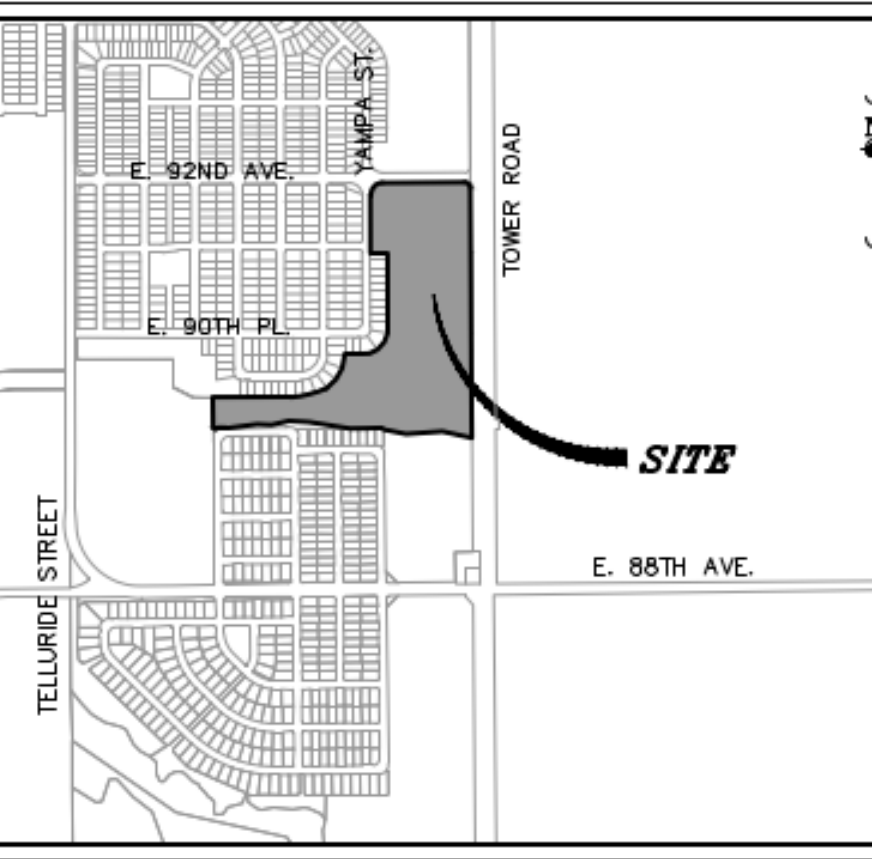


# SECOND CREEK FILING 3 AMENDMENT 3 & TRACT B CONVEYANCE



# Agenda



INTRODUCTIONS



PUBLIC HEARINGS

*CITY COUNCIL—NOVEMBER 4<sup>TH</sup>,  
2024*



PLAT



TRACT B  
CONVEYANCE



QUESTIONS



— = Approximate property boundary

# Project Team



Civil Engineering | Surveying | Water Resources Management  
Construction Management | Landscape Architecture | Planning



FOSTER GRAHAM MILSTEIN & CALISHER, LLP

# Overall Plat

## 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. 2021000062961,  
COUNTY OF ADAMS, STATE OF COLORADO

CONTAINING 1,256,953 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 WARRANTIES 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 WARRANTIES 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

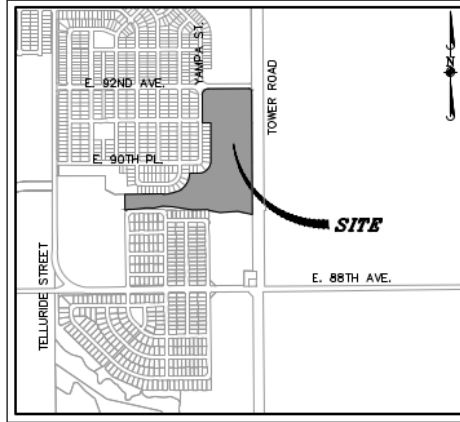
BY: \_\_\_\_\_  
PRINT NAME AND TITLE: \_\_\_\_\_

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 DEFACTS 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 RELED UPON THE TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES, ORDER NUMBER 100-40041791-010-102, 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, "151, LS 29425, 2018" IN A MONUMENT BOX AND ON THE NORTH BY A 2.5" ALUMINUM CAP STAMPED, "151, 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 080100635H 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: \_\_\_\_\_ MAYOR  
CITY CLERK

### 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. 30495  
FOR AND ON BEHALF OF MANHARD CONSULTING  
7600 E. ORCHARD ROAD, SUITE 150-11  
GREENWOOD VILLAGE, COLORADO 80111  
(303) 708-0500

FOR REVIEW ONLY

### 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:  
A. 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.

DATE	REVISION
07/28/24	ADDRESS, DT, BOUND COMMENTS
08/20/24	ADDRESS, DT, BOUND COMMENTS
07/19/23	FIRST SUBMITTAL COMMENTS

**Manhard CONSULTING**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF COLORADO, LICENSE NO. 15100  
15100 STATE STREET, SUITE 100, GREENWOOD VILLAGE, CO 80111

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

PREP BY	DJR
FILED BY	DJR
DESIGNED BY	JAF
DATE	02/23/23
DRAWN	N/A

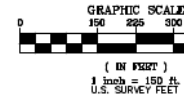
SHEET  
1 OF 5  
000.800000.00

# Overall Plat

## 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



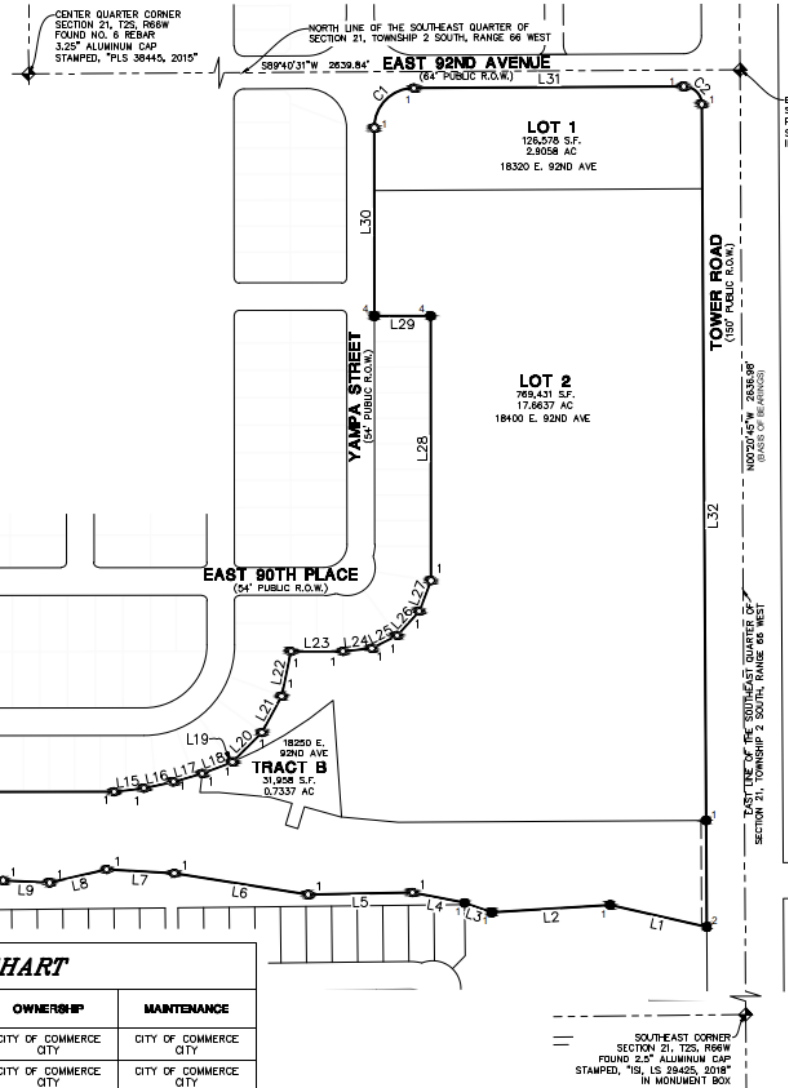
DATE	BY	REVISION
07/26/24	JAF	ADDRESS ART ROUND COMMENTS
06/20/24	JAF	ADDRESS 3RD ROUND COMMENTS
05/19/23	JAF	1ST SUBMITTAL COMMENTS

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'
L7	N86°45'47"W	132.33'
L8	S76°58'39"W	114.73'
L9	N87°18'41"W	90.90'
L10	S84°28'47"W	284.38'
L11	N80°18'08"W	251.70'
L12	N00°37'51"W	222.05'
L13	S62°02'42"E	136.98'
L14	N89°58'08"E	629.04'
L15	N83°16'00"E	58.88'
L16	N77°53'07"E	58.91'

LINE TABLE		
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°58'08"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°35'52"W	617.22'
L29	S89°28'08"W	110.00'
L30	N00°35'52"W	367.63'
L31	N89°40'31"E	527.34'
L32	S00°20'45"E	1608.15'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°44'23"	78.00'	122.17'	N44°48'20"E	110.00'
C2	89°38'44"	35.00'	54.96'	S45°20'07"E	49.49'



- 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 2-873"
  - 4 = FOUND NO. 5 REBAR WITH 1.25" ORANGE PLASTIC CAP STAMPED, "PLS 38495"
  - 5 = SET 18" LONG NO. 5 REBAR WITH 1.25" ORANGE PLASTIC CAP STAMPED, "PLS 38495" FLUSH WITH GROUND

TRACT	AREA (B.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

FOR REVIEW ONLY

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

FROM: JAF  
FOR: JAF  
DATE: 02/23/23  
SCALE: 1" = 150'

SHEET 2 OF 5  
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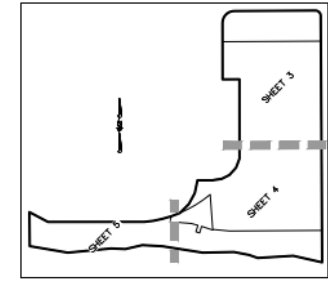
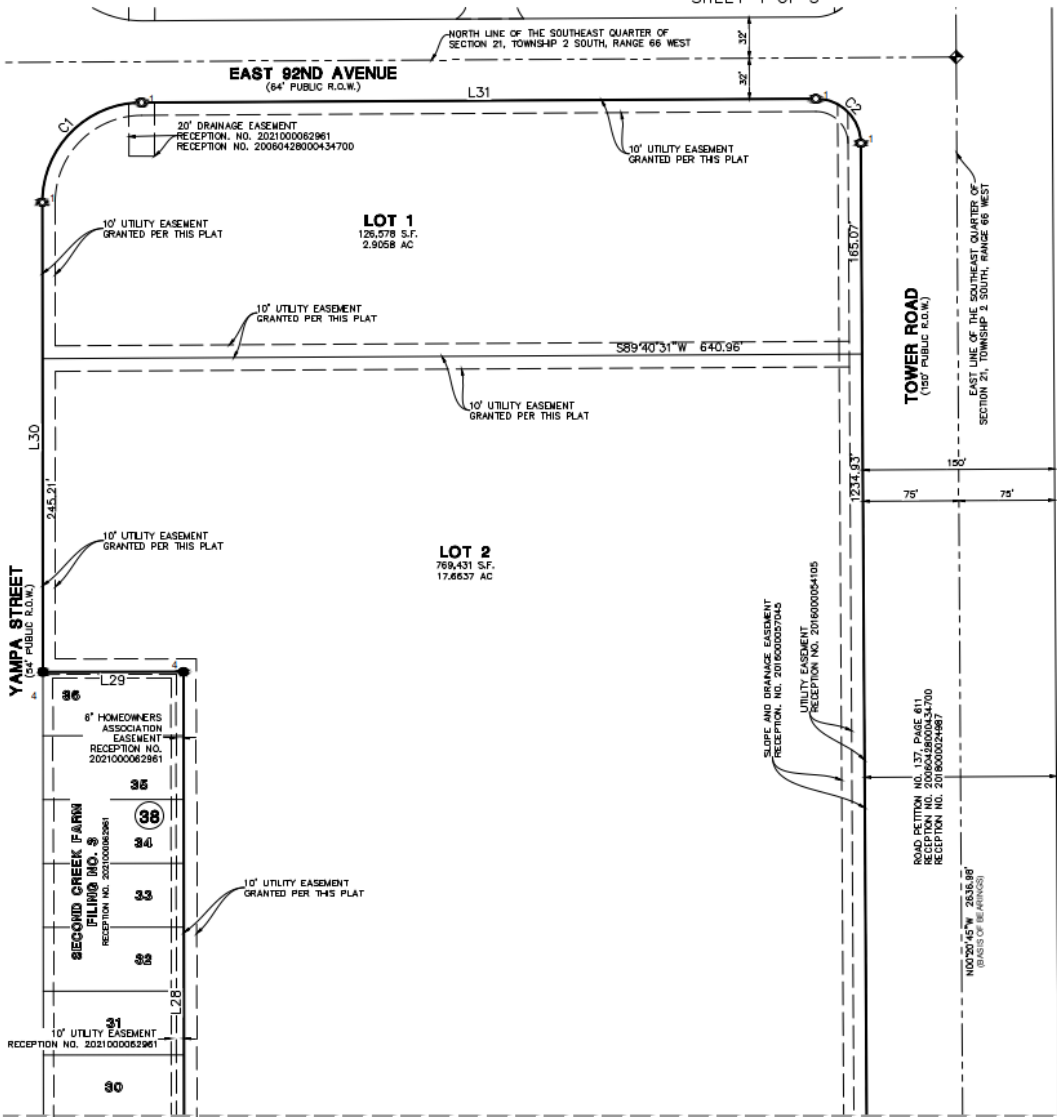
FOR AND ON BEHALF OF  
MANHARD CONSULTING

# Plat - North

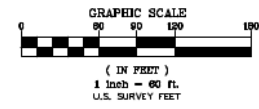
## SECOND CREEK FARM FILING NO. 3 - AMENDMENT NO. 3

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 38435"
  - 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 38492" 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

DATE	BY	REVISION
02/23/23	JAF	1.00
02/23/23	SLJ	3RD ROUND COMMENTS
07/26/24	MRW	4TH ROUND COMMENTS

**Manhard CONSULTING**  
 1000 N. WASHINGTON ST., SUITE 100  
 DENVER, COLORADO 80202  
 (303) 733-1100  
 WWW.MANHARDCONSULTING.COM

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

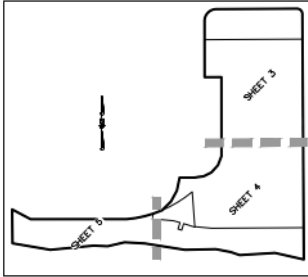
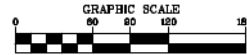
3 SHEET  
 OF 5  
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# Plat - South

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

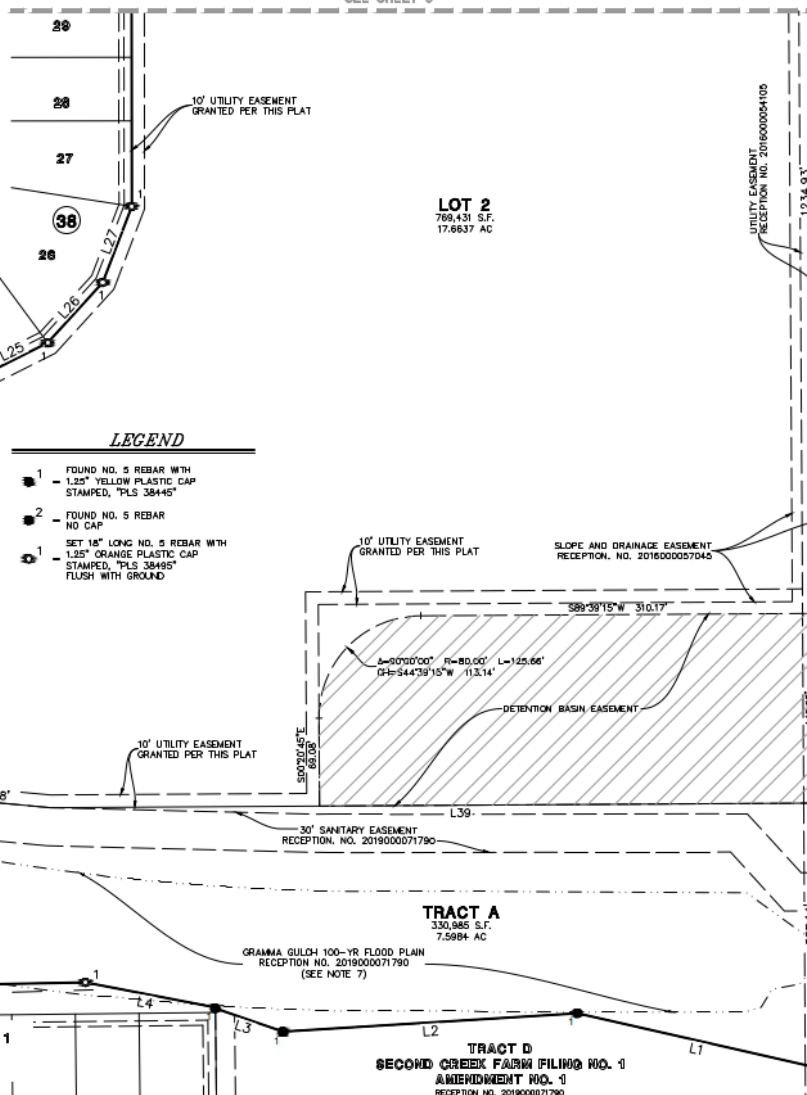
A REPLAT OF TRACT B, SECOND CREEK FARM FILING NO. 1, AMENDMENT NO. 1  
AND TRACT KK, SECOND CREEK FARM FILING NO. 3

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')



LOT 2  
789,431 S.F.  
17.6637 AC

### LEGEND

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

LINE	BEARING	LENGTH
L1	N77°2'02"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°02'47"W	203.43'
L6	N80°5'71"W	264.77'
L20	N44°5'75"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	96.11'
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'
L32	S00°20'46"E	1608.15'
L33	S65°05'46"W	54.49'
L34	S60°49'59"W	58.91'
L35	S58°34'12"W	58.91'
L36	S52°18'25"W	58.91'

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°00'38"W	25.00'
L43	N16°54'22"E	44.06'
L44	N74°22'07"W	44.78'
L45	N84°41'33"W	100.05'

NO.	DATE	REVISION
1	07/26/24	ADDRESS 4TH ROUND COMMENTS
2	06/20/24	ADDRESS 3RD ROUND COMMENTS
3	07/19/23	FIRST SUBMITTAL COMMENTS

**Manhard CONSULTING**  
 CIVIL ENGINEERING, SURVEYING, LAND ACQUISITION, ASSESSMENT, AND CONSTRUCTION MANAGEMENT  
 1000 W. 14TH AVE., SUITE 100, DENVER, CO 80202  
 WWW.MANHARDCONSULTING.COM

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

FROM: DUB	DATE: 02/23/23
TO: JAF	SCALE: 1" = 80'
SHEET 4 OF 5	

FOR REVIEW ONLY

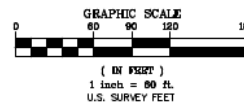
FOR AND ON BEHALF OF  
 MANHARD CONSULTING

# Plat - West

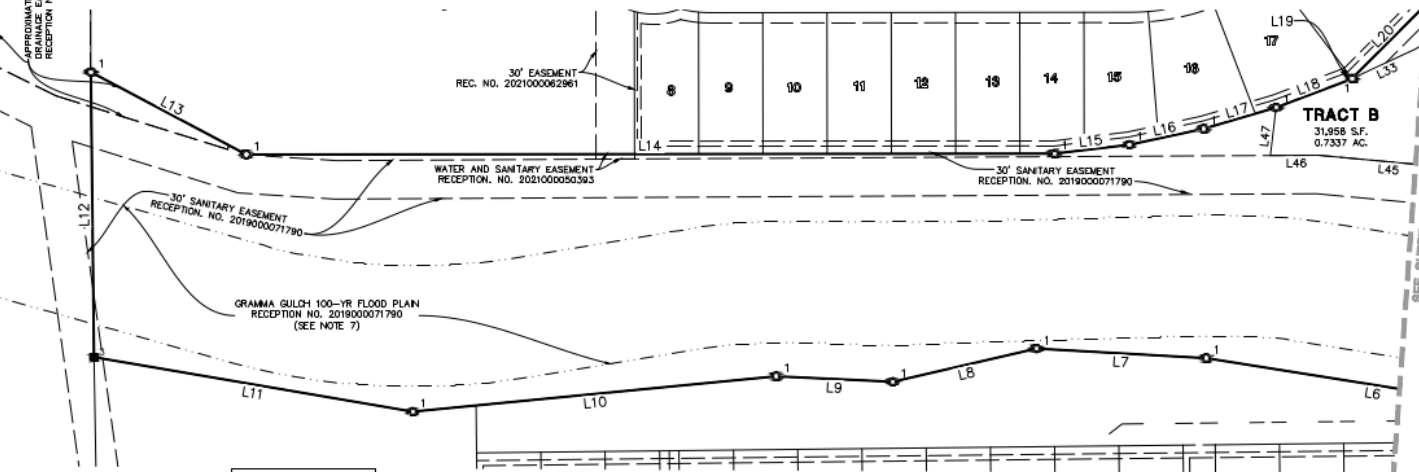
## SECOND CREEK FARM FILING NO. 3 - AMENDMENT NO. 3

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

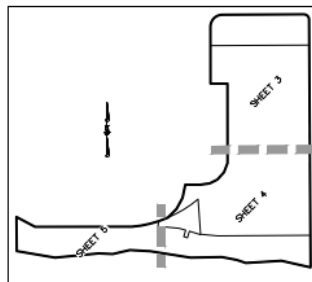
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 5 OF 5



APPROXIMATE LOCATION  
DRAINAGE EASEMENT AREA  
RECEPTION NO. 202100040417



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°58'08"E	629.04'
L15	N83°16'00"E	98.88'
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	94.49'
L45	N84°41'33"W	100.00'
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 2,873"
  - 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 38485" FLUSH WITH GROUND

FOR REVIEW ONLY

FOR AND ON BEHALF OF  
MANHARD CONSULTING

DATE	DESCRIPTION
07/26/24	ADDRESS 4TH ROUND COMMENTS
08/20/24	ADDRESS 3RD ROUND COMMENTS
09/10/24	ADDRESS 2ND ROUND COMMENTS
09/25/24	ADDRESS 1ST ROUND COMMENTS

**Manhard CONSULTING**

MANHARD CONSULTING, INC.  
10110 E. UNIVERSITY AVENUE, SUITE 100  
DENVER, COLORADO 80231  
PH: 303.751.1111 FAX: 303.751.1112  
WWW.MANHARDCONSULTING.COM

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

PROJ: 000	DJR
PROJ: 000	DJR
DRAWN BY: JAF	
DATE: 02/23/23	
SCALE: 1" = 60'	

SHEET  
**5 OF 5**  
000.8CC000.00



# Commerce City Final Plat Approval Criteria

1. The subdivision is consistent with any approved rezoning, concept plan or PUD Zone Document;
2. The subdivision is consistent with and implements the intent of the specific zoning districts in which it is located
3. There is no evidence to suggest that the subdivision violates any state, federal, or local laws, regulations, or requirements;
4. The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, and otherwise accomplishes the purposes and intent of this land development code
5. The subdivision complies with applicable city standards and does not unnecessarily create lots or patterns of lots that make compliance with such standards difficult or infeasible;
6. The subdivision:
  - a. Will not result in substantial or undue adverse effect on adjacent properties, traffic conditions, parking, public improvements, either as they presently exist or as they may in the future exist as a result of the implementation of provisions and policies of the comprehensive plan, this land development code, or any other plan, program, or ordinance adopted by the city; or
  - b. Any adverse effect has been or will be mitigated to the maximum extent feasible
7. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development;
8. A development agreement between the city and the applicant has been executed and addresses the construction of all required public improvements;
9. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity

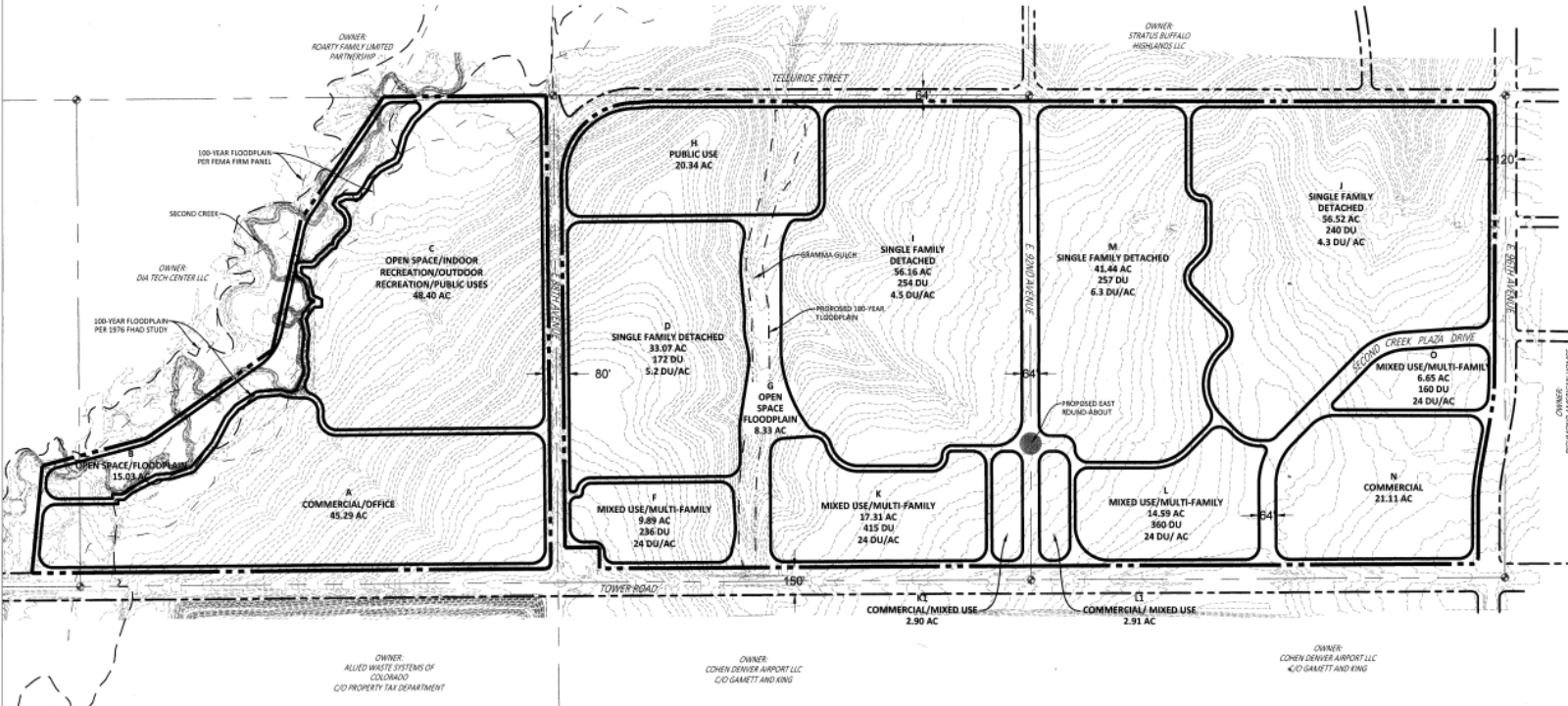
# Approval Criteria – Previously Approved PUD

## SECOND CREEK FARM PUD ZONE DOCUMENT, 1ST AMENDMENT

Reception #2021000050110

A PART OF THE EAST HALF OF SECTIONS 21 & 28,  
TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

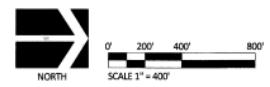
SHEET 3 OF 10  
SITE PLAN



LAND USE CHART BY PLANNING AREA		
PLANNING AREA	LAND USE	
A	COMMERCIAL / OFFICE	45.29 10.6%
B	OPEN SPACE	15.03 3.5%
C	OPEN SPACE / RECREATION/PUBLIC SPACE	48.40 11.3%
D	SINGLE FAMILY DETACHED	33.07 7.8%
F	MIXED USE / MULTI-FAMILY	9.89 2.3%
G	OPEN SPACE	8.33 2.0%
H	PUBLIC USE	20.34 4.8%
J	SINGLE FAMILY DETACHED	56.16 13.2%
J	SINGLE FAMILY DETACHED	56.52 13.2%
K	MIXED USE / MULTI-FAMILY	17.31 4.1%
K1	COMMERCIAL / MIXED-USE	2.90 0.7%
L	MIXED USE / MULTI-FAMILY	14.59 3.4%
L1	COMMERCIAL / MIXED-USE	2.91 0.7%
M	SINGLE FAMILY DETACHED	41.44 9.7%
N	RETAIL/COMMERCIAL	21.11 4.9%
O	MIXED USE / MULTI-FAMILY	6.65 1.6%
RIGHT OF WAY (ARTERIAL & COLLECTOR)		26.73 6.3%
<b>TOTAL</b>		<b>426.67 100.0%</b>

OVERALL LAND USE CHART		
LAND USE	ACRES	% ACRES
RETAIL / COMMERCIAL	72.21	16.9%
OPEN SPACE / RECREATION / PUBLIC USE	71.76	16.8%
SINGLE FAMILY DETACHED	187.19	46.0%
MIXED USE / MULTI-FAMILY	48.44	11.4%
PUBLIC USE	20.34	4.8%
ROW	26.73	6.3%
<b>TOTAL</b>	<b>426.67</b>	<b>100.0%</b>

NOTE: MIXED USE/MULTI-FAMILY DENSITIES SHOWN ARE FOR REFERENCE ONLY. PROPOSED DENSITIES MAY VARY BASED UPON THE DENSITY RESTRICTIONS ON SHEET 5.



ENGINEER & SURVEYOR:  
**Manhard CONSULTING LTD**

DEVELOPER:  
SECOND CREEK HOLDINGS, LLC,  
9033 E. EASTER PLACE, SUITE 112  
CENTENNIAL, COLORADO 80112

PLANNER:  
**PLANWEST**

DATE: 01-29-2021  
01-07-2021  
12-10-2020  
11-20-2020  
08-03-2020  
10-24-2019  
03-21-2019

**TRACT B  
CONVEYANCE:  
RESOLUTION & SPECIAL WARRANTY  
DEED**

**A RESOLUTION APPROVING THE TRANSFER OF CITY OWNED PROPERTY LOCATED AT  
18250 EAST 92<sup>nd</sup> AVENUE**

**NO. XXXX-XX**

WHEREAS, The City of Commerce City (“City”) owns 0.7337 acres located at 18250 East 92<sup>nd</sup> Avenue, as set forth in **Exhibit A** (“Property”);

WHEREAS, Second Creek Farm Metropolitan District No. 1 (“Grantee”) wishes to acquire the Property to allow for the construction of a private detention pond to be used by the future development within Second Creek Farm;

WHEREAS, developing underutilized and vacant land into tax generating land uses benefits the residents of City;

WHEREAS, the Property is currently unused by the City and its sale will not negatively affect the Gramma Gulch drainageway nor the future 100-year flood plain; and

WHEREAS, staff recommends the City transfer the Property to the Grantee for the purpose of constructing a private detention pond.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

**SECTION 1. Findings.** The recitals to this resolution are incorporated as findings of the City Council. This resolution is found to be necessary for the preservation of the public health, safety, and welfare and in the public interest.

**SECTION 2. Conveyance Deed.** The Deed, attached hereto as **Exhibit B** and incorporated herein by this reference, is granted subject to and consistent with the terms and conditions as set forth therein.

**SECTION 3.** Grantee hereby agrees to remit payment to Grantor as compensation for the conveyance of the Deed in the amount of Fifty-Six Thousand and NO/100 U.S. Dollars (\$56,000.00).

RESOLVED AND PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2024.

CITY OF COMMERCE CITY, COLORADO

\_\_\_\_\_  
Steven J. Douglas, Mayor

ATTEST

\_\_\_\_\_  
Dylan A. Gibson, City Clerk

## **Exhibit A**

Tract B, Second Creek Farm Filing No. 3, Amendment No. 3, according to the Plat thereof recorded at \_\_\_\_\_ in the official records of Adams County, Colorado

**Exhibit B**  
[FORM OF SPECIAL WARRANTY DEED]  
[FORM ONLY – DO NOT EXECUTE]

After Recording Return To:  
McGeady Becher P.C.  
450 E. 17th Avenue, Suite 400  
Denver, CO 80237  
Attn: Paula Williams

**No Documentary Fee – Exempt**

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made this \_\_\_\_ day of \_\_\_\_\_, 2024, between **THE CITY OF COMMERCE CITY**, a municipal corporation of the State of Colorado (the “Grantor”), and **SECOND CREEK FARM METROPOLITAN DISTRICT NO. 1**, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is c/o McGeady Becher P.C., 450 E. 17<sup>th</sup> Avenue, Suite 400, Denver, Colorado 80203 (the “Grantee”).

WITNESSETH, that the Grantor, for and in consideration of the sum of Fifty-Six Thousand and NO/100 U.S. Dollars (\$56,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, and Grantee's successors and assigns forever, all the real property, together with all improvements, if any, situate, lying and being in the County of Adams, State of Colorado, subject to any exceptions to conveyance and known as:

Tract B, Second Creek Farm Filing No. 3, Amendment No. 3, according to the Plat thereof recorded at \_\_\_\_\_ in the official records of Adams County, Colorado (the “Property”).

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of the Grantor, either in law or in equity, of, in and to the Property, with the hereditaments and appurtenances;

SUBJECT TO all visible and apparent easements, all applicable zoning, platting and other governmental ordinances, laws, rules and regulations, statutory exceptions, and all matter of recording relating the Property;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto Grantee, and Grantee's successors and assigns forever. Grantor, for Grantor and Grantor's successors and assigns, does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above bargained Property in the quiet and peaceable possession of Grantee, and Grantee's successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, subject to Statutory Exceptions;

[Signature page follows]

EXECUTED, as of the \_\_\_ day of \_\_\_\_\_, 2024.

**GRANTOR:**

**CITY OF COMMERCE CITY**

\_\_\_\_\_  
Steven J. Douglas  
Mayor, City of Commerce City

STATE OF COLORADO  
COUNTY OF ADAMS

The above and foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2024, by Steven J. Douglas, Mayor of the City of Commerce City.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Dylan A. Gibson, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Genevieve "Jean" Gill, Assistant City Attorney

THIS DEED IS HEREBY ACCEPTED BY THE SECOND CREEK FARM METROPOLITAN DISTRICT NO. 1, AS OF THIS \_\_\_ DAY OF \_\_\_\_\_, 2024:

SECOND CREEK FARM METROPOLITAN DISTRICT NO. 1

By: \_\_\_\_\_  
Joel Farkas, President

# **TRACT B CONVEYANCE: APPRAISAL REPORT**





## Appraisal Report

Tract B, Second Creek Farm, Filing No. 3  
Commerce City, Adams County, Colorado 80022

Report Date: March 6, 2024



FOR:

Foster Graham Milstein & Calisher, LLP  
David Wm. Foster  
360 South Garfield Street | Suite 600  
Denver, Colorado 80209

**Valbridge Property Advisors |  
Denver | Front Range**

5345 Arapahoe Avenue, Suite 6, Boulder, CO 80303  
Boulder, CO 80303  
(303) 443-9600 phone  
(303) 443-9623 fax  
[valbridge.com](http://valbridge.com)

Valbridge File Number:  
CO01-24-0021-000



5345 Arapahoe Avenue, Suite 6,  
Boulder, CO 80303  
Boulder, CO 80303  
(303) 443-9600 phone  
(303) 443-9623 fax  
valbridge.com

March 6, 2024

David Wm. Foster  
Foster Graham Milstein & Calisher, LLP  
360 South Garfield Street | Suite 600  
Denver, Colorado 80209

RE: Appraisal Report  
Tract B, Second Creek Farm, Filing No. 3  
Commerce City, Adams County, Colorado 80022

Dear Mr. Foster:

In accordance with your request, an appraisal of the above referenced property was performed. This appraisal report sets forth the pertinent data gathered, the techniques employed, and the reasoning leading to the value opinions. This letter of transmittal does not constitute an appraisal report and the rationale behind the value opinion reported cannot be adequately understood without the accompanying appraisal report.

The subject property, as referenced above, is located west of Tower Road between two phases of the Second Creek Farm residential subdivision and is further identified as part of tax parcel number 0172321420026. The subject site is a 0.73-acre or 31,958-square-foot parcel. The subject is an undevelopable tract that will be utilized as a detention pond area adjacent to a residential development.

The analyses, opinions, and conclusions were developed, and this report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute; and the requirements of our client.

The client in this assignment is Foster Graham Milstein & Calisher, LLP and the intended users of this report are the metro district and their authorized representatives and no others. The intended use is to aid in determining market value for conveyance purposes. The value opinions reported herein are subject to the definitions, assumptions, limiting conditions, and certifications contained in this report.

The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions, the use of which might have affected the assignment results:

Extraordinary Assumptions:

- None.

Hypothetical Conditions:


- None.

Based on the analysis contained in the following report, our value conclusions are summarized as follows:

**Value Conclusion**

Component	As Is
Value Type	Market Value
Real Property Interest	Fee Simple
Effective Date of Value	February 19, 2024
<b>Value Conclusion</b>	<b>\$56,000</b>
	<b>\$1.75 PSF</b>

Respectfully submitted,  
Valbridge Property Advisors | Denver | Front Range



Matthew W. Awsumb, MAI  
Managing Director  
Colorado, License # CG.100032453  
License Expires 12-31-2024  
mawsumb@valbridge.com  
303-867-1935



Martin W. Ward, MAI, SRA  
Managing Director  
Colorado, License # CG.001313454  
License Expires 12-31-2025  
mward@valbridge.com  
303-867-1922

# Questions And Discussions





**THANK YOU**