

# MCGUIRE SUBDIVISION - FIRST REPLAT

## A RE-SUBDIVISION OF LOT 1, BLOCK 1, MCGUIRE SUBDIVISION LOCATED IN THE NORTHEAST ONE- QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 4

### LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JRL MONROE LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THAT PART OF THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1, MCGUIRE SUBDIVISION, AS RECORDED AT RECEPTION NUMBER 2010000015357, CONTAINING 10.085 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 MCGUIRE SUBDIVISION – FIRST REPLAT, 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.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_.

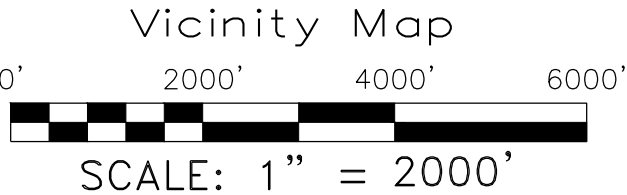
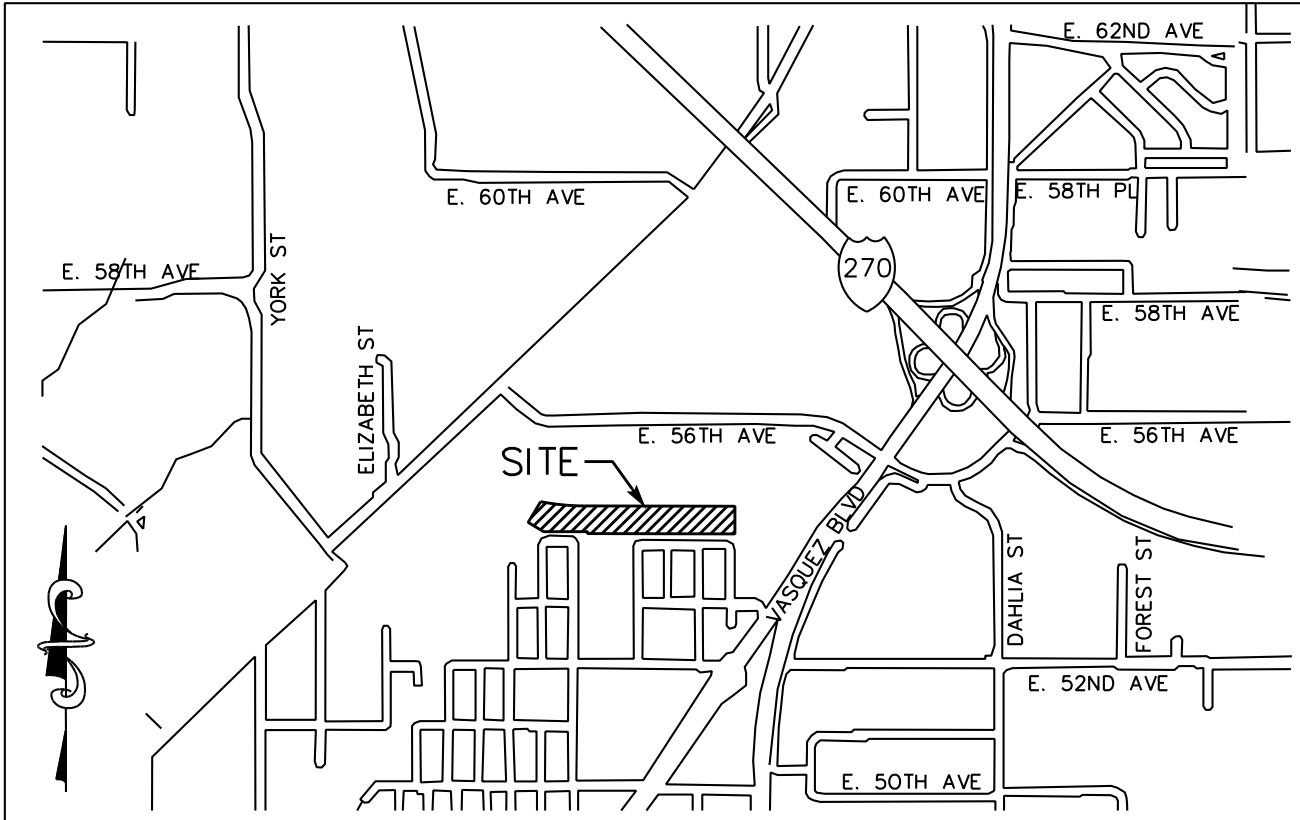
\_\_\_\_\_ AS \_\_\_\_\_ OF JRL MONROE LLC

STATE OF COLORADO  
COUNTY OF \_\_\_\_\_  
CITY OF \_\_\_\_\_

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_  
AS \_\_\_\_\_ OF JRL MONROE LLC THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_



### 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 HEREON 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.

4. THE STORM WATER DETENTION 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.

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.

6. A BLANKET DRAINAGE EASEMENT IS HEREBY GRANTED TO THE CITY OF COMMERCE CITY OVER AND ACROSS THE ENTIRE SITE, EXCEPTING AREAS OCCUPIED BY BUILDING OR OTHER PERMANENT STRUCTURE.

7. A BLANKET, NON-EXCLUSIVE, ACCESS EASEMENT IS HEREBY GRANTED OVER AND ACROSS THE ENTIRE SITE, EXCEPTING AREAS OCCUPIED BY BUILDING OR OTHER PERMANENT STRUCTURE.

8. BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTH ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 68 WEST, AS MONUMENTED ON THE WEST BY A 2" ALUMINUM CAP, STAMPED L.S.#23519 AND ON THE EAST BY A 3.25" ALUMINUM CAP, STAMPED L.S.#9853. SAID LINE BEARS NORTH 89°50'14" EAST.

9. LINEAR DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

10. 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.

### SURVEYOR'S CERTIFICATE

I, STACY LYNN JACOBS, 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.

\_\_\_\_\_  
STACY LYNN JACOBS, PLS  
COLORADO REG. NO. 38495  
FOR, AND ON BEHALF OF:  
R&R ENGINEERS-SURVEYORS, INC.

### CITY COUNCIL CERTIFICATE

APPROVAL BY THE CITY OF COMMERCE CITY, CITY COUNCIL

THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_

ATTEST: \_\_\_\_\_  
CITY CLERK MAYOR

### 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, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY,

THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_

\_\_\_\_\_  
DIRECTOR, DEPARTMENT OF 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. \_\_\_\_\_

### OWNERSHIP AND TITLE CERTIFICATION

I, \_\_\_\_\_, A DULY AUTHORIZED OFFICER OF

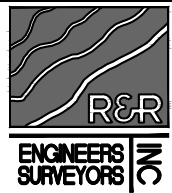
\_\_\_\_\_, HEREBY CERTIFY THAT THE PARTIES EXECUTING THIS PLAT AS OWNERS OF THE ABOVE DESCRIBED PROPERTY ARE THE OWNERS THEREOF IN FEE SIMPLE; AND FURTHER, THAT ALL PUBLIC RIGHTS-OF-WAY, EASEMENTS OR IMPROVEMENTS, IF ANY, THAT ARE DEDICATED BY THIS PLAT ARE FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT THOSE SHOWN ON THIS PLAT.

\_\_\_\_\_, DATE \_\_\_\_\_  
AUTHORIZED OFFICIAL

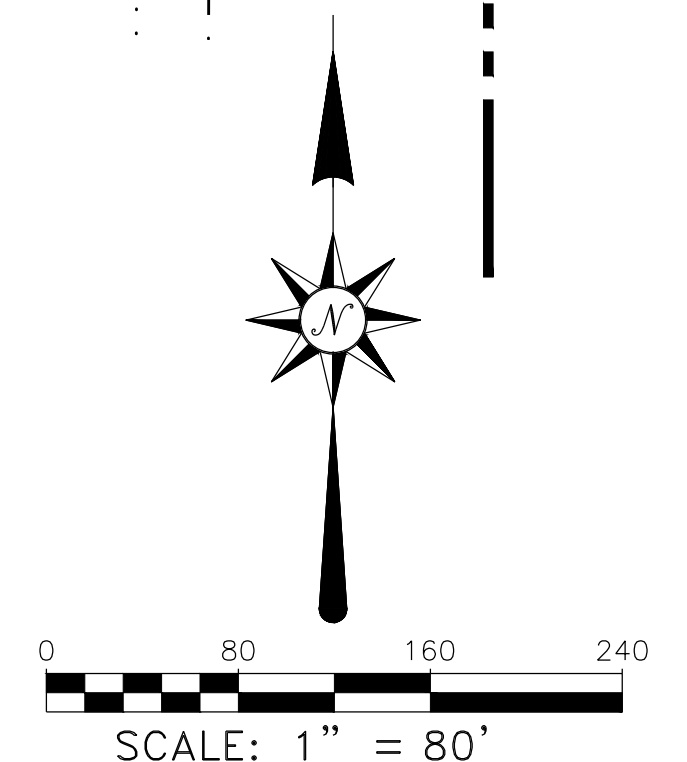
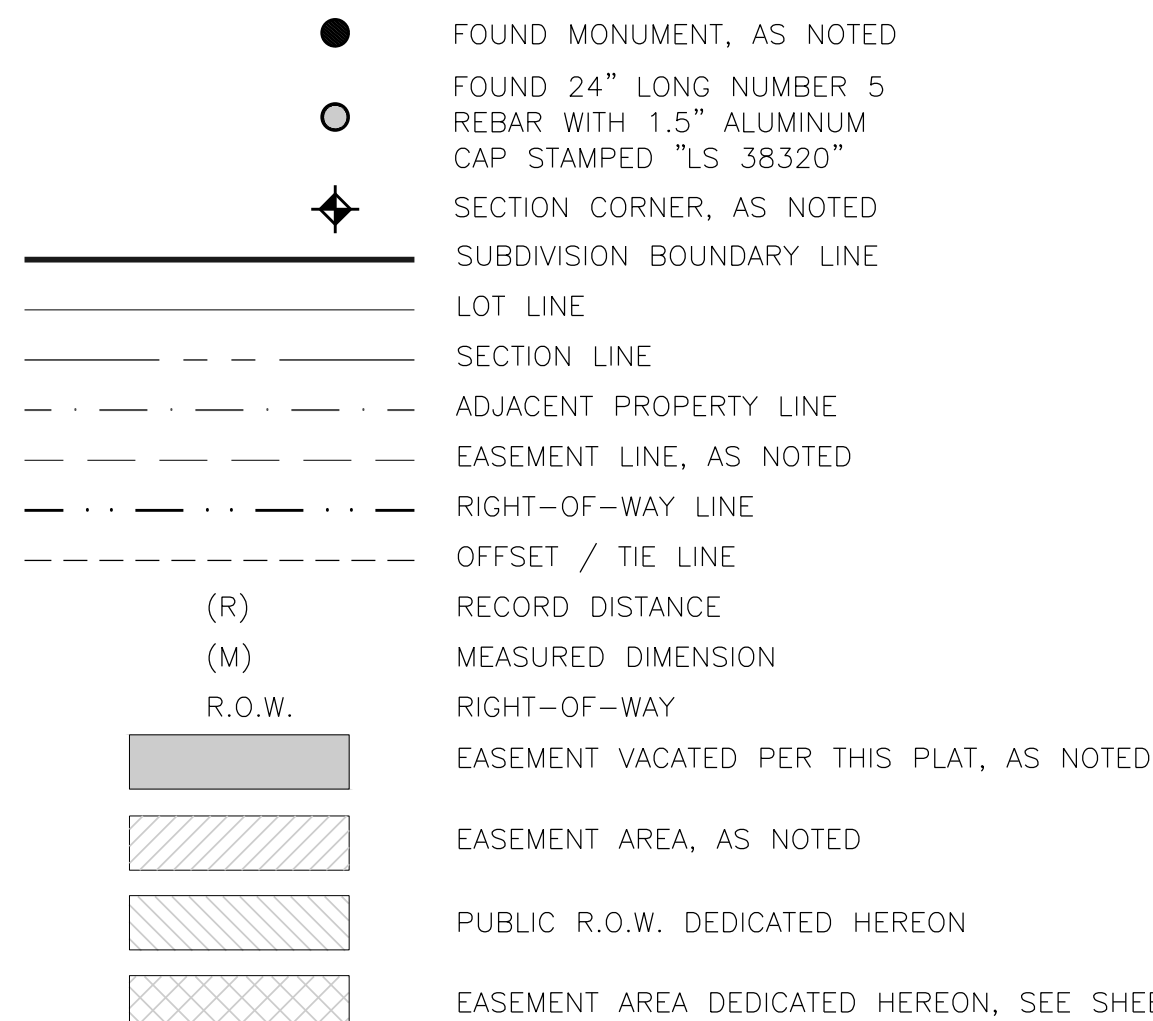
### AREA TABULATION


LOT 1	254,036 SQUARE FEET (5.832 ACRES)
LOT 2	155,875 SQUARE FEET (3.578 ACRES)
R.O.W. DEDICATION	29,421 SQUARE FEET (0.675 ACRE)
TOTAL	439,332 SQUARE FEET (10.085 ACRES)

SHEET 1 OF 4

 <b>R&amp;R ENGINEERS-SURVEYORS, INC.</b> 710 WEST COLFAX AVENUE DENVER, COLORADO 80204 (P)303-753-6730 (F)303-753-6568 WWW.RRENGINEERS.COM	
<b>REVISIONS</b>	File No. RD19127 LOT SPLIT
8/31/2020 REVISED PER COMMENTS	Date Drawn 10/24/19
	Drawn By SLJ
	Checked By AWS
	Job No. RD19127

A RE-SUBDIVISION OF LOT 1, BLOCK 1, MCGUIRE SUBDIVISION  
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SHEET 2 OF 4

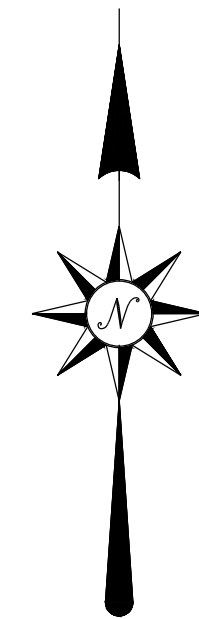
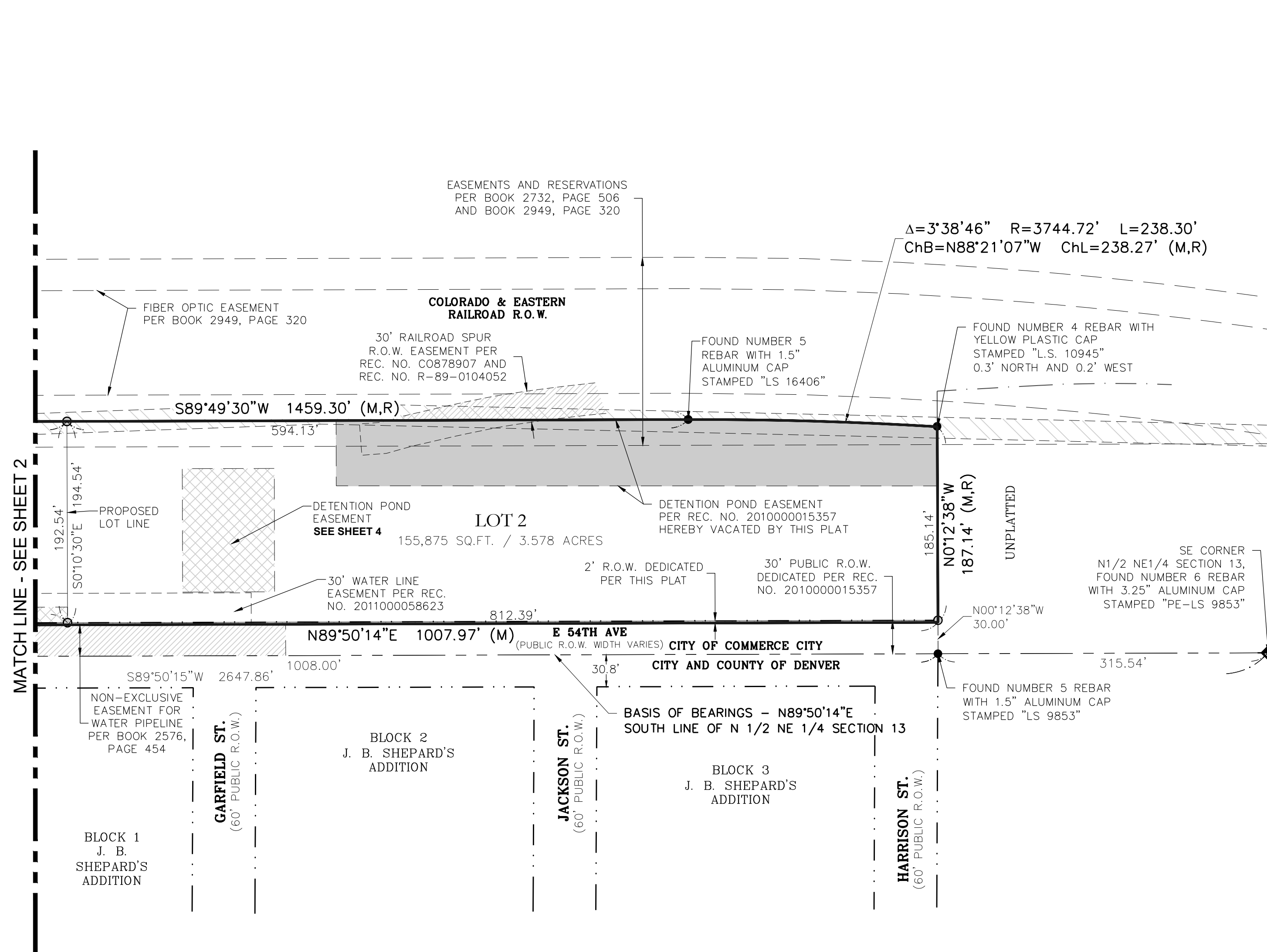


	<b>R&amp;R ENGINEERS-SURVEYORS, INC.</b> <b>710 WEST COLFAX AVENUE</b> <b>DENVER, COLORADO 80204</b> <b>(P)-303-753-6730 (F)-303-753-6568</b> <b>WWW.RRENGINEERS.COM</b>	
	<b>ENGINEERS SURVEYORS</b>	

<b>REVISIONS</b>		<b>File No. R019127 LOT SPLIT</b>
<b>8/31/2020</b>	<b>REVISED PER COMMENTS</b>	<b>Date Drawn 10/24/19</b>
		<b>Drawn By SLJ</b>
		<b>Checked By AWS</b>
		<b>Job No.</b>
		<b>RD19127</b>

# MCGUIRE SUBDIVISION - FIRST REPLAT

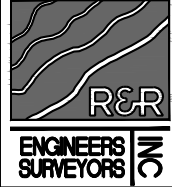
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SHEET 3 OF 4



0 80 160 240  
SCALE: 1" = 80'

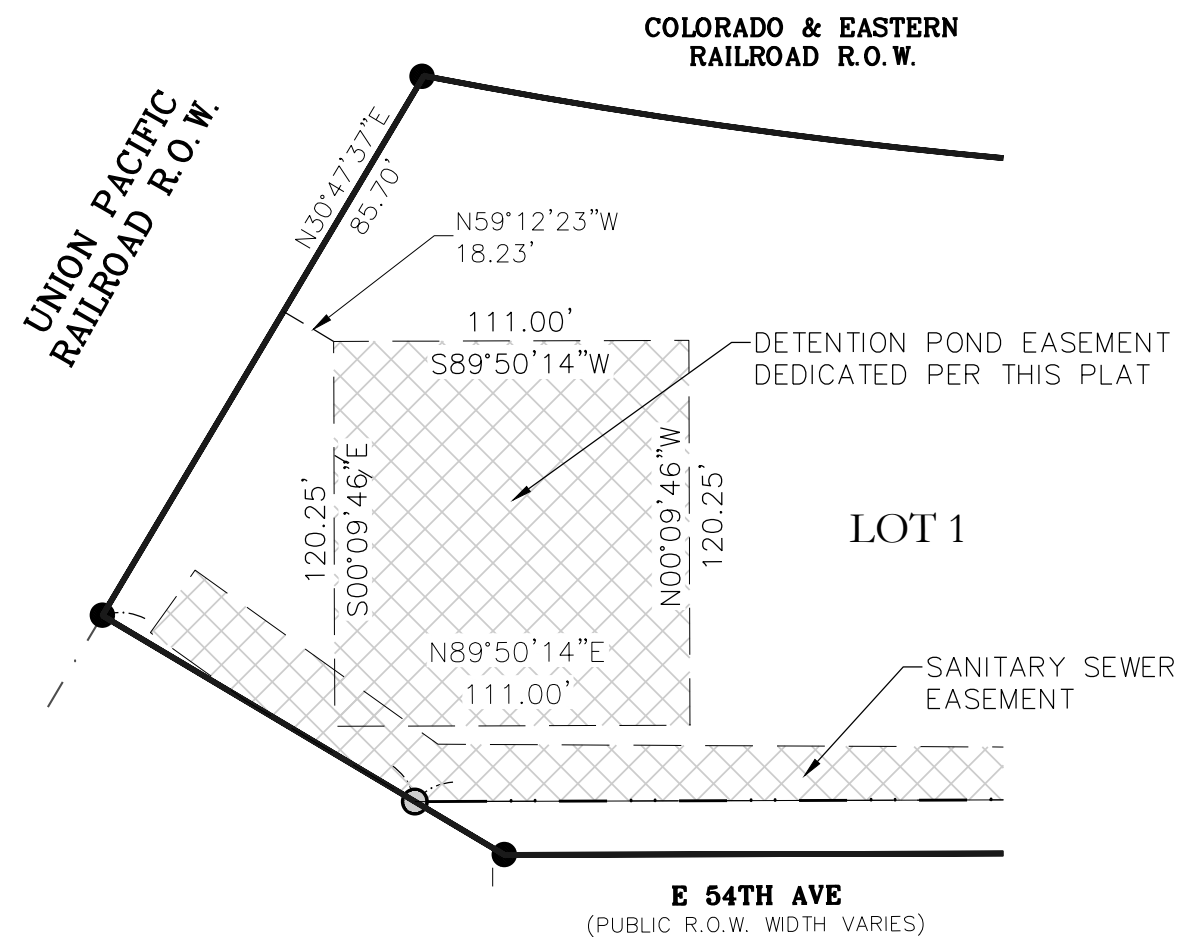
## LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND 24" LONG NUMBER 5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "LS 38320"
- ◆ SECTION CORNER, AS NOTED
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE, AS NOTED
- - - RIGHT-OF-WAY LINE
- - - OFFSET / TIE LINE
- (R) RECORD DISTANCE
- (M) MEASURED DIMENSION
- R.O.W. RIGHT-OF-WAY
- ▨ EASEMENT AREA, AS NOTED

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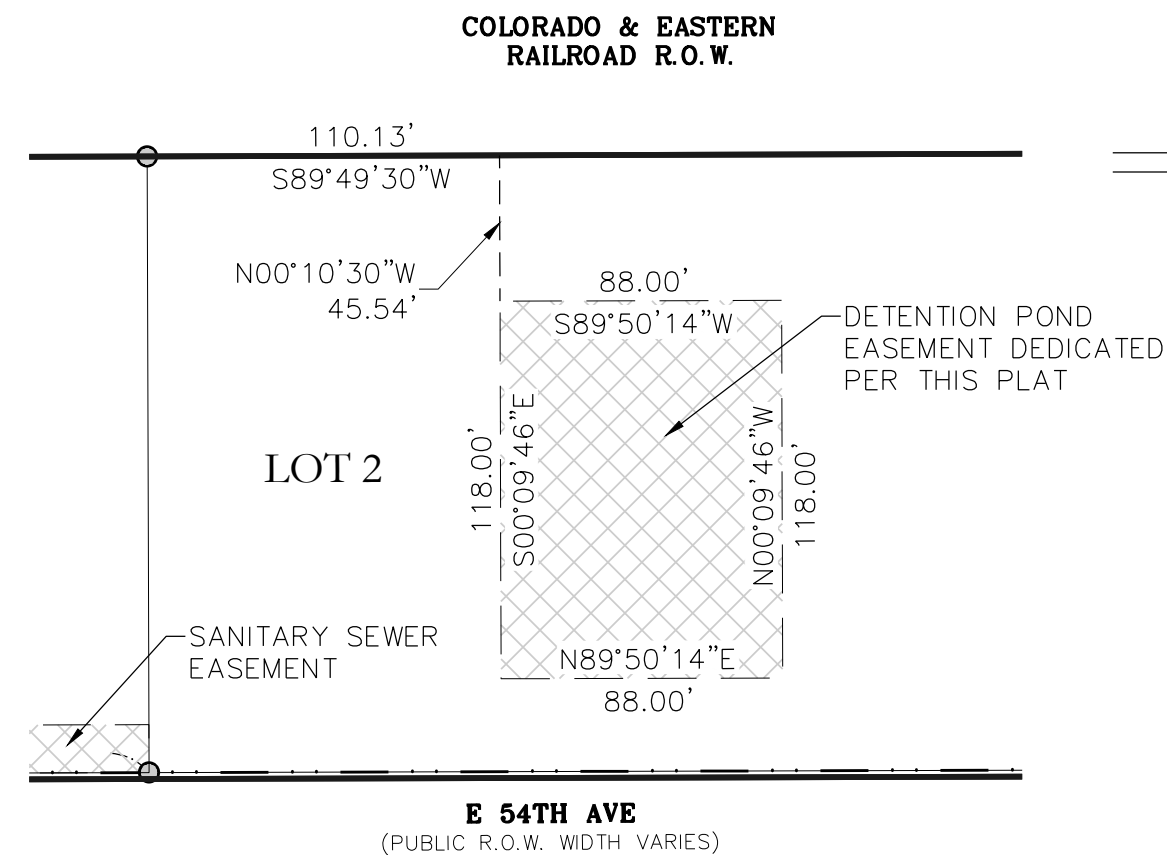
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SHEET 4 OF 4



**WEST DETENTION POND EASEMENT**

SCALE: 1" = 60'

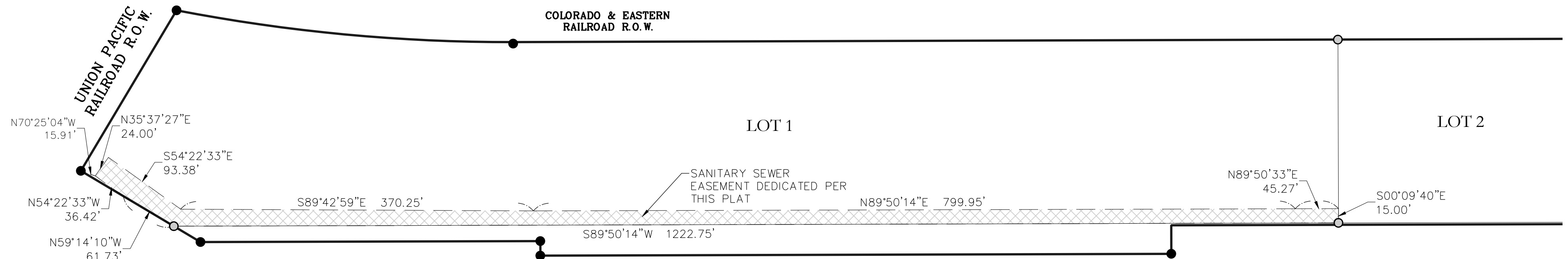


**EAST DETENTION POND EASEMENT**

SCALE: 1" = 60'

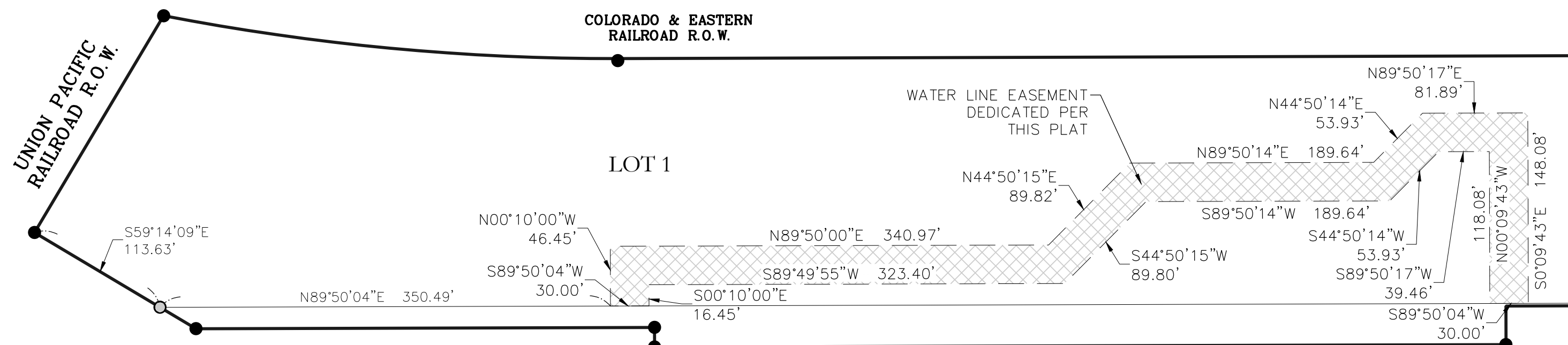
## LEGEND

- FOUND MONUMENT, AS NOTED ON SHEETS 2 & 3
- FOUND 24" LONG NUMBER 5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "LS 38320"
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- - - EASEMENT LINE, AS NOTED
- - - OFFSET / TIE LINE
- ▨ EASEMENT AREA DEDICATED HEREON



**SANITARY SEWER EASEMENT**

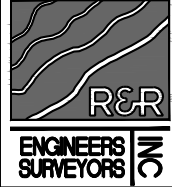
SCALE: 1" = 80'



**WATER LINE EASEMENT**

SCALE: 1" = 80'

SHEET 4 OF 4

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