

HIMALAYA MILE ROAD ROW VACATION PLAT

LOCATED IN THE EAST HALF OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

LEGAL DESCRIPTION OF HIMALAYA MILE ROAD RIGHT-OF-WAY VACATED BY THIS PLAT:

A parcel of land previously dedicated as Right-Of-Way and being a portion of the East Half (E1/2) of Section Twenty-seven (27), Township Two South (T.2S.), Range Sixty-six West (R.66W.) of the Sixth Principal Meridian (6th P.M.), City of Commerce City, County of Adams, State of Colorado, being more particularly described as follows; to wit;

COMMENCING at the Northeast Corner of said Section 27 and assuming the North line of the Northwest Quarter (NW1/4) of Section 26 as bearing North 89° 03' 17" East a distance of 2637.11 feet with all other bearings contained herein relative thereto;
THENCE South 00° 32' 43" West along the East line of the Northeast Quarter of Section 27 a distance of 30.01 feet to the Southerly Right of Way Line of E. 88th Avenue and to the POINT OF BEGINNING.

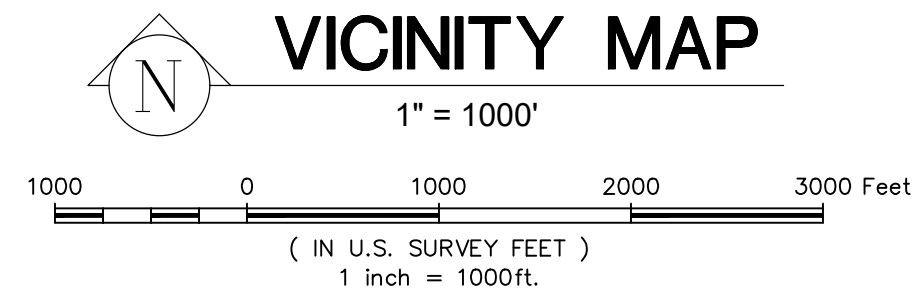
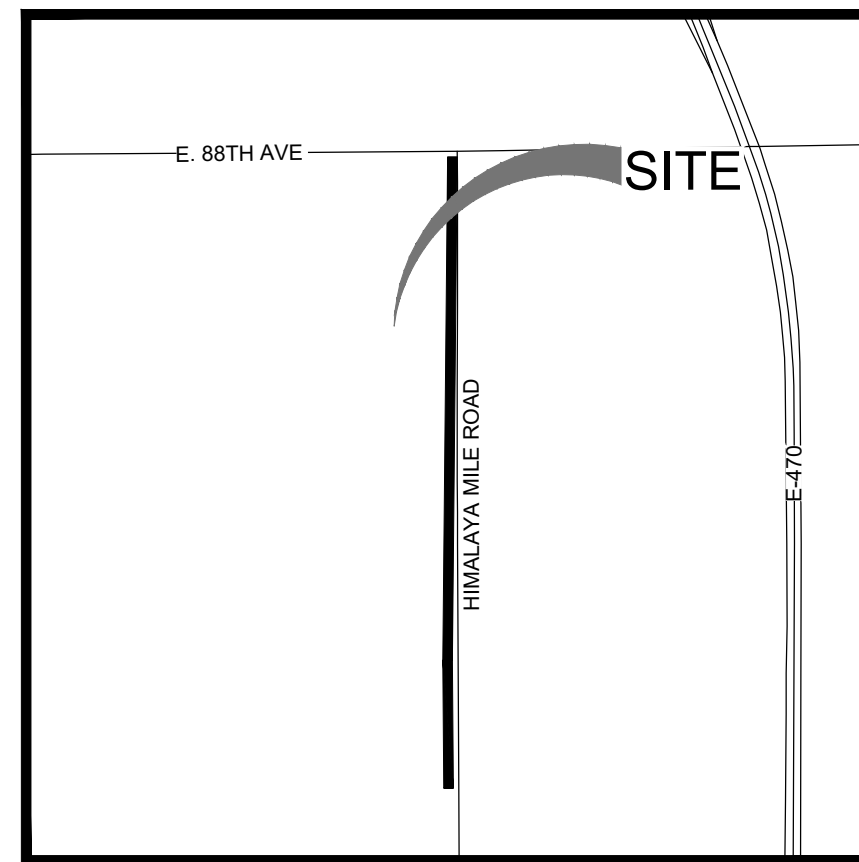
The following Two (2) courses are along the Easterly of Right of Way line of said Himalaya Mile Road.

THENCE South 00° 32' 43" West along said East line of the Northeast Quarter of Section 27 a distance of 2621.54 feet to the East Quarter (E1/4) corner of Section 27;
THENCE South 00° 29' 06" East along the East line of the Southeast Quarter of Section 27 a distance of 664.98 feet to the South Sixteenth (S1/16) corner common to said Section 27 and Section 26;
THENCE South 89° 30' 54" West departing said East line of the Southeast Quarter of Section 27 a distance of 50.00 feet to the Westerly Right of Way line of Himalaya Mile Road as described in Resolution, recorded June 6, 1989 as Reception No. 1989020885196, in Book 3570, Page 288 of the Records of Adams County;

The following Two (2) courses are along said Westerly Right of Way line of Himalaya Mile Road.

THENCE North 00° 29' 06" West a distance of 665.43 feet;
THENCE North 00° 32' 43" East a distance of 2621.14 feet to the Southerly Right of Way Line of E. 88th Avenue;
THENCE North 89° 34' 23" East along said Southerly Right of Way Line of E. 88th Avenue a distance of 50.01 feet to the POINT OF BEGINNING.

TOTAL AREA OF RIGHT OF WAY BEING VACATED is 164,327 square feet or 3.77 acres, more or less (±)



SURVEYOR'S STATEMENT

I, Robert C. Tesseley, a Colorado Registered Professional Land Surveyor 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.

DRAFT
08-01-2023
PRELIMINARY - NOT FOR CONSTRUCTION,
PLANNING PURPOSES OR IMPLEMENTATION

Robert C. Tesseley
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of Northern Engineering

Address: 301 North Howes Street, Suite 100, Fort Collins, CO 80521

NOTICE IS HEREBY GIVEN (AS REQUIRED BY THE CITY OF COMMERCE CITY):

- 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.
- 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 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.

CITY COUNCIL CERTIFICATE:

Approval by City of Commerce City, City Council this _____ day of _____, A.D. 20 _____

Attest:

City Clerk _____ Mayor _____

PLANNING COMMISSION CERTIFICATE:

Approved by the City of Commerce City, Planning Commission, this _____ day of _____, A.D. 20 _____

Chairperson _____

CITY STAFF CERTIFICATE:

Approval by the City Engineer of City of Commerce City this _____ day of _____, A.D. 20 _____

Director
Department of Community Development

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 _____ as Reception Number _____

County Clerk and Recorder

By: _____
Deputy

SURVEYOR NOTES:

- This survey does not constitute a title search by the surveyor. Any information regarding record easements, adjoiners, and other documents that might affect the quality of title to this tract of land was obtained from Land Title Guarantee Company Order No. ABD70667715-11, dated June 8, 2023 at 5:00 p.m. as prepared by Old Republic National Title Insurance Company.
- Basis of Bearings: The North line of the Northwest Quarter of Section 26 as bearing North 89° 03' 17" East, bearings derived from the Colorado State Plane Coordinate System (Central Zone).
- Unit of measure is U.S. Survey Feet.
- The subject property is in "Zone X", "areas of minimal flood hazard" per FEMA Flood Map 08001C0635H, effective March 5, 2007, and FEMA Flood Map 08001C0655J, effective February 17, 2017.
- ALLIED WASTE SYSTEMS OF COLORADO FILING NO. 2 contains 4,944,211 square feet, or 113.50 acres, more or less.
- All improvement and development obligations, shall be set forth in a separate agreement signed by the property owner seeking development approval for a lot. Nothing herein shall impose any development or improvement obligations upon Applicant, pursuant to this plat.
- A copy of the title commitment and the documents contained therein were provided to the owner, client and attorney listed hereon for their use and review.
- Not all documents listed in the title commitment are plottable or definable by their terms. All easements that are definable by their descriptions are shown hereon with sufficient data to establish their position. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.
- Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- The word "State", "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730-1).
- Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed hereon assumes no responsibility for the mineral rights upon the subject property.
- Adjacent property owner information per the Adams County GIS Property Search Interactive Map.
- Per CRS 38-51-105 (3)(a), (3)(b), (4)(b), (4)(c), & 5, the Developer/Owner of the subdivision plat has the requirement of providing monumentation of the interior corners created by this platting procedure within one year of the effective date of a sales contract. The Surveyor of record of said subdivision plat has only the required responsibility of providing for the on the ground monumentation of the external boundary of the subdivision plat.
- Standard notes as requested by the City of Greeley and listed hereon are being required as a condition of approval by the City of Greeley. The notes, as listed hereon, were provided to Northern Engineering by the City of Greeley.
- It is unlawful under Colorado Revised Statutes Title 18. Criminal Code § 18-4-508 to knowingly disturb, deface, remove, or destroy a land survey monument or accessory.
- A current title commitment will be provided to the surveyor prior to final submittal. * This note will be removed prior to finalizing survey.
- This survey is a draft only. Monuments have not been set or upgraded. Monuments will be set and or upgraded prior to plat finalizing and recording. * This note will be removed prior to finalizing survey.

SIGNATURE OF DEDICATION:

State of: _____

County of: _____

City of: _____

The foregoing dedication was acknowledged before me this _____ day of _____, A.D. 2023 by:

My Commission expires: _____

Notary Public: _____

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 27
TOWNSHIP: 2S
RANGE: 66W

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4188
NORTHERNENGINEERING.COM

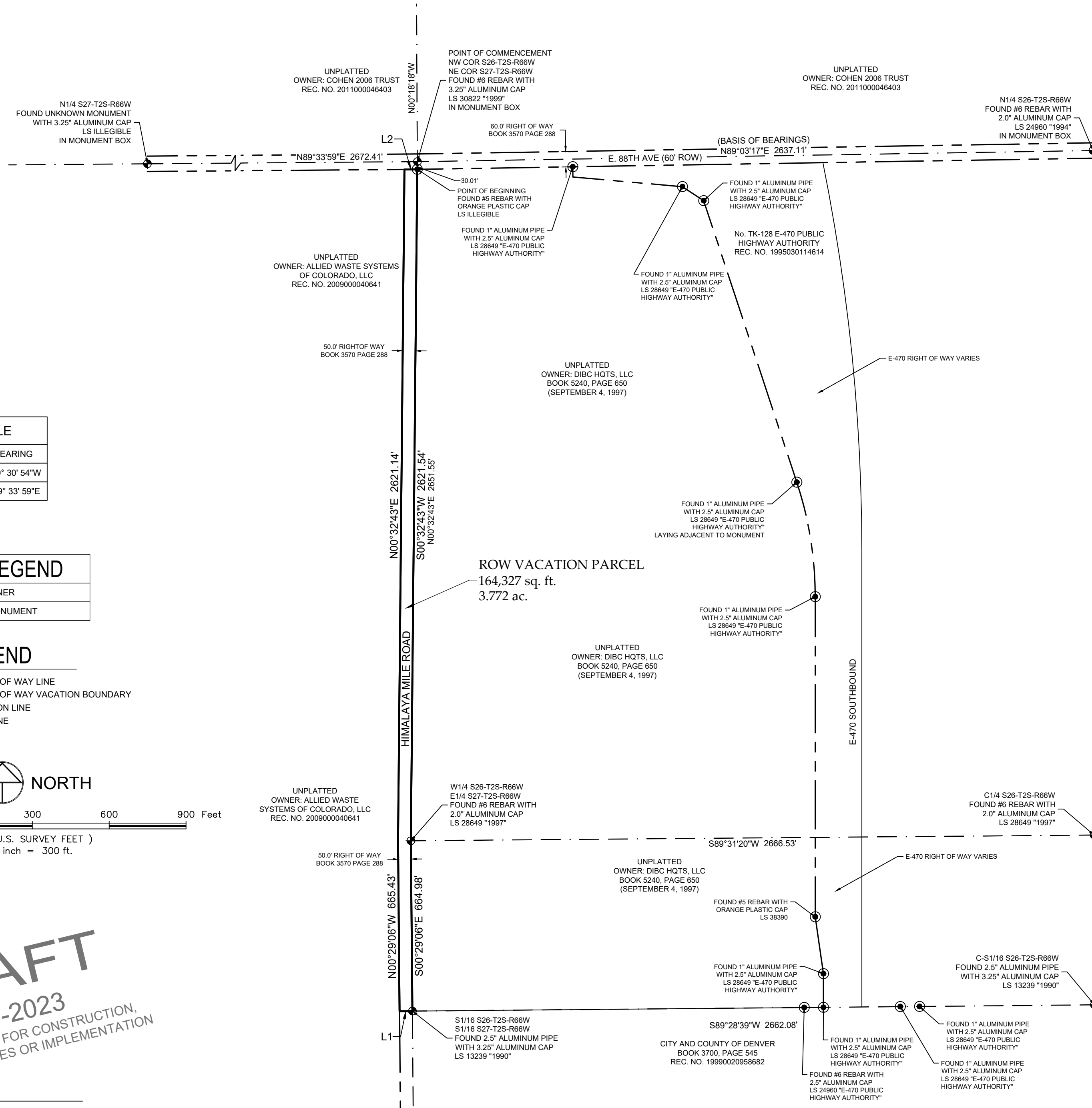
PROJECT: 1804-001.01
DATE: 08/01/2023
DESIGNED BY: N/A
SCALE: 1"=300'
DRAWN BY: S.PAQUIN
REVIEWED BY: R. TESSELEY

HIMALAYA MILE ROAD ROW VACATION PLAT
S27-T2S-R66W
ADAMSCOUNTY, CO

Sheet
1
Of 2 Sheets

HIMALAYA MILE ROAD ROW VACATION PLAT

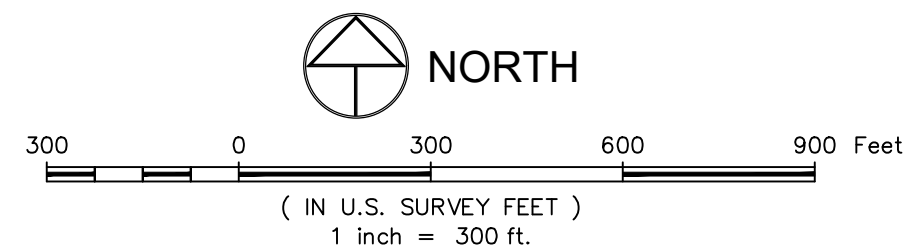
LOCATED IN THE EAST HALF OF SECTION 27, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2



LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	S89° 30' 54"W
L2	50.01'	N89° 33' 59"E

SYMBOL LEGEND	
	FOUND SECTION CORNER
	FOUND PROPERTY MONUMENT

LINE LEGEND	
	RIGHT OF WAY LINE
	RIGHT OF WAY VACATION BOUNDARY
	SECTION LINE
	LOT LINE



DRAFT
08-01-2023
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of Northern Engineering Services, Inc.

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ROW VACATION PLAT
S27-T2S-R66W
ADAMSCOUNTY, CO**

Sheet
2
Of 2 Sheets

RECEPTION NO.: