

EBERLY PLACE ANNEXATION MAP AN-260-21

TO THE CITY OF COMMERCE CITY

SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,

COUNTY OF ADAMS, STATE OF COLORADO

ANNEXATION DESCRIPTION:

THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND, SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18, WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 18 BEARS NORTH 88°12'30" EAST;

THENCE SOUTH 00°15'40" EAST, COINCIDENT WITH THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, A DISTANCE OF 1322.78 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18, AND THE **POINT OF BEGINNING**;

THENCE NORTH 88°34'17" EAST, COINCIDENT WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF POTOMAC STREET, SAID POINT BEING THE SOUTHWEST CORNER OF TRACT FF AS SHOWN ON THE PLAT OF FOXTON VILLAGE RECORDED AT RECEPTION NUMBER C0743665 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY AND A CORNER OF THE CITY OF COMMERCE CITY EXISTING CITY LIMITS ACCORDING TO ANNEXATION MAP AN-099-88 RECORDED AT RECEPTION NUMBER B851334 IN SAID RECORDS OF ADAMS COUNTY, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A PARCEL OF LAND AS RECORDED UNDER RECEPTION NUMBER 1968000841885 OF SAID COUNTY RECORDS;

THENCE DEPARTING THE SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18 AND SAID EXISTING CITY LIMITS, AND SOUTHERLY ALONG THE COMMON LINE OF SAID EAST RIGHT-OF-WAY OF POTOMAC STREET AND THE WEST LINE OF THE SAID PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 196000841885 SOUTH 00°15'40" EAST, A DISTANCE OF 302.50 FEET;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE AND COINCIDENT WITH THE SOUTH AND EAST PROPERTY LINES OF SAID PARCEL OF LAND UNDER RECEPTION NUMBER 1968000841885 THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 88°34'17" EAST, A DISTANCE OF 360.00 FEET;
- 2) NORTH 00°15'40" WEST, A DISTANCE OF 302.50 FEET TO A POINT ON THE SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18 AND SAID EXISTING CITY LIMITS;

THENCE COINCIDENT WITH SAID CITY LIMITS THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 88°34'17" EAST, A DISTANCE OF 842.46 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18;
- 2) SOUTH 00°20'42" WEST, A DISTANCE OF 1,330.74 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18;
- 3) SOUTH 88°55'43" WEST, A DISTANCE OF 1,018.25 FEET;

THENCE DEPARTING SAID CITY LIMITS AND COINCIDENT WITH THE EAST, NORTH AND WEST PROPERTY LINES OF A PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 2000030643212 THE FOLLOWING THREE (3) COURSES:

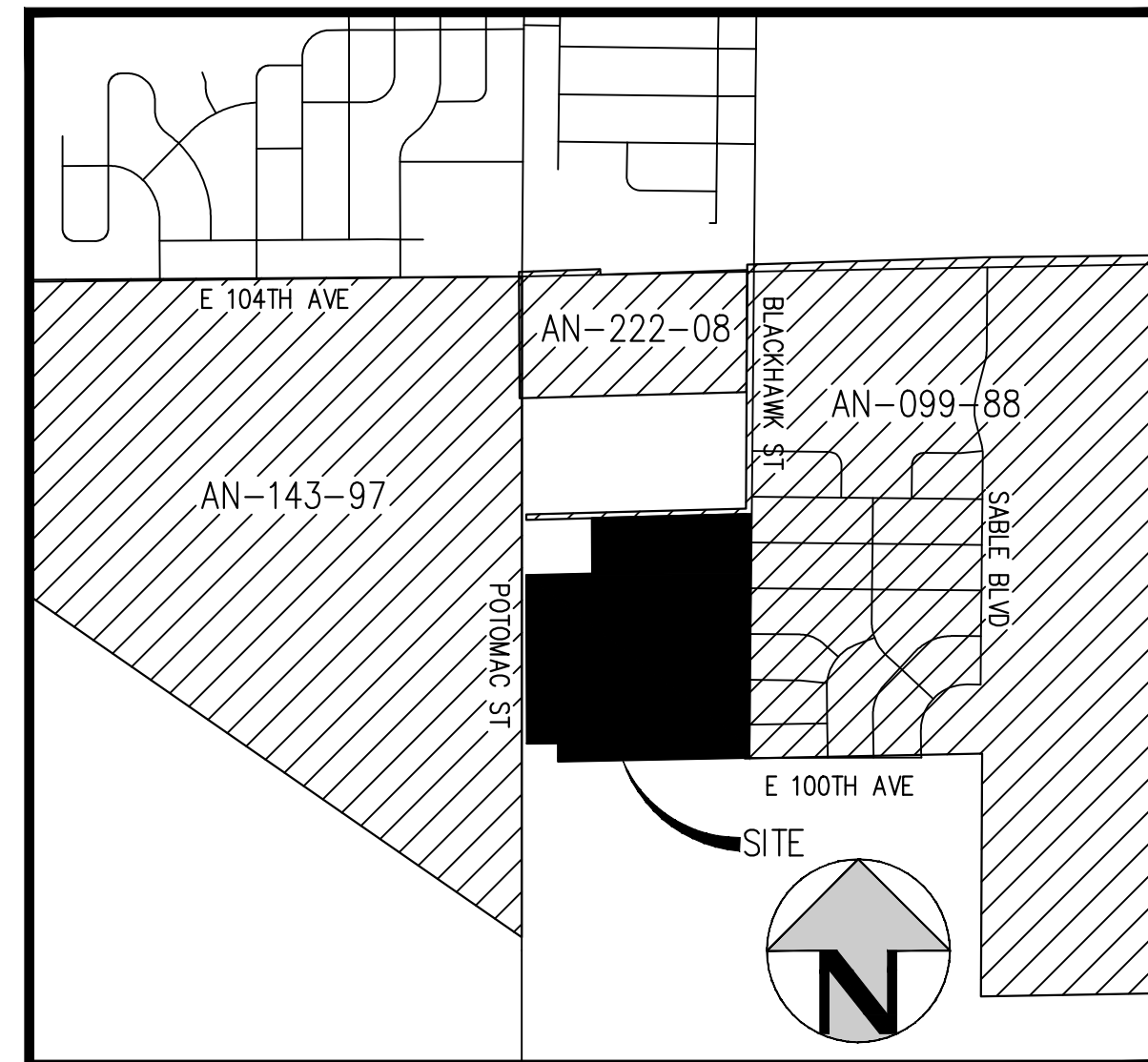
- 1) NORTH 00°15'40" WEST EAST, A DISTANCE OF 100.00 FEET;
- 2) SOUTH 88°55'43" WEST, A DISTANCE OF 170.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF POTOMAC STREET;
- 3) SOUTH 00°15'40" EAST, A DISTANCE OF 100.00 ALONG THE SAID EAST RIGHT OF WAY OF POTOMAC STREET;

THENCE DEPARTING THE SAID EAST RIGHT -OF-WAY LINE OF POTOMAC STREET SOUTH 88°55'43" WEST, A DISTANCE OF 30.00 TO THE WEST LINE OF THE SOUTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 18 AS WELL AS THE EAST LINE OF REUNION RIDGE FILING NO.1 RECORDED UNDER RECEPTION NUMBER 20200006264 AND THE EAST LINE OF ANNEXATION MAP AN-143-97 RECORDED UNDER RECEPTION NUMBER C0383963;

THENCE NORTHERLY ALONG THE COMMON LINE OF THE SAID EAST LINE OF THE REUNION RIDGE FILING NO. 1 AND THE SAID EAST LINE OF ANNEXATION MAP AN-143-97 AND THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18 NORTH 00°15'40" WEST, A DISTANCE OF 1,322.78 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18 AND THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 1,499,441 SQUARE FEET OR 34.422 ACRES, MORE OR LESS.

EXECUTED THIS _____ DAY OF _____, AD 20____



VICINITY MAP

SCALE: 1" = 1000'

SIGNATURE NOTE:

THE OWNER SIGNATURES ARE LOCATED ON SHEET 2.

SURVEYOR'S CERTIFICATE:

THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF COMMERCE CITY AND MEETS THE REQUIREMENTS SET FORTH IN CRS 31-12-104-(1)(a) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

CONTIGUITY STATEMENT:

- TOTAL PERIMETER OF THE AREA CONSIDERED FOR ANNEXATION = **5,909.24 FEET**
- ONE-SIXTH OF TOTAL PERIMETER OF AREA = **984.87 FEET**
- PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = **4,544.24 FEET**

THE TOTAL CONTIGUOUS PERIMETER IS **76.91%**, WHICH MEETS OR EXCEEDS THE 1/6 AREA REQUIRED.

I, SHAWN CLARKE, A REGISTERED SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND ACCURATELY PRESENTS THE AREA TO BE ANNEXED.

SHAWN CLARKE, PLS 38061
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH
INFO@HKSENG.COM



GENERAL NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, ORDER NO. ABC70700185.1 ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF OCTOBER 26, 2021 AT 5:00 P.M.
2. 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.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE NORTHWEST CORNER WITH A FOUND 3.25" ALUMINUM CAP STAMPED "JR ENG T2S NE COR S13 R67W R66W 2008 PLS 30099" AND AT THE NORTH QUARTER CORNER WITH A FOUND 3.25" ALUMINUM CAP, STAMPED "JR ENG PLS 30099", AS BEARING NORTH 88°12'30" EAST, AND ALL BEARINGS SHOWN HEREON ARE MEASURED RELATIVE THERETO. NOTE THAT THE BEARING OF SAID LINE AS SHOWN ON THE CONTROL DIAGRAM AS REFERENCED IN NOTE 4 BELOW IS PUBLISHED AS NORTH 88°13'08" EAST.
4. PROJECT COORDINATE SYSTEM IS BASED UPON THE CITY OF COMMERCE CITY CONTROL DIAGRAM - 2009. COORDINATES ARE MODIFIED (GROUND) COORDINATES FOR COLORADO STATE PLANE NORTH ZONE (501). THE COMBINED FACTOR IS 0.99979199.

#122 N = 202,083.97 E = 189,454.21 EL = 5161.45
#30 N = 202,163.54 E = 191,998.11 EL = 5165.53
5. THE LINEAR UNIT OF MEASURE FOR THIS ANNEXATION PLAT IS THE U.S. SURVEY FOOT.

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____ M. ON THE _____ DAY OF _____, A.D.

BY _____
DEPUTY COUNTY CLERK AND RECORDER

CITY COUNCIL CERTIFICATE:

APPROVED BY CITY OF COMMERCE CITY, CITY COUNCIL THIS _____ DAY OF _____, A.D. _____

ATTEST:

CITY CLERK

MAYOR

RECEPTION NO.: _____

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILEPATH: K:\20123\7\SURVEY\EBL-ANNEX MAP - 2\IN BORDER.DWG LAYOUT: AN-COVER
1 XREF: 201214-eberry-field study-15_50_cpt-on-21\J
PLOTTED: WED 07/19/22 4:51:10P BY: SHAWN CLARKE



ISSUE DATE: 04-22-2021	
DATE	REVISION COMMENTS
08-09-2021	REVISED PER COMMENTS
11-01-2021	ADDITIONAL SIGNATURE BLOCKS ADDED
DESIGNED BY: JOC	CHECKED BY: SDC
DRAWN BY: JOC	

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

EBERLY PLACE
ANNEXATION MAP

PROJECT #: 201237
SHEET NUMBER

1

1 OF 3

EBERLY PLACE ANNEXATION MAP AN-260-21

TO THE CITY OF COMMERCE CITY

SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

OWNERS SIGNATURES:

ROBERT B. STEPHEN
POWER OF ATTORNEY ON BEHALF OF:
DARLENE A. THOMPSON
RONALD P. EBERLY
EDWARD L. EBERLY
ESTHER M. RICHARDSON
LORETTA I. STEPHEN
MARILYN L. STECKEL

NOTARY CERTIFICATE:

STATE OF COLORADO
COUNTY OF _____
CITY OF _____

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, AD 20____ BY.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

OWNERS SIGNATURES:

WILLIAM D. EBERLY

NOTARY CERTIFICATE:

STATE OF COLORADO
COUNTY OF ADAMS
CITY OF COMMERCE CITY

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, AD 20____ BY.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

OWNERS SIGNATURES:

VERLANE M. EBERLY

NOTARY CERTIFICATE:

STATE OF COLORADO
COUNTY OF ADAMS
CITY OF COMMERCE CITY

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, AD 20____ BY.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

OWNERS SIGNATURES:

ROBERT E. EBERLY

NOTARY CERTIFICATE:

STATE OF COLORADO
COUNTY OF ADAMS
CITY OF COMMERCE CITY

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, AD 20____ BY.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
FILEPATH: K:\201237\SURVEY\EBERLY-ANNEX MAP - 2\IN BORDER.DWG LAYOUT: REM SIGNATURES
1 XREF: 201214-eberry-field study-15_50_option-21\J
PLOTTED: WED 07/19/22 4:51:21P BY: SHAWN CLARKE

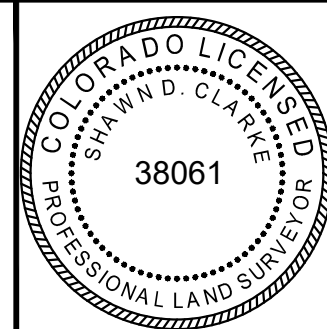


Know what's below.
Call before you dig.

ISSUE DATE: 04-22-2021	
DATE	REVISION COMMENTS
08-09-2021	REVISED PER COMMENTS
11-01-2021	ADDITIONAL SIGNATURE BLOCKS ADDED
DESIGNED BY:	CHECKED BY: SDC
DRAWN BY: JOC	

1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

EBERLY PLACE
ANNEXATION MAP

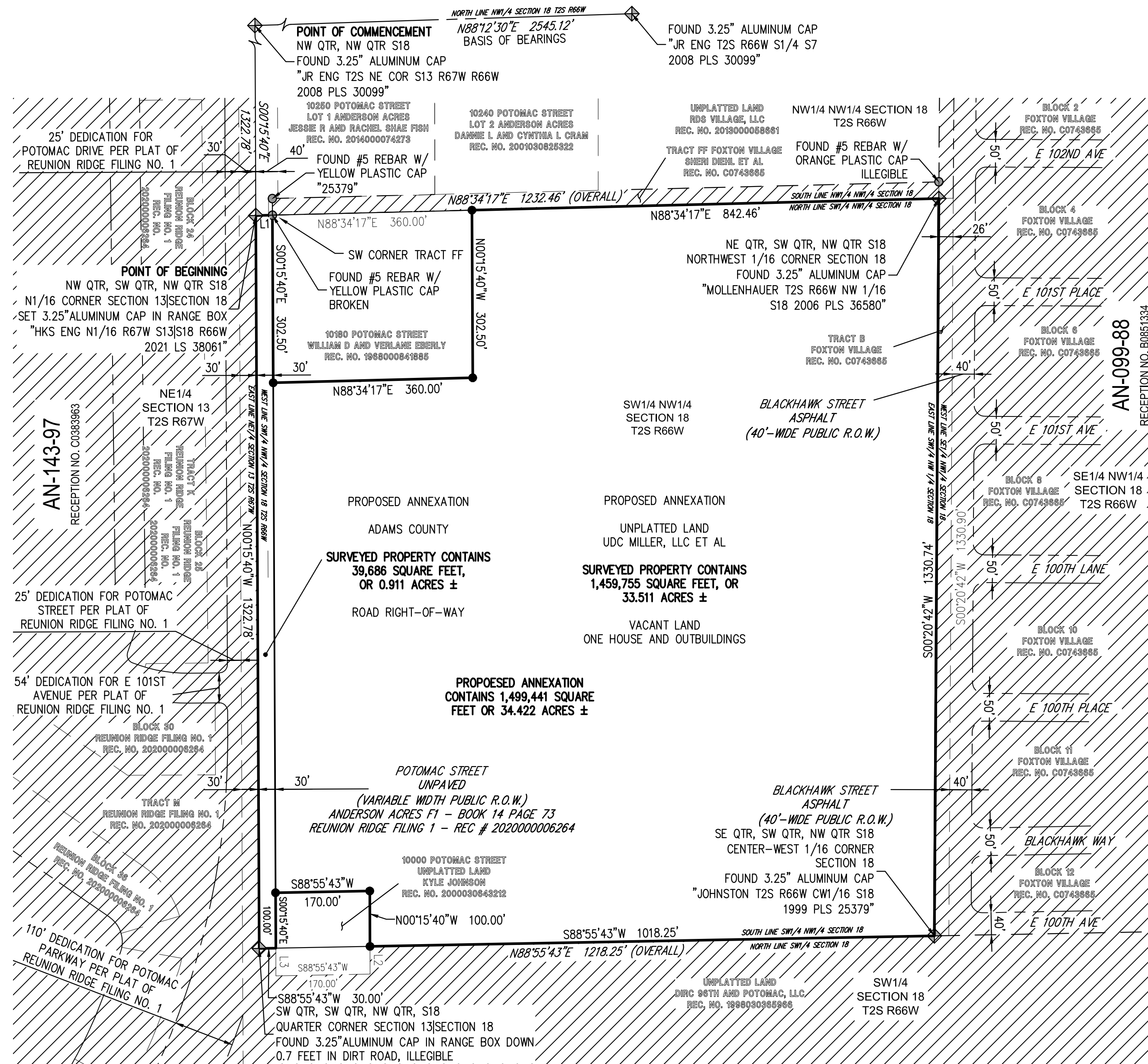


PROJECT #:	201237
SHEET NUMBER	2
	2 OF 3

EBERLY PLACE ANNEXATION MAP AN-260-21

TO THE CITY OF COMMERCE CITY

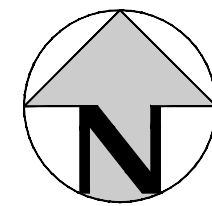
SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO



LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°34'17"E	30.00'
L2	S00°15'40"E	50.00'
L3	N00°15'40"W	50.00'

LEGEND

- FOUND MONUMENT AS DESCRIBED
- ◆ FOUND NAIL WITH TAG "12405"
- #5x18" REBAR WITH 1-1/4" RED PLASTIC CAP PLS 38061 AS SET DURING A CONCURRENT SURVEY
- ◊ SECTION CORNER
- SURVEYED PROPERTY BOUNDARY
- ANNEXATION BOUNDARY
- - - LOT LINE
- - - RIGHT-OF-WAY LINE



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

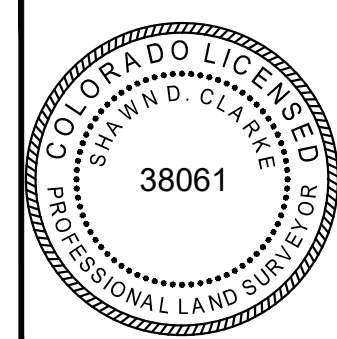
FILEPATH: K:\20123\7\SURVEY\EBERLY-ANNEX-MAP-2\IN BORDER.DWG LAYOUT: AN-SITE
1 XREF: 201214-eberry-field study-15_50.dwg (201214)
PLOTTED: WED 07/19/22 4:51:28P BY: SHAWN CLARKE



150 0 150 300	
SCALE: 1" = 150'	
ISSUE DATE: 04-22-2021	
DATE	REVISION COMMENTS
08-09-2021	REVISED PER COMMENTS
11-01-2021	ADDITIONAL SIGNATURE BLOCKS ADDED
DESIGNED BY: JOC	CHECKED BY: SDC
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EBERLY PLACE ANNEXATION MAP



PROJECT #:	201237
SHEET NUMBER	3
	3 OF 3