

# THIRD CREEK WEST FILING NO. 3

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 10 AND THE SOUTHWEST QUARTER OF SECTION 11,  
TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

**LEGAL DESCRIPTION AND DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT SMT INVESTORS, LIMITED PARTNERSHIP, ET AL, BEING THE OWNERS OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE SOUTHWEST QUARTER OF SECTION 11, 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; TO WIT;

BEGINNING AT THE SOUTHWEST CORNER OF THIRD CREEK WEST FILING NO. 2 RECORDED AT RECEPTION NO. \_\_\_\_\_ IN THE RECORDS OF THE ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID THIRD CREEK WEST FILING NO. 2, THE FOLLOWING NINE (9) COURSES:

1. NORTH 89°44'24" EAST, A DISTANCE OF 1,225.13 FEET;
2. NORTH 89°43'19" EAST, A DISTANCE OF 77.09 FEET;
3. NORTH 89°44'15" EAST, A DISTANCE OF 875.57 FEET;
4. NORTH 00°15'45" WEST, A DISTANCE OF 321.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
5. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;
6. NORTH 89°44'15" EAST, A DISTANCE OF 193.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 268.00 FEET;
7. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°18'17", AN ARC LENGTH OF 221.27 FEET;
8. SOUTH 42°57'27" EAST, A DISTANCE OF 44.48 FEET;
9. SOUTH 50°23'09" EAST, A DISTANCE OF 89.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF HIMALAYA PARKWAY AS SHOWN ON THIRD CREEK WEST FILING NO. 1 RECORDED AT RECEPTION NO. \_\_\_\_\_ IN SAID RECORDS;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING FOUR (4) COURSES:

1. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
2. SOUTH 39°36'51" WEST, A DISTANCE OF 231.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,010.00 FEET;
3. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°50'34", AN ARC LENGTH OF 702.34 FEET;
4. SOUTH 00°13'44" EAST, A DISTANCE OF 309.43 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 104TH/ AVENUE AS SHOWN ON SAID THIRD CREEK WEST FILING NO. 1;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, THE FOLLOWING SIX (6) COURSES:

1. SOUTH 44°44'52" WEST, A DISTANCE OF 23.72 FEET;
2. SOUTH 89°43'28" WEST, A DISTANCE OF 154.29 FEET;
3. NORTH 87°10'54" WEST, A DISTANCE OF 213.02 FEET;
4. SOUTH 89°43'28" WEST, A DISTANCE OF 185.63 FEET;
5. SOUTH 87°01'05" WEST, A DISTANCE OF 116.41 FEET;
6. SOUTH 89°43'28" WEST, A DISTANCE OF 957.58 FEET TO THE EASTERLY RIGHT-OF-WAY OF E-470 RECORDED IN SPECIAL WARRANTY DEED IN BOOK 4580 AT PAGE 817 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING SIX (6) COURSES:

1. NORTH 82°40'08" WEST, A DISTANCE OF 431.95 FEET;
2. NORTH 44°59'49" WEST, A DISTANCE OF 118.03 FEET;
3. NORTH 00°17'00" WEST, A DISTANCE OF 36.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,363.24 FEET;
4. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°21'53", AN ARC LENGTH OF 317.99 FEET;
5. NORTH 13°38'54" WEST, A DISTANCE OF 461.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,183.24 FEET;
6. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°02'16", AN ARC LENGTH OF 62.73 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 55.177 ACRES, (2,403,519 SQUARE FEET), MORE OR LESS.

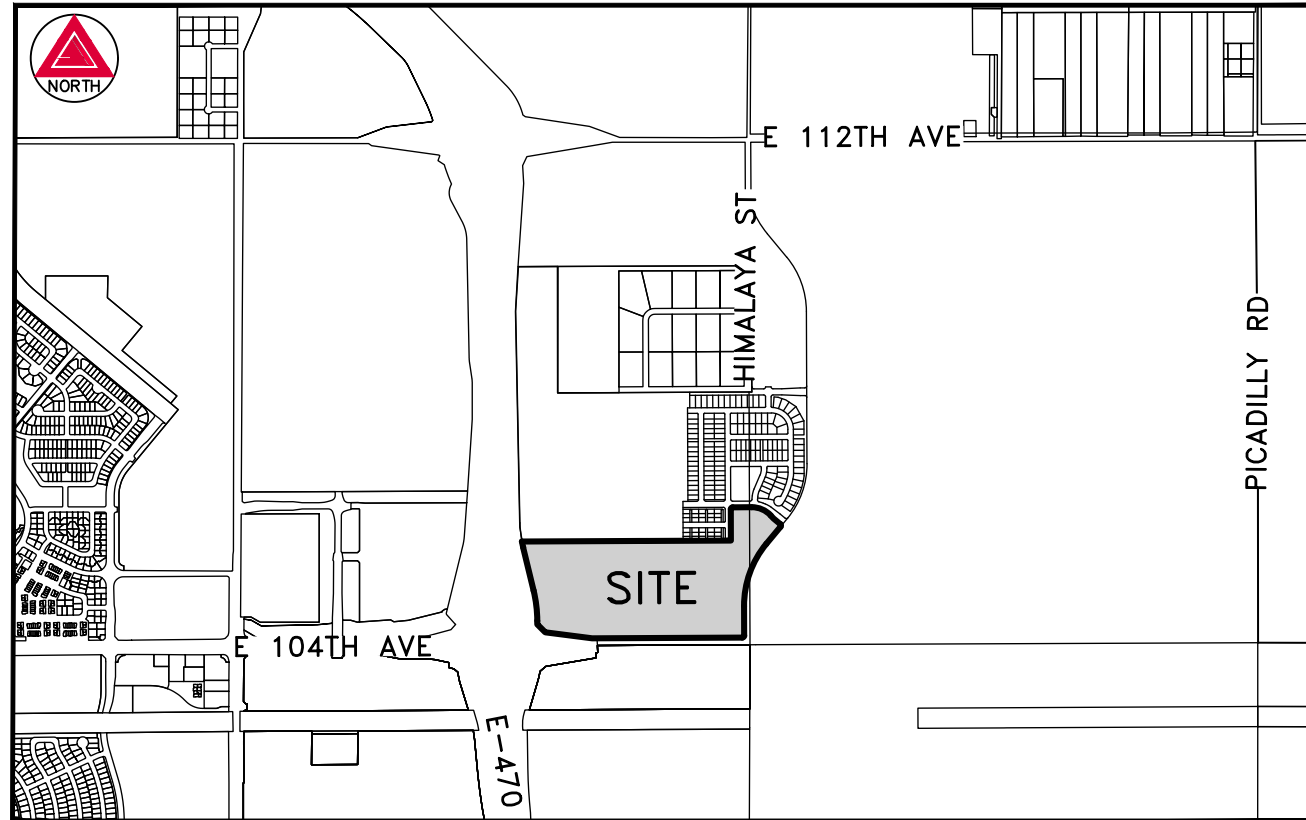
HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TRACTS AND STREETS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **THIRD CREEK WEST FILING NO. 3** AND DO HEREBY GRANT TO THE CITY OF COMMERCE CITY, STATE OF COLORADO, PUBLIC RIGHTS OF WAY IN FEE SIMPLE, AND WARRANTS TITLE TO THE 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 \_\_\_\_\_, AD 20\_\_\_\_\_

OWNER(S) SIGNATURE AND PRINTED NAME

PARCEL TABLE				
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY / MAINTAINED BY
TRACT A	918,074	21.076	FUTURE DEVELOPMENT	SMT INVESTORS
TRACT B	474,205	10.886	FUTURE DEVELOPMENT	SMT INVESTORS
TRACT C	257,610	5.914	FUTURE DEVELOPMENT	SMT INVESTORS
TRACT D	336,093	7.716	FUTURE DEVELOPMENT	SMT INVESTORS
TRACT E	265,129	6.087	FUTURE DEVELOPMENT	SMT INVESTORS
TOTAL	2,251,111	51.679		

SHEET 1 OF 5  
CASE #S-775-21



**NOTARY SEAL:**

STATE OF: \_\_\_\_\_ )

COUNTY OF: \_\_\_\_\_ )SS

CITY OF: \_\_\_\_\_ )

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

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

MORTGAGE OR LIEN HOLDER(S) SIGNATURE(S) AND PRINTED NAME(S)

**NOTARY SEAL:**

STATE OF: \_\_\_\_\_ )

COUNTY OF: \_\_\_\_\_ )SS

CITY OF: \_\_\_\_\_ )

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

**GENERAL NOTES:**

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
2. THIS SURVEY RELIES ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY REPRESENTING INFORMATION BINDER ORDER NO. ABC70721846 EFFECTIVE DATE OF MAY 14, 2021 AT 5:00 P.M. NO TITLE SEARCH WAS MADE BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, EASEMENTS, OR OTHER MATTERS OF RECORD.
3. BASIS OF BEARINGS: SOUTHERLY BOUNDARY OF THIRD CREEK WEST FILING NO. 2 TO BEAR NORTH 89°44'24" EAST, A DISTANCE OF 1,225.13 FEET.
4. THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS, ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NO. 08001C0344H, WITH A REVISED DATE OF MARCH 5, 2007.
5. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY 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."
6. 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 HEREIN AUTHORIZED.
  - B. 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.
  - C. 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.

**VICINITY MAP**

SCALE: 1" = 2000'

**SHEET INDEX**

- SHEET 1 COVER SHEET
- SHEET 2 OVERALL LAYOUT
- SHEETS 3-5 LOT DETAILS

SUBDIVISION DATA TABLE		
DESCRIPTION	NUMBER	ACRES
TRACTS	5	51.679 ACRES
ROW		3.498 ACRES
TOTAL		55.177 ACRES

**OWNERSHIP AND TITLE CERTIFICATION:**

I, MICHAEL T. COWLEY, A DULY AUTHORIZED OFFICER OF SMT INVESTORS LIMITED PARTNERSHIP, ET AL. 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 FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT THOSE SHOWN ON THIS PLAT

AUTHORIZED SIGNATURE AND PRINTED NAME \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, SHAUN D. LEE, 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.

SHAUN D. LEE  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38158  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE., SUITE 1  
LITTLETON, CO. 80122  
(303) 713-1898

**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.

**NOTICE:** PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

**CITY STAFF CERTIFICATE:**

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 20\_\_\_\_\_

CITY ENGINEER

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE

CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 20\_\_\_\_\_

DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

**ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER,

IN THE STATE OF COLORADO, AT \_\_\_\_\_ M. ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_\_.

COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_ DEPUTY RECEPTION NO.: \_\_\_\_\_

**AZTEC** CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No.: 54820-04 Drawn By: BAM

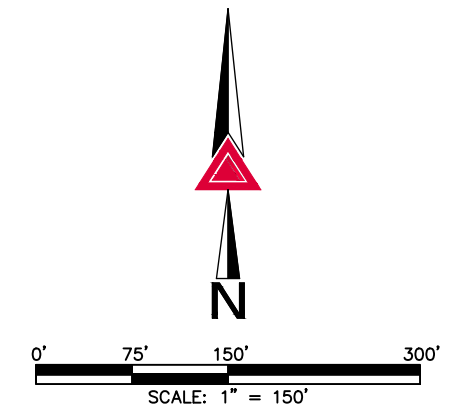
DATE OF PREPARATION:	10-18-2021
SCALE:	N/A
SHEET 1 OF 5	

FOR REVIEW

# THIRD CREEK WEST FILING NO. 3

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 10 AND THE SOUTHWEST QUARTER OF SECTION 11,  
TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

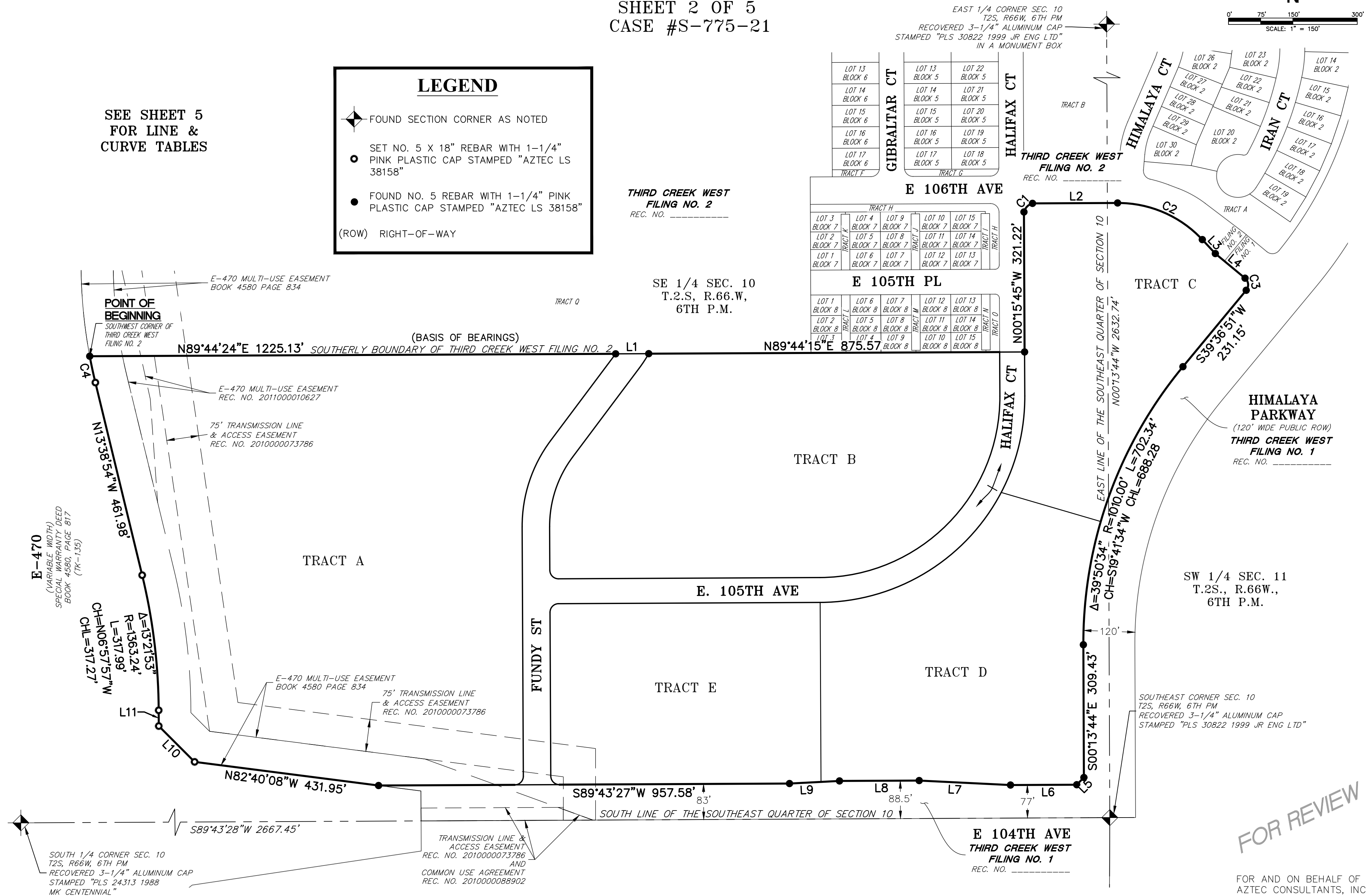
SHEET 2 OF 5  
CASE #S-775-21



## LEGEND

- FOUND SECTION CORNER AS NOTED
  - SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38158"
  - FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38158"
- (ROW) RIGHT-OF-WAY

SEE SHEET 5  
FOR LINE &  
CURVE TABLES



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

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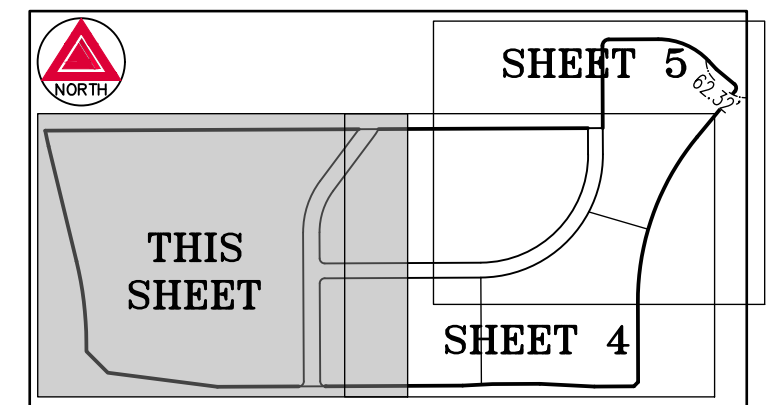
AzTec Proj. No.: 54820-04  
Drawn By: BAM

DATE OF PREPARATION:	10-18-2021
SCALE:	1" = 150'
SHEET 2 OF 5	

# THIRD CREEK WEST FILING NO. 3

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 10 AND THE SOUTHWEST QUARTER OF SECTION 11,  
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  
CASE #S-775-21

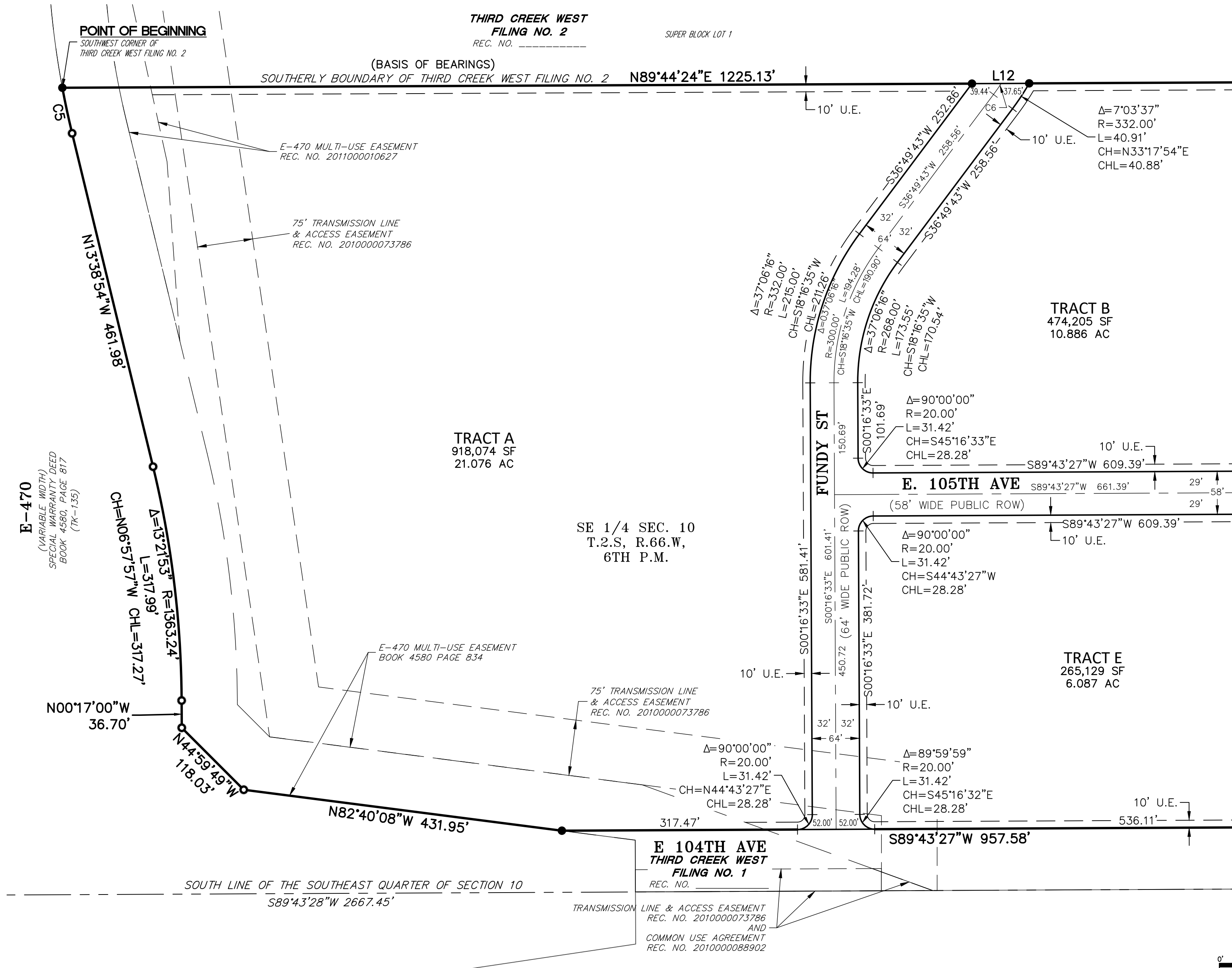


KEY MAP  
SCALE: 1"=750'

### LEGEND

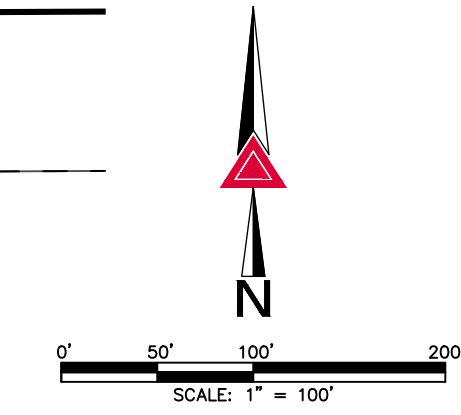
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38158"
  - FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38158"
- (ROW) RIGHT-OF-WAY

SEE SHEET 5  
FOR LINE &  
CURVE TABLES



SEE SHEET 4

FOR REVIEW



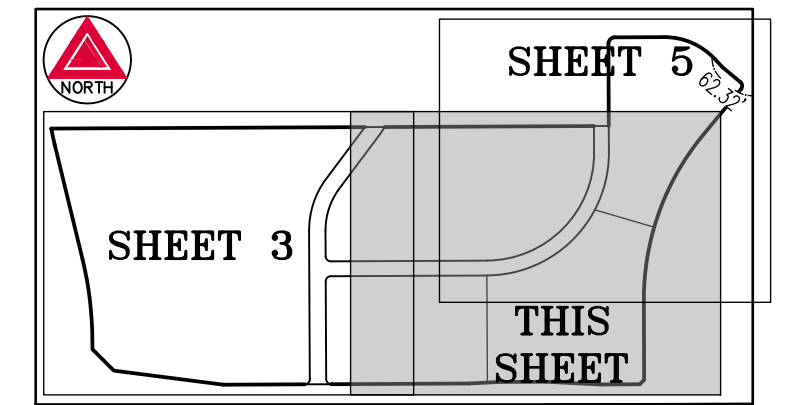
	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 <a href="http://www.aztecconsultants.com">www.aztecconsultants.com</a>	DATE OF PREPARATION: 10-18-2021
	AzTec Proj. No.: 54820-04 Drawn By: BAM	SCALE: 1" = 100' SHEET 3 OF 5

# THIRD CREEK WEST FILING NO. 3

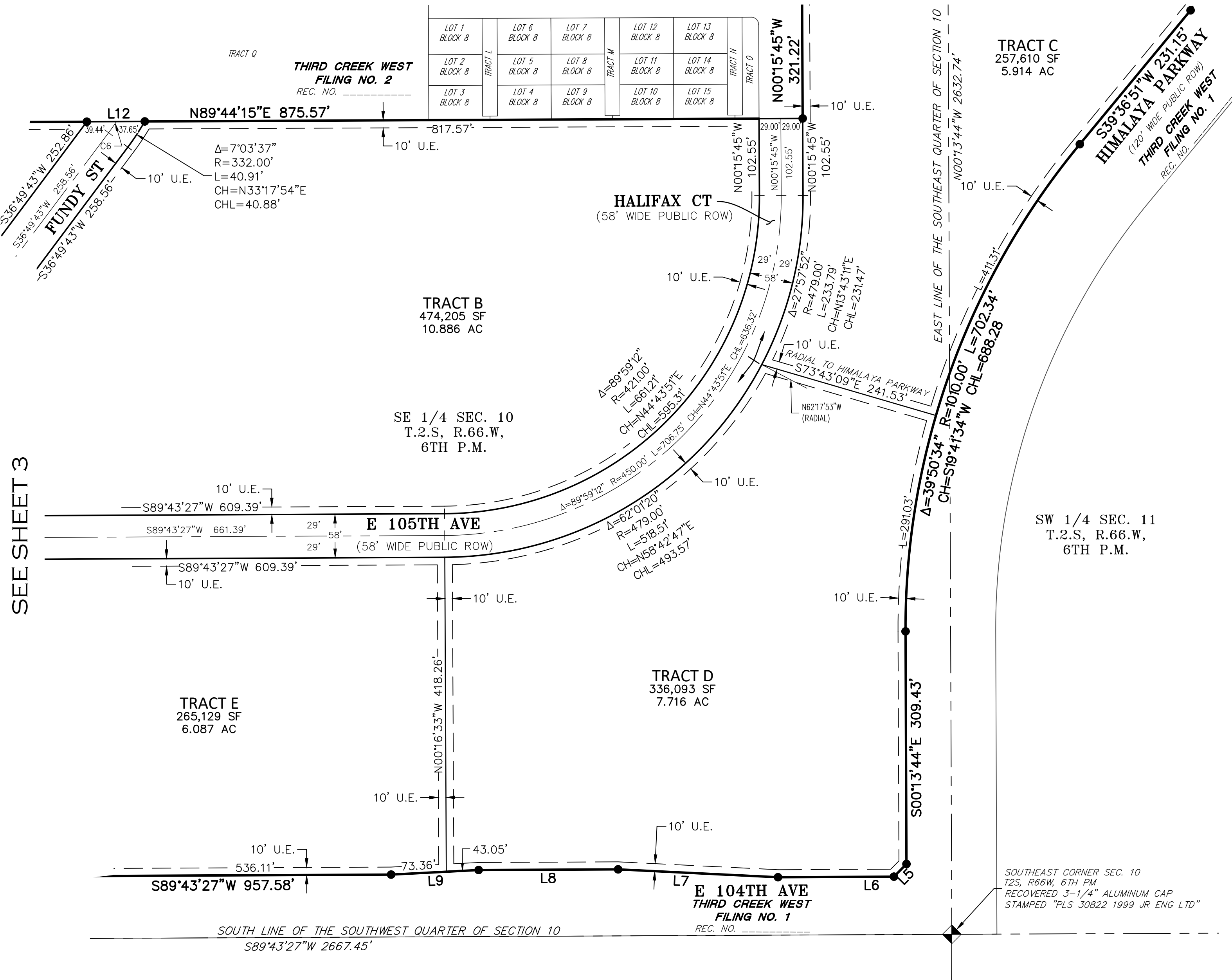
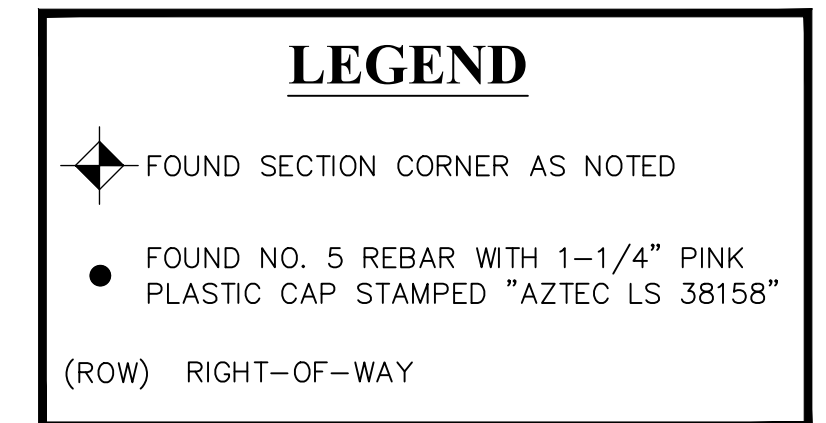
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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 5  
CASE #S-775-21

SEE SHEET 5



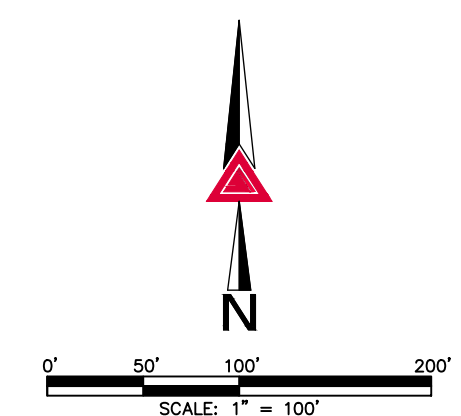
KEY MAP  
SCALE: 1"=750'



SEE SHEET 5  
FOR LINE &  
CURVE TABLES

SEE SHEET 3

FOR REVIEW



SOUTHEAST CORNER SEC. 10  
T2S, R66W, 6TH PM  
RECOVERED 3-1/4" ALUMINUM CAP  
STAMPED "PLS 30822 1999 JR ENG LTD"

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

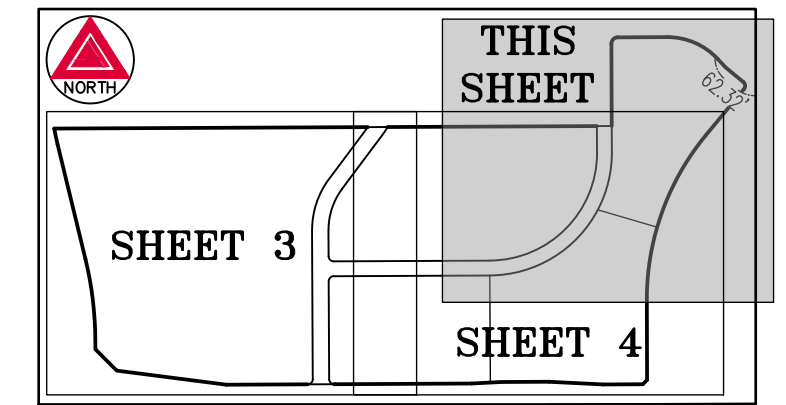
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Aztec Proj. No.: 54820-04  
Drawn By: BAM

DATE OF PREPARATION:	10-18-2021
SCALE:	1" = 100'
SHEET 4 OF 5	

# THIRD CREEK WEST FILING NO. 3

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SHEET 5 OF 5  
CASE #S-775-21



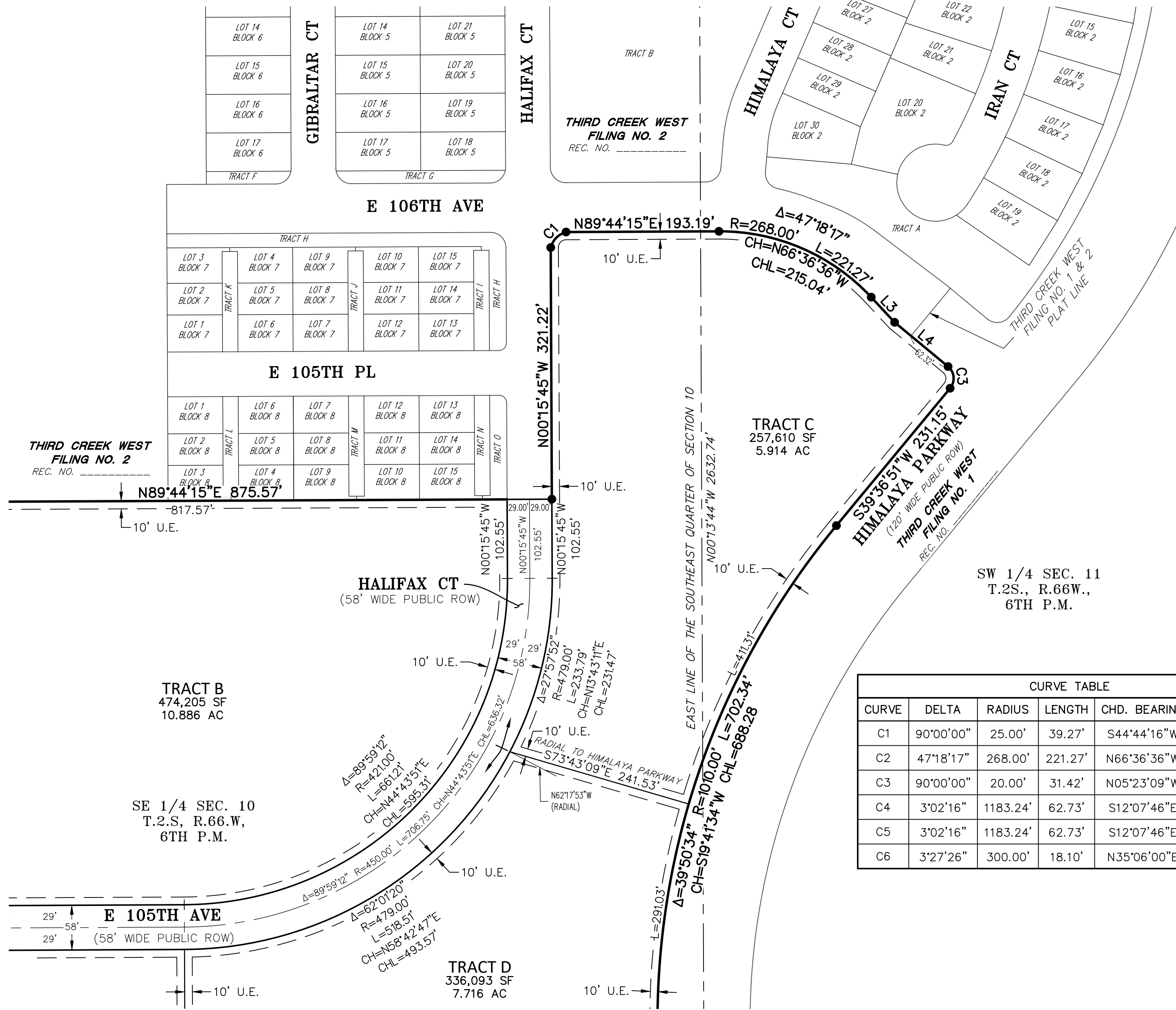
KEY MAP  
SCALE: 1"=750'

## LEGEND

- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38158"
- (ROW) RIGHT-OF-WAY

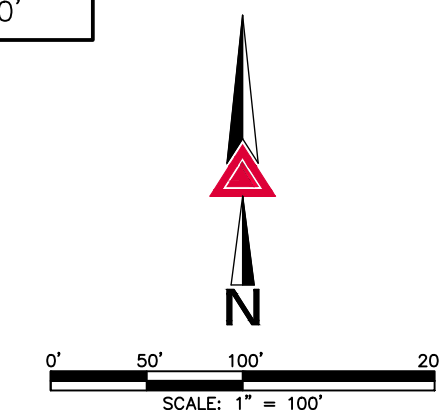
LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°43'19"E	77.09'
L2	N89°44'15"E	193.19'
L3	S42°57'27"E	44.48'
L4	S50°23'09"E	89.97'
L5	S44°44'52"W	23.72'
L6	S89°43'28"W	154.29'
L7	N87°10'54"W	213.02'
L8	S89°43'27"W	185.63'
L9	S87°01'05"W	116.41'
L10	N44°59'49"W	118.03'
L11	N00°17'00"W	36.70'
L12	N89°43'19"E	77.09'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHD. BEARING	CHD. LENGTH
C1	90°00'00"	25.00'	39.27'	S44°44'16"W	35.36'
C2	47°18'17"	268.00'	221.27'	N66°36'36"W	215.04'
C3	90°00'00"	20.00'	31.42'	N05°23'09"W	28.28'
C4	3°02'16"	1183.24'	62.73'	S12°07'46"E	62.73'
C5	3°02'16"	1183.24'	62.73'	S12°07'46"E	62.73'
C6	3°27'26"	300.00'	18.10'	N35°06'00"E	18.10'



SEE SHEET 3

SEE SHEET 4



FOR REVIEW

FOR AND ON BEHALF OF  
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SCALE:	1" = 100'
SHEET 5 OF 5	