OF BEGINNING.

PARCEL B: A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 1, 30.0 FEET WEST OF THE SE CORNER OF SAID NE 1/4 SE 1/4; THENCE WEST, ALONG THE SOUTH LINE OF SAID NE 1/4 SE 1/4, A DISTANCE OF 1291.95 FEET TO THE SW CORNER OF SAID NE 1/4 SE 1/4; THENCE NORTH, ALONG THE WEST LINE OF SAID NE 1/4 SE 1/4, A DISTANCE OF 338.29 FEET TO A POINT ON A CURVE, SAID CURVE BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE BURLINGTON DITCH; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND ON A CURVE TO THE LEFT HAVING A RADIUS OF 562.07 FEET, A CENTRAL ANGLE OF 15°47'42", AN ARC DISTANCE OF 154.95 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY LINE EAST, PARALLEL WITH THE SOUTH LINE OF SAID NE 1/4 SE 1/4, A DISTANCE OF 415.16 FEET; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID NE 1/4 SE 1/4, A DISTANCE OF 196.00 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID NE 1/4 SE 1/4, A DISTANCE OF 715.50 FEET TO A POINT 140.0 FEET WEST OF THE EAST LINE OF SAID NE1/4 SE1/4; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID NE1/4 SE1/4, A DISTANCE OF 108.0 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID NE 1/4 SE 1/4, A DISTANCE OF 110.0 FEET TO A POINT 30.0 FEET WEST OF THE EAST LINE OF SAID NE 1/4 SE 1/4; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID NE1/4 SE1/4, A DISTANCE OF 180.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND A PARCEL OF LAND LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 1; THENCE WEST ALONG THE SOUTH LINE OF SAID NW 1/4 SE 1/4, A DISTANCE OF 255.67 FEET TO A POINT ON A CURVE, WHICH CURVE IS ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE BURLINGTON DITCH; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND ON A CURVE TO THE RIGHT HAVING A RADIUS OF 239.38 FEET, A CENTRAL ANGLE OF 42°00'13", AN ARC DISTANCE OF 175.49 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND ON A CURVE TO THE LEFT HAVING A RADIUS OF 562.07 FEET, A CENTRAL ANGLE OF 26°03'31", AN ARC DISTANCE OF 255.63 FEET TO A POINT ON THE EAST LINE OF SAID NW 1/4 SE 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID NW 1/4 SE 1/4, A DISTANCE OF 338.29 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 503,006 SQUARE FEET OR 11.547 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND CONSOLIDATED THE SAME INTO ONE LOT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF CLAIRE AND ALYSSA INDUSTRIAL SUBDIVISION, AND DO HEREBY DEDICATE TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, 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	,	20	ВҮ

NOTARY PUBLIC: ______

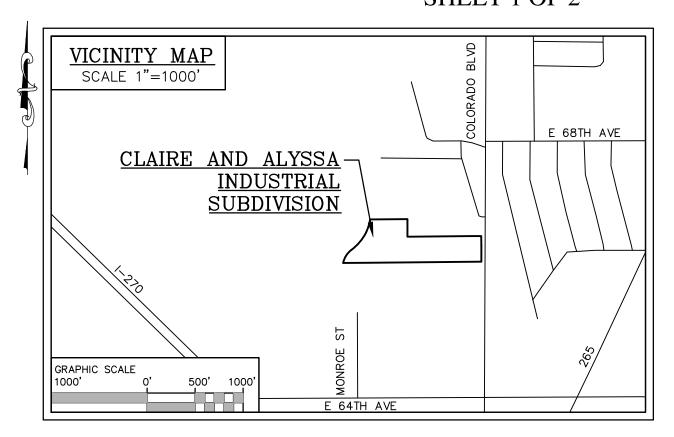
, AS OWNER OF NUANES/KING, LLC,

NOTARY SEAL

STATE OF COLORADO) COUNTY OF) SS CITY OF)	
THE FOREGOING PLAT AND DEDICATION WERE ACKNOWLEDGED BEFOR THIS DAY OF, 20	E ME
MY COMMISSION EXPIRES:	

CLAIRE AND ALYSSA INDUSTRIAL SUBDIVISION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO SHEET 1 OF 2



GENERAL NOTES

- 1. 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.
- 2. NOTICE IS HEREBY GIVEN: 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.
- THIS PLAT DOES NOT ESTABLISH WATER AVAILABILITY FOR THE SUBJECT PROPERTY. WATER AND WASTEWATER SERVICE IS PROVIDED BY THE NORTH WASHINGTON STREET 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
- NOTICE IS HEREBY GIVEN: 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. (C.R.S. 13-80-105(3)(A))
- TITLE COMMITMENT NO. NCS-1098129-CO EFFECTIVE DATE JANUARY 13, 2021 AT 5:00 PM FROM FIRST AMERICAN TITLE INSURANCE COMPANY, WAS RELIED UPON FOR ANY RECORDED EASEMENTS OR RIGHTS OF WAY WHICH MAY AFFECT THE SUBJECT PROPERTY. FALCON SURVEYING RECOMMENDS CLIENT SUPPLY A RECENT TITLE COMMITMENT.
- 6. ALL LINEAL UNITS EXPRESSED IN U.S. SURVEY FEET, DEFINED AS EXACTLY 1200/3937 METERS.
- 7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 8. DIRECT ACCESS TO PROPERTY FROM COLORADO BOULEVARD (PUBLIC RIGHT OF WAY) EXISTS AT TIME OF SURVEY. RIGHTS TO ACCESS NOT ADDRESSED BY SURVEYOR.
- 9. SUBJECT PROPERTY LIES IN "ZONE X", (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS PER FLOOD INSURANCE RATE MAP PANEL NO. 08001C0604H, EFFECTIVE ON 03/05/2007
- 10. BASIS OF BEARINGS: THE GPS DERIVED EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AS EVIDENCED BY A FOUND 3.25" ALUMINUM CAP "ILLEGIBLE" BEING THE SOUTHEAST 1/4 CORNER OF SAID SECTION 1 HEARS NORTH 00°13'23" WEST, A DISTANCE OF 2641.07 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO.

SURVEYOR'S CERTIFICATE

I, JEFFREY J MACKENNA, 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.

JEFFREY J MACKENNA P.L.S. 34183 9940 W 25TH AVE LAKEWOOD, CO 80215

CITY STAFF CERTIFICATE

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY THISDAY OF, AD 20
CITY ENGINEER
APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY THIS, AD 20
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

CITY COUNCIL CERTIFICATE

APPROVAL BY CITY OF DAY OF	COMMERCE CITY, CITY	COUNCIL THIS
ATTEST:		

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLAND RECORDER, IN THE STATE OF COLORADO, AT:M ON THE COLORADO DAY OF, 20	
COUNTY CLERK AND RECORDER	
BY: DEPUTY	

RECEPTION	NO.	

FALCON	500000	
SURVEY	NGINC.	R

9940 WEST 25TH AVENUE LAKEWOOD, CO 80215 303-202-1560 www.falconsurveying.com

 DATE:
 09/06/22
 REVA:
 11/01/2022

 REVB:
 REVC:

 DRAWN BY:
 CAC
 CHK'D BY:
 JJM
 JOB NO.
 160314

 DATE
 OF FIELD
 SURVEY:
 08/26/2022
 160317_CONSOLIDATION.DWG

