

HONNEN TRACT FILING 2, AMENDMENT 1 SUBDIVISION  
A REPLAT OF LOTS 1, 2, AND 3, HONNEN TRACT SECOND FILING  
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31,  
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF THAT PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, AND 3, HONNEN TRACT SECOND FILING ACCORDING TO THE PLAT RECORDED MARCH 21, 1978 AT RECEPTION NO. B123619, FILE NO. 14, MAP NO. 386 IN THE CLERK AND RECORDER'S OFFICE OF ADAMS COUNTY

THE ABOVE DESCRIBED PARCEL CONTAINS AN OVERALL AREA OF 8.640 ACRES OR 376,358 SQUARE FEET, MORE OR LESS

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF HONNEN TRACT FILING 2, AMENDMENT 1 SUBDIVISION AND DO HEREBY GRANT TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS HEREON SHOWN, FOR PUBLIC UTILITY, CABLE TV, DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY COMMERCE CITY.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, AD 20 \_\_\_\_

ADAMS COUNTY  
(OWNER)

(SIGNATURE)

BY: \_\_\_\_\_ AS: \_\_\_\_\_

ACKNOWLEDGEMENT:

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_) SS.  
CITY OF \_\_\_\_\_)

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

OWNERSHIP AND TITLE CERTIFICATION:

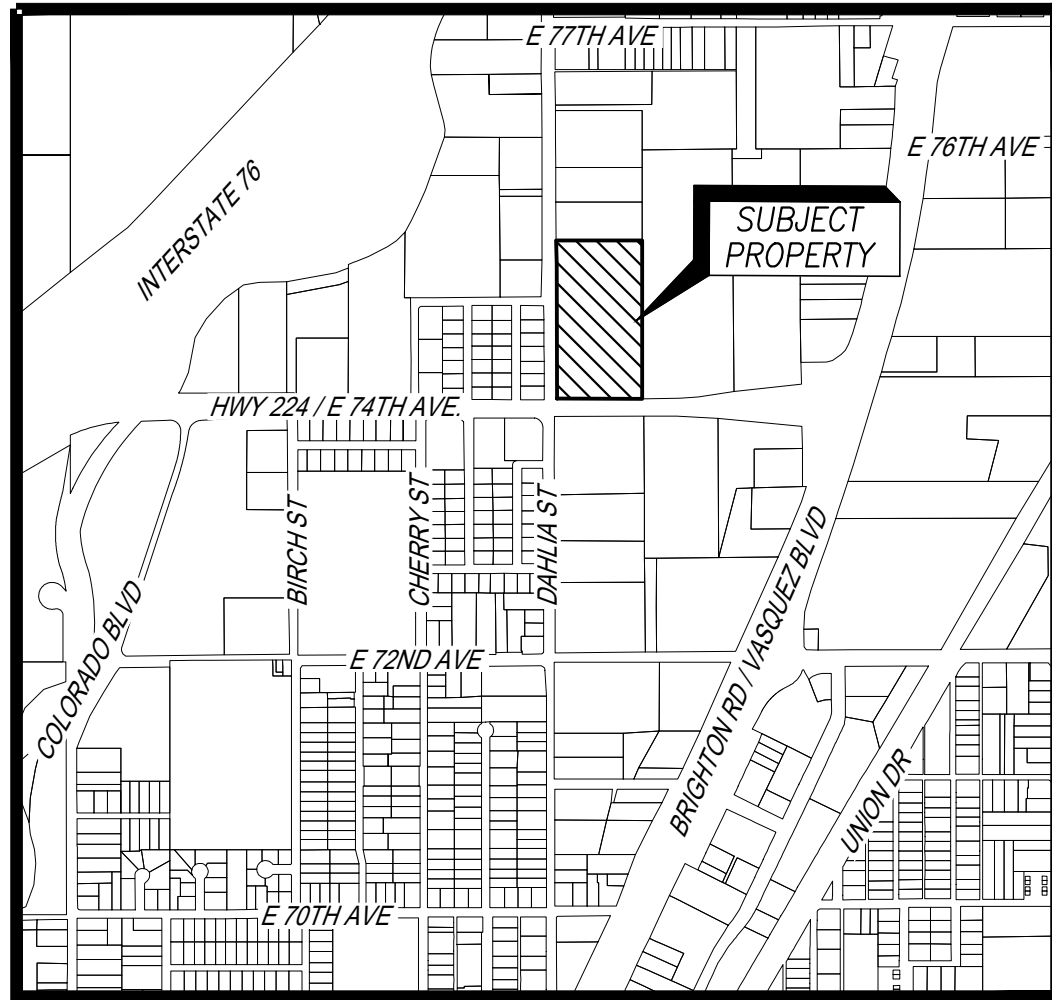
I, \_\_\_\_\_, A DULY AUTHORIZED OFFICER OF \_\_\_\_\_  
HEREBY CERTIFY THAT THE PARTIES EXECUTING THIS PLAT AS OWNERS OF THE ABOVE DESCRIBED PROPERTY ARE THE OWNERS THEREOF IN FEE SIMPLE; AND FURTHER, THAT ALL PUBLIC RIGHT-OF-WAY, EASEMENTS OR IMPROVEMENTS, IF ANY, THAT ARE DEDICATED BY THIS PLAT ARE FEE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT THOSE SHOWN ON THIS PLAT.

(SIGNATURE)

DATE

NOTES:

- NOTICE: 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ACKLAM INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTIONS SHOWN, VERIFY THE COMPATIBILITY OF THE DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, OR TITLE OF RECORD, ACKLAM, INC. RELIED UPON PROPERTY INFORMATION BINDER POLICY NO. PIB70613912.1103319 (ORDER NO. RND70613912) PREPARED BY LAND TITLE GUARANTEE COMPANY, DATED MARCH 18, 2019 AT 5:00 P.M..



VICINITY MAP  
1" = 1000'

NOTES (CONTINUED):

- DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET (GROUND) WHICH IS DEFINED BY AS EXACTLY 1200/3937 METERS.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF LOT 3, HONNEN TRACT SECOND FILING, SAID LINE BEING MONUMENTED ON THE WEST END BY A NO. 4 REBAR (NO CAP) AND ON THE EAST END BY A NO. 8 REBAR (NO CAP) AND BEARS NORTH 89°45'39" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
- THE VESTING DEED FOR SUBJECT PROPERTY IS RECORDED AT RECEPTION NO. 2008000050944 IN THE CLERK AND RECORDER'S OFFICE OF ADAMS COUNTY.
- ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LINE IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.
- ANY DIVISION OF AN EXISTING LOT, OR CONVEYANCE OF PART OF AN EXISTING 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.
- THE STORM WATER DETENTION AREA SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND 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.
- THE REQUIRED STORMWATER STORAGE DETENTION IS 58,940 CUBIC FEET (1.353 ACRE FEET) ACCORDING TO THE SIMPLIFIED EQUATION FROM URBAN DRAINAGE FOR DEVELOPMENT UNDER 10 ACRES.
- 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.
- 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.

SURVEYOR CERTIFICATE:

I, DOUGLAS W. CHINN, A PROFESSIONAL LAND SURVEYOR LICENSED 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 THERE 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.

DOUGLAS W. CHINN, PLS  
COLORADO PROFESSIONAL LAND SURVEYOR NUMBER 37070

FOR AND ON BEHALF OF:  
ACKLAM, INC.  
133 S. 27TH AVENUE  
BRIGHTON, CO 80601



CITY STAFF CERTIFICATE:

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_ AD

CITY ENGINEER

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_ AD

DIRECTOR

DEPARTMENT OF COMMUNITY DEVELOPMENT

ADAMS COUNTY CLERK AND RECORDER CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT \_\_\_\_ M. ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_ AD

COUNTY CLERK AND RECORDER

BY DEPUTY: \_\_\_\_\_  
DEPUTY

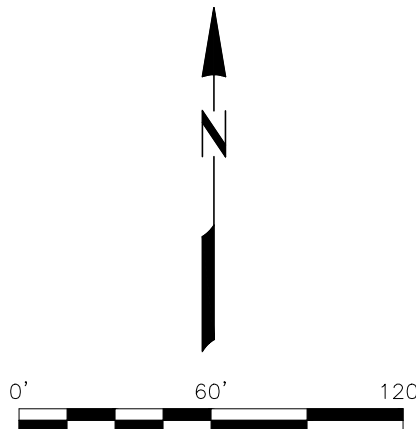
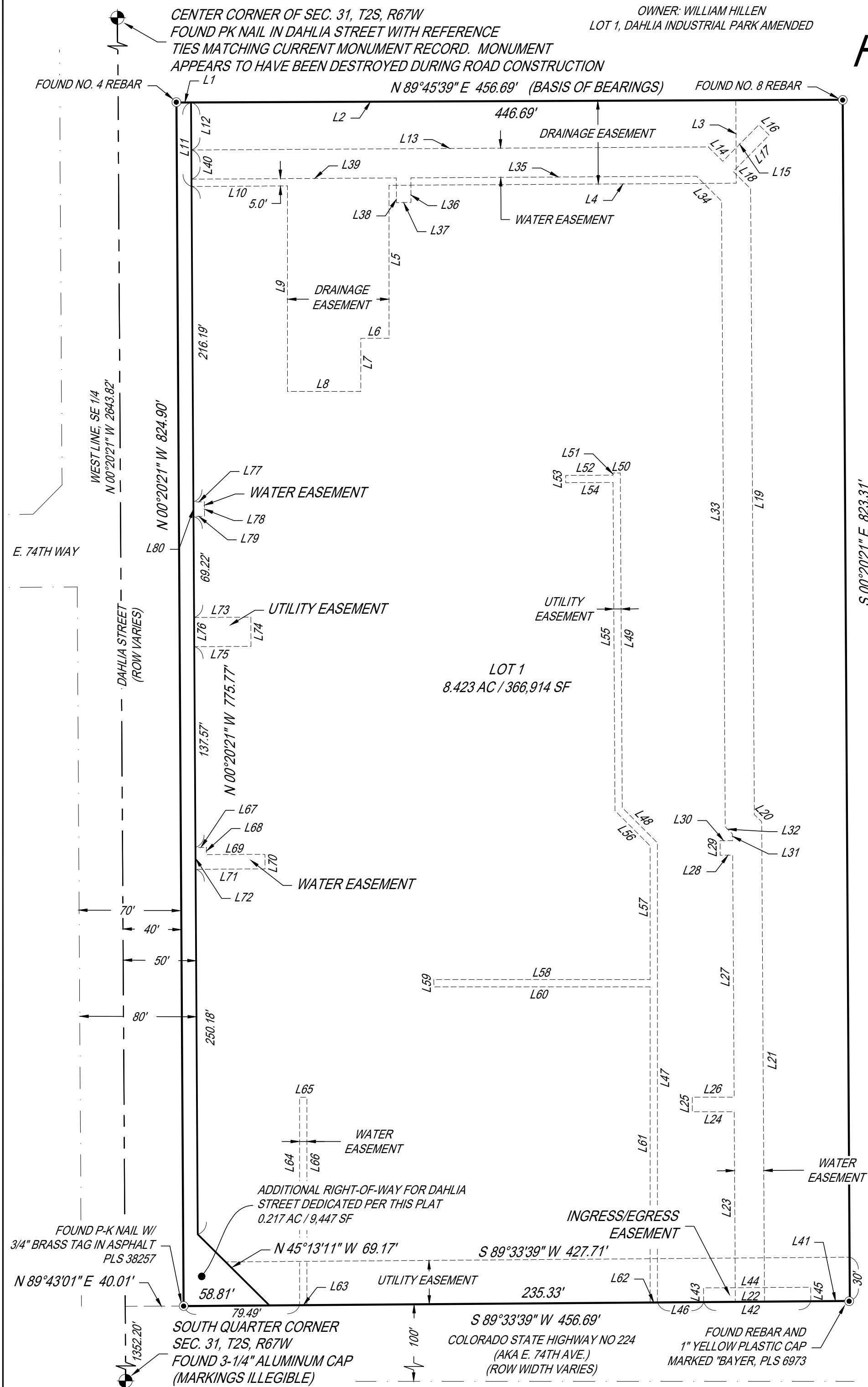
RECEPTION NO. \_\_\_\_\_

SCALE:		CLIENT NAME: ADAMS COUNTY		SHEET:  <div><i>Acklam, Inc.</i> 133 S. 27th Avenue Brighton, CO 80601</div>
DATE: 03/18/19				
JOB No.: 199021	REV. #	REVISION DATE	<div>1 OF 2</div>	
JOB NAME: ADCO PUBLIC WORKS	0	FINAL FOR RECORDING 10/01/20		
DRAWN: MRE	CHK: DWC			
REV: 0				
AFE No.:				



HONNEN TRACT FILING 2, AMENDMENT 1 SUBDIVISION

A REPLAT OF LOTS 1, 2, AND 3, HONNEN TRACT SECOND FILING  
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31,  
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND  
● PROPERTY CORNER - FOUND MONUMENT AS NOTED

LINE	BEARING	DISTANCE
L1	N 89°45'39" E	10.00'
L2	N 89°45'39" E	373.37'
L3	S 00°20'21" E	56.96'
L4	S 89°39'38" W	238.01'
L5	S 00°00'00" E	104.86'
L6	S 89°59'11" W	19.30'
L7	S 00°00'00" E	36.35'
L8	N 90°00'00" W	50.31'
L9	N 00°00'00" W	140.81'
L10	S 89°39'38" W	65.74'
L11	N 00°20'21" W	57.61'
L12	S 00°20'21" E	32.61'
L13	N 89°39'39" E	354.33'
L14	S 45°20'21" E	13.99'
L15	N 44°39'39" E	35.13'
L16	S 45°20'21" E	10.00'
L17	S 44°39'39" W	35.13'
L18	S 45°20'21" E	16.83'
L19	S 00°20'17" E	428.86'
L20	S 45°20'17" E	7.07'
L21	S 00°20'17" E	328.88'
L22	S 89°39'43" W	20.00'
L23	N 00°20'17" W	130.29'
L24	N 90°00'00" W	28.74'
L25	N 00°00'00" W	10.00'
L26	N 90°00'00" E	28.68'
L27	N 00°20'17" W	165.82'
L28	S 89°39'43" W	8.56'
L29	N 00°20'17" W	10.00'
L30	N 89°39'43" E	8.56'
L31	N 00°20'17" W	4.48'
L32	N 45°20'17" W	7.07'
L33	N 00°20'17" W	428.86'
L34	N 45°20'21" W	24.26'
L35	S 89°39'39" W	195.69'
L36	S 00°19'55" E	16.88'
L37	S 89°40'05" W	10.00'
L38	N 00°19'55" W	16.88'
L39	S 89°39'39" W	140.36'
L40	N 00°20'21" W	20.00'

LINE	BEARING	DISTANCE
L41	S 89°33'39" W	26.76'
L42	S 89°33'39" W	73.44'
L43	N 00°21'31" W	9.74'
L44	N 89°40'07" E	73.45'
L45	S 00°18'19" E	9.60'
L46	S 89°33'39" W	31.67'
L47	S 89°33'39" W	5.00'
L48	N 00°00'00" W	216.34'
L49	N 90°00'00" W	148.24'
L50	N 00°19'35" W	5.00'
L51	N 90°00'00" E	148.27'
L52	N 00°00'00" W	91.59'
L53	N 45°00'00" W	34.10'
L54	N 00°20'22" W	224.97'
L55	S 89°42'06" W	32.48'
L56	N 00°17'54" W	5.00'
L57	N 89°42'06" E	32.48'
L58	N 00°20'22" W	1.50'
L59	N 89°39'38" E	5.00'
L60	S 00°20'22" E	229.41'
L61	S 45°00'00" E	34.12'
L62	S 00°00'00" E	314.97'
L63	S 89°33'39" W	5.00'
L64	N 00°00'00" W	142.45'
L65	N 90°00'00" W	5.00'
L66	S 00°00'00" E	142.48'
L67	N 89°39'39" E	7.50'
L68	S 00°20'21" E	5.00'
L69	N 89°40'05" E	40.07'
L70	S 00°19'55" E	10.00'
L71	S 89°40'05" W	47.57'
L72	N 00°20'21" W	15.00'
L73	N 89°39'39" E	38.86'
L74	S 00°20'21" E	20.00'
L75	S 89°39'39" W	38.86'
L76	N 00°20'21" W	20.00'
L77	N 89°39'39" E	7.50'
L78	S 00°20'21" E	10.00'
L79	S 89°39'39" W	7.50'
L80	N 00°20'21" W	10.00'



SCALE: 1"=60'	CLIENT NAME: ADAMS COUNTY		SHEET:  2 OF 2
DATE: 03/18/19			
JOB No.: 199021	REV. #	REVISION DATE	
JOB NAME: ADCO PUBLIC WORKS	0	FINAL FOR RECORDING 10/01/20	
DRAWN: MRE	CHK: DWC		
REV: 0			
AFE No.:			
Acklam, Inc. 133 S. 27th Avenue Brighton, CO 80601			