

PARCELS OF LAND LOCATED IN BELLE CREEK FILING NO. 2,  
LOCATED IN SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 2



A circular seal for a Professional Land Surveyor. The outer ring contains the text "COLORADO REGISTERED" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom. Inside the ring, the name "JONATHAN R. LANGE" is written in a smaller arc. In the center of the seal, the number "37908" is prominently displayed.

DATE: \_\_\_\_\_

PARCEL 1:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 32°49'39" EAST, A DISTANCE OF 164.38 FEET;  
THENCE NORTH 57°10'21" WEST, A DISTANCE OF 137.80 FEET;  
THENCE NORTH 33°07'09" EAST, A DISTANCE OF 5.00 FEET;  
THENCE SOUTH 57°10'21" EAST, A DISTANCE OF 142.78 FEET;  
THENCE SOUTH 32°49'39" WEST, A DISTANCE OF 169.38 FEET;  
THENCE NORTH 57°10'21" WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF  
BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,536 SQUARE FEET, OR 0.035 ACRES MORE OR LESS.

PARCEL 2:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 62°53'03" EAST, A DISTANCE OF 80.40 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 32°49'39" EAST, A DISTANCE OF 169.38 FEET;  
THENCE SOUTH 57°10'21" EAST, A DISTANCE OF 151.35 FEET;  
THENCE SOUTH 33°07'09" WEST, A DISTANCE OF 5.00 FEET;  
THENCE NORTH 57°10'21" WEST, A DISTANCE OF 146.32 FEET;  
THENCE SOUTH 32°49'39" WEST, A DISTANCE OF 164.38 FEET;  
THENCE NORTH 57°10'21" WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF  
BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,579 SQUARE FEET, OR 0.036 ACRES MORE OR LESS.

1. 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.

2. 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.

3. BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF 6TH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR N89°22'36"E, ACCORDING TO THE RECORDED PLAT OR BELLE CREEK FILING NO. 2, AS RECORDED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE OCTOBER 23, 2001 AT RECEPTION NO. C0886382, FILE NO. 18, MAP NO. 560. MONUMENTS DESCRIBED HEREON.

4. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE CITY OF COMMERCE CITY AND OR ADAMS COUNTY, COLORADO.

5. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.

6. DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

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

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

FILE NO.

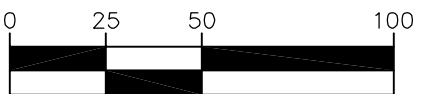
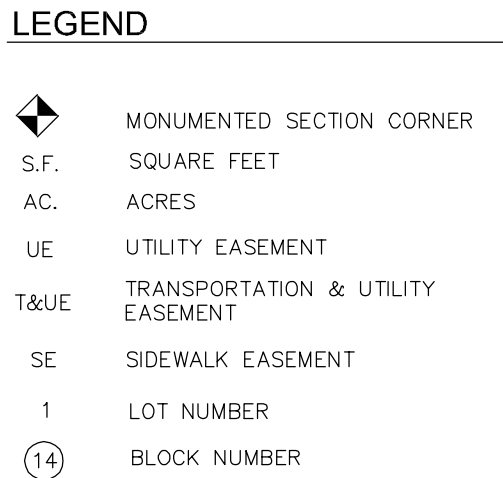
MAP NO. \_\_\_\_\_

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


 <p>Lange Land Surveys</p> <p>5511 WEST 56TH AVENUE, SUITE 240 ARVADA, CO 80002 P: (720) 242-9732 F: (720) 242-9654</p>	DRAWN BY: LC	#	REVISIONS:	DATE:	BY:
	CHECKED BY: JRL	1			
		2			
	SCALE: N/A	3			
		4			
	DATE: 07/19/17	5			
		6			
		7			
FILE NO. VAC PLAT	8				
			JOB NUMBER: 947-637	SHEET: 1	OF 2

PARCELS OF LAND LOCATED IN BELLE CREEK FILING NO. 2,  
LOCATED IN SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

17 / SHEET 2 OF 2



SE CORNER, NE 1/4 SECTION 10  
FOUND 3.25' ALUM CAP PLS 25384

 <p>5511 WEST 56TH AVENUE, SUITE 240 ARVADA, CO 80002 P:(720) 242-9732 F:(720) 242-9654</p>	DRAWN BY: LC	#	REVISIONS:	DATE:	BY:
	CHECKED BY: JRL	2			
	SCALE: 1"=50'	3			
	DATE: 07/19/17	4			
		5			
		6			
		7			
	FILE NO.	8			
			JOB NUMBER: 947-637	SHEET: 2 OF 2	