

DRAFT

PALOMBO AND AGAZIO SUBDIVISION FILING No. 2

REPEAT OF LOT 1, PALOMBO AND AGAZIO SUBDIVISION PLAT, SITUATE IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CADENCE DEVELOPMENT LLC., A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF LOT 1, PALAOMBO AND AGAZIO SUBDIVISION PLAT AS RECORDED UNDER RECEPTION No. B494523 OF THE RECORDS OF THE COUNTY OF ADAMS, SITUATE IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, CONTAINING 291,785 SQUARE FEET AND 6.6985 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCK, TRACT AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF PALOMBO AND AGAZIO SUBDIVISION FILING No. 2 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 EASEMENTS 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:

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 RIGHT-OF-WAY, EASEMENTS OR IMPROVEMENTS, IMPROVEMENTS, IF ANY, THAT ARE DEDICATED BY THIS PLAT ARE FEE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT THOSE SHOWN ON THIS PLAT.

AUTHORIZED SIGNATURE AND PRINTED NAME DATE

LIEN HOLDER(S):

THE UNDERSIGNED, BEING THE HOLDER OF A DEED OF TRUST ENCUMBERING THE PROPERTY DESCRIBED IN THE PLAT OF PALOMBO AND AGAZIO SUBDIVISION FILING NO. 2 JOINS IN AND CONSENTS TO THE FILING HEREOF.

STATE OF COLORADO BY: _____
COUNTY OF ADAMS AUTHORIZED SIGNATURE AND PRINTED NAME
CITY OF COMMERCE CITY

NOTARY SEAL:

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____
DAY OF _____, A.D. 20____.

STATE OF: _____

COUNTY OF: _____

CITY OF: _____

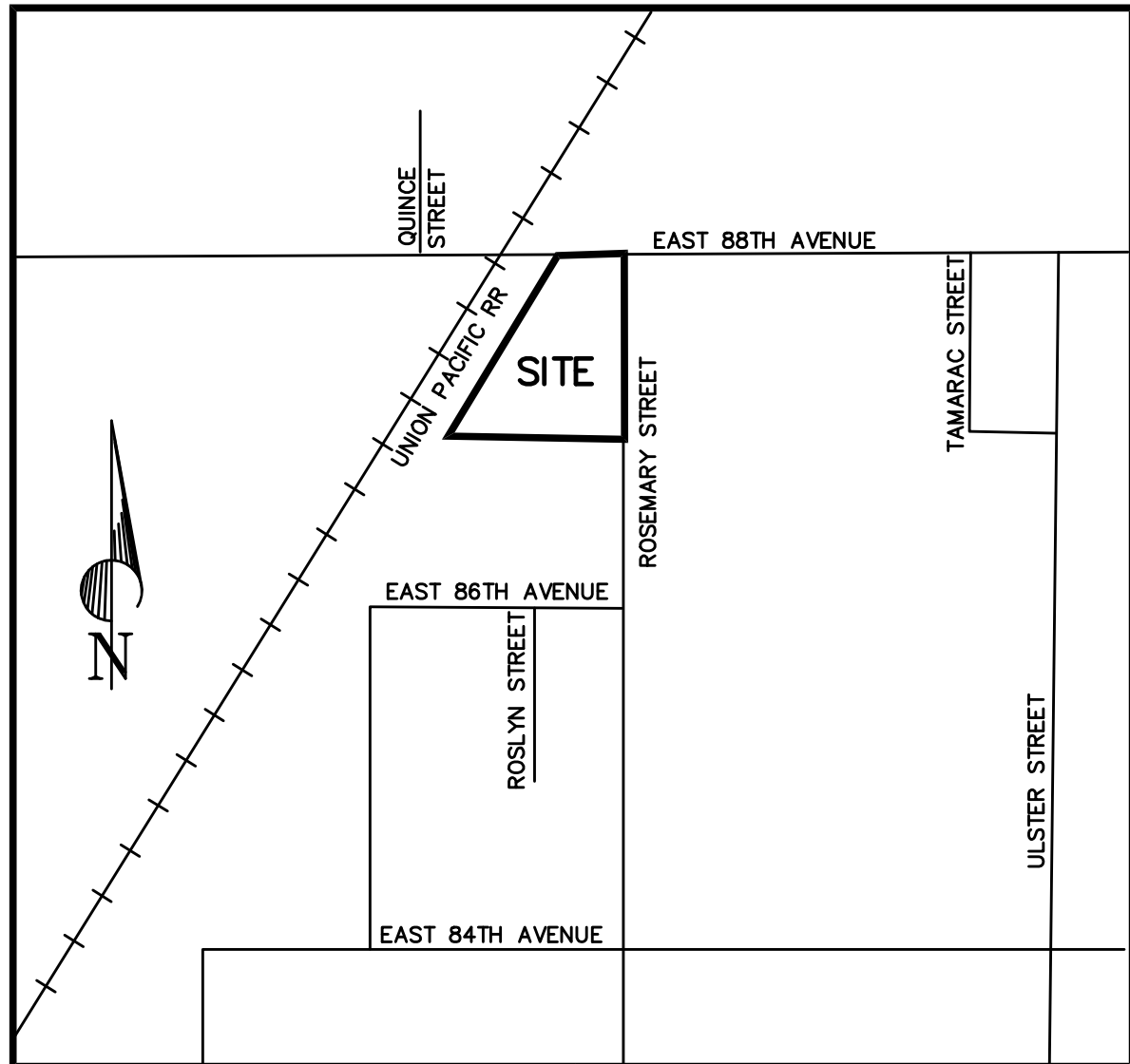
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

TECHNICAL DATA SUMMARY

LAND USE	NUMBER OF LOTS	SQ. FT.	ACRES	PERCENT OF PROJECT	OWNERSHIP MAINTENANCE
COMMERCIAL, INDUSTRIAL	2 LOTS	243,287	5.5851	83	
RIGHT-OF-WAY (TRACT B)	1 TRACT	0.3442	0.3442	5	
RETENTION POND (TRACT A)	1 TRACT	33,504	0.7692	12	CADENCE DEVELOPMENT, LLC
TOTAL PROJECT AREA		291,785	6.6985	100	

SHEET 1 OF 2



VICINITY MAP
SCALE 1" = 2000'

NOTICE IS HEREBY GIVEN:

1. ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.
2. ANY DIVISION OF AN EXISTING LOT, 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. THIS PLAT DOES NOT ESTABLISH WATER AVAILABILITY FOR THE SUBJECT PROPERTY. WATER AND WASTEWATER SERVICE IS PROVIDED BY THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT. INVESTIGATION OF THE CURRENT WATER AVAILABILITY FOR THE PROPERTY AND ACQUISITION OF ANY ADDITIONAL WATER REQUIRED FOR DEVELOPMENT OF THE PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS. DEVELOPMENT APPROVALS WILL NOT BE GRANTED WITHOUT PROOF OF WATER AVAILABILITY.
4. 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 PREFORM THE NEECESSARY WORK THE COST OF WHICH, SAID OWNER, HEIRS, SUCCESSORS AND ASSIGNS AGREE TO PAY UPON BILLING.
5. 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, HAROLD J. PONSERELLA, 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.

HAROLD J. PONSERELLA

LS NO. 29766

ADDRESS: P.O. BOX 694, STRASBURG, CO 80136

CITY STAFF CERTIFICATE

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

CITY ENGINEER

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY THIS ____ DAY OF _____, A.D. 20____.

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. 20____.

COUNTY CLERK AND RECORDER: _____

BY DEPUTY: _____

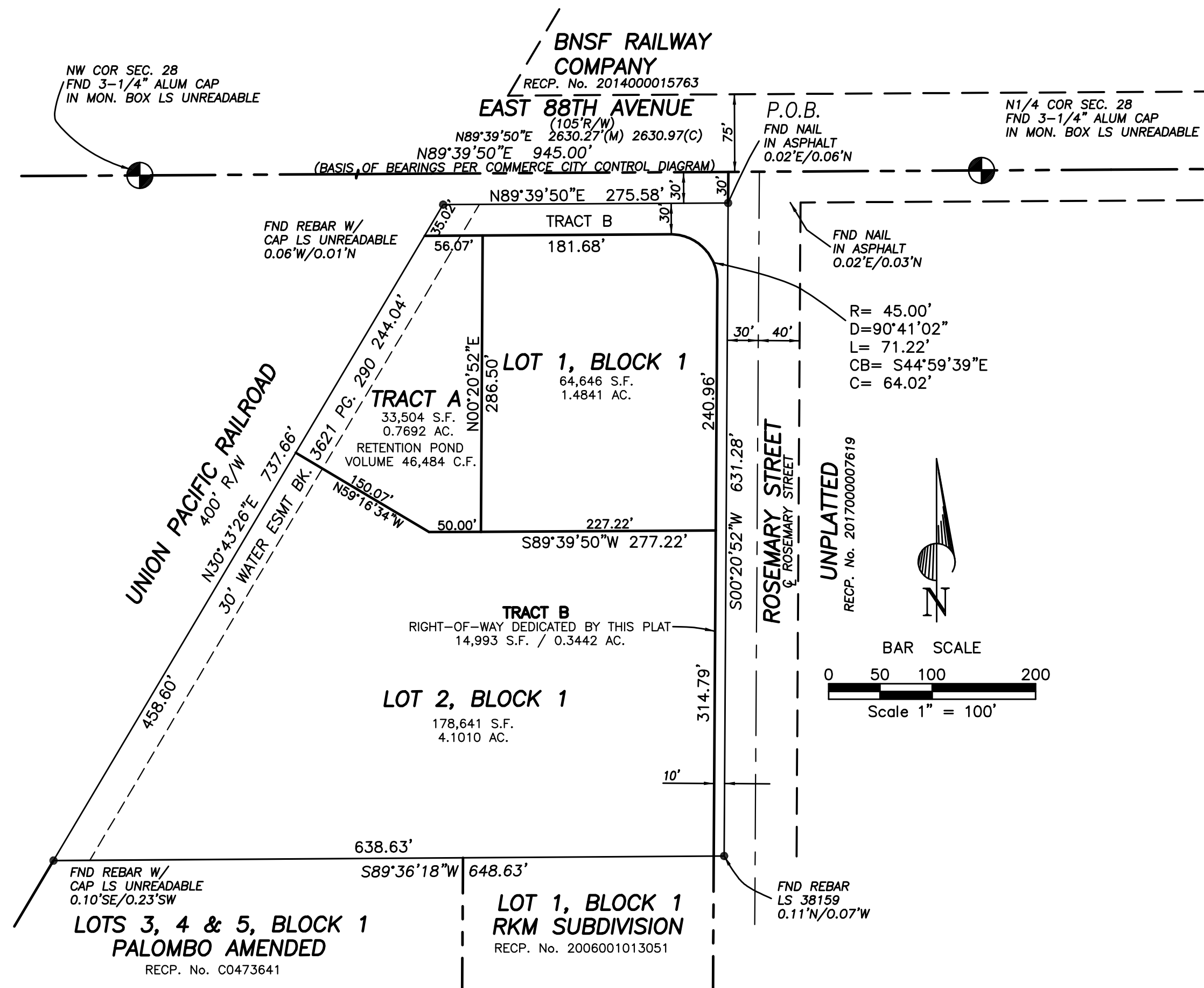
RECEPTION NO.: _____

COTTONWOOD SURVEYING
AND ASSOCIATES, INC.
P.O. BOX 694, STRASBURG, CO. 80136
OFFICE (303) 549-7992

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SHEET 2 OF 2



NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CS&A, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CS&A, INC. RELIED UPON COMMITMENT NO. 100-N0018595-020-EG1 BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE JULY 17, 2018 AT 7:00 A.M.
2. 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.
3. BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 28, WHICH BEARS N89°39'50"E AS SHOWN ON THE CITY OF COMMERCE CITY CONTROL DIAGRAM AS DEPOSITED IN LAND SURVEY PLATS BOOK 1 AT PAGE 3776, RECEPTION NO. 2009-146 OF THE COUNTY OF ADAMS AND IS MONUMENTED AS SHOWN HEREON.
4. FLOOD PLAIN: SUBJECT PROPERTY LIES WITHIN ZONE X AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 08001C0607H, EFFECTIVE DATE: MARCH 5, 2007.
5. BENCH MARK: ELEVATIONS ARE BASED UPON THE NGS CONTROL MONUMENT M 402 1984, BEING A STAINLESS STEEL ROD IN A 5 INCH LOGO CAP, EAST OF THE EAST RAIL OF THE RAILROAD TRACK AND NORTH OF EAST 88TH AVENUE: ELEV: 5114.74 (NAVD 88)
6. A BLANKET CROSS LOT ACCESS EASEMENT, EXCLUDING THE BUILDING FOOTPRINTS, AND LANDSCAPING IS HEREBY GRANTED TO AND BETWEEN ALL LOTS WITHIN THE SUBDIVISION FOR THE PURPOSES OF INGRESS AND EGRESS OF VEHICLES, INCLUDING EMERGENCY VEHICLES, PEDESTRAIN AND BICYCLES. THE UNDERLYING PROPERTY OWNER OR ASSIGNS IS RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT AREA.
7. A BLANKET CROSS LOT DRAINAGE EASEMENT, EXCLUDING THE BUILDING FOOTPRINTS, AND LANDSCAPING IS HEREBY GRANTED TO AND BETWEEN ALL LOTS WITHIN THE SUBDIVISION FOR THE PURPOSES OF SURFACE DRAINAGE TO THE DRAINAGE EASEMENT AS SHOWN AND GRANTED BY THIS PLAT.