

CAST TRANSPORTATION SUBDIVISION, AMENDMENT NO. 1

A REPLAT OF LOT 4, CAST TRANSPORTATION SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 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 & DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT TIMOTHY J. McMANUS BEING THE OWNER OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED HEREIN AS LOT 4, CAST TRANSPORTATION SUBDIVISION RECORDED UNDER RECEPTION NO. C0239743 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, CONTAINING A CALCULATED AREA OF 1,240,180 SQUARE FEET OR 28.4706 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS AND STREETS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF CAST TRANSPORTATION SUBDIVISION, AMENDMENT NO. 1 AND DO HEREBY GRANT TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE 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 20____

TIMOTHY J. McMANUS

BY: _____

TITLE: _____

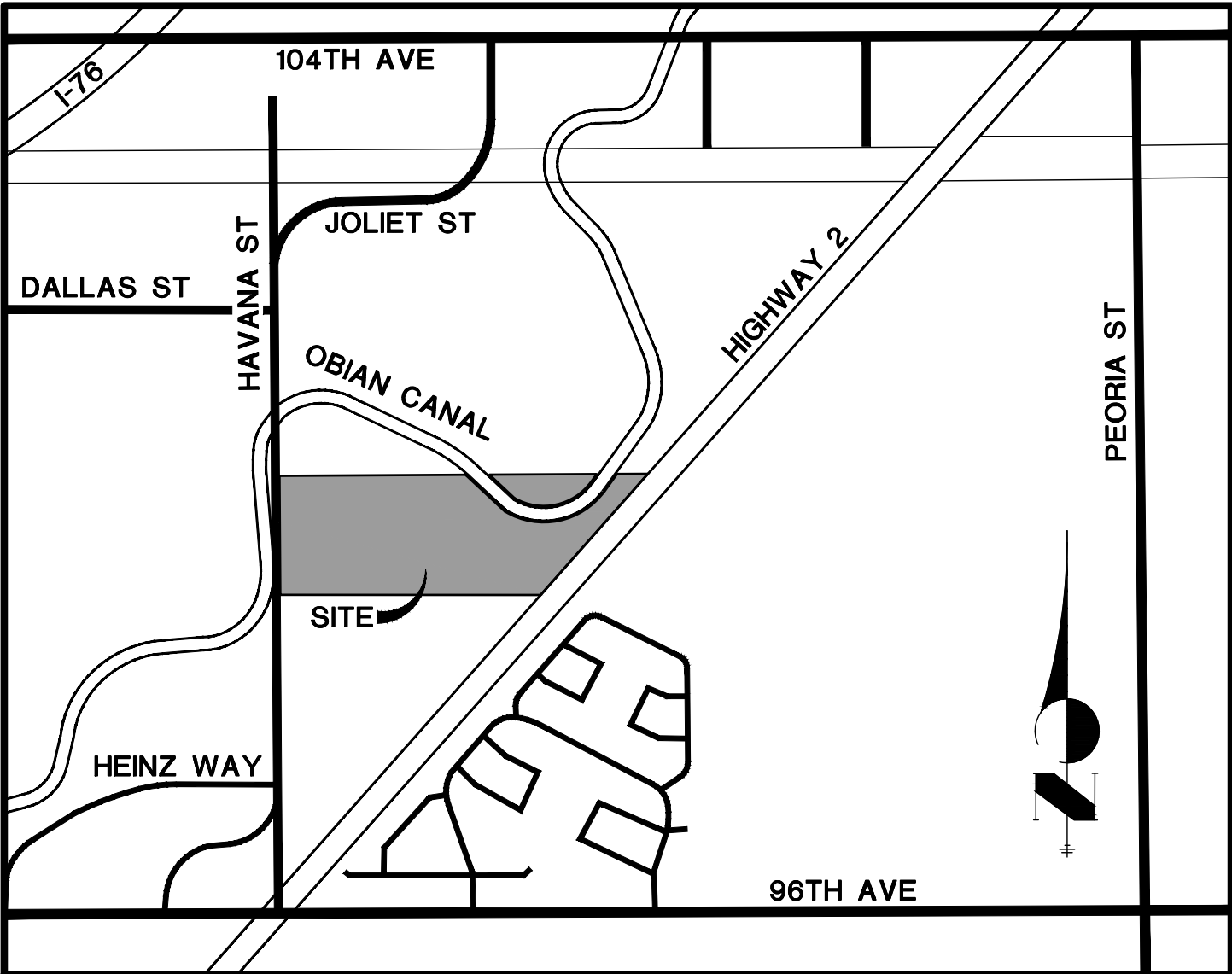
STATE OF _____)
COUNTY OF _____) SS
CITY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, AD 20____,

BY TIMOTHY J. McMANUS.

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF 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 OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. 100-N0023125-030-ME1, PREPARED BY FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES, DATED JULY 9, 2019.
- THE BASIS OF BEARINGS IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 2.5" ALUMINUM CAP ILLEGIBLE AT THE WEST 1/4 CORNER AND A 3.25" ALUMINUM CAP STAMPED "LS 38189" AT THE SOUTHWEST CORNER, SAID LINE BEARING S00°12'14"E AS REFERENCED TO THE ADAMS COUNTY CONTROL NETWORK.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- FLOODPLAIN NOTE: A PORTION OF THIS SITE IS WITHIN A SPECIAL FLOOD HAZARD AREA "ZONE A", AS DETERMINED BY GRAPHIC INTERPRETATION. FLOODPLAIN INFORMATION WAS OBTAINED FROM F.E.M.A. FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR ADAMS COUNTY, COLORADO, MAP NUMBER 08001C0338H, EFFECTIVE DATE MARCH 5, 2007 AND LOMR 13-08-1128P, EFFECTIVE DATE APRIL 25, 2014.
- THERE SHALL BE NO INTERFERENCE WITH THE ESTABLISHED LOT GRADING PLAN PURSUANT TO THE APPROVED CONSTRUCTION PLANS ON FILE WITH THE CITY ENGINEER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE LOT GRADING PLAN IN CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS. THE CITY OF COMMERCE CITY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT THE LOT GRADING AT ANY TIME. IF THE LOT DRAINAGE IS NOT PROPERLY MAINTAINED, THE CITY MAY REQUIRE THE NECESSARY MAINTENANCE TO RESOLVE ANY DEVIATION FROM THE APPROVED LOT GRADING PLANS.
- PUBLIC WATER AND SEWER ARE TO BE PROVIDED BY SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT.
- NOTICE IS HEREBY GIVEN:
 - ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.
 - 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.
 - 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.
 - THE STORM WATER FACILITIES PROPOSED WITHIN LOTS 1, 2, 3 AND TRACT B SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER OF SUCH LOTS AND TRACT 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.
- UTILITY 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 (DRY 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 GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, 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.
- RECOVERED PINS FALL WITHIN CONFORMANCE OF THE LOT 4 CAST TRANSPORTATION SUBDIVISION AS IT RELATES TO THE O'BRIAN CANAL. HOWEVER, THE COURSES OF THE CANAL AS OUTLINED IN SAID PLAT DO NOT FIT WITH RECOVERED BOUNDARY MONUMENTS TO THE NORTH THROUGH THE COMMERCE CITY FIRST CREEK PARK SUBDIVISION. THE CANAL COURSES WERE ALTERED TO BEST CONFORM WITH THE RIGHT-OF-WAY TO THE NORTH AND NOT CAUSE ANY GAPS/GORES OR OVERLAPS WITH THE 120' O'BRIAN RIGHT-OF-WAY WHICH SLIGHTLY CHANGES THE AREAS OF THE INDIVIDUAL PARCELS, THE OVERALL AREA WAS FOUND TO BE PER PLAT WITH THIS SURVEY.

TRACT	AREA (SF)	AREA (AC)	USE	OWNER
A	81,646	1.8378	OPEN SPACE, UTILITIES, DRAINAGE	TBD
TOTAL TRACT AREA	81,646	1.8743		
TOTAL LOT AREA	1,151,289	26.4300		
TOTAL ROW AREA	7,245	0.1663		
TOTAL SITE AREA	1,240,180	28.4706		

SURVEYOR'S CERTIFICATE

I, JARROD ADAMS, 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.

JARROD ADAMS, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC
7200 S. ALTON WAY, SUITE C400, CENTENNIAL, CO 80112

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.

NOTICE:
PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

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, COMMUNITY DEVELOPMENT: _____

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE 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

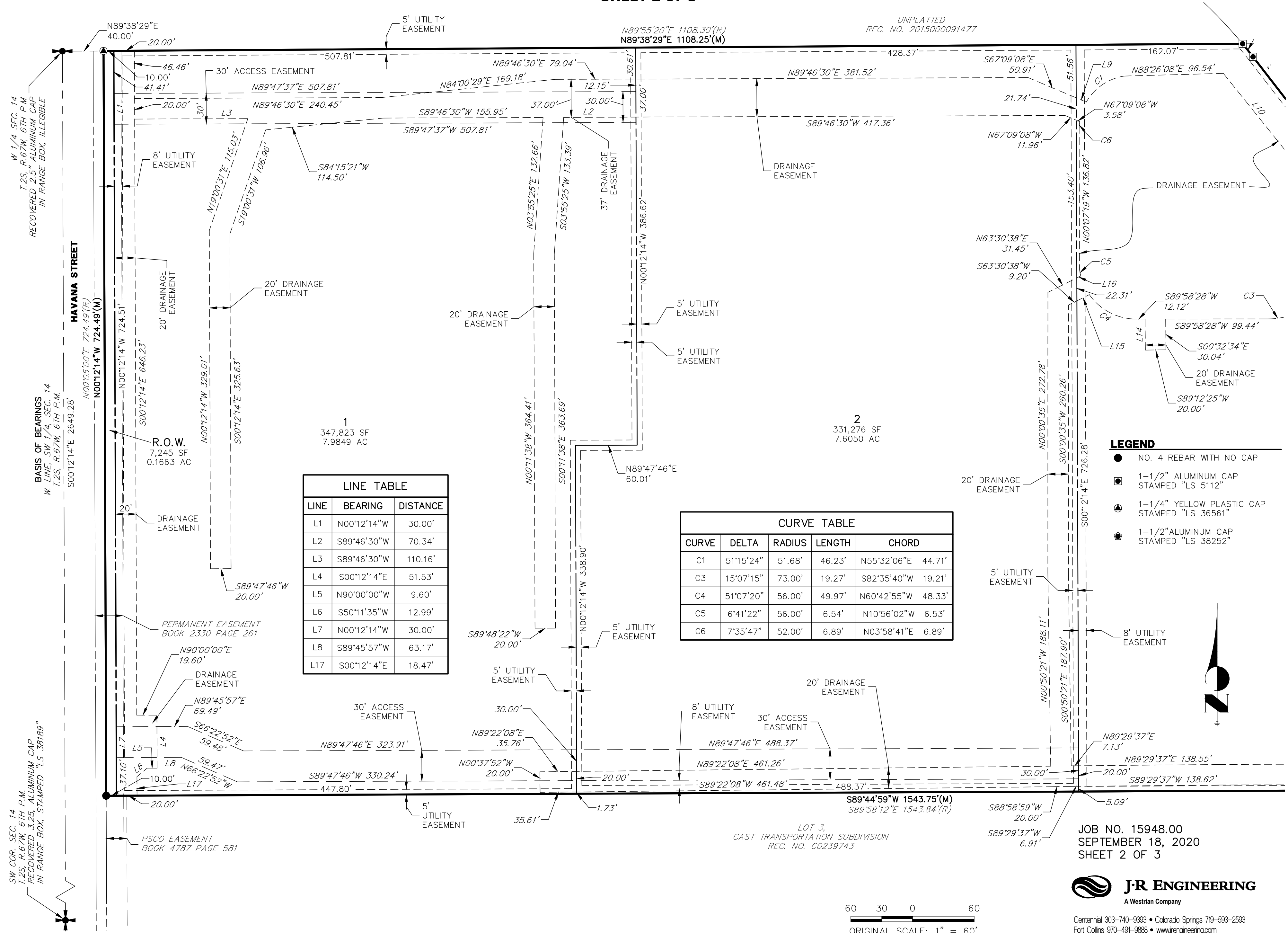
RECEPTION NO. _____

JOB NO. 15948.00
SEPTEMBER 18, 2020
SHEET 1 OF 3



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 3



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°12'14"W	30.00'
L2	S89°46'30"W	70.34'
L3	S89°46'30"W	110.16'
L4	S00°12'14"E	51.53'
L5	N90°00'00"W	9.60'
L6	S50°11'35"W	12.99'
L7	N00°12'14"W	30.00'
L8	S89°45'57"W	63.17'
L17	S00°12'14"E	18.47'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	51°15'24"	51.68'	46.23'	N55°32'06"E 44.71'
C3	15°07'15"	73.00'	19.27'	S82°35'40"W 19.21'
C4	51°07'20"	56.00'	49.97'	N60°42'55"W 48.33'
C5	6°41'22"	56.00'	6.54'	N10°56'02"W 6.53'
C6	7°35'47"	52.00'	6.89'	N03°58'41"E 6.89'

- LEGEND**
- NO. 4 REBAR WITH NO CAP
 - 1-1/2" ALUMINUM CAP STAMPED "LS 5112"
 - 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 36561"
 - 1-1/2" ALUMINUM CAP STAMPED "LS 38252"

SHEET 3 OF 3

