

SECOND CREEK FARM FILING NO. 3 - AMENDMENT NO. 3

A REPLAT OF TRACT B, SECOND CREEK FARM FILING NO. 1, AMENDMENT NO. 1
AND TRACT KK, SECOND CREEK FARM FILING NO. 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 5

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SECOND CREEK HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY AND CITY OF COMMERCE CITY BEING THE OWNERS OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT B, SECOND CREEK FARM FILING NO. 1, AMENDMENT NO. 1, RECORDED AUGUST 30, 2019 AT RECEPTION NO. 2019000071790, COUNTY OF ADAMS, STATE OF COLORADO

TOGETHER WITH

TRACT KK, SECOND CREEK FARM FILING NO. 3, RECORDED MAY 25, 2021 AT RECEPTION NO. 202100062961, COUNTY OF ADAMS, STATE OF COLORADO

CONTAINING 1,258,953 SQUARE FEET OR 28.9016 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **SECOND CREEK FARM FILING NO. 3 - AMENDMENT NO. 3** AND DO HEREBY DEDICATE TO THE CITY OF COMMERCE CITY, STATE OF COLORADO, TRACT A AND PUBLIC RIGHTS OF WAY IN FEE SIMPLE, AND WARRANTS TITLE TO THE SAME, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AS SHOWN ON THIS PLAT AND HEREBY DEDICATES SUCH EASEMENTS TO THE CITY OF COMMERCE CITY, AS ARE CREATED HEREBY, AND DEPICTED, SHOWN, OR REFERENCED BY NOTE HEREON AND WARRANTS TITLE TO THE SAME.

EXECUTED THIS _____ DAY OF _____, 20____

OWNER:
SECOND CREEK HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
JOEL H. FARKAS, MANAGER

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

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, 20____ BY JOEL H. FARKAS AS MANAGER OF SECOND CREEK HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

OWNER:
CITY OF COMMERCE CITY

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

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, 20____ BY _____ AS _____ OF CITY OF COMMERCE CITY.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

DEED OF TRUST HOLDER:
RESPOND LAND, LLC

BY: _____

PRINT NAME AND TITLE: _____

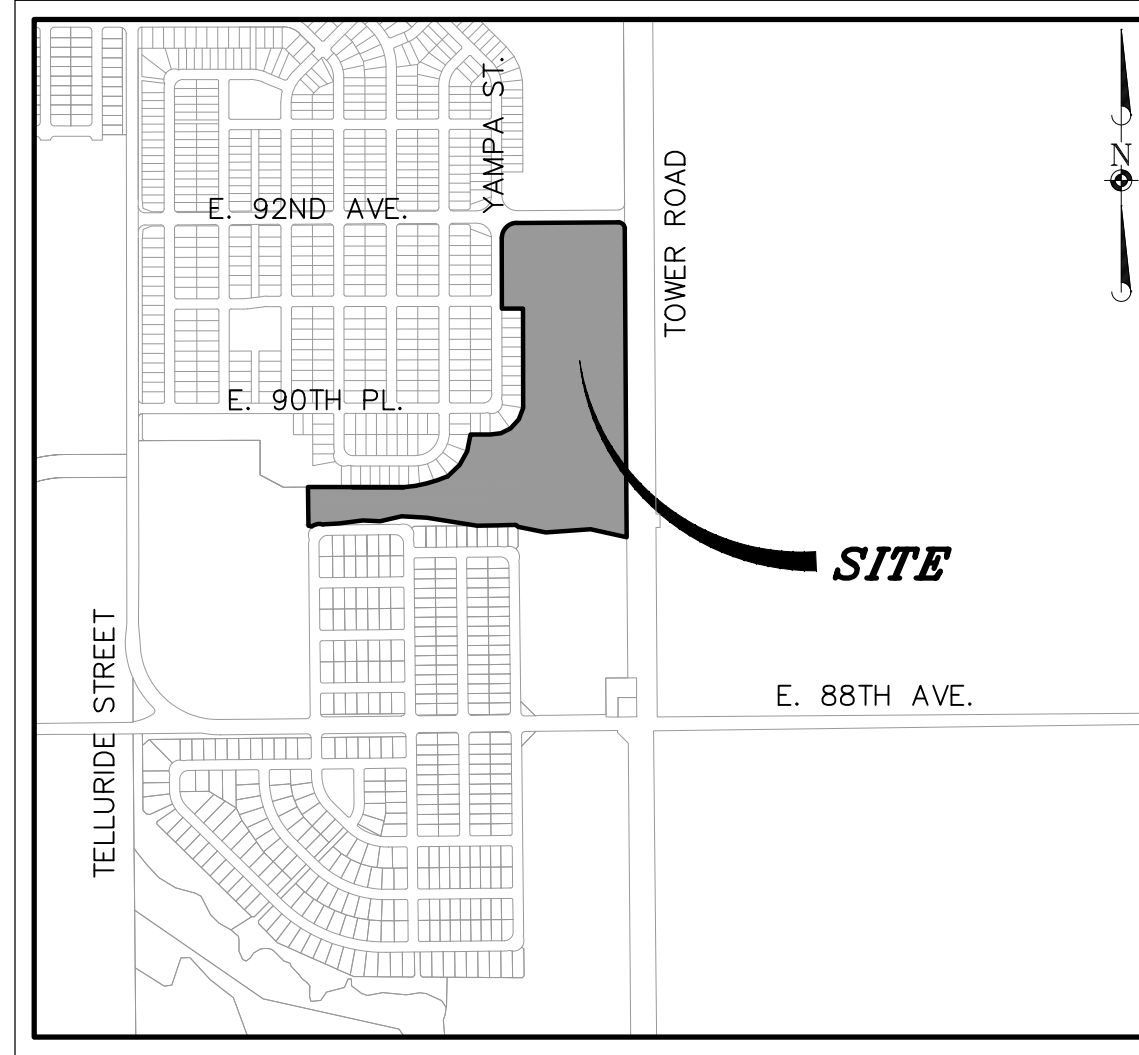
STATE OF _____)
COUNTY OF _____) SS
CITY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, 20____ BY _____ AS _____ OF RESPOND LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____



VICINITY MAP

(1" = 1000')

NOTES

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES, ORDER NUMBER 100-N0041751-010-T02, WITH A COMMITMENT DATE OF FEBRUARY 02, 2023.
- ALL EASEMENTS WITHIN THE BOUNDARY OF THIS SUBDIVISION THAT WERE PREVIOUSLY GRANTED/DEDICATED BY SECOND CREEK FARM SUBDIVISION FILING NO. 3, RECORDED IN THE ADAMS COUNTY RECORDS UNDER DOCUMENT NO. 2021000062961 ARE HEREBY VACATED BY THIS PLAT.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS OF BEARINGS:** THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°20'45" WEST, AS MONUMENTED ON THE SOUTH BY A 2.5" ALUMINUM CAP STAMPED, "ISI, LS 29425, 2018" IN A MONUMENT BOX AND ON THE NORTH BY A 2.5" ALUMINUM CAP STAMPED, "ISI, LS 29425, 2018" IN A MONUMENT BOX.
- FLOODPLAIN:** THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 08001C0635H WITH AN EFFECTIVE DATE OF MARCH 5, 2007.

CITY COUNCIL CERTIFICATE

APPROVAL BY CITY OF COMMERCE CITY, CITY COUNCIL THIS _____ DAY

OF _____, AD 20____.

ATTEST: _____
CITY CLERK MAYOR

SURVEYOR'S CERTIFICATION

I, STACY LYNN JACOBS, 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.

I ATTEST THE ABOVE ON _____

STACY LYNN JACOBS, PLS
COLORADO REG NO. 38495
FOR AND ON BEHALF OF MANHARD CONSULTING
7600 E. ORCHARD ROAD, SUITE 150-N
GREENWOOD VILLAGE, COLORADO 80111
(303) 708-0500

CITY STAFF CERTIFICATE

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY THIS _____ DAY

OF _____, 20____.

CITY ENGINEER

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

DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

NOTES (CONTINUED...)

- NOTICE IS HEREBY GIVEN:**
 - ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREBY 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.
- THIS SUBDIVISION IS PART OF THE SECOND CREEK FARM PUD ZONE, DOCUMENT 1ST AMENDMENT, RECORDED AT RECEPTION NO 2021000050110.
- THIS SUBDIVISION CONTAINS TWO LOTS, TWO TRACTS AND NO PUBLIC OR PRIVATE RIGHTS-OF-WAY.
- THE STORM WATER DETENTION AREA SHOWN HEREON SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND THE 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.
- NO BUILDING OR STRUCTURE WILL BE CONSTRUCTED IN THE DETENTION AREA AND NO CHANGES OR ALTERATIONS AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE DETENTION AREA WILL BE MADE WITHOUT THE APPROVAL OF THE CITY.
- THIS SUBDIVISION IS PART OF THE SECOND CREEK FARM FILING NO. 3, RECEPTION NO. 2021000062961.
- USES ON LOT 1 MUST INCLUDE AT LEAST ONE NON-RESIDENTIAL USE, BUT MAY BE IN CONJUNCTION WITH THE PERMITTED MULTI-FAMILY USE

FOR REVIEW ONLY

REVISIONS	DATE	DRAWN BY

Manhard CONSULTING
7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

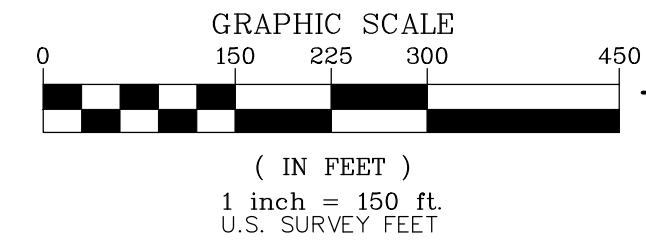
SECOND CREEK FARM FILING NO. 3 - AMENDMENT NO. 3
CITY OF COMMERCE CITY, COUNTY OF ADAMS, COLORADO
FINAL PLAT

PROJ MGR:	DJB
PROJ ASSOC:	DJB
DRAWN BY:	JAF
DATE:	02/23/23
SCALE:	N/A

7/26/2024 6:54 AM Dwg Name: P:\Sccco\dwg\Surv\Drawings\Plat of Subdivision\Final\Plat\Filing No. 3 - Amendment No. 3_A3.dwg Updated By: mwcoo © 2022 MANHARD CONSULTING ALL RIGHTS RESERVED

SECOND CREEK FARM FILING NO. 3 - AMENDMENT NO. 3

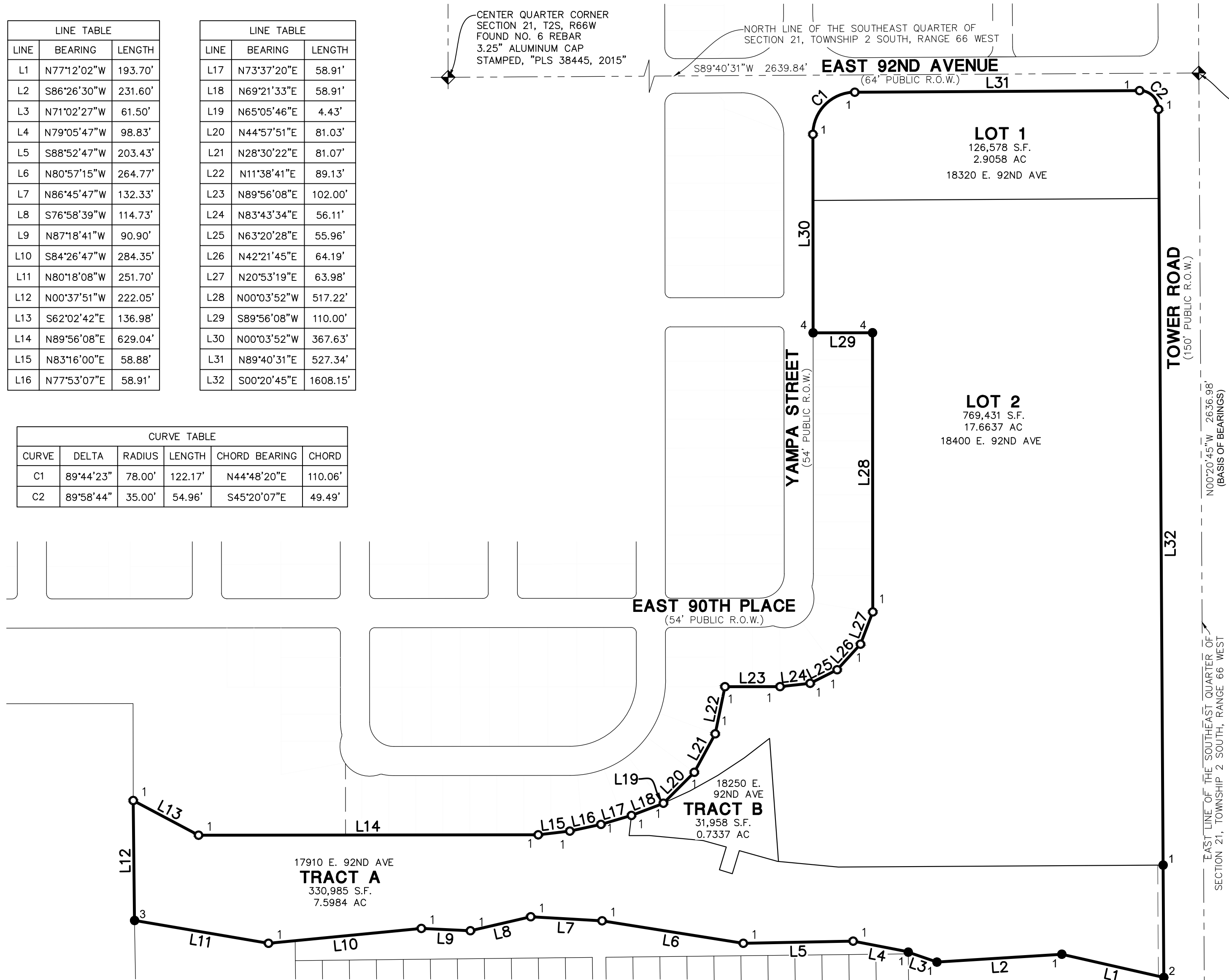
A REPLAT OF TRACT B, SECOND CREEK FARM FILING NO. 1, AMENDMENT NO. 1
 AND TRACT KK, SECOND CREEK FARM FILING NO. 3
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 2 OF 5



LINE	BEARING	LENGTH
L1	N77°12'02"W	193.70'
L2	S86°26'30"W	231.60'
L3	N71°02'27"W	61.50'
L4	N79°05'47"W	98.83'
L5	S88°52'47"W	203.43'
L6	N80°57'15"W	264.77'
L7	N86°45'47"W	132.33'
L8	S76°58'39"W	114.73'
L9	N87°18'41"W	90.90'
L10	S84°26'47"W	284.35'
L11	N80°18'08"W	251.70'
L12	N00°37'51"W	222.05'
L13	S62°02'42"E	136.98'
L14	N89°56'08"E	629.04'
L15	N83°16'00"E	58.88'
L16	N77°53'07"E	58.91'

LINE	BEARING	LENGTH
L17	N73°37'20"E	58.91'
L18	N69°21'33"E	58.91'
L19	N65°05'46"E	4.43'
L20	N44°57'51"E	81.03'
L21	N28°30'22"E	81.07'
L22	N11°38'41"E	89.13'
L23	N89°56'08"E	102.00'
L24	N83°43'34"E	56.11'
L25	N63°20'28"E	55.96'
L26	N42°21'45"E	64.19'
L27	N20°53'19"E	63.98'
L28	N00°03'52"W	517.22'
L29	S89°56'08"W	110.00'
L30	N00°03'52"W	367.63'
L31	N89°40'31"E	527.34'
L32	S00°20'45"E	1608.15'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°44'23"	78.00'	122.17'	N44°48'20"E	110.06'
C2	89°58'44"	35.00'	54.96'	S45°20'07"E	49.49'



EAST QUARTER CORNER SECTION 21, T2S, R66W FOUND 2.5" ALUMINUM CAP STAMPED, "ISI, LS 29425, 2018" IN MONUMENT BOX

N00°20'45"W 2636.98' (BASIS OF BEARINGS)

EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST

SOUTHEAST CORNER SECTION 21, T2S, R66W FOUND 2.5" ALUMINUM CAP STAMPED, "ISI, LS 29425, 2018" IN MONUMENT BOX

- LEGEND**
- ◆ = FOUND SECTION CORNER AS NOTED
 - 1 = FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 38445"
 - 2 = FOUND NO. 5 REBAR NO CAP
 - 3 = FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 2_673"
 - 4 = FOUND NO. 5 REBAR WITH 1.25" ORANGE PLASTIC CAP STAMPED, "PLS 38495"
 - 1 = SET 18" LONG NO. 5 REBAR WITH 1.25" ORANGE PLASTIC CAP STAMPED, "PLS 38495" FLUSH WITH GROUND

TRACT SUMMARY CHART

TRACT	AREA (S.F.)	AREA (AC.)	USE	OWNERSHIP	MAINTENANCE
TRACT A	330,985	7.5984	DRAINAGE AND UTILITIES	CITY OF COMMERCE CITY	CITY OF COMMERCE CITY
TRACT B	31,958	0.7337	DRAINAGE AND UTILITIES	CITY OF COMMERCE CITY	CITY OF COMMERCE CITY

DRAWN BY	MKW	REVISIONS		DATE	
PROJECT	SECOND CREEK FARM FILING NO. 3 - AMENDMENT NO. 3	DATE	07/26/24	BY	JAF
CITY	CITY OF COMMERCE CITY, COUNTY OF ADAMS, COLORADO	DATE	06/20/24	BY	SLJ
SCALE	1" = 150'	DATE	09/16/23	BY	JAF
SHEET	2 OF 5	DATE		BY	
FOR AND ON BEHALF OF	MANHARD CONSULTING	DATE		BY	

Manhard CONSULTING

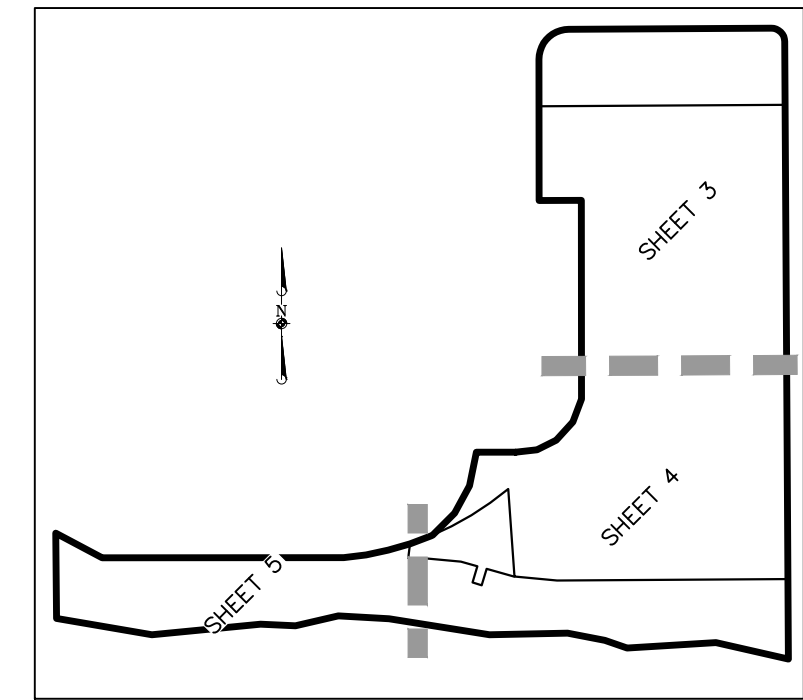
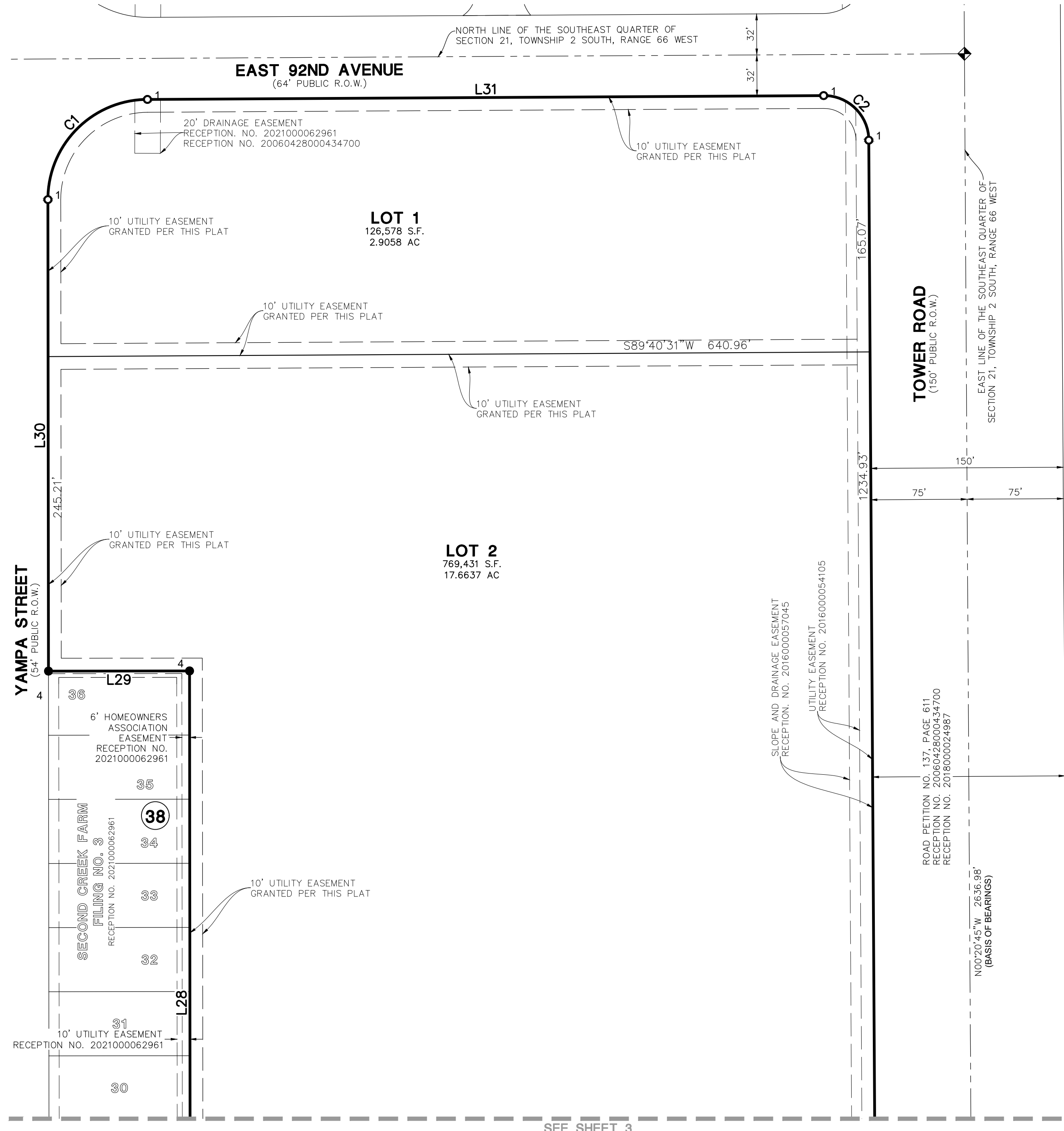
7600 East Orchard Road, Suite 150-A, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

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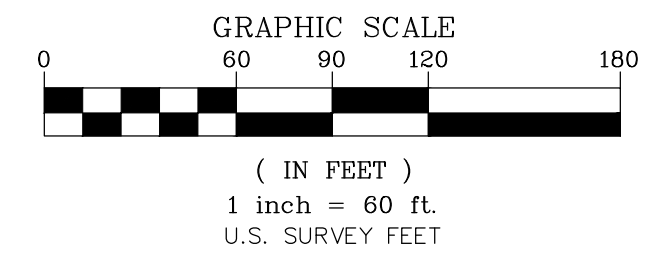
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SECOND CREEK FARM FILING NO. 3 - AMENDMENT NO. 3

A REPLAT OF TRACT B, SECOND CREEK FARM FILING NO. 1, AMENDMENT NO. 1
 AND TRACT KK, SECOND CREEK FARM FILING NO. 3
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 4 OF 5



KEY MAP
 (1" = 500')



LEGEND

- ◆ = FOUND SECTION CORNER AS NOTED
- 1 = FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 38445"
- 2 = FOUND NO. 5 REBAR NO CAP
- 3 = FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 2_673"
- 4 = FOUND NO. 5 REBAR WITH 1.25" ORANGE PLASTIC CAP STAMPED, "PLS 38495"
- 1 = SET 18" LONG NO. 5 REBAR WITH 1.25" ORANGE PLASTIC CAP STAMPED, "PLS 38495" FLUSH WITH GROUND

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°44'23"	78.00'	122.17'	N44°48'20"E	110.06'
C2	89°58'44"	35.00'	54.96'	S45°20'07"E	49.49'

LINE TABLE

LINE	BEARING	LENGTH
L28	N00°03'52"W	517.22'
L29	S89°56'08"W	110.00'
L30	N00°03'52"W	367.63'
L31	N89°40'31"E	527.34'
L32	S00°20'45"E	1608.15'

FOR REVIEW ONLY

FOR AND ON BEHALF OF
 MANHARD CONSULTING

Manhard CONSULTING <small>7600 East Orchard Road, Suite 150-A, Greenwood Village, CO 80111, ph: 303.708.0500, manhard.com Civil Engineering Surveying & Geospatial Services GIS Water Resource Management Construction Management</small>	REVISIONS	DRAWN BY
	DATE	MKW
	07/26/24 ADDRESS 4TH ROUND COMMENTS	SLJ
	06/20/24 ADDRESS 3RD ROUND COMMENTS	JAF
SECOND CREEK FARM FILING NO. 3 - AMENDMENT NO. 3		
CITY OF COMMERCE CITY, COUNTY OF ADAMS, COLORADO		
PROJ MGR: DJB	PROJ ASSOC: DJB	
DRAWN BY: JAF		
DATE: 02/23/23		
SCALE: 1" = 60'		
SHEET 3 OF 5		
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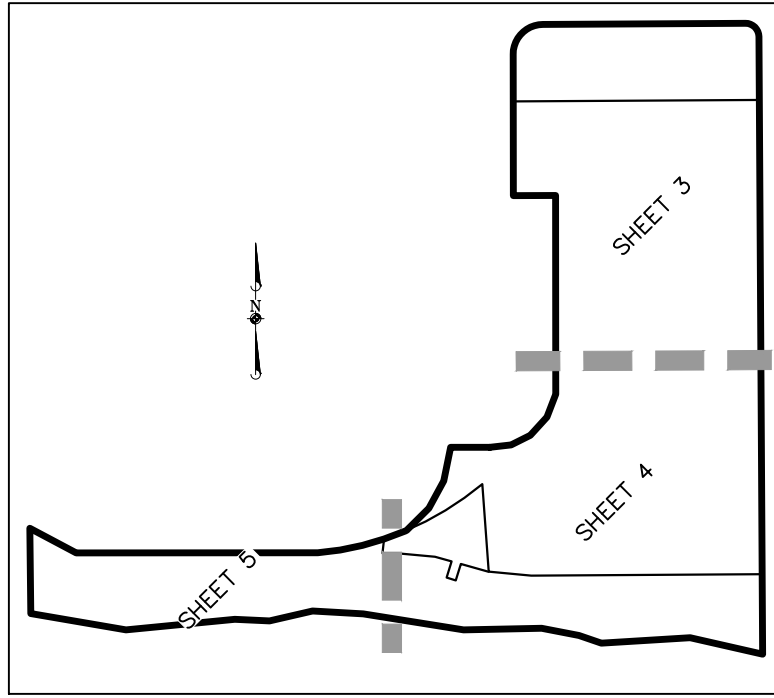
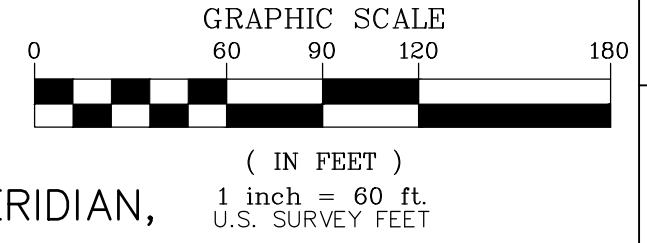
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SECOND CREEK FARM FILING NO. 3 - AMENDMENT NO. 3

A REPLAT OF TRACT B, SECOND CREEK FARM FILING NO. 1, AMENDMENT NO. 1
AND TRACT KK, SECOND CREEK FARM FILING NO. 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 5



KEY MAP

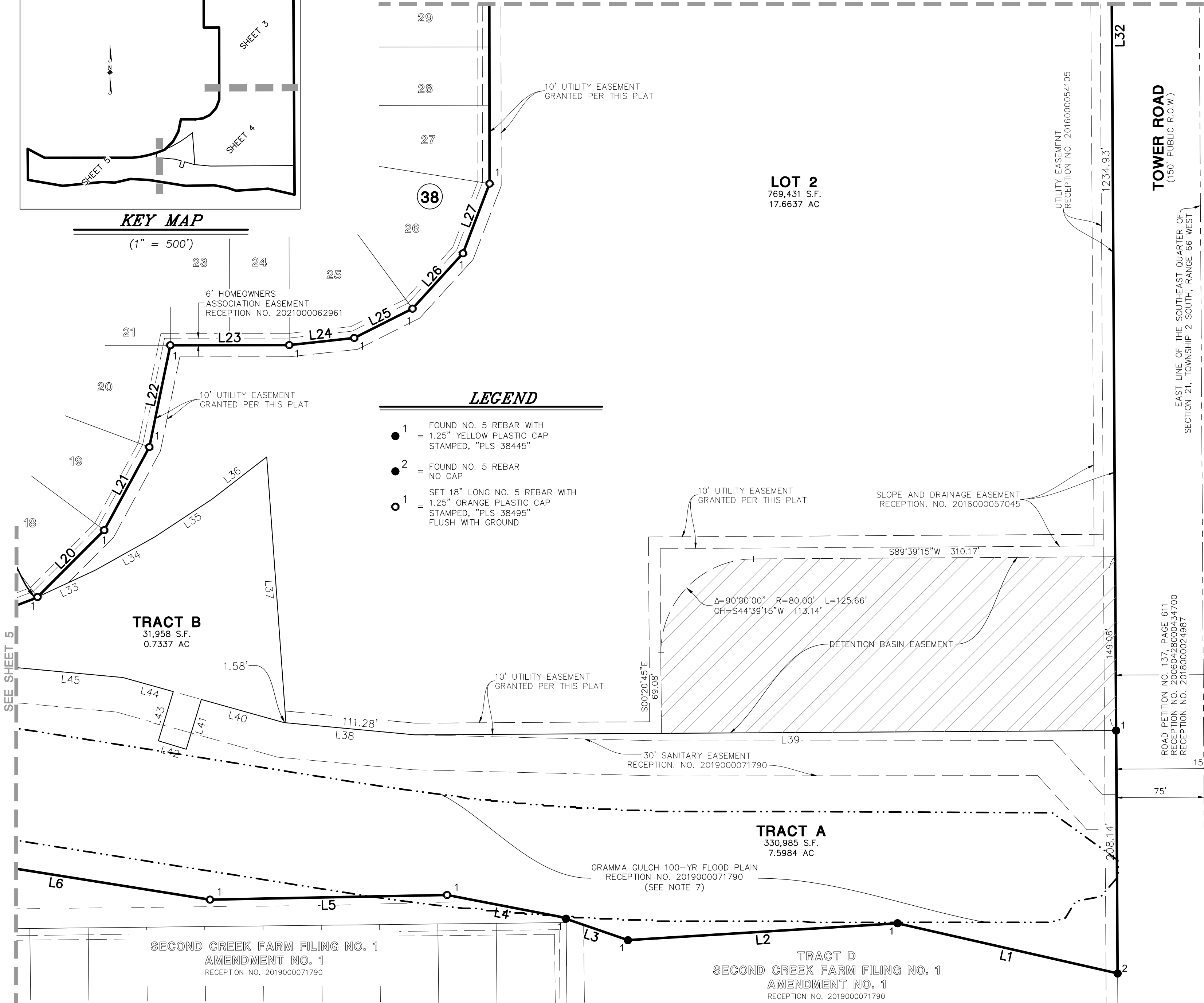
(1" = 500')

SEE SHEET 3

LINE TABLE		
LINE	BEARING	LENGTH
L1	N77°12'02"W	193.70'
L2	S86°26'30"W	231.60'
L3	N71°02'27"W	61.50'
L4	N79°05'47"W	98.83'
L5	S88°52'47"W	203.43'
L6	N80°57'15"W	264.77'
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L28	N00°03'52"W	517.22'
L32	S00°20'45"E	1608.15'
L33	S65°05'46"W	54.49'
L34	S60°49'59"W	58.91'
L35	S56°34'12"W	58.91'
L36	S52°18'25"W	58.91'

LINE TABLE		
LINE	BEARING	LENGTH
L37	N04°07'40"W	228.56'
L38	N84°40'07"W	111.28'
L39	S89°39'15"W	601.45'
L40	N74°22'07"W	73.69'
L41	S16°54'22"W	44.62'
L42	N73°05'38"W	25.00'
L43	N16°54'22"E	44.06'
L44	N74°22'07"W	44.78'
L45	N84°41'33"W	100.05'

- LEGEND**
- 1 = FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 38445"
 - 2 = FOUND NO. 5 REBAR NO CAP
 - 1 = SET 18" LONG NO. 5 REBAR WITH 1.25" ORANGE PLASTIC CAP STAMPED, "PLS 38495" FLUSH WITH GROUND



TOWER ROAD
(150' PUBLIC R.O.W.)
EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST

ROAD PETITION NO. 137, PAGE 611
RECEPTION NO. 20060428000434700
RECEPTION NO. 2018000024987



FOR REVIEW ONLY

FOR AND ON BEHALF OF
MANHARD CONSULTING

PROJ MGR.	DJB
PROJ ASSOC.	DJB
DRAWN BY.	JAF
DATE.	02/23/23
SCALE.	1" = 60'
SHEET 4 OF 5	
000.SCCCO.40	

Manhard CONSULTING
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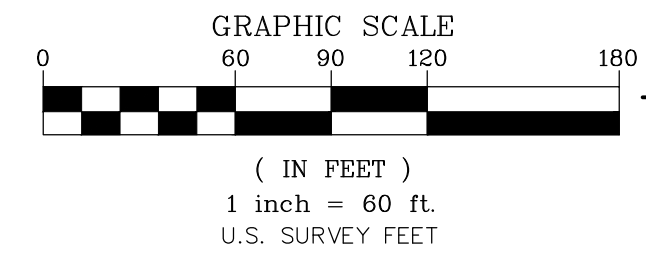
SECOND CREEK FARM FILING NO. 3 - AMENDMENT NO. 3
CITY OF COMMERCE CITY, COUNTY OF ADAMS, COLORADO
FINAL PLAT

7/26/2024 6:54 AM Dwg Name: P:\Sccco\dwg\Surv\Final Drawings\Final Plat\Filing No. 3 - Amendment No. 3\Sccco01_F3_A3.dwg Updated By: mwcoo

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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 5



DATE	REVISIONS	DRAWN BY
07/26/24	ADDRESS 4TH ROUND COMMENTS	MKW
06/20/24	ADDRESS 3RD ROUND COMMENTS	SLJ
09/18/23	FIRST SUBMITTAL COMMENTS	JAF

Manhard CONSULTING
7600 East Orchard Road, Suite 150A, Greenwood Village, CO 80111, ph:303.708.0600, manhard.com
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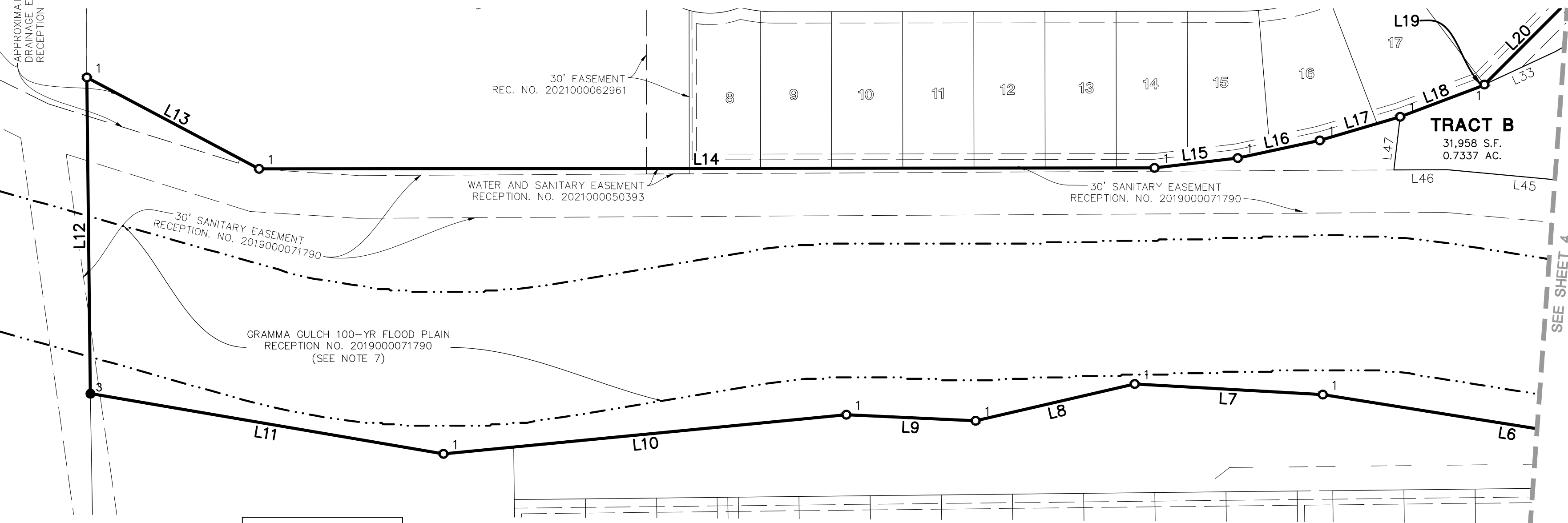
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CITY OF COMMERCE CITY, COUNTY OF ADAMS, COLORADO
FINAL PLAT

PROJ MGR: DJB
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DRAWN BY: JAF
DATE: 02/23/23
SCALE: 1" = 60'
SHEET 5 OF 5
000.SCCCO.40

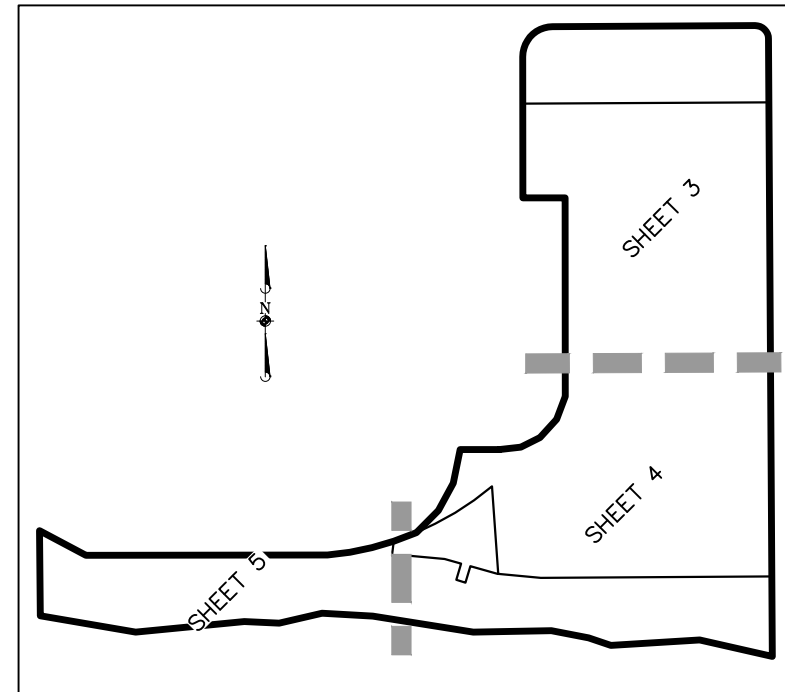
FOR REVIEW ONLY

FOR AND ON BEHALF OF MANHARD CONSULTING

APPROXIMATE LOCATION DRAINAGE EASEMENT AREA RECEPTION NO. 2021000049417



LINE	BEARING	LENGTH
L7	N86°45'47"W	132.33'
L8	S76°58'39"W	114.73'
L9	N87°18'41"W	90.90'
L10	S84°26'47"W	284.35'
L11	N80°18'08"W	251.70'
L12	N00°37'51"W	222.05'
L13	S62°02'42"E	136.98'
L14	N89°56'08"E	629.04'
L15	N83°16'00"E	58.88'
L16	N77°53'07"E	58.91'
L17	N73°37'20"E	58.91'
L18	N69°21'33"E	58.91'
L19	N65°05'46"E	4.43'
L20	N44°57'51"E	81.03'
L33	S65°05'46"W	54.49'
L45	N84°41'33"W	100.05'
L46	S89°41'09"W	37.30'
L47	N06°43'30"E	37.60'



KEY MAP

(1" = 500')

- LEGEND**
- ◆ = FOUND SECTION CORNER AS NOTED
 - 1 = FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 38445"
 - 2 = FOUND NO. 5 REBAR NO CAP
 - 3 = FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 2_673"
 - 4 = FOUND NO. 5 REBAR WITH 1.25" ORANGE PLASTIC CAP STAMPED, "PLS 38064"
 - 1 = SET 18" LONG NO. 5 REBAR WITH 1.25" ORANGE PLASTIC CAP STAMPED, "PLS 38495" FLUSH WITH GROUND

7/26/2024 6:54 AM Dwg Name: P:\Sccco\dwg\Surv\Drawings\Plat of Subdivision\Final\Plat\Filing No. 3 - Amendment No. 3 - Sccco01_F3_A3.dwg Updated By: mwwood © 2022 MANHARD CONSULTING. ALL RIGHTS RESERVED.