

APPLEGREEN WEST MINOR SUBDIVISION

SECTION 23, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO SHEET 1 OF 2

PARCEL DESCRIPTION:

A PORTION OF THAT PARCEL OF LAND AS SHOWN ON THE RIGHT-OF-WAY PLANS OF E-470 SEGMENT 2, PREPARED FOR THE E-470 PUBLIC HIGHWAY AUTHORITY OF THE STATE OF COLORADO, FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDED AT RECEPTION NUMBER 2007-067 (BOOK. 1 PAGE. 3276). SAID PARCEL OF LAND IS SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, SITUATED IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A FOUND 2-1/2 INCH ALUMINUM CAP STAMPED PLS 37890; THENCE SOUTH 29°28'25" EAST, A DISTANCE OF 750.95 FEET, TO THE **POINT OF BEGINNING**;

THENCE OVER AND ACROSS SAID PARCEL OF LAND THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. NORTH 67°28'47" EAST, A DISTANCE OF 228.06 FEET;
2. SOUTH 22°11'24" EAST, A DISTANCE OF 649.27 FEET;
3. SOUTH 67°27'37" WEST, A DISTANCE OF 286.59 FEET, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 23, AS MONUMENTED BY A FOUND 3-1/4 INCH ALUMINUM CAP STAMPED PLS 30822, BEARS SOUTH 21°57'29" WEST, A DISTANCE OF 1,461.98 FEET;
4. NORTH 25°45'54" WEST, A DISTANCE OF 385.31 FEET;
5. NORTH 24°30'31" WEST, A DISTANCE OF 155.92 FEET TO A CURVE TO THE RIGHT;
6. ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 68.05 FEET, AN ARC LENGTH OF 65.04 FEET, A CENTRAL ANGLE OF 54°45'47", AND A CHORD BEARING AND DISTANCE OF NORTH 01°18'55" EAST, 62.59 FEET;
7. NORTH 28°41'53" EAST, A DISTANCE OF 82.35 FEET TO THE **POINT OF BEGINNING**.

THE TOTAL AREA OF THIS HEREIN DESCRIBED PARCEL OF LAND IS 4.475 ACRES (194,915 SQUARE FEET), MORE OR LESS.

OWNERSHIP AND TITLE CERTIFICATION:

I, _____, A DULY AUTHORIZED OFFICER OF _____ HEREBY CERTIFY THAT THE PARTIES EXECUTING THIS PLAT AS OWNERS OF THE ABOVE DESCRIBED PROPERTY ARE THE OWNERS THEREOF IN FEE SIMPLE; AND FURTHER, THAT ALL PUBLIC RIGHT-OF-WAY, EASEMENTS OR IMPROVEMENTS, IF ANY THAT ARE DEDICATED BY THIS PLAT ARE FEE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT THOSE SHOWN ON THIS PLAT.

AUTHORIZED SIGNATURE AND PRINTED NAME _____ DATE _____

NOTARY SEAL:

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 20_____.

STATE OF: _____

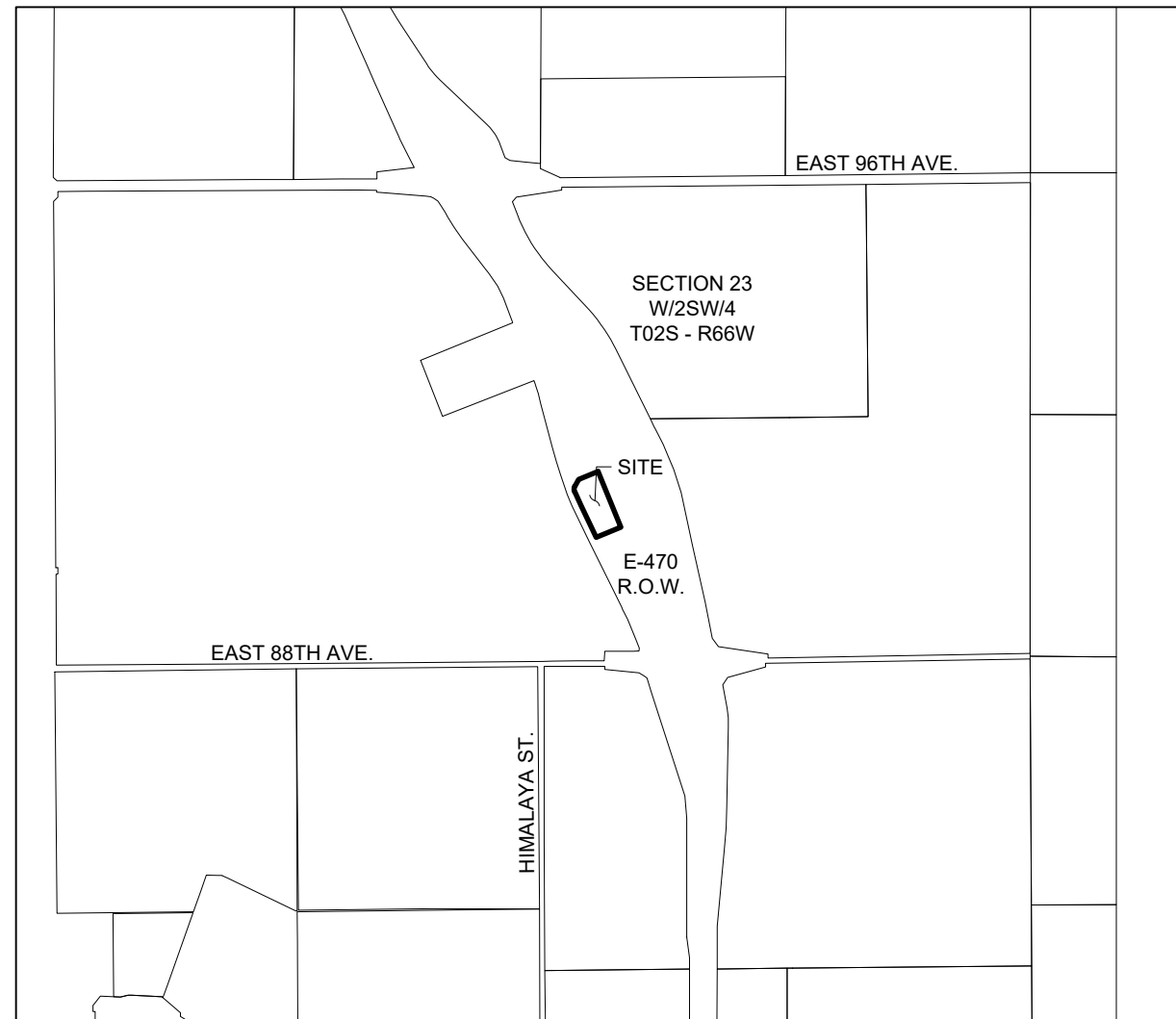
COUNTY OF: _____

CITY OF: _____

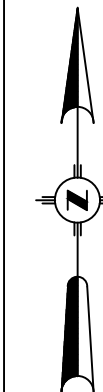
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

NOTARY SEAL



VICINITY MAP
1" = 2000'



SURVEYOR'S CERTIFICATE:

I, H. LAWRENCE SINCO, 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.

SIGNATURE AND PRINTED NAME _____

LS NO. 38229 SEAL AND DATE _____

ADDRESS: 12345 W. ALAMEDA PKWY, SUITE 205 LAKEWOOD, CO 80228

CITY STAFF CERTIFICATE (WHEN APPLICABLE):

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY THIS _____ DAY OF _____, A.D. 20_____.

CITY ENGINEER _____

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY THIS _____ DAY OF _____, A.D. 20_____.

DIRECTOR, COMMUNITY DEVELOPMENT _____

CITY COUNCIL CERTIFICATE (WHEN APPLICABLE):

APPROVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY THIS _____ DAY OF _____, A.D. 20_____.

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.: _____

NOTICE IS HEREBY GIVEN:

1. ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.
2. 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.
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON AND 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 MORE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

TECHNICAL DATA:

LAND USE	NUMBER OF LOTS/PARCELS	ACRES	PERCENT OF THE PROJECT (ACRES)
LAND USE - (RESIDENTIAL, COMMERCIAL, INDUSTRIAL)	1	4.475	100%
PUBLIC OPEN SPACE/FLOODPLAIN	0	0	0
RIGHT-OF-WAY	0	0	0
HOA OWNED & MAINTAINED OPEN SPACE	0	0	0
GROSS ACRES:		4.475	100%

TRACT USE SUMMARY TABLE:

TRACT	AREA (S.F. +/-)	AREA (AC. +/-)	USE (DEFINED)	OWNER*	MAINTAINED BY*
A	0	0	N/A	TBD	TBD
B	0	0	N/A	TBD	TBD
C, ETC.	0	0	N/A	TBD	TBD
TOTAL TRACTS:	0	0	N/A	TBD	TBD
TOTAL ROW AREA:	0	0	N/A	TBD	TBD
TOTAL LOT AREA:	194,915	4.475	C3	TBD	TBD
TOTAL PROJECT AREA:	194,915	4.475	N/A	TBD	TBD

TOTAL NUMBER OF LOTS:	1
TOTAL NUMBER OF TRACTS:	0

Scale: 1" = 2,000'
0 1,000 2,000
FEET FEET FEET

REVISIONS			
NO.	DESCRIPTION	DATE	BY
△	ISSUED FOR REVIEW	12/17/2021	AHS
△			
△			

APPLEGREEN WEST MINOR SUBDIVISION

PROJECT BRONCO LOT 1 APPLEGREEN WEST MINOR SUBDIVISION

SECTION 23, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

SCALE: 1" = 200' DRAWN BY: AHS 12/14/2021 CHECKED BY: RWC 12/17/2021 REV: 0



LW SURVEY CO.
12345 W ALAMEDA PKWY, SUITE 205
LAKEWOOD, CO 80228

ADAMS COUNTY, COLORADO

SHEET
1 OF 2

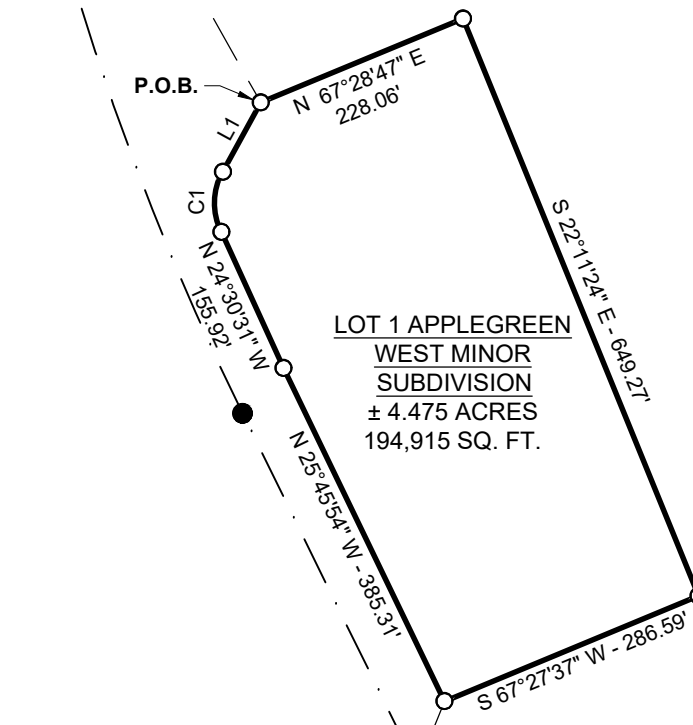
APPLEGREEN WEST MINOR SUBDIVISION

SECTION 23, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE
6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY,
ADAMS COUNTY, COLORADO
SHEET 2 OF 2

P.O.C.
W 1/4 COR. SEC. 23
FOUND 2-1/2" ALUMINUM CAP
STAMPED "PLS 37890"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 28°41'53" E	82.35'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	68.05'	65.04'	54°45'47"	N 01°18'55" E	62.59'



LOT 1 APPLEGREEN
WEST MINOR
SUBDIVISION
± 4.475 ACRES
194,915 SQ. FT.

UNPLATTED

SECTION 23
W2SW4
T02S - R66W

E-470 PUBLIC HIGHWAY
AUTHORITY RIGHT-OF-WAY
RECEPTION NUMBER 2007-067
BOOK 1, PAGE 3276
TK-129
RECEPTION NUMBER
1996030137464

SW COR. SEC. 23
FOUND 3-1/4" ALUMINUM CAP
STAMPED "PLS 30822"

OWNERSHIP:

E-470 PUBLIC HIGHWAY AUTHORITY
22470 E. 6TH PARKWAY, SUITE 100
AURORA, COLORADO 80018

SURVEY NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN. SAID LINE BEING MONUMENTED ON THE NORTH BY THE WEST QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A FOUND 2-1/2 INCH ALUMINUM CAP STAMPED PLS 37890 AND ON THE SOUTH BY THE SOUTHWEST CORNER OF SAID SECTION 23, AS MONUMENTED BY A FOUND 3-1/4 INCH ALUMINUM CAP STAMPED PLS 30822 AND BEARS SOUTH 00°18'16" EAST.
2. 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.
3. CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
4. 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 CERTIFICATION SHOWN HEREON.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LW SURVEY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, LW SURVEY RELIED UPON TITLE COMMITMENT NO. ABC70690831-4, PREPARED 03/19/2021, BY LAND TITLE GUARANTEE COMPANY.
6. BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND PROJECTED TO THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE.
7. DISTANCES SHOWN HEREON ARE IN US GROUND FEET SURVEY. THE COMBINED SCALE FACTOR TO OBTAIN GRID DISTANCES IS 0.9997724288.
8. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRMETTE PUBLISHED 3/5/2007 AND 2/17/2017, REFERENCING FLOOD INSURANCE RATE MAP, MAP NUMBER 08001C0635H AND 08001C0655J, INDICATES THIS PARCEL OF LAND IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD)

BASIS OF BEARINGS
WEST LINE SOUTHWEST 1/4 SEC. 23
S 00°18'16" E - 2,633.42'

UNPLATTED

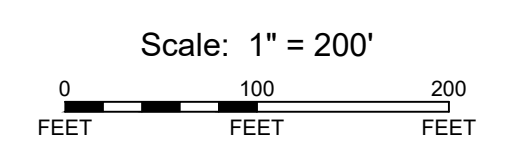
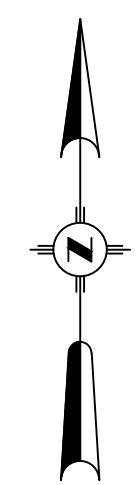
S 21°57'29" W - 1,481.98' (TIE)

EAST 88TH AVE.

E-470 R.O.W.

LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N.T.S. NOT TO SCALE
- R.O.W. RIGHT-OF-WAY
- SECTION LINE
- PROPOSED SITE LOCATION BOUNDARY LINE
- RIGHT-OF-WAY LINE
- TIE LINE
- FOUND SECTION CORNER AS NOTED
- FOUND 3" ALUMINUM CAP STAMPED RIGHT-OF-WAY PLS 28649
- SET 1-1/4" ORANGE PLASTIC CAP STAMPED PLS 38229 ON AN 18" LONG 5/8" REBAR



REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	12/17/2021	AHS

APPLEGREEN WEST MINOR SUBDIVISION

PROJECT BRONCO

LOT 1 APPLEGREEN WEST MINOR SUBDIVISION

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SHEET 2 OF 2