HIMALAYA STREET ROW VACATION PLAT

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

LEGAL DESCRIPTION OF HIMALAYA STREET 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

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 Street.

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;

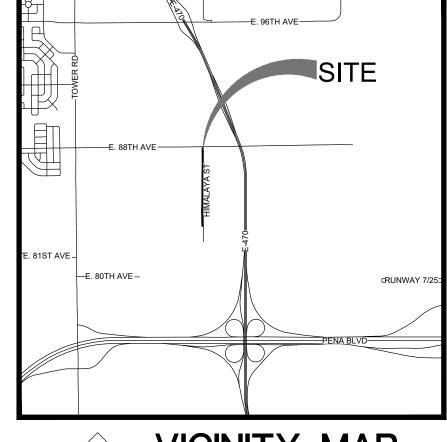
THENCE South 89° 30' 54" West departing said East line of the Southeast Quarter of Section 27 a distance of 50.00 feet to the Westerly Right of Way line of Himalaya Street as described in Resolution, recorded June 6, 1989 as Reception No. 1989020885196, in Book 3570, Page 288 of the Records of Adams County;

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

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

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



VICINITY MAP 1" = 4000'

I, Aaron M. Lund, 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.

For and on behalf of Northern Engineering Aaron M. Lund, Colorado Registered Professional Land Surveyor No. 38670

Address: 820 8th Street, Greeley, CO 80631

CITY COUNCIL CERTIFICATE:		
Approval by City of Commerce City, City Council this	day of	_, A.D. 20
Attest:		
City Clerk	Mayor	

	ADAMS	COUNTY	CLERK AND	RECORDER'S	CERTIFICATE:
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This plat was filed for record in the of	ice of Adams County Clerk and Recorder, in the state of C	olorado, at :	M on the
day of	, A.D. 20		
	<u></u>		
County Clerk and Recorder			
Devi			
By:			

CITY	STAFF	CERTIFICATE:

Department of Community Development

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

SIGNATURE OF DEDICA	TION:	
State of County of City of	ss	
The forgoing dedication w 20 by (Seal).	as acknowledged before me this	day of, AD
My commission expires: _		
Notary Public:		

Reception No.	
reception ivo.	

IALAYA STREET

Sheet

Of 2 Sheets

12-03-2021
12-03-2021
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

SURVEY 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. ABD70667715-3, dated May 27, 2020 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 (assumed bearing).

3. Unit of measure is U.S. Survey Feet.

HIMALAYA STREET ROW VACATION PLAT LOCATED IN THE EAST HALF OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO you mi in this ct. In 1 survey 1 S00°06'01"E 662.93' N1/4 S26-T2S-R66W FOUND #6 REBAR WITH S00°05'43"E 2672.70' 2.0" ALUMINUM CAP C1/4 S26-T2S-R66W C-S1/16 S26-T2S-R66W LS 24960 "1994" FOUND #6 REBAR WITH FOUND 2.5" ALUMINUM PIPE IN MONUMENT BOX WITH 3.25" ALUMINUM CAP 2.0" ALUMINUM CAP LS 28649 "1997" FOUND 1" ALUMINUM PIPE WITH 2.5" ALUMINUM CAP LS 28649 "E-470 PUBLIC TOWNSH 2S E-470 RIGHT OF WAY VARIES FOUND 1" ALUMINUM PIPE WITH 2.5" ALUMINUM CAP LS 28649 "E-470 PUBLIC E-470 RIGHT OF WAY VARIES HIGHWAY AUTHORITY E-470 SOUTHBOUND UNPLATTED FOUND 1" ALUMINUM PIPE OWNER: COHEN 2006 TRUST WITH 2.5" ALUMINUM CAP LS 28649 "E-470 PUBLIC HIGHWAY AUTHORITY" REC. NO. 2011000046403 FOUND #6 REBAR WITH 2.5" ALUMINUM CAP LS 24960 "E-470 PUBLIC No. TK-128 E-470 PUBLIC FOUND #5 REBAR WITH -ORANGE PLASTIC CAP FOUND 1" ALUMINUM PIPE WITH 2.5" ALUMINUM CAP HIGHWAY AUTHORITY REC. NO. 1995030114614 FOUND 1" ALUMINUM PIPE LS 28649 "E-470 PUBLIC HIGHWAY AUTHORITY" WITH 2.5" ALUMINUM CAP LS 28649 "E-470 PUBLIC FOUND 1" ALUMINUM PIPE -HIGHWAY ALITHORITY WITH 2.5" ALUMINUM CAP LAYING ADJACENT TO MONUMENT FOUND 1" ALUMINUM PIPE WITH 2.5" ALUMINUM CAP LS 28649 "E-470 PUBLIC CITY AND COUNTY OF DENVER BOOK 3700, PAGE 545 REC. NO. 19990020958682 - FOUND 1" ALUMINUM PIPE WITH 2.5" ALUMINUM CAP LS 28649 "E-470 PUBLIC HIGHWAY AUTHORITY" UNPLATTED UNPLATTED OWNER: DIBC HQTS, LLC BOOK 5240, PAGE 650 OWNER: DIBC HQTS, LLC BOOK 5240, PAGE 650 (SEPTEMBER 4, 1997) (SEPTEMBER 4, 1997) UNPLATTED OWNER: DIBC HQTS, LLC 60.0' RIGHT OF WAY BOOK 3570 PAGE 288 BOOK 5240, PAGE 650 FOUND 1" ALUMINUM PIPE I S 28649 "E-470 PUBLIC **ROW VACATION PARCEL** POINT OF COMMENCEMENT NW COR S26-T2S-R66W NE COR S27-T2S-R66W 164,327 sq. ft.-W1/4 S26-T2S-R66W S1/16 S26-T2S-R66W 3.772 ac. FOUND #6 REBAR WITH -E1/4 S27-T2S-R66W S1/16 S27-T2S-R66W 3.25" ALUMINUM CAP POINT OF BEGINNING FOUND #6 REBAR WITH -FOUND 2.5" ALUMINUM PIPE FOUND #5 REBAR WITH WITH 3.25" ALUMINUM CAP 2.0" ALUMINUM CAP ORANGE PLASTIC CAP LS ILLEGIBLE N00°32'43"E 2651.55' IN MONUMENT BOX LS 28649 "1997" LS 13239 "1990" S00°32'43"W 2621.54' S00°29'06"E 664.98' N00°18'18"W N00°32'43"E 2621.14' N00°29'06"W 665.43' 50.0' RIGHTOF WAY 50.0' RIGHT OF WAY BOOK 3570 PAGE 288 UNPLATTED OWNER: COHEN 2006 TRUST UNPLATTED OWNER: ALLIED WASTE SYSTEMS OF COLORADO, LLC REC. NO. 2011000046403 UNPLATTED OWNER: ALLIED WASTE SYSTEMS OF COLORADO, LLC REC. NO. 2009000040641 ALAYA STREET REC. NO. 2009000040641 ADAMSCOUNTY,C N1/4 S27-T2S-R66W FOUND UNKNOWN MONUMENT WITH 3.25" ALUMINUM CAP -LS ILLEGIBLE IN MONUMENT BOX NORTH SYMBOL LEGEND 12-03-2021 12-03-2021 PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION FOUND SECTION CORNER LINE TABLE FOUND PROPERTY MONUMENT LINE LENGTH BEARING ROW S89° 30' 54"W 50.00' L2 N89° 33' 59"E 50.01' 900Feet 300 600 (IN U.S. SURVEY FEET) LINE LEGEND 1 inch = 300 ft.Sheet — — RIGHT OF WAY LINE Registered Professional Land Surveyor Colorado Registration No. 38670 RIGHT OF WAY VACATION BOUNDARY For and on behalf of Northern Engineering Services, Inc. ___ · ___ SECTION LINE ____ LOT LINE Of 2 Sheets