

Prepared By:
Westside Properties
 Land Planning Services
 Westside Properties, LLC
 6000 West 10th Avenue, Suite 100
 Denver, Colorado 80202

DATE	REVISION
01/15/11	Original Schedule
02/15/11	Final PUD Schedule
03/15/11	Final PUD Schedule

Property Owner:
Mid-Rail Real Estate, LLC
 6950 Jensen Drive
 Houston, TX 77025
 (713) 354-4126

Sam Stein, Owner's Project Manager
 (713) 696-4027
 sam.stein@ssa-steel.com

**INTSEL PROPERTIES
 PUD ZONE DOCUMENT
 LAND USE PLAN**

**SHEET
 3 OF 5**

F32-64 3/5

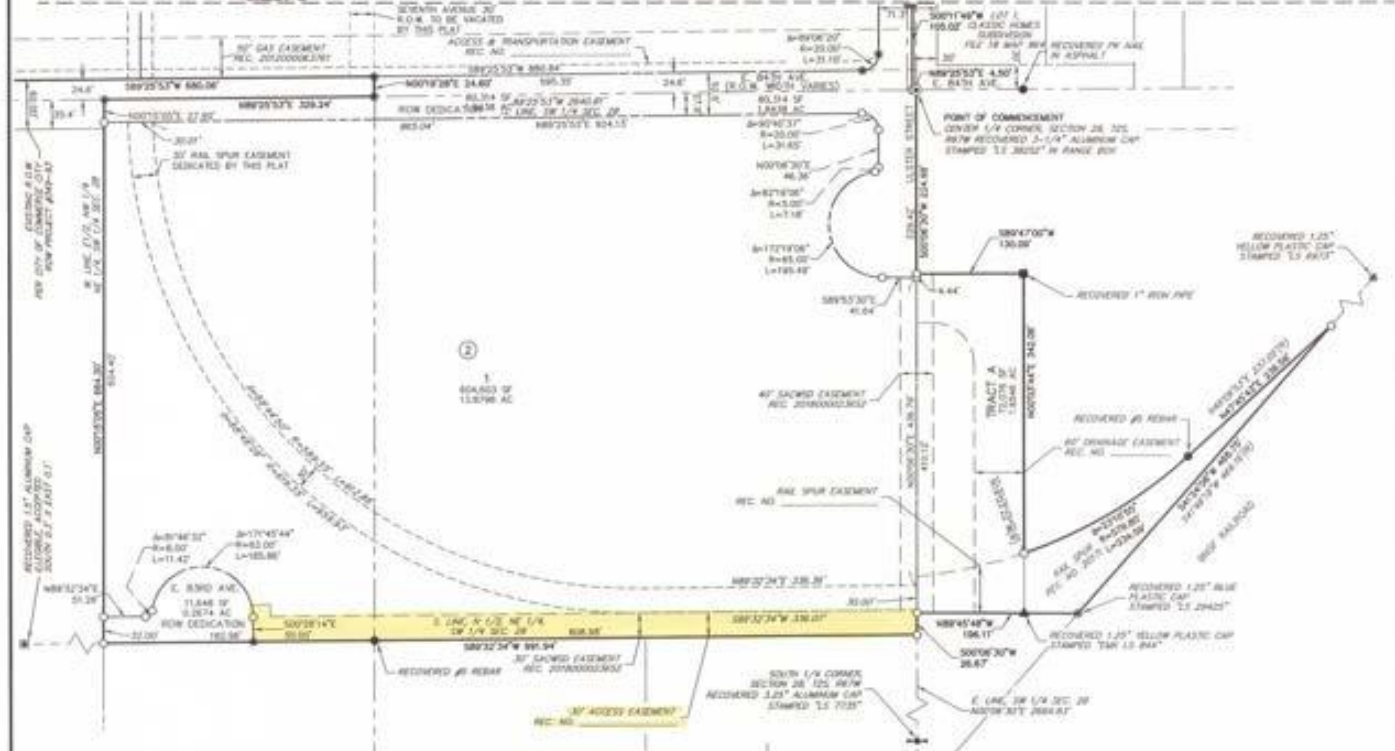
SKLD, Inc. SW SKL13470 AD. 2014.03-2018.003

INTSEL STEEL WEST SUBDIVISION FILING NO. 2

A PORTION OF VACATED IRONDALE
 LOCATED IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO

SHEET 2

SHEET 3 OF 3



BASIS OF BEARINGS

BASES OF BEARINGS IS THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN. BEING MONUMENTED AT THE NORTH BY A 3-1/4\"/>

BENCHMARK

ROUND CORNER BENCHMARK STATION, BEING DISCOVERED AS A 3-1/4\"/>



LEGEND

- RECOVERED 1/2\"/>
- RECOVERED 1/2\"/>
- RECOVERED 1/2\"/>
- LOT DIMENSION
- EASEMENT DIMENSION

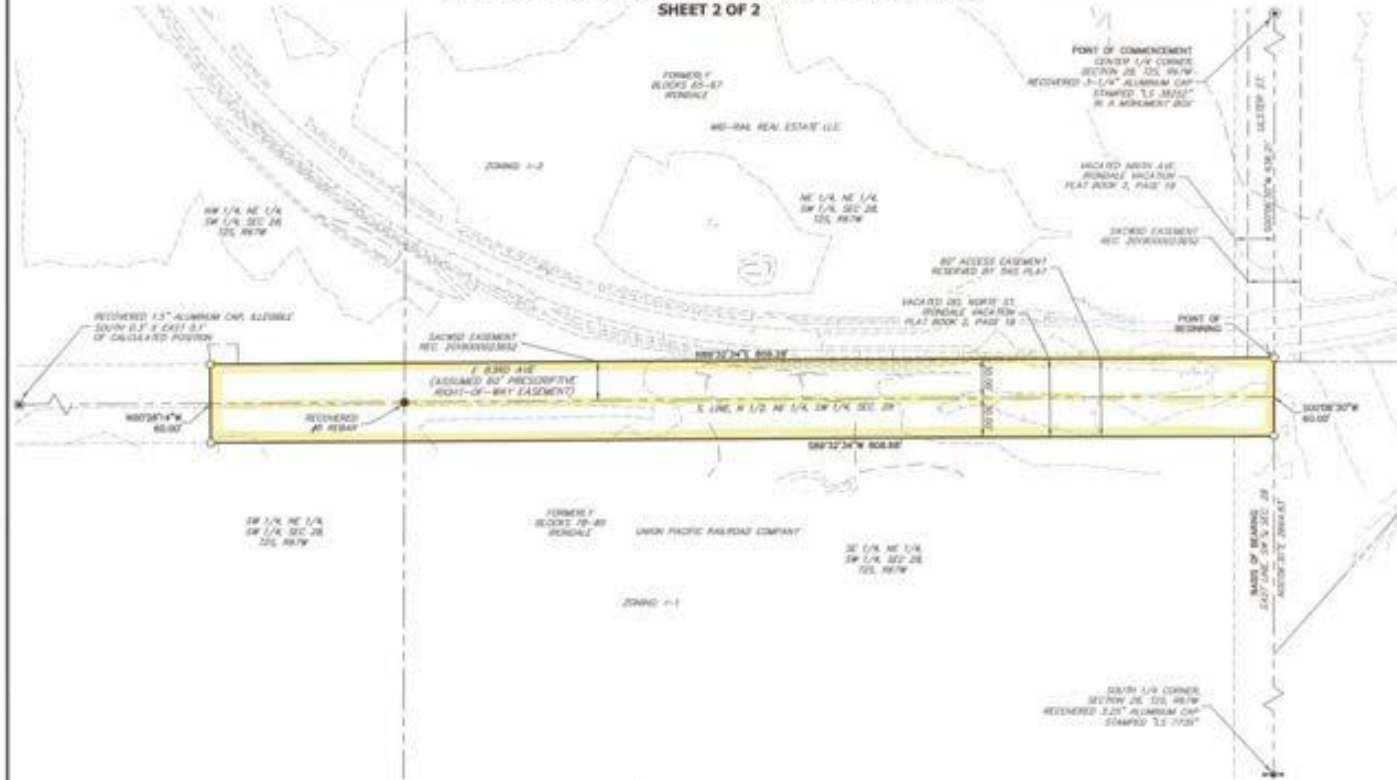
FINAL PLAT
 INTSEL STEEL WEST F2
 JOB NO. 15455.08
 05/28/2023



Colorado 800-491-8881 • Colorado Springs 719-524-0588
 Fort Collins 970-491-8881 • www.jrengineering.com

EAST 83RD AVENUE VACATION PLAT

A PARCEL OF LAND BEING A PORTION OF VACATED DEL NORTE AVENUE
 LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 2 OF 2



BENCHMARK
 QUAD COUNTY UTILITY STATION 852013 DISCOVERED AS A 3-1/4" ALUMINUM SURVEY MARK BOLT STAMPED "852013 1948 200W 50" BELONG TO THE TOP OF A 4-1/2" THICK ALUMINUM ROD ENCASED IN A 6" PVC PIPE WITH A LOCK CAP. SET IN A CONCRETE FOOT 6-1/2" BELOW SURFACE LEVEL. STATION IS LOCATED EAST OF THE INTERSECTION OF INTERSTATE 76 AND EAST 83RD AVENUE, 640 FEET EAST OF INTERSTATE 76, 87' NORTH OF THE CENTER LINE OF EAST 83RD AVENUE, AND 500' EAST OF THE CENTER LINE OF QUINN STREET. NAAD 1988 ELEVATION = 5222.88



LEGEND
 ○ SET 1/2" NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "15 30251"

VACATION PLAT
 EAST 83RD AVE.
 JOB NO. 15055.00
 05/18/2023

J.R. ENGINEERING
 + Phone Images
 Colorado 303-761-6555 • Denver, Colorado 80202
 10101 Colorado 303-441-8881 • www.jrengineering.com









ATE
ERTY
ASSING
PING
S WILL
ECUTED

