

# SEVENTH AVENUE VACATION PLAT

## A PARCEL OF LAND BEING A PORTION OF VACATED DEL NORTE AVENUE LACTED IN THE NORTHWEST QUARTER 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 1 OF 2

#### **LEGAL DESCRIPTION SEVENTH AVENUE VACATION**

A PARCEL OF LAND BEING A PORTION OF SEVENTH AVENUE RECORDED IN BOOK 3 AT PAGE 20 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 38252" IN A RANGE BOX AT THE CENTER QUARTER CORNER AND A 2-1/2" ALUMINUM CAP STAMPED "LS 22097" IN A RANGE BOX AT THE WEST QUARTER CORNER, BEING ASSUMED TO BEAR S89°25'53"W.

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN:

THENCE ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, S89°25'53"W A DISTANCE OF 660.68 FEET;

THENCE DEPARTING SAID SOUTH LINE, N00°34'07"W A DISTANCE OF 24.60 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF E. 84TH AVENUE, AND THE POINT OF BEGINNING;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°25'53"W A DISTANCE OF 30.00 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, N00°19'28"E A DISTANCE OF 587.53 FEET, TO A POINT ON THE SOUTHERLY LINE OF LOT 1, INTSEL STEEL WEST SUBDIVISION RECORDED UNDER RECEPTION NO. 2016000079990 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

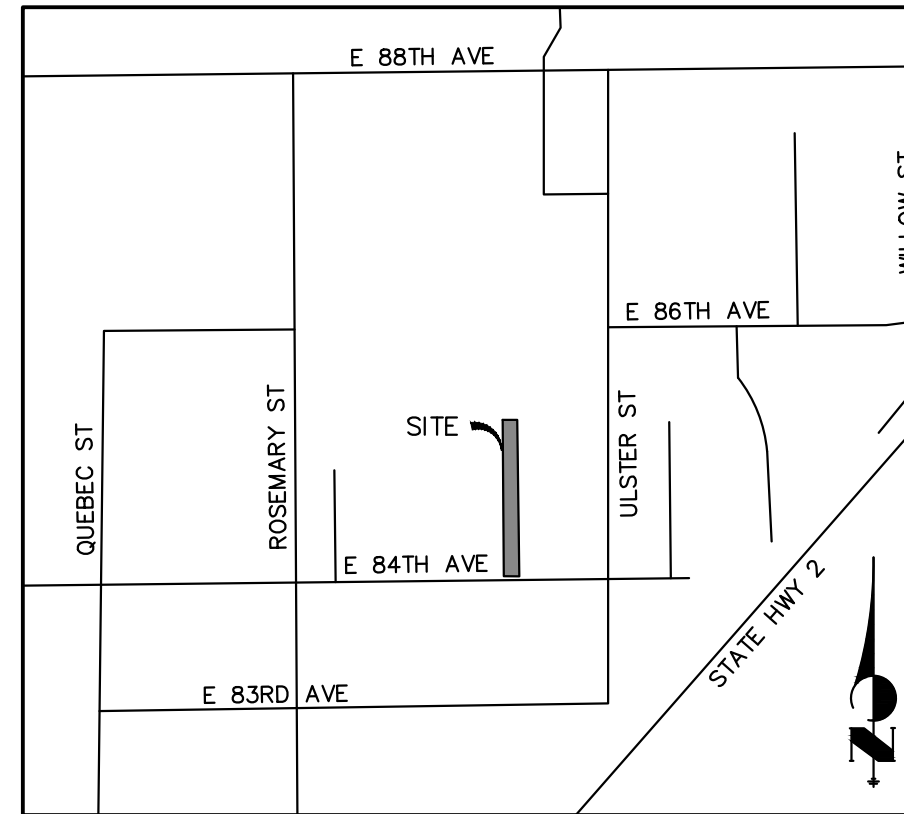
THENCE ON SAID SOUTHERLY LINE, N89°32'46"E A DISTANCE OF 30.00 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, THENCE S00°19'28"W A DISTANCE OF 587.47 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 17625 SQUARE FEET OR 0.4046 ACRES.

#### **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, CONVEYANCE OF A 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.
- 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.



**VICINITY MAP**  
SCALE: 1"=1,000'

#### **GENERAL NOTES**

- PER THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, CERTIFICATION IS DEFINED AS A STATEMENT THAT INCLUDES THE FOLLOWING: (A) IS SIGNED AND/OR SEALED BY A PROFESSIONAL LAND SURVEYOR REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED THEREIN HAVE BEEN PERFORMED BY THE PROFESSIONAL LAND SURVEYOR OR UNDER THE PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE. (B) IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (C) IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. (D) IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- 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.
- ALL LINEAL UNITS DEPICTED ON THIS VACATION 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.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF ADAMS COUNTY, COLORADO.
- THE LAST FIELD INSPECTION OF THIS SITE WAS ON DECEMBER 20, 2023.
- THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR THE CITY OF COMMERCE CITY, COLORADO, MAP NUMBER 08001C0607H, EFFECTIVE DATE MARCH 5TH, 2007.

#### **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  
PROFESSIONAL LAND SURVEYOR  
COLORADO LICENSE NUMBER 38252  
FOR AND ON BEHALF OF JR ENGINEERING, LLC  
7200 SOUTH ALTON WAY, SUITE C400, CENTENNIAL, CO 80112

#### **PLANNING COMMISSION CERTIFICATE**

APPROVED BY THE CITY OF COMMERCE CITY, PLANNING COMMISSION, THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

CHAIRPERSON

#### **CITY COUNCIL CERTIFICATE**

APPROVED BY CITY COUNCIL OF THE CITY OF COMMERCE CITY, PLANNING COMMISSION, THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

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\_\_\_\_.

CLERK AND RECORDER

BY DEPUTY

RECEPTION NO.: \_\_\_\_\_

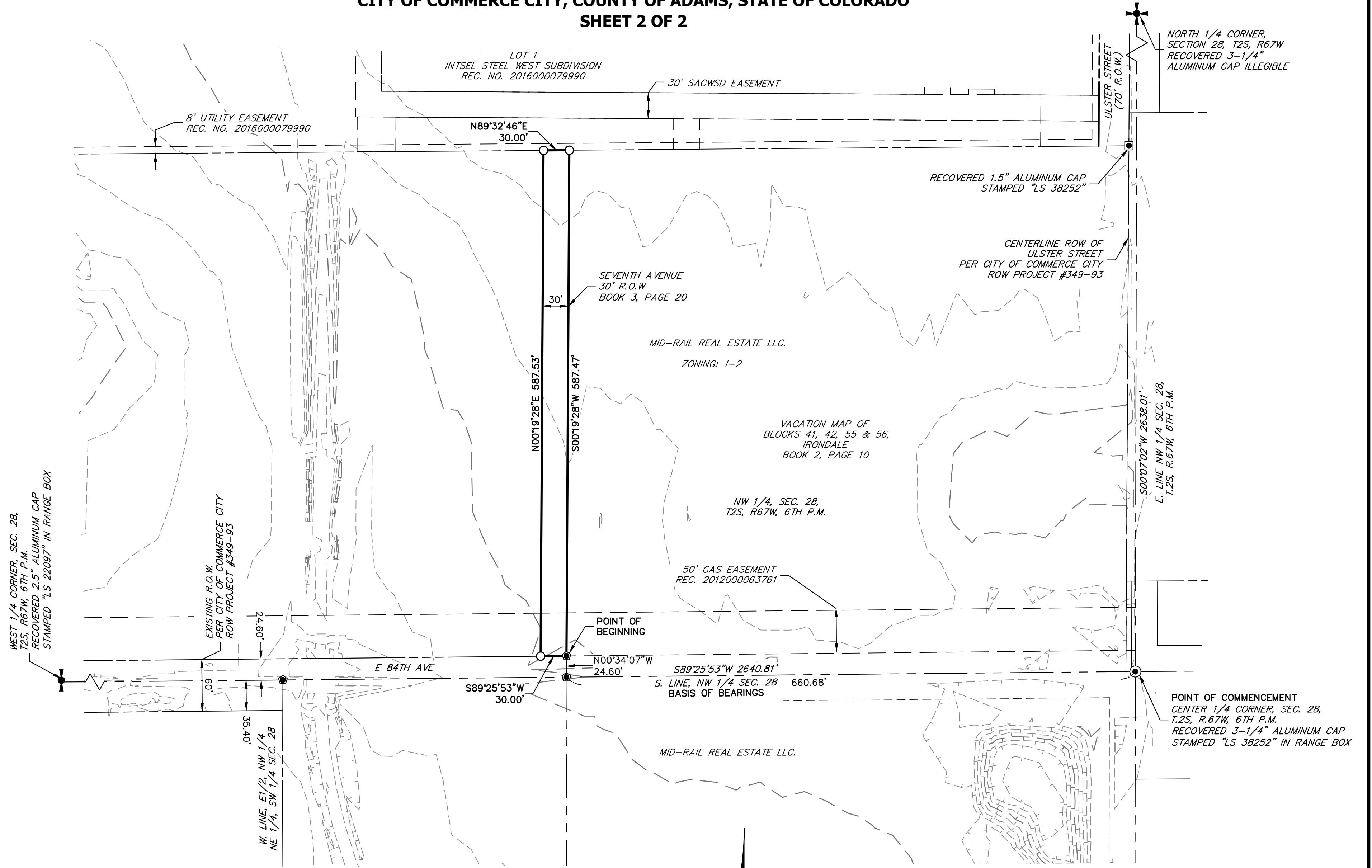
VACATION PLAT  
SEVENTH AVE.  
JOB NO. 15855.00  
04/25/2024



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Fort Collins 970-491-9888 • www.jrengineering.com

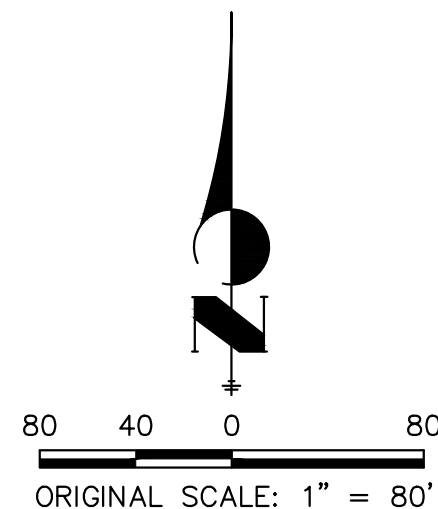
# SEVENTH AVENUE VACATION PLAT

A PARCEL OF LAND BEING A PORTION OF SEVENTH AVENUE  
 LOCATED IN THE NORTHWEST QUARTER 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

ADAMS COUNTY CONTROL STATION: 95.0213 DESCRIBED AS A 3-1/4" ALUMINUM SURVEY MARK DISK STAMPED "95.0213 1995 2S67W S21" SECURED TO THE TOP OF A 5/8" FINNED ALUMINUM ROD ENCASED IN A 6" PVC PIPE WITH A LOGO CAP. SET IN A CONCRETE POST 0.2' BELOW GROUND LEVEL. STATION IS LOCATED EAST OF THE INTERSECTION OF INTERSTATE 76 AND EAST 88TH AVENUE, 0.65 MILES EAST OF INTERSTATE 76, 82' NORTH OF THE CENTER LINE OF EAST 88TH AVENUE, AND 209' EAST OF THE CENTER LINE OF QUINCE STREET. NAVD 1988 ELEVATION = 5122.06



## LEGEND

- RECOVERED PK NAIL W/ SHINER STAMPED: "LS 38252"
- SET 18" NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED: "LS 38252"

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