

CHEMA SUBDIVISION PLAT

BEING A RESUBDIVISION OF WALJOSA SUBDIVISION LOTS 1-8, BLOCK 4

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

CITY OF COMMERCE, COUNTY OF ADAMS, STATE OF COLORADO.

PIN: 0182308208016
 SHEET 1 OF 2

DEDICATION AND LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT EAST 63RD PLACE LLC, BEING THE SOLE OWNER OF THAT PART OF THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS:

RECEPTION NO. 400318, FILE 9, MAP 134, ADAMS COUNTY RECORDS
 LOTS 1-8;
 BLOCK 4;
 WALJOSA SUBDIVISION;
 CITY OF COMMERCE CITY;
 COUNTY OF ADAMS;
 STATE OF COLORADO.

EXCEPT THOSE PARTS OF SUBJECT PROPERTY AS DESCRIBED BY THE FOLLOWING DOCUMENTS: QUIT CLAIM DEED RECORDED NOVEMBER 04, 1975 IN BOOK 2027 AT 410; AND BOOK 2027 AT PAGE 411; BOOK 2120 AT PAGE 455 AND 2120 AT PAGE 457, COUNTY OF ADAMS, STATE OF COLORADO.

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SECTION 8, T4S, R67W.
 THENCE ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 8, NORTH 89° 09' 25" EAST, A DISTANCE OF 345.46 FEET;
 THENCE DEPARTING SAID NORTH LINE, SOUTH 00° 15' 04" EAST, A DISTANCE OF 358.20 FEET, TO THE NORTHWEST CORNER OF BLOCK 4 OF WALJOSA SUBDIVISION;
 THENCE ALONG THE NORTH LINE OF SAID BLOCK 4, NORTH 89° 09' 25" EAST, A DISTANCE OF 14.85 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING ALONG THE NORTH LINE OF SAID BLOCK 4, NORTH 89° 09' 25". A DISTANCE OF 245.06 FEET TO A POINT OF CURVATURE;
 THENCE ALONG A CURVE, WITH AN INTERIOR ANGLE OF 90°35'30", A RADIUS OF 15.00 FEET, A DISTANCE OF 23.72 FEET ON AN ARC TO THE RIGHT TO A POINT ON THE EAST LINE OF SAID BLOCK 4;
 THENCE ALONG SAID EAST LINE OF BLOCK 4, SOUTH 00° 15' 04" EAST, A DISTANCE OF 248.60 FEET, TO A POINT OF CURVATURE;
 THENCE ALONG A CURVE, WITH AN INTERIOR ANGLE OF 89° 24' 30", A RADIUS OF 15.00', A DISTANCE OF 23.41 FEET ON AN ARC TO THE RIGHT TO A POINT ON THE SOUTH LINE OF SAID BLOCK 4;
 THENCE ALONG THE SAID SOUTH LINE OF BLOCK 4, SOUTH 89° 09' 25" WEST, A DISTANCE OF 245.08 FEET, TO A POINT OF CURVATURE;
 THENCE ALONG A CURVE, WITH AN INTERIOR ANGLE OF 90°35'30", A RADIUS OF 15.00 FEET, A DISTANCE OF 23.72 FEET ON AN ARC TO THE RIGHT TO A POINT ON THE WEST LINE OF SAID BLOCK 4;
 THENCE ALONG THE SAID WEST LINE OF BLOCK 4, NORTH 00° 15' 40" WEST, A DISTANCE OF 248.60 FEET TO A POINT OF CURVATURE;
 THENCE ALONG A CURVE, WITH AN INTERIOR ANGLE OF 89° 24' 30", A RADIUS OF 15.00', A DISTANCE OF 23.41 FEET ON AN ARC TO THE RIGHT TO A POINT ON THE NORTH LINE OF SAID BLOCK 4, SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINING 1.755 ACRES OR 76441.4 SQUARE FEET OF LAND, MORE OR LESS.

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

EXECUTED THIS 17th DAY OF DECEMBER, AD 20 21.

OWNERSHIP AND TITLE CERTIFICATION:

JOSE ALBERTO RODRIGUEZ SERRANO
 I, JUAN MARTIN GARCIA CORREA, A DULY AUTHORIZED OFFICER OF EAST 63rd PLACE, LLC,
 HEREBY CERTIFY THAT EAST 63 PLACE, LLC EXECUTING THIS PLAT AS OWNER(S) OF THE ABOVE DESCRIBED PROPERTY, IS THE OWNER(S) 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.

EAST 63RD PLACE LLC

[Signature]
 BY: JOSE ALBERTO RODRIGUEZ SERRANO
 ITS: MEMBER

[Signature]
 BY: JUAN MARTIN GARCIA-CORREA
 ITS: MEMBER

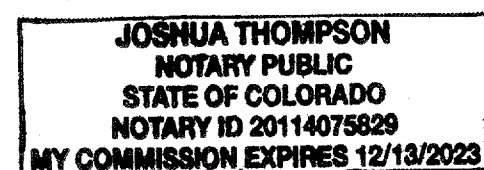
NOTARY SEAL:

STATE OF: Colorado
 COUNTY OF: Denver ss
 CITY OF: Denver

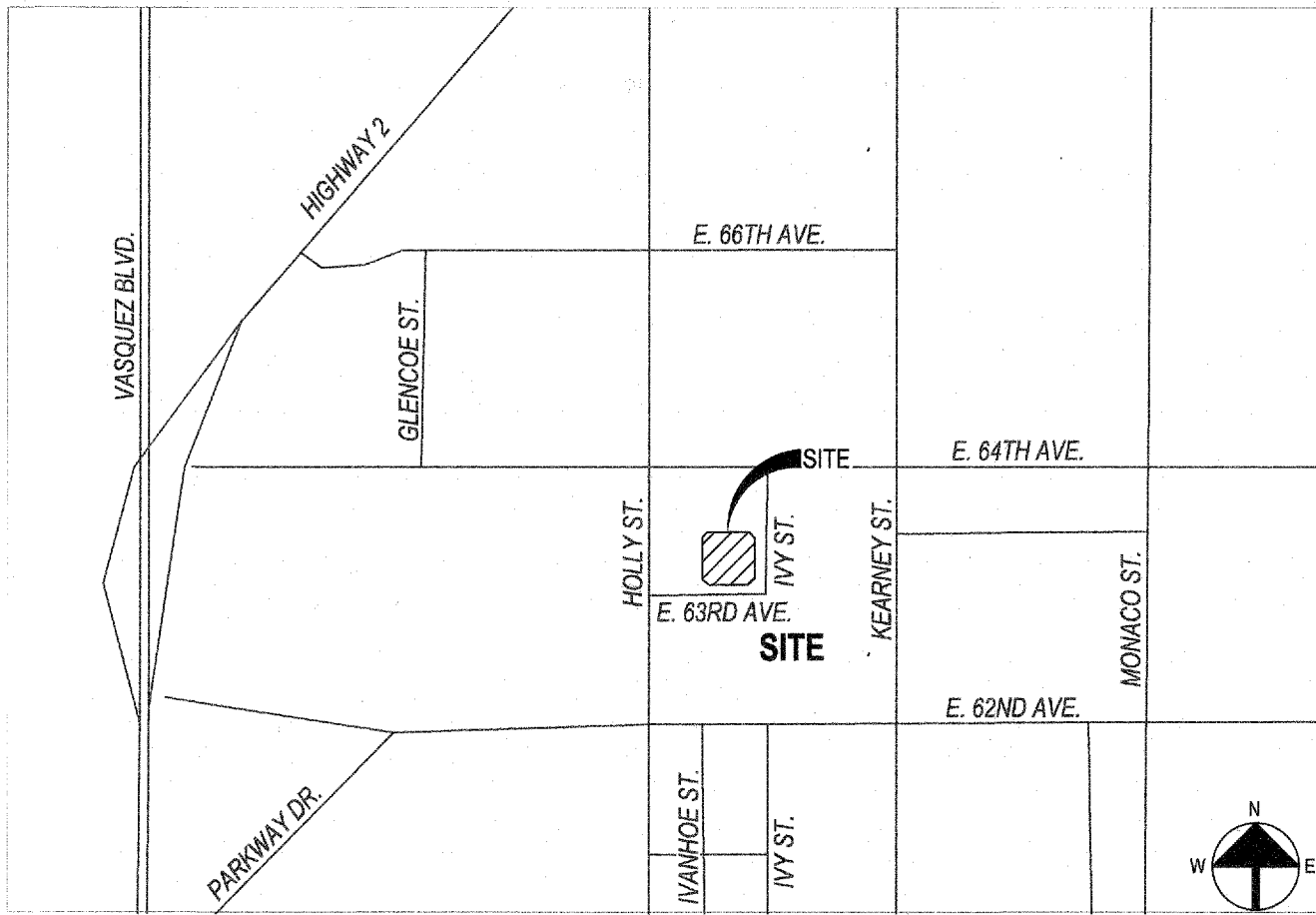
THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF December, AD 2021
 BY (SEAL)

MY COMMISSION EXPIRES: 12-13-2023

NOTARY PUBLIC: [Signature]



NOTARY SEAL



VICINITY MAP:

SCALE 1" = 1000'

NOTICE IS HEREBY GIVEN:

1. ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.
2. 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.
3. 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.
4. THIS PLAT DOES NOT ESTABLISH WATER AVAILABILITY FOR THE SUBJECT PROPERTY. WATER AND WASTEWATER SERVICE IS PROVIDED BY THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT. INVESTIGATION OF THE CURRENT WATER AVAILABILITY FOR THE PROPERTY AND ACQUISITION OF ANY ADDITIONAL WATER REQUIRED FOR THE 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.

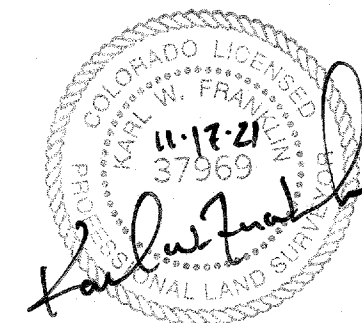
GENERAL NOTES:

1. FIELD WORK PERFORMED IN JUNE 2020.
2. TITLE COMMITMENT 3114620-03212, EFFECTIVE DATE OF MAY 6, 2020 WAS RELIED UPON IN PREPARATION OF THIS SURVEY.
3. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST ¼ OF SECTION 8 BETWEEN A FOUND 3.25" ALUMINUM CAP, IN RANGE BOX, STAMPED "L.S. 25369" LOCATED AT THE INTERSECTION OF E. 64TH AVE. AND HOLLY ST., BEING THE NORTHWEST ¼ CORNER OF THE NORTHWEST ¼ OF SECTION 8 AND A FOUND 3.25" ALUMINUM CAP, IN RANGE BOX, STAMPED "L.S. 17488" LOCATED AT THE INTERSECTION OF E. 64TH AVE. AND MONACO ST. BEING THE NORTHEAST ¼ CORNER OF THE NORTHWEST ¼ OF SECTION 8. ASSUMED TO BEAR N89°09'25E.
4. SITE ADDRESS IS 5770 EAST 63RD PLACE, COMMERCE CITY, CO. 80022 (PER TITLE COMMITMENT)
5. ALL PROPERTY CORNERS WERE FOUND OR SET AS SHOWN ON THIS SURVEY.
6. ALL LINEAR MEASUREMENTS WERE TAKEN USING THE U.S. SURVEY FOOT.
7. **BENCHMARK STATEMENT:** ELEVATIONS ARE BASED ON A FOUND BRASS CAP MARKED COMMERCE CITY BENCHMARK SET IN CONCRETE ON THE SOUTHEAST CORNER OF THE INTERSECTION OF E. 64TH AVE. AND MONACO ST.. ELEVATION=5183.90 (NAVD88).
8. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508. COLORADO REVISED STATUTE.

CERTIFICATION OF SURVEY:

I, KARL W. FRANKLIN, 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 HEREON.

[Signature]
 SIGNATURE AND PRINTED NAME
 LS NO. 37969 (SEAL AND DATE) 11-17-21
 ADDRESS 3411 Ringsby Ct - 125
Denver, CO. 80216



CITY STAFF CERTIFICATE:

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY THIS 17th DAY OF January, A.D. 20 22
[Signature]
 CITY ENGINEER

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY THIS 17th
 DAY OF January, A.D. 20 22
[Signature]
 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 ____.

COUNTY CLERK AND RECORDER

BY: _____
 DEPUTY

RECEPTION NO. _____

DATE: 11/10/2021
 JOB NO: 20-077

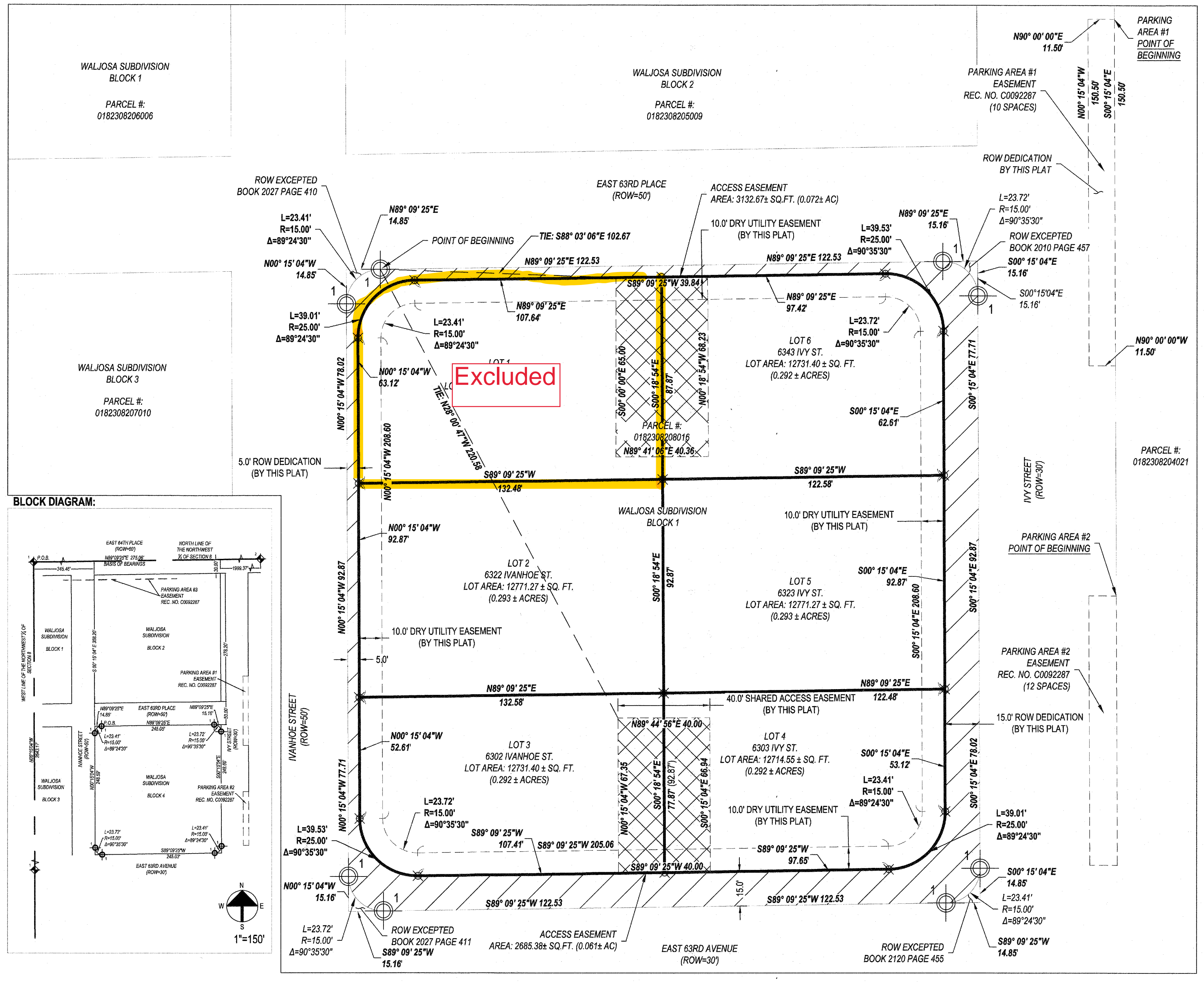
DRAWN BY: DLS
 CHECKED BY: KWF



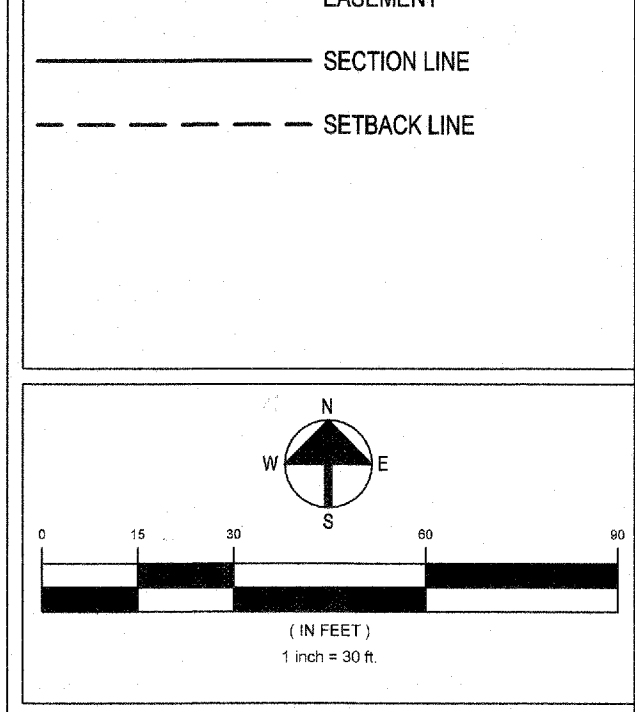
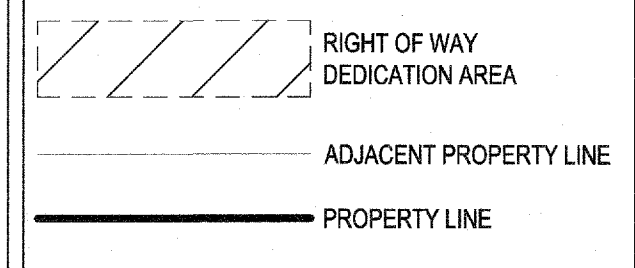
3461 Ringsby Ct, Suite 125
 Denver, CO 80216
 info@altitudelandco.com
 AltitudeLandCo.com

CHEMA SUBDIVISION PLAT

BEING A RESUBDIVISION OF WALJOSA SUBDIVISION LOTS 1-8, BLOCK 4
 A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 CITY OF COMMERCE, COUNTY OF ADAMS, STATE OF COLORADO.
 SHEET 2 OF 2



- LEGEND:**
- 1 SET #5 REBAR WITH 1-1/2" ORANGE PLASTIC CAP STAMPED "ALS PLS 37969"
 - 2 SET MAG NAIL AND 1" BRASS TAG STAMPED "PLS 37969"
 - 1 FOUND 3.25" ALUMINUM CAP IN RANGE BOX (L.S. 17488)
 - 2 FOUND 3.25" ALUMINUM CAP IN RANGE BOX (L.S. 25369)
 - RIGHT OF WAY DEDICATION AREA
 - ADJACENT PROPERTY LINE
 - PROPERTY LINE
 - EASEMENT
 - SECTION LINE
 - SETBACK LINE



DATE: 11/10/2021
 JOB NO: 20-077

DRAWN BY: DLS
 CHECKED BY: KWF

ALTITUDE
 LAND CONSULTANTS

CIVIL | SURVEY | PLANNING | LANDSCAPE

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