

THE SHOPPING CENTER OF THORNTON, AMENDMENT NO. 4

PLSUBA201901530

BEING A RESUBDIVISION OF LOT 1B, THE SHOPPING CENTER OF THORNTON, AMENDMENT NO. 3
 PART OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 2 SOUTH,
 RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO

PURPOSE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1B, THE SHOPPING CENTER OF THORNTON, AMENDMENT NO. 3, INTO LOT 1C AND LOT 2C, THE SHOPPING CENTER OF THORNTON, AMENDMENT NO. 4.

LEGAL DESCRIPTION
 THE UNDERSIGNER, BEING THE OWNER(S) OF A PARCEL OF LAND SITUATED IN SECTION 23, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO,

LOT 1B, THE SHOPPING CENTER OF THORNTON AMENDMENT NO. 3, AS RECORDED AT RECEPTION NUMBER 2013000050544 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE.

SAID PARCEL OF LAND CONTAIN 713,855 S.F.± OR 16,388 ACRES.±. HAVE LAND OUT, PLATED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, AND HEREBY DEDICATE TO THE CITY OF THORNTON IN FEE SIMPLE THE STREETS AND ALL OTHER PUBLIC WAYS AS SHOWN ON THIS PLAT, AND HEREBY GRANTS TO THE CITY OF THORNTON SUCH EASEMENTS AS ARE CREATED HEREBY AND DEPICTED OR, BY NOTE, REFERENCED HEREON, ALONG WITH THE RIGHT TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, INSPECT AND OPERATE MANS, TRANSMISSION, DISTRIBUTION AND SERVICE LINES AND APPURTENANCES OR OTHER IMPROVEMENTS FOR WHICH THE EASEMENTS WERE GRANTED, TOGETHER WITH A RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, EITHER DIRECTLY OR THROUGH THE VARIOUS APPLICABLE PORTIONS OF THE EASEMENTS, UNLESS INDICATED OTHERWISE. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SAID PARCEL OF LAND, AS OWNED BY NOTE HERON, "UTILITY" SHALL MEAN SEWER, WATER, DRAINAGE, ELECTRICITY, GAS, TELEPHONE, CABLE AND OTHER TELECOMMUNICATION FACILITIES. ALL NON-TRIBUTARY AND NOT NON-TRIBUTARY GROUND WATER IS ALSO HEREBY DEDICATED TO THE CITY OF THORNTON.

OWNERSHIP CERTIFICATE:

IN WITNESS WHEREOF, THORNTON, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 20th DAY OF April AD. 2020

OWNER: Thornton LLC, by Revlon

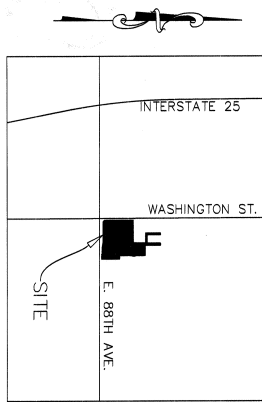
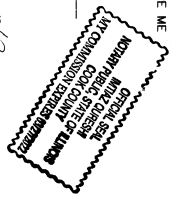
BY: [Signature]
 NOTARY PUBLIC,
 STATE OF IL } ss.
 COUNTY OF Cook }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF April AD. 2020

WITNESS MY HAND AND OFFICIAL SEAL NOTARY SEAL

NOTARY PUBLIC
 MY COMMISSION EXPIRES: 2/27/2022
 NOTARY ADDRESS: 3063 Dundee Rd

Northbrook, IL 60062



LAND USE TABLE

GROSS ACREAGE	713,847 S.F.
NUMBER OF LOTS	2
LOT 1C ACREAGE	681,288 S.F.
LOT 2C ACREAGE	32,559 S.F.

INDEX OF SHEETS

SHEET 1	COVER
SHEET 2	NOTES
SHEET 3	PLAT

LEI/HOLDER:
 THE UNDERSIGNED SUBORDINATES ITS INTEREST IN THE REAL PROPERTY PLATED HEREBY TO THE RIGHTS AND INTERESTS OF THE CITY OF THORNTON FOR SUCH REAL PROPERTY AND ALL INTEREST THEREIN THAT ARE DEDICATED TO THE CITY OF THORNTON.

IN WITNESS WHEREOF, FIRST BANK, HIGH AND PARK, 1835 1ST STREET, HIGH AND PARK, IL 60035 HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 20th DAY OF April AD. 2020

DATED THIS DAY OF April AD. 2020

BY: [Signature]
 NOTARY PUBLIC,
 STATE OF ILLINOIS } ss.
 COUNTY OF Cook }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF April AD. 2020

WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC,
 MY COMMISSION EXPIRES: 10-30-2021
 NOTARY ADDRESS: 6333 SIOCKLE BLVD, NORTHBROOK, IL 60062

CITY OF THORNTON APPROVAL:
 APPROVED AS TO FORM BY THE CITY ATTORNEY OF THE CITY OF THORNTON,
 COLLEEN ORR, ASSISTANT CITY ATTORNEY
[Signature] DATE 6/19/20
 APPROVED BY THE DEVELOPMENT DIRECTOR OF THE CITY OF THORNTON, COLORADO,
 OR DESIGNEE
[Signature] DATE 06/04/2020
 DEVELOPMENT DIRECTOR
 SURRENDER'S CERTIFICATE
 I, CHRISTOPHER P. JULIANA, A REGISTERED SURVEYOR IN THE STATE OF COLORADO,
 DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT
 SUPERVISION ON THE 16TH DAY OF APRIL, 2019, AND THAT THE ACCOMPANYING
 MAP ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.
 SIGNED THIS 28TH DAY OF APRIL, 2020.
 FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC

REGISTERED LAND SURVEYOR
 REGISTRATION NUMBER: 15758
[Signature]
 CHRYSTOPHER P. JULIANA

RECORDERS CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF ADAMS) ss.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE 16th DAY OF April P. M. 2020
 AT 10:20 A.M. OF 2020 AD. 2020
 RECEPTION NO. 2020060203544
 CLERK AND RECORDER
 DEPUTY
 BY: [Signature]



NO.	DATE	DESCRIPTION	BY
4	6/4/20/20	CLIENT COMMENTS	R.M.
3	6/3/18/20	CITY COMMENTS	R.M.
2	6/1/14/20	CITY COMMENTS	R.M.
1	6/1/03/20	CITY COMMENTS	R.M.

Precision Survey & Mapping, Inc.
 PROFESSIONAL SURVEYING & MAPPING
 9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
 Tel: (303) 753-9199 Fax: (303) 753-4044
 DRAWN: [Signature] CHECKED: [Signature] DATE: APRIL 18, 2019
 JOB NO.: R17208 APRIL 18, 2019
 ILLUSTRATION BY: [Signature]

THE SHOPPING CENTER OF THORNTON, AMENDMENT NO. 4


BEING A RESUBDIVISION OF LOT 1B, THE SHOPPING CENTER OF THORNTON, AMENDMENT NO. 3

PART OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO

GENERAL NOTES

1. THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR ADAMS COUNTY, COLORADO, MAP NUMBER 0801 (08/01), COMMUNITY NUMBER 08007, REVISION DATE: MARCH 5, 2007.
2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMENSE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER ANY DEFECT IS DISCOVERED 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 CERTIFICATION SHOWN HEREON.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON A NORTHERLY LINE OF LOT 1B, THE SHOPPING CENTER OF THORNTON AMENDMENT NO. 3 FILED AT RECEPTION NO. 2013000050544 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE ASSUMED TO BEAR S89°59'10"E A DISTANCE OF 500.00 FEET FROM A FOUND 1-5/16" BLUE PLASTIC CAP ON N. 5 REBAR, L.S. 37051 FLUSH WITH GROUND LOCATED AT THE WEST END OF SAID NORTHERLY LINE TO A FOUND 1" BRASS TAG L.S. #37051 FLUSH WITH GROUND LOCATED AT THE EAST END OF SAID NORTHERLY LINE AS SHOWN HEREON.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY PRECISION SURVEY & MAPPING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF RECORD, PRECISION SURVEY & MAPPING, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE NO. N0020850-010-102-SC, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, HAVING A COMMITMENT DATE OF MARCH 2, 2020.
5. THE RIGHT-OF-WAY LANDSCAPING ALONG COLLECTOR AND ARTERIAL STREETS IS TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNER OR ASSIGNS. THE CITY SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF THE CONCRETE PORTION OF THE SIDEWALK. THE ADJACENT PROPERTY OWNER OR ASSIGNS SHALL BE RESPONSIBLE FOR DAILY MAINTENANCE OF THE LANDSCAPE AND CONCRETE PORTION, INCLUDING THE REMOVAL OF DEBRIS, WEEDS, GRASS, AND OTHER VEGETATION FROM ALL SIDEWALKS, DRIVEWAYS, SLEET, DEBRIS, OR OTHER AREAS ADJACENT TO ALL STREETS, DRIVEWAYS, SLEET, DEBRIS, OR OTHER AREAS ADJACENT TO ALL DEVELOPMENT. THE CITY OF THORNTON SHALL MAINTAIN ARTERIAL MEDANS, UNLESS OTHERWISE SPECIFICALLY AGREED UPON.
6. IT IS RECOGNIZED AND ACKNOWLEDGED THAT THE CITY OF THORNTON, COLORADO, IMPROVES REQUIREMENTS FOR PUBLIC LAND DONATION OR CASH-IN-LIEU OF DONATION FOR PUBLIC LANDS. THESE REQUIREMENTS INCLUDE VARIOUS WATER AND SEWER CONNECTION CHARGES, WATER SUPPLY CHARGES, AND VARIOUS CONTRIBUTIONS FOR A PRO RATA SHARE OF THE COST OF MAJOR WATER AND SEWER LINES, EACH OF WHICH MAY AFFECT THIS PROPERTY. ANYONE PURCHASING ANY INTEREST IN ANY PART OF THIS PROPERTY SHOULD INQUIRE OF THE CITY OF THORNTON, COLORADO TO DETERMINE THE SPECIFIC OBLIGATIONS.
7. ALL LAND USE APPROVALS AND BUILDING PERMITS FOR THE DEVELOPMENT DESCRIBED HEREIN SHALL BE SUBJECT TO REQUIREMENTS INCLUDING BUT NOT LIMITED TO: THE PAYMENT OF IMPACT FEES AND DEVELOPMENT CHARGES; CONCURRENCY MANAGEMENT REQUIREMENTS, MORATORIUMS, BUILDING PERMIT LIMITATIONS, DESIGN STANDARDS, AND ANY OTHER LAND USE AND DEVELOPMENT REQUIREMENTS IN EFFECT AT THE TIME THAT SUCH PROPOSED DEVELOPMENT APPLIES FOR A BUILDING PERMIT.
8. ALL OWNERS, PURCHASERS, BUYERS, HEIRS, TRANSFEREES, SUCCESSORS, OR ASSIGNS OF ANY INTEREST WHATSOEVER IN THIS LAND ARE SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE CITY OF THORNTON, WHICH INCLUDE BUT ARE NOT LIMITED TO THE COMPLETION OF ALL IMPROVEMENTS, THE REPAIR OF WHICH IS NOT LIMITED TO ITS OTHER REQUIREMENTS. THE CITY OF THORNTON MAY DENY PERMITS FOR BUILDING, OCCUPANCY, AND WATER TAPS OR METERS.
9. SIGHT VISIBILITY TRIANGLES SHALL BE IMPOSED FROM ALL INTERSECTION LOCATIONS THAT IMPACT LOTS WITHIN THIS SUBDIVISION. THESE TRIANGLES SHALL CONFORM TO THE CITY OF THORNTON DEVELOPMENT CODE, WHICH STATES THAT A PERSON SHALL NOT ERECT, PLACE, OR MAINTAIN A STRUCTURE, BERM, PLANTING, OR ANY OTHER ITEM IF THE ITEM IS BETWEEN 2-1/2 FEET AND EIGHT FEET IN HEIGHT MEASURED FROM THE TOP OF THE MEASUREMENT STREET CURB. IF THE GRADE OF THE MEASURED STREET CURB OR THE MEASUREMENT STREET CURB IS AT THE GRADE OF THE PAVED PORTION OF THE STREET ADJACENT TO THE VISIBILITY TRIANGLE.
10. ALL EASEMENTS WITHIN THE BOUNDARY OF THIS SUBDIVISION THAT WERE PREVIOUSLY GRANTED BY THE SHOPPING CENTER OF THORNTON AMENDMENT NO. 3 SUBDIVISION REMAIN.
11. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DETRACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMENTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
12. ALL DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.

NO.	DATE	DESCRIPTION	BY
4	04/28/20	CLIENT COMMENTS	R.M.
3	03/18/20	CITY COMMENTS	R.M.
2	02/14/20	CITY COMMENTS	R.M.
1	01/03/20	CITY COMMENTS	R.M.



Precision Survey & Mapping, Inc.
 PROFESSIONAL LAND SURVEYING CONSULTANTS

9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
 Tel: (303) 753-9799 Fax: (303) 753-4044

DRYAN: R.M.
 CHRO: C.F.S.
 JOB NO: K12708
 DATE: APRIL 16, 2019
 KCAD FILE: 12708-010-00000000-0000

