

SABLE CENTER MINI STORAGE

A REPLAT OF LOT 4, SABLE CENTER SUBDIVISION, LOCATED IN THE S.E. 1/4 OF THE N.W. 1/4
OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS IT IS THE OWNER OF A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 4, SABLE CENTER SUBDIVISION, ACCORDING TO THE PLAT RECORDED DECEMBER 31, 2009 AT RECEPTION NO. 2009000096568, IN THE OFFICES OF THE ADAMS COUNTY CLERK AND RECORDER, COLORADO.

CONTAINING A CALCULATED 297,314 SQUARE FEET OR 6.825 ACRES.

AND HAS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF SABLE CENTER MINI STORAGE, AND HEREBY DEDICATES, AS INDICATED HEREIN, THE RIGHT OF WAY AND/OR EASEMENTS SHOWN HEREON AND/OR DESCRIBED HEREIN AND NOT PREVIOUSLY DEDICATED.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWER AND DRAINS, STREET LIGHTING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREFORE WHICH ARE APPROVED BY THE CITY OF BRIGHTON, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF BRIGHTON, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY OF BRIGHTON, SHALL BECOME THE SOLE PROPERTY OF SAID CITY OF BRIGHTON, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR CENTURY LINK, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALLY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURY LINK AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF BRIGHTON, COLORADO.

EXECUTED THIS _____ DAY OF _____, 2015.

OWNER

RVP INCORPORATED, A COLORADO CORPORATION

BY : _____

NOTARY CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

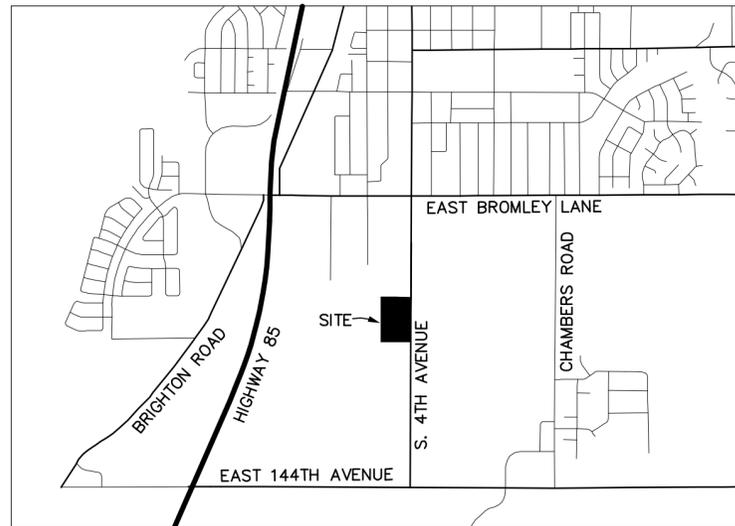
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____, 2015, BY _____, AS _____

OF RVP INCORPORATED, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. NOTICE: PER C.R.S.13-80-10 YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. BASIS OF BEARINGS: THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CONSIDERED TO BEAR S00°12'27"E, A DISTANCE OF 2640.86. FEET, ACCORDING TO THE SABLE CENTER SUBDIVISION.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
4. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY JR ENGINEERING, TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD. FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-518909-CO WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY AND EASEMENTS.
5. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET". ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
6. MAINTENANCE OF ALL PRIVATE STORMWATER TREATMENT AND DRAINAGE IMPROVEMENTS IS A CONTINUING OBLIGATION OF THE LAND OWNER, ITS SUCCESSORS, AND ASSIGNS, TO ENSURE THE FACILITIES FUNCTION AS DESIGNED AND CONTINUE SERVING THE INTENDED FUNCTIONS IN PERPETUITY UNLESS THE CITY EXPRESSLY ACCEPTS THE RESPONSIBILITY IN WRITING. NON-EXCLUSIVE ACCESS AND DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE CITY OF BRIGHTON FOR THE PURPOSE OF ACCESSING, INSPECTION, MAINTAINING AND REPAIRING PRIVATE DRAINAGE FACILITIES IN THE EVENT THE LAND OWNER, ITS SUCCESSORS AND ASSIGNS FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.
7. THAT PORTION OF ALL EXISTING EASEMENTS THAT LIE WITHIN THE RIGHT-OF-WAY DEDICATION ARE HEREBY VACATED BY THIS PLAT.

TITLE COMPANY CERTIFICATE

I, _____, A VICE PRESIDENT REPRESENTING FIRST AMERICAN TITLE INSURANCE COMPANY, CERTIFY THAT I HAVE EXAMINED TITLE TO THE DESCRIBED LAND DEDICATION TO THE CITY OF BRIGHTON, COLORADO, AND THAT THE PARTIES EXECUTING THE DEDICATION ARE THE OWNERS THEROF IN FEE SIMPLE, AND THE DEDICATED LAND IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS REFLECTED IN SCHEDULE B-2 OF TITLE INSURANCE COMMITMENT NO. NCS-518909-CO ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

SIGNATURE _____ DATE _____

CITY OFFICIAL'S CERTIFICATE

I, _____, COMMUNITY DEVELOPMENT DIRECTOR FOR THE CITY OF BRIGHTON, ADAMS COUNTY, COLORADO, HEREBY CERTIFY THAT (A) I HAVE EXAMINED THE WITHIN CERTIFIED SURVEY MAP, (B) SAID MAP COMPLIES WITH THE GUIDELINES AND THE REPLATTING PROCEDURES SET FORTH IN THE CITY OF BRIGHTON SUBDIVISION REGULATIONS, (C) THE WITHIN MAP CONSTITUTES A REPLAT OF THE PROPERTY DESCRIBED THEREIN, IN ACCORDANCE WITH SAID SUBDIVISION REGULATIONS, AND (D) THIS PLAT WAS ACCEPTED AND APPROVED BY THE CITY OF BRIGHTON ON THE DATE SET FORTH BELOW.

BY : _____ DATE: _____
COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATION

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR 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 PLAT COMPLIES WITH SECTION 38-51-106 COLORADO REVISED STATUTES.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

CLERK AND RECORDER CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER ON THIS _____ DAY OF _____, 2015, AT _____M.

COUNTY CLERK AND RECORDER _____

BY DEPUTY : _____

RECEPTION NO. _____

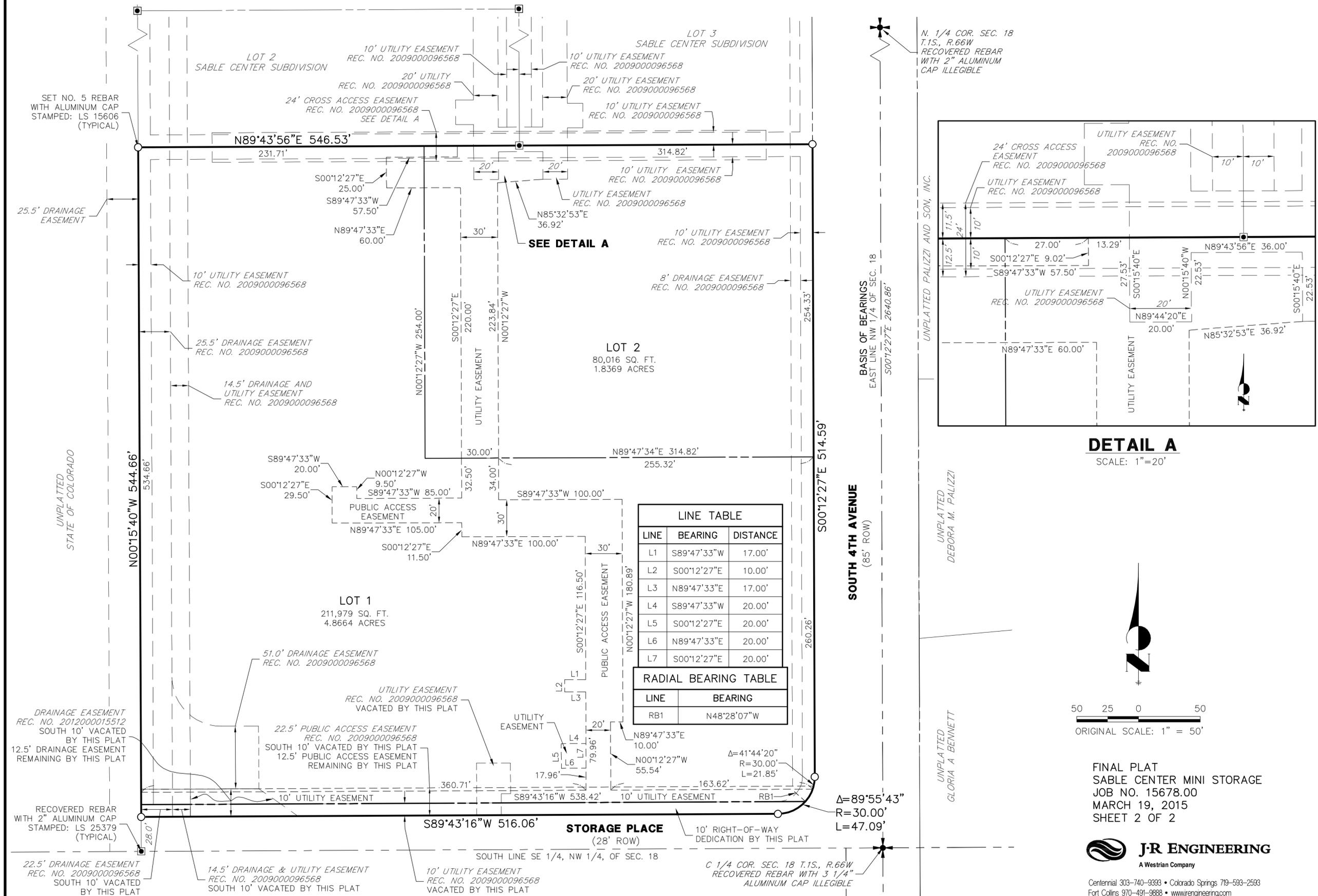
FINAL PLAT
SABLE CENTER MINI STORAGE
JOB NO. 15678.00
MARCH 19, 2015
SHEET 1 OF 2

 **J-R ENGINEERING**
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

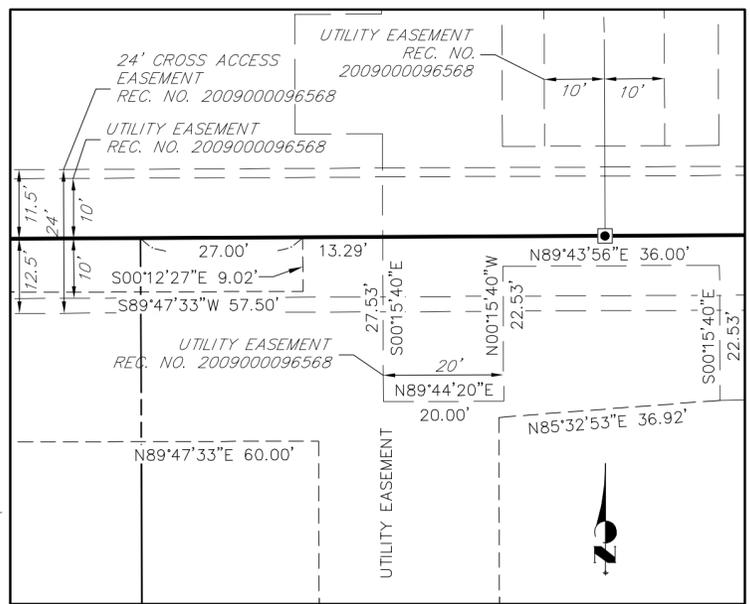
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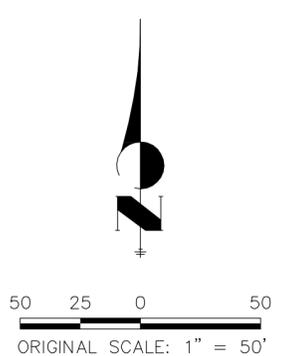


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°47'33"W	17.00'
L2	S00°12'27"E	10.00'
L3	N89°47'33"E	17.00'
L4	S89°47'33"W	20.00'
L5	S00°12'27"E	20.00'
L6	N89°47'33"E	20.00'
L7	S00°12'27"E	20.00'

RADIAL BEARING TABLE	
LINE	BEARING
RB1	N48°28'07"W



DETAIL A
SCALE: 1"=20'



FINAL PLAT
SABLE CENTER MINI STORAGE
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SHEET 2 OF 2