

ROSE HILL 1ST ADDITION REPLAT

A RESUBDIVISION OF LOT 8, BLOCK 2, ROSE HILL 1ST ADDITION SUBDIVISION
LOCATED IN SECTION 8, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF COMMERCE, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

LEGAL DESCRIPTION AND DEDICATION

KNOWN BY ALL MEN BY THESE PRESENTS THAT ALBERTO RODRIGUEZ, BEING THE OWNER OF THAT PART OF THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW COR. SEC. 8, T. 3S, R. 67W MONUMENTED BY THE FOUND 3-1/4" ALUMINUM CAP STAMPED "P.L.S. 17488 1991" IN RANGE BOX;
THENCE N89° 10' 01"E ALONG THE NORTH LINE OF SAID NW COR. SEC. 8, T. 3S, R. 67W, A DISTANCE OF 2,382.22 FEET;
THENCE S00° 49' 59"E DEPARTING SAID NORTH LINE OF THE NW COR. SEC. 8, T. 3S, R. 67W, A DISTANCE OF 30.14 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT ON THE NORTH PROPERTY LINE OF LOT 8, BLOCK 2, ROSE HILL 1ST ADDITION SUBDIVISION;
THENCE N89° 03' 59"E, ALONG THE NORTH PROPERTY LINE OF LOT 8, BLOCK 2, ROSE HILL 1ST ADDITION SUBDIVISION, A DISTANCE OF 79.36 FEET;
THENCE S00° 25' 20"E, DEPARTING THE NORTH PROPERTY LINE OF LOT 8, BLOCK 2, ROSE HILL 1ST ADDITION SUBDIVISION, A DISTANCE OF 190.12 FEET;
THENCE S89° 02' 53"W, A DISTANCE OF 79.21 FEET;
THENCE N00° 28' 05"W, A DISTANCE OF 190.14 FEET TO THE POINT OF BEGINNING

HAVE BY THESE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF ROSE HILL 1ST ADDITION REPLAT SUBDIVISION AND DO HEREBY GRANT TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC WAYS AND LANDS HEREON SHOWN, AND THE EASEMENTS AS SHOWN, FOR THE 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.

CONTAINING 15,074 SF OR 0.346 AC. MORE OR LESS.

EXECUTED THIS _____ DAY OF _____, AD 20 _____.

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.

AUTHORIZED OFFICIAL _____ DATE _____

OWNER

ALBERTO RODRIGUEZ

BY: _____ TITLE: _____

DATE: _____

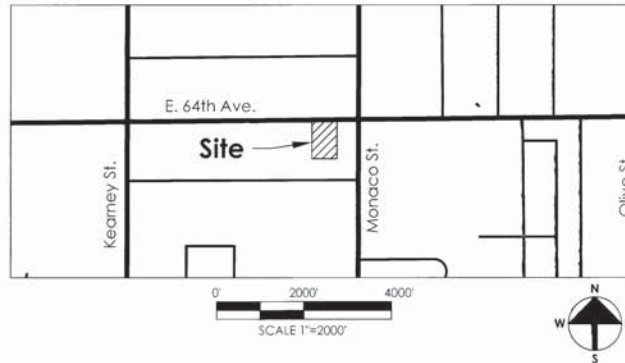
STATE OF COLORADO)
COUNTY OF) S.S.
CITY OF)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____ 20 _____ BY _____ AS
_____, (TITLE) FOR ALBERTO RODRIGUEZ.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____
ADDRESS: _____

BY: _____



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.

NOTES:

1. THE BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (THE N.W. CORNER IS A 3-1/4" ALUMINUM CAP, P.L.S. 17488, 1991, IN RANGE BOX AND THE N. 1/2 CORNER IS A 3-1/4" ALUMINUM CAP, P.L.S. 17488, 1991, IN RANGE BOX) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEARS N89°10'01"E, TAKEN FROM THE CONTROL DIAGRAM, CITY OF COMMERCE CITY, PREPARED BY J.R. ENGINEERING, LTD., DATED 08-04-1999.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EVSTUDIO CIVIL ENGINEERING, LLC, AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY OF TITLE COMMITMENT.
3. SIX-FOOT (6') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES AND EIGHT-FOOT (8') ON THE REAR AND EAST LOT LINES OF EACH LOT IN THE SUBDIVISION. THESE 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, TELEVISION, 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, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING 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.
4. TRACT A IS A COMMON AREA OWNED & MAINTAINED BY THE HOA AND IS FOR DRAINAGE, UTILITY, AND ACCESS PURPOSES.

SURVEYOR'S CERTIFICATE:

I, **KARL W. FRANKLIN**, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO 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.

KARL W. FRANKLIN, PLS 37969
EVSTUDIO CIVIL ENGINEERING
1117 CHEROKEE ST., SUITE 306
DENVER, CO 80204



CITY COUNCIL CERTIFICATE:

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

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. _____.

COUNTY CLERK AND RECORDER _____

BY: _____
DEPUTY

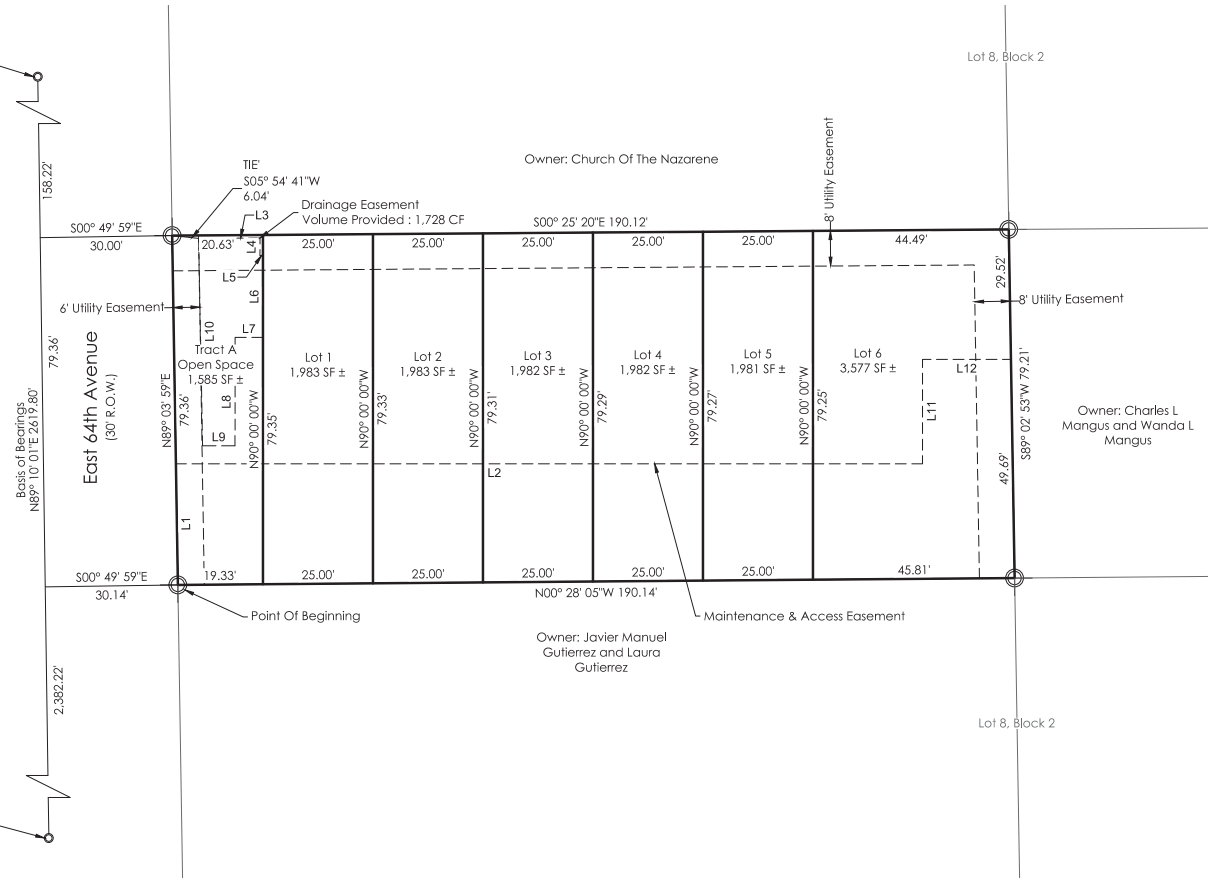
RECEPTION NO. _____

ROSE HILL 1ST ADDITION REPLAT

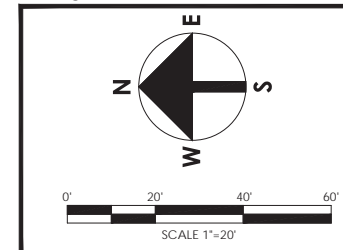
A RESUBDIVISION OF LOT 8, BLOCK 2, ROSE HILL 1ST ADDITION SUBDIVISION
LOCATED IN SECTION 8, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF COMMERCE, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2

N ¼ Cor. Sec. 8, T. 3S, R. 67W
Found 3 ½" Alum. Cap
Stamped "P.L.S. 17488 1991"
In Range Box

Point Of Commencement
NW Cor. Sec. 8, T. 3S, R. 67W
Found 3 ½" Alum. Cap
Stamped "P.L.S. 17488 1991"
In Range Box



Drawing Scale & North Arrow



Legend

- Found Monument As Described
- Found #5 Rebar & Cap Stamped "P.L.S. 15321"
- Set #5 Rebar With Red Plastic Cap Stamped "EVCE P.L.S. 37969"

Tract Table	
Tract A	1,585 SF