EAST 64TH AVENUE VACATION PLAT

CASE NO. VAC2024-00002

Part of the South 1/2 of Section 2 and the North 1/2 of Section 11,
Township 3 South, Range 63 West of the 6th P.M.,
County of Adams, State of Colorado

Sheet 1 of 2

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS

THIS_____DAY OF _____, 20_____

_____
CHAIR

COUNTY ATTORNEY'S APPROVAL

APPROVED AS TO FORM

_____
COUNTY ATTORNEY

SURVEYOR'S STATEMENT

I, CURTIS D. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP

CURTIS D. HOOS, PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION

COLORADO LICENSED CURTIS D. HOOS 37971 9-11-2024 PROFESSIONAL LAND SURVEYOR

PURPOSE STATEMENT

THE PURPOSE OF THIS ROADWAY VACATION IS TO VACATE THE RIGHT-OF-WAY OF EAST 64TH AVENUE AS SHOWN HEREON AND LIMIT ITS USE TO PRIVATE USE ONLY

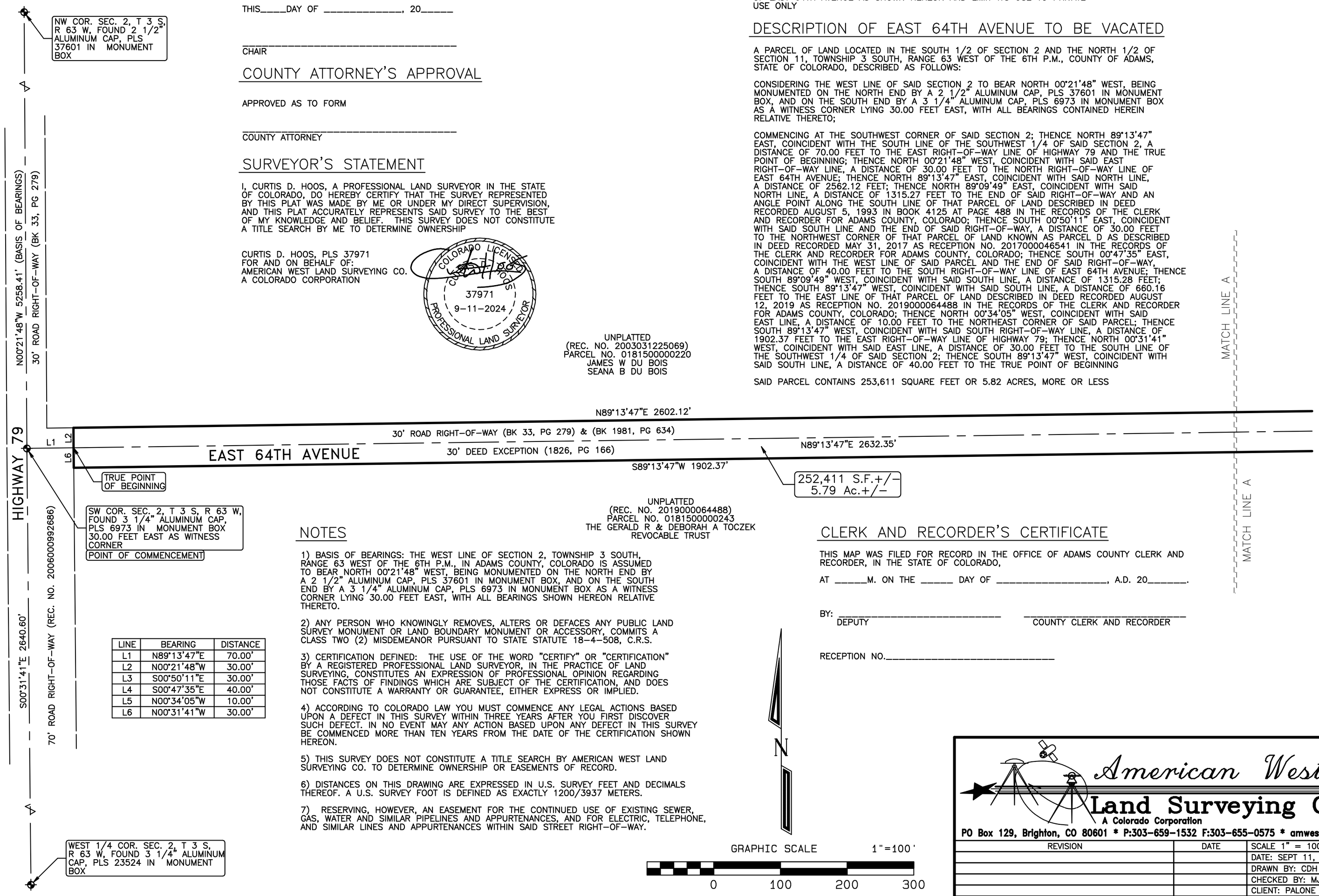
DESCRIPTION OF EAST 64TH AVENUE TO BE VACATED

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF SECTION 2 AND THE NORTH 1/2 OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF SAID SECTION 2 TO BEAR NORTH 00°21'48" WEST, BEING MONUMENTED ON THE NORTH END BY A 2 1/2" ALUMINUM CAP, PLS 37601 IN MONUMENT BOX, AND ON THE SOUTH END BY A 3 1/4" ALUMINUM CAP, PLS 6973 IN MONUMENT BOX AS A WITNESS CORNER LYING 30.00 FEET EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 89°13'47" EAST, COINCIDENT WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 70.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 79 AND THE TRUE POINT OF BEGINNING; THENCE NORTH 00°21'48" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 64TH AVENUE; THENCE NORTH 89°13'47" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 2562.12 FEET; THENCE NORTH 89°09'49" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 1315.27 FEET TO THE END OF SAID RIGHT-OF-WAY AND AN ANGLE POINT ALONG THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED AUGUST 5, 1993 IN BOOK 4125 AT PAGE 488 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE SOUTH 00°50'11" EAST, COINCIDENT WITH SAID SOUTH LINE AND THE END OF SAID RIGHT-OF-WAY, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND KNOWN AS PARCEL D AS DESCRIBED IN DEED RECORDED MAY 31, 2017 AS RECEPTION NO. 2017000046541 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE SOUTH 00°47'35" EAST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL AND THE END OF SAID RIGHT-OF-WAY, A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST 64TH AVENUE; THENCE SOUTH 89°09'49" WEST, COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 1315.28 FEET; THENCE SOUTH 89°13'47" WEST, COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 660.16 FEET TO THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED AUGUST 12, 2019 AS RECEPTION NO. 2019000064488 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE NORTH 00°34'05" WEST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 89°13'47" WEST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1902.37 FEET TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 79; THENCE NORTH 00°31'41" WEST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE SOUTH 89°13'47" WEST, COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING

SAID PARCEL CONTAINS 253,611 SQUARE FEET OR 5.82 ACRES, MORE OR LESS



LINE	BEARING	DISTANCE
L1	N89°13'47"E	70.00'
L2	N00°21'48"W	30.00'
L3	S00°50'11"E	30.00'
L4	S00°47'35"E	40.00'
L5	N00°34'05"W	10.00'
L6	N00°31'41"W	30.00'

NOTES

1) BASIS OF BEARINGS: THE WEST LINE OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH P.M., IN ADAMS COUNTY, COLORADO IS ASSUMED TO BEAR NORTH 00°21'48" WEST, BEING MONUMENTED ON THE NORTH END BY A 2 1/2" ALUMINUM CAP, PLS 37601 IN MONUMENT BOX, AND ON THE SOUTH END BY A 3 1/4" ALUMINUM CAP, PLS 6973 IN MONUMENT BOX AS A WITNESS CORNER LYING 30.00 FEET EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

3) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A 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.

5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AMERICAN WEST LAND SURVEYING CO. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.

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

7) RESERVING, HOWEVER, AN EASEMENT FOR THE CONTINUED USE OF EXISTING SEWER, GAS, WATER AND SIMILAR PIPELINES AND APPURTENANCES, AND FOR ELECTRIC, TELEPHONE, AND SIMILAR LINES AND APPURTENANCES WITHIN SAID STREET RIGHT-OF-WAY.

CLERK AND RECORDER'S CERTIFICATE

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO,

AT _____M. ON THE _____ DAY OF _____, A.D. 20_____.

BY: _____ _____
DEPUTY COUNTY CLERK AND RECORDER

RECEPTION NO._____

American West Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

REVISION	DATE	
		SCALE 1" = 100'
		DATE: SEPT 11, 2024
		DRAWN BY: CDH
		CHECKED BY: MJH
		CLIENT: PALONE
		JOB NO: 24-188

FILE: Z:\T_S\T3S_R63W\S2\64TH AVE_VACATION.pro

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CASE NO. VAC2024-00002

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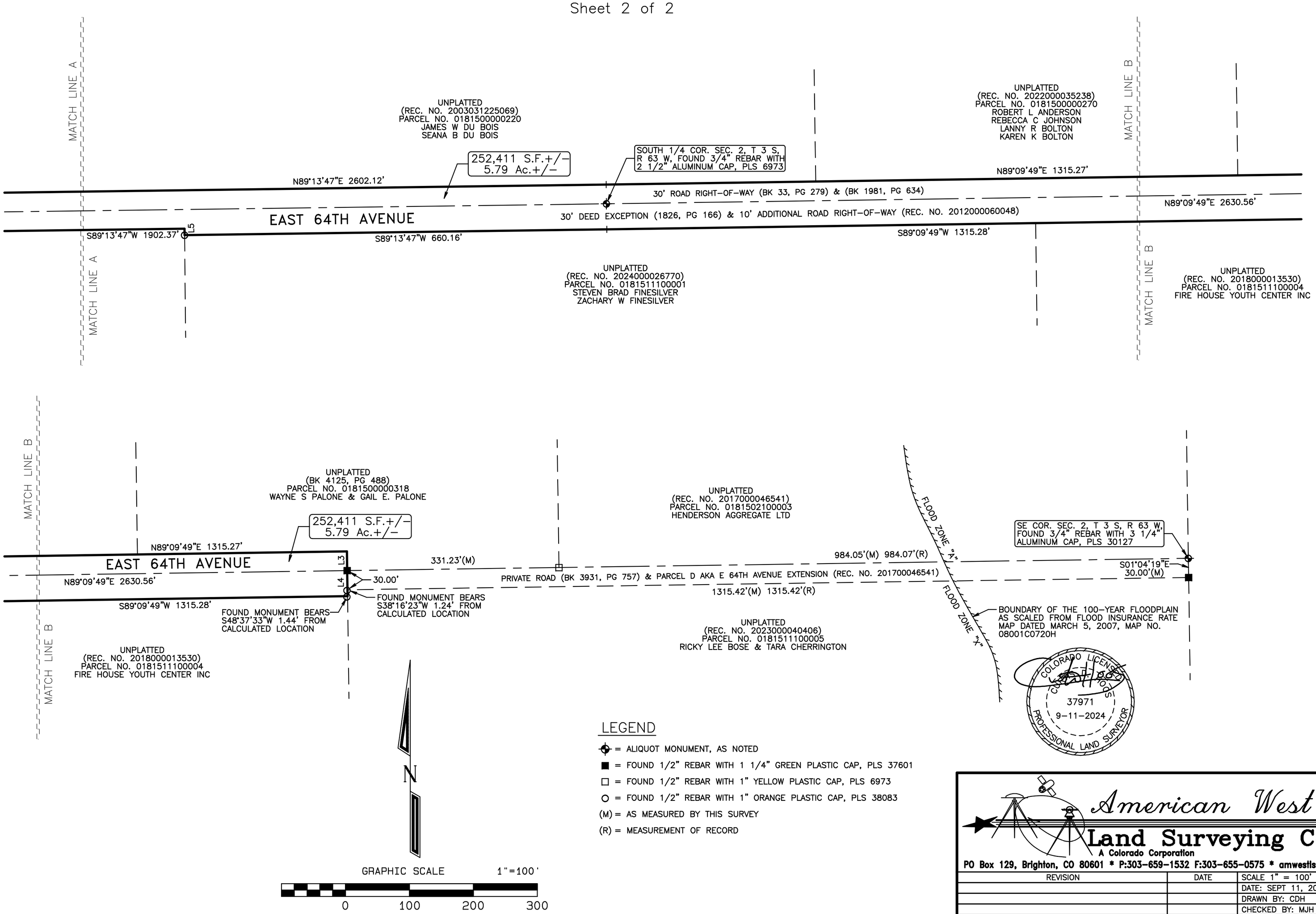
Sheet 2 of 2



LEGEND

- ⌖ = ALIQUOT MONUMENT, AS NOTED
- ■ = FOUND 1/2" REBAR WITH 1 1/4" GREEN PLASTIC CAP, PLS 37601
- □ = FOUND 1/2" REBAR WITH 1" YELLOW PLASTIC CAP, PLS 6973
- ○ = FOUND 1/2" REBAR WITH 1" ORANGE PLASTIC CAP, PLS 38083
- (M) = AS MEASURED BY THIS SURVEY
- (R) = MEASUREMENT OF RECORD

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