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 SHFFT 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;

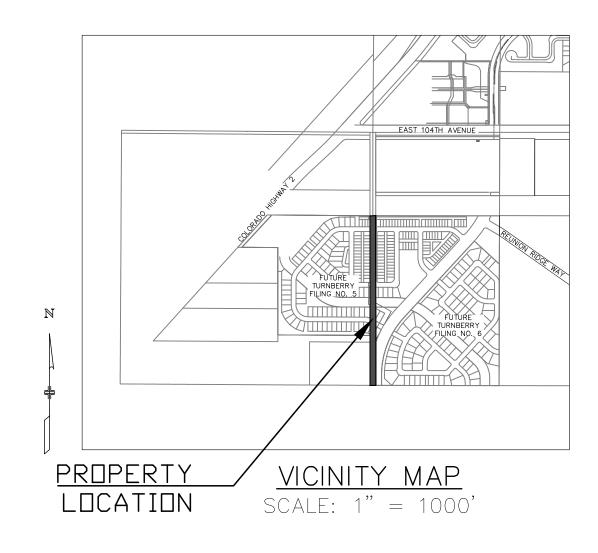
THENCE SOUTH 00°00'46" EAST 1766.86 FEET PARALLEL WITH AND 30.00 FEET OFFSET FROM THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13 TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13;

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.



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	N CERTIFICATE:		
APPROVED BY	THE CITY OF (COMMERCE CITY, PLANNING	COMMISSION.	THIS

DAT OF, A.D. 20,

CHAIRPERSON

CITY CC)UNCIL	<u>CERTIFICAT</u>	E:	
·				
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

RECEPTION NO. _____

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

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 2 OF 3 MATCHLINE SHEET 3 MATCHLINE SHEET 3 5' U.E. BK. 4015 PG. 166 PROPOSED ROAD PETITION NO. 514 BOOK 3, PAGE 113 TURNBERRY SUBDIVISION E. LINE, NE 1/4 SEC. 14_ S00°00'46"E 2635.40' FILING NO. 5 ROW NW 1/4 PROPOSED TURNBERRY SUBDIVISION FILING NO. 6 NE 1/4SEC. 14 PEORIA STREET UNPLATTED (UNRECORDED PARCEL UNPLATTED BK 3747, PG 424 PER ADAMS COUNTY ASSESOR) S. LINE, NE 1/4 SEC. 14 S. LINE, W 1/2, NW 1/4, SEC. 13 S89°40'29"E 2632.54' (BASIS OF BEARINGS) S89°53'55"E 1314.49' N89°40'29"W_ N89°53'55"W 30.00' _ 30.00' CEN 1/4 SEC. 14 CEN-WEST 1/16 SEC. 13 POINT OF BEGINNING FOUND 2-3/8" DIAMETER FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP -WEST 1/4 SEC. 13 UNPLATTED ALUMINUM PIPE WITH FOUND 2-3/8" DIAMETER FOUND 3-1/4" ALUMINUM CAP UNPLATTED 0.2' BELOW GROUND STAMPED IN MONUMENT BOX STAMPED ALUMINUM PIPE WITH 3-1/4" ALUMINUM CAP LS. 25369 LS. 17488 STAMPED LS. 17488 LEGEND GRAPHIC SCALE ENGINEER/SURVEYOR FOUND SECTION CORNER AS DESCRIBED 100 100 200 D.E. DRAINAGE EASEMENT U.E. UTILITY EASEMENT (IN FEET) 10333 E. Dry Creek Rd., Suite 240 EX. EXISTING 1 inch = 100 ft.Englewood, CO 80112 R.O.W RIGHT-OF-WAY Tel: (720) 482-9526 / Fax: (720) 482-9546 PEORIA STREET VACATION PLAT J.N. 8130130433 PREPARED: 12/12/2018 REVISED: 3/25/2020 SHEET 2 OF 3

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 3 OF 3 NW COR SEC. 13 FOUND 2-3/8" PIPE WITH 3-1/4" ÁLUMINUM CAP ─ | 75' SECTION LINE IN RANGE BOX TO R.O.W. LINE PLS "37051-2009" 2.5' UTILITY EASEMENT E. 104TH AVENUE REC. NO. 2007000099507 10' U.E. SIDEWALK EASEMENT REC. NO. 2007000111533 SIDEWALK EASEMENT _ REC. NO. 2007000111533 UTILITY EASEMENT UTILITY EASEMENT UTILITY EASEMENT REC. NO. 2007000107308 REC. NO. 2007000107308 REC. NO. 2007000111535 PARCEL B TURNBERRY FILING NO. 2 REC. NO. 20050630000693960 PARCEL A 50' GAS EASEMENT OWNER: TURNBERRY FILING NO. 2 BK. 1089, PG. 515 REC. NO. 20050630000693960 HW2, LLC 5' U.E. BK. 4015 PG. 166 OWNER: ACCESS EASEMENT HW2, LLC REC. NO. 2007000111534 _10' U.E. 25' U.E. ROAD PETITION NO. 514 REC. NO. 20070000104395 BOOK 3, PAGE 113 LEGEND OWNER: OWNER: PUBLIC SERIVCE COMPANY FOUND SECTION CORNER AS DESCRIBED NE 1/4 NW 1/4 PUBLIC SERIVCE COMPANY OF COLORADO D.E. DRAINAGE EASEMENT SEC. 13 SEC. 14 OF COLORADO BK. 1073, PG. 389 BK. 985, PG. 54 U.E. UTILITY EASEMENT EX. EXISTING R.O.W RIGHT-OF-WAY N89°46'30"I _60.00'--BK. 4015 PG. 166 PROPOSED PROPOSED ROAD PETITION NO. 514 BOOK 3, PAGE 113 TURNBERRY SUBDIVISION TURNBERRY SUBDIVISION FILING NO. 5 FILING NO. 5 GRAPHIC SCALE 100 200 (IN FEET) 1 inch = 100 ft.ENGINEER/SURVEYOR 10333 E. Dry Creek Rd., Suite 240 Englewood, CO 80112 MATCHLINE SHEET 2 Tel: (720) 482-9526 / Fax: (720) 482-9546 PEORIA STREET VACATION PLAT J.N. 8130130433 PREPARED: 12/12/2018 REVISED: 3/25/2020 SHEET 3 OF 3