

LANDING PLACE CHURCH SUBDIVISION FILING NO. 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 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 ALL MEN BY THESE PRESENTS, THAT LANDING PLACE CHURCH, INC., A COLORADO NON-PROFIT CORPORATION, BEING THE OWNER OF THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER NORTH 00°23'01" WEST, 1574.12 FEET;
THENCE DEPARTING SAID EASTERLY LINE SOUTH 89°16'53" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING ON THE WESTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD, A PUBLICLY DEDICATED ROAD (WIDTH VARIES);
THENCE SOUTH 86°22'25" WEST, A DISTANCE OF 1535.13 FEET TO THE POINT OF BEGINNING OF SAID CURVE HAVING A RADIUS OF 265.26 FEET, SAID POINT BEING ALONG THE EASTERLY BOUNDARY OF LANDS CONVEYED BY BOOK 1348, PAGE 370;
THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. CURVING TO THE LEFT ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 33°31'30", AN ARC LENGTH OF 155.21 FEET, THE CHORD OF SAID CURVE BEARS NORTH 36°51'17" WEST FOR A DISTANCE OF 153.01 FEET;
2. NORTH 50°27'53" WEST, 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 380.74 FEET;
3. CURVING TO THE RIGHT ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 51°38'37", AN ARC LENGTH OF 345.39 FEET, THE CHORD OF SAID CURVE BEARS NORTH 24°25'59" WEST FOR A DISTANCE OF 333.67 FEET;
4. NORTH 01°36'18" EAST, 31.45 FEET;

THENCE DEPARTING SAID EASTERLY LINE NORTH 88°22'08" EAST, A DISTANCE OF 1822.66 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°23'01" EAST, A DISTANCE OF 516.78 FEET TO THE POINT OF BEGINNING, CONTAINING 20.42 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 "LANDING PLACE CHURCH SUBDIVISION FILING NO. 1" 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, AND THE EASEMENTS AS SHOWN, FOR 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.

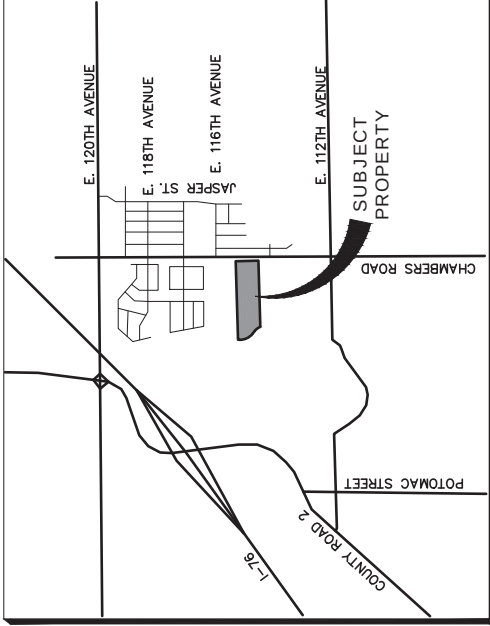
OWNERSHIP AND TITLE CERTIFICATION:

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; THAT ALL PUBLIC RIGHT-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 SIGNATURE AND PRINTED NAME _____ DATE _____

NOTARY SEAL: DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 20____

STATE OF: _____
COUNTY OF: _____
CITY OF: _____
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____
NOTARY SEAL



VICINITY MAP
1"=2000'

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, AS MONUMENTED AT THE NORTH QUARTER CORNER BY A FOUND 3.25" ALUM. CAP MARKED "DEPT. OF TRANSPORTATION PLS NO 29039," BEING CITY OF COMMERCE CITY CONTROL DIAGRAM POINT NUMBER 33, AND MONUMENTED AT THE NORTHEAST CORNER BY A FOUND 3.25" ALUM. CAP MARKED "COLO. DEPT OF TRANSPORTATION 1995 PLS 25382" BEING CITY OF COMMERCE CITY CONTROL DIAGRAM POINT NUMBER 36.

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 CERTIFICATE SHOWN HEREON.

PURPOSE STATEMENT:

THE PURPOSE OF THIS DOCUMENT IS TO SUBDIVIDE INTO 2 LOTS, LOT 1 & 2, BLOCK 1 OF "LANDING PLACE CHURCH SUBDIVISION FILING NO. 1."

NOTES:
A. 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 THE 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.

B. 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.

SURVEY CERTIFICATION:

I, SHAWN D. CLARKE, 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 REVIEWED 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.



SIGNATURE AND PRINTED NAME _____ SEAL AND DATE: _____
LS No. 38061

FOR AND ON BEHALF OF ATWELL, LLC
143 UNION BLVD. #700
LAKEWOOD, CO 80226

CITY COUNCIL CERTIFICATE:

APPROVED BY CITY COUNCIL OF THE CITY OF COMMERCE CITY THIS _____ DAY OF _____ A.D. 20____

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 THIS _____ DAY OF _____ A.D. 20____

COUNTY CLERK AND RECORDER _____
BY DEPUTY: _____

RECEPTION NO. _____

Atwell
866.850.4500 www.atwell-pro.com
143 UNION BLVD. SUITE 700
LAKEWOOD, CO 80226
303.462.1100

REVISIONS	
CITY COMMENTS 08/01/2017	
REV. E. 115TH ROW 07/13/2017	
FILE NO. FINAL PLAT	15000968
DATE DRAWT/17/17	
DRAWN BY TWK	
CHECKED BY SDC	
JOB NO.	

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST,
OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2

N 1/4 OF SECTION 6
FOUND 3.25" ALUM. CAP MARKED
"DEPT. OF TRANSPORTATION
PLS NO 29039
T2S R66W
S 31
S 6
T2S R66W
POINT #137"
F COMMERCE CITY CONTROL DIAGRAM
POINT NUMBER 33

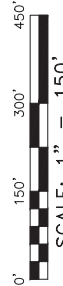
S89°29'53"W 2641.13'
N. LINE SE 1/4 SEC. 6
BASIS OF BEARINGS

NE CORNER OF SECTION 6
FOUND 3.25" ALUM. CAP
MARKED "COLO. DEPT. OF TRANSPORTATION R66W
S31 | S32 T15
S6 | S5 T25
1995 PLS 25382"
CITY OF COMMERCE CITY CONTROL DIAGRAM
POINT NUMBER 36

—	SUBDIVISION LINE
- - -	RIGHT-OF-WAY LINE
- · -	SECTION LINE
✦	SECTION CORNER
●	FOUND YELLOW PLASTIC "RW BAYER, PLS 697"
■	FOUND NAIL, AS NOTED
PIN	PARCEL ID NUMBER
N.A.P.	NOT A PART
RB →	RADIAL BEARING LINE
(D)	DEEDED DISTANCE

NGS B 457 2005
BEING A NCS BRASS DISK SET ON THE WEST END
OF A HEADWALL FOR A LARGE BOX CULVERT.
55.1 FT. NORTHWEST OF A POWER POLE, 53.6 FT.
NORTH OF THE NORTH EDGE OF E. 120TH
AVENUE, AND 17.8 FT. WEST OF THE EAST END
OF THE HEADWALL.
ELEVATION=5104.16 FT. NAVD 88 DATUM.

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SCALE: 1" = 150'

SE CORNER OF SECTION 6
FOUND 3.25" ALUM. CAP
MARKED "LANE ENG SVC INC
T2S R66W
S6 | S5
S7 | S8

FOUND 3.25" ALUM. CAP-
SURVEY POINT
LS 10734

REVISIONS
CITY COMMENTS 06/01/201
REV. E. 115TH ROW 07-13-

 **ATWELL**
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SHEET
2
OF 2