

LEGAL DESCRIPTION AND DEDICATION

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF COSMIC CITY SUBDIVISION. THE UTILITY AND FIRE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, FIRE AGENCIES, AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY AND PUBLIC SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF PRIVATE DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE CITY OF COMMERCE CITY A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE PRIVATE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY THE COMMERCE CITY MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY THE COMMERCE CITY MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH PRIVATE DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE CITY OF COMMERCE CITY, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. PUBLIC DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY. THE CITY IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF PUBLIC STORM SEWERS AND DRAINAGE FACILITIES.

KNOW ALL MEN BY THESE PRESENTS THAT JAGJEET, INC, A COLORADO CORPORATION, BEING THE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27;

THENCE SOUTH 00°09'15" WEST ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°57'25" EAST ALONG A LINE 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 27 A DISTANCE OF 440.16 FEET;

THENCE SOUTH 41°44'28" WEST ALONG A LINE OF 50.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE BURLINGTON NORTHERN RAILROAD COMPANY'S MAIN TRACT CENTERLINE A DISTANCE OF 663.14 FEET;

THENCE NORTH 00°09'15" WEST ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 494.48 FEET TO THE POINT OF BEGINNING;

EXCEPT THE NORTHERLY 10 FEET THEREOF DEEDED IN INSTRUMENT RECORDED MAY 20, 1965 IN BOOK 1226 AT PAGE 196, AND EXCEPT THAT PORTION OF LAND CONVEYED TO THE CITY OF COMMERCE CITY, A COLORADO MUNICIPAL CORPORATION DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MARCH 31, 2006 AT RECEPTION NO. 20060331000329280, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING 74,508 SQUARE FEET OR 1.711 ACRES MORE OR LESS.

HAVE 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 COSMIC CITY 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 HERON AND WARRANTS TITLE TO THE SAME.

OWNERSHIP

EXECUTED THIS _____ DAY OF _____, 20____ BY

JATINDER ARKEN, AS OWNER OF JAGJEET, INC.

NOTARY SEAL

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

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

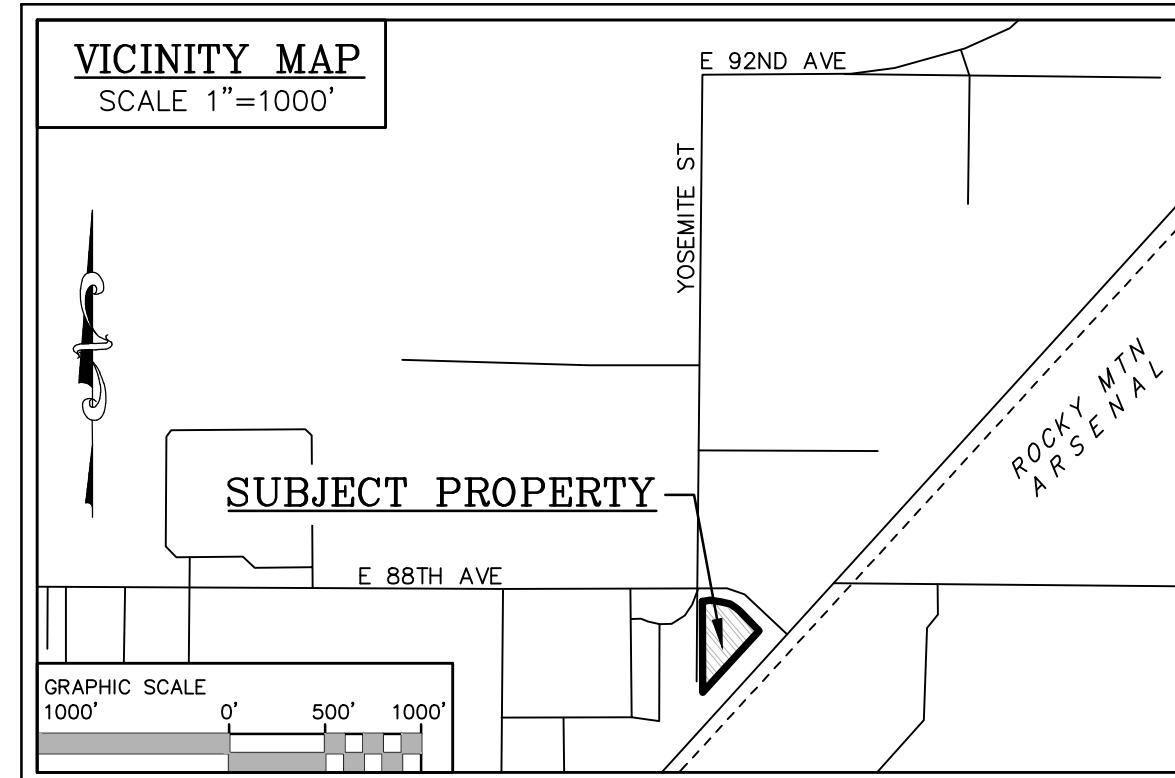
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

COSMIC CITY SUBDIVISION

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF
SECTION 27, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 3

NOT FOR CONSTRUCTION



TITLE CERTIFICATION

I _____, AN AUTHORIZED REPRESENTATIVE OF UNDERSIGNED TITLE COMPANY, DULY FORMED AND EXISTING PURSUANT TO THE STATUTES OF COLORADO FOR THE PURPOSE OF INSURING TITLES TO REAL PROPERTY IN COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN ABOVE INDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS AND EASEMENTS AND THAT THE TITLE TO SUCH LANDS IS THAT OF THE DEDICATORS, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

SIGNED AND DATED THIS _____ DAY OF _____, 20____.

FIDELITY NATIONAL TITLE COMPANY:

BY: _____, AS AUTHORIZED AGENT

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: _____

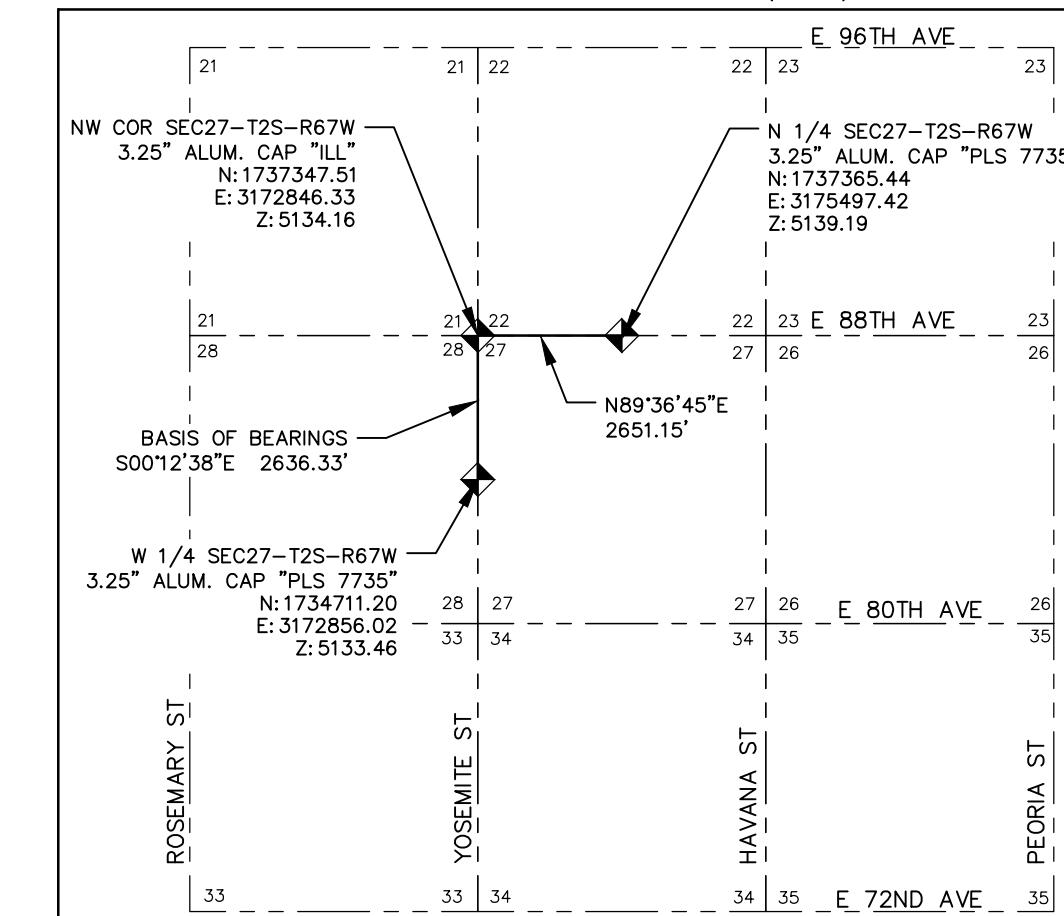
9940 WEST 25TH AVENUE LAKEWOOD, CO 80215 303-202-1560 WWW.FALCONSURVEYING.COM	
DATE: 03/12/21	REVE: 07/12/22
DATE: 08/31/22	REV: 10/14/22
DRAWN BY: CAC	CHK'D BY: JJM
JOB NO. 200908	
DATE OF FIELD SURVEY: 09/22/2020	
200908_MSP.DWG	

COSMIC CITY SUBDIVISION
A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF
SECTION 27, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 3

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.
3. 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 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
4. 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))
5. TITLE COMMITMENT NO. 597-F0684478-158-MR1, DATE SEPTEMBER 1, 2020 FROM FIDELITY NATIONAL TITLE 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 YOSEMITE STREET AND EAST 88TH AVENUE (PUBLIC RIGHTS 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. 08001C0607H, EFFECTIVE DATE 03/05/07.
10. BASIS OF BEARINGS: THE GPS DERIVED WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN AS EVIDENCED BY THE NORTHWEST CORNER OF SAID SECTION BEING A FOUND 3.25" ALUMINUM CAP FROM WHENCE THE WEST QUARTER CORNER OF SAID SECTION BEING A FOUND 3.25" ALUMINUM CAP BEARS SOUTH 00°12'38" EAST A DISTANCE OF 2636.33 FEET, WITH ALL BEARINGS HEREIN RELATIVE HERETO.
11. THE STORM WATER DETENTION AREA SHOWN HEREON SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND THE SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. IN THE EVENT THAT SAID CONSTRUCTION AND MAINTENANCE IS NOT PERFORMED BY SAID OWNER, THE CITY OF COMMERCE CITY SHALL HAVE THE RIGHT TO ENTER SUCH AREA AND PERFORM THE NECESSARY WORK, THE COST OF WHICH, SAID OWNER, HEIRS, SUCCESSORS, AND ASSIGNS AGREES TO PAY UPON BILLING.
12. NO BUILDING OR STRUCTURE WILL BE CONSTRUCTED IN THE DETENTION AREA AND NO CHANGES OR ALTERATIONS AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE DETENTION AREA WILL BE MADE WITHOUT THE APPROVAL OF THE CITY.

BOUNDARY CONTROL DIAGRAM (N.T.S.)



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



9940 WEST 25TH AVENUE
LAKEWOOD, CO 80215
303-202-1560

DATE 03/10/21

REV: 03/12/21 REV: 07/12/22

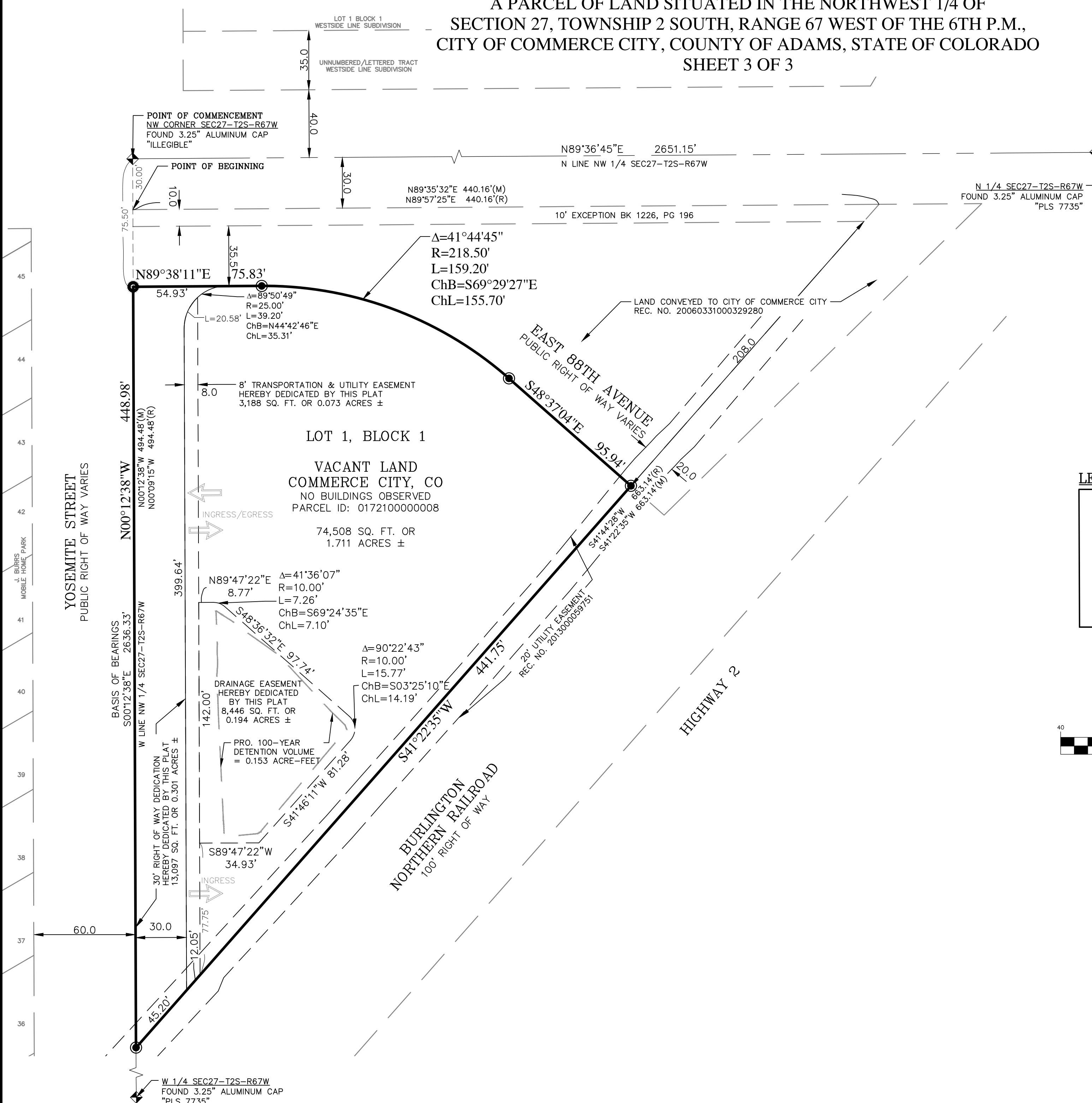
BY: JJM JOB NO 200908

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COSMIC CITY SUBDIVISION

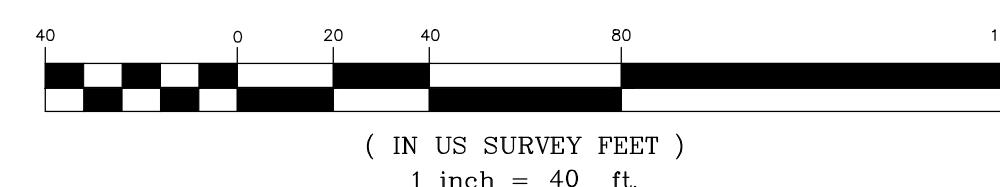
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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 3



LEGEND

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

GRAPHIC SCALE



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