE
 - CENTERLINE
 - LOT/TRACT LINE
 - ADJACENT PROPERTY LINE
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - SET #5 REBAR WITH BLUE PLASTIC CAP "ATWELL PLS 38304"
 - FOUND #4 REBAR WITH BLUE PLASTIC CAP "ATWELL PLS 38304"
 - U.E. = UTILITY EASEMENT
 - U.T.E. = UTILITY & TRANSPORTATION EASEMENT
 - (11) BLOCK NUMBER

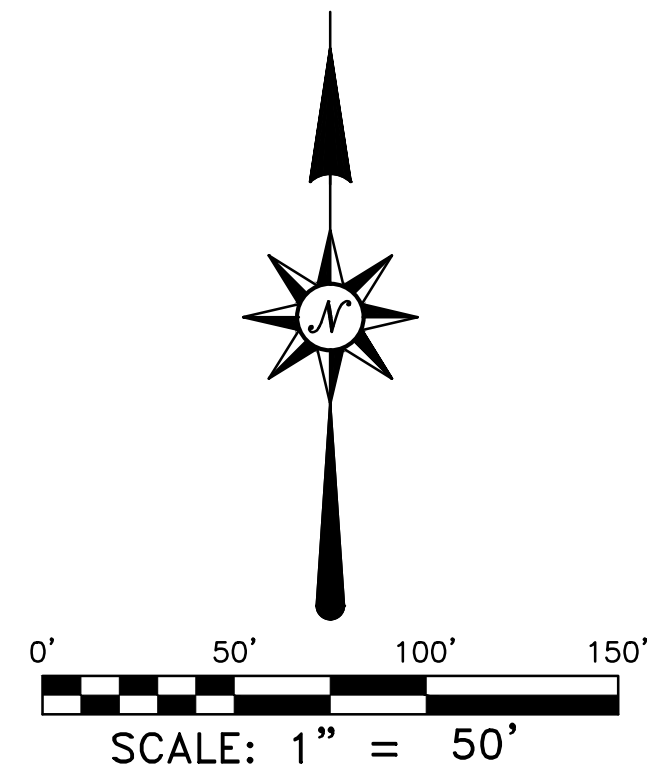
NOTE: ALL EXISTING EASEMENTS SHOWN
HEREON ARE FROM THE PLAT OF LEGATO
WEST, REC. NO. 2021000135054.



REVISIONS		SHEET 6 OF 10	
REVISED 05/04/2021		FILE NO. 19002561	PLAT
REVISED 07/01/2021		DATE	08/14/2020
REVISED 07/20/2021		DRAWN BY	TWK
REVISED 07/30/2021		CHECK BY	MLP
REVISED 09/30/2021		JOB NO.	19002561
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SHEET 7 OF 10

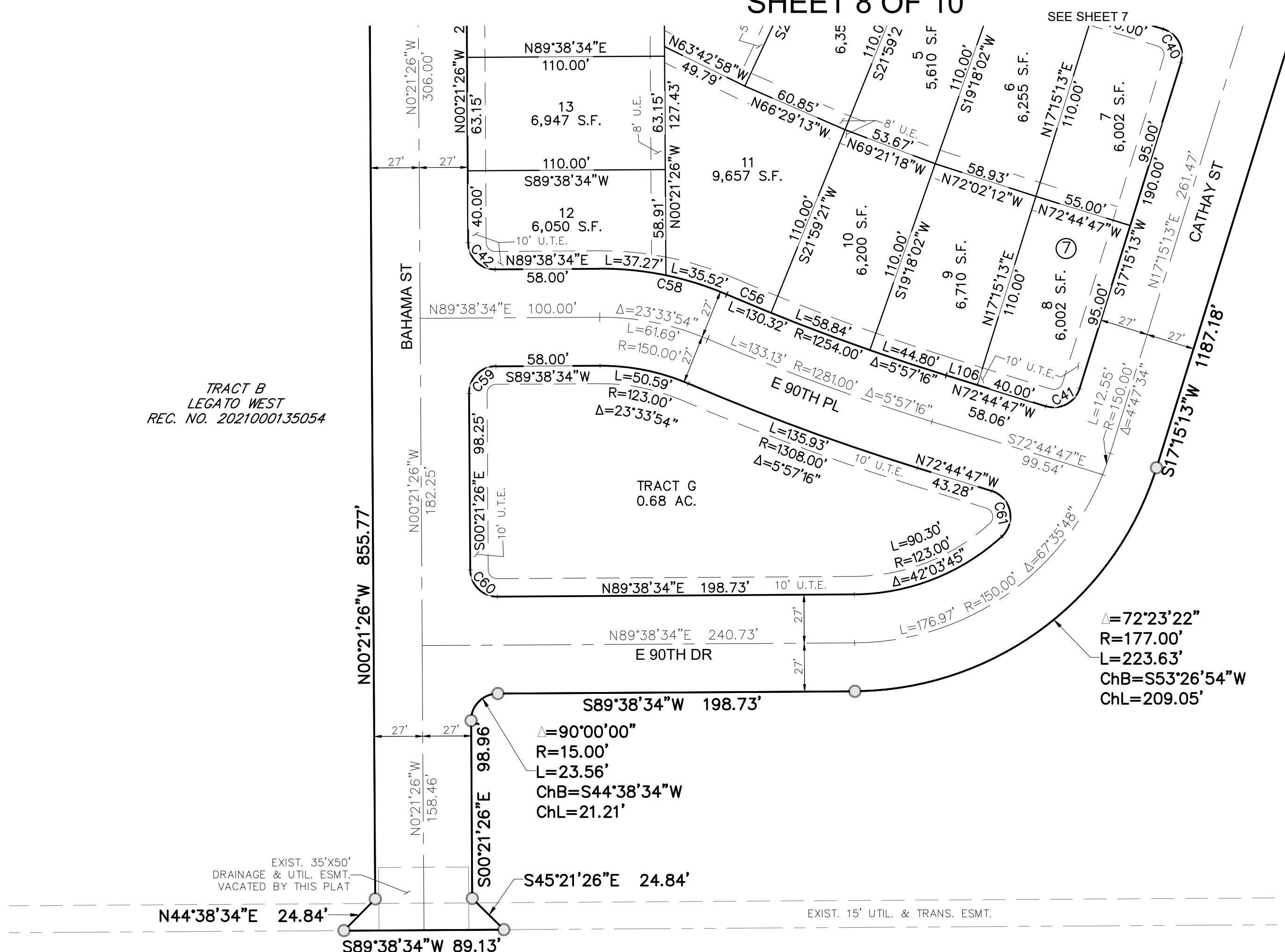
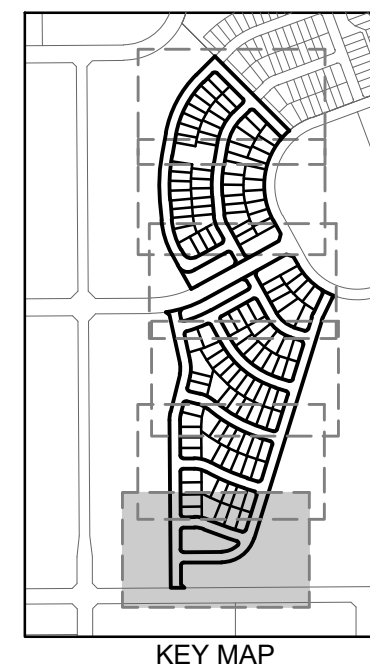
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LEGATO FILING NO. 2

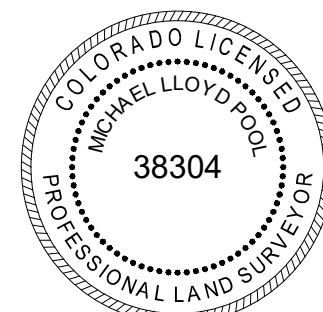
A REPLAT OF TRACTS C1 & D1, LEGATO WEST
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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 8 OF 10



TRACT B
LEGATO WEST
REC. NO. 2021000135054

TRACT C2
LEGATO WEST
REC. NO. 2021000135054

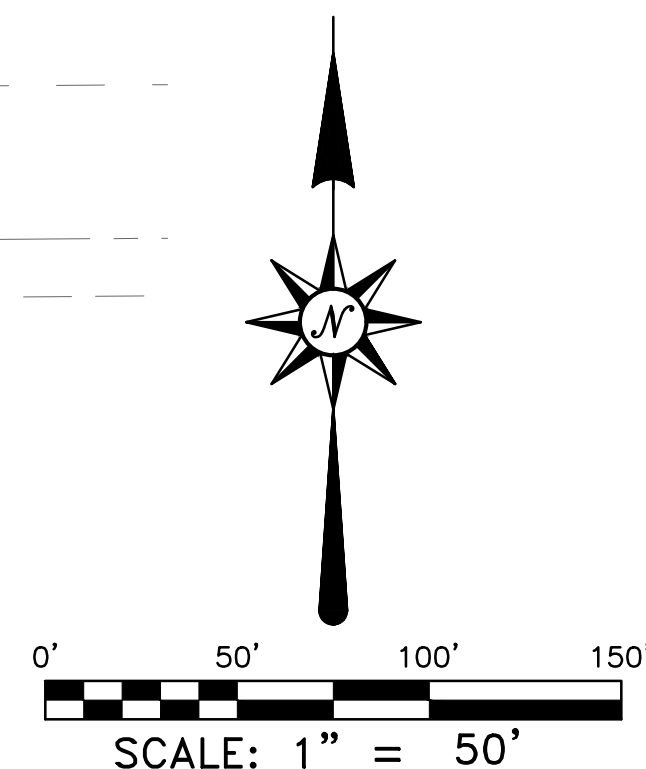


SHEET
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OF 10

REVISIONS	FILE NO.	DATE	DRAWN BY	CHECK BY	JOB NO.
REVISED 05/04/2021	19002561	08/14/2020	TWK	MLP	19002561
REVISED 07/01/2021					
REVISED 07/20/2021					
REVISED 07/30/2021					
REVISED 09/30/2021					
REVISED 12/20/2021					

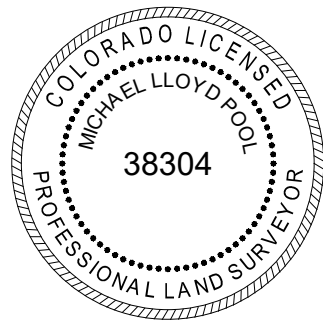
LEGEND	
	SUBJECT PARCEL BOUNDARY LINE
	CENTERLINE
	LOT/TRACT LINE
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SHEET 9 OF 10

LINE TABLE		
LINE	LENGTH	BEARING
L105	18.06'	N72°44'47"W
L106	18.06'	S72°44'47"E
L108	45.00'	N28°27'28"W

[illegible]

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SHEET 10 OF 10

Curve Table			
CURVE #	LENGTH	RADIUS	DELTA
C38	23.56'	15.00'	90°00'00"
C39	23.56'	15.00'	90°00'00"
C40	23.56'	15.00'	90°00'00"
C41	23.56'	15.00'	90°00'00"
C42	23.56'	15.00'	90°00'00"
C43	26.95'	486.00'	3°10'37"
C44	29.94'	486.00'	3°31'45"
C45	26.05'	177.00'	8°25'59"
C46	15.66'	706.00'	1°16'15"
C47	83.17'	177.00'	26°55'23"
C48	80.55'	177.00'	26°04'32"
C49	21.48'	123.00'	10°00'18"
C50	36.32'	123.00'	16°55'05"
C51	1.22'	177.00'	0°23'45"
C52	30.62'	123.00'	14°15'44"
C53	91.55'	177.00'	29°38'05"
C54	57.80'	123.00'	26°55'23"
C55	26.04'	123.00'	12°07'42"
C56	26.68'	1254.00'	1°13'08"
C57	63.62'	123.00'	29°38'05"
C58	72.80'	177.00'	23°33'54"
C59	23.56'	15.00'	90°00'00"
C60	23.56'	15.00'	90°00'00"
C61	31.50'	15.00'	120°19'37"
C62	107.40'	55.00'	111°53'06"
C63	23.56'	15.00'	90°00'00"
C64	21.95'	15.00'	83°50'58"
C65	18.21'	377.00'	2°46'00"
C66	19.92'	248.00'	4°36'04"
C67	40.37'	352.00'	6°34'17"
C68	40.37'	352.00'	6°34'17"

A circular professional seal for a Colorado Licensed Professional Land Surveyor. The outer ring contains the text "COLORADO LICENSED" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom. Inside this ring, the name "MICHAEL LLOYD POOL" is written in a smaller circle, and the license number "38304" is centered in the middle.

ATWELL
866.850.4200 www.atwell-group.com
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