

THE DISTRICT SUBDIVISION PLAT
A PORTION THE SOUTH HALF, OF THE NORTHWEST QUARTER,
OF THE SOUTHEAST QUARTER, OF SECTION 7,
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 SANS SOUCI ENTERPRISES LLC, BEING THE OWNER OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, 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; TO WIT: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, THENCE SOUTH 00°15'10" EAST, 964.89 FEET, THENCE NORTH 89°44'49" EAST, 80.82 FEET; THENCE NORTH 04°44'24" EAST, 39.02 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DAHLIA STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 04°44'24" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF DAHLIA STREET, 164.99 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF DAHLIA STREET, NORTH 89°54'14" EAST, 263.94 FEET; THENCE SOUTH 00°14'17" WEST, 21.25 FEET; THENCE NORTH 88°24'01" EAST, 17.01 FEET; THENCE SOUTH 00°18'25" EAST, 12.01 FEET; THENCE SOUTH 00°11'46" EAST, 167.17 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST 58TH PLACE; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST 58TH PLACE, SOUTH 89°16'04" WEST, 176.55 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE OF EAST 58TH PLACE, NORTH 00°54'03" WEST, 37.74 FEET; THENCE SOUTH 89°48'14" WEST, 118.01 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO; CONTAINING 53,428 SQ. FT. OR 1.227 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 THE DISTRICT AND DO HERE BY 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__.

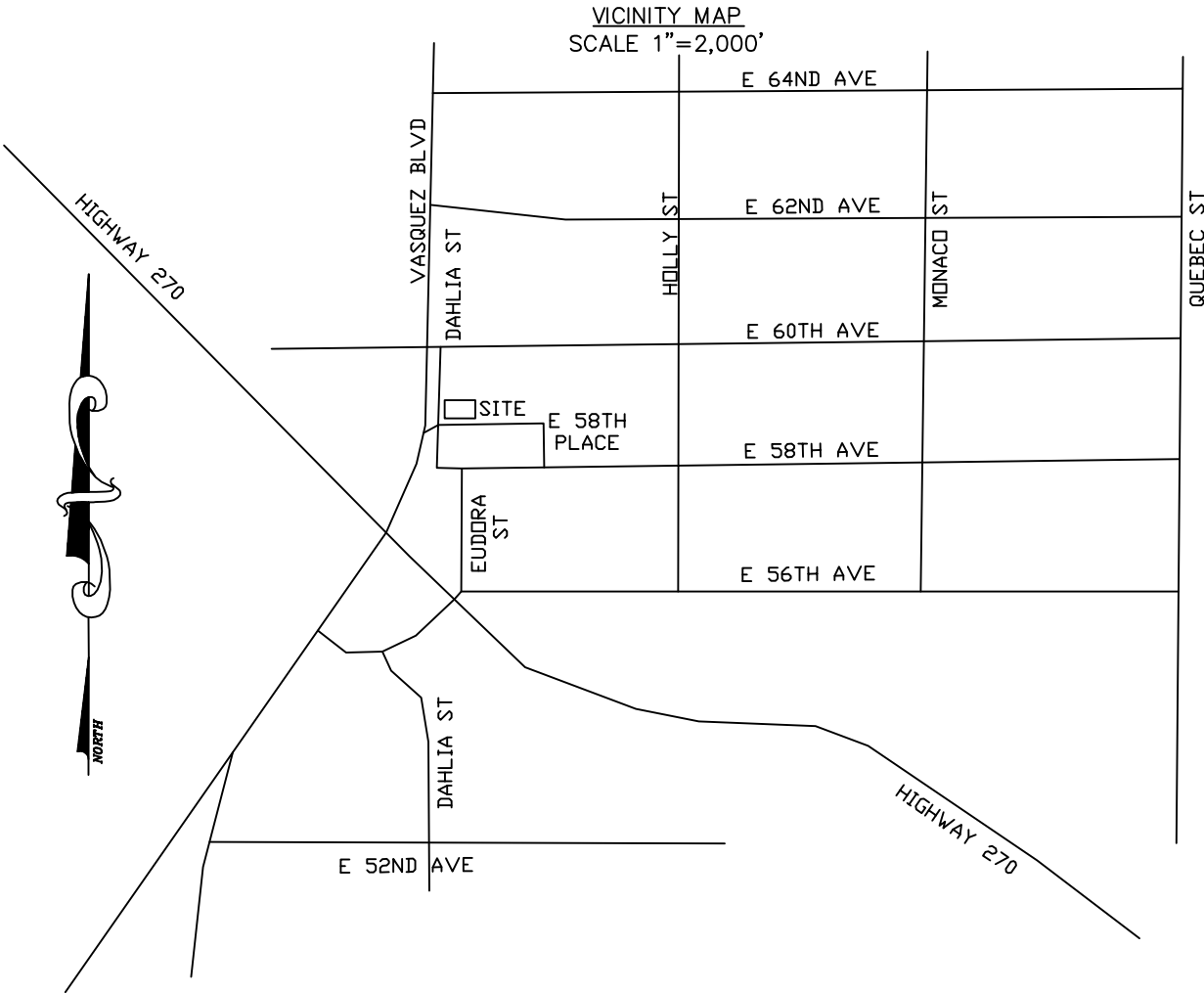
OWNER(S) SIGNATURE AND PRINTED NAME

MORTGAGE OR LIEN HOLDER(S) SIGNATURES(S)
AND PRINTED NAMES(S)

STATE OF _____
COUNTY OF _____
CITY OF _____

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE
ME THIS_____ DAY OF_____, AD 20__
BY (SEAL).

MY COMMISSION EXPIRES:_____
NOTARY PUBLIC:_____



- 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.

DETENTION/RETENTION POND NOTES:

- C. THE STORM WATER DETENTION AREA SHOWN HEREON SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND THE 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.
- D. 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, SAMUEL A. KNIGHT, 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.

DRAFT COPY

SAMUEL A. KNIGHT _____ DATE _____
LS NO. 38,127
GREEN MOUNTAIN SURVEYING
1195 EDINBORO DR.
BOULDER CO, 80305
303-601-8588

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CITY STAFF CERTIFICATE:

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY THIS__DAY OF _____, AD 20__.

CITY ENGINEER

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY THIS_____ DAY OF_____, AD 20__.

DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT

CITY COUNCIL CERTIFICATE:

APPROVAL BY CITY OF COMMERCE CITY, CITY COUNCIL THIS__ DAY OF_____, AD 20__.

ATTEST:_____
CITY CLERK

MAYOR

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE:

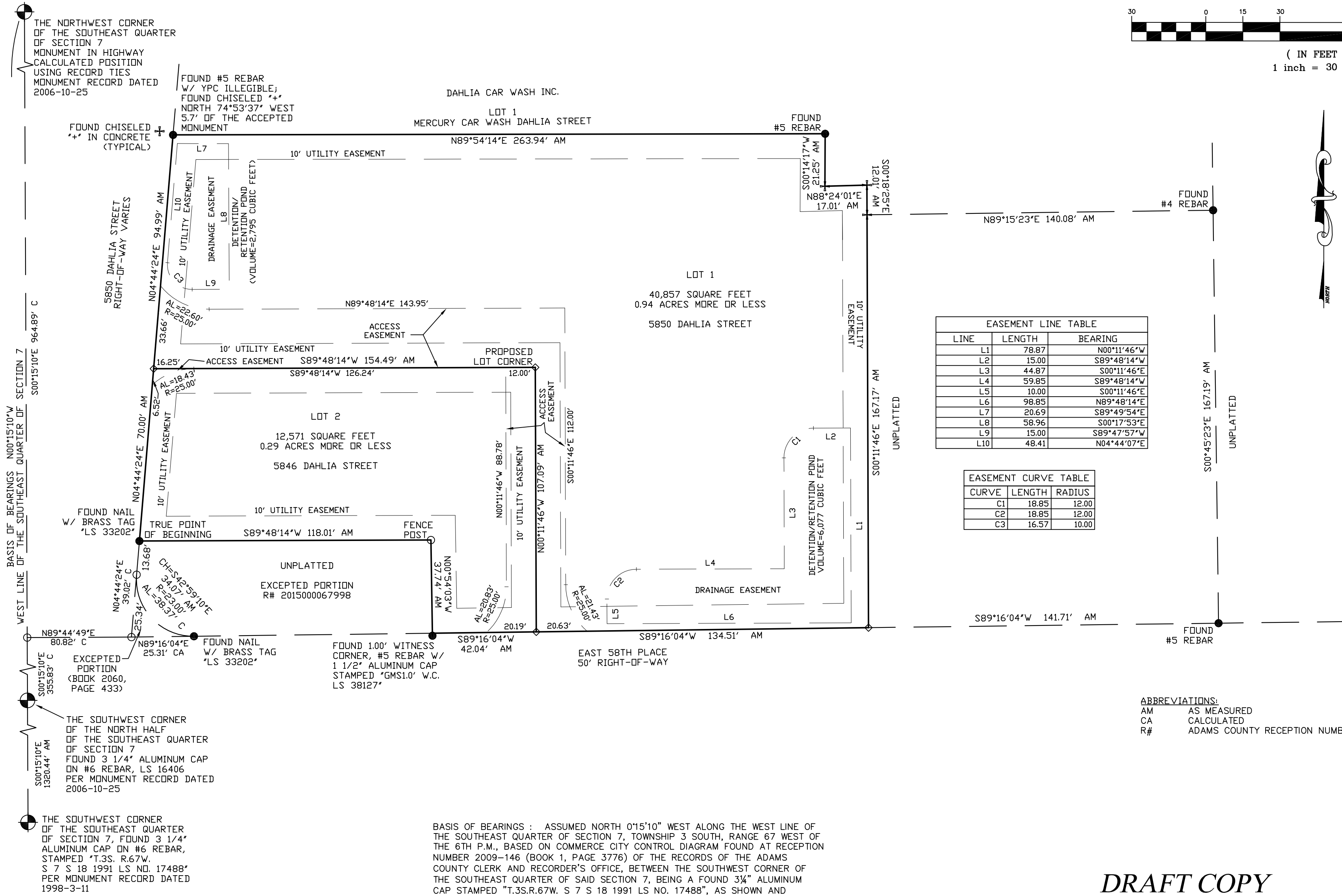
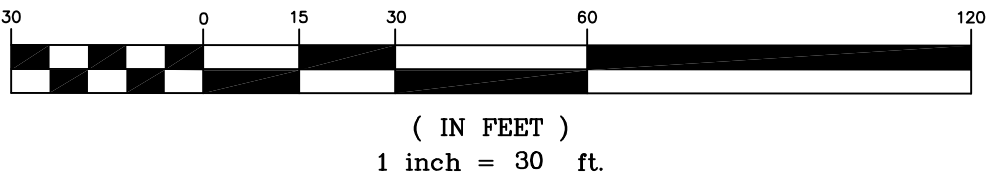
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT :__M ON THE____, DAY OF____, AD 20__.

COUNTY CLERK AND RECORDER

BY:_____
DEPUTY

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A PORTION THE SOUTH HALF, OF THE NORTHWEST QUARTER,
OF THE SOUTHEAST QUARTER, OF SECTION 7,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2

GRAPHIC SCALE



BASIS OF BEARINGS : ASSUMED NORTH 0°15'10" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BASED ON COMMERCE CITY CONTROL DIAGRAM FOUND AT RECEPTION NUMBER 2009-146 (BOOK 1, PAGE 3776) OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, BETWEEN THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, BEING A FOUND 3/4" ALUMINUM CAP STAMPED "T.3S.R.67W. S 7 S 18 1991 LS NO. 17488", AS SHOWN AND DESCRIBED HEREON, AND THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, BEING A CALCULATED POSITION, AS SHOWN AND DESCRIBED HEREON, WITH ALL OTHER BEARINGS AND DISTANCES SHOWN HEREON RELATED THERETO.

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