



To: Adams County – Development Review Team
From: Altitude Land Consultants, Inc.
Date: February 27th, 2025
Subject: Grove Street Major Subdivision Plat (PLT2024-00018)

To Whom This May Concern,

Below you will find a point-by-point comment response regarding the Grove Street Major Subdivision Plat.

Adams County Fire Rescue:

1. Comment: The 2018 International Fire Code is the current fire code adopted within the city and all development must be in compliance with its requirements. The 2018 IFC can be accessed online for free by going to <https://codes.iccsafe.org/public/document/IFC2018>. Amendments to this code can be located by going to http://www.adcogov.org/sites/default/files/Ordinance%20No.%204_1.pdf.
Response: *Noted, we are in compliance.*
2. Comment: Site and building design and construction shall be in accordance with the provisions of the 2018 International Fire Code (IFC) as adopted by Adams County. All construction shall be in accordance with IFC Chapter 33, Fire Safety During Construction and Demolition.
Response: *Noted.*
3. Please be aware that these comments are subject to change as more information is received or if there are changes to the plans during subsequent reviews.
Response: *Noted.*
4. Approved access roads must be constructed prior to any vertical construction and/or to combustible materials being delivered to the site, whichever comes first. Temporary access roads are prohibited unless specifically approved by the Fire District. Fire apparatus access must be designed and maintained to support the imposed loads of fire apparatus (i.e., 85,000 lbs.), and must have a surface that provides all-weather driving capabilities. Vehicle access shall be provided to within 150 feet of temporary or permanent fire department connections.
ACFR Comment 9/23/2024: Access roads must be in prior to any building construction.
Response: *Noted. Access roads will be constructed prior to any vertical construction.*
5. Fire apparatus access roads shall be a minimum of 24' wide or 26' when a hydrant is present or the building exceeds 30' in height.
ACFR Comment 9/23/2024: Will proposed buildings exceed 30 feet in height? If so, fire apparatus access roads shall have a minimum unobstructed width of 26 feet. Please provide building heights. We can accept a fire access of a min. of 20' wide. NO parking will be permitted along the fire access driveway/access road. NOTE: Driveway/access road were shown as 32' wide on the conceptual plan reviewed in 2021 (PLT2021-00036), Parking would only be allowed on one side of the street. Have the dimensions changed from what was reviewed in 2021 under referral #PLT2021-00036?
Response: *Noted. All access roads are 36' in width, thus meeting this requirement.*
6. Fire apparatus access roads shall be within 150' of all ground level exterior portions of the building.
ACFR Comment 9/23/2024: This requirement appears to be met.
Response: *Noted. All buildings are the same size and all can be accessed on all exterior sides within 150' of the access road.*
7. Any dead-end fire apparatus access road in excess of 150' shall be provided with an approved turnaround.



ACFR Comment 9/23/2024: Dimensions for the alternative hammerhead must meet the minimum requirements as shown below.

Response: Noted. Dimensions for the alternative hammerhead do meet the minimum requirements shown.

8. Any temporary construction or permanent security gates shall be a minimum of 24 feet and a no parking fire lane sign shall be posted on the gate. The gates shall also have a Knox key switch installed for emergency operation if automatic. For information on how to order this, please go to <https://www.acfpd.org/plan-submittals.html>.

Response: Noted.

9. New and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Please be aware that the size of the number may need to be larger than 4 inches is not clearly visible from the street or road. A temporary sign must be provided if the permanent signage is not yet installed.

Response: Noted.

10. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

a. Exceptions:

- i. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required. ii. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

- b. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

ACFR Comment 9/23/2024: This project does not provide two separate and approved fire apparatus access roads. If the number of one- or two-family dwellings exceeds 30, approved residential automatic fire sprinkler systems will be required to be installed. We recommend sharing this information with the water district as early as possible to begin planning the underground fire sprinkler supply lines.

Response: The number of one- or two-family dwellings does not exceed 30.

11. Water mains and all required hydrants shall be installed before the delivery of combustible materials to the site. Hydrants shall be maintained operational at all times thereafter, unless alternate provisions for water supply are approved by the Fire District. Any private fire service mains and fire hydrants and all fire sprinkler service lines shall be installed by a State of Colorado Licensed Fire Suppression System Contractor – Underground Contractor and meet the requirements of National Fire Protection Association Standard 24. Plans for the underground fire sprinkler service line shall be submitted for review and approval to ACFR. A current list of registered contractors can be found by going to <https://www.colorado.gov/dfpc/fire-suppression-system-contractors>. Once installed, all underground fire sprinkler service lines must be inspected by an ACFR inspector before covering. Attached is a guideline for the inspections required for an underground fire sprinkler service line.

Response: Noted.

12. Unobstructed access to fire hydrants shall be maintained at all times. Fire department personnel shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. A 3-foot (radius) clear space shall be maintained around the circumference of fire hydrants. Within that 6-foot diameter circle and within a 6-foot-wide path leading to the 4.5-inch outlet of a hydrant, vegetation shall be no higher than 4 inches above grade. The unobstructed



vertical clearance within that 6-foot circle and 6-foot approach path shall not be less than 7 feet, unless otherwise approved by 5.1the Fire District.

Response: Noted.

13. The FDC for each building with a fire sprinkler system must be located within 150 feet of a fire hydrant.

ACFR Comment 9/23/2024: FDC'S will not be required.

Response: Noted.

14. A fire hydrant shall be located within 400' (un-sprinklered building) or 600' (fully sprinkled building) of all ground level exterior portions of the building.

ACFR Comment 9/23/2024: Unable to verify, no hydrants are shown on the plans. A utility plan shall be provided to verify hydrant locations. Duplexes will require an approved fire sprinkler system if each unit exceed 3,600 square feet. Fire hydrant/s are not shown on the conceptual plan.

Response: The approximate square footage of each unit is 2,600 sf. A utility plan has been provided with this submittal.

15. The number and distribution of fire hydrants is based on the required fire flow. You may refer to Appendix C of the 2018 IFC for guidance.

ACFR Comment 9/23/2024: Fire flow requirements shall meet the 2018 IFC appendix B, section B105.1 and B105.1(1). Fire hydrant/s are not shown on the conceptual plan. NOTE: Minimum fire flow requirement will be 1,000 gpm, if duplexes are under 3,600 square feet.

Response: See attached utility plan.

16. An automatic fire sprinkler system may be required depending on the use and size of the building.

ACFR Comment 9/23/2024: Duplexes will require an approved NFPA 13D fire sprinkler system if each unit exceeds 3,600 square feet or the number of unites exceed 30 with only one fire apparatus access road.

Response: None of the proposed units exceed 3,600 square feet, and the number of units does not exceed 30, thus no sprinkler system is required.

If there are any questions regarding this comment response, please feel free to contact Altitude Land Consultants directly at natalie@altitudelandco.com or 720-672-4397.

GROVE STREET SUBDIVISION

CONSTRUCTION DOCUMENTS

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO.
(LOCATED AT: 3075 W. 53RD AVE. & 5320 GROVE ST - DENVER, CO 80221)



CIVIL | SURVEY | PLANNING | LANDSCAPE
3461 RINGSBY CT., SUITE #125
DENVER, CO 80216

2727 N. CASCADE AVE., SUITE #160
COLORADO SPRINGS, CO 80907

720.594.9494
INFO@ALTITUDELANDCO.COM
WWW.ALTITUDELANDCO.COM

GROVE STREET SUBDIVISION
CONSTRUCTION DOCUMENTS
ADDRESS: 3075 W. 53RD AVE. & 5320 GROVE ST. - DENVER, CO 80221
CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO

20-185



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REVISION: NO. DATE BY

DATE: 05.03.2024
DRAWN BY: NCF
CHECKED BY: SCC

UTILITY PLAN

CD6.0

SHEET 9 OF 13

ENGINEERING REVIEW
BERKELEY WATER AND
SANITATION DISTRICT

REVIEW IS FOR GENERAL COMPLIANCE WITH DISTRICT PRACTICES, POLICIES AND ENGINEERING STANDARDS. THE DISTRICT IS NOT RESPONSIBLE FOR THE CORRECTNESS OR DESIGN, DIMENSIONS, DETAILS, QUANTITIES OR DESIGN SAFETY.

DISTRICT MANAGER DATE

GENERAL NOTES:

- ALL TOPOGRAPHIC AND PLANIMETRIC INFORMATION CONTAINED HEREIN WAS GATHERED IN THE FIELD IN FEBRUARY 2020 BY ALTITUDE LAND CONSULTANTS.
- UTILITIES SHOWN HEREON ARE BASED ON GRAPHICAL EVIDENCE, UTILITY MAPS FROM THE GOVERNING JURISDICTIONS AND SURVEYED EVIDENCE IN THE FIELD.
- SITE ADDRESS IS: 5320 GROVE STREET - DENVER, CO 80221.
- SITE BENCHMARK IS: THE ELEVATIONS ARE BASED ON DENVER BENCHMARK 157B, A BRASS CAP LOCATED AT THE SOUTHEAST CORNER OF 52ND AVENUE AND FEDERAL BOULEVARD ON THE BACK OF THE SIDEWALK. ELEVATION = 5360.23'
- CONTRACTOR SHALL CUT AND REMOVE EXISTING SANITARY SERVICE IN ACCORDANCE WITH CITY AND COUNTY OF DENVER STANDARDS. ABSOLUTELY NO PORTION OF ANY OLD/CUTOFF BUILDING SEWER LINE OR SEWER TAP WHICH SERVED ANY BUILDING ON THIS SITE WILL BE ALLOWED TO BE REUSED.

UTILITY NOTES:

- THE BUILDING SEWER LINE SERVING THE EXISTING BUILDING TO BE DEMOLISHED OR MOVED MUST BE PROPERLY CUT-OFF AND FINAL CUT-OFF INSPECTION APPROVED BY PWDES. PRIOR TO ISSUANCE OF A SEWER USE & DRAINAGE PERMIT FOR ANY BUILDING. CUT-OFF LOCATION MUST BE COORDINATED WITH PLUMBING INSPECTOR ON SITE. THE PROPERLY LICENSED PLUMBING OR SEWER CONTRACTOR AND THE LICENSED PLUMBING OR SEWER CONTRACTOR MUST CALL PWPO AT 303-446-3759 FOR A CUT-OFF INSPECTION WITH A VALID LICENSE NUMBER, NO LATER THAN 3:30 P.M. ON THE PREVIOUS BUSINESS DAY, TO SCHEDULE INSPECTIONS.
- ABSOLUTELY NO PORTION OF ANY OLD/CUTOFF BUILDING SEWER LINE OR SEWER TAP WHICH SERVED ANY BUILDING ON THIS SITE WILL BE ALLOWED TO BE REUSED.
- ALL WORK RELATED TO UTILITY POLES SHALL BE PERFORMED BY XCEL ENERGY. THE CONTRACTOR IS RESPONSIBLE FOR ALL XCEL EXPENSES RELATED TO UTILITY POLE RELOCATIONS OR UNDERGROUNDING DURING WORK.
- THE CONTRACTOR SHALL CALL XCEL ENERGY'S BUILDERS CALL LINE, 1-800-628-2121, TO INITIATE PROCESS WITH XCEL ENERGY.
- ALL SERVICE CONNECTIONS TO MANHOLES SHALL BE MADE WITH SMOOTH TROWEL-FORMED CONCRETE GROUTED TRANSITION FROM MANHOLE ENTRANCE TO INVERT CHANNEL OF MANHOLE. PROVIDE ACCEPTABLE BOOTS PER BWS ENGINEERING STANDARDS.

DENVER WATER (DW) STANDARD NOTES:

- EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM AT 20 PSI RESIDUAL PRESSURE.
- WATER PLANS FOR THIS PROJECT MUST BE SUBMITTED TO DW FOR REVIEW AND APPROVAL. SEPARATE OF THE DRC PROCESS.
- AN APPROVED DW BACKFLOW PREVENTER IS REQUIRED ON FIRE LINES, COMMERCIAL AND MULTI-FAMILY DWELLINGS.
- METER LOCATIONS MUST BE APPROVED BY DW.
- DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY SYSTEM MODIFICATIONS NEEDED TO MEET THE REQUIRED FLOWS.
- ALL EXISTING TAPS ON THE SITE THAT ARE NOT USED MUST BE CUT-OFF AT THE MAIN AND INSPECTED BY DW. THIS WILL BE DONE AT THE DEVELOPER'S COST.
- SYSTEM DEVELOPMENT CHARGE CREDITS FOR TAP CUTS WILL BE ISSUED WITH DW POLICY.
- WHEN A WATER EASEMENT IS REQUIRED ON A SITE, THIS EASEMENT WILL BE GRANTED TO DW BY SEPARATE DOCUMENT.
- LANDSCAPING DEPICTED IN FUTURE WATER EASEMENTS MUST COMPLY WITH RESTRICTIONS CONTAINED WITHIN THE STANDARD WATER EASEMENT AGREEMENT.
- EACH INDEPENDENT STRUCTURE MUST HAVE ITS OWN SEPARATE TAP, SERVICE LINE AND METER.
- SIB-METERING IS REQUIRED ON INDIVIDUAL MULTI-FAMILY UNITS AS MANDATED BY CITY ORDINANCE.
- SOIL AMENDMENT IS REQUIRED ON ALL NEW WATER SERVICES. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED WITHOUT A SOIL INSPECTION BY DW.

UTILITY POLE NOTES:

- ALL WORK RELATED TO UTILITY POLES SHALL BE PERFORMED BY XCEL ENERGY. THE CONTRACTOR IS RESPONSIBLE FOR ALL XCEL EXPENSES RELATED TO UTILITY POLE RELOCATIONS OR UNDERGROUNDING DURING WORK.
- THE CONTRACTOR SHALL CALL XCEL ENERGY'S BUILDERS CALL LINE, 1-800-628-2121, TO INITIATE PROCESS WITH XCEL ENERGY.

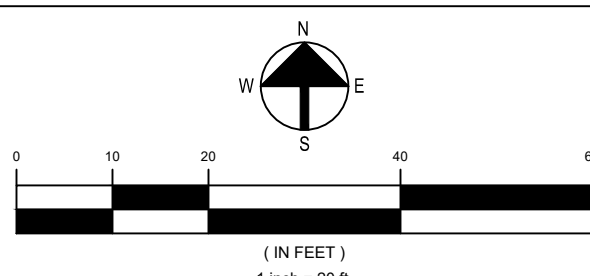
UTILITY GENERAL NOTES:

- NEAREST FIRE HYDRANT IS THE PROPOSED FIRE HYDRANT LOCATED AT THE NORTH END OF THE PROPOSED DEVELOPMENT.

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED CONCRETE
- EXISTING CONCRETE
- EXISTING CURB INLET
- PROPOSED CURB INLET
- PROPOSED AREA INLET
- EXST. STORM SEWER PIPE
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- FIRE HYDRANT
- EXST. SANITARY SEWER
- SANITARY SEWER
- PROP. SAN SEWER MH
- EXST. SAN SEWER MH
- EXISTING WATER LINE
- PROPOSED WATER LINE
- WATER VALVE

ALL PLANIMETRIC LINWORK THAT IS FADED BACK SHOWN HEREIN INDICATES AN EXISTING FEATURE (IMPROVEMENT, TOPOGRAPHY, UTILITY, ETC.). ALL PLANIMETRIC TEXT THAT IS FADED BACK AND ITALICIZED SHOWN HEREIN INDICATES A CALLOUT TO AN EXISTING FEATURE.



GROVE STREET SUBDIVISION - PRELIMINARY CONSTRUCTION DRAWINGS

OWNERSHIP AND DEDICATION CERTIFICATE

ADDRESSED

PARCEL 1

KNOW ALL MEN BY THESE PRESENTS THAT JEROME GERK, BEING THE SOLE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, OF THE FOLLOWING DESCRIBED TRACT OF LAND;

BERKELEY GARDENS NUMBER TWO DESC: N 40 FT OF W 90 FT OF PLOT 29 AND ALL PLOT 30 EXC N 70 FT OF W 168 FT SD PLOT.

CONTAINING: 0.271 ACRES OR 11820.05 SQUARE FEET OF LAND, MORE OR LESS.

PARCEL 2

KNOW ALL MEN BY THESE PRESENTS THAT TOM SPAETH, BEING THE SOLE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, OF THE FOLLOWING DESCRIBED TRACT OF LAND;

BERKELEY GARDENS NUMBER TWO DESC: PT OF PLOTS 28 AND 29 BEG AT PT ON N LN OF PLOT 29 WHENCE NE COR BRS E 96 FT TH S23W/2 FT ON A LN // WITH E LN PLOTS 28 AND 29 TO S LN OF PLOT 28 TH N 64D 58M W 147/7 FT ALG S LN OF PLOT 28 TH N 177 FT ON LN // WITH W LINES OF PLOT 29 AND TO A PT ON N LN OF PLOT 29 TH E 133/5 FT ALG N LN OF SD PLOT TO POB 0/6385A.

CONTAINING: 1.629 ACRES OR 70989.43 SQUARE FEET OF LAND, MORE OR LESS.

PARCEL 3

KNOW ALL MEN BY THESE PRESENTS THAT W 53RD LLC, BEING THE SOLE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, OF THE FOLLOWING TRACT OF LAND;

BERKELEY GARDENS NUMBER TWO DESC: E 96 FT OF PLOT 29 AND E 96 FT OF PLOT 28.

CONTAINING: 0.239 ACRES OR 10450.00 SQUARE FEET OF LAND, MORE OR LESS.

NOW BEING DESCRIBED AS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PM., COUNTY OF ADAMS, STATE OF COLORADO, BEING PART OF LOTS 28-30, BERKELY GARDENS NUMBER TWO SUBDIVISION. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 17; THENCE N10°52'26"E, A DISTANCE OF 1758.38 FEET TO THE NORTHEAST CORNER OF SAID LOT 30, ALSO BEING THE POINT OF BEGINNING;

THENCE S00°14'00"W, A DISTANCE OF 384.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 28;
THENCE N65°13'17"W, A DISTANCE OF 253.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 28;
THENCE N00°14'02"W, A DISTANCE OF 137.00 FEET;
THENCE S89°46'51"W, A DISTANCE OF 90.04 FEET;
THENCE N00°10'35"W, A DISTANCE OF 70.16 FEET;
THENCE N89°49'24"E, A DISTANCE OF 158.00 FEET;
THENCE N00°10'35"W, A DISTANCE OF 70.38 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 30;
THENCE N89°49'24"E, A DISTANCE OF 151.40 FEET, BACK TO THE POINT OF BEGINNING.

CONTAINING: 1.762 ACRES OR 76756.34 SQUARE FEET OF LAND, MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME IN TO LOTS, TRACTS AND EASEMENTS SHOWN ON THIS PLAT UNDER THE NAME OF "GROVE STREET SUBDIVISION", A SUBDIVISION IN THE, COUNTY OF ADAMS, STATE OF COLORADO.

THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

Response: This statement has been moved to the General Notes.

SIX AND ONE-HALF FOOT (6.5) WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. THESE EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF THE TRACTS, PARCELS, LOTS, AND BLOCKS SHOWN ON THIS PLAT TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY CURBES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER STRUCTURES THAT MAY INTERFERE WITH THE USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.

*ALL PRIVATE STREETS ARE PRIVATELY OWNED AND MAINTAINED BY HOA: ABIGEAL LANE.

OWNER: PARCEL 1

JEROME GERK

NOTARY CERTIFICATE

STATE OF COLORADO)
) SS.
COUNTY OF ADAMS)

THE FOREGOING OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 2024, BY JEROME GERK, AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

EXECUTED THIS ____ DAY OF _____, 2024

OWNER: PARCEL 2

TOM SPAETH

NOTARY CERTIFICATE

STATE OF COLORADO)
) SS.
COUNTY OF ADAMS)

THE FOREGOING OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 2024, BY TOM SPAETH, AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

EXECUTED THIS ____ DAY OF _____, 2024

OWNER: PARCEL 3

W. 53RD LLC BY TOM SPAETH

NOTARY CERTIFICATE

STATE OF COLORADO)
) SS.
COUNTY OF ADAMS)

THE FOREGOING OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 2024, BY TOM SPAETH, AS OWNER.

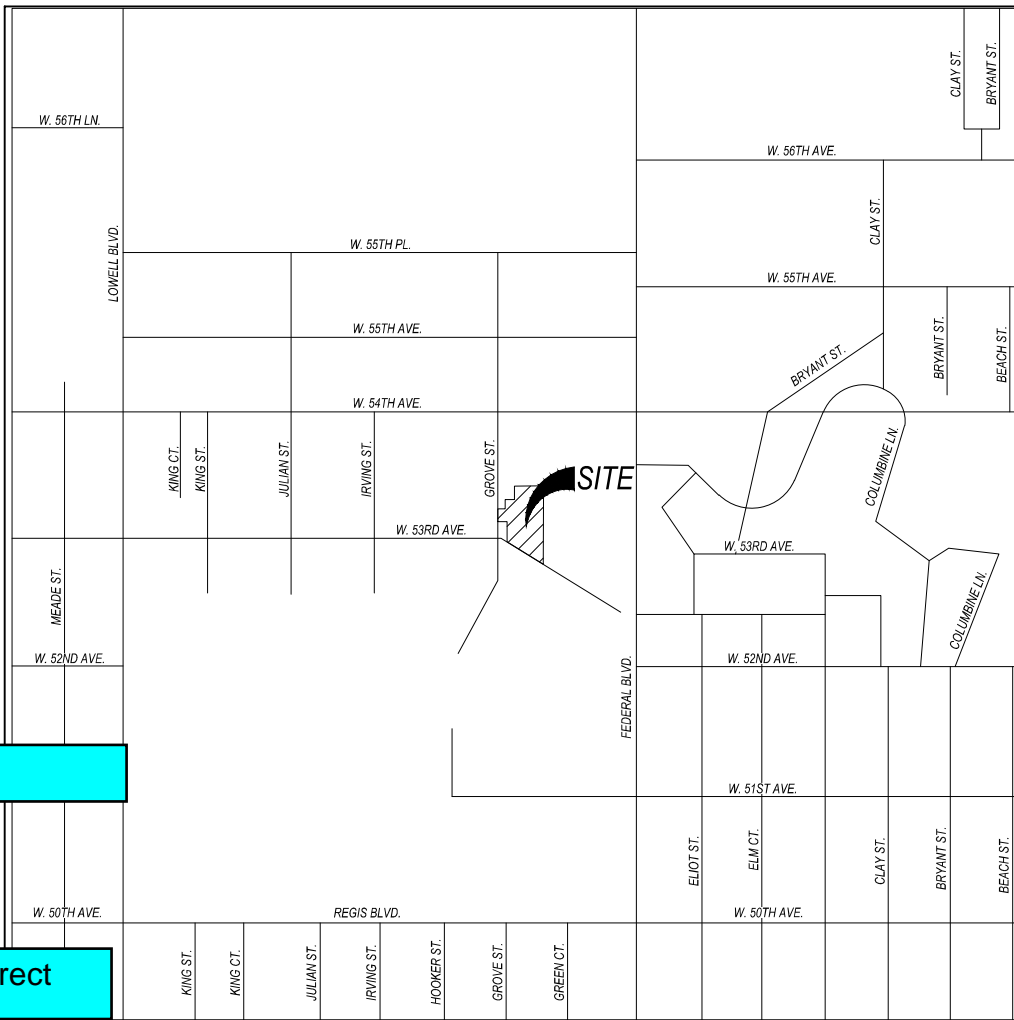
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

EXECUTED THIS ____ DAY OF _____, 2024

GROVE STREET SUBDIVISION - FINAL PLAT

BEING A RESUBDIVISION OF LOTS 28, 29 AND 30 OF BERKELY GARDENS NUMBER TWO SUBDIVISION AS LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 1 OF 2



VICINITY MAP:
SCALE 1" = 1000'

GENERAL NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY SUCH 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508. COLORADO REVISED STATUTE.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTHWESTERLY LINE OF PLOT 28 BETWEEN A FOUND #4 REBAR WITH A YELLOW PLASTIC CAP (ILLEGIBLE) LOCATED AT THE SOUTHWEST CORNER OF SAID PLOT 28 AND A FOUND #5 REBAR WITH NO CAP LOCATED AT THE SOUTHEAST CORNER OF SAID PLOT 28. ASSUMED TO BEAR S65°13'17"E.
- THE LINEAL UNIT IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT. PURSUANT TO C.R.S. 38-52-103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937 / 1200 FEET.
- THIS PLAT WAS PREPARED IN OCTOBER 2021
- UTILITY EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISIONS, PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITH LIMITATION, VEGETATION.
- THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT, SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.
- ACCESS RIGHTS ACROSS RIGHT-OF-WAY LINES TO LOTS IS W. 53RD AVE., ONLY.
- FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. THE SUBJECT SITE IS LOCATED WITHIN ZONE 'X' (A MINIMAL FLOOD HAZARD), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NUMBER 08001C0592H, MAP REVISED MARCH 5, 2007, PANEL 592 OF 1150.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY TOM SPAETH OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHT-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. TOM SPAETH HAS RELIED UPON FIRST ALLIANCE TITLE COMMITMENT NO. PRE-24-153, DATED NOVEMBER 1, 2024, RESPECTIVELY, FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHT-OF-WAY THAT CAN BE PLOTTED ACROSS THE PREMISES. THE PREMISES IS SUBJECT TO THE EXCEPTIONS CONTAINED IN SCHEDULE B SECTION II OF THE TITLE COMMITMENTS.
- THE PURPOSE OF THIS SUBDIVISION PLAT IS TO REPLAT THE EXISTING THREE (3) LOTS INTO EIGHT (8) LOTS AND TWO (2) TRACTS.

CERTIFICATION OF SURVEY:

I, KARL W. FRANKLIN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THERE ARE NO EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE ABOVE-DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

KARL W. FRANKLIN,
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. #37969
FOR OR ON BEHALF OF ALTITUDE LAND CONSULTANTS



BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS ____ DAY OF _____, 2024

CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE:

APPROVED AS TO FORM

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 _____, A.D. 2024

COUNTY CLERK AND RECORDER

BY:

DEPUTY

NEED TO ADD BOTH TRACT AND AND B STATEMENT IN THE NOTES AS TO USE, OWNERSHIP, AND MAINTENANCE

Response: A statement regarding Tract A and B use, ownership and maintenance has been added as General Note #13. This information is also noted in a table on Sheet 2.

REVISION	DESCRIPTION	DATE
1	REDLINES/COMMENTS	10/11/23
2	REDLINES/COMMENTS	11/14/23
3	REDLINES/COMMENTS	4/19/24
4	REDLINES/COMMENTS	8/29/24
5	REDLINES/COMMENTS	11/18/24



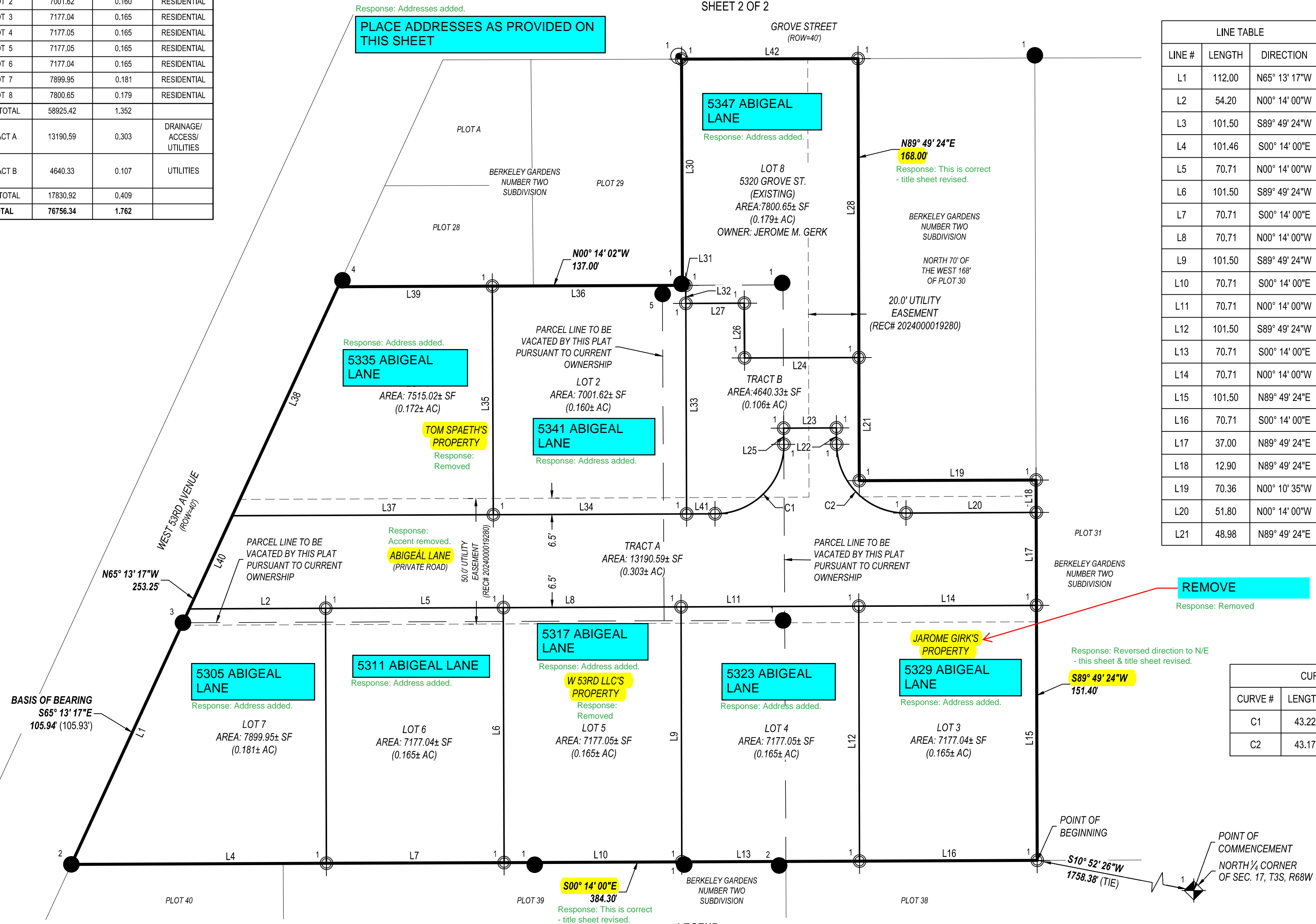
DATE: 12/3/2024
JOB NO: 20-185

DRAWN BY: BCW
CHECKED BY: KWF

GROVE STREET SUBDIVISION - FINAL PLAT

BEING A RESUBDIVISION OF LOTS 28, 29 AND 30 OF BERKELY GARDENS NUMBER TWO SUBDIVISION AS LOCATED IN THE
NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 2 OF 2

LAND USE TABLE			
LOT / TRACT	AREA (SQ. FT.)	AREA (ACRES)	LAND USE
LOT 1	7515.02	0.172	RESIDENTIAL
LOT 2	7001.62	0.160	RESIDENTIAL
LOT 3	7177.04	0.165	RESIDENTIAL
LOT 4	7177.05	0.165	RESIDENTIAL
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LOT 7	7899.95	0.181	RESIDENTIAL
LOT 8	7800.65	0.179	RESIDENTIAL
SUBTOTAL	58925.42	1.352	
TRACT A	13190.59	0.303	DRAINAGE/ ACCESS/ UTILITIES
TRACT B	4640.33	0.107	UTILITIES
SUBTOTAL	17830.92	0.409	
TOTAL	76756.34	1.762	



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	112.00	N65° 13' 17"W
L2	54.20	N00° 14' 00"W
L3	101.50	S89° 49' 24"W
L4	101.46	S00° 14' 00"E
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









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L23	21.00	N00° 14' 00"W
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L41	11.28	N00° 14' 00"W
L42	70.16	N00° 10' 35"W

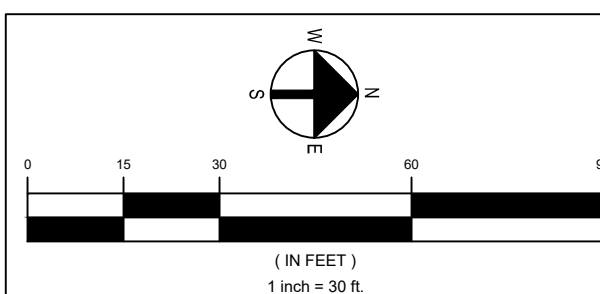
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	43.22	27.50	090°03'10"
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TRACT TABLE					
TRACT	AREA (ACRES)	OWNERSHIP	DEDICATION	MAINTENANCE	USE
TRACT A	0.303	TOM SPAETH	HOA	HOA	DRAINAGE/ACCESS/UTILITIES
TRACT B	0.107	TOM SPAETH	HOA	HOA	DRAINAGE/UTILITIES

**HOA NAME: ABIGEAL LANE

LEGEND

- | | | | | |
|---|---|---|---|---|
| 1 |  <p>SET #5 REBAR WITH
ORANGE PLASTIC CAP
STAMPED "ALC PLS 37969"</p> | 3 |  <p>FOUND #5 REBAR WITH
YELLOW PLASTIC CAP
ILLEGIBLE</p> |  <p>PROPERTY LINE</p> |
| 1 |  <p>FOUND 2.5" ALUMINUM CAP
IN RANGE BOX
STAMPED "L.S. 23519"</p> | 4 |  <p>FOUND 1" PIPE</p> |  <p>EASEMENT</p> |
| 1 |  <p>FOUND #3 REBAR
WITH NO CAP</p> | 5 |  <p>FOUND PIN AND WASHER
DAMAGED AND BENT</p> |  <p>SETBACK LINE</p> |
| 2 |  <p>FOUND #5 REBAR
WITH NO CAP</p> | 1 |  <p>FOUND NAIL AND TAG
ILLEGIBLE</p> |  <p>CURRENT LOT LINE</p> |



DATE: 12/3/2024
JOB NO: 20-185

DRAWN BY: BCW
CHECKED BY: KWF



CERTIFICATE OF DEDICATION AND OWNERSHIP:

PARCEL 1

KNOW ALL MEN BY THESE PRESENTS THAT JEROME GERK, BEING THE SOLE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, OF THE FOLLOWING DESCRIBED TRACT OF LAND:

BERKELEY GARDENS NUMBER TWO DESC: N 40 FT OF W 90 FT OF PLOT 29 AND ALL PLOT 30 EXC N 70 FT OF W 168 FT SD PLOT.

CONTAINING: 0.271 ACRES OR 11820.05 SQUARE FEET OF LAND, MORE OR LESS.

PARCEL 2

KNOW ALL MEN BY THESE PRESENTS THAT TOM SPAETH, BEING THE SOLE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, OF THE FOLLOWING DESCRIBED TRACT OF LAND:

BERKELEY GARDENS NUMBER TWO DESC: PT OF PLOTS 28 AND 29 BEG AT PT ON N LN OF PLOT 29 WHENCE NE COR BRS E 96 FT TH S 239/2 FT ON A LN // WITH E LN PLOTS 28 AND 29 TO S LN OF PLOT 28 TH N 64D 58M W 147/7 FT ALG S LN OF PLOT 28 TH N 177 FT ON LN // WITH W LINES OF PLOT 29 AND TO A PT ON N LN OF PLOT 29 TH E 133/5 FT ALG N LN OF SD PLOT TO POB 0/6385A.

CONTAINING: 1.629 ACRES OR 70989.43 SQUARE FEET OF LAND, MORE OR LESS.

PARCEL 3

KNOW ALL MEN BY THESE PRESENTS THAT W 53RD LLC, BEING THE SOLE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, OF THE FOLLOWING TRACT OF LAND:

BERKELEY GARDENS NUMBER TWO DESC: E 96 FT OF PLOT 29 AND E 96 FT OF PLOT 28.

CONTAINING: 0.239 ACRES OR 10450.00 SQUARE FEET OF LAND, MORE OR LESS.

NOW BEING DESCRIBED AS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PM., COUNTY OF ADAMS, STATE OF COLORADO, BEING PART OF LOTS 28-30, BERKELY GARDENS NUMBER TWO SUBDIVISION. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 17; THENCE N10°52'26"E, A DISTANCE OF 1758.38 FEET TO THE NORTHEAST CORNER OF SAID LOT 30, ALSO BEING THE POINT OF BEGINNING;

THENCE S00°14'00"E, A DISTANCE OF 384.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 28;
THENCE N65°13'17"W, A DISTANCE OF 253.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 28;
THENCE N00°14'02"W, A DISTANCE OF 137.00 FEET;
THENCE S89°46'51"W, A DISTANCE OF 90.04 FEET;
THENCE N00°10'35"W, A DISTANCE OF 70.16 FEET;
THENCE N89°49'24"E, A DISTANCE OF 168.00 FEET;
THENCE N00°10'35"W, A DISTANCE OF 70.36 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 30;
THENCE N89°49'24"E, A DISTANCE OF 151.40 FEET, BACK TO THE POINT OF BEGINNING.

CONTAINING: 1.762 ACRES OR 76756.34 SQUARE FEET OF LAND, MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME IN TO LOTS, TRACTS AND EASEMENTS SHOWN ON THIS PLAT UNDER THE NAME OF "GROVE STREET SUBDIVISION", A SUBDIVISION IN THE, COUNTY OF ADAMS, STATE OF COLORADO.

THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

"ALL PRIVATE STREETS ARE PRIVATELY OWNED AND MAINTAINED BY HOA: ABIGEAL LANE."

OWNER: PARCEL 1

JEROME GERK

NOTARY CERTIFICATE

STATE OF COLORADO)
) SS.
COUNTY OF ADAMS)

THE FOREGOING OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 2025, BY JEROME GIRK, AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC, _____ MY COMMISSION EXPIRES _____

EXECUTED THIS ____ DAY OF _____, 2025

OWNER: PARCEL 2

TOM SPAETH

NOTARY CERTIFICATE

STATE OF COLORADO)
) SS.
COUNTY OF ADAMS)

THE FOREGOING OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 2025, BY TOM SPAETH, AS OWNER,

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC, _____ MY COMMISSION EXPIRES _____

EXECUTED THIS ____ DAY OF _____, 2025

OWNER: PARCEL 3

W. 53RD LLC BY TOM SPAETH

NOTARY CERTIFICATE

STATE OF COLORADO)
) SS.
COUNTY OF ADAMS)

THE FOREGOING OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 2025, BY TOM SPAETH, AS OWNER,

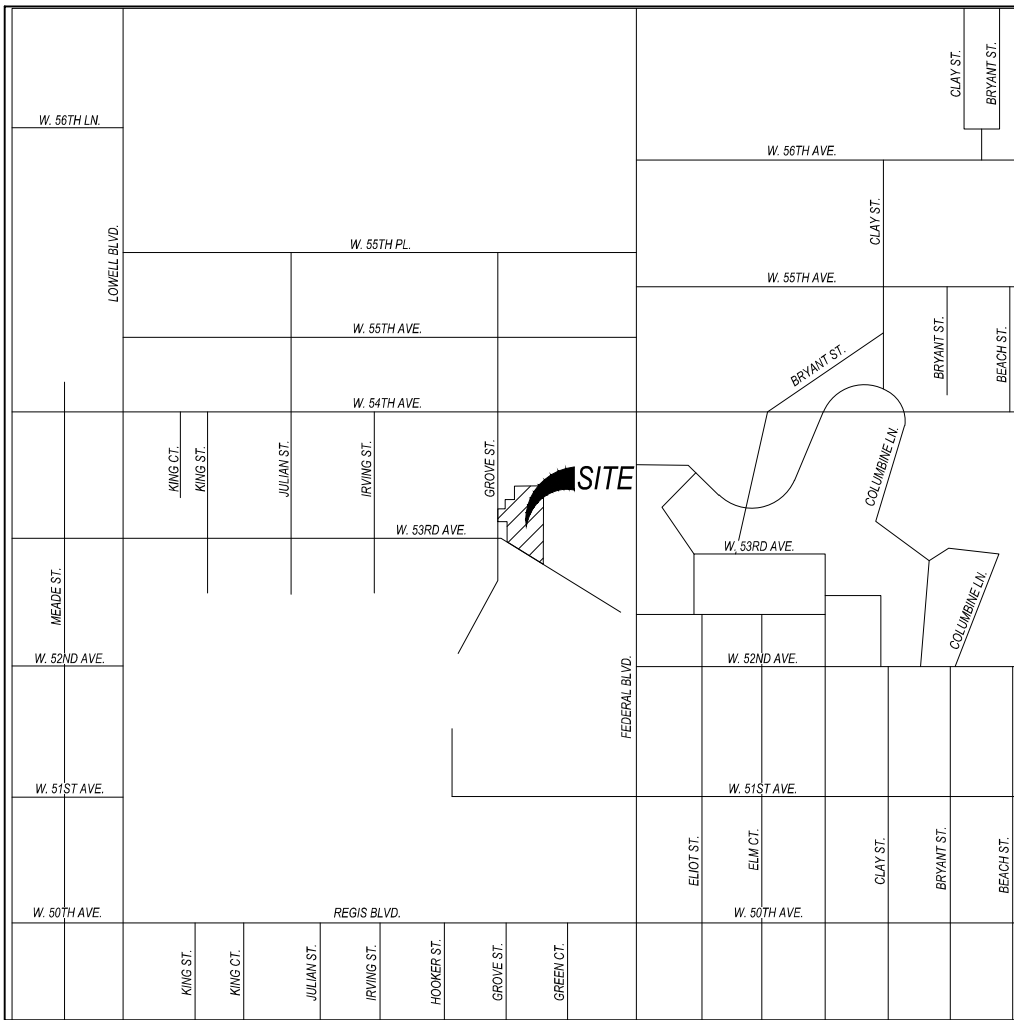
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC, _____ MY COMMISSION EXPIRES _____

EXECUTED THIS ____ DAY OF _____, 2025

GROVE STREET SUBDIVISION - FINAL PLAT

BEING A RESUBDIVISION OF LOTS 28, 29 AND 30 OF BERKELY GARDENS NUMBER TWO SUBDIVISION AS LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 1 OF 2



VICINITY MAP:

SCALE 1" = 1000'

GENERAL NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY SUCH 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTHWESTERLY LINE OF PLOT 28 BETWEEN A FOUND #4 REBAR WITH A YELLOW PLASTIC CAP (ILLEGIBLE) LOCATED AT THE SOUTHWEST CORNER OF SAID PLOT 28 AND A FOUND #5 REBAR WITH NO CAP LOCATED AT THE SOUTHEAST CORNER OF SAID PLOT 28. ASSUMED TO BEAR S65°13'17"E.
- THE LINEAL UNIT IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT. PURSUANT TO C.R.S. 38-52-103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937 / 1200 FEET.
- THIS PLAT WAS PREPARED IN OCTOBER 2021
- UTILITY EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISIONS, PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITH LIMITATION, VEGETATION.
- THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.
- ACCESS RIGHTS ACROSS RIGHT-OF-WAY LINES TO LOTS IS W. 53RD AVE., ONLY.
- FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. THE SUBJECT SITE IS LOCATED WITHIN ZONE 'X' (A MINIMAL FLOOD HAZARD), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NUMBER 08001C0592H, MAP REVISED MARCH 5, 2007, PANEL 592 OF 1150.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY TOM SPAETH OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHT-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. TOM SPAETH HAS RELIED UPON FIRSRST ALLIANCE TITLE, COMMITMENT NO. PRE-24-153, DATED NOVEMBER 1, 2024, RESPECTIVELY, FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHT-OF-WAY THAT CAN BE PLOTTED ACROSS THE PREMISES. THE PREMISES IS SUBJECT TO THE EXCEPTIONS CONTAINED IN SCHEDULE B SECTION II OF THE TITLE COMMITMENTS.
- THE PURPOSE OF THIS SUBDIVISION PLAT IS TO REPLAT THE EXISTING THREE (3) LOTS INTO EIGHT (8) LOTS AND TWO (2) TRACTS.
- "SIX AND ONE-HALF FOOT (6.5) WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED TO PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT-FOOT (8) WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERMETER OF TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION, PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GUARANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GUARANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION."
- TRACT A TO BE OWNED BY TOM SPAETH AND USED FOR DRAINAGE, UTILITIES, AND ACCESS TO LOTS. TRACT B TO BE OWNED BY TOM SPAETH AND USED FOR DRAINAGE AND UTILITIES. BOTH TRACTS A AND B TO BE MAINTAINED BY THE HOA (HOA NAME: "ABIGEAL LANE").

CERTIFICATION OF SURVEY:

I, KARL W. FRANKLIN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THERE ARE NO EASEMENTS IN EVIDENE OR KNOWN BY ME TO EXIST ON OR ACROSS THE ABOVE-DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS PLAT ACCURATELY AND PROPERTYLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

KARL W. FRANKLIN,
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR , P.L.S #37969
FOR OR ON BEHALF OF ALTITUDE LAND CONSULTANTS



BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS ____ DAY OF _____, 2025.

CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE:

APPROVED AS TO FORM

ADAMS COUNTY CLERK AND RECORDER CERTIFICATE:

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COUNTY CLERK AND RECORDER

BY:

DEPUTY

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SHEET INDEX

SHEET 1 OF 2 COVER SHEET
SHEET 2 OF 2 PLAN SHEET

DATE: 2/26/2025
JOB NO: 20-185

DRAWN BY: BCW
CHECKED BY: KWF



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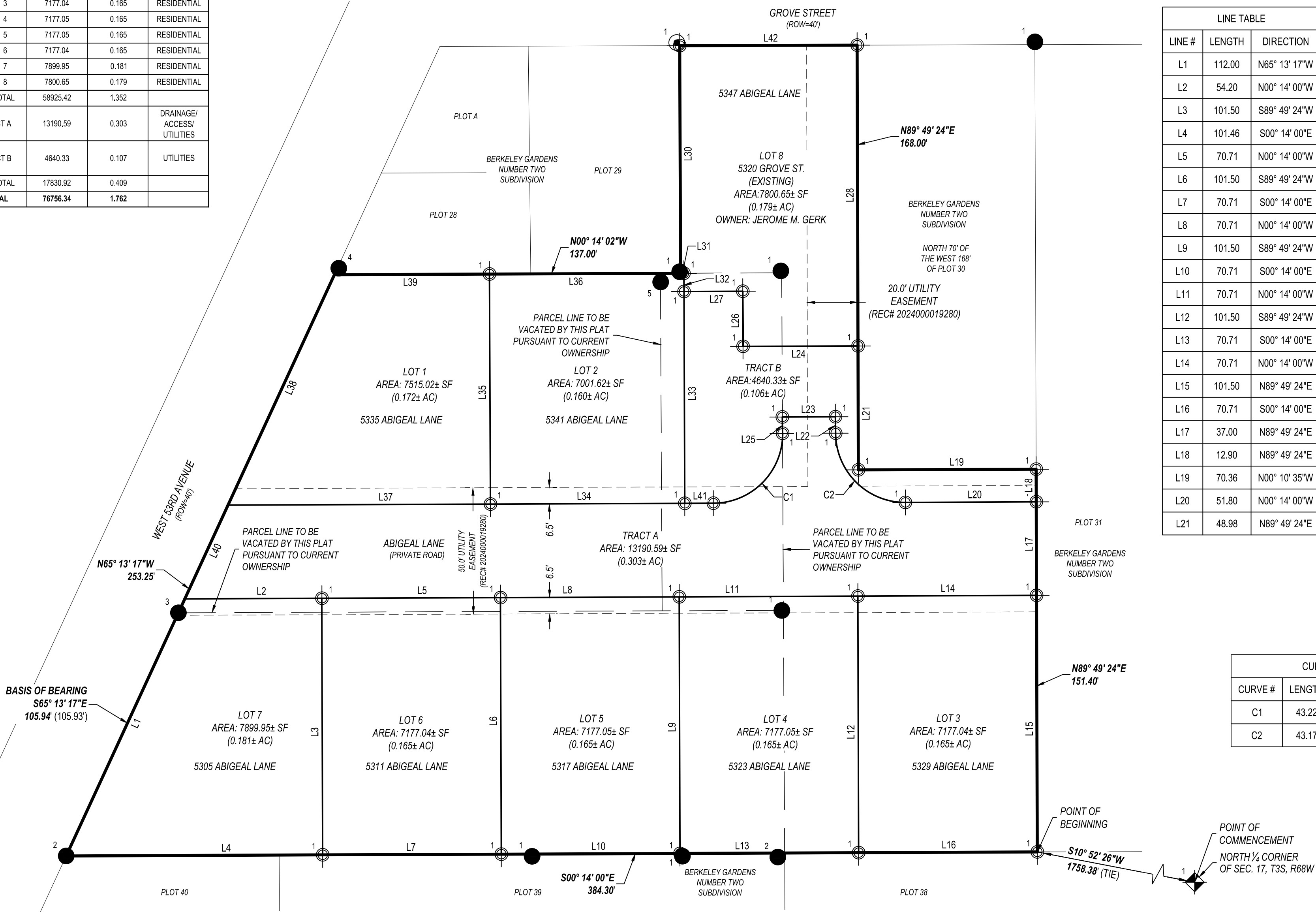
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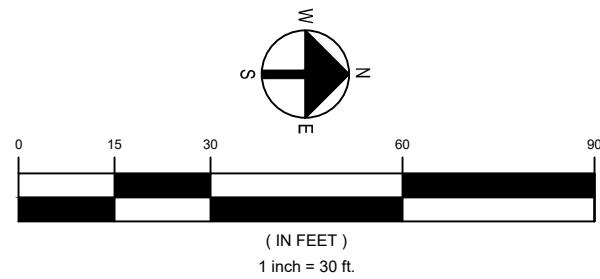
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BASIS OF BEARING
S65° 13' 17"E
105.94' (105.93')



LEGEND:

- SET #5 REBAR WITH 1/4" ORANGE PLASTIC CAP STAMPED "ALC PLS 37969"
- FOUND 2.5" ALUMINUM CAP IN RANGE BOX STAMPED "L.S. 23519"
- FOUND #3 REBAR WITH NO CAP
- FOUND #5 REBAR WITH NO CAP
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP ILLEGIBLE
- FOUND 1" PIPE
- FOUND PIN AND WASHER DAMAGED AND BENT
- FOUND NAIL AND TAG ILLEGIBLE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- SETBACK LINE
- CURRENT LOT LINE



DATE: 2/26/2025
JOB NO: 20-185

DRAWN BY: BCW
CHECKED BY: KWF

TRACT TABLE					
TRACT	AREA (ACRES)	OWNERSHIP	DEDICATION	MAINTENANCE	USE
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TRACT B	0.107	TOM SPAETH	HOA	HOA	DRAINAGE/UTILITIES

**HOA NAME: ABIGEAL LANE

ALTITUDE
CIVIL SURVEY PLANNING LANDSCAPE

3461 Ringsby Ct, Suite 125
Denver, CO 80216
info@altitudelandco.com
AltitudeLandCo.com