

RIO FINAL PLAT

CASE NO. SUB 2017-____

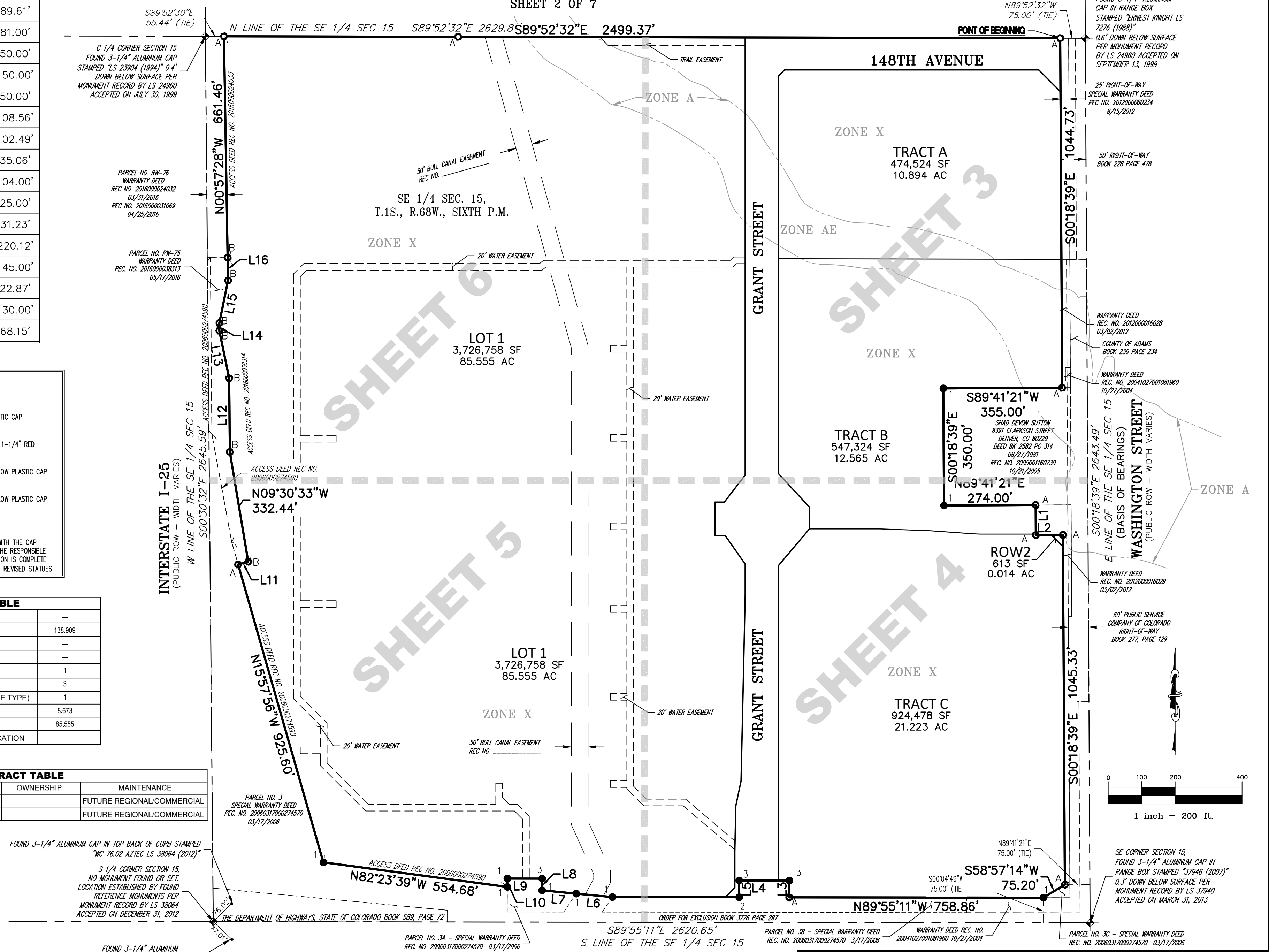
A PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 7

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°18'39"E	89.61'
L2	N89°41'21"E	81.00'
L3	N00°04'46"E	50.00'
L4	N89°55'11"W	150.00'
L5	S00°04'46"W	50.00'
L6	N84°35'46"W	108.56'
L7	N84°23'37"W	102.49'
L8	N00°04'46"E	35.06'
L9	N89°55'11"W	104.00'
L10	S00°04'46"W	25.00'
L11	N74°04'08"E	31.23'
L12	N00°29'21"W	220.12'
L13	N11°44'05"W	145.00'
L14	N00°03'31"E	22.87'
L15	N11°32'17"E	130.00'
L16	N00°55'56"W	68.15'

LEGEND	
	ALIQUOT MONUMENT AS SHOWN
	SET NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
	FOUND 60D NAIL, SET NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
	FOUND NO. 5 REBAR WITH A 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 24968"
	FOUND NO. 5 REBAR WITH A 1-1/4" YELLOW PLASTIC CAP STAMPING ILLEGIBLE
	FOUND BENT NO. 5 REBAR, NO CAP
	MONUMENT BOXES W/30" NO. 6 REBAR, WITH THE CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 38-51-105-9 (a&b) COLORADO REVISED STATUTES

LAND USE TABLE	
NET ACREAGE	--
GROSS ACREAGE	138.909
NET DENSITY	--
GROSS DENSITY	--
NUMBER OF LOTS	1
NUMBER OF TRACTS	3
NUMBER OF BUILDABLE LOTS (LAND USE TYPE)	1
NET ACREAGE FOR PUBLIC STREETS	8.673
NET ACREAGE FOR PRIVATE USE	85.555
NET ACREAGE FOR PUBLIC LAND DEDICATION	--

TRACT TABLE			
TRACT	USE	OWNERSHIP	MAINTENANCE
A	FUTURE REGIONAL/COMMERCIAL		FUTURE REGIONAL/COMMERCIAL
B	FUTURE REGIONAL/COMMERCIAL		FUTURE REGIONAL/COMMERCIAL



POINT OF COMMENCEMENT
E 1/4 CORNER SECTION 15,
FOUND 3-1/4" ALUMINUM
CAP IN RANGE BOX
STAMPED "ERNEST KNIGHT LS
7276 (1988)"
0.6" DOWN BELOW SURFACE
PER MONUMENT RECORD
BY LS 24960 ACCEPTED ON
SEPTEMBER 13, 1999

25' RIGHT-OF-WAY
SPECIAL WARRANTY DEED
REC. NO. 2012000060234
8/15/2012

50' RIGHT-OF-WAY
BOOK 228 PAGE 478

WARRANTY DEED
REC. NO. 201200016028
03/02/2012
COUNTY OF ADAMS
BOOK 236 PAGE 234

WARRANTY DEED
REC. NO. 20041027001081960
10/27/2004

WARRANTY DEED
REC. NO. 201200016029
03/02/2012

60' PUBLIC SERVICE
COMPANY OF COLORADO
RIGHT-OF-WAY
BOOK 277, PAGE 129

WARRANTY DEED
REC. NO. 201200016029
03/02/2012

WARRANTY DEED
REC. NO. 20041027001081960
10/27/2004

WARRANTY DEED
REC. NO. 201200016029
03/02/2012

WARRANTY DEED
REC. NO. 20041027001081960
10/27/2004

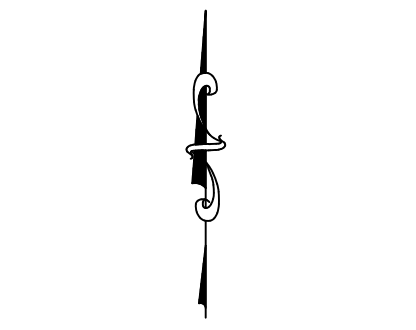
WARRANTY DEED
REC. NO. 201200016029
03/02/2012

WARRANTY DEED
REC. NO. 20041027001081960
10/27/2004

WARRANTY DEED
REC. NO. 201200016029
03/02/2012

WARRANTY DEED
REC. NO. 20041027001081960
10/27/2004

WARRANTY DEED
REC. NO. 201200016029
03/02/2012



SE CORNER SECTION 15,
FOUND 3-1/4" ALUMINUM CAP IN
RANGE BOX STAMPED "37946 (2007)"
0.3" DOWN BELOW SURFACE PER
MONUMENT RECORD BY LS 37940
ACCEPTED ON MARCH 31, 2013

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

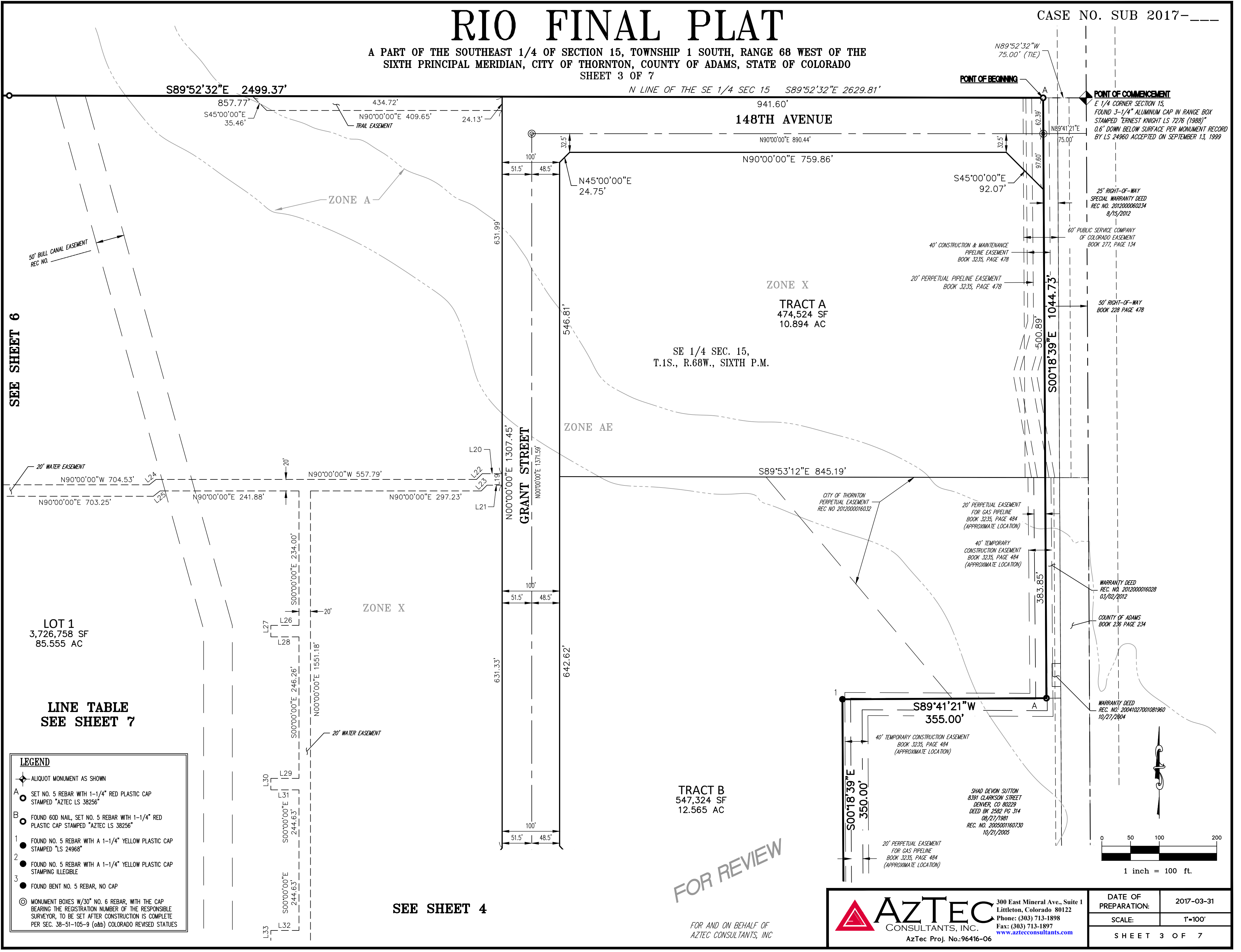
AZTEC
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300 East Mineral Ave., Suite 1
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Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 96416-06

DATE OF PREPARATION:	2017-03-31
SCALE:	1"=200'
SHEET 2 OF 7	

RIO FINAL PLAT

A PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 7

CASE NO. SUB 2017-____



SEE SHEET 6

LOT 1
3,726,758 SF
85.555 AC

LINE TABLE
SEE SHEET 7

LEGEND	
	ALIQUT MONUMENT AS SHOWN
A	SET NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
B	FOUND 60D NAIL, SET NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
1	FOUND NO. 5 REBAR WITH A 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 24968"
2	FOUND NO. 5 REBAR WITH A 1-1/4" YELLOW PLASTIC CAP STAMPING ILLEGIBLE
3	FOUND BENT NO. 5 REBAR, NO CAP
©	MONUMENT BOXES W/30" NO. 6 REBAR, WITH THE CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 38-51-105-9 (a&b) COLORADO REVISED STATUTES

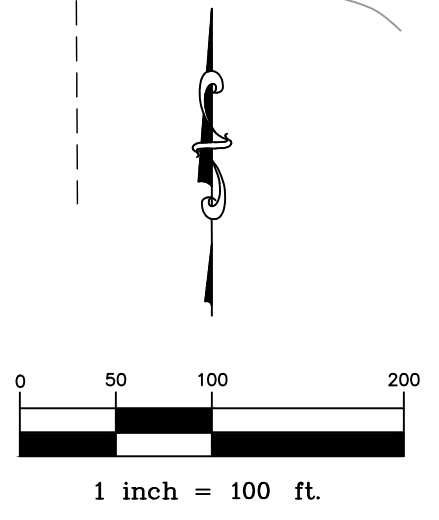
SEE SHEET 4

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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AZTEC Proj. No.: 96416-06

DATE OF PREPARATION:	2017-03-31
SCALE:	1"=100'
SHEET 3 OF 7	



RIO FINAL PLAT

CASE NO. SUB 2017-____

A PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 7

- LEGEND**
- ALLOT MONUMENT AS SHOWN
 - A SET NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
 - B FOUND 60D NAIL, SET NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
 - 1 FOUND NO. 5 REBAR WITH A 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 24968"
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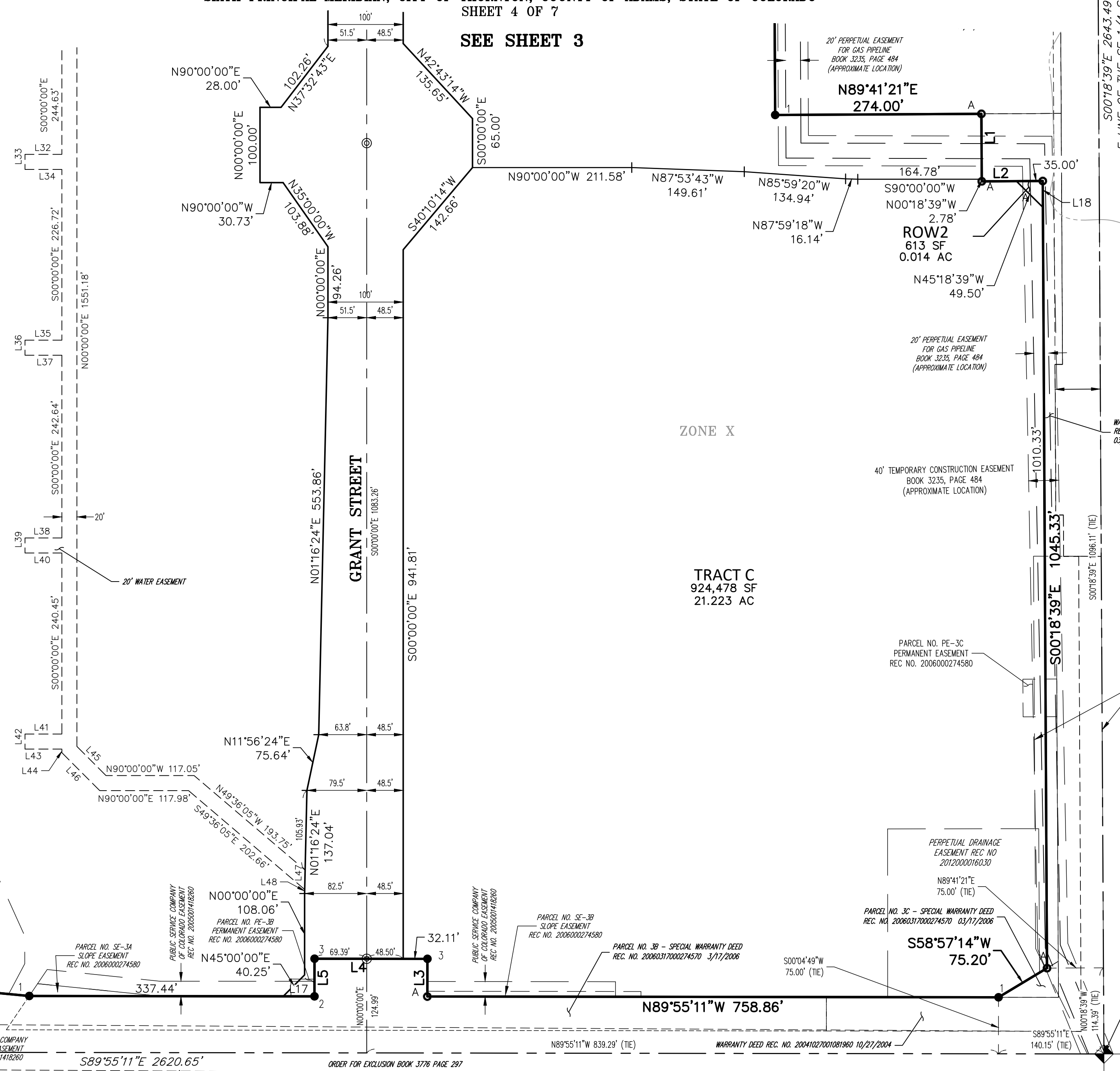
**LINE TABLE
SEE SHEET 7**

SEE SHEET 5

LOT 1
3,726,758 SF
85.555 AC

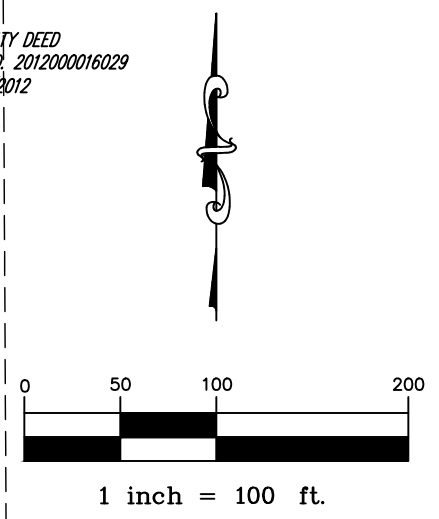
ZONE X

50' BULL CANAL EASEMENT
REC NO.



ZONE X

TRACT C
924,478 SF
21.223 AC



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SE CORNER SECTION 15,
FOUND 3-1/4" ALUMINUM CAP IN
RANGE BOX STAMPED "37946 (2007)"
0.3" DOWN BELOW SURFACE PER
MONUMENT RECORD BY LS 37940
ACCEPTED ON MARCH 31, 2013

S89°55'11"E 2620.65'
S LINE OF THE SE 1/4 SEC 15
144TH AVENUE
(PUBLIC ROW - WIDTH VARIES)

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SCALE:	1"=100'
SHEET 4 OF 7	

RIO FINAL PLAT

A PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 7

CASE NO. SUB 2017-_____

SEE SHEET 6

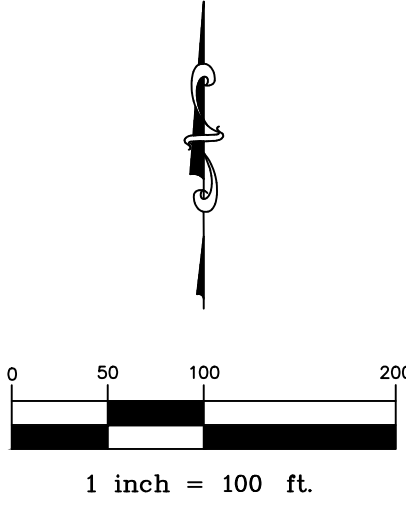
LEGEND	
	ALIQUOT MONUMENT AS SHOWN
	SET NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
	FOUND 60D NAIL, SET NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
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LINE TABLE
SEE SHEET 7

LOT 1
3,726,758 SF
85.555 AC

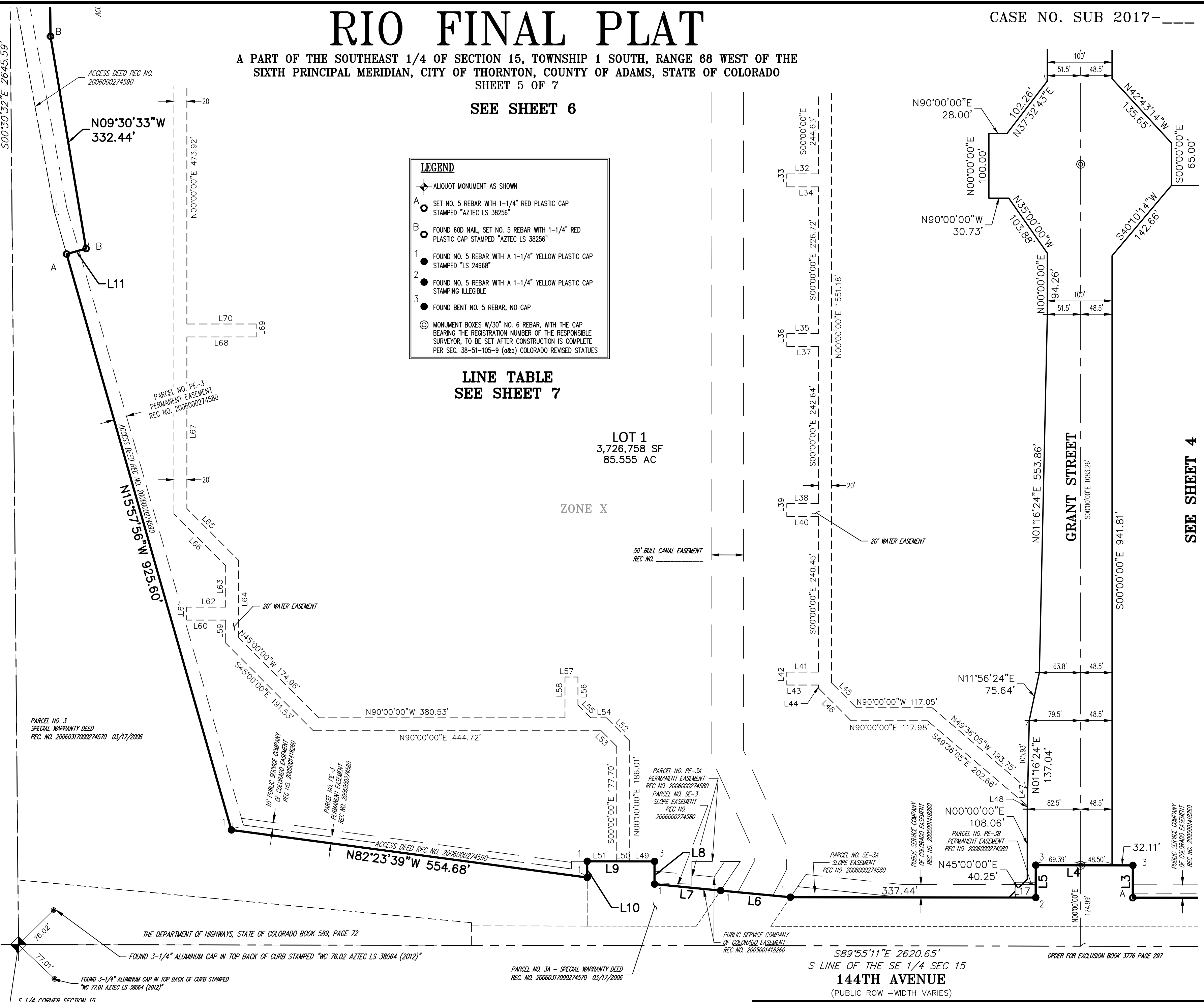
ZONE X

SEE SHEET 4



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



PARCEL NO. 3
SPECIAL WARRANTY DEED
REC. NO. 20060317000274570 03/17/2006

10' PUBLIC SERVICE COMPANY
OF COLORADO EASEMENT
REC. NO. 2008001418260

PARCEL NO. PE-3
PERMANENT EASEMENT
REC. NO. 2006000274580

PARCEL NO. PE-3A
PERMANENT EASEMENT
REC. NO. 2006000274580
PARCEL NO. SE-3
SLOPE EASEMENT
REC. NO. 2006000274580

PARCEL NO. SE-3A
SLOPE EASEMENT
REC. NO. 2006000274580

PARCEL NO. PE-3B
PERMANENT EASEMENT
REC. NO. 2006000274580

PARCEL NO. PE-3B
PERMANENT EASEMENT
REC. NO. 2006000274580

S 1/4 CORNER SECTION 15,
NO MONUMENT FOUND OR SET, LOCATION ESTABLISHED BY FOUND REFERENCE
MONUMENTS PER MONUMENT RECORD BY LS 38064 ACCEPTED ON DECEMBER 31,
2012

S89°55'11"E 2620.65'
S LINE OF THE SE 1/4 SEC 15
144TH AVENUE
(PUBLIC ROW - WIDTH VARIES)

ORDER FOR EXCLUSION BOOK 3776 PAGE 297

<p>AZTEC CONSULTANTS, INC. AzTec Proj. No.:96416-06</p>	<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>DATE OF PREPARATION: 2017-03-31</p>
	<p>SCALE: 1"=100'</p>	<p>SHEET 5 OF 7</p>

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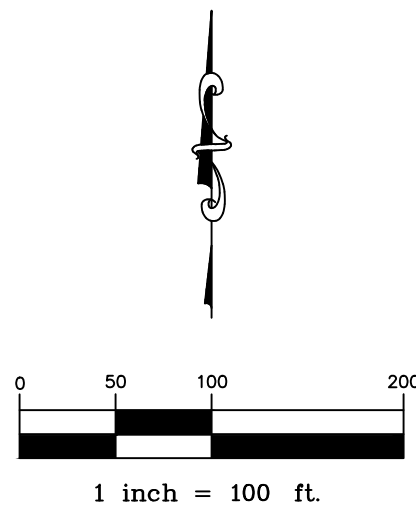
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SHEET 6 OF 7

C 1/4 CORNER SECTION 15
TAMPED "LS 23904 (S89°52'30"E
RD BY LS 24960 AC 55.44' (TIE)

N LINE OF THE SE 1/4 SEC 15 S89°52'32"E 2629.81' 700.00' A A S89°52'32"E 2499.37'

LEGEND	
	ALIQUOT MONUMENT AS SHOWN
	SET NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
	FOUND 60D NAIL, SET NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
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LINE TABLE
SEE SHEET 7



FOR REVIEW
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

INTERSTATE I-25
(PUBLIC ROW - WIDTH
VARIES)
W LINE OF THE SE 1/4 SEC 15
S00°30'32"E 2645.59'

N00°57'28"W 661.46'
ACCESS DEED REC NO. 201600024033

PARCEL NO. RW-76
WARRANTY DEED
REC NO. 201600024032 03/31/2016
REC NO. 201600031069 04/25/2016

PARCEL NO. RW-75
WARRANTY DEED
REC NO. 201600038313
05/17/2016

ACCESS DEED REC NO. 201600038314

ACCESS DEED REC NO. 200600274590

N09°30'33"W
332.44'

ZONE X

50' BULL CANAL EASEMENT
REC NO.

20' WATER EASEMENT

ZONE A

ZONE AE

LOT 1
3,726,758 SF
85.555 AC

ZONE X

GRANT STREET
N00°00'00"E 1371.59'

SEE SHEET 3

SEE SHEET 5

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DATE OF PREPARATION:	2017-03-31
SCALE:	1"=100'
SHEET 6 OF 7	

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SHEET 7 OF 7

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°18'39"E	89.61'
L2	N89°41'21"E	81.00'
L3	N00°04'46"E	50.00'
L4	N89°55'11"W	150.00'
L5	S00°04'46"W	50.00'
L6	N84°35'46"W	108.56'
L7	N84°23'37"W	102.49'
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L9	N89°55'11"W	104.00'
L10	S00°04'46"W	25.00'
L11	N74°04'08"E	31.23'
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L14	N00°03'31"E	22.87'
L15	N11°32'17"E	130.00'
L16	N00°55'56"W	68.15'
L17	S89°55'11"E	41.50'
L18	N00°18'39"W	35.00'
L19	S00°00'00"E	20.00'
L20	N90°00'00"W	34.61'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N90°00'00"E	26.33'
L22	S45°00'00"W	14.14'
L23	N45°00'00"E	14.14'
L24	S51°33'29"W	14.99'
L25	N51°33'29"E	14.99'
L26	N90°00'00"W	49.00'
L27	S00°00'00"E	20.00'
L28	N90°00'00"E	49.00'
L29	N90°00'00"W	49.00'
L30	S00°00'00"E	20.00'
L31	N90°00'00"E	49.00'
L32	N90°00'00"W	49.00'
L33	S00°00'00"E	20.00'
L34	N90°00'00"E	49.00'
L35	N90°00'00"W	49.00'
L36	S00°00'00"E	20.00'
L37	N90°00'00"E	49.00'
L38	N90°00'00"W	49.00'
L39	S00°00'00"E	20.00'
L40	N90°00'00"E	49.00'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N90°00'00"W	49.00'
L42	S00°00'00"E	20.00'
L43	N90°00'00"E	49.00'
L44	S00°00'00"E	4.76'
L45	N45°00'00"W	54.65'
L46	S45°00'00"E	71.22'
L47	S01°16'24"W	25.78'
L48	S01°16'24"W	5.32'
L49	N89°55'11"W	38.33'
L50	N89°55'11"W	20.00'
L51	S89°55'11"E	45.67'
L52	N45°00'00"W	50.71'
L53	S45°00'00"E	34.14'
L54	N90°00'00"W	24.08'
L55	N45°00'00"W	28.43'
L56	N00°00'00"E	42.94'
L57	N90°00'00"W	20.00'
L58	S00°00'00"E	63.04'
L59	S00°00'00"E	35.64'
L60	N90°00'00"E	60.24'

LINE TABLE		
LINE	BEARING	LENGTH
L61	S00°00'00"E	20.00'
L62	N90°00'00"W	60.24'
L63	S00°00'00"E	63.99'
L64	N00°00'00"E	119.63'
L65	N45°00'00"W	113.14'
L66	S45°00'00"E	113.14'
L67	N00°00'00"E	265.16'
L68	N90°00'00"E	107.07'
L69	N00°00'00"E	20.00'
L70	N90°00'00"W	107.07'
L71	N90°00'00"E	106.96'
L72	N00°00'00"E	20.00'
L73	N90°00'00"W	106.96'
L74	N45°07'54"E	26.99'
L75	S45°07'54"W	43.56'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

	DATE OF PREPARATION:	2017-03-31
	SCALE:	N/A
AzTec Proj. No.: 96416-06		SHEET 7 OF 7

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