

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NUANES/KING, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A: A PARCEL OF LAND LOCATED IN THE NE 1/4 SE 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH P.M., ADAMS COUNTY, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF COLORADO BOULEVARD, WHICH IS 180.0 FEET NORTH AND 30.0 FEET WEST OF THE SOUTHEAST CORNER OF SAID NE 1/4 SE 1/4; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID NE 1/4 SE 1/4, A DISTANCE OF 110.0 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF COLORADO BOULEVARD, 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 ON THE WEST LINE OF COLORADO BOULEVARD; THENCE SOUTH, ALONG THE WEST LINE OF COLORADO BOULEVARD, A DISTANCE OF 108.0 FEET OF THE POINT 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 NE 1/4 SE 1/4; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID NE 1/4 SE 1/4, 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 NE 1/4 SE 1/4, 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____ BY _____

_____, AS OWNER OF NUANES/KING, LLC,

NOTARY SEAL

STATE OF COLORADO)
 COUNTY OF _____) SS
 CITY OF _____)

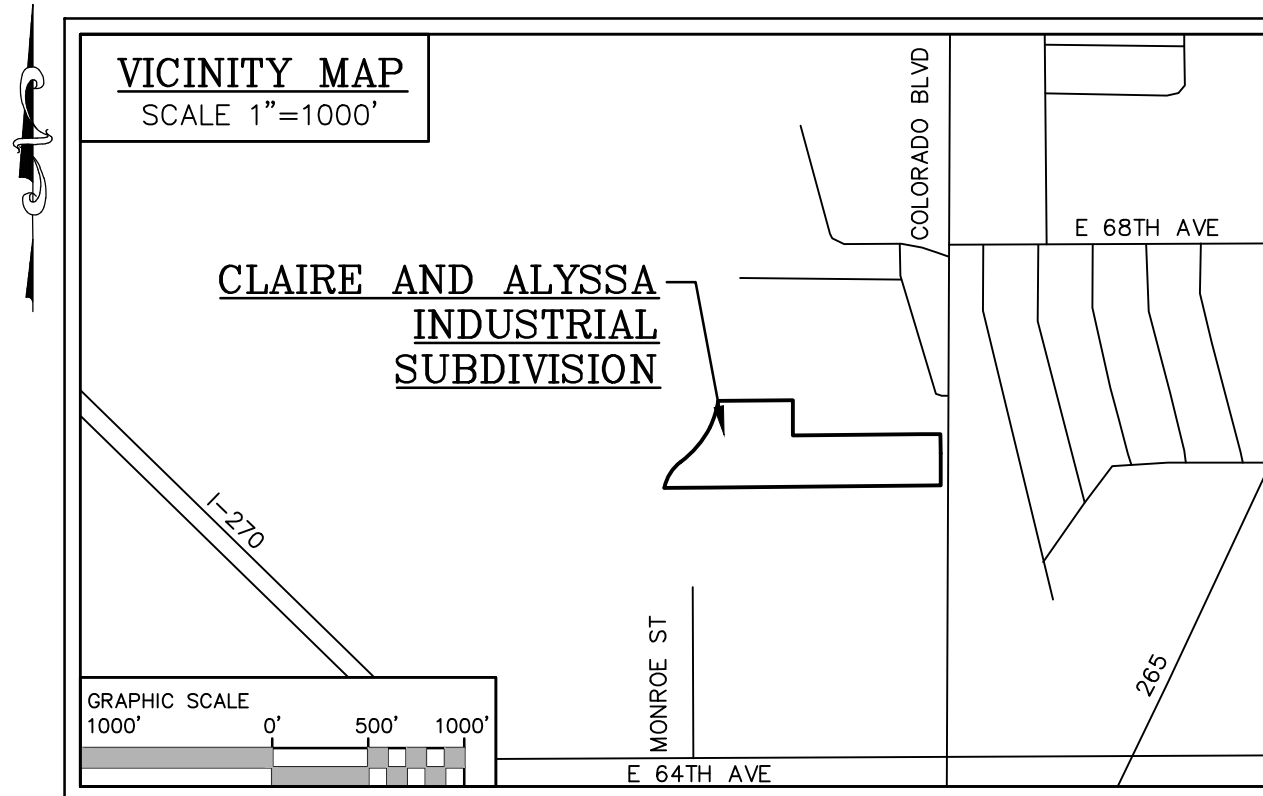
THE FOREGOING PLAT AND DEDICATION WERE ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

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



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 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

CITY COUNCIL CERTIFICATE

APPROVAL BY CITY OF COMMERCE CITY, CITY COUNCIL THIS _____ DAY OF _____, AD 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 _____, 20____.

 COUNTY CLERK AND RECORDER

BY: _____
 DEPUTY

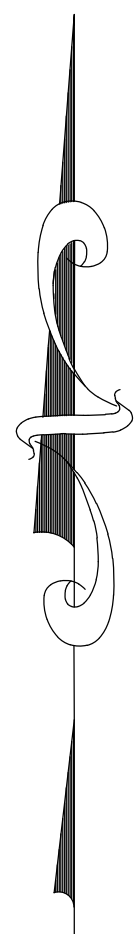
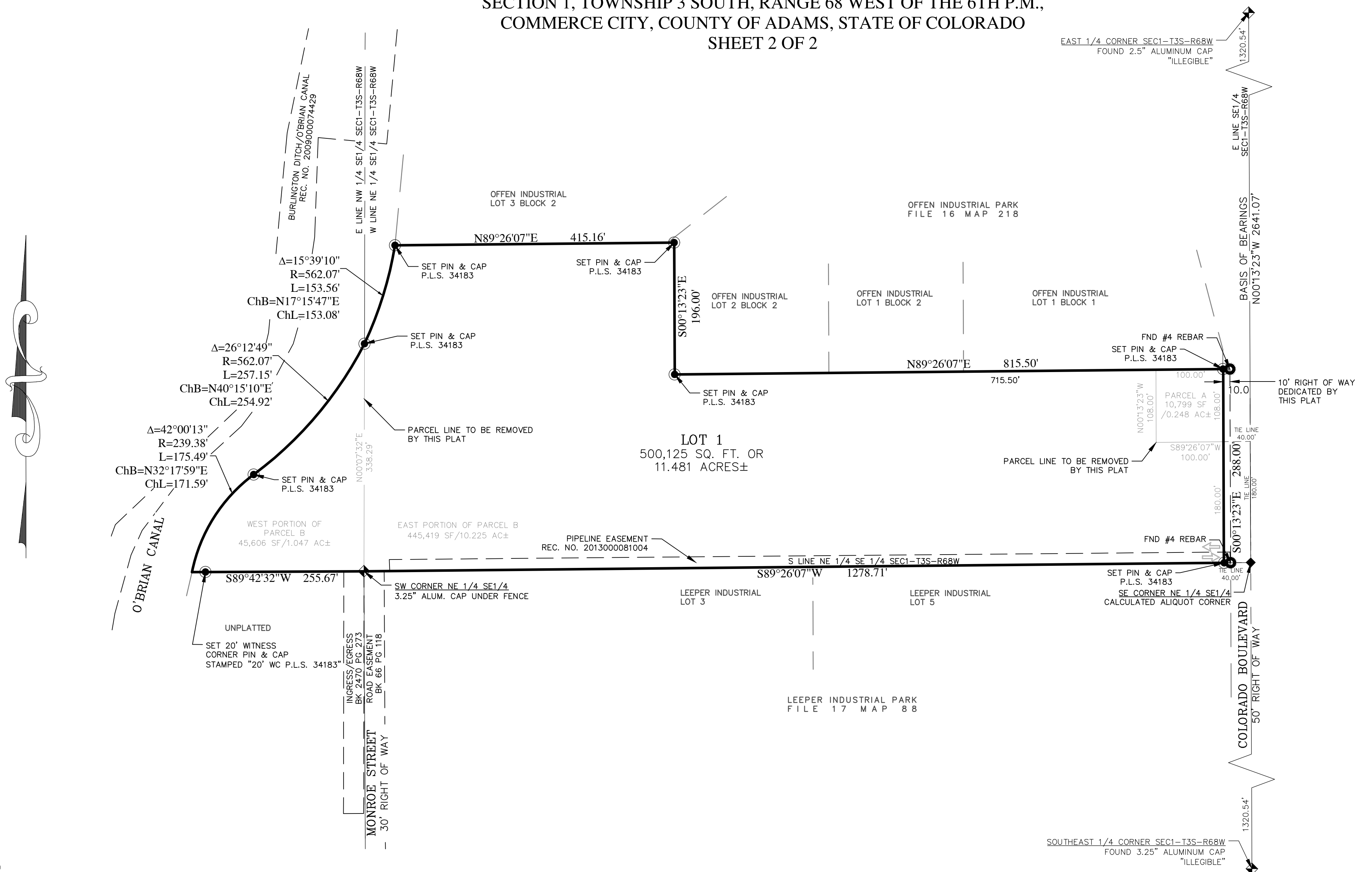
RECEPTION NO. _____

	9940 WEST 25TH AVENUE LAKEWOOD, CO 80215 303-202-1560 WWW.FALCONSURVEYING.COM	
	DATE: 09/06/22	REVA: 11/01/2022
DRAWN BY: CAC	CHK'D BY: JUM	JOB NO. 160314
DATE OF FIELD SURVEY: 08/26/2022		160317_CONSOLIDATION.DWG

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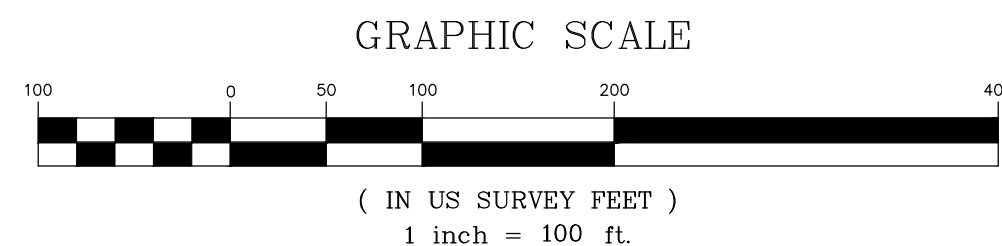
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SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2



LEGEND

	FOUND SECTION CORNER
	SET MONUMENT PLS 34183
	FOUND MONUMENT
	INGRESS/EGRESS
	SUBJECT PROPERTY LINE
	ADJACENT BOUNDARY LINE
	EASEMENT LINE



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