

# PEORIA STREET VACATION PLAT

A PART OF THE WEST ONE–HALF OF THE NORTHWEST QUARTER OF SECTION 13, AND THE EAST ONE–HALF OF THE NORTHEAST QUARTER OF SECTION 14  
TOWNSHIP 2 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 OF RIGHT–OF–WAY VACATED BY THIS PLAT:

A PARCEL OF LAND BEING A PART OF THE WEST ONE–HALF OF THE NORTHWEST QUARTER OF SECTION 13 AND EAST ONE–HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST ONE–QUARTER CORNER OF SAID SECTION 13 AS MONUMENTED BY A FOUND 2–3/8 INCH ALUMINUM PIPE WITH A 3–1/4 INCH ALUMINUM CAP STAMPED LS 17488, WHENCE THE CENTER–WEST 1/16TH CORNER OF SAID SECTION 13 AS MONUMENTED BY A FOUND #6 REBAR WITH A 3–1/4 INCH ALUMINUM CAP STAMPED LS 25369 IS ASSUMED TO BEAR SOUTH 89°53'55" EAST, A DISTANCE OF 1314.49 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING THERETO;

THENCE NORTH 89°40'29" WEST, A DISTANCE OF 30.00 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE NORTH 00°00'46" WEST, A DISTANCE OF 1766.40 FEET PARALLEL WITH AND 30.00 FEET OFFSET FROM THE EAST LINE OF THE NORTHEAST ONE–QUARTER OF SAID SECTION 14;

THENCE NORTH 89°46'30" EAST, A DISTANCE OF 60.00 FEET;

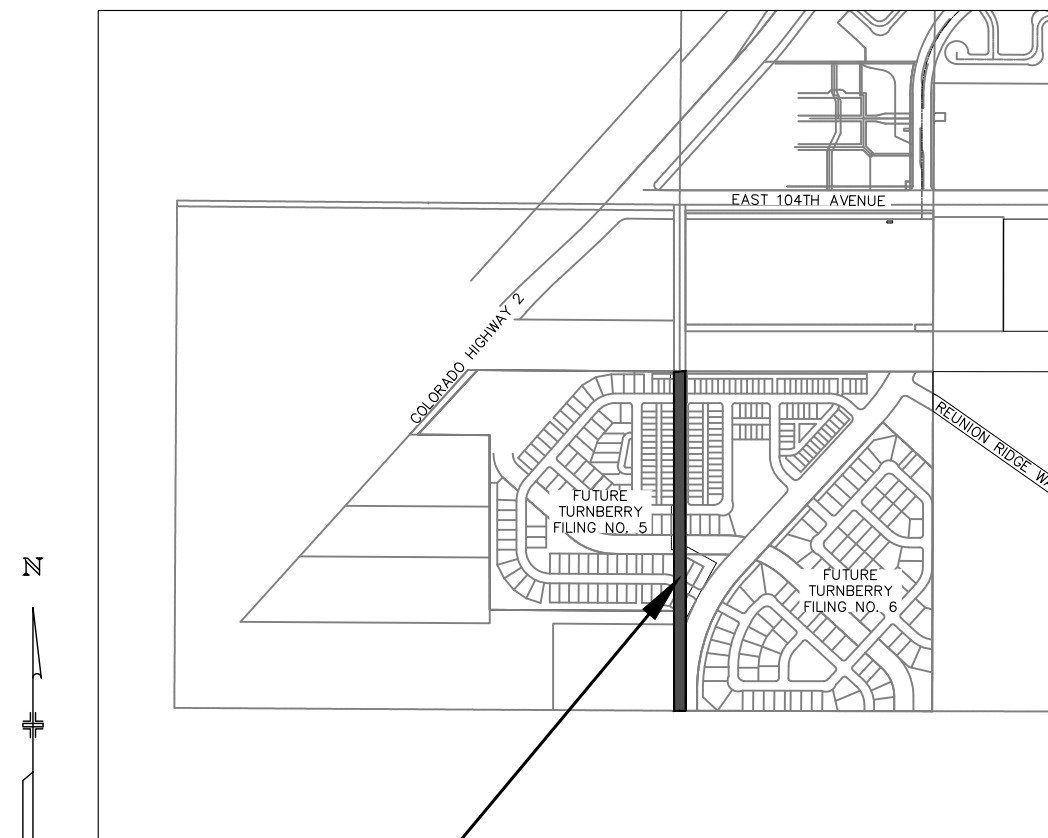
THENCE SOUTH 00°00'46" EAST 1766.86 FEET PARALLEL WITH AND 30.00 FEET OFFSET FROM THE WEST LINE OF THE NORTHWEST ONE–QUARTER OF SAID SECTION 13 TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE–QUARTER OF SAID SECTION 13;

THENCE NORTH 89°53'55" WEST, A DISTANCE OF 30.00 FEET ALONG THE SOUTH LINE OF THE NORTHWEST ONE–QUARTER OF SAID SECTION 13 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 105,999 SQUARE FEET OR 2.433 ACRES, MORE OR LESS.

## BASIS OF BEARINGS:

FOR THE PURPOSE OF THIS PLAT THE BEARINGS ARE BASED ON THE SOUTH LINE OF THE WEST HALF, OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST, 6TH P.M. AS MARKED BY A 3–1/4" ALUMINUM CAP ON A 2–3/8" DIAMETER ALUMINUM PIPE, STAMPED PLS 17488 AT THE WEST QUARTER CORNER OF SECTION 13, AND BY A # 6 REBAR WITH A 3–1/4" ALUMINUM CAP 0.2' BELOW GROUND STAMPED PLS 25369 AT THE CENTER WEST ONE–SIXTEENTH CORNER, AND ASSUMED BEARING SOUTH 89°53'55" EAST.



PROPERTY  
LOCATION

VICINITY MAP  
SCALE: 1" = 1000'

## SURVEYOR'S CERTIFICATE:

I, KEVIN J. KUCHARCZYK., 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.

KEVIN J. KUCHARCZYK., PLS NO. 34591  
FOR AND ON BEHALF OF CVL CONSULTANTS OF COLORADO, INC.  
10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD CO, 80112

## PLANNING COMMISSION CERTIFICATE:

APPROVED BY THE CITY OF COMMERCE CITY, PLANNING COMMISSION, THIS

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

CHAIRPERSON

## CITY COUNCIL CERTIFICATE:

APPROVAL BY CITY OF COMMERCE CITY, CITY COUNCIL THIS

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

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. 20\_\_\_\_.

COUNTY CLERK AND RECORDER

BY:

DEPUTY

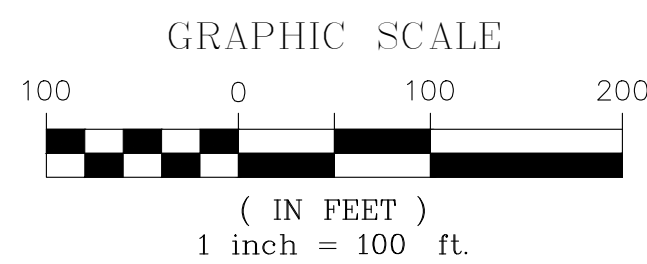
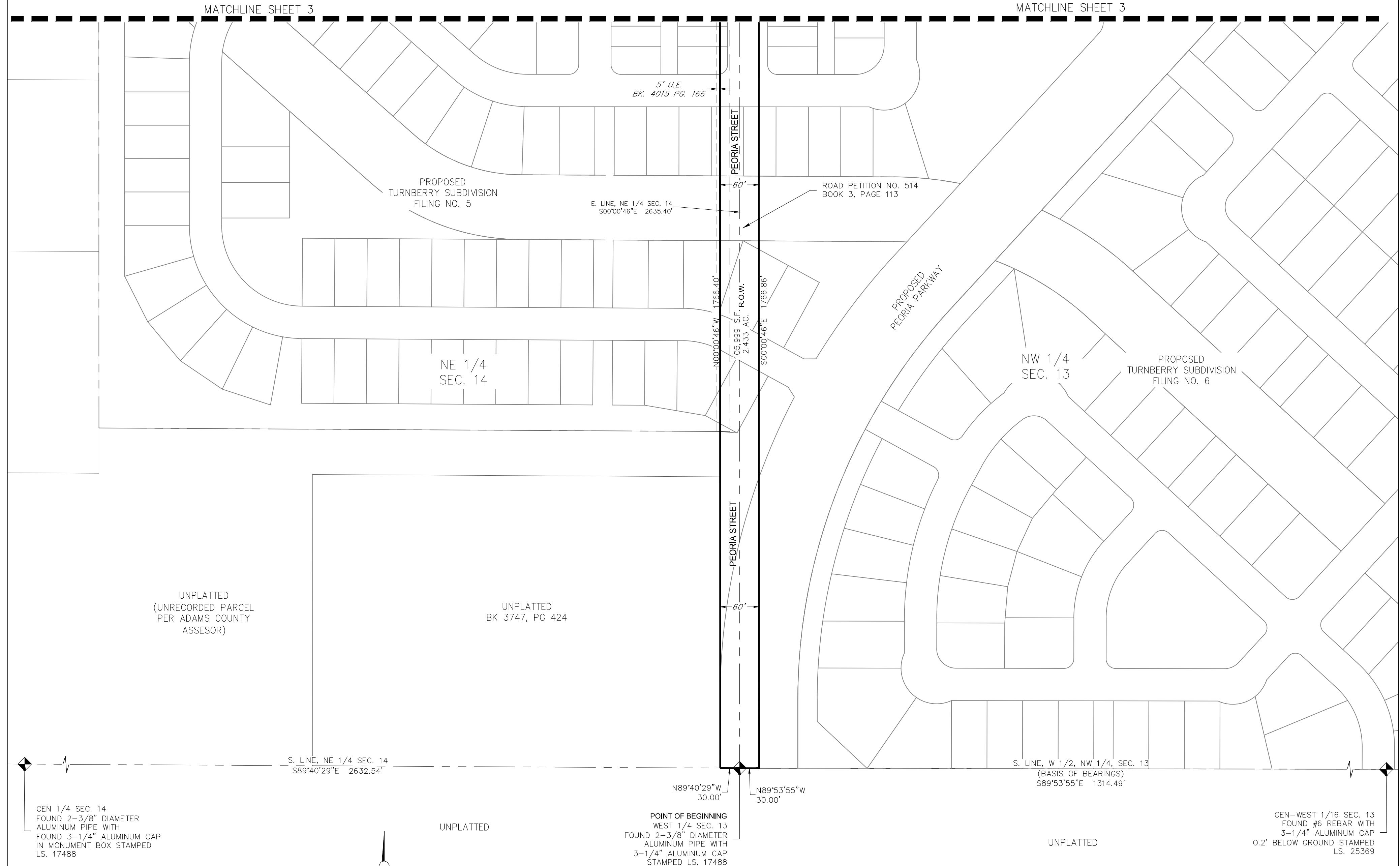
RECEPTION NO. \_\_\_\_\_

ENGINEER/SURVEYOR

**CVL** CONSULTANTS  
10333 E. Dry Creek Rd., Suite 240  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546

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TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 3



LEGEND	
◆	FOUND SECTION CORNER AS DESCRIBED
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
EX.	EXISTING
R.O.W	RIGHT-OF-WAY

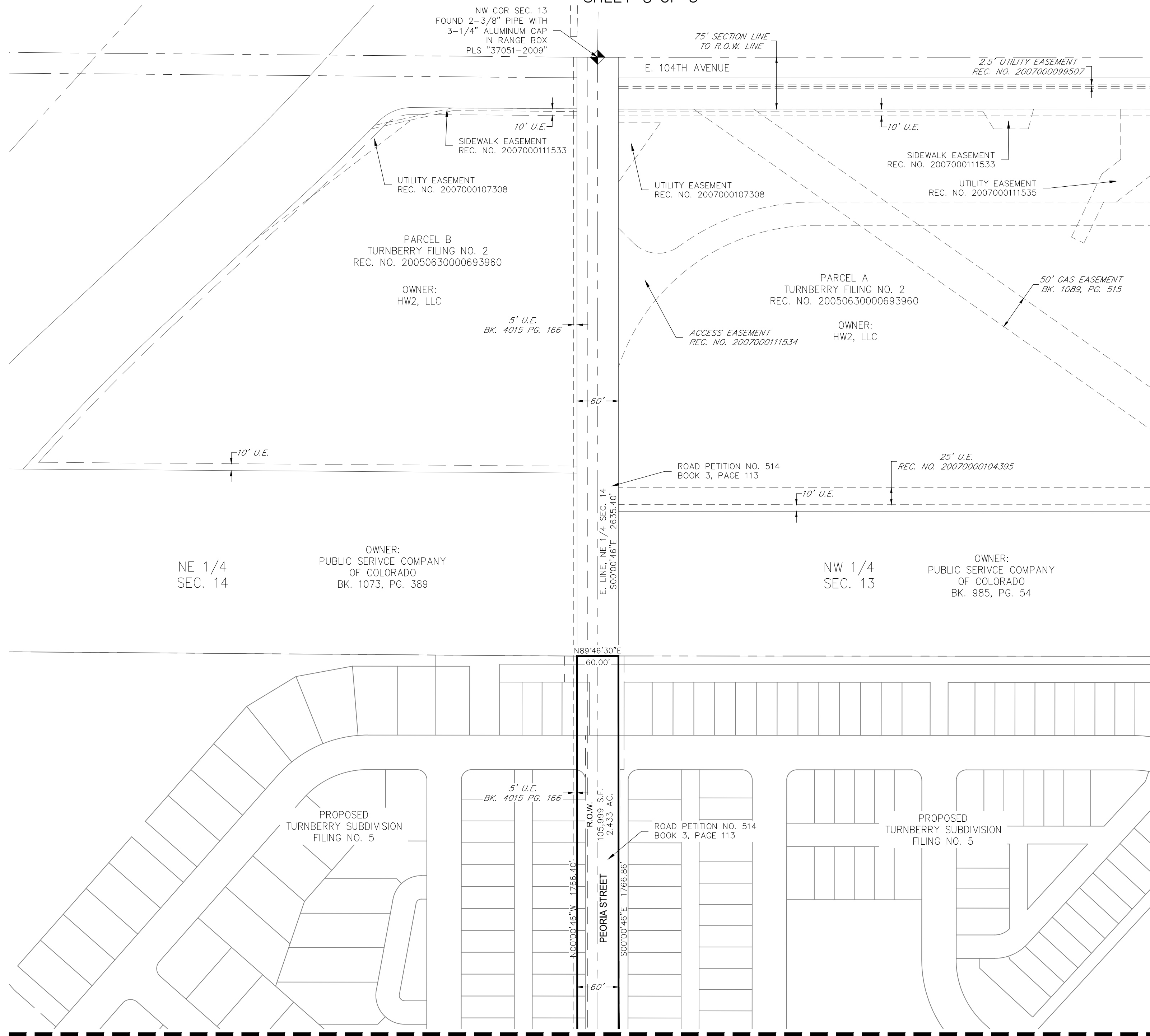
ENGINEER/SURVEYOR

**CML** CONSULTANTS

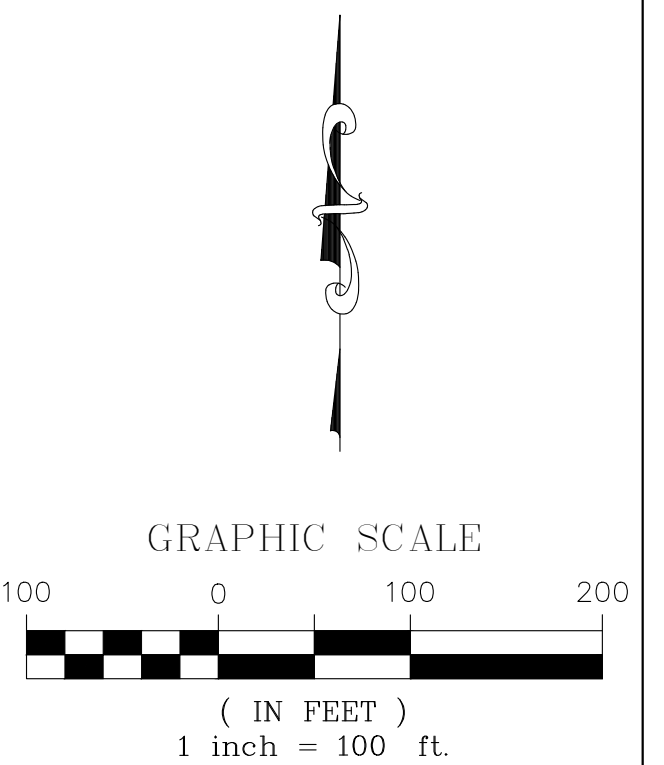
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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 3



LEGEND	
◆	FOUND SECTION CORNER AS DESCRIBED
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
EX.	EXISTING
R.O.W.	RIGHT-OF-WAY



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MATCHLINE SHEET 2