

# 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 thereto:

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.

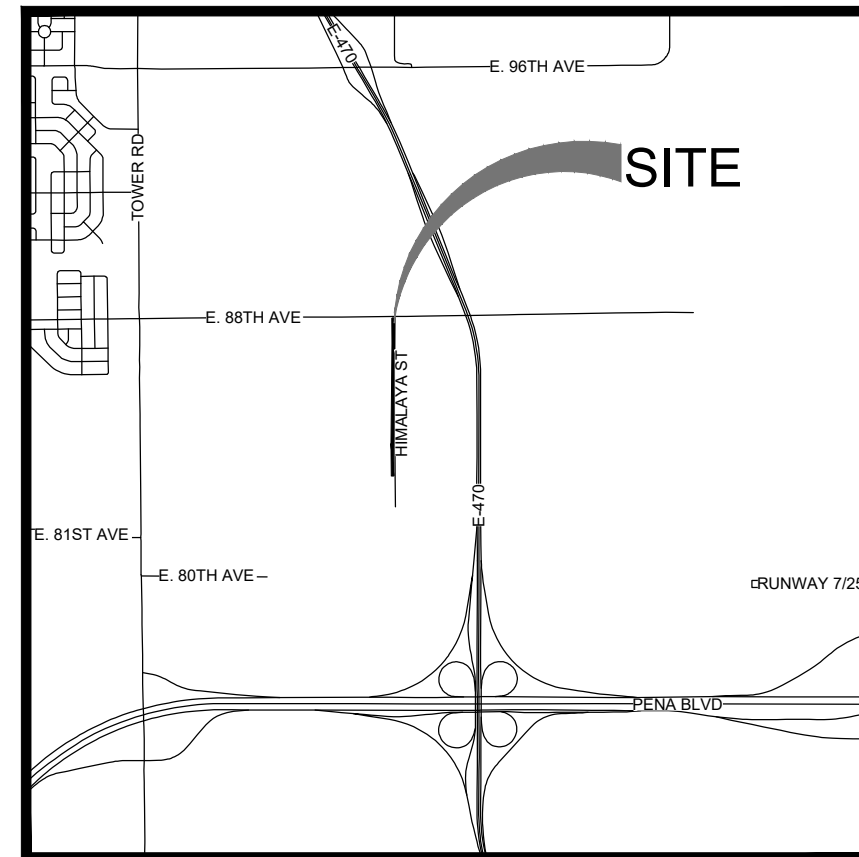
The following Two (2) courses are along the Easterly of Right of Way line of said Himalaya Street.

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 POINT OF BEGINNING.

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



**VICINITY MAP**  
1" = 4000'

**SURVEYOR'S STATEMENT**

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:**

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\_\_\_\_

County Clerk and Recorder \_\_\_\_\_

By: \_\_\_\_\_  
Deputy

**CITY STAFF CERTIFICATE:**

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

Director  
Department of Community Development

**SIGNATURE OF DEDICATION:**

State of \_\_\_\_\_  
County of \_\_\_\_\_ ss  
City of \_\_\_\_\_

The forgoing dedication was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, AD 20\_\_\_\_ by (Seal).

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

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

Reception No. \_\_\_\_\_

**NOTICE:**  
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 27  
TOWNSHIP: 2S  
RANGE: 66W

**NORTHERN ENGINEERING**  
PHONE: 970.395.9880 FAX: 970.221.4159  
www.northernengineering.com

**NE**  
820 8th Street  
Greeley, Colorado 80631

PROJECT: 1804-001.01  
DATE: 12/03/2021  
DESIGNED BY: N/A  
SCALE: 1" = 300'  
DRAWN BY: S.PAQUIN  
REVIEWED BY: A. Lund

**HIMALAYA STREET ROW VACATION PLAT**  
**S27-T2S-R66W**  
**ADAMSCOUNTY, CO**

Sheet  
**1**  
Of 2 Sheets

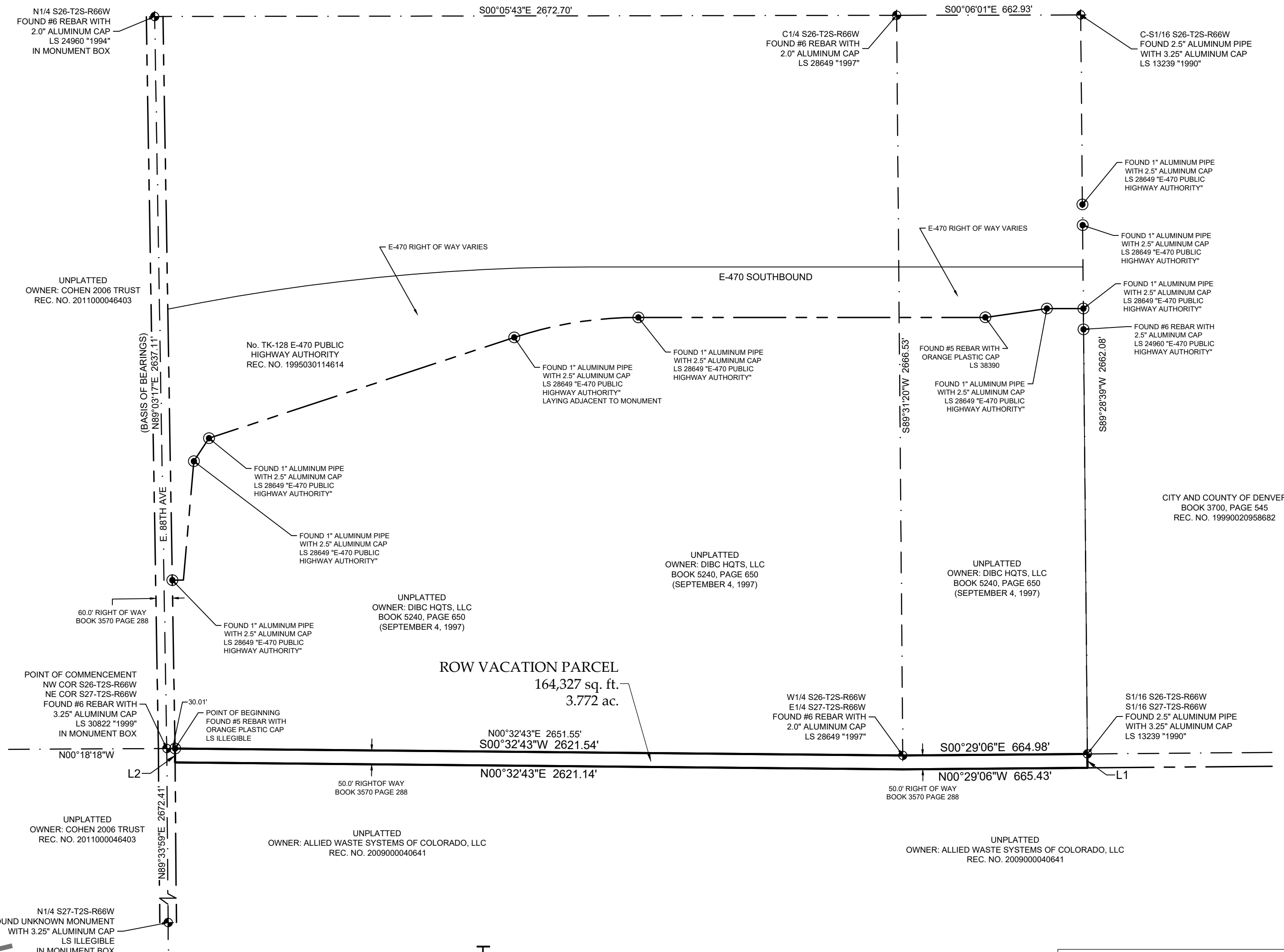
**DRAFT**  
12-03-2021  
PRELIMINARY - NOT FOR CONSTRUCTION,  
RECORDING PURPOSES OR IMPLEMENTATION

**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).
- 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



**NOTICE:**  
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 27  
TOWNSHIP: 2S  
RANGE: 66W

**NORTHERN ENGINEERING**  
820 8th Street Greeley, Colorado 80631  
PHONE: 970.395.9880 FAX: 970.221.4159  
www.northernengineering.com

PROJECT: 1804-001.01  
DATE: 12/03/2021  
DESIGNED BY: N/A  
SCALE: 1"=300'  
DRAWN BY: S. PAQUIN  
REVIEWED BY: A. Lund

**HIMALAYA STREET ROW VACATION PLAT S27-T2S-R66W ADAMSCOUNTY, CO**

Sheet **2**  
Of 2 Sheets

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

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

LINE	LENGTH	BEARING
L1	50.00'	S89° 30' 54"W
L2	50.01'	N89° 33' 59"E

**SYMBOL LEGEND**

	FOUND SECTION CORNER
	FOUND PROPERTY MONUMENT

**LINE LEGEND**

	RIGHT OF WAY LINE
	RIGHT OF WAY VACATION BOUNDARY
	SECTION LINE
	LOT LINE