

# ABERDEEN SOUTH FILING NO. 3

A REPLAT OF LOT 1 AND TRACT C, BLOCK 3, ABERDEEN SOUTH SUBDIVISION,  
 LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST,  
 OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

**LEGAL DESCRIPTION AND DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT CROWN COMMERCE CITY, LLC, BEING THE OWNER OF THAT PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPLE MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:  
 LOT 1, BLOCK 3, AND TRACT C,  
 ABERDEEN SOUTH AS RECORDED AT INSTRUMENT NUMBER 20060323000297770 ON OCTOBER 3, 2005, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL 2:  
 AN EASEMENT INTEREST AS RESERVED IN DEED RECORDED JUNE 5, 1963 IN BOOK 1073 AT PAGE 389, PUBLIC RECORDS OF ADAMS COUNTY, STATE OF COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN EASEMENT 60 FEET WIDE FOR A ROADWAY PARALLEL WITH AND ADJACENT TO THE WEST BOUNDARY LINE OF THE C B & Q RAILROAD WHICH IS IN TRACT A, ALSO AN EASEMENT 30 FEET WIDE FOR A ROADWAY ACROSS THE WEST 30 FEET OF TRACT A, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING 929,037 SQUARE FEET, OR 21.328 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 ABERDEEN SOUTH FILING NO. 3 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, 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**

STATE OF COLORADO )  
 ) SS  
 COUNTY OF \_\_\_\_\_ )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 20\_\_\_\_\_ BY (SEAL).

MY COMMISSION EXPIRES: \_\_\_\_\_

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

**MORTGAGE OR LIEN HOLDER(S) SIGNATURE(S) AND PRINTED NAME(S)**

STATE OF COLORADO )  
 ) SS  
 COUNTY OF \_\_\_\_\_ )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 20\_\_\_\_\_ BY (SEAL).

MY COMMISSION EXPIRES: \_\_\_\_\_

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

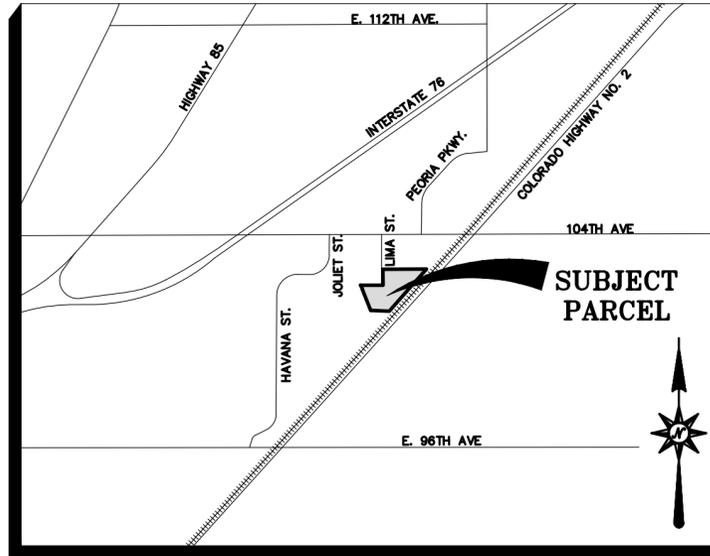
**CITY STAFF CERTIFICATE:**

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 20\_\_\_\_\_

ATTEST: \_\_\_\_\_  
 CITY ENGINEER

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

ATTEST: \_\_\_\_\_  
 DIRECTOR  
 DEPARTMENT OF COMMUNITY DEVELOPMENT



**VICINITY MAP**  
 SCALE: 1" = 3,000"

**SURVEY CERTIFICATION:**

I, CHAD E. PRINGLE, 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.



CHAD E. PRINGLE P.L.S.  
 COLORADO REG. NO. 38349  
 FOR AND ON BEHALF OF  
 ATWELL, LLC

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 CERTIFICATE SHOWN HEREON.

**CITY COUNCIL CERTIFICATE:**

APPROVED BY CITY OF COMMERCE CITY, CITY COUNCIL  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 20\_\_\_\_\_

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

**GENERAL NOTES:**

1. THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE THE LOT LINES OF TRACT C, ABERDEEN SOUTH SUBDIVISION.
2. 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 STATE STATUE 18-4-508, C.R.S.
3. THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT NO. NCS-719238-CO ISSUED BY FIRST AMERICAN TITLE COMPANY, WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2015 AT 5:00 P.M. 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.
4. BEARINGS ARE GRID BEARINGS, COLORADO STATE PLANE CENTRAL ZONE, DETERMINED BY GPS OBSERVATION OF THE NORTH LINE OF LOT 1, BLOCK 3, ABERDEEN SOUTH AS MONUMENTED AT THE WEST END BY A #5 REBAR WITH A YELLOW PLASTIC CAP "PLS 24968", AND AT THE EAST END BY A #5 REBAR WITH NO CAP. SAID LINE BEARS N89°45'41"E.
5. LINEAR DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
6. FLOOD NOTE: A PORTION OF THE SUBJECT PARCEL LIES WITHIN ZONE "A", AREAS DETERMINED TO BE INSIDE 1% ANNUAL CHANCE FLOODPLAIN (100-YEAR FLOOD, PER FEDERAL FLOOD INSURANCE RATE MAP FOR ADAMS COUNTY, PANEL 0338H, MAP NO. 08001C0338H, EFFECTIVE DATE: MARCH 5, 2007.
7. THE CURRENT ZONING: PUD
8. SUBJECT PARCEL CONTAINS 929,037 SQUARE FEET OR 21.328 ACRES.
9. PUBLIC WATER AND SEWER ARE TO BE PROVIDED BY SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT.
10. THE STORM WATER DETENTION AREA SHOWN HEREON (TRACT A) 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 OWNER, HEIRS, SUCCESSORS, AND ASSIGNS AGREES TO PAY UPON BILLING.
11. NO BUILDING OR STRUCTURE WILL BE CONSTRUCTED IN THE STORM WATER DETENTION AREA AND NO CHANGE OR ALTERATION AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE STORM WATER DETENTION AREA WILL BE MADE WITHOUT THE APPROVAL OF THE CITY.
12. PROPOSED CHANGES IN STREET RIGHT-OF-WAY HAVE NOT BEEN PROVIDED OR VERIFIED. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

**NOTICE IS HEREBY GIVEN:**

- A. ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.
- B. 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.

**ADAMS COUNTY CLERK AND RECORDER 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

RECEPTION NO. \_\_\_\_\_

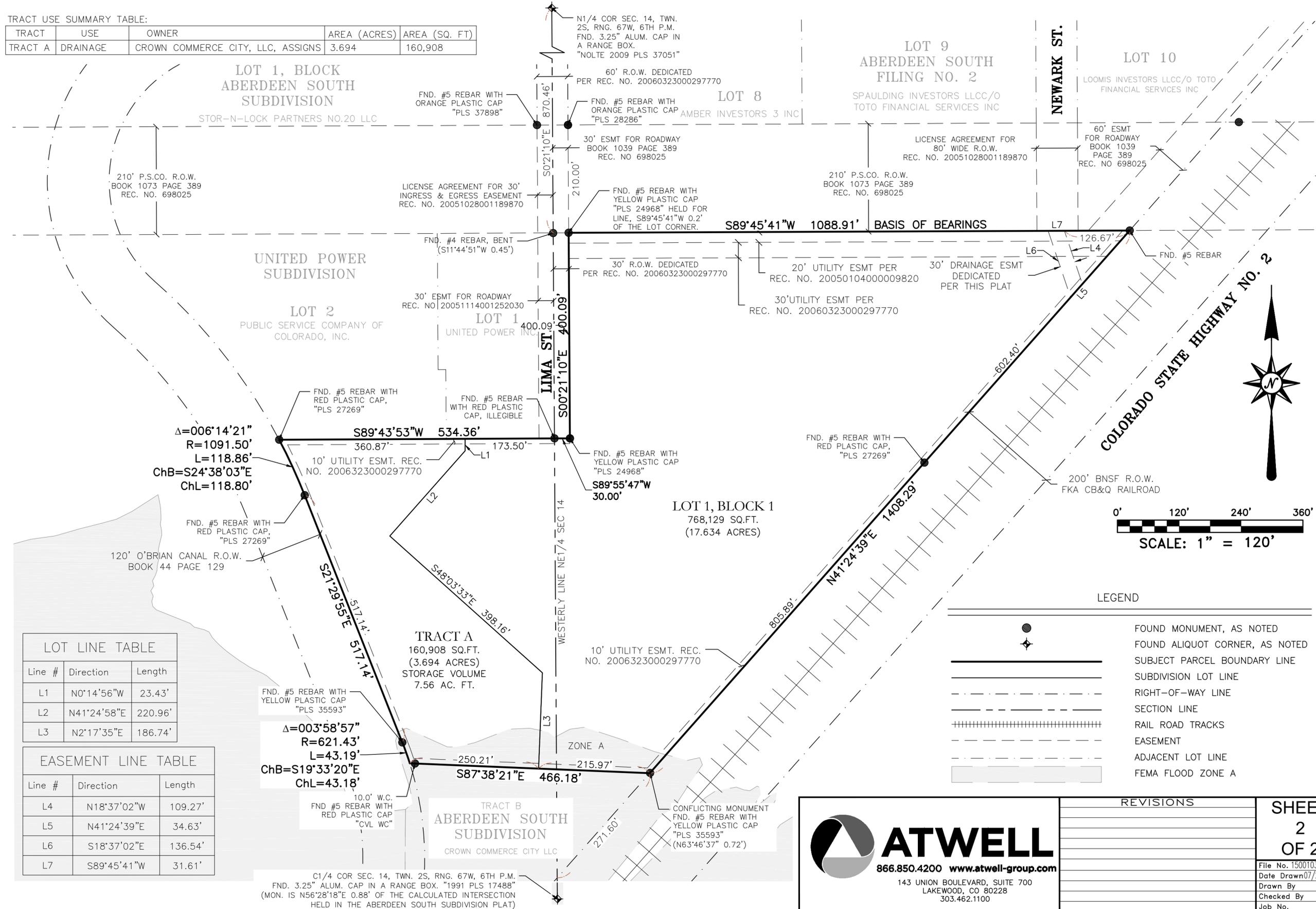
 <b>ATWELL</b> 866.850.4200 www.atwell-group.com 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100	REVISIONS _____ _____ _____ _____ _____ _____	SHEET 1 OF 2
	File No. 15001033-PLAT Date Drawn 07/21/2016 Drawn By CEP Checked By AWM Job No. 15001033	

# ABERDEEN SOUTH FILING NO. 3

A REPLAT OF LOT 1 AND TRACT C, BLOCK 3, ABERDEEN SOUTH SUBDIVISION,  
 LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST,  
 OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

TRACT USE SUMMARY TABLE:

TRACT	USE	OWNER	AREA (ACRES)	AREA (SQ. FT)
TRACT A	DRAINAGE	CROWN COMMERCE CITY, LLC, ASSIGNS	3.694	160,908



210' P.S.CO. R.O.W.  
 BOOK 1073 PAGE 389  
 REC. NO. 698025

LOT 1, BLOCK  
 ABERDEEN SOUTH  
 SUBDIVISION  
 STOR-N-LOCK PARTNERS NO.20 LLC

UNITED POWER  
 SUBDIVISION

LOT 2  
 PUBLIC SERVICE COMPANY OF  
 COLORADO, INC.

LICENSE AGREEMENT FOR 30'  
 INGRESS & EGRESS EASEMENT  
 REC. NO. 20051028001189870

FND. #4 REBAR, BENT  
 (S11°44'51\"/>

30' ESMT FOR ROADWAY  
 REC. NO. 20051114001252030

$\Delta=006^{\circ}14'21''$   
 $R=1091.50'$   
 $L=118.86'$   
 $ChB=S24^{\circ}38'03''E$   
 $ChL=118.80'$

FND. #5 REBAR WITH  
 RED PLASTIC CAP,  
 "PLS 27269"

120' O'BRIAN CANAL R.O.W.  
 BOOK 44 PAGE 129

FND. #5 REBAR WITH  
 RED PLASTIC CAP,  
 "PLS 27269"

S89°43'53"W 534.36'

10' UTILITY ESMT. REC.  
 NO. 2006323000297770

S21°29'55"E 517.14'

S48°03'33"E 398.16'

TRACT A  
 160,908 SQ.FT.  
 (3.694 ACRES)  
 STORAGE VOLUME  
 7.56 AC. FT.

FND. #5 REBAR WITH  
 YELLOW PLASTIC CAP  
 "PLS 35593"

$\Delta=003^{\circ}58'57''$   
 $R=621.43'$   
 $L=43.19'$   
 $ChB=S19^{\circ}33'20''E$   
 $ChL=43.18'$

10.0' W.C.  
 FND. #5 REBAR WITH  
 RED PLASTIC CAP  
 "CVL WC"

TRACT B  
 ABERDEEN SOUTH  
 SUBDIVISION  
 CROWN COMMERCE CITY LLC

C1/4 COR SEC. 14, TWN. 2S, RNG. 67W, 6TH P.M.  
 FND. 3.25" ALUM. CAP IN A RANGE BOX. "1991 PLS 17488"  
 (MON. IS N56°28'18"E 0.88' OF THE CALCULATED INTERSECTION  
 HELD IN THE ABERDEEN SOUTH SUBDIVISION PLAT)

N1/4 COR SEC. 14, TWN.  
 2S, RNG. 67W, 6TH P.M.  
 FND. 3.25" ALUM. CAP IN  
 A RANGE BOX.  
 "NOLTE 2009 PLS 37051"

60' R.O.W. DEDICATED  
 PER REC. NO. 20060323000297770

FND. #5 REBAR WITH  
 ORANGE PLASTIC CAP  
 "PLS 37898"

FND. #5 REBAR WITH  
 ORANGE PLASTIC CAP  
 "PLS 28286"

30' ESMT FOR ROADWAY  
 BOOK 1039 PAGE 389  
 REC. NO. 698025

FND. #5 REBAR WITH  
 YELLOW PLASTIC CAP  
 "PLS 24968" HELD FOR  
 LINE, S89°45'41"W 0.2'  
 OF THE LOT CORNER.

FND. #4 REBAR, BENT  
 (S11°44'51\"/>

30' R.O.W. DEDICATED  
 PER REC. NO. 20060323000297770

20' UTILITY ESMT PER  
 REC. NO. 20050104000009820

30' UTILITY ESMT PER  
 REC. NO. 20060323000297770

FND. #5 REBAR WITH  
 RED PLASTIC CAP,  
 "PLS 27269"

FND. #5 REBAR WITH  
 RED PLASTIC CAP,  
 "PLS 27269"

FND. #5 REBAR WITH  
 YELLOW PLASTIC CAP  
 "PLS 24968"

S89°55'47"W  
 30.00'

LOT 1, BLOCK 1  
 768,129 SQ.FT.  
 (17.634 ACRES)

10' UTILITY ESMT. REC.  
 NO. 2006323000297770

FND. #5 REBAR WITH  
 RED PLASTIC CAP,  
 "PLS 27269"

S87°38'21"E 466.18'

10' UTILITY ESMT. REC.  
 NO. 2006323000297770

FND. #5 REBAR WITH  
 YELLOW PLASTIC CAP  
 "PLS 35593"

CONFLICTING MONUMENT  
 FND. #5 REBAR WITH  
 YELLOW PLASTIC CAP  
 "PLS 35593"  
 (N63°46'37" 0.72')

250.21'

215.97'

271.60'

LOT 9  
 ABERDEEN SOUTH  
 FILING NO. 2  
 SPAULDING INVESTORS LLCC/O  
 TOTO FINANCIAL SERVICES INC

LICENSE AGREEMENT FOR  
 80' WIDE R.O.W.  
 REC. NO. 20051028001189870

210' P.S.CO. R.O.W.  
 BOOK 1073 PAGE 389  
 REC. NO. 698025

S89°45'41"W 1088.91' BASIS OF BEARINGS

30' DRAINAGE ESMT  
 DEDICATED  
 PER THIS PLAT

20' UTILITY ESMT PER  
 REC. NO. 20050104000009820

30' UTILITY ESMT PER  
 REC. NO. 20060323000297770

FND. #5 REBAR WITH  
 RED PLASTIC CAP,  
 "PLS 27269"

FND. #5 REBAR WITH  
 RED PLASTIC CAP,  
 "PLS 27269"

FND. #5 REBAR WITH  
 RED PLASTIC CAP,  
 "PLS 27269"

N41°24'39"E 1408.29'

805.89'

802.40'

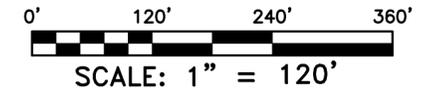
126.67'

LOT 10  
 LOOMIS INVESTORS LLCC/O TOTO  
 FINANCIAL SERVICES INC

60' ESMT  
 FOR ROADWAY  
 BOOK 1039  
 PAGE 389  
 REC. NO. 698025

FND. #5 REBAR

200' BNSF R.O.W.  
 FKA CB&Q RAILROAD



LEGEND

	FOUND MONUMENT, AS NOTED
	FOUND ALIQUOT CORNER, AS NOTED
	SUBJECT PARCEL BOUNDARY LINE
	SUBDIVISION LOT LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	RAIL ROAD TRACKS
	EASEMENT
	ADJACENT LOT LINE
	FEMA FLOOD ZONE A

Line #	Direction	Length
L1	N0°14'56"W	23.43'
L2	N41°24'58"E	220.96'
L3	N2°17'35"E	186.74'

Line #	Direction	Length
L4	N18°37'02"W	109.27'
L5	N41°24'39"E	34.63'
L6	S18°37'02"E	136.54'
L7	S89°45'41"W	31.61'

REVISIONS

NO.	DATE	DESCRIPTION

SHEET
2
OF 2
File No. 15001033-PLAT
Date Drawn 07/21/2016
Drawn By CEP
Checked By AWM
Job No. 15001033

**ATWELL**  
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