

# PLATTE PLACE FILING NO. 1

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 4

## LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT UNITED DEVELOPMENT COMPANIES, LLC BEING THE OWNER OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 09, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE

PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 09;

THENCE NORTH 00°17'09" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 09, A DISTANCE OF 657.86 FEET TO THE POINT POINT OF BEGINNING;

THENCE SOUTH 89°29'55" WEST, A DISTANCE OF 879.15 FEET;

THENCE NORTH 23°26'20" EAST, A DISTANCE OF 317.18 FEET;

THENCE NORTH 77°54'29" WEST, A DISTANCE OF 40.00 FEET;

THENCE DEPARTING SAID PERIMETER, NORTH 18°59'04" EAST, A DISTANCE OF 75.07 FEET;

THENCE NORTH 77°54'29" WEST, A DISTANCE OF 292.66 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD;

THENCE NORTH 24°30'16" EAST ALONG SAID EAST LINE, A DISTANCE OF 250.86 FEET;

THENCE NORTH 89°40'02" EAST, A DISTANCE OF 946.50 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 09;

SOUTH 00°17'09" EAST ALONG SAID EAST LINE, A DISTANCE OF 657.75 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 581,968 SQUARE FEET OR 13.36 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 PLATTE PLACE FILING NO. 1 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 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 20\_\_\_\_

\_\_\_\_\_  
PATRICIA L. SPENCER

\_\_\_\_\_  
MORTGAGE OR LIEN HOLDER(S) SIGNATURE(S) AND PRINTED NAME(S)

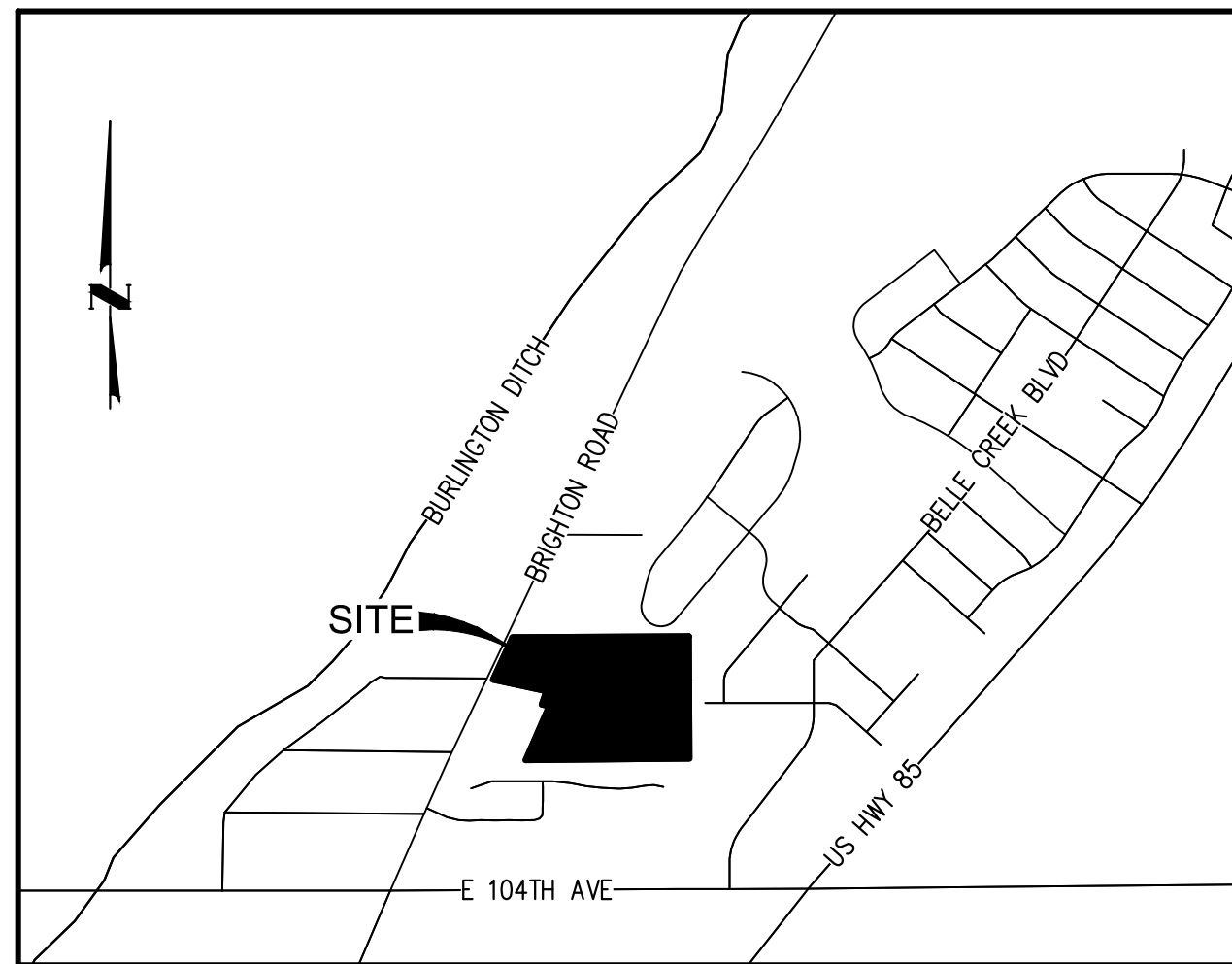
## NOTARY CERTIFICATE:

STATE OF COLORADO  
COUNTY OF ADAMS  
CITY OF COMMERCE CITY

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 20\_\_\_\_ BY.

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

NOTARY PUBLIC: \_\_\_\_\_



VICINITY MAP

SCALE: 1" = 2000'

## GENERAL NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, ORDER NO. ABC70640264 ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF OCTOBER 04, 2019 AT 5:00 P.M.
- 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.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, AS BEARING SOUTH 89°36'02" WEST, AS SHOWN ON THE CONTROL DIAGRAM FOR THE CITY OF COMMERCE CITY, RECORDED AT RECEPTION NO. 2009-146, AS MONUMENTED SHOWN HEREON.
- 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.
  - 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 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.
- 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.
- 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.
- SURVEYED PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 080001 0319H, LAST REVISED MARCH 05, 2007. ZONE X IS DEFINED AS AREAS OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN THE FOLLOWING RECORDED DOCUMENTS IN THE TITLE COMMITMENT AS REFERENCED IN NOTE 1.

TRACT SUMMARY CHART				
TRACT	AREA	USE	OWNER	MAINTAINED BY
TRACT A	2,651 SF ~ 0.06 ACRES	OPEN SPACE	PLATTE PLACE HOA	PLATTE PLACE HOA
TRACT B	23,169 SF ~ 0.53 ACRES	OPEN SPACE	PLATTE PLACE HOA	PLATTE PLACE HOA
TRACT C	18,089 SF ~ 0.42 ACRES	DRAINAGE	PLATTE PLACE HOA	PLATTE PLACE HOA
TRACT D	2,521 SF ~ 0.06 ACRES	OPEN SPACE	PLATTE PLACE HOA	PLATTE PLACE HOA

LAND SUMMARY CHART		
TYPE OF AREA	AREA	% OF TOTAL AREA
RESIDENTIAL LOTS	386,885 SF ~ 8.88 ACRES	66.48%
TRACTS	46,430 SF ~ 1.07 ACRES	7.98%
PUBLIC RIGHT-OF-WAY	148,653 SF ~ 3.41 ACRES	25.54%
TOTAL	581,968 SF ~ 13.36 ACRES	100%

## 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 \_\_\_\_\_, AD 20\_\_\_\_

\_\_\_\_\_  
COUNTY CLERK AND RECORDER

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

## CITY STAFF CERTIFICATE:

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

\_\_\_\_\_  
CITY ENGINEER

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

\_\_\_\_\_  
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

## SURVEY'S CERTIFICATE:

I, AARON MURPHY 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.

\_\_\_\_\_  
AARON MURPHY, PLS 38162  
FOR AND ON BEHALF OF  
HARRIS KOCHER SMITH

1120 LINCOLN STREET, SUITE 1000  
DENVER, COLORADO 80203

REC. NO. \_\_\_\_\_

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

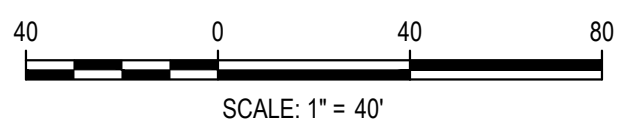
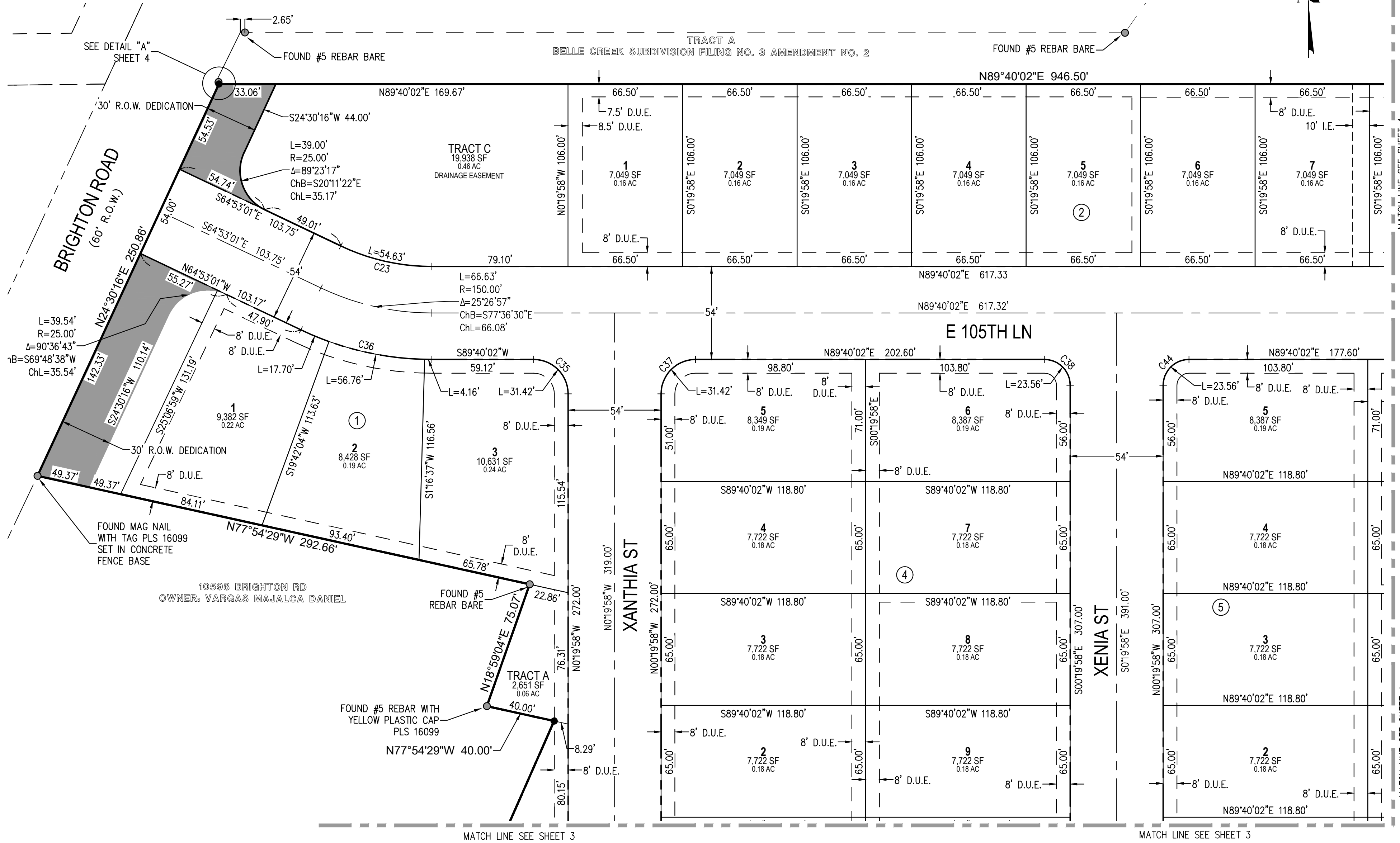
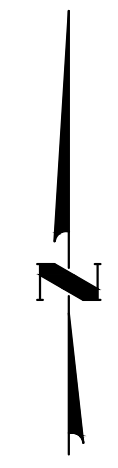
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DATE	REVISION COMMENTS
9/28/2020	PER CITY COMMENTS
10-16-2020	COMMENTS
10-21-2020	GENERAL REVISIONS

**HKS HARRIS KOCHER SMITH**  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

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SITUATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 4



ISSUE DATE: 7/1/2020	PROJECT #: 191008
DATE	REVISION COMMENTS
9/28/2020	PER CITY COMMENTS
10-16-2020	COMMENTS
10-21-2020	GENERAL REVISIONS

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HarrisKocherSmith.com

### LEGEND

- ◆ SECTION CORNER
- SECTION LINE
- FOUND PROPERTY CORNER AS DESCRIBED
- ◆ FOUND FOUND #4 REBAR WITH RED PLASTIC CAP, ILLEGIBLE
- SET #5x18" REBAR WITH 1.25" BLUE PLASTIC CAP PLS 38162
- PROPERTY LINE
- - - UTILITY EASEMENT LINE
- - - IRRIGATION EASEMENT LINE
- D.U.E. DRY UTILITY EASEMENT
- I.E. IRRIGATION EASEMENT
- RIGHT-OF-WAY HEREBY DEDICATED FOR BRIGHTON ROAD

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILEPATH: P:\191008\SURVEY\PLAT.DWG LAYOUT: SHEET 2  
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MATCH LINE SEE SHEET 4

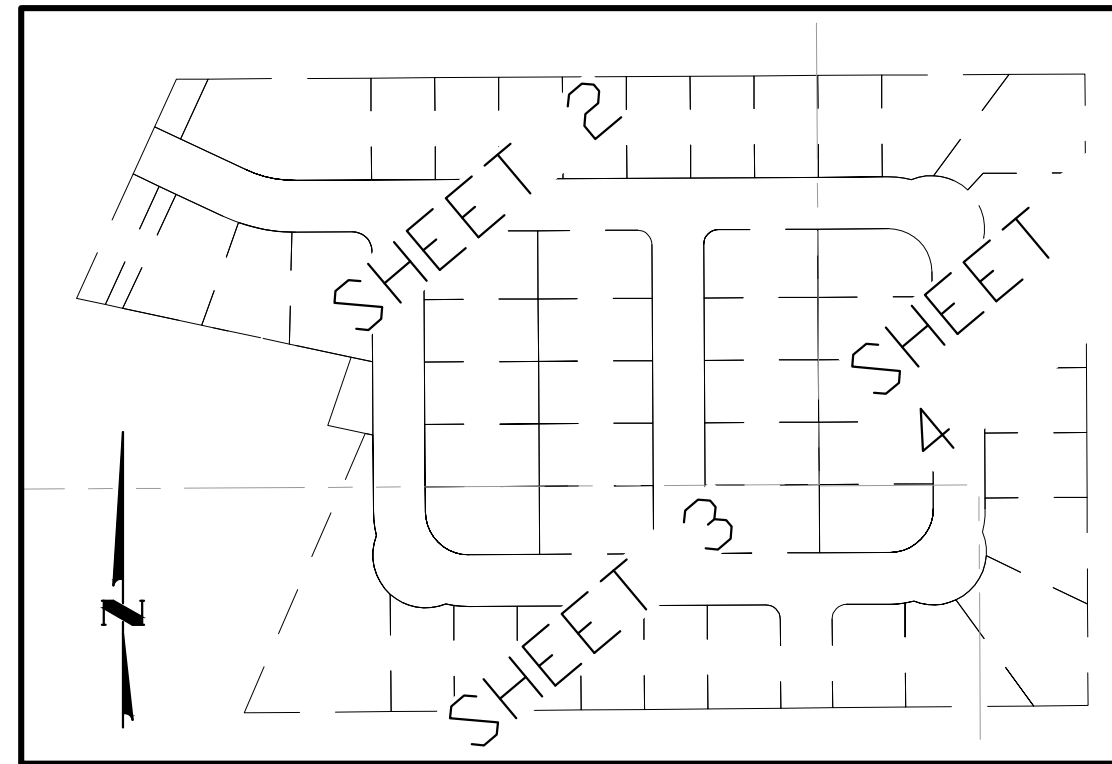
MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 3

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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 4

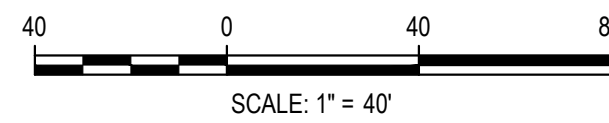
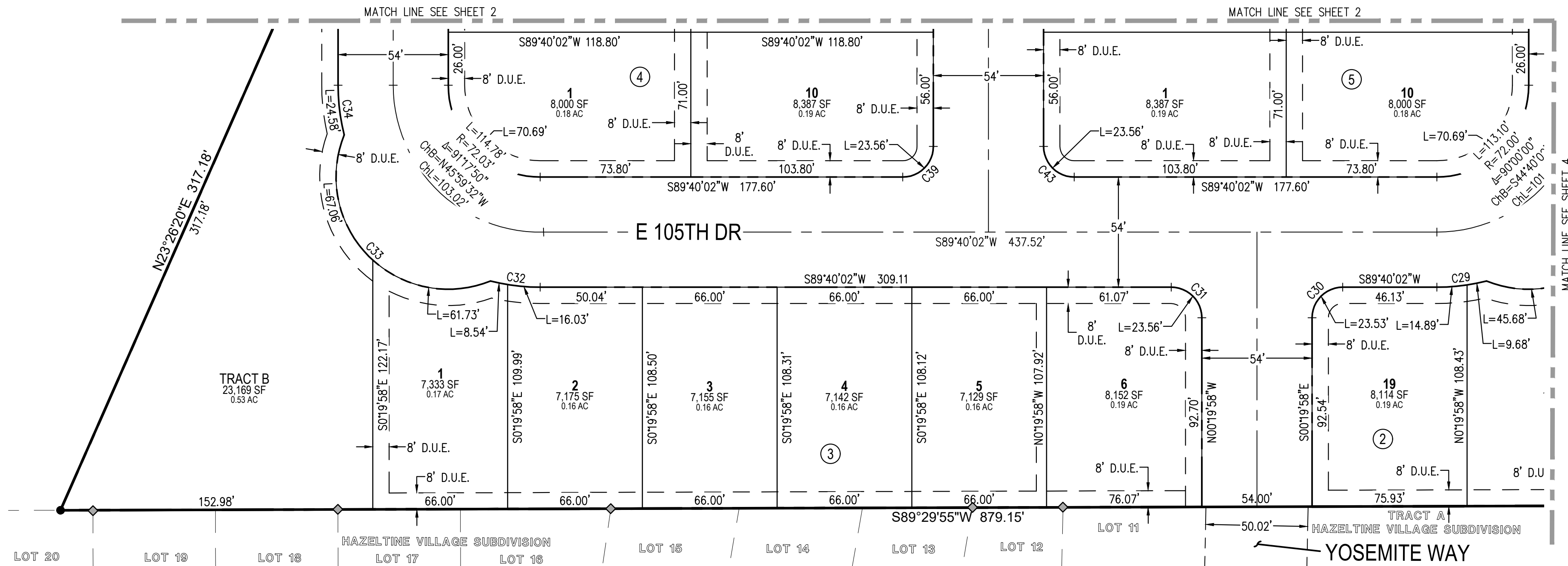


**KEY MAP**

SCALE: 1" = 250'

**LEGEND**

- SECTION CORNER
- SECTION LINE
- FOUND PROPERTY CORNER AS DESCRIBED
- FOUND FOUND #4 REBAR WITH RED PLASTIC CAP, ILLEGIBLE
- SET #5x18" REBAR WITH 1.25" BLUE PLASTIC CAP PLS 38162
- PROPERTY LINE
- UTILITY EASEMENT LINE
- IRRIGATION EASEMENT LINE
- D.U.E. DRY UTILITY EASEMENT
- I.E. IRRIGATION EASEMENT



SCALE: 1" = 40'

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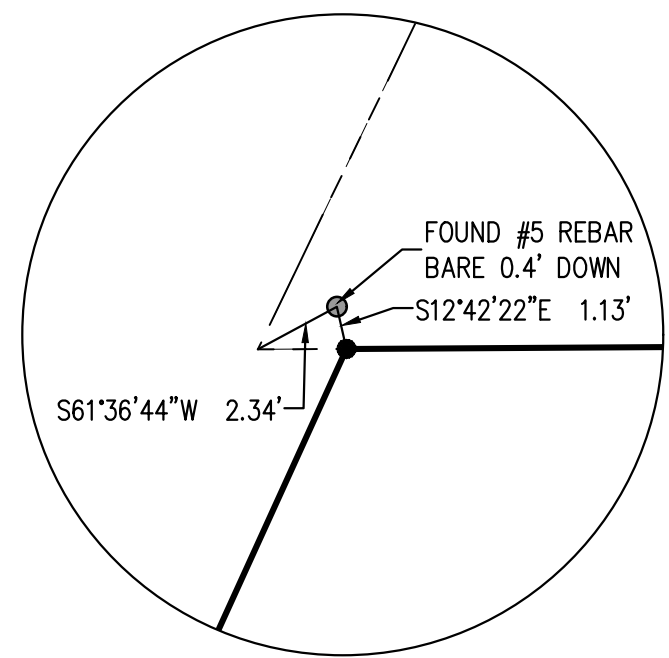
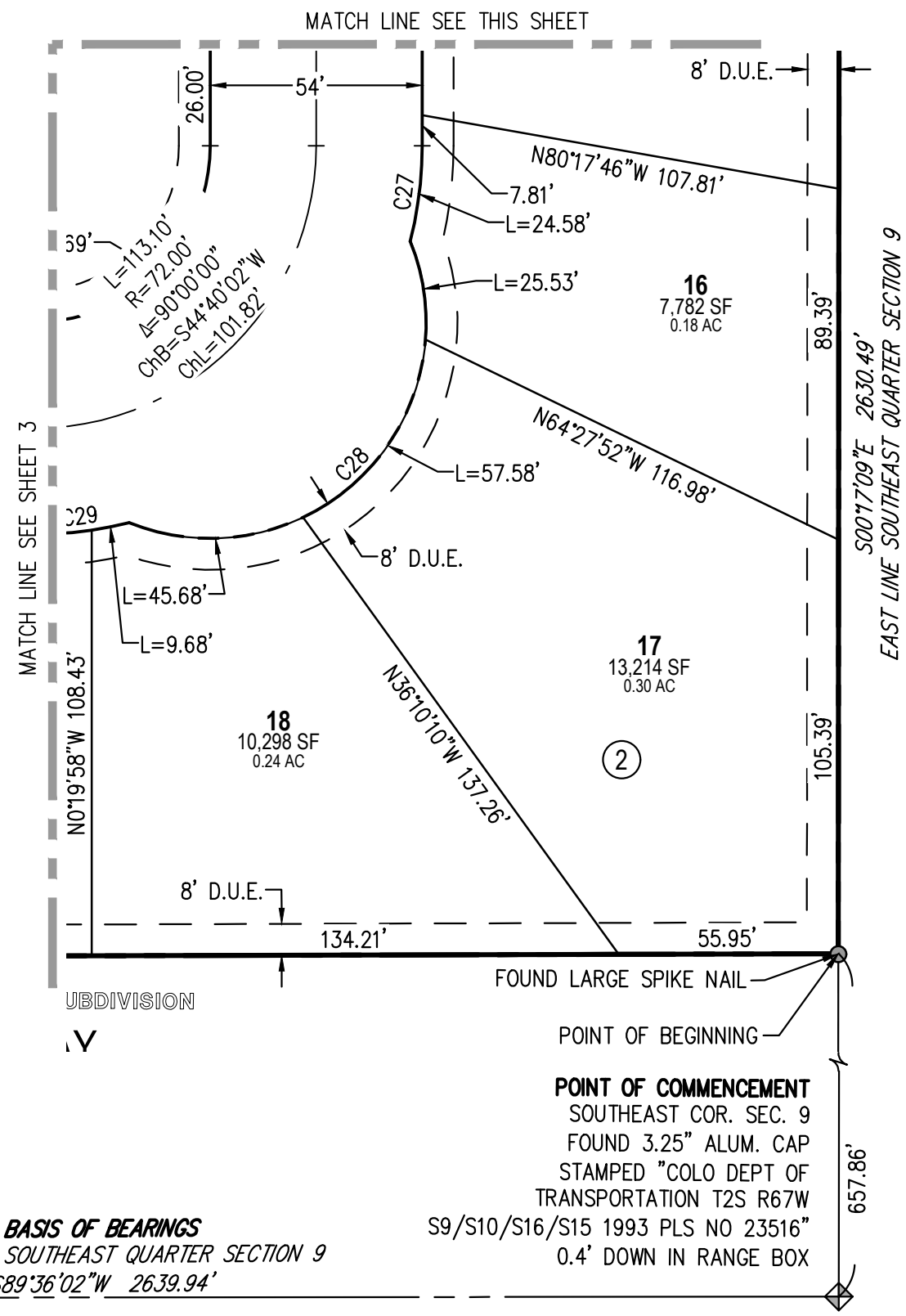
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SHEET 4 OF 4

EAST COR. SEC. 9  
FOUND 3.25" ALUM. CAP  
STAMPED "T2S R67W  
S9/S10 1998 LS 7361"  
FLUSH WITH GROUND

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C23	123.00'	25°26'57"	54.63'	S77°36'30"E	54.19'
C24	99.00'	14°13'22"	24.58'	S83°13'17"E	24.51'
C25	55.00'	134°09'52"	128.79'	S45°19'58"E	101.32'
C26	99.00'	14°13'22"	24.58'	S07°26'39"E	24.51'
C27	99.00'	14°13'22"	24.58'	S06°46'43"W	24.51'
C28	55.00'	134°09'52"	128.79'	S44°40'02"W	101.32'
C29	99.00'	14°13'22"	24.58'	S82°33'21"W	24.51'
C30	15.00'	89°52'23"	23.53'	S44°36'13"W	21.19'
C31	15.00'	90°00'00"	23.56'	N45°19'58"W	21.21'
C32	99.00'	14°13'22"	24.58'	N83°13'17"W	24.51'
C33	55.00'	134°09'52"	128.79'	N45°19'58"W	101.32'
C34	99.00'	14°13'22"	24.58'	N07°26'39"W	24.51'
C35	20.00'	90°00'00"	31.42'	N45°19'58"W	28.28'
C36	177.00'	25°26'57"	78.62'	N77°36'30"W	77.97'
C37	20.00'	90°00'00"	31.42'	N44°40'02"E	28.28'
C38	15.00'	90°00'00"	23.56'	S45°19'58"E	21.21'
C39	15.00'	90°00'00"	23.56'	S44°40'02"W	21.21'
C40	45.00'	90°00'00"	70.69'	N45°19'58"W	63.64'
C41	45.00'	90°00'00"	70.69'	S45°19'58"E	63.64'
C42	45.00'	90°00'00"	70.69'	S44°40'02"W	63.64'
C43	15.00'	90°00'00"	23.56'	N45°19'58"W	21.21'
C44	15.00'	90°00'00"	23.56'	N44°40'02"E	21.21'

- LEGEND**
- ◆ SECTION CORNER
  - SECTION LINE
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  - SET #5x18" REBAR WITH 1.25" BLUE PLASTIC CAP PLS 38162
  - PROPERTY LINE
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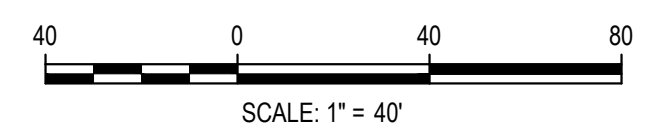
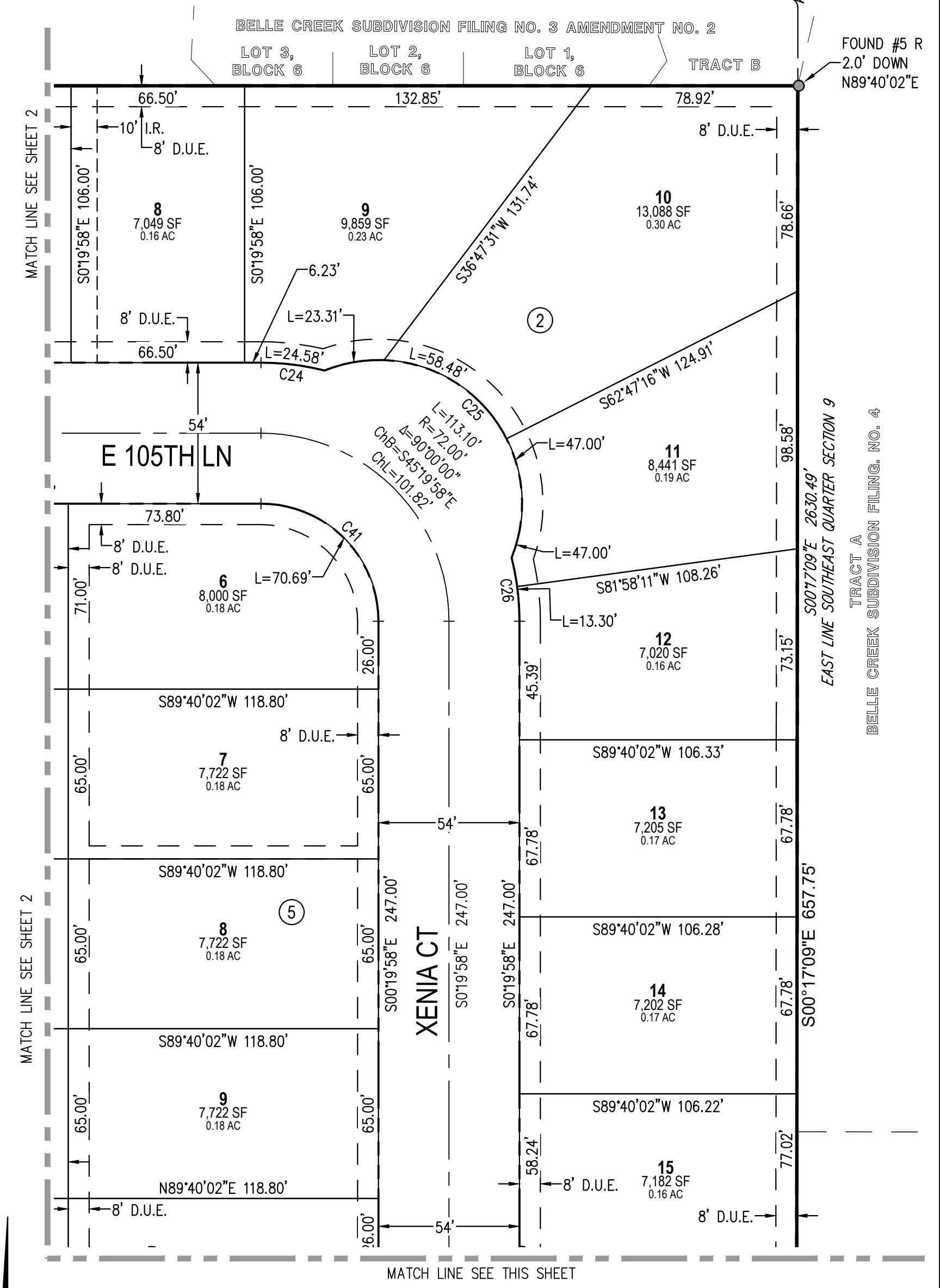


**DETAIL "A"**  
SCALE: 1" = 5'

SOUTH COR. SEC. 9  
FOUND 3.25" ALUM. CAP  
STAMPED "COLO DEPT OF  
TRANSPORTATION SC T2S R67W  
1/4 S9/S16 1993 PLS NO 23516"  
0.4' DOWN IN RANGE BOX

**BASIS OF BEARINGS**  
SOUTH LINE SOUTHEAST QUARTER SECTION 9  
S89°36'02"W 2639.94'

**POINT OF COMMENCEMENT**  
SOUTHEAST COR. SEC. 9  
FOUND 3.25" ALUM. CAP  
STAMPED "COLO DEPT OF  
TRANSPORTATION T2S R67W  
S9/S10/S16/S15 1993 PLS NO 23516"  
0.4' DOWN IN RANGE BOX



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