

ADAMS 14 PRIMARY AND SECONDARY SCHOOL SITE SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 3

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ADAMS COUNTY SCHOOL DISTRICT NO. 14 BEING THE OWNER OF THE PROPERTY DESCRIBED AS:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 67 WEST, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, SAID PROPERTY BEING A PORTION OF PLAT OF THE CITY OF ADAMS (MAP BOOK 1 PAGE 1, DATED SEPTEMBER 1, 1903 RECORDED IN THE ADAMS COUNTY RECORDS), BOUNDED ON THE WEST BY THE EAST RIGHT OF WAY LINE OF ASH STREET, BOUNDED ON THE NORTHWEST BY COLORADO MANOR (PLAT BOOK 5 AT PAGE 3, ADAMS COUNTY RECORDS), BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE FOR 70TH STREET, BOUNDED ON THE NORTHEAST BY THE WEST RIGHT OF WAY LINE OF CHERRY STREET, THE SOUTH RIGHT OF WAY LINE FOR 68TH STREET, THE SOUTH LINE OF THAT STRIP OF LAND PER RECEPTION NO. C11118844, ADAMS COUNTY RECORDS; BOUNDED ON THE SOUTHEAST BY THE NORTHWESTERLY RIGHT OF WAY LINE OF BRIGHTON BOULEVARD (STATE HIGHWAY 265); AND BOUNDED ON THE SOUTH BY THAT PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED BOOK 1939 AT PAGE 706, ADAMS COUNTY RECORDS, SAID PART OF THE NORTHWEST QUARTER OF SECTION ALSO BEING AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 6 (MONUMENTED BY A FOUND 3.25" ALLOY CAP ON A 2" PIPE IN A RANGE BOX STAMPED "T3S R67W, C1/4, S6, 1991, LS 17488" BEING THE CENTER QUARTER CORNER OF SAID SECTION 6 AND A FOUND 2.5" ALLOY CAP IN A RANGE BOX STAMPED "T3S, 1/4, R68W/R67W, S1/4, S6, 2001, LS 15606" BEING THE WEST QUARTER CORNER OF SAID SECTION 6) DETERMINED TO BEAR NORTH 89°11'25" EAST (2487.68') WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT SAID CENTER QUARTER CORNER;
THENCE ALONG THE EASTWEST CENTERLINE OF SAID SECTION 6 SOUTH 89°11'25" WEST, 1967.56 FEET;
THENCE DEPARTING SAID CENTERLINE NORTH 00°16'51" WEST, 40.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°16'51" WEST, 617.59 FEET;
THENCE NORTH 89°24'43" EAST, 835.11 FEET;
THENCE NORTH 00°00'35" EAST, 159.50 FEET;
THENCE NORTH 00°20'13" WEST, 470.39 FEET;
THENCE NORTH 89°29'37" EAST, 450.43 FEET;
THENCE SOUTH 00°17'40" EAST, 657.21 FEET;
THENCE NORTH 89°43'57" EAST, 518.47 FEET;
THENCE SOUTH 00°16'03" EAST, 30.00 FEET;
THENCE NORTH 89°43'57" EAST, 104.82 FEET;
THENCE 45.69 FEET ALONG THE CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 87°16'07", AND A CHORD BEARING SOUTH 46°37'59" EAST, 41.40 FEET;
THENCE SOUTH 25°22'35" WEST, 579.34 FEET;
THENCE SOUTH 89°11'25" WEST, 1688.49 FEET TO THE POINT OF BEGINNING;

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 "ADAMS 14 PRIMARY AND SECONDARY SCHOOL 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 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.

EXECUTED THIS ____ DAY OF ____, AD 2019

ADAMS COUNTY SCHOOL DISTRICT NO. 14 REPRESENTATIVE

STATE OF COLORADO)
COUNTY OF ADAMS) SS
CITY OF COMMERCE CITY)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF

____ AD 2019 BY ____

MY COMMISSION EXPIRES: ____

NOTARY PUBLIC: ____

SEE SHEET 2 FOR SURVEY NARRATIVE AND DETAILS
REGARDING THE CONSOLIDATION OF PROPERTIES.



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 ...
BY THE SUBDIVISION REGULATIONS.

C) 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.

GENERAL SURVEY NOTES:

1. THE PROPERTY SURVEYED AND SHOWN HEREON IS RELATED TO THE SAME PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE COMPANY NO. 597-F0615882-625-YK0, DATED AUGUST 7, 2018. SAID TITLE COMMITMENT WAS ENTIRELY RELIED UPON FOR THE PROPERTY DESCRIPTION AND RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND OTHER ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY. THIS MAP DOES NOT REPRESENT A TITLE SEARCH PERFORMED BY BOULDER LAND CONSULTANTS, INC. OR THE UNDERSIGNED.

2. THE INTENT OF THIS SUBDIVISION PLAT IS TO CONSOLIDATE PROPERTIES DESCRIBED ON THIS SHEET AS "LANDS TO BE CONSOLIDATED - PRESENT VESTING DEEDS" AND "LANDS TO BE CONSOLIDATED - PRESENT VACATED LANDS", RESULTING IN LOT 1 AS SHOWN HEREON. (SEE COLORADO REVISED STATUTE 43-2-302 "VESTING OF TITLE UPON VACATION".)

3. HORIZONTAL LOCATION FOR THE INFORMATION SHOWN HEREON IS BASED ON MODIFIED STATE PLANE COORDINATES, COLORADO NORTH ZONE 501, NAD 83 (NRS52011). ALL DIMENSIONS ARE IN U.S. SURVEY FEET (AT GROUND). COORDINATES WERE BROUGHT TO GROUND HOLDING THE ACTUAL STATE PLANE COORDINATES DETERMINED AT "CP-1000" (NORTHING: 1178091.71, EASTING: 3159158.79). A SET SQUARE WITH AN ORANGE PLASTIC CAP STAMPED "BLC INC CONTROL POINT", CALCULATED COMBINED SCALE FACTOR IS 0.9997419392 (INVERSE COMBINED SCALE FACTOR: 1.0002581284).

4. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, THE CENTER QUARTER CORNER BEING MONUMENTED WITH A FOUND 3.25" ALLOY CAP ON A 2" PIPE IN A RANGE BOX STAMPED "T3S R67W, C1/4, S6, 1991, LS 17488" AND THE FOUND WEST 1/4 CORNER SECTION 6, A 2.5" ALLOY CAP IN A RANGE BOX STAMPED "T3S, 1/4, R68W/R67W, S1/4, S6, 2001, LS 15606".
EAST (2487.68') BY SURVEY GRADE GPS OBSERVATION.

5. DATE OF FIELD WORK FOR ORIGINAL SURVEY: AUGUST-OCTOBER 2018. DATE OF SUPPLEMENTAL DESIGN/BUILD-ENGINEERING FIELD WORK: JANUARY 2019 THROUGH MARCH 2019.

6. FEMA INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08001C0508H, DATED 3/5/2007. FLOOD INFORMATION IS SUBJECT TO CHANGE AND IS APPROXIMATED HEREON.
ZONE X AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% FLOOD ZONE.

7. IN ACCORDANCE WITH C.R.S. 13-80-105:
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.

PUBLIC SERVICE COMPANY UTILITY DEDICATION:

MINIMUM TEN-FOOT (10') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY AROUND THE PERIMETER OF THE ENTIRE COMMERCIAL/INDUSTRIAL LOT IN THE PLATTED AREA. 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 (UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, 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.

SURVEYOR'S CERTIFICATION:

I, JASON EMERY, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO APPARENT ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, AND THAT SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

JASON EMERY
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 20134
FOR AND BEHALF OF
BOULDER LAND CONSULTANTS, INC.
950 LARIMER BLVD, UNIT D
BOULDER, COLORADO 80304
DATE:

CITY COUNCIL CERTIFICATE:

APPROVAL BY CITY OF COMMERCE CITY, CITY COUNCIL THIS ____ DAY OF
____, A.D. 2019.

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. 2019.

CLERK AND RECORDER: _____

BY: DEPUTY

RECEPTION NO.: _____



PRELIMINARY MAP -
FOR DISCUSSION
PURPOSES ONLY 9/23/19

SUBDIVISION: ADAMS 14 PRIMARY AND
SECONDARY SCHOOL SITE SUBDIVISION
COMMERCE CITY, CO

ADAMS 14 PRIMARY AND SECONDARY SCHOOL SITE SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,

CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 3

NORTH LINE OF THE NORTHWEST QUARTER SECTION 6

FOUND NORTHWEST QUARTER
CORNER SECTION 6
AT THE INTERSECTION OF 72ND AVENUE
AND AN ASPHALT ACCESS ROAD
A 3.25" ALLOY CAP (INSCRIBED AS SHOWN)
IN A RANGE BOX
PER MONUMENT RECORD DATED
JAN 6, 2003

T2S
R68W R67W
SEC 35 SEC 31
SEC 1 SEC 6
T3S
1994
R/S 24873

FOUND WEST 1/16 CORNER SECTIONS 6
& SECTION 31 (T2S, R67W)
AT THE INTERSECTION OF 72ND AVENUE
AND BIRCH STREET
A 3.25" ALLOY CAP "CITY OF THORNTON,
LS NO. 20155" IN A RANGE BOX PER
MONUMENT RECORD NOV. 15, 1991

72ND AVENUE

FOUND NORTH 1/4 CORNER SECTION 6
AT THE INTERSECTION OF 72ND
AVENUE AND DAHLIA STREET,
A 3.25" ALLOY CAP (ILLEGIBLE) IN A
RANGE BOX PER MONUMENT RECORD
DATED JAN 31, 2018

LANDS TO BE CONSOLIDATED - PRESENT VESTING DEEDS:

(PARCELS INFORMATION PROVIDED BY PRELIMINARY NATIONAL TITLE COMPANY
TITLE COMMITMENT - SEE NOTE 1). DOCUMENTS LISTED BELOW ARE OF THE ADAMS
COUNTY CLERK AND RECORDER'S OFFICE.

PARCEL A: (BOOK 174 AT PAGE 135)
EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF COMMERCE CITY RECORDED IN
BOOK 1480 AT PAGE 150, BOOK 1823 AT PAGE 412 AND BOOK 1939 AT PAGE 706 FOR
ROAD AND UTILITY PURPOSES.

PARCEL B: (BOOK 219 AT PAGE 450)

PARCEL C: (BOOK 23 AT PAGE 80)

PARCEL D: (BOOK 81 AT PAGE 12)

PARCEL E: (BOOK 249 AT PAGE 122)

PARCEL F: (BOOK 308 AT PAGE 502)

PARCEL G: (BOOK 364 AT PAGE 60)

PARCEL H: (RECEPTION NO. C1047368, 2002)
EXCEPTING THEREFROM, THAT PORTION CONVEYED TO THE CITY OF COMMERCE
CITY IN THE DEED RECORDED IN BOOK 405 AT PAGE 389 AND BOOK 357 AT
PAGE 243, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL I: (BOOK 1976 PAGE 356 PCL 1)

PARCEL J: (BOOK 1976 PAGE 356 PCL 2)

PARCEL K: (BOOK 3617 PAGE 706)

EXCEPTING THEREFROM, THOSE PORTIONS OF THE ABOVE DESCRIBED LAND
DESCRIBED IN THE DEEDS RECORDED IN BOOK 405 AT PAGE 389 AND BOOK 357 AT
PAGE 243, COUNTY OF ADAMS, STATE OF COLORADO.

LANDS TO BE CONSOLIDATED - PRESENT VACATED LANDS:

VACATION PLAT OF A PORTION OF THE CITY OF ADAMS RECORDED AS PLAT BOOK 2 AT PAGE 9
OF THE ADAMS COUNTY RECORDS, DATED APRIL 12, 1923.

DEED OF VACATION RECORDED AT BOOK 308 PAGE 570, RECEPTION NO. 294602, OF THE
ADAMS COUNTY RECORDS, DATED AUGUST 17, 1945.

STATEMENT OF VACATION RECORDED AT _____, DATED JULY 29, 1938.

RESOLUTION BY COMMISSIONERS RECORDED AT BOOK 364 PAGE 53, OF THE ADAMS COUNTY
RECORDS, DATED JUNE 28, 1948 (ALSO SEE RELATED RESOLUTION RECORDED AS
BOOK 426 PAGE 198, RECEPTION NO. 375440 OF THE ADAMS COUNTY RECORDS, DATED AUGUST
22, 1951).

VACATED LANDS THROUGH THAT PLAT TITLED "OLD ADAMS CITY HIGH SCHOOL PROPERTY
VACATION PLAT" RECORDED AS _____, DATED _____.

FOUND NORTH 1/16 CORNER OF SECTION 6 AND
SECTION 1 (T3S, R68W)
LOCATED AT THE INTERSECTION OF COLORADO
BLVD. AND 70TH AVENUE
A 2" ALLOY CAP (ILLEGIBLE) ON A 5/8" REBAR IN A
RANGE BOX PER MONUMENT RECORD DATED MAY
31, 2014

NORTHWEST 1/4
SECTION 6

COLORADO MANOR
PLAT BOOK 5, PAGE 3
REC. 422513

70TH AVENUE

CHERRY ST.



69TH AVENUE

LOT 1

ASH ST.

POINT OF
BEGINNING

68TH AVENUE

SOUTH LINE OF THE NORTHWEST QUARTER SECTION 6

BASIS OF BEARINGS

POINT OF COMMENCEMENT:
FOUND CENTER 1/4 CORNER SECTION 6
IN SOUTHBOUND VASQUEZ BLVD (HWY 6)
A 3.25" ALLOY CAP ON A 2" PIPE IN A RANGE BOX
(INSCRIBED AS SHOWN) IN A RANGE BOX
PER MONUMENT RECORD DATED SEPT 30, 2011

DAHLIA ST.
EAST LINE OF THE NORTHWEST QUARTER SECTION 6

SURVEYOR'S NARRATIVE:

THE INTENT OF THIS SUBDIVISION PLAT IS TO CONSOLIDATE PROPERTIES DESCRIBED ON THIS SHEET
AS "LANDS TO BE CONSOLIDATED - PRESENT VESTING DEEDS" AND "LANDS TO BE CONSOLIDATED -
PRESENT VACATED LANDS", RESULTING IN LOT 1 AS SHOWN HEREON. (SEE COLORADO REVISED
STATUTE 43-2-302 "VESTING OF TITLE UPON VACATION".)

THE ASSESSOR MAPPING OF THIS SITE IS INCONSISTENT WITH THE VESTING DEEDS PROVIDED VIA
THE TITLE COMMITMENT AS DESCRIBED IN NOTE 1.

A LAND SURVEY PLAT OF THE "OLD HIGH SCHOOL SITE" WAS PERFORMED BY INTEGRAL SURVEYING,
RECORDED AS BOOK 1 PAGE 3933, RECEPTION NO. 2011-071, DATED MARCH 8, 2011. THIS SURVEY
IDENTIFIES THAT THE PROPERTY SURVEYED WAS BASED ON ASSESSOR DESCRIPTIONS
CONVEYANCE DOCUMENTS DISCLOSED HEREON WERE APPARENTLY NOT CONSIDERED IN THE
COURSE OF THEIR WORK. SELECT MONUMENTS ESTABLISHED BY INTEGRAL SURVEYING WERE
ACCEPTED IN DETERMINING THE PERIMETER BOUNDARY OF THE SUBJECT PROPERTY.

THE SOUTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE SOUTH LINE OF
THE NORTHWEST QUARTER OF SECTION 6 AS MONUMENTED, AND EXCEPTING THAT 40 FEET STRIP
DESCRIBED IN BOOK 1939 AT PAGE 706. ACCORDING TO THE RECORDED PLAT OF ADAMS HEIGHTS
AMENDED (RECORDED AS FILE 10 MAP 43, RECEPTION NO. 430849 OF THE ADAMS COUNTY RECORDS),
THE SOUTH RIGHT OF WAY LINE OF 68TH STREET LIES 10 FEET SOUTH OF THE NORTH BOUNDARY
SOUTHWEST QUARTER SECTION 6. THE POSITION OF FOUND MONUMENTS ALONG SAID SOUTH
RIGHT OF WAY LINE VARY FROM THIS REFERENCED ALIQUOT LINE AS SHOWN HEREON.

THE WEST LINE OF THE SUBJECT PROPERTY IS BOUNDED BY THE EAST RIGHT OF WAY LINE OF ASH
STREET (60 FEET RIGHT OF WAY) AS DEFINED BY FOUND MONUMENTATION.

MONUMENTS WERE FOUND ALONG 70TH STREET, CHERRY STREET AND 69TH STREET RIGHTS OF
WAY WERE ACCEPTED AS REPRESENTING THEIR RESPECTIVE 60 FEET RIGHT OF WAY(S) WITH AN
EXCEPTION OF ONE MONUMENT. SAID MONUMENT FOUND REPRESENTING THE WESTERLY COMMON
CORNER TO LOTS 1 AND 2, ADAMS CITY BAPTIST CHURCH SUBDIVISION FILE NO. 17, MAP NO. 675,
RECEPTION NO. C0275748) DOES NOT APPEAR TO BE CONSISTENT WITH OTHER MONUMENTATION IN
THE AREA.

THE NORTHWESTERLY RIGHT OF WAY LINE OF BRIGHTON BOULEVARD, STATE HIGHWAY 265, WAS
ESTABLISHED BY ACCEPTING AND HOLDING THAT FOUND OFFSET MONUMENT WITNESSING THE
SOUTHERNMOST CORNER OF DAHLIA MARKETPLACE FILING NO. 1 (RECEPTION NO. 201200059504)
AND THAT FOUND MONUMENT ACCEPTED AS REPRESENTING THE NORTHEAST CORNER OF LOT 33,
ADAMS HEIGHTS AMENDED (RECEPTION NO. 430849, ALSO SEE RECEPTION NO. 201500058375).

ADDITIONAL REQUESTED DEDICATIONS PER THE CITY OF COMMERCE CITY ARE SHOWN AND
REPRESENTED HEREON.

PLATS AND SUBDIVISIONS CONSIDERED IN THE COURSE OF THIS SURVEY
(DOCUMENTS RECORDED WITH ADAMS COUNTY CLERK AND RECORDER'S OFFICE)

PLAT OF THE CITY OF ADAMS DATED SEPTEMBER 1, 1903 MAP BOOK 1 AT PAGE 1
VACATION PLAT OF A PORTION OF THE CITY OF ADAMS DATED APRIL 12, 1923 MAP BOOK 2, AT
PAGE 9
VALLEY VIEW GARDENS DATED OCTOBER 2, 1947 REC. 321288
COLORADO MANOR DATED JUNE 4, 1954 RECEPTION NO. 422513
DAHLIA HEIGHTS DATED JUNE 23, 1955 BK 5 PG 97, FILE NO. 10, MAP NO. 143, RECEPTION NO.
450630
ADAMS CITY BAPTIST CHURCH SUBDIVISION DATED APRIL 30, 1997 FILE NO. 17, MAP NO. 675,
REC. C0275748
ADAMS CITY BAPTIST CHURCH SUBDIVISION - FILING NO. 2 DATED DECEMBER 5, 2006 REC.
200601008521
DAHLIA MARKET PLACE FILING NO. 1 DATED AUGUST 13, 2012 REC. 201200059504

DEPOSITED SURVEYS IN THE AREA CONSIDERED IN THE COURSE OF THIS SURVEY:

(DOCUMENTS DEPOSITED WITH ADAMS COUNTY RECORDS)

LAND SURVEY PLAT DATED JANUARY 22, 2003 REC. 105-065, BK 1 PG 2286
IMPROVEMENT SURVEY PLAT DATED DECEMBER 1, 2009 REC. 2010-054, BK 1 PAGE 3831
LAND SURVEY PLAT DATED MARCH 8, 2011, REC. NO. 2011-071, BK 1 PG 3933

SEE SHEET 1 FOR ADDITIONAL NOTES.

PRELIMINARY MAP -
FOR DISCUSSION
PURPOSES ONLY
9/23/19

SHEET 2 OF 3
DATE OF MAP: SEPTEMBER 23, 2019
THIS MAP WAS PREPARED BY

BOULDER LAND
CONSULTANTS, INC.

950 LARAME BLVD., UNIT D
BOULDER, CO 80304 (303) 443-3616
www.BLCsurveyors.com

SUBDIVISION: ADAMS 14 PRIMARY AND
SECONDARY SCHOOL SITE SUBDIVISION
COMMERCE CITY, CO

WEST LINE OF THE NORTHWEST QUARTER SECTION 6
COLORADO BLVD

T3S
1/4
R68W R67W
S1 • S6
2001
LS 15606
(520.12')

T3S R67W
C1/4
S6
1991
LS 17488

ADAMS 14 PRIMARY AND SECONDARY SCHOOL SITE SUBDIVISION

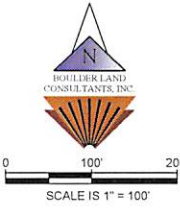
LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 3

SEE SHEET 1 FOR NOTES AND
SHEET 2 FOR SURVEY NARRATIVE.

LEGEND

- SET 2" ALLOY CAP STAMPED
'BOULDER LAND CNLS ITS INC,
PLS 20134' ON A 5/8" REBAR
(UNLESS OTHERWISE STATED)
- ◆ FOUND 1.25" YELLOW PLASTIC CAP
STAMPED ON A 5/8" REBAR STAMPED
'INTEGRAL LS 29414'
- ⊙ FOUND MONUMENT AS
DESCRIBED HEREON
- ✚ FOUND CHISELED CROSS
- (AM) AS MEASURED AT TIME
OF SURVEY



LOT 1
1,356,645 SQ. FT. OR
31.411 ACRES

PRELIMINARY MAP -
FOR DISCUSSION
PURPOSES ONLY
9/23/19

