

ARAGON INDUSTRIAL PARK
LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOGETHER WITH LOT 2,
THE EAST HALF OF LOT 3, AND A PORTION OF LOT 4 VALENTIA INDUSTRIAL PARK
SHEET 1 OF 3

LEGAL DESCRIPTION & DEDICATION:

LOT 2 AND THE EAST HALF OF LOT 3 AND A PORTION OF LOT 4, VALENTIA INDUSTRIAL PARK, RECEPTION NO. B345688, LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 28;
THENCE NORTH 89°39'36" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 980.63 FEET; THENCE SOUTH 00°35'05" WEST A DISTANCE OF 1359.51 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89°29'02" EAST A DISTANCE OF 325.06 FEET;
THENCE NORTH 00°24'00" EAST A DISTANCE OF 30.00 FEET;
THENCE NORTH 89°29'02" EAST A DISTANCE OF 351.20 FEET;
THENCE SOUTH 00°15'02" EAST A DISTANCE OF 308.36 FEET;
THENCE SOUTH 41°14'28" WEST A DISTANCE OF 187.86 FEET;
THENCE SOUTH 41°10'12" WEST A DISTANCE OF 352.77 FEET;
THENCE NORTH 00°00'36" WEST A DISTANCE OF 212.46 FEET;
THENCE NORTH 00°30'31" EAST A DISTANCE OF 50.10 FEET;
THENCE SOUTH 88°35'42" WEST A DISTANCE OF 209.66 FEET;
THENCE SOUTH 88°58'35" WEST A DISTANCE OF 83.47 FEET;
THENCE NORTH 00°14'36" WEST A DISTANCE OF 185.50 FEET;
THENCE SOUTH 89°43'22" WEST A DISTANCE OF 29.48 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;
THENCE NORTH 00°17'29" EAST A DISTANCE OF 237.79 FEET TO THE POINT OF BEGINNING;
CONTAINING 311,812 SQUARE FEET OR 7.158 ACRES MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS THAT ARAGON ILIFF INVESTMENTS, LLC AND NANCE PROPERTIES, LLC BEING THE OWNERS OF THE ABOVE DESCRIBED PROPERTY 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 ARAGON INDUSTRIAL PARK SUBDIVISION 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.

OWNERSHIP AND TITLE CERTIFICATION:

EXECUTED THIS _____ DAY OF _____. AD 2017

JESSE ARAGON, MANAGER

MORTGAGE OR LIEN HOLDER

MORTGAGE OR LIEN HOLDER (PRINTED NAME)

NOTARY SEAL:

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. _____

STATE OF: _____
COUNTY OF: _____
CITY OF: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

OWNERSHIP AND TITLE CERTIFICATION:

EXECUTED THIS _____ DAY OF _____. ad 2017

RALPH E NANCE, MANAGER

MORTGAGE OR LIEN HOLDER

MORTGAGE OR LIEN HOLDER (PRINTED NAME)

NOTARY SEAL:

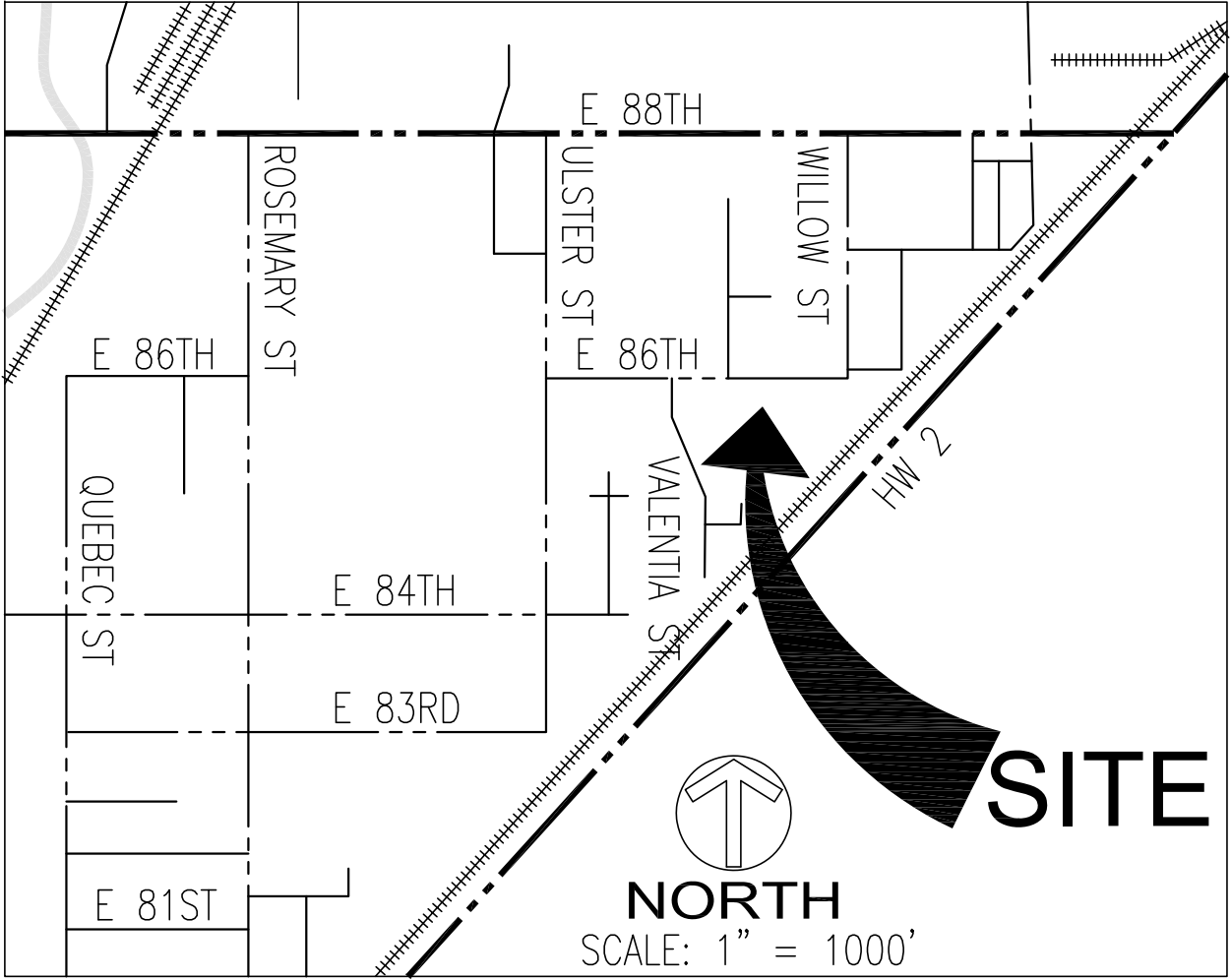
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. _____

STATE OF: _____
COUNTY OF: _____
CITY OF: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

VICINITY MAP



TOTAL LAND AREA: 311,812 SQ.FT. (7.158 AC)

SURVEYOR'S CERTIFICATE:

I, CURTIS CARROLL, 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.

SIGNATURE AND PRINTED NAME
LS NO. _____ SEAL AND DATE: _____
ADDRESS: _____

CITY STAFF CERTIFICATE:

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY THIS _____ DAY OF _____, A.D. _____
CITY ENGINEER: _____

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS _____ DAY OF _____, A.D. _____
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. _____.

COUNTY CLERK AND RECORDER: _____

BY DEPUTY: _____

RECEPTION No. _____

BEAR CREEK LAND SURVEYING
8801 WEST JEWELL PLACE
LAKEWOOD, CO 80227
PHONE (720)–933–4791

ARAGON INDUSTRIAL PARK
LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOGETHER WITH LOT 2,
THE EAST HALF OF LOT 3, AND A PORTION OF LOT 4 VALENTIA INDUSTRIAL PARK
SHEET 2 OF 3

SURVEYOR'S NOTES:

1. 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.
2. MONUMENT DEFACING STATEMENT
ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC
LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY,
COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE
18-4-508, C.R.S.
3. ALL EASEMENTS AND RIGHTS-OF-WAY PERTAINING TO THIS PROPERTY
ARE SHOWN ON THIS SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.
THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY BEAR CREEK LAND
SURVEYING OR THE UNDERSIGNED.
4. P.L.S. SEAL, DEPICTED HEREON, VALID ONLY WITH WET SIGNATURE AND
DATE WRITTEN THROUGH IT.
5. UTILITIES SHOWN HEREON ARE DRAWN FROM FIELD TIES AND THE BEST
INFORMATION AVAILABLE FROM THE UTILITY COMPANIES. THIS INFORMATION IS
FOR GENERAL USE ONLY AND NOT TO BE USED FOR EXCAVATION
PURPOSES. CONTRACTOR TO FIELD LOCATE & VERIFY LOCATIONS OF ALL
UTILITIES PRIOR TO ANY CONSTRUCTION WORK IN AREA SET FORTH ON THIS
DRAWING.
6. CERTIFICATION AND USE OF THE WORD CERTIFY IS DEFINED AS
FOLLOWS: SAID CERTIFICATION OR USE OF THE WORD CERTIFY AS A
STATEMENT IS BASED UPON THE UNDERSIGNED PROFESSIONAL LAND
SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH
APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR
WARRANTY, EITHER EXPRESSED OR IMPLIED (PER COLORADO STATE BOARD
RULE NO. 6.2.2).
7. ALL LINEAL DISTANCE UNITS SET FORTH ON THIS SURVEY ARE
EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY
FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

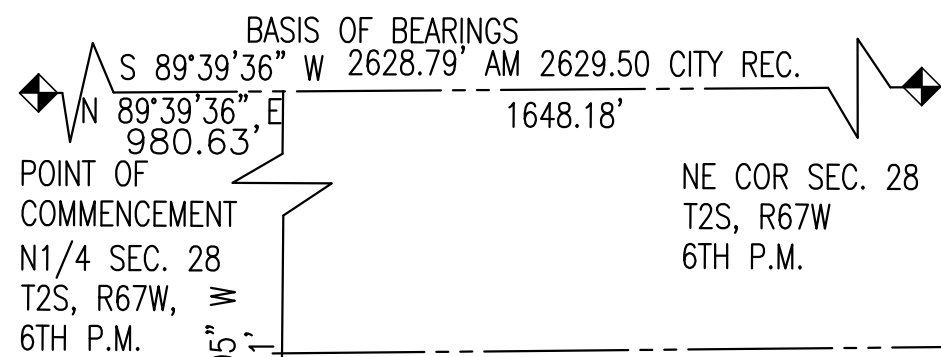
NOTICE IS HEREBY GIVEN:

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 STORM WATER RETENTION AREA SHOWN HEREON 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.
2. NO BUILDING OR STRUCTURE WILL BE CONSTRUCTED IN THE
RETENTION AREA AND NO CHANGES OR ALTERATIONS AFFECTING THE
HYDRAULIC CHARACTERISTICS OF THE RETENTION AREA WILL BE MADE
WITHOUT THE APPROVAL OF THE CITY.
3. "THIS SUBDIVISION PLAT IS PART OF THE ARAGON INDUSTRIAL PARK
PUD ZONE DOCUMENT PUD #Z-898-17."
4. MINIMUM TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY
DEDICATED ON PRIVATE PROPERTY ADJACENT TO ALL PUBLIC
STREETS, AND AROUND THE PERIMETER OF EACH
COMMERCIAL/INDUSTRIAL LOT IN THE SUBDIVISION OR PLATTED AREA
INCLUDING TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE
EASEMENTS ARE DEDICATED 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
GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO
SUCH GRANTEES, 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.

SHEET 3 OF 3

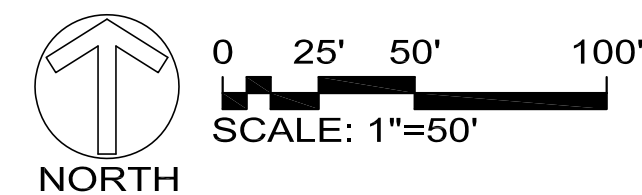


LEGEND

- ◆ FOUND 3.25 ALLOY CAP IN RANGE BOX ILLEGIBLE
 ▲ FOUND #5 REBAR & ALLOY CAP PLS 5112
 ⌚ SET OFFSET #5 REBAR & ALLOY CAP PLS 37552
 ● FOUND #5 REBAR & PLASTIC CAP PLS 25937
 ○ FOUND #5 REBAR NO CAP
 △ FOUND #5 REBAR & CAP PLS 37908
 □ SET #5 REBAR & CAP PLS 37552
 R-O-W — RIGHT-OF-WAY
 A.M. ~ AS MEASURED IN FIELD
 * ~ NO DEED OR PLAT DISTANCE NOTED
 WC — WITNESS CORNER

TRACT A

0.368 AC
16,036 SQ.FT.
VALENTIA
INDUSTRIAL PARK
ACCESS EASEMENT



LOT AND TRACT USE SUMMARY TABLE:

AREA	USE	OWNER	MAINTAINED BY	AREA (ACRES)	AREA (SQ. FT)
LOT 1	INDUSTRIAL	PROPERTY OWNER	PROPERTY OWNER	3.014	131,298
LOT 2	INDUSTRIAL	PROPERTY OWNER	PROPERTY OWNER	2.631	114,619
LOT 3	INDUSTRIAL	PROPERTY OWNER	PROPERTY OWNER	0.504	21,975
TRACT A	PERMINENT ACCESS	PROPERTY OWNER	PROPERTY OWNER	0.368	16,036
TRACT B	RETENTION POND	PROPERTY OWNER	PROPERTY OWNER	0.398	17,344
R-O-W	R-O-W	COMMERCE CITY	COMMERCE CITY	0.466	20,298

BASIS OF BEARINGS:

BASIS OF BEARINGS: THE COMMERCE CITY CONTROL DIAGRAM PREPARED NOVEMBER 17, 2009, WAS USED AND THE THE NE 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN WAS ASSUMED TO BEAR S89°39'36"W, BETWEEN TWO FOUND MONUMENTS THE FIRST BEING AT THE NE CORNER OF SAID SECTION 28 AND THE SECOND BEING AT THE N 1/4 CORNER OF SAID SECTION 28 BOTH MONUMENTS WERE ILLEGIBLE 3.25' DIAMETER ALLOY CAPS IN RANGE BOXES AS SHOWN HEREON.

BENCHMARK: DSRC NGS CORS STATION L1=5488.622

STORMWATER NOTES: RETENTION AREA: 5.840 ACRES
VOLUME: 0.626 AC-FT (27,258 CU.FT.)

LINE TABLE

L1	S39° 31' 28"W	28.62
L2	S35° 40' 43"W	10.80'
L3	S29° 54' 47"W	57.04'
L4	S05° 14' 56"W	58.32'

CURVE TABLE

RAD.	AL	Δ
55.00'	87.00'	98°38'03"
20.00'	31.64'	98°38'03"
20.00'	31.42'	90°00'00"
20.00'	31.42'	90°00'00"

BEAR CREEK LAND SURVEYING

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