

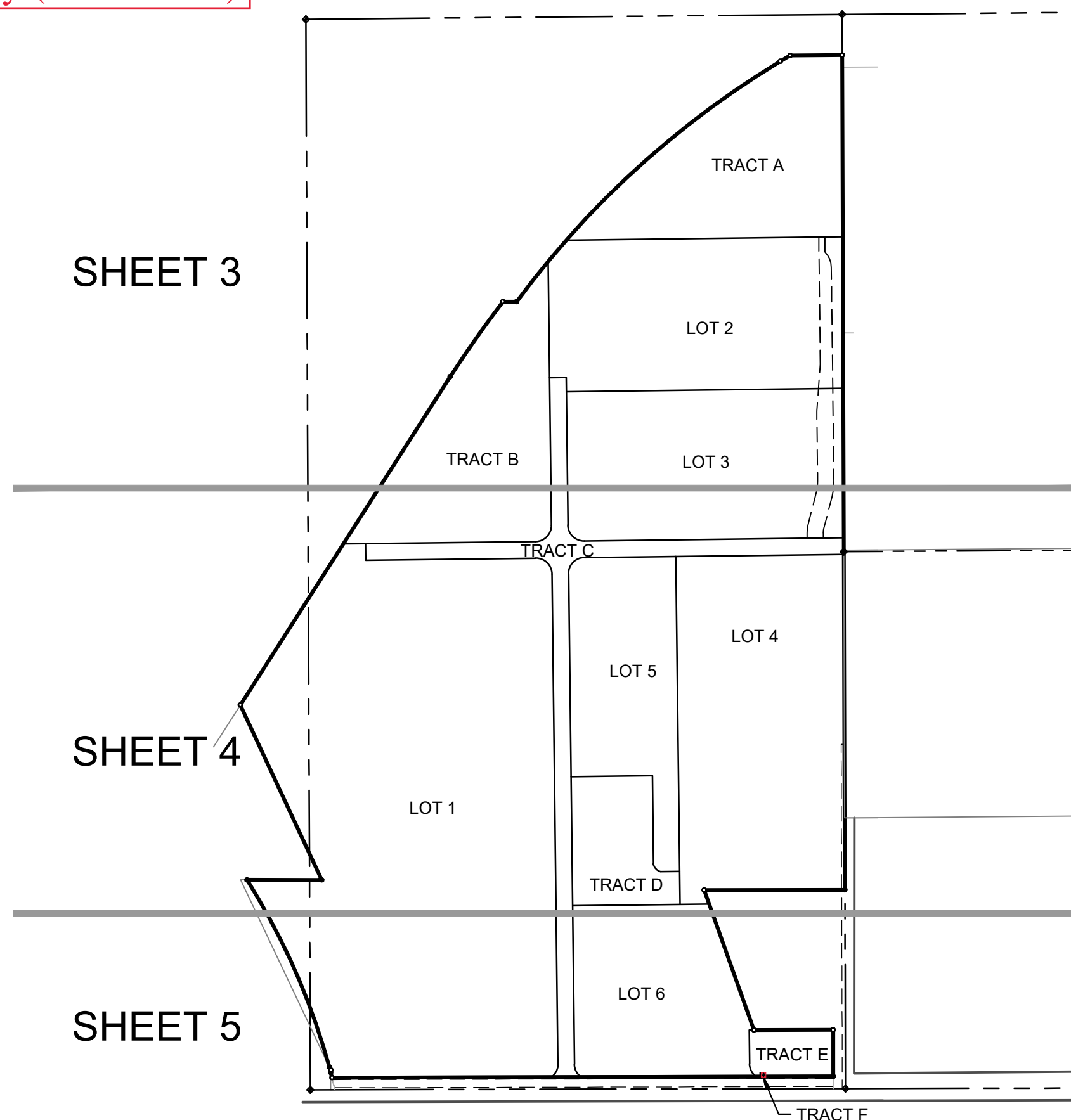
PRELIMINARY PLAT

CASE NO. PRC2021-00004

# QUANTUM 56 FILING NO. 1

A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10 AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, STATE OF COLORADO

Initial District Boundary (see Tract F)

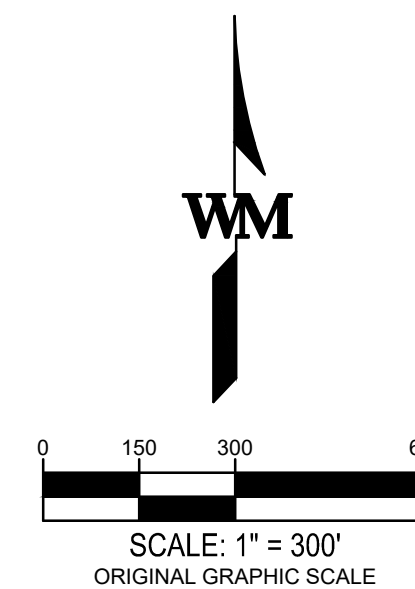


### TRACT SUMMARY TABLE

TRACT	USE	AREA (SF)	AREA (AC)	MAINTENANCE	OWNER
A	DRAINAGE	195,183	4.481	OWNER	OWNER
B	DRAINAGE	191,613	4.399	OWNER	OWNER
C	ACCESS	118,963	2.731	OWNER	OWNER
D	OPEN SPACE / PARK / ACCESS	69,050	1.585	OWNER	OWNER
E	DRAINAGE	23,475	0.539	OWNER	OWNER
F	FUTURE DIRECTOR PARCEL	100	0.002	OWNER	OWNER
TOTAL		598,384	13.737		

### NOTES:

- NOTICE: ACCORDING TO COLORADO LAW 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.
- 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.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, WITH AN ASSUMED BEARING OF NORTH 00°10'45" WEST WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO, AND IS MONUMENTED AS SHOWN HEREON.
- BASED ON A REVIEW OF FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08001C0611H DATED MARCH 5, 2007 THE SUBJECT PROPERTY FALLS ENTIRELY WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- MONUMENTATION SHALL BE IN ACCORDANCE WITH THE COLORADO REVISED STATUTES (CRS 38-51-105).
- THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS PLAT IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WARE MALCOMB, RELIED UPON THE FOLLOWING FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 100-N0030603-020-LM1, AMENDMENT NO. 2, EFFECTIVE DATE MAY 4, 2021.
- PROPERTY IS SUBJECT TO AN ENVIRONMENTAL COVENANT (ADAMS COUNTY RECEPTION NO. 2007000106406, 11/15/2007) HELD BY COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT PURSUANT TO SECTION 25-15-321, C.R.S.
- TRACTS A, B AND E ARE FOR DRAINAGE PURPOSES AND ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER OR OWNERS' ASSOCIATION.
- TRACT C IS FOR ACCESS PURPOSES AND UTILITY EASEMENTS AND IS TO BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER OR OWNERS' ASSOCIATION.
- TRACT D IS FOR LANDSCAPE PURPOSE AND IS TO BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER OR OWNERS' ASSOCIATION.



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**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS	NO.	DATE	REMARKS	JOB NO.	DCS20-4073
1	07/30/2021	COUNTY COMMENTS				PA/PM:	TS
						DRAWN:	AJ
						DATE:	05/15/2021
						SCALE:	1" = 300'

SHEET  
**2**  
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