

STATION 1

LOTS 21, 22, 23, AND 24 IN BLOCK 1 OF THE PLAT OF THE CITY OF ADAMS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 3

CITY STAFF CERTIFICATE:

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY THIS ____ DAY OF _____, AD 20__

BY: _____
TITLE: CITY ENGINEER

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY THIS ____ DAY OF _____, AD 20__

BY: _____
TITLE: DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

STATE OF COLORADO)
COUNTY OF ADAMS)SS
CITY OF COMMERCE CITY)

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 _____, AD 20__

BY: _____ BY: _____
TITLE: COUNTY CLERK AND RECORDER TITLE: DEPUTY

NOTICE IS HEREBY GIVEN:

- ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE OR TERMINOLOGY 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.

NOTES

- THE DIMENSION TEXT IS SHOWN ON THE SAME SIDE OF THE PROPERTY LINE WHERE THE TOPOGRAPHIC FEATURE IS LOCATED.
- 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 CERTIFICATION SHOWN HEREON.
- ALL EASEMENTS AND RIGHT-OF-WAYS REFERENCED FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER RND70669890, EFFECTIVE JUNE 11, 2020 AT 5:00 P.M.
- THIS DRAWING INCLUDES OBSERVED EVIDENCE OF SERVICES AND UTILITIES AS MARKED BY A PRIVATE UTILITY LOCATOR ON 06/18/2020. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST. CONTACT ONE CALL PRIOR TO ANY EXCAVATION ON THIS SITE.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X (UNSHADED), THE AREA OF MINIMAL FLOODING, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08001C0608H DATED 3/5/2007, PANEL NOT PRINTED.
- ZONING AND SETBACKS:
ZONING: THE SUBJECT PROPERTY IS ZONED: C-2 (AS PER THE COMMERCE CITY ZONING MAPS)
SETBACKS: (AS PER COMMERCE CITY CODE FOR PUBLIC ZONE DISTRICT)
FRONT: 20 FEET
SIDE (CORNER LOT, COLLECTOR OR ARTERIAL): 20 FEET
SIDE (INTERIOR LOT): 5 FEET
REAR: 20 FEET
- ALL LINEAL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.
- THE ABBREVIATION '(M)' MEANS MEASURED DISTANCE, AND '(R)' MEANS DISTANCE PER RECORD.
- THE RECORDED PLAT FOR THE CITY OF ADAMS (REC #8997) SHOWS A 30' STREET WIDTH FOR THE WEST SIDE OF 1ST AVENUE (DAHLIA STREET) AND THE RECORDED SUBDIVISION PLAT HINCHMAN-RENTON GARDEN TRACTS (REC #21216) SHOWS A 30' STREET WIDTH FOR THE EAST SIDE OF COUNTY ROAD #86 (DAHLIA STREET). THE BEST EVIDENCE I FOUND FOR THE RIGHT-OF-WAY OF DAHLIA STREET WAS ON THE EAST SIDE OF THE STREET WITHIN THE HINCHMAN-RENTON GARDEN TRACTS. PREVIOUS SURVEYORS FOUND THAT THE SECTION LINE WAS NOT PARALLEL TO THE EASTERLY RIGHT-OF-WAY OF DAHLIA STREET (BOOK 1, PAGE 948 AND REC #201200059504) AND THIS WAS CONFIRMED BY THE SURVEY EVIDENCE SHOWN ON SHEET 2 HEREIN. GIVEN THE EVIDENCE FOUND, I HELD THE 60' RIGHT-OF-WAY DISTANCE FROM THE EVIDENCE FOUND ON THE EAST SIDE OF DAHLIA STREET TO ESTABLISH THE WESTERLY RIGHT-OF-WAY OF DAHLIA STREET. THIS PROCEDURE WAS CORROBORATED WITH A PROPERTY CORNER FOUND ON THE SOUTH SIDE OF 69TH AVENUE SET FOR THE SCHOOL DISTRICT NO. 14 PROPERTY PER A LAND SURVEY PLAT (BOOK 1, PAGE 3933). IT IS MY OPINION THAT THE LOCAL MONUMENTS FOUND ALONG DAHLIA STREET ARE SUPERIOR EVIDENCE THAN THE SECTION LINE TO ESTABLISH THE RIGHT-OF-WAY. MY CONCLUSION IS BASED ON THE FACT THAT NO MONUMENTS WERE DESCRIBED ON THE ORIGINAL PLATS (CITY OF ADAMS AND HINCHMAN-RENTON GARDEN TRACTS) AND THE DIMENSIONS SHOWN ON THE PLATS ARE INCONSISTENT WITH A SURVEY BEING PERFORMED ON THE GROUND. SINCE THE LOCAL MONUMENTS CORROBORATE A 60-FOOT RIGHT-OF-WAY AND MATCH ESTABLISHED EVIDENCE OF POSSESSION, IT IS MY OPINION THAT THE CURRENT SECTION LINE SHOULD NOT BE USED TO ESTABLISH THE RIGHT-OF-WAY OF DAHLIA STREET IN THIS AREA.

SURVEYOR CERTIFICATE

I, MICHAEL G. STRATTON, 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.

PRELIMINARY

MICHAEL G. STRATTON PLS 38621
ON BEHALF OF LAMP RYNEARSON
EMAIL ADDRESS: MICHAEL.STRATTON@LAMPRYNEARSON.COM

RECEPTION NO. _____

LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT SOUTH ADAMS COUNTY FIRE DISTRICT, BEING THE OWNER OF LOTS 21, 22, 23, AND 24 OF BLOCK 1 OF THE PLAT OF THE CITY OF ADAMS, OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 21, 22, 23, AND 24 IN BLOCK 1 OF THE PLAT OF THE CITY OF ADAMS RECORDED ON SEPTEMBER 1, 1903 AS RECEPTION #8997, SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION SIX (6), TOWNSHIP THREE SOUTH (T3S), RANGE SIXTY-SEVEN WEST (R67W) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), CITY OF COMMERCE CITY, COUNTY OF ADAMS, AND THE STATE OF COLORADO.

SAID PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., AND WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6 AS BEARING NORTH 00°05'15" WEST FOR A DISTANCE OF 2628.88 FEET; THE BEARING BEING A GRID BEARING OF THE COLORADO STATE PLANE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 AND WITH ALL OTHER BEARINGS HEREIN RELATIVE THERETO:

THENCE ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6 NORTH 00°05'15" WEST FOR A DISTANCE OF 678.08 FEET TO A POINT THAT IS ON THE PROJECTION OF THE NORTHERLY LINE OF THE 60 FOOT RIGHT-OF-WAY OF EAST 69th AVENUE; THENCE ON THE PROJECTION OF THE NORTHERLY LINE OF THE 60 FOOT RIGHT-OF-WAY OF EAST 69th AVENUE SOUTH 89°44'41" WEST FOR 24.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT 24, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE ON THE NORTHERLY LINE OF THE 60 FOOT RIGHT-OF-WAY OF EAST 69th AVENUE SOUTH 89°44'41" WEST FOR 127.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT 24;

THENCE ON THE WEST LINES OF SAID LOTS 24, 23, 22, AND 21 NORTH 00°09'48" WEST FOR 100.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 21;

THENCE ON THE NORTH LINE OF SAID LOT 21 NORTH 89°42'52" EAST FOR 127.23 FEET TO THE WESTERLY LINE OF THE 60 FOOT RIGHT-OF-WAY OF DAHLIA STREET;

THENCE ON THE WESTERLY LINE OF THE 60 FOOT RIGHT-OF-WAY OF DAHLIA STREET SOUTH 00°16'05" EAST FOR 100.09 FEET TO THE **POINT OF BEGINNING**.

SAID DESCRIBED PARCEL OF LAND CONTAINS A TOTAL OF 12,739 SQUARE FEET, OR 0.292 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EXISTING EASEMENTS AND RIGHTS OF WAYS OF RECORD OR AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.

EXECUTED THIS ____ DAY OF _____, AD 20__

OWNER: SOUTH ADAMS COUNTY FIRE DISTRICT
BY: _____
TITLE: _____

MORTGAGEE: _____

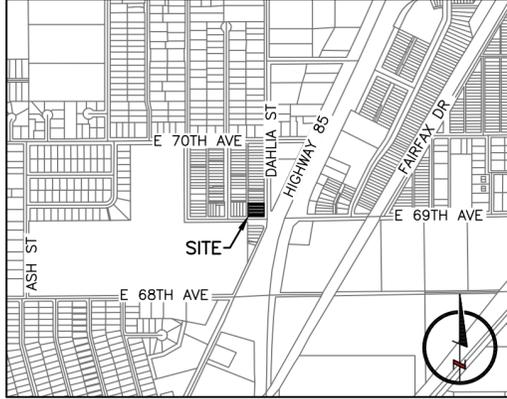
BASIS OF BEARING:

THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION SIX (SEC 6), TOWNSHIP THREE SOUTH (T3S), RANGE SIXTY-SEVEN WEST (R67W) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.) BEARS NORTH 00°05'15" WEST FOR A DISTANCE OF 2628.88 FEET, BEING MONUMENTED AT THE CENTER QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED, "LS 17488, 1991", AND AT THE NORTH QUARTER CORNER BY A 3-1/4" ALUMINUM CAP, ILLEGIBLE; THE BEARING BEING A GRID BEARING USING THE COLORADO STATE PLANE SYSTEM, CENTRAL ZONE, OF THE NORTH AMERICAN DATUM OF 1983(2011).

(COULD NOT VERIFY TYPE OF MONUMENT)

LEGEND

———	BOUNDARY LINE	▨	CONCRETE HATCH	⊕	PUBLIC LANDS SECTION CORNER
———	ADJACENT LOT LINE	●	BOLLARD	●	MONUMENT FOUND AS DESCRIBED
---	SECTION LINE	+	SIGN	△	#5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP MARKED "PLS 38621" UNLESS OTHERWISE NOTED
———	LOT LINE (PER PLAT OF CITY OF ADAMS)	⚡	TRAFFIC SIGNAL		
———	BUILDING LINE	⚡	POWER POLE		
— x — x —	FENCE	▣	FIBER OPTIC PEDESTAL		
— . . . —	GUTTER FLOW LINE	▣	FIBER OPTIC PULL BOX		
+++ +++ +++	GRAVEL EDGE	⊙	FIBER OPTIC MANHOLE		
— + — + —	EDGE OF PAVEMENT	⊕	FIRE HYDRANT		
———	CONCRETE LINE	⊕	WATER METER		
——— OHP ———	OVERHEAD POWER LINE	⊕	INLET		
——— E ——— E ———	UNDERGROUND ELECTRIC LINE	⊕	SANITARY MANHOLE		
——— G ——— G ———	UNDERGROUND GAS LINE	⊕	SANITARY CLEANOUT		
——— W ——— W ———	UNDERGROUND WATER LINE	⊕	GAS METER		
——— FO ——— FO ———	UNDERGROUND FIBER OPTIC LINE				



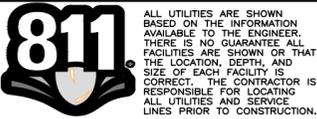
VICINITY MAP

1" = 1000'

LAMP RYNEARSON

4715 INNOVATION DR., STE. 100
FORT COLLINS, CO 80525
970.226.0342
LampRyNearson.com

LOT LINE ADJUSTMENT
SOUTH ADAMS FIRE STATION 1
SEC. 6, T3S, R67W OF THE 6TH P.M.
ADAMS COUNTY, COLORADO
ALLRED - S. ADAMS FIRE STATION 1
COMMERCE CITY, ADAMS COUNTY, CO



Know what's below.
Call before you dig.

REVISIONS

DESIGNER / DRAFTER
MICHAEL STRATTON/JOSH CROAK
DATE
2/18/2021
PROJECT NUMBER
0220004.02
BOOK AND PAGE

SHEET
1 OF 3

L:\Engineering\0220004.02 Allred SACFS \SURVEY\ADMIN\KEMIBRIS\0220004-BLA.dwg, 2/18/2021, 2:59:30 PM, MICHAEL STRATTON, LAMP RYNEARSON

STATION 1

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SHEET 2 OF 3

NORTH QUARTER CORNER
SECTION 6 T3S, R67W
FOUND 3-1/4" ALUMINUM CAP, ILLEGIBLE
IN MONUMENT BOX
(COULD NOT VERIFY TYPE OF MONUMENT)

**LAMP
RYNEARSON**

4715 INNOVATION DR., STE. 100
FORT COLLINS, CO 80525
970.226.0342
LampRynearson.com

SURVEYOR CERTIFICATE
I, MICHAEL G. STRATTON, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED SURVEYOR IN THE STATE OF COLORADO

PRELIMINARY

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ON BEHALF OF LAMP RYNEARSON
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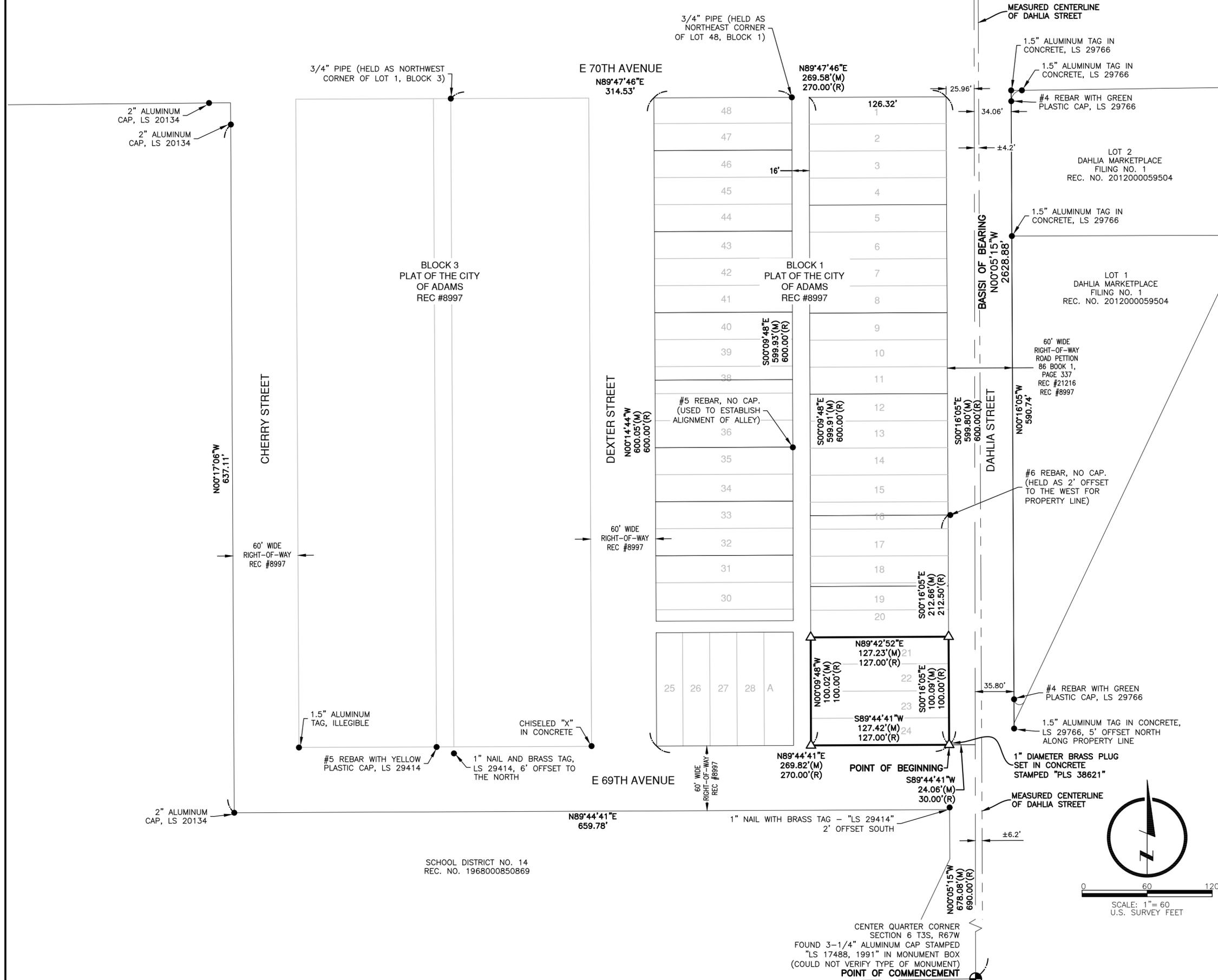
811
ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

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2 OF 3



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SHEET 3 OF 3

FEDERAL REAL ESTATE HOLDINGS LLC
PARCEL NO. 0182306213011

N89°42'52"E
127.23'(M)
127.00'(R)

21

LOT A

SOUTH ADAMS FIRE STATION #1

12,739 sq.ft / ±0.292 acres (LOT LINE TO BE ELIMINATED)

22

CONCRETE

(LOT LINE TO BE ELIMINATED)

23

CONCRETE

(LOT LINE TO BE ELIMINATED)

24

CONCRETE

S89°44'41"W
127.42'(M)
127.00'(R)

APPROXIMATE LOCATION OF SEWER LINE AND SAND/OIL SEPARATOR (LOCATION OF SEWER LINE WILL NEED TO BE VERIFIED)

S00°16'05"E
100.09'(M)
100.00'(R)

1" DIAMETER BRASS PLUG SET IN CONCRETE STAMPED "PLS 38621"

CENTER QUARTER CORNER SECTION 6 T3S, R67W FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 17488, 1991" IN MONUMENT BOX (COULD NOT VERIFY TYPE OF MONUMENT) POINT OF COMMENCEMENT

LAMP RYNEARSON

4715 INNOVATION DR., STE. 100
FORT COLLINS, CO 80525
970.226.0342
LampRynearson.com

SURVEYOR CERTIFICATE

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ADAMS COUNTY, COLORADO
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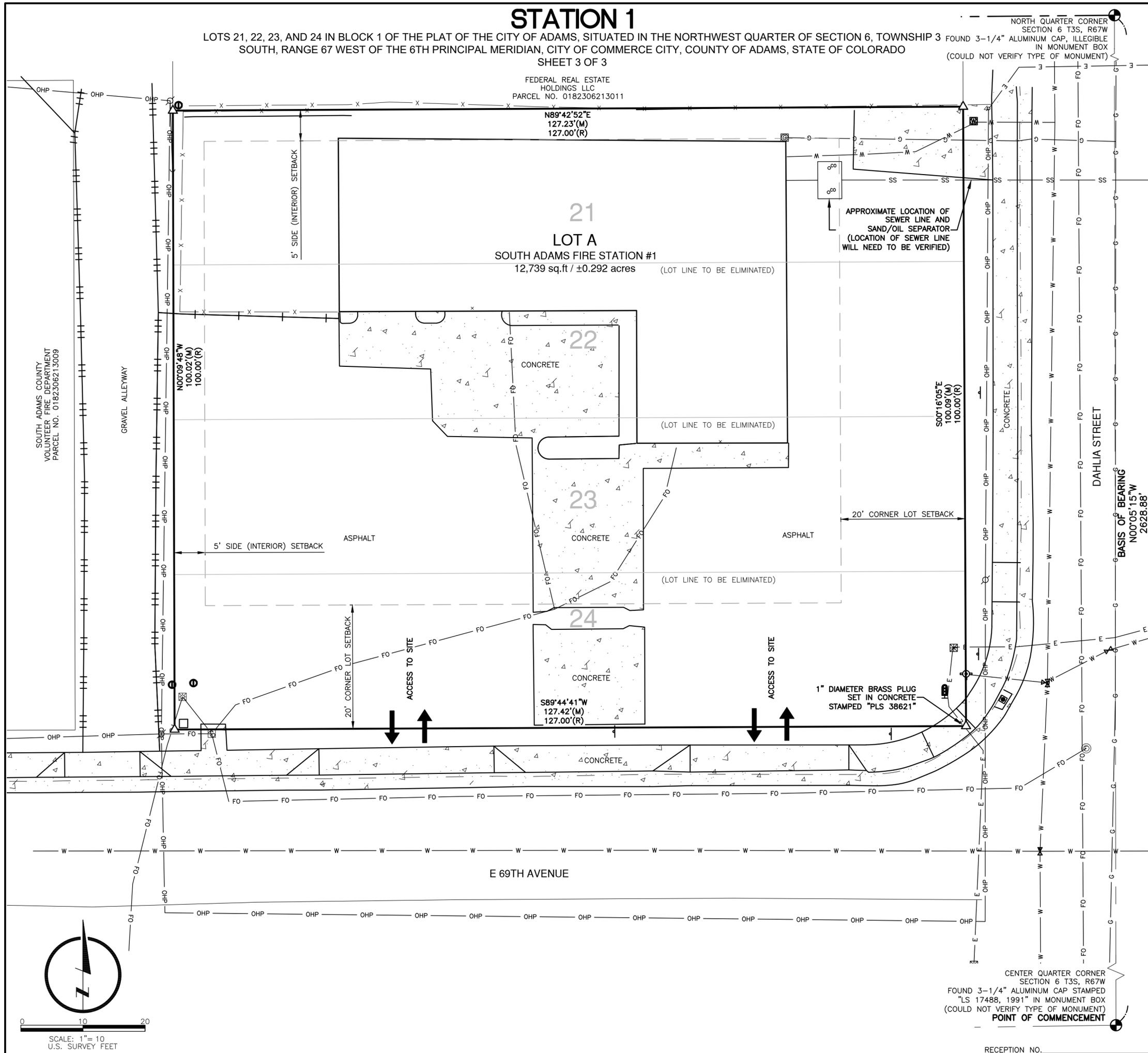
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3 OF 3

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