A REPLAT OF TRACT "A", SECOND CREEK VILLAGE, AMENDMENT NO. 4 AND A PORTION OF TRACT "B". SECOND CREEK VILLAGE IN THE SOUTHWEST QUARTER OF SECTION 8, T2S, R66W 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 TTRG COMMERCE CITY CO, LLC, BEING THE OWNER OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 8, T2S, R66W OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT;

A PORTION OF TRACT B, SECOND CREEK VILLAGE AND ALL OF TRACT A, SECOND CREEK VILLAGE, AMENDMENT NO. 4, AS RECORDED AT THE ADAMS COUNTY CLERK AND RECORDER OFFICE, CONTAINING 252,474 SQUARE FEET, 5.796 ACRES OF LAND MORE OR LESS;

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A TRACT AND LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF SECOND CREEK VILLAGE, AMENDMENT NO. 5 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.

EXECUTED THIS	DAY OF	AD 20	
PAUL M. THRIFT AS	MANAGER FOR:		
TTRG COMMERCE C	CITY CO, LLC		
NOTARY; STATE OF INDIANA COUNTY OF VIGO CITY OF TERRE HAL	JTE		
THE FORGOING DED		WLEDGED BEFORE METHIS	DAY OF
MY COMMISSION EX	(PIRES:		
NOTARY PUBLIC:			

VICINITY MAP

TECHNICAL DATA:

LAND USE	NUMBER OF LOTS/PARCELS	ACRES	PERCENT OF THE PROJECT (ACRES)
COMMERCIAL	4	5.796	100%

TRACT USE SUMMARY TABLE:

TRACT	USE	OWNER	MAINTAINED BY	AREA (ACRES)	AREA (SQ. FT.)
LOT 1, BLOCK 1	COMMERCIAL	TTRG COMMERCE CITY CO, LLC	OWNER	2.173	94,652
LOT 2, BLOCK 1	COMMERCIAL	TTRG COMMERCE CITY CO, LLC	OWNER	1.067	46,464
LOT 3, BLOCK 1	COMMERCIAL	TTRG COMMERCE CITY CO, LLC	OWNER	1.673	72,895
TRACT A	DRAINAGE	TTRG COMMERCE CITY CO, LLC	OWNER	0.883	38,456

PLAT NOTES

- 1) FIELD WORK WAS COMPLETED ON: MARCH 12, 2018.
- 2) BASIS OF BEARING: BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE EAST RIGHT OF WAY LINE OF CHAMBERS ROAD MONUMENTED ON THE SOUTH END WITH A NO. 5 REBAR AND 1 1/4" ALUMINUM CAP STAMPED "PLS 30099", AND ON THE NORTH END WITH A NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38069", IS N00°11'08"W.
- 3) THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OR THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT. TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. ABC70538422-13, WITH AN EFFECTIVE DATE OF JUNE 29, 2018 AT 5:00AM
- 4) PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08001C0343H HAVING A MAP REVISED DATE OF MARCH 5, 2007, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE A (1% ANNUAL CHANCE FLOOD HAZARD) AND ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- 5) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 6) CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.

- 7) 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 COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).
- 8) THE PROPERTY IS SUBJECT TO RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT DATED AUGUST 24, 1891. SAID PATENT STORED AS OUR ESI 34587880 THE PROPERTY IS SUBJECT TO THE RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THERE FROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT DATED AUGUST 24, 1891.
- 9) THE PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE SOUTH ADAMS COUNTY FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 15, 2001, UNDER RECEPTION NO. C0814831 AND THAT AMENDED ORDER RECORDED DECEMBER 15, 2006 UNDER RECEPTION NO. 2006001010799. NOTE: UPON ISSUANCE OF THE FINAL POLICY, THE FOLLOWING CLAUSE WILL BE ATTACHED TO THE FOREGOING EXCEPTION: NO TAXES, LIENS, FEES OR ASSESSMENTS DUE OR PAYABLE AS OF THE DATE OF
- 10) THE PROPERTY IS SUBJECT TO THE TERMS. CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE #AN174-02 RECORDED FEBRUARY 03, 2004 UNDER RECEPTION NO. C1272714 AND ANNEXATION MAP THERETO RECORDED FEBRUARY 3, 2004 UNDER RECEPTION NO. C1272715.
- 11) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT FOR INCLUSION IN SOUTH ADAMS COUNTY WATER AND

- SANITATION DISTRICT RECORDED JANUARY 18, 2005 UNDER RECEPTION NO. 20050118000058230.
- 12) 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.
- 13) THIS SUBDIVISION IS PART OF THE SECOND CREEK VILLAGE PUD, PUD # 3628.
- 14) THE PROPERTY IS SUBJECT TO THE RESERVATION OF ONE-HALF OF ALL OIL AND GAS RIGHTS AS SET FORTH IN WARRANTY DEED RECORDED MARCH 04 1983 IN BOOK 2723 AT PAGE 785.
- 15) 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
- 16) THIS SUBDIVISION SHALL HAVE A BLANKET EASEMENT OVER THE LOTS FOR PEDESTRIAN ACCESS, VEHICULAR ACCESS, AND INGRESS/EGRESS VIA DRIVEWAYS AND DRIVE AISLES, AS THE SAME MAY BE CONSTRUCTED FROM TIME TO TIME.

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.

SURVEYOR'S CERTIFICATE:

I, BRIAN J. DENNIS, 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

BRIAN J. DENNIS, PLS COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069 FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC. 1755 TELSTAR DRIVE, SUITE 107, COLORADO SPRINGS, COLORADO 80920

CITY STAFF CERTIFICATE:	
APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CIT	ΥT

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

DEPUTY

ADAMS	COUNTY CLE	RK AND R	ECC	RDER	S	CERTI	FICATE	::	
RECORDER	WAS FILED FOR , IN THE STATE O , AD 20								
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RECEPTION NO.		



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ADAM ENT NO 0 **AMENDM** <u>U</u> \circ CREEK **IMMO** ONO 0 EC

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SHEET 1 OF 7
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Checked By:

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AMENDMENT NO. 9F **CREEK VILLAGE** COMMERC SECOND (

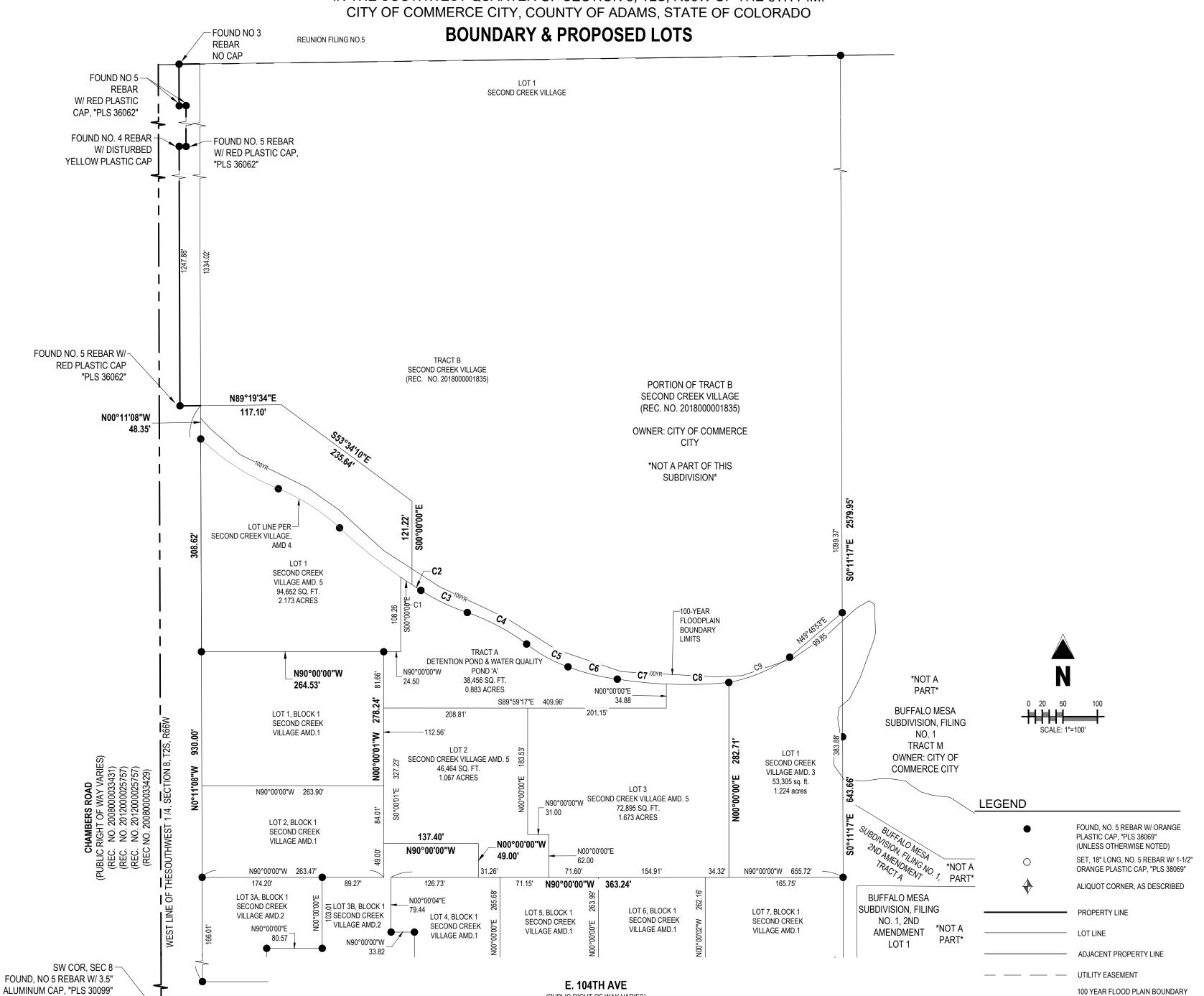
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(ZONE "A" FIRM PANEL #08001C0343H

SHEET 2 OF 7

SECOND CREEK VILLAGE, AMENDMENT NO. 5

A REPLAT OF TRACT "A", SECOND CREEK VILLAGE, AMENDMENT NO. 4 AND A PORTION OF TRACT "B". SECOND CREEK VILLAGE IN THE SOUTHWEST QUARTER OF SECTION 8, T2S, R66W OF THE 6TH P.M.



(PUBLIC RIGHT OF WAY VARIES)

SOUTH LINE OF THE SOUTHWEST 1 /4, SECTION 8, T2S, R66W

IN RANGE BOX

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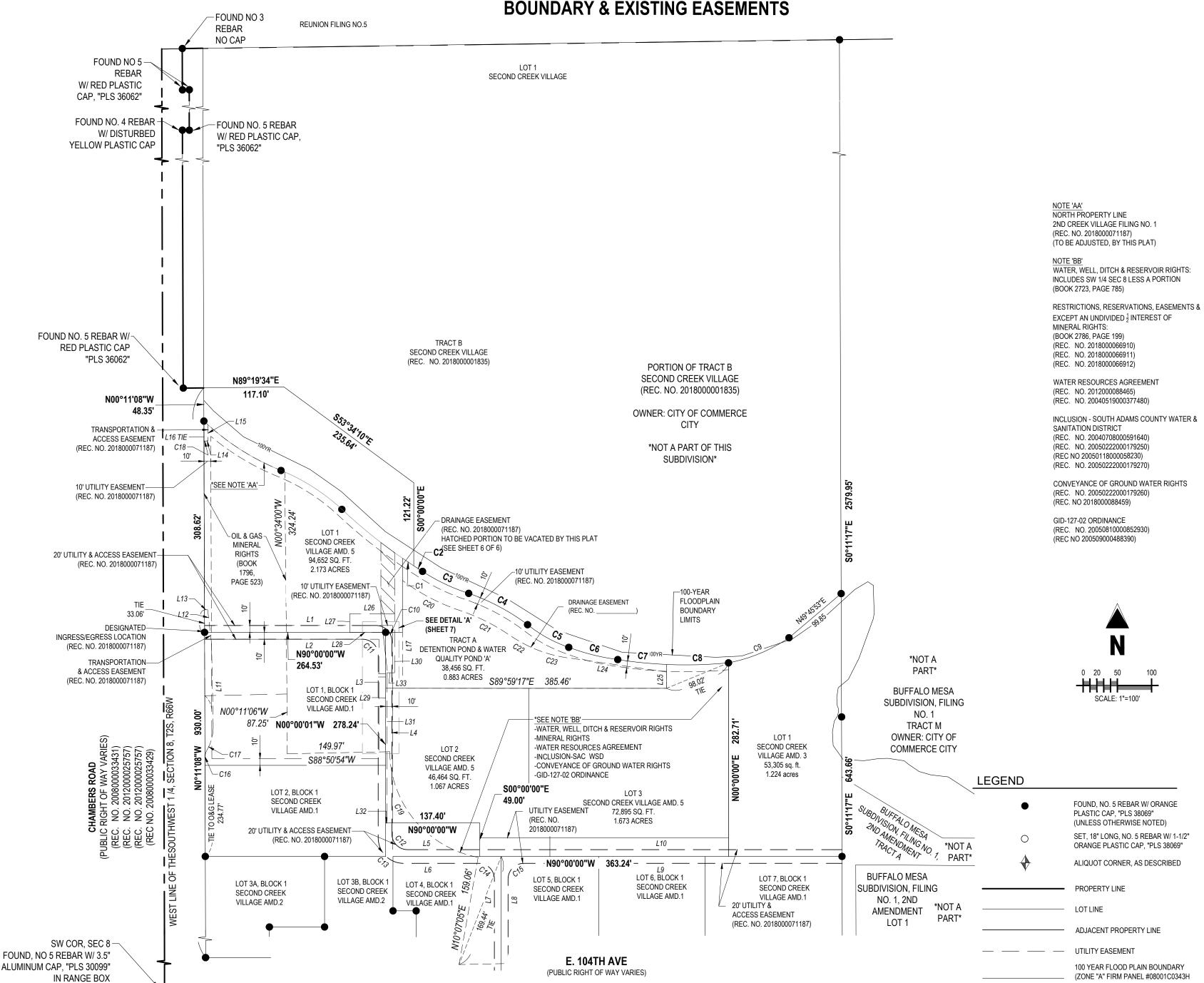
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SHEET 3 OF 7

SECOND CREEK VILLAGE, AMENDMENT NO. 5 A REPLAT OF TRACT "A", SECOND CREEK VILLAGE, AMENDMENT NO. 4 AND A PORTION OF TRACT "B", SECOND CREEK VILLAGE

> IN THE SOUTHWEST QUARTER OF SECTION 8, T2S, R66W OF THE 6TH P.M. CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

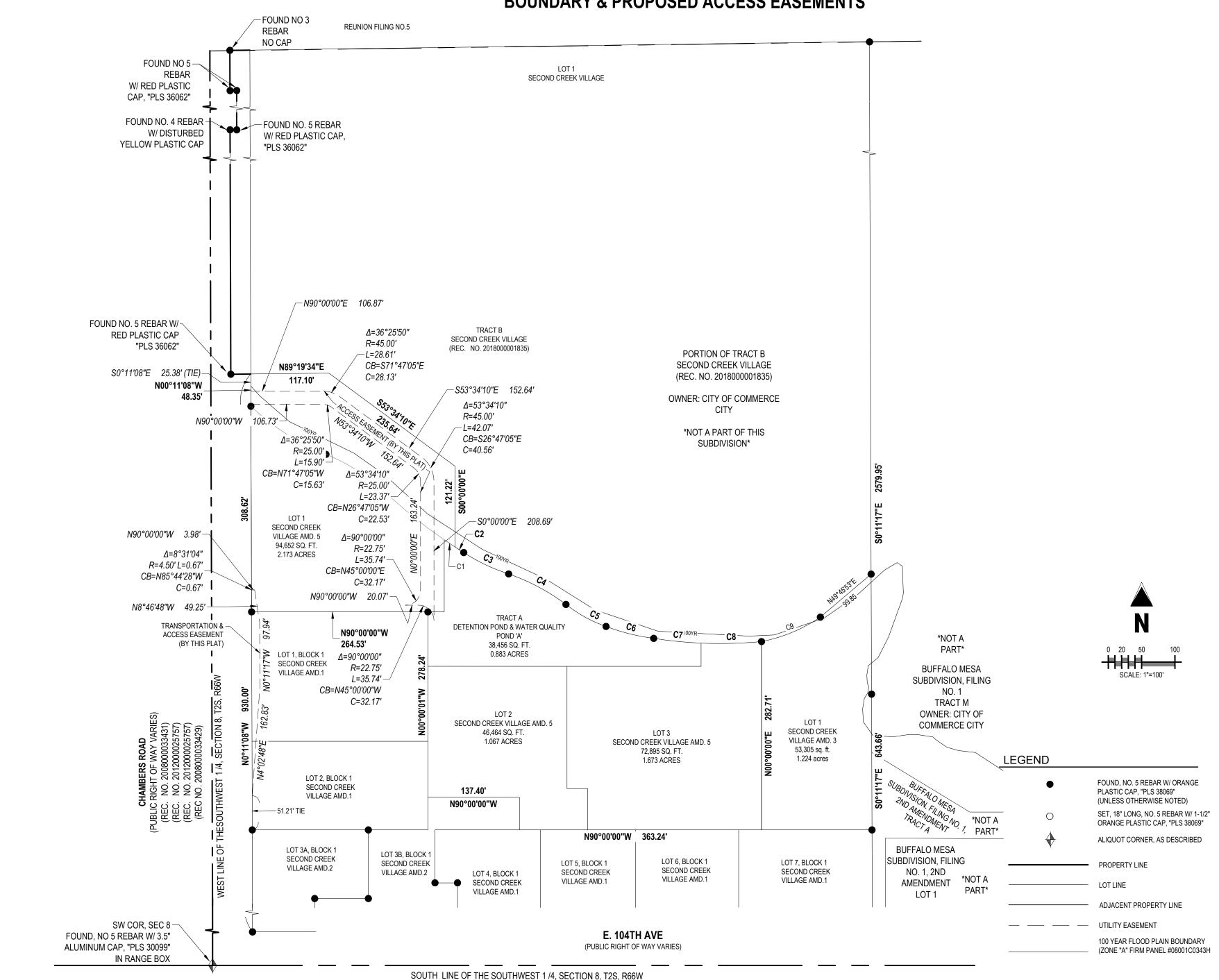
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SOUTH LINE OF THE SOUTHWEST 1 /4, SECTION 8, T2S, R66W

A REPLAT OF TRACT "A", SECOND CREEK VILLAGE, AMENDMENT NO. 4 AND A PORTION OF TRACT "B", SECOND CREEK VILLAGE IN THE SOUTHWEST QUARTER OF SECTION 8, T2S, R66W OF THE 6TH P.M. CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

BOUNDARY & PROPOSED ACCESS EASEMENTS



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5 AMENDMENT NO. OF AGE **CREEK VILL** OMMERC SECOND (CITY OF C

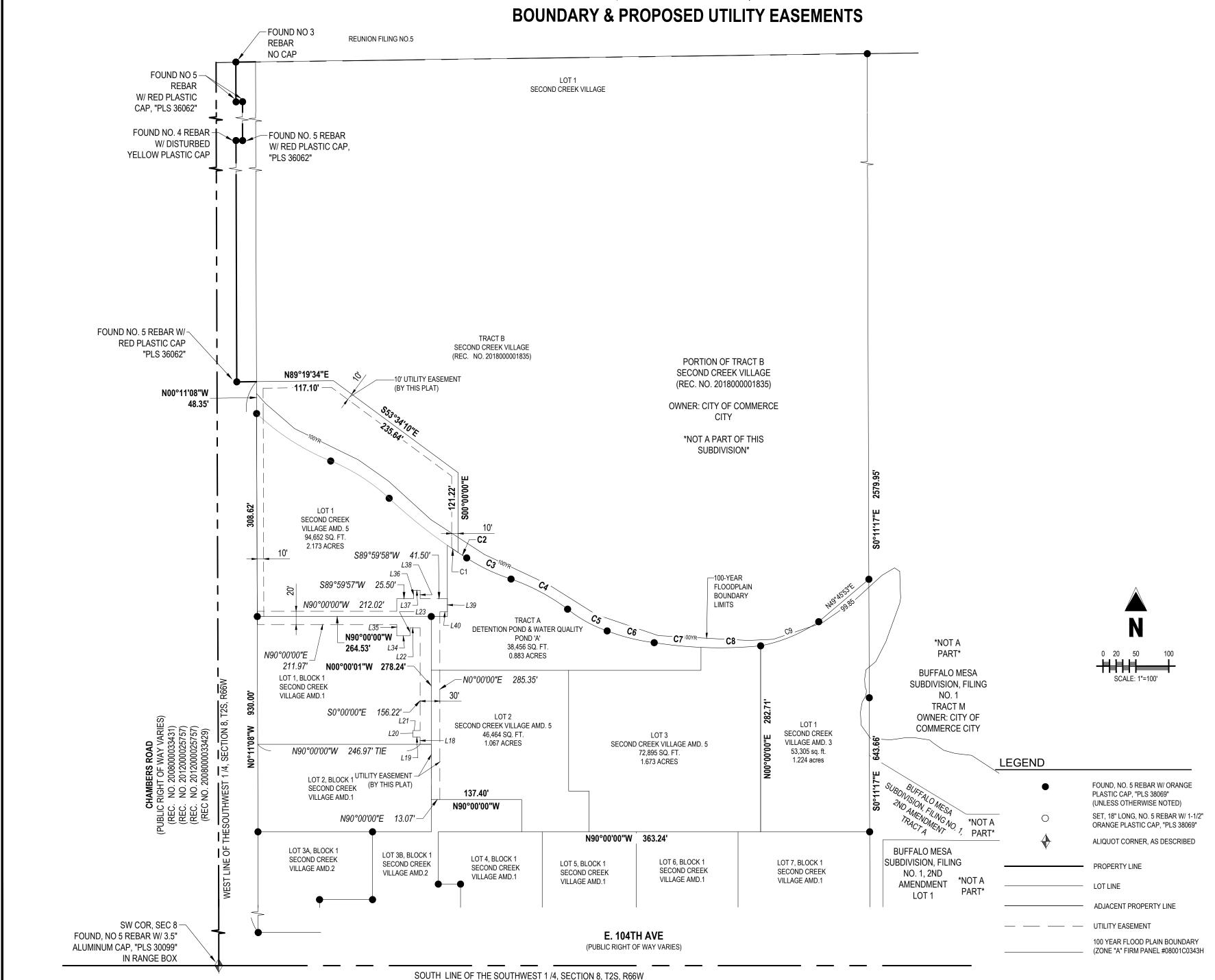
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SHEET 4 OF 7

A REPLAT OF TRACT "A", SECOND CREEK VILLAGE, AMENDMENT NO. 4 AND A PORTION OF TRACT "B", SECOND CREEK VILLAGE IN THE SOUTHWEST QUARTER OF SECTION 8, T2S, R66W OF THE 6TH P.M. CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



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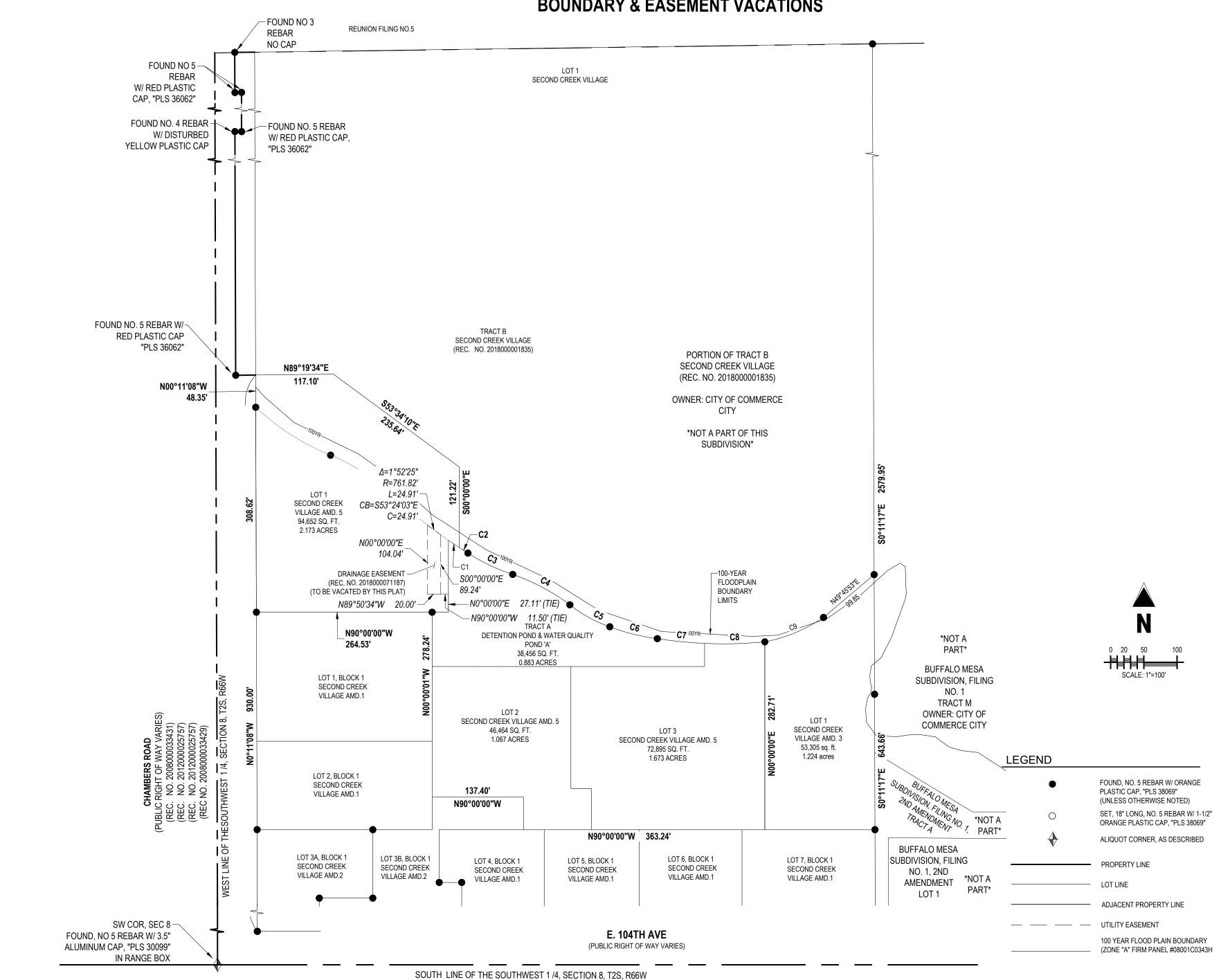
SECOND CREEK VILLAGE, AMENDMENT NO. 5
CITY OF COMMERCE CITY, COUNTY OF ADAMS
STATE OF COLLORADO

Project No:	THR000001.20
Drawn By:	AAY
Checked By:	BJD
Date:	06/20/2019

5 SHEET 5 OF 7

A REPLAT OF TRACT "A", SECOND CREEK VILLAGE, AMENDMENT NO. 4 AND A PORTION OF TRACT "B". SECOND CREEK VILLAGE IN THE SOUTHWEST QUARTER OF SECTION 8, T2S, R66W OF THE 6TH P.M. CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

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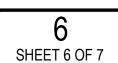


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Date Issue / Description

Project No:	THR000001.20	
Drawn By:	AAY	
Checked By:	BJD	
Date:	06/20/2019	



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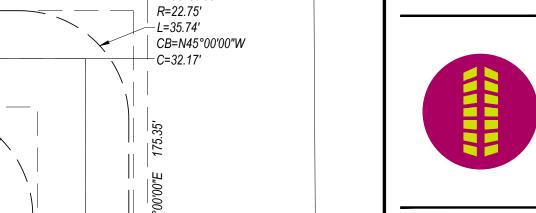
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SECOND CREEK VILLAGE, AMENDMENT NO. 5

A REPLAT OF TRACT "A", SECOND CREEK VILLAGE, AMENDMENT NO. 4 AND A PORTION OF TRACT "B", SECOND CREEK VILLAGE IN THE SOUTHWEST QUARTER OF SECTION 8, T2S, R66W OF THE 6TH P.M. CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

LINE AND CURVE TABLES & DETAILS

DETAIL 'A'



LINE TABLE					
LINE	LENGTH	BEARING			
L1	230.81	N90°00'00"W			
L2	230.75	N90°00'00"E			
L3	267.48	S0°00'00"E			
L4	281.79	N0°00'00"E			
L5	634.60	N90°00'00"W			
L6	109.91	N90°00'00"E			
L7	233.05	S0°00'00"E			
L8	232.81	S0°00'00"E			
L9	465.01	N90°00'00"W			
L10	634.60	N90°00'00"W			
L11	120.95	N1°10'28"W			
L12	49.02	N6°35'29"W			
L13	3.98	N90°00'00"W			
L14	1.70	N90°00'00"E			
L15	23.38	N0°00'00"E			
L16	29.76	N0°11'08"W			
L17	157.46	S0°00'00"E			
L18	10.95	S0°00'00"E			
L19	11.00	N90°00'00"E			
L20	10.00	S0°00'00"E			

	LINE TABLE				
LINE	LENGTH	BEARING			
L21	11.00	N90°00'00"W			
L22	15.50	N90°00'00"E			
L23	12.33	N0°00'00"E			
L24	137.83	N81°47'29"W			
L25	23.89	N0°00'00"E			
L26	45.50	S89°59'57"W			
L27	27.17	S0°00'00"E			
L28	52.50	N90°00'00"E			
L29	278.24	S0°00'01"E			
L30	175.35	N0°00'00"E			
L31	219.24	N0°00'00"E			
L32	2.00	N89°59'59"E			
L33	11.00	N90°00'00"E			
L34	20.00	N90°00'00"E			
L35	17.33	S0°00'00"E			
L36	12.83	S0°00'00"E			
L37	10.00	N90°00'00"W			
L38	12.83	N0°00'00"E			
L39	20.00	N0°00'00"E			
L40	11.50	N90°00'00"E			

CURVE TABLE							
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD		
C1	761.82	19.87	1°29'40"	N56°08'33"W	19.87		
C2	761.82	15.23	1°08'43"	S57°27'44"E	15.23		
C3	277.52	74.84	15°27'06"	S64°33'29"E	74.61		
C4	319.98	97.77	17°30'25"	S62°00'41"E	97.39		
C5	197.02	68.98	20°03'40"	S61°09'34"E	68.63		
C6	305.31	73.94	13°52'32"	S75°59'05"E	73.76		
C7	643.82	71.46	6°21'35"	S84°15'35"E	5133.50		
C8	643.82	90.78	8°04'45"	N88°31'15"E	5133.80		
C9	237.01	96.24	23°15'50"	N67°26'09"E	95.58		
C10	22.75	35.74	90°00'00"	N45°00'00"W	32.17		
C11	22.75	35.74	90°00'00"	S45°00'00"E	32.17		
C12	22.75	35.74	90°00'00"	N45°00'00"W	32.17		
C13	37.00	58.12	90°00'00"	S45°00'00"E	52.33		
C14	22.75	35.74	90°00'00"	S45°00'00"E	32.17		
C15	22.75	35.74	90°00'00"	S45°00'00"W	32.17		
C16	20.41	10.40	29°11'32"	N15°26'21"E	10.29		
C17	68.00	37.39	31°30'25"	N14°37'30"E	36.92		
C18	12.00	4.36	20°48'34"	N79°35'43"E	4.33		
C19	157.32	218.10	79°25'57"	N39°54'57"W	201.05		
C20	298.87	99.29	19°02'04"	N62°46'35"W	98.83		

URVE RADIUS LENGTH DELTA E C21 288.79 78.14 15°30'14" NO C22 224.14 35.91 9°10'44" NO	CURVE TABLE				
C21 288.79 78.14 15°30'14" NI C22 224.14 35.91 9°10'44" NI		Г	OUITVE	- IADEL	
C22 224.14 35.91 9°10'44" NI	CURVE	RADIUS	LENGTH	DELTA	BI
- 	C21	288.79	78.14	15°30'14"	N6
C23 196.80 62.74 18°15'58" N	C22	224.14	35.91	9°10'44"	N6
	C23	196.80	62.74	18°15'58"	N7

77.91

35.87 62.47

	Δ=90°00'00" R=22.75' L=35.74' CB=N45°00'00"W C=32.17'
Δ=90°00'00" R=22.75' L=35.74' CB=S45°00'00"E C=32.17'	N0°00'00"E 175.35'
10' UTILITY EASEMENT	10' UTILITY EASEMENT
	N90°00'00"E 11.00'
\$00°00'00"E 267.48'	
	N00°00'00"E 219.24'
N00°00'01"W 174.22'	
0 10 20 1' SCALE: 1"=20'	20' ACCESS EASEMENT

SECOND CREEK VILLAGE, CITY OF COMMERCE CITY, # Date Issue / Description Init. _____

OND CREEK VILLAGE, AMENDMENT NO. 5
OF COMMERCE CITY, COUNTY OF ADAMS
STATE OF COLORADO

06/20/2019

Drawn By: Checked By:

SHEET 7 OF 7