

**LEGAL DESCRIPTION & DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT MID-RAIL REAL ESTATE, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THAT PART OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TWO (2) PARCELS OF LAND BEING A PORTION OF VACATED IRONDALE AS DESCRIBED IN THE DOCUMENTS RECORDED IN PLAT BOOK 2 AT PAGE 10, AND PLAT BOOK 2, PAGE 19; TOGETHER WITH ALL OF THOSE PROPERTIES DESCRIBED IN THE DEED RECORDED UNDER RECEPTION NO. 2016000088358 AND THE EASEMENT RECORDED UNDER RECEPTION NO. 2017000004063, ALL IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 1**

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

THENCE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, S00°06'30"W A DISTANCE OF 224.98 FEET, TO THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN THE DEED RECORDED UNDER RECEPTION NO. 2016000088358;

THENCE ON THE NORTHERLY AND EASTERLY LINES OF SAID PROPERTY THE FOLLOWING TWO (2) COURSES:

- N89°47'00"E A DISTANCE OF 130.09 FEET;
- S00°03'44"W A DISTANCE OF 342.06 FEET, TO A POINT OF NON-TANGENT CURVE ON THE NORTHERLY LINE OF THAT EASEMENT RECORDED UNDER RECEPTION NO. 2017000004063;

THENCE ON THE NORTHERLY LINE OF SAID EASEMENT, THE FOLLOWING TWO (2) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N19°03'22"W, HAVING A RADIUS OF 579.80 FEET, A CENTRAL ANGLE OF 23°10'55" AND AN ARC LENGTH OF 234.59 FEET, TO A POINT OF TANGENT;
- N47°45'43"E A DISTANCE OF 236.59 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE BNSF RAILROAD;

THENCE ON SAID WESTERLY LINE, S41°24'08"W A DISTANCE OF 468.75 FEET;

THENCE ON THE SOUTHERLY LINE OF SAID EASEMENT RECORDED UNDER RECEPTION NO. 2017000004063 AND THE SOUTHERLY LINE OF THAT PROPERTY DESCRIBED IN THE DEED RECORDED UNDER RECEPTION NO. 2016000088358, N89°45'48"W A DISTANCE OF 196.11 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE ON SAID EAST LINE, N00°06'30"E A DISTANCE OF 410.12 FEET;

THENCE N89°53'30"W A DISTANCE OF 41.64 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 172°19'06" AND AN ARC LENGTH OF 195.49 FEET, TO A POINT OF REVERSE CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 82°19'06" AND AN ARC LENGTH OF 7.18' TO A POINT OF TANGENT;

THENCE ON A LINE BEING 46.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, N00°06'30"E A DISTANCE OF 46.36 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°40'37" AND AN ARC LENGTH OF 31.65 FEET, TO A POINT OF TANGENT;

THENCE ON A LINE BEING 27.90 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, S89°25'53"W A DISTANCE OF 924.13 FEET, TO A POINT ON THE EXISTING RIGHT-OF-WAY FOR EAST 84TH AVENUE AS SHOWN ON THE CITY OF COMMERCE CITY ROW PROJECT NUMBER 349-93, SAID POINT TO BE KNOWN HEREAFTER AS POINT "A";

THENCE ON SAID EXISTING RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- N00°15'05"E A DISTANCE OF 27.90 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28;
- ON SAID NORTH LINE, N89°25'53"E A DISTANCE OF 329.24 FEET;
- N00°19'28"E A DISTANCE OF 24.60 FEET;

THENCE DEPARTING SAID EXISTING ROW, ON A LINE BEING 24.60 FEET NORTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, N89°25'53"E A DISTANCE OF 595.35 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°06'20" AND AN ARC LENGTH OF 31.10 FEET, TO A POINT OF TANGENT;

THENCE ON A LINE BEING 35.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF ULSTER STREET AS SHOWN ON THE CITY OF COMMERCE CITY ROW PROJECT NUMBER 349-93, N00°19'33"E A DISTANCE OF 566.55 FEET, TO THE SOUTHWEST CORNER OF EXISTING ULSTER STREET AS PLATTED IN THE INTSEL STEEL WEST SUBDIVISION RECORDED UNDER RECEPTION NO. 2016000079990;

THENCE ON THE SOUTHERLY LINE OF SAID ULSTER STREET, N89°32'46"E A DISTANCE OF 35.00 FEET, TO THE CENTERLINE OF SAID ULSTER STREET;

THENCE ON SAID CENTERLINE, S00°19'33"W A DISTANCE OF 505.73 FEET, TO A POINT ON THE EXTENSION OF THE NORTHERLY LINE OF CLASSIC HOMES SUBDIVISION RECORDED IN FILE 18 AT MAP 964;

THENCE ON SAID NORTHERLY EXTENSION, N89°37'32"E A DISTANCE OF 6.28 FEET, TO A POINT ON THE WESTERLY LINE OF SAID CLASSIC HOMES SUBDIVISION;

THENCE ON SAID WESTERLY LINE, S00°11'49"W A DISTANCE OF 105.02 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE ON SAID NORTH LINE, N89°25'53"E A DISTANCE OF 4.50 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 152,390 SQUARE FEET OR 3.4984 ACRES.

# INTSEL STEEL WEST SUBDIVISION FILING 2

## A PORTION OF VACATED IRONDALE

### LOCATED IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

#### CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO

**SHEET 1 OF 3**

CASE# S-698-21

**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.
- TRACT A IS A NON-BUILDABLE TRACT OF LAND, UNTIL FURTHER PLATTING OCCURS.
- 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."
- THIS SUBDIVISION IS A PART OF THE INTSEL PROPERTIES PLANNED UNIT DEVELOPMENT, RECEPTION NO. 2018000028143
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. 19000311110, PREPARED BY STEWART TITLE GUARANTY COMPANY, DATED APRIL 13, 2021 AT 5:30 P.M.

LAND USE	NUMBER OF LOTS/PARCELS	ACRES	PERCENT OF PROJECT
NON-BUILDABLE TRACT	1	1.6546	44%
RIGHT-OF-WAY	2	2.1112	56%
	GROSS ACRES	3.7658	100%

**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.

SIGNATURE AND PRINTED NAME

LS NO. 38252 SEAL AND DATE:

7200 SOUTH ALTON WAY, SUITE C400, CENTENNIAL, CO 80112  
ADDRESS



**CITY STAFF CERTIFICATE**

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

**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

FINAL PLAT  
INTSEL STEEL WEST F2  
JOB NO. 15855.00  
01/25/2022



**VICINITY MAP**

SCALE: 1"=1,000'

**PARCEL 2**

COMMENCING AT THE ABOVE MENTIONED POINT "A"

THENCE ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, S00°15'05"W A DISTANCE OF 604.40 FEET, TO THE POINT OF BEGINNING;

THENCE ON A LINE BEING 32.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, N89°32'34"E A DISTANCE OF 51.28 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 81°46'32" AND AN ARC LENGTH OF 11.42 FEET, TO A POINT OF REVERSE CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 171°45'44" AND AN ARC LENGTH OF 185.86 FEET, TO A POINT OF TANGENT;

THENCE S00°28'14"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE ON SAID SOUTH LINE, S89°32'34"W A DISTANCE OF 182.96 FEET, TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE ON SAID WEST LINE, N00°15'05"E A DISTANCE OF 32.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 11,648 SQUARE FEET OR 0.2674 ACRES.

HAVE BE THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF INTSEL STEEL WEST SUBDIVISION AND DO HEREBY GRANT TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE STREETS, AND OTHER PUBLIC WAYS AND LANDS HEREON SHOWN, AND THE EASEMENTS AS SHOWN, FOR PUBLIC UTILITY, CABLE TV AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY THE CITY OF COMMERCE CITY.

**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 FREE 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

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



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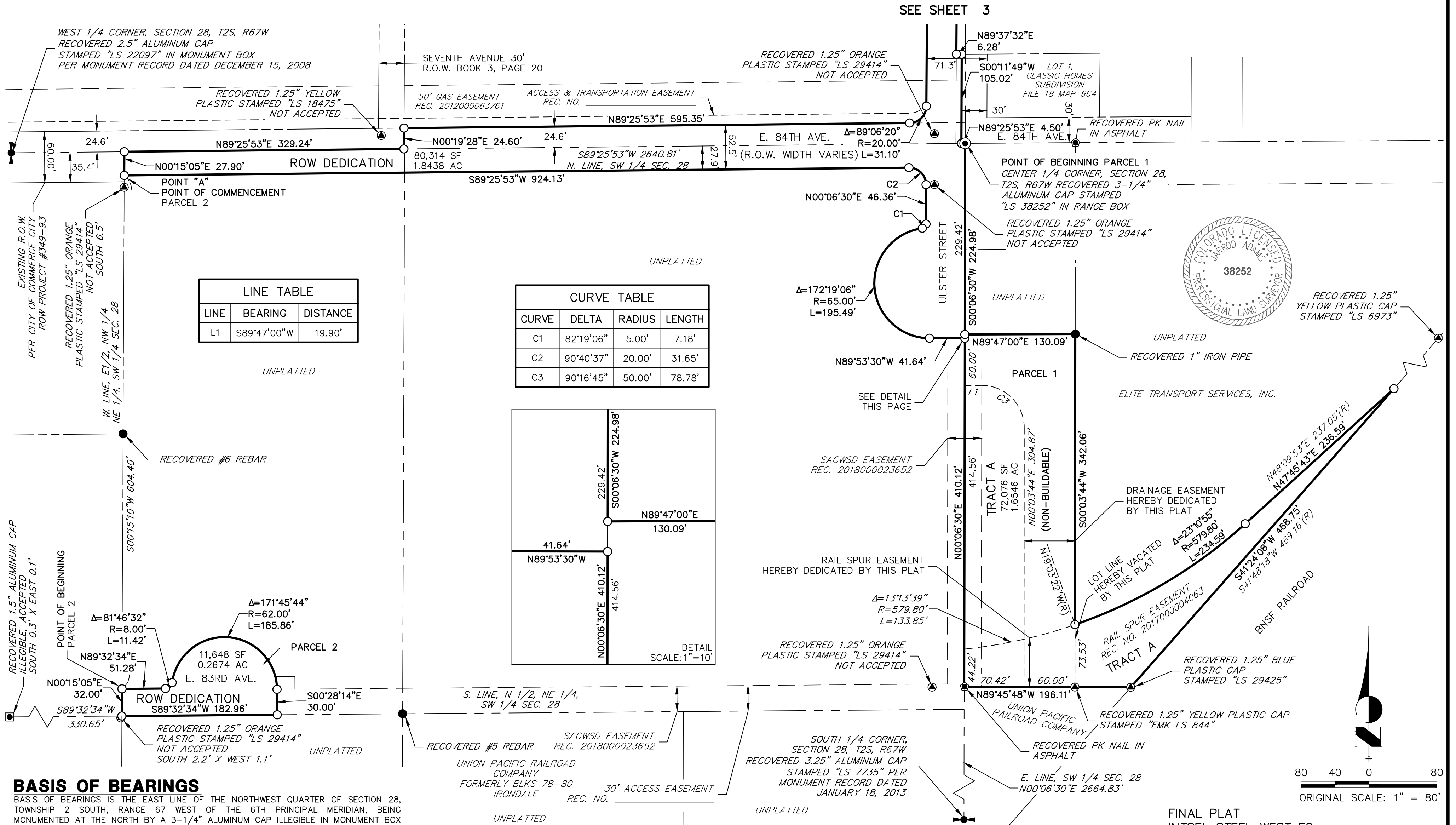
# INTSEL STEEL WEST SUBDIVISION FILING 2

A PORTION OF VACATED IRONDALE

LOCATED IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO

SHEET 2 OF 3



## BASIS OF BEARINGS

BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH BY A 3-1/4" ALUMINUM CAP ILLEGIBLE IN MONUMENT BOX AND AT THE SOUTH BY A 3-1/4" ALUMINUM CAP STAMPED "LS 38252" IN MONUMENT BOX BEARING S00°07'02"W PER COLORADO STATE PLANE CENTRAL ZONE.

## 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

- SET 18" NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED: "LS 38252"
- 100.00' LOT DIMENSION
- 100.00' EASEMENT DIMENSION
- (M) AS MEASURED
- (R) PER RECORD DESCRIPTION

FINAL PLAT  
INTSEL STEEL WEST F2  
JOB NO. 15855.00  
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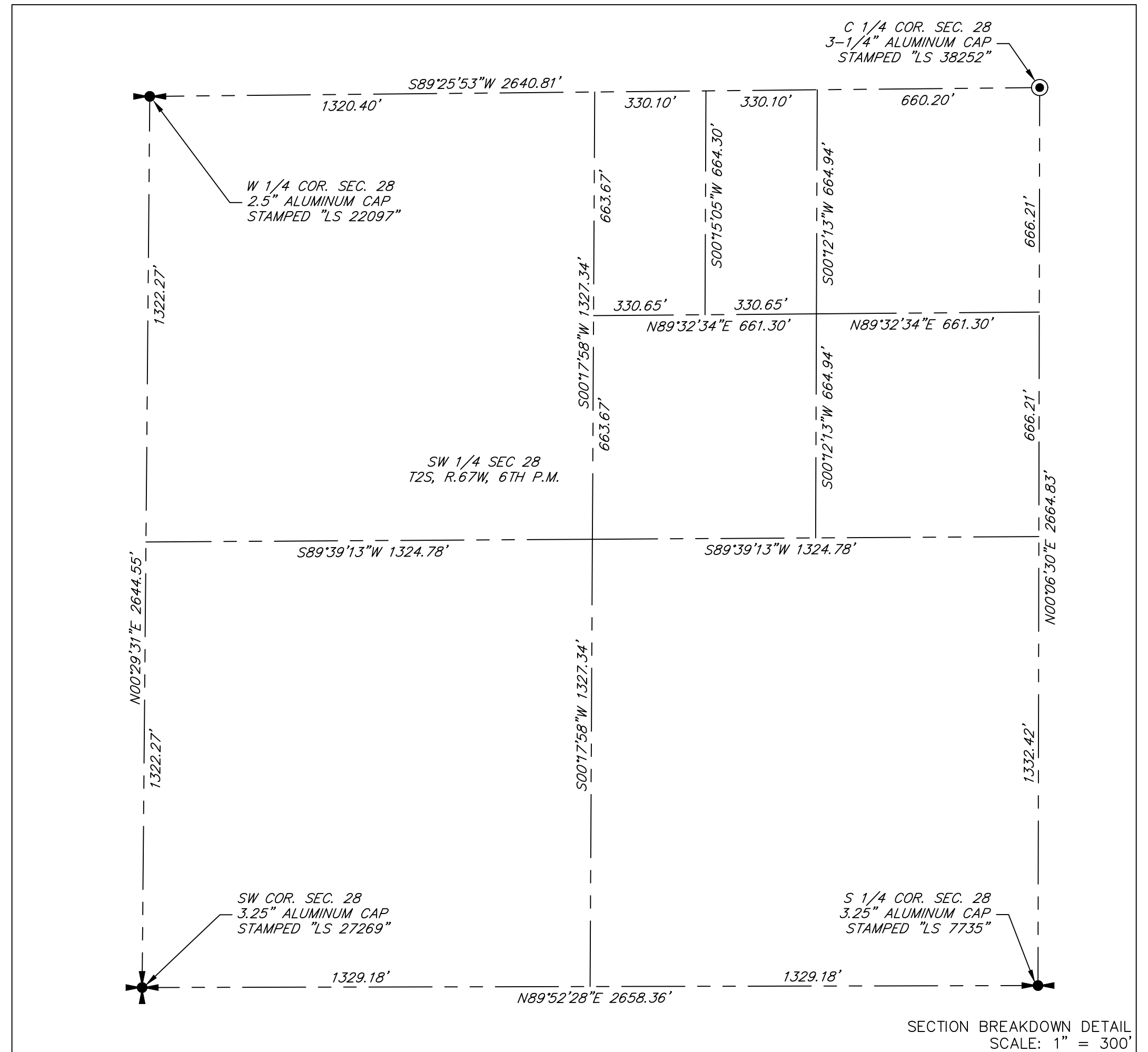
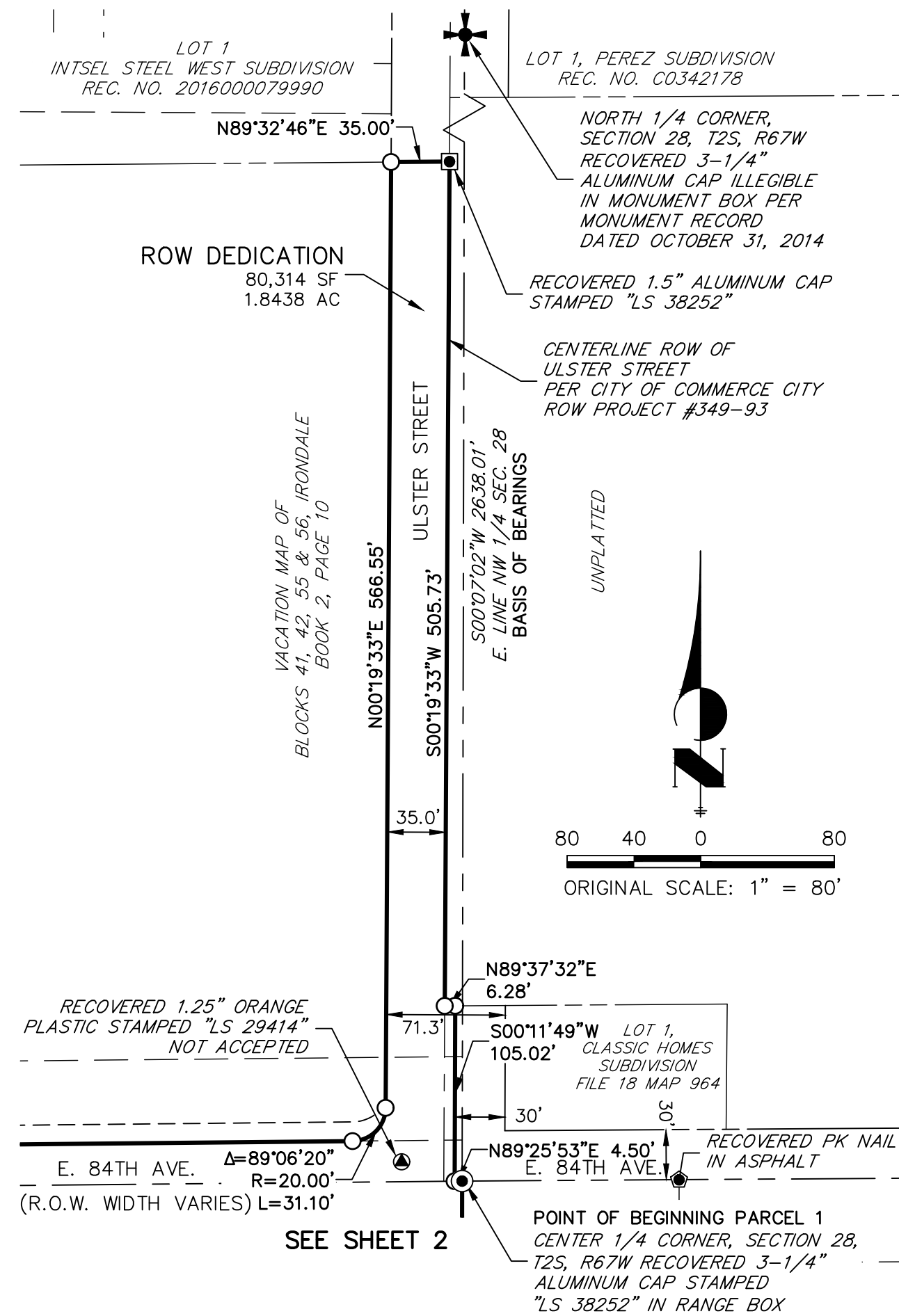
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CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO

SHEET 3 OF 3



### BASIS OF BEARINGS

BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH BY A 3-1/4" ALUMINUM CAP ILLEGIBLE IN MONUMENT BOX AND AT THE SOUTH BY A 3-1/4" ALUMINUM CAP STAMPED "LS 38252" IN MONUMENT BOX BEARING S00°07'02"W PER COLORADO STATE PLANE CENTRAL ZONE.

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### LEGEND

- SET 18" NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED: "LS 38252"
- 100.00' LOT DIMENSION

FINAL PLAT  
INTSEL STEEL WEST F2  
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