



Community & Economic Development Department  
Planning & Development  
4430 S. Adams County Pkwy.  
1st Floor, Suite W2000B  
Brighton, CO 80601-8218  
PHONE 720.523.6800 | FAX 720.523.6967  
adcogov.org

### Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- One digital copy of all new materials
  - All digital materials shall be in a single PDF document
  - The single PDF document shall be bookmarked
  - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
  - Electronic copies can be emailed to [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org) as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.

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BOARD OF COUNTY COMMISSIONERS

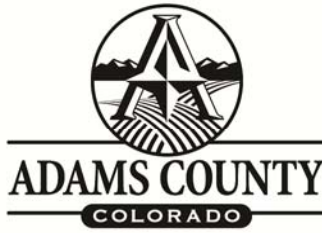
Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve J. O'Doriso  
DISTRICT 4

Lynn E. Baca  
DISTRICT 5



## Re-submittal Form

Case Name/ Number: \_\_\_\_\_

Case Manager: \_\_\_\_\_

### Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- Other: \_\_\_\_\_

**\* All re-submittals must have this cover sheet and a cover letter addressing review comments.**

**Please note the re-submittal review period is 21 days.**

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Engineering; Planner; Right-of-Way; Addressing; Building Safety;

Neighborhood Services; Environmental; Parks; Attorney; Finance; Plan Coordination



### Development Review Team Comments- 1st Review

**Date:** 9/19/2024

**Project Number:** PLT2023-00026

**Project Name:** Rosebud Gardens Replat, Lots 1-2

**Note to Applicant:**

The following review comments and information from the Development Review Team is based on the information you submitted for the Subdivision entitlement application. The Development Review Team review comments may change if you provide different information during a land use submittal/ building permit. Please contact the case manager if you have any questions.

Also, please note where “Section” is referenced, it is referring to the appropriate section of the Adams County Development Standards and Regulations.

**Commenting Division: Development Services, Planning**

**Name of Reviewer:** Brayan Marin, Senior Planner

**Email:** [BMarin@adcogov.org](mailto:BMarin@adcogov.org)

PLN01: No outstanding comments from Planning.

**Commenting Division: Development Services, Right-of-Way Agent**

**Name of Reviewer:** David Dittmer

**Email:** [DDittmer@adcogov.org](mailto:DDittmer@adcogov.org)

ROW1: A Plat Correction cannot dedicate any easements or rights-of-way as commented on previously. Remove all dedication language and refer to the approved statements within the application guidelines and checklist. This is administratively approved. See approval block provide on this and previous reviews. acknowledged and revised

ROW2: Need to add the ownership of the property (i.e. Lots) of the original subdivision, with a new m/b legal for the boundary due to the corrected lot/plot lines. added

ROW3: Need to provide an execution date prior to owners signature. added

ROW4: Revise the signature block of the owner as provided. revised

ROW5: Remove Note 1. Must provide an easement preservation note, and if any utilities have been installed in any dedicated easement, these will need to moved if required by the owner at their expense and new ones dedicated by separate document with the utility provider. revised

ROW6: Revise the Notary Affirmation as provided and type out the owner's information. revised

ROW7: Case number must be provided on all sheets added

ROW8: You must state any utility, access and drainage easements "TO BE DEDICATED BY SEPARATE INSTRUMENT". This is what you are providing by separate documents for detention and access.  
easements removed form plat correction

ROW9: Sheet 2; do not show easements to be dedicated by separate instruments. This sheet should provide the vacated ROW and any easements as dedicated by the original subdivision plat and cited. Do not provide the new lot lines.

easements removed form plat correction

ROW10: This sheet needs to drop the vacated plot line and add the new lot lines, add all easements to be dedicated by separate instrument

revised

ROW11: Label the new lots with the addressing provided for the Assessor's office. This will help speed up the building permits.

added

**\*\*See comments provided on the plat\*\***

**Commenting Division: Development Services, Engineering:**

**Name of Review:** Steve Krawczyk, Senior Engineer

**Email:** [Skrawczyk@adcogov.org](mailto:Skrawczyk@adcogov.org)

ENG1: I have only one comment on the attached Red Marked Print. Engineering has no additional comments on the Plat.

ENG2: See EGR2024-00014 for final documents required before the submittal of any Building Permit.

# ROSEBUD GARDENS PLAT CORRECTION NO. 1

A REPLAT OF PLOTS 1 AND 2, ROSEBUD GARDENS,  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 3

Aztec responses in blue  
Jim Lynch 2024-09-24

revised

revised

### OWNERSHIP CERTIFICATE:

~~KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED THOSE LANDS DESCRIBED BELOW, HAS LAID OUT, SUBDIVIDE SAME INTO LOTS AND EASEMENTS, AS SHOWN HEREON UNDER OF ROSEBUD GARDENS PLAT CORRECTION NO. 1 AND DO, BY OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THIS COMPULSION, GRANT AND CONVEY TO THE COUNTY OF ADAMS ALL EASEMENTS, EXCEPT THOSE OF PRIOR RECORD, AS SHOWN AND CONVEY TO THE COUNTY OF ADAMS AN EASEMENT OVER ACCESS DRIVES AND RIGHTS-OF-WAY FOR THE PURPOSE OF VEHICLES AND PASSAGE OF ALL VEHICLES AND PEDESTRIANS SITUATION. IT IS EXPRESSLY UNDERSTOOD THAT THE ACCEPTANCE OF THIS EASEMENT IS NOT TO BE CONSTRUED AS AN ACCEPTANCE OF SAID PRIVATE ACCESS DRIVES AND RIGHTS OF WAY FOR ANY OTHER PURPOSE INCLUDING MAINTENANCE PURPOSES.~~

PLOTS 1 AND 2, TOGETHER WITH THAT PORTION OF VACATED STRIP LYING NORTH OF AND BETWEEN THE EAST AND WEST LINES OF SAID PLOT 1, EXTENDED NORTHERLY TO THE NORTH LINE OF THE NW1/4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST; EXCEPT THE EAST 10 FEET THEREOF, ROSEBUD GARDENS, COUNTY OF ADAMS, STATE OF COLORADO.

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

added

### OWNER:

GREBB WEST 1, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: MOREY GREBB

AS: MANAGER

### NOTARIAL CERTIFICATE

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

THE FOREGOING ~~CERTIFICATE~~ **OWNERSHIP CERTIFICATE** WAS ACKNOWLEDGED

BEFORE ME THIS \_\_\_\_ DAY OF **revised** A.D. 20\_\_

BY **MOREY GREGG** AS **MANAGER** OF GREBB WEST 1, LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY \_\_\_\_\_ WITNESS MY HAND AND SEAL  
NOTARY PUBLIC

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

~~NOTARY PUBLIC NUMBER~~

**REMOVE**

### ACCEPTANCE CERTIFICATE:

~~THE FOREGOING ADJUSTMENT TO THE ROSEBUD GARDENS PLAT CORRECTION IS APPROVED FOR FILING BY THE COUNTY OF ADAMS, STATE OF COLORADO,~~

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT APPROVAL  
APPROVED BY THE ADAMS COUNTY COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 202\_\_

PLANNING AND DEVELOPMENT MANAGER

**THIS IS A DEDICATION AND IS NOT ALLOWED ON A PLAT CORRECTION ADMINISTRATIVELY APPROVE. REMOVE ALL OF THIS LANGUAGE AND REVIEW THE PLAT CORRECTION OWNERSHIP CERTIFICATION FOR PROPER, APPROVED STATEMENTS. THE CERTIFICATE SHOULD INCLUDE WHAT IS OWNED**

### GENERAL NOTES:

ALL GENERAL NOTES, DEDICATION OF ROSEBUD GARDENS RECORD COUNTY, COLORADO SHALL APPLY HEREBY.

THE PURPOSE OF THIS MINOR ADJUSTMENT IS TO RELOCATE EXISTING PLOT LINES OF TWO PLOTS.

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 89°59'50" WEST, A DISTANCE OF 2,651.15 FEET.

**NOW BEING DESCRIBED AS .... PROVIDE THE M/B LEGAL DESCRIPTION OF THE NEW BOUNDARY**

added

MAP WAS PREPARED BY JAMES E. LYNCH, P.L.S., 300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122.

6. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON FEBRUARY 27, 2023 AND MARCH 13, 2023..

7. DIMENSIONS IN ( ) ARE AS PREVIOUSLY DEEDED OR SURVEYED.

8. ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.

9. AZTEC CONSULTANTS, INC. HAS RELIED UPON THE PROPERTY INFORMATION BINDER ORDER NO. ABC70796385 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED 01/27/2023 AT 5:00 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS THESE PREMISES. THIS SURVEY AND PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC., TO DETERMINE OWNERSHIP OR APPLICABLE EASEMENTS AND RIGHTS-OF-WAY.

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

11. THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08001C0592H, MAP REVISED MARCH 5, 2007.

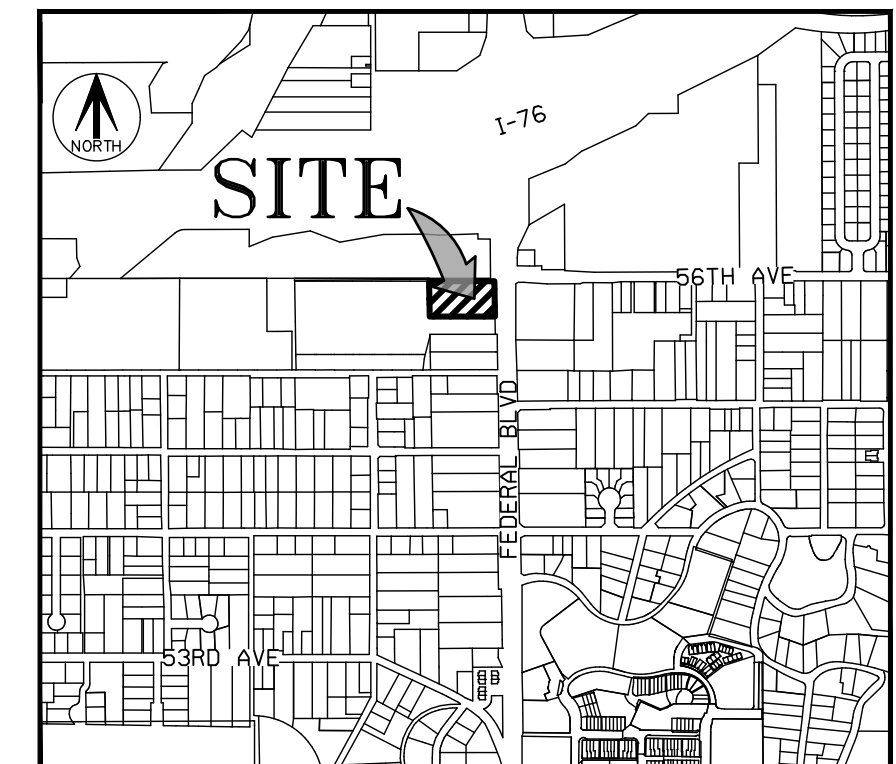
12. NOTICE IS HEREBY GIVEN THAT THIS SUBDIVISION MAY BE SUBJECT TO A RECORDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. ADAMS COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF THESE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS THAT MAY BE FILED AGAINST THE SUBDIVISION PLAT.

13. THIS PLAN HAS BEEN APPROVED BY ADAMS COUNTY AND CREATES A VESTED PROPERTY RIGHT PURSUANT TO C.R.S. 24-68-101, ET SEQ., AS AMENDED, AND THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.

14. AT THE TIME OF SITE SPECIFIC DEVELOPMENT FOR ANY LOT AT BUILDING PERMIT, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM NECESSARY TO SERVE THAT PARTICULAR LOT. THE SUBDIVIDER SHALL PROVIDE ALL OF THE NECESSARY RIGHTS TO THE FUTURE DEVELOPER SO THAT THE REQUIREMENTS OF THIS NOTE MAY APPLY.

15. A RECIPROCAL ACCESS EASEMENT OVER LOT 1 IS HEREBY GRANTED TO THE OWNERS OF LOT 2 AND A RECIPROCAL ACCESS EASEMENT OVER LOT 2 IS HEREBY GRANTED TO THE OWNERS OF LOT 1.

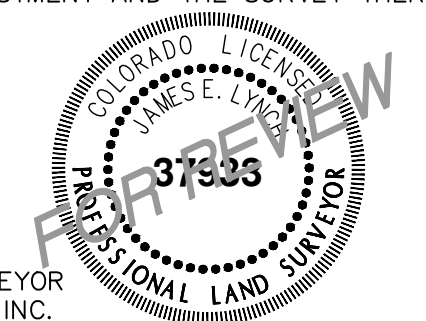
**REMOVE. YOU CANNOT SUPERCEDE ANYTHING. HOWEVER YOU MUST PROVIDE AN EASEMENT PRESERVATION NOTE IF ANY EASEMENT AS DEDICATED BY THE ORIGINAL SUBDIVISION PLAT MUST REMAIN IN PLACE, OR MOVED AT THE OWNER/DEVELOPERS COST AND A NEW ONE NEGOTIATED**



VICINITY MAP  
SCALE 1" = 1000'

### SURVEYOR'S CERTIFICATE:

I, JAMES E. LYNCH, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF ROSEBUD GARDENS PLAT CORRECTION WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 13TH DAY OF MARCH, 2023, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THE SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID ADJUSTMENT AND THE SURVEY THEREOF.



JAMES E. LYNCH, P.L.S. 37933  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1  
LITTLETON, CO. 80122  
(303) 713-1898

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.

### CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT CORRECTION 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 \_\_\_\_\_ A.D., 20\_\_.

\_\_\_\_\_  
COUNTY CLERK AND RECORDER RECEPTION NO. \_\_\_\_\_

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

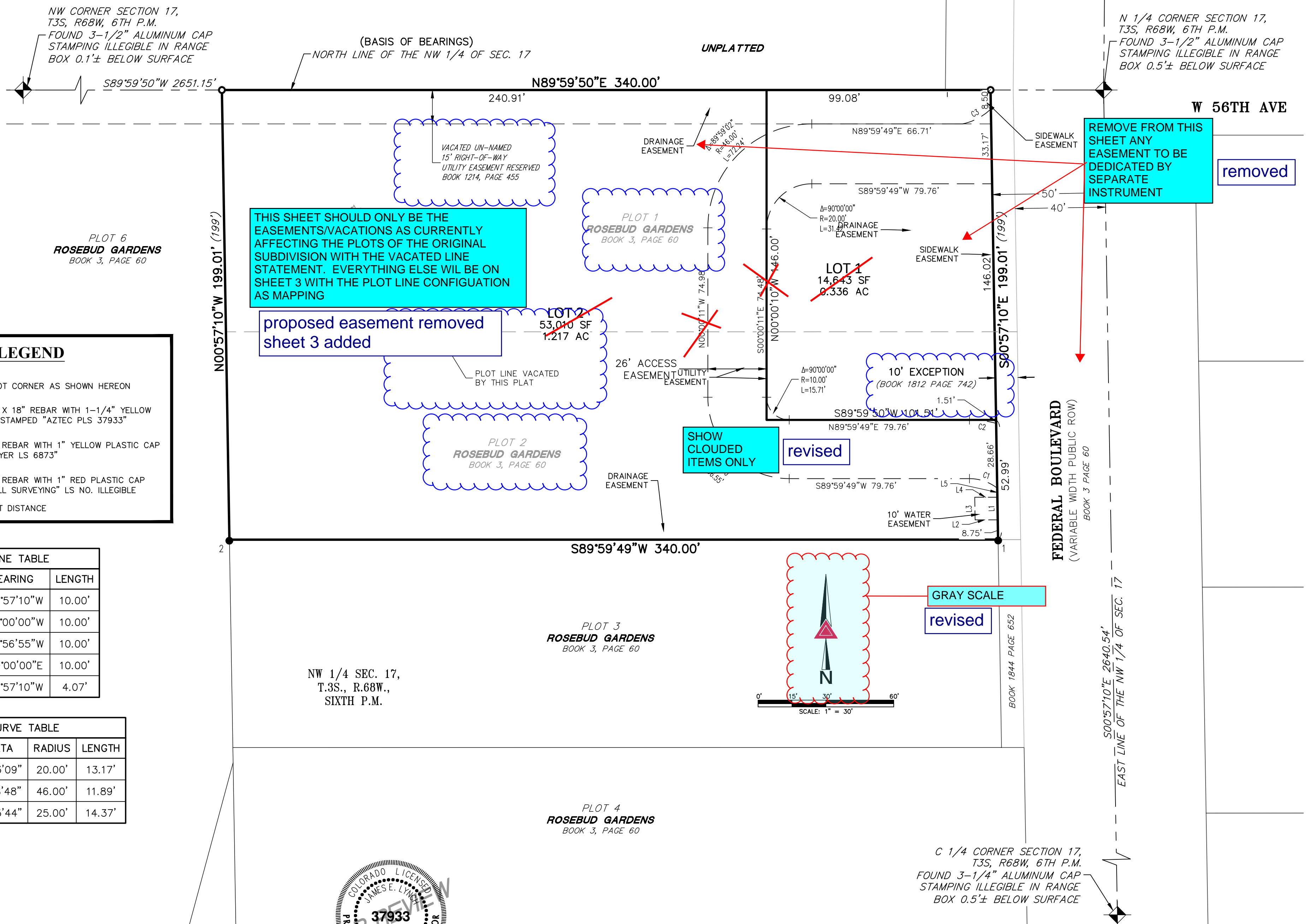
**AZTEC** CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No.: 135223-01  
Drawn By: JEL

DATE OF PREPARATION:	6/7/2023
SCALE:	N/A
SHEET	1 OF 3



# ROSEBUD GARDENS PLAT CORRECTION NO. 1 added

A REPLAT OF PLOTS 1 AND 2, ROSEBUD GARDENS,  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 3

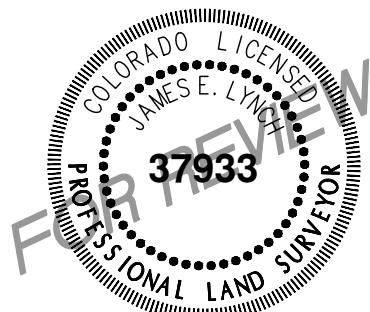


**LEGEND**

- FOUND ALIQUOT CORNER AS SHOWN HEREON
- FOUND NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "BAYER LS 6873"
- FOUND NO. 3 REBAR WITH 1" RED PLASTIC CAP STAMPED "BELL SURVEYING" LS NO. ILLEGIBLE
- (199') ORIGINAL PLAT DISTANCE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°57'10"W	10.00'
L2	N90°00'00"W	10.00'
L3	N00°56'55"W	10.00'
L4	N90°00'00"E	10.00'
L5	N00°57'10"W	4.07'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	37°43'09"	20.00'	13.17'
C2	14°48'48"	46.00'	11.89'
C3	32°55'44"	25.00'	14.37'



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

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300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AZTEC 19223-06  
Drawn By: JEL

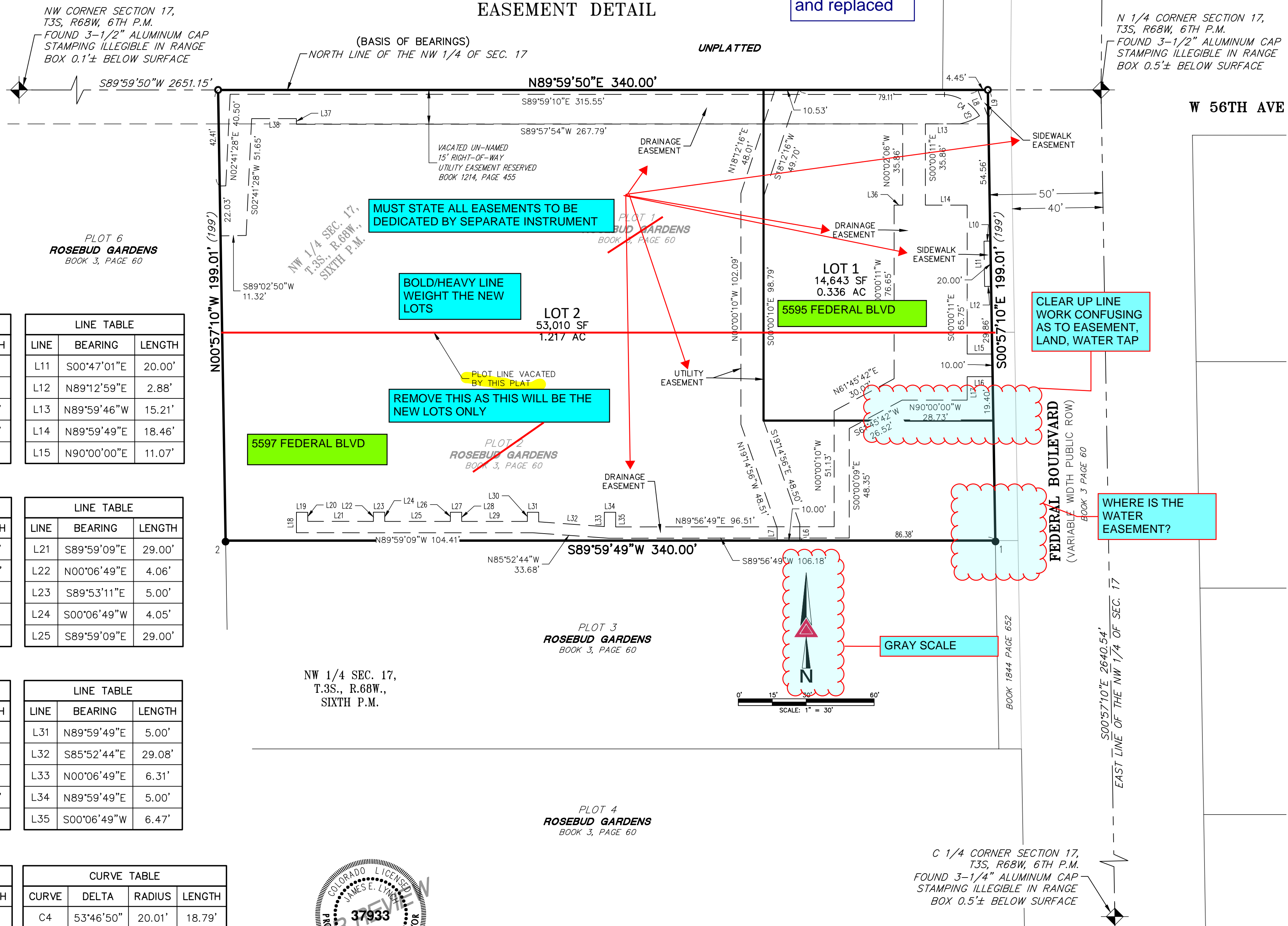
DATE OF PREPARATION:	6/7/2023
SCALE:	1"=30'
SHEET 2 OF 3	

# ROSEBUD GARDENS PLAT CORRECTION NO. 1

A REPLAT OF PLOTS 1 AND 2, ROSEBUD GARDENS,  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 3  
EASEMENT DETAIL

sheet removed  
and replaced



LINE	BEARING	LENGTH
L6	N00°06'17"W	7.19'
L7	S00°06'17"E	5.48'
L8	S20°52'31"E	13.05'
L9	S00°57'10"E	12.20'
L10	S89°12'59"W	2.82'

LINE	BEARING	LENGTH
L11	S00°47'01"E	20.00'
L12	N89°12'59"E	2.88'
L13	N89°59'46"W	15.21'
L14	N89°59'49"E	18.46'
L15	N90°00'00"E	11.07'

LINE	BEARING	LENGTH
L16	N90°00'00"W	11.24'
L17	S00°00'11"E	10.35'
L18	N00°06'49"E	9.02'
L19	S89°53'11"E	5.00'
L20	S00°06'49"W	4.01'

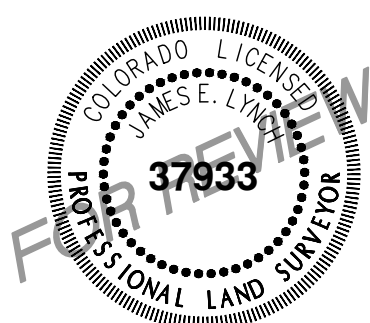
LINE	BEARING	LENGTH
L21	S89°59'09"E	29.00'
L22	N00°06'49"E	4.06'
L23	S89°53'11"E	5.00'
L24	S00°06'49"W	4.05'
L25	S89°59'09"E	29.00'

LINE	BEARING	LENGTH
L26	N00°06'49"E	4.04'
L27	N89°59'49"E	5.00'
L28	S00°06'49"W	4.04'
L29	S89°59'09"E	29.00'
L30	N00°06'49"E	4.05'

LINE	BEARING	LENGTH
L31	N89°59'49"E	5.00'
L32	S85°52'44"E	29.08'
L33	N00°06'49"E	6.31'
L34	N89°59'49"E	5.00'
L35	S00°06'49"W	6.47'

LINE	BEARING	LENGTH
L36	N89°59'49"E	3.81'
L37	N00°25'59"W	2.50'
L38	N90°00'00"W	19.76'

CURVE	DELTA	RADIUS	LENGTH
C4	53°46'50"	20.01'	18.79'
C5	20°46'23"	26.06'	9.45'



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

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Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AZTEC 19223-01b. Drawn By: JEL

DATE OF PREPARATION:	6/7/2023
SCALE:	1"=30'
SHEET 3 OF 3	



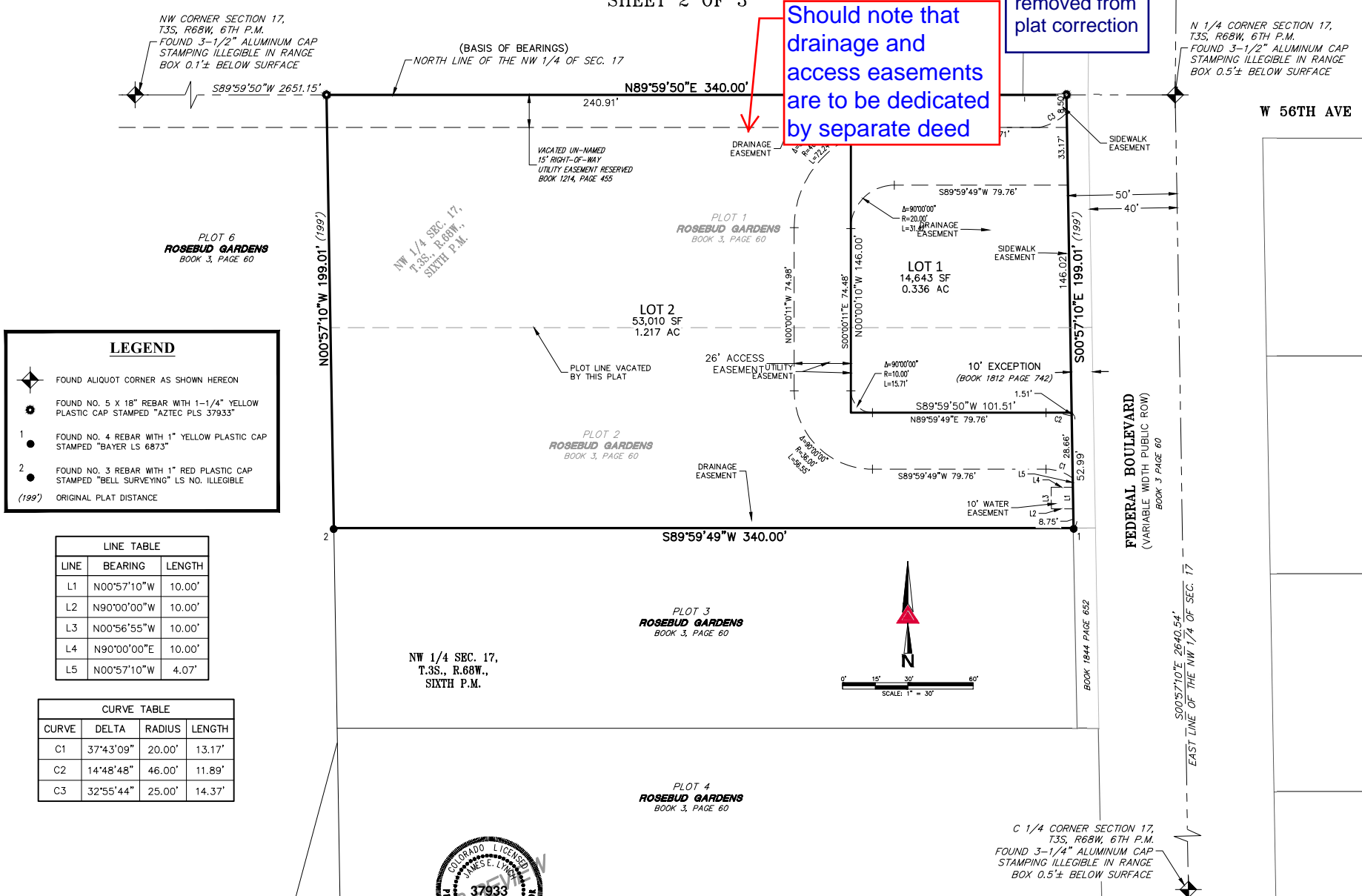




# ROSEBUD GARDENS PLAT CORRECTION NO. 1

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SITUATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 3



Should note that drainage and access easements are to be dedicated by separate deed

easements removed from plat correction

**LEGEND**

- ◆ FOUND ALIQUOT CORNER AS SHOWN HEREON
- FOUND NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- 1 ● FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "BAYER LS 6873"
- 2 ● FOUND NO. 3 REBAR WITH 1" RED PLASTIC CAP STAMPED "BELL SURVEYING" LS NO. ILLEGIBLE
- (199') ORIGINAL PLAT DISTANCE

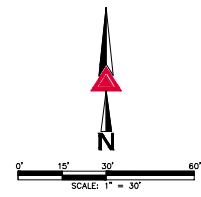
**LINE TABLE**

LINE	BEARING	LENGTH
L1	N00°57'10"W	10.00'
L2	N90°00'00"W	10.00'
L3	N00°56'55"W	10.00'
L4	N90°00'00"E	10.00'
L5	N00°57'10"W	4.07'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	37°43'09"	20.00'	13.17'
C2	14°48'48"	46.00'	11.89'
C3	32°55'44"	25.00'	14.37'

NW 1/4 SEC. 17,  
T.3S., R.68W.,  
SIXTH P.M.



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

**AZTEC**  
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
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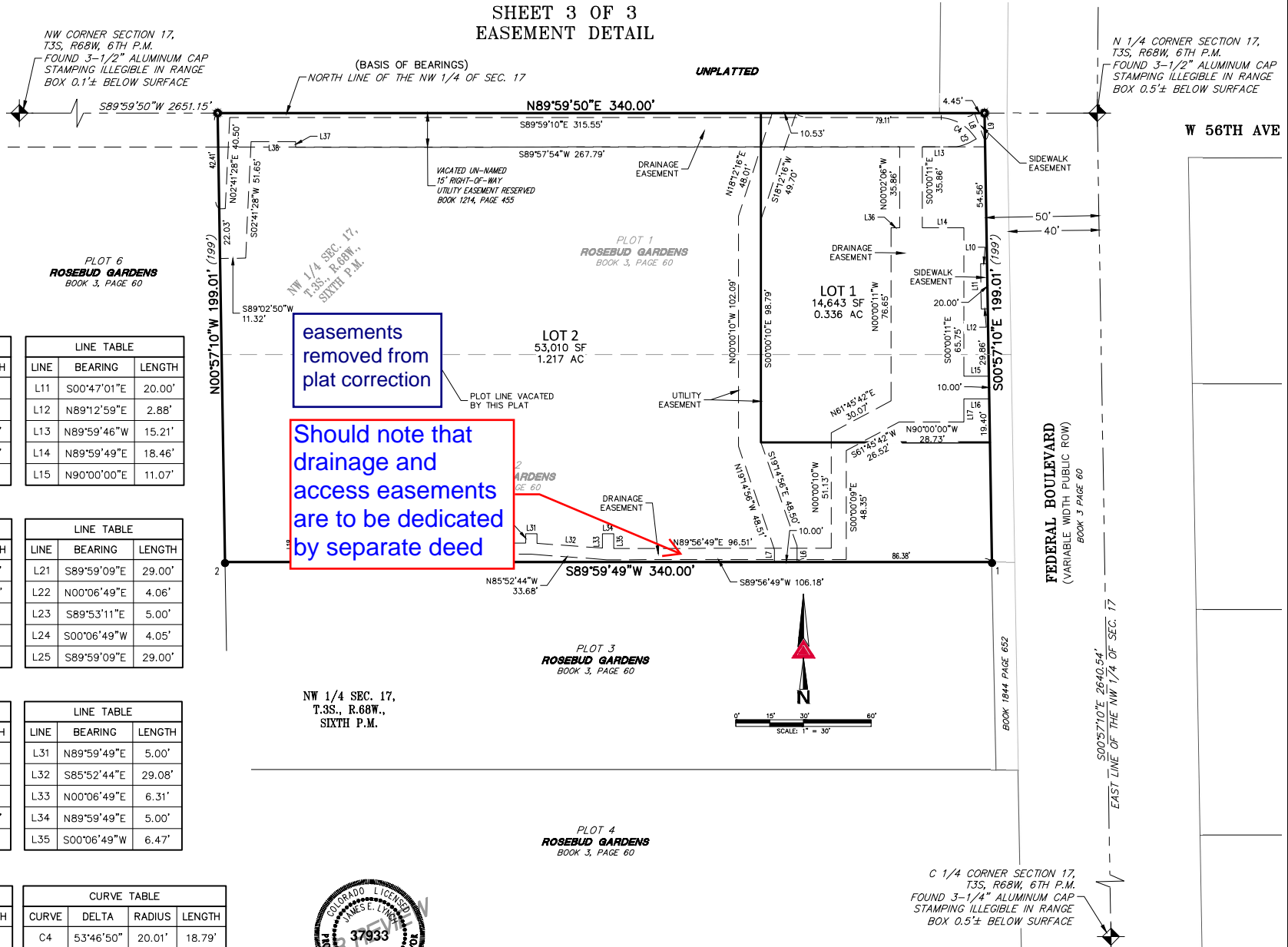
Aztec 9220-0b.  
Drawn By: JEL

DATE OF PREPARATION:	6/7/2023
SCALE:	T=30'
SHEET 2 OF 3	

# ROSEBUD GARDENS PLAT CORRECTION NO. 1

A REPLAT OF PLOTS 1 AND 2, ROSEBUD GARDENS,  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 3  
EASEMENT DETAIL



LINE	BEARING	LENGTH
L6	N00°06'17"W	7.19'
L7	S00°06'17"E	5.48'
L8	S20°52'31"E	13.05'
L9	S00°57'10"E	12.20'
L10	S89°12'59"W	2.82'

LINE	BEARING	LENGTH
L11	S00°47'01"E	20.00'
L12	N89°12'59"E	2.88'
L13	N89°59'46"W	15.21'
L14	N89°59'49"E	18.46'
L15	N90°00'00"E	11.07'

LINE	BEARING	LENGTH
L16	N90°00'00"W	11.24'
L17	S00°00'11"E	10.35'
L18	N00°06'49"E	9.02'
L19	S89°53'11"E	5.00'
L20	S00°06'49"W	4.01'

LINE	BEARING	LENGTH
L21	S89°59'09"E	29.00'
L22	N00°06'49"E	4.06'
L23	S89°53'11"E	5.00'
L24	S00°06'49"W	4.05'
L25	S89°59'09"E	29.00'

LINE	BEARING	LENGTH
L26	N00°06'49"E	4.04'
L27	N89°59'49"E	5.00'
L28	S00°06'49"W	4.04'
L29	S89°59'09"E	29.00'
L30	N00°06'49"E	4.05'

LINE	BEARING	LENGTH
L31	N89°59'49"E	5.00'
L32	S85°52'44"E	29.08'
L33	N00°06'49"E	6.31'
L34	N89°59'49"E	5.00'
L35	S00°06'49"W	6.47'

LINE	BEARING	LENGTH
L36	N89°59'49"E	3.81'
L37	N00°25'59"W	2.50'
L38	N90°00'00"W	19.76'

CURVE	DELTA	RADIUS	LENGTH
C4	53°46'50"	20.01'	18.79'
C5	20°46'23"	26.06'	9.45'



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

<b>AZTEC</b> CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com Aztec 9220-0b:	DATE OF PREPARATION:	6/7/2023
	SCALE:	T=30'
	SHEET 3 OF 3	

Drawn By: JEL

# ROSEBUD GARDENS PLAT CORRECTION NO. 1

A REPLAT OF PLOTS 1 AND 2, ROSEBUD GARDENS,  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 3

**OWNERSHIP CERTIFICATE:**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER OF THOSE LANDS DESCRIBED BELOW, HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS AND EASEMENTS, AS SHOWN HEREON UNDER THE NAME AND STYLE OF **ROSEBUD GARDENS PLAT CORRECTION NO. 1:**

PLOTS 1 AND 2, TOGETHER WITH THAT PORTION OF VACATED STRIP LYING NORTH OF AND BETWEEN THE EAST AND WEST LINES OF SAID PLOT 1, EXTENDED NORTHERLY TO THE NORTH LINE OF THE NW1/4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST, EXCEPT THE EAST 10 FEET THEREOF, ROSEBUD GARDENS, COUNTY OF ADAMS, STATE OF COLORADO; ALSO BEING DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PLOT 1;

THENCE NORTH 89°59'50" EAST, ALONG THE NORTH LINE OF SAID PLOT 1, A DISTANCE OF 340.00 FEET TO THE NORTHWEST CORNER OF SAID EXCEPTED 10 FEET THEREOF;

THENCE SOUTH 00°57'10" EAST, ALONG THE WEST LINE OF SAID EXCEPTED 10 FEET THEREOF, A DISTANCE OF 199.01 FEET TO A POINT ON THE SOUTH LINE OF SAID PLOT 2;

THENCE SOUTH 89°59'49" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 340.00 FEET TO THE SOUTHWEST CORNER OF SAID PLOT 2;

THENCE NORTH 00°57'10" WEST, ALONG THE WEST LINE OF SAID PLOTS 1 AND 2, A DISTANCE OF 199.01 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1.553 ACRES, (67,653 SQUARE FEET), MORE OR LESS.

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

**OWNER:**

GREBB WEST 1, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: MOREY GREBB

AS: MANAGER

**NOTARIAL CERTIFICATE**

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

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED

BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY MOREY GREGG, AS MANAGER OF GREBB WEST 1, LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY \_\_\_\_\_ WITNESS MY HAND AND SEAL  
NOTARY PUBLIC

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

**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT APPROVAL:**

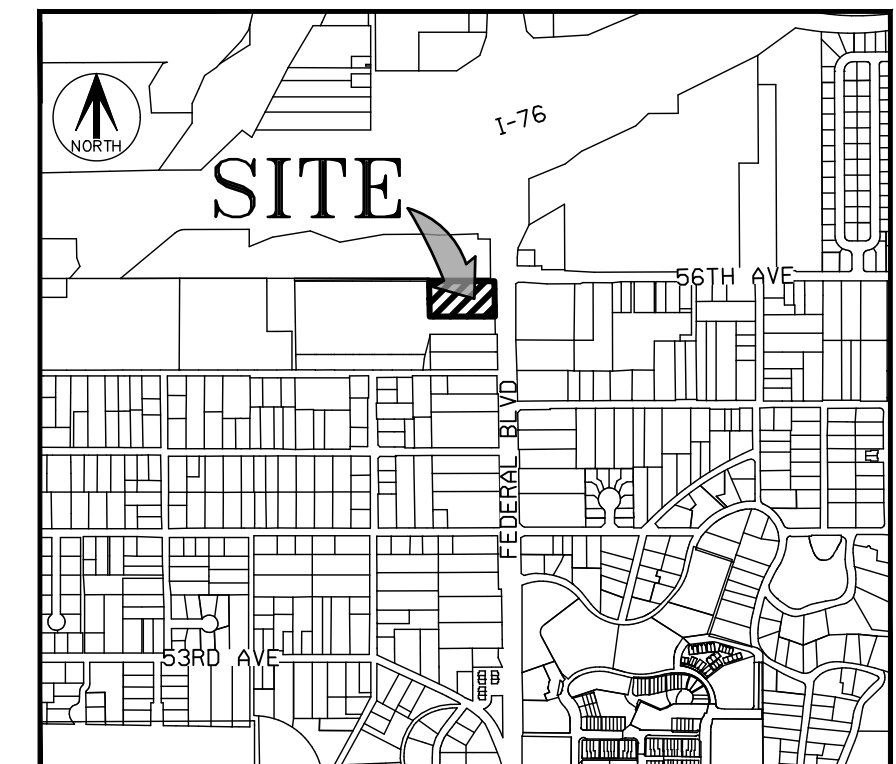
APPROVED BY THE ADAMS COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT

DEPARTMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

PLANNING AND DEVELOPMENT MANAGER

**GENERAL NOTES:**

- ALL GENERAL NOTES, DEDICATIONS AND PLAT RESTRICTIONS, AS SHOWN ON THE PLAT OF ROSEBUD GARDENS RECORDED IN BOOK 3 AT PAGE 60 IN THE RECORDS OF ADAMS COUNTY, COLORADO SHALL APPLY.
- THE PURPOSE OF THIS PLAT CORRECTION IS TO RELOCATE EXISTING PLOT LINES OF TWO PLOTS.
- BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 89°59'50" WEST, A DISTANCE OF 2,651.15 FEET.
- THE LEGAL DESCRIPTION(S) ON THIS PLAT CORRECTION WAS PREPARED BY JAMES E. LYNCH, PLS #37933, OF THE FIRM AZTEC CONSULTANTS, INC., 300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122.
- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON FEBRUARY 27, 2023 AND MARCH 13, 2023..
- DIMENSIONS IN ( ) ARE AS PREVIOUSLY DEEDED OR SURVEYED.
- ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.
- AZTEC CONSULTANTS, INC. HAS RELIED UPON THE PROPERTY INFORMATION BINDER ORDER NO. ABC70796385 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED 01/27/2023 AT 5:00 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS THESE PREMISES. THIS SURVEY AND PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC., TO DETERMINE OWNERSHIP OR APPLICABLE EASEMENTS AND RIGHTS-OF-WAY.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08001C0592H, MAP REVISED MARCH 5, 2007.
- NOTICE IS HEREBY GIVEN THAT THIS SUBDIVISION MAY BE SUBJECT TO A RECORDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. ADAMS COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF THESE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS THAT MAY BE FILED AGAINST THE SUBDIVISION PLAT.
- THIS PLAN HAS BEEN APPROVED BY ADAMS COUNTY AND CREATES A VESTED PROPERTY RIGHT PURSUANT TO C.R.S. 24-68-101, ET SEQ., AS AMENDED, AND THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.
- AT THE TIME OF SITE SPECIFIC DEVELOPMENT FOR ANY LOT AT BUILDING PERMIT, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM NECESSARY TO SERVE THAT PARTICULAR LOT. THE SUBDIVIDER SHALL PROVIDE ALL OF THE NECESSARY RIGHTS TOT HE FUTURE DEVELOPER SO THAT THE REQUIREMENTS OF THIS NOTE MAY APPLY.
- A RECIPROCAL ACCESS EASEMENT OVER LOT 1 IS HEREBY GRANTED TO THE OWNERS OF LOT 2 AND A RECIPROCAL ACCESS EASEMENT OVER LOT 2 IS HEREBY GRANTED TO THE OWNERS OF LOT 1.



**VICINITY MAP**  
SCALE 1" = 1000'

**SURVEYOR'S CERTIFICATE:**

I, JAMES E. LYNCH, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF ROSEBUD GARDENS PLAT CORRECTION WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 13TH DAY OF MARCH, 2023, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THE SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID ADJUSTMENT AND THE SURVEY THEREOF.



JAMES E. LYNCH, P.L.S. 37933  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1  
LITTLETON, CO. 80122  
(303) 713-1898

**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.

**CLERK AND RECORDER'S CERTIFICATE:**

THIS PLAT CORRECTION 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 \_\_\_\_\_ A.D., 20\_\_\_\_.

RECEPTION NO. \_\_\_\_\_  
COUNTY CLERK AND RECORDER

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

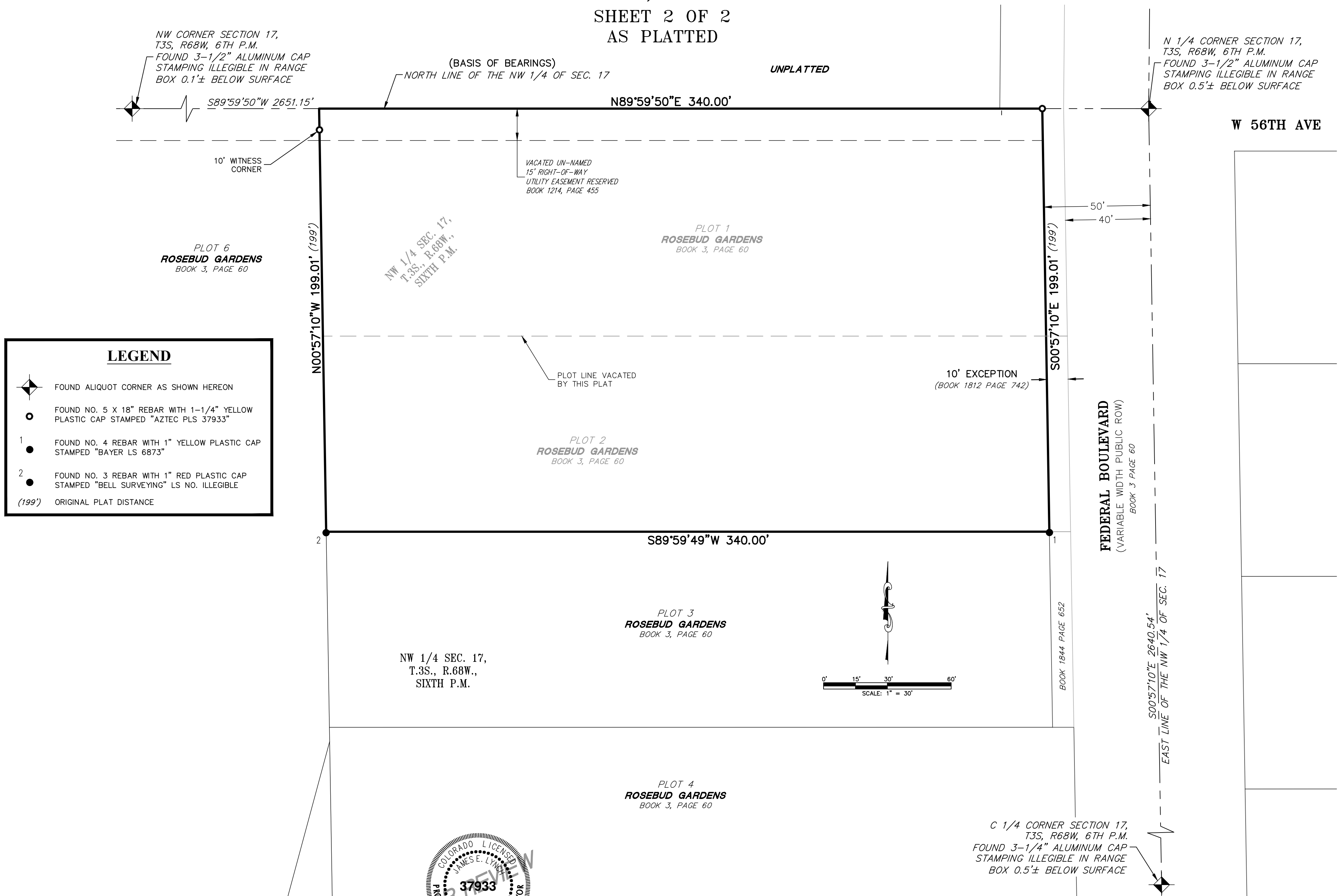
<b>AZTEC</b> CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No.:135223-01 Drawn By: JEL	DATE OF PREPARATION:	6/7/2023
	SCALE:	N/A
SHEET 1 OF 3		



# ROSEBUD GARDENS PLAT CORRECTION NO. 1

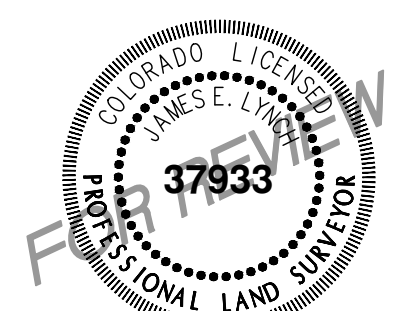
A REPLAT OF PLOTS 1 AND 2, ROSEBUD GARDENS,  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2  
AS PLATTED



**LEGEND**

- FOUND ALIQUOT CORNER AS SHOWN HEREON
- FOUND NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- 1 FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "BAYER LS 6873"
- 2 FOUND NO. 3 REBAR WITH 1" RED PLASTIC CAP STAMPED "BELL SURVEYING" LS NO. ILLEGIBLE
- (199') ORIGINAL PLAT DISTANCE



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

**AZTEC**  
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

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Drawn By: JEL

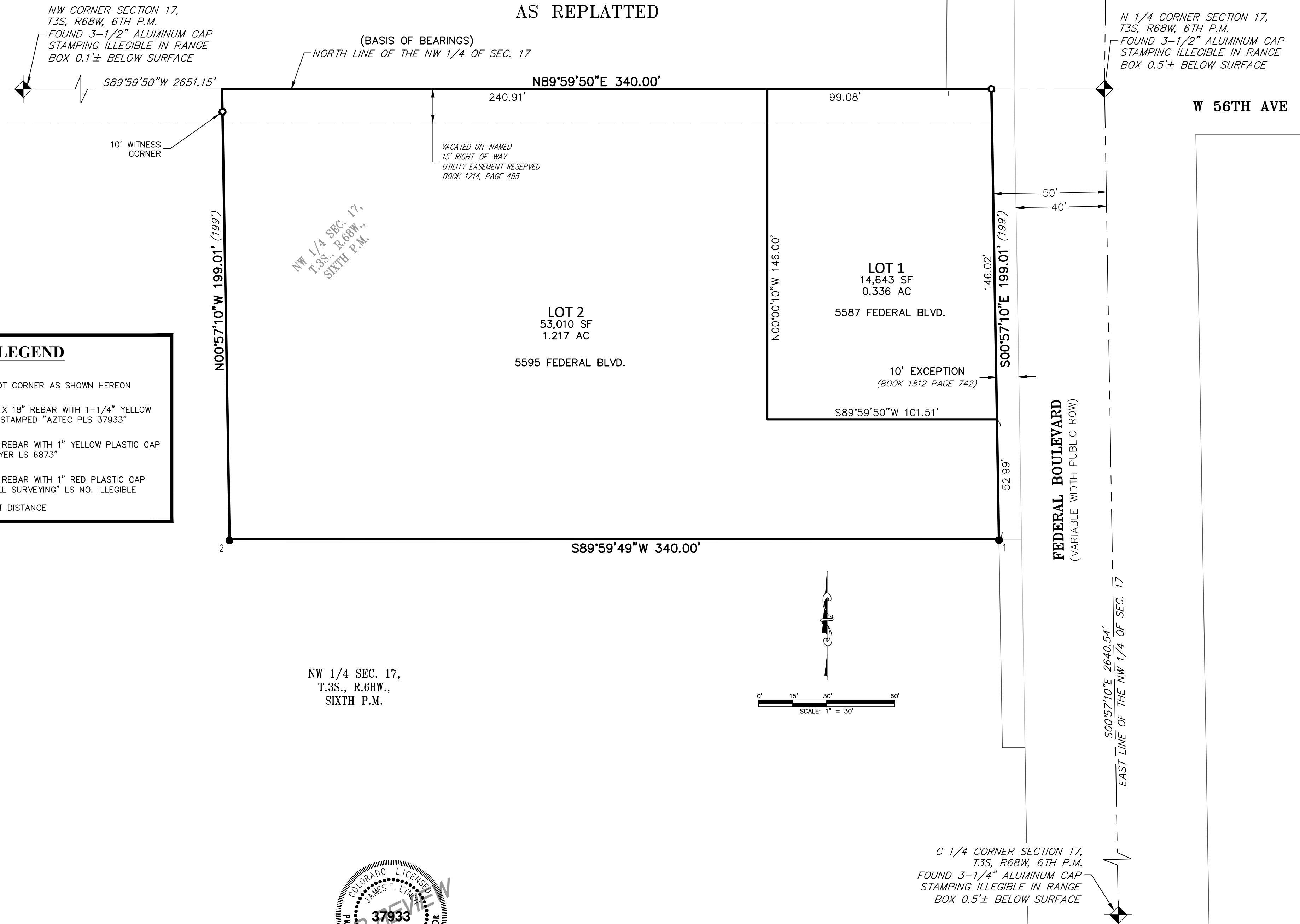
DATE OF PREPARATION:	6/7/2023
SCALE:	1"=30'
SHEET 2 OF 3	



# ROSEBUD GARDENS PLAT CORRECTION NO. 1

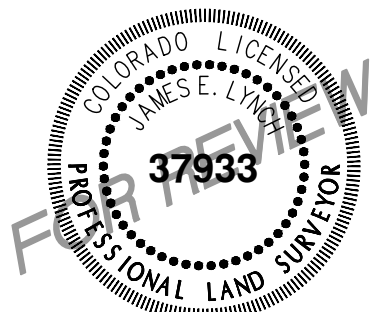
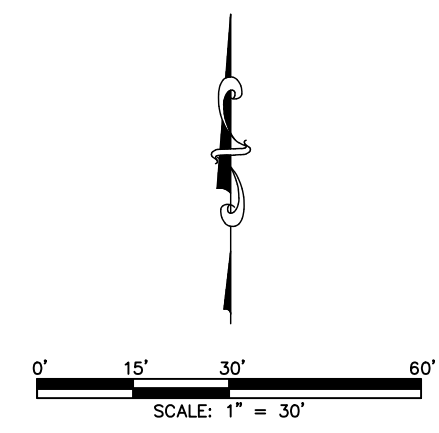
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COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 3  
AS REPLATTED



LEGEND	
	FOUND ALIQUOT CORNER AS SHOWN HEREON
	FOUND NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
1	FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "BAYER LS 6873"
2	FOUND NO. 3 REBAR WITH 1" RED PLASTIC CAP STAMPED "BELL SURVEYING" LS NO. ILLEGIBLE
(199')	ORIGINAL PLAT DISTANCE

NW 1/4 SEC. 17,  
T.3S., R.68W.,  
SIXTH P.M.



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

**AZTEC** CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
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Fax: (303) 713-1897  
www.aztecconsultants.com

AZTEC 2023-060  
Drawn By: JEL

DATE OF PREPARATION:	6/7/2023
SCALE:	1"=30'
SHEET 3 OF 3	