AN-258-23 ANNEXATION MAP TO THE CITY OF COMMERCE CITY, COLORADO

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, T2S, R66W OF THE 6TH P.M.

COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

ANNEXATION DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, MONUMENTED AS SHOWN:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 28;

THENCE S 89°42'38" W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 65.00 FEET TO A POINT ON THE ANNEXATION BOUNDARY OF COMMERCE CITY AND THE POINT OF BEGINNING:

THENCE DEPARTING SAID ANNEXATION BOUNDARY OF COMMERCE CITY, CONTINUING S 89°42'38" W, ALONG SAID SOUTH LINE, A DISTANCE OF 1251.84 FEET TO THE SOUTHEAST CORNER OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. C0291825 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, AND SAID NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 53°11'58", HAVING A RADIUS OF 345.00 FEET, AN ARC LENGTH OF 320.34 FEET, AND WHOSE CHORD BEARS N 40°36'11" E, A CHORD DISTANCE OF 308.95 FEET;

THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, N 6712'00" E, A DISTANCE OF 90.10 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30°25'12", HAVING A RADIUS OF 105.00 FEET, AN ARC LENGTH OF 55.75 FEET, AND WHOSE CHORD BEARS N 51°52'14" E, A CHORD DISTANCE OF 55.10 FEET;

THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, N 36°46'01" E, A DISTANCE OF 130.08 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21°32'56", HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 92.14 FEET, AND WHOSE CHORD BEARS, N 47°10'25" E, A CHORD DISTANCE OF 91.60 FEET;

THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, N 58°21'10" E, 208.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°32'45", HAVING A RADIUS OF 155.00 FEET, AN ARC LENGTH OF 131.33 FEET, AND WHOSE CHORD BEARS N 33°56'09" E, A CHORD DISTANCE OF 127.44 FEET;

THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, N 09°52'09" E, A DISTANCE OF 50.77 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST 81ST AVENUE AND THE ANNEXATION BOUNDARY OF COMMERCE CITY;

THENCE WITH SAID RIGHT OF WAY LINE AND SAID ANNEXATION BOUNDARY OF COMMERCE CITY, N 89°42'38" E, A DISTANCE OF 515.59 FEET TO AN ANGLE POINT OF THE ANNEXATION BOUNDARY

THENCE CONTINUING WITH SAID BOUNDARY OF COMMERCE CITY, S 00°28'33" E, A DISTANCE OF 731.61 FEET TO THE POINT OF BEGINNING.

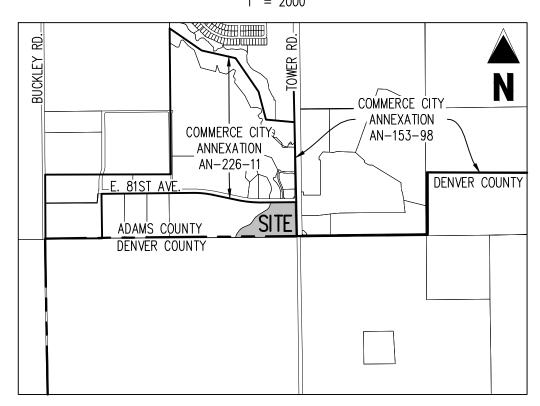
SAID PARCEL CONTAINS 14.77 ACRES (643,225 SQUARE FEET), MORE OR LESS.

EXECUTED THIS _____, AD 20_____

OWNER: QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION

(SIGNATURE) TROY DEVOS, DIRECTOR OF REAL ESTATE, QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION

$\frac{\text{VICINITY MAP}}{1" = 2000'}$



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 AREA CONSIDERED FOR ANNEXATION = 3,558.41'.

ONE—SIXTH OF TOTAL PERIMETER OF AREA = 596.40'.

PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 1247.20'.

THE TOTAL CONTIGUOUS PERIMETER IS 35.05%, WHICH MEETS OR EXCEEDS THE 1/6 AREA REQUIRED.

BRIAN J. DENNIS

COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069

PROJECT NO.: QKT004207.10

FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

1155 KELLY JOHNSON BLVD., SUITE 305

COLORADO SPRINGS, CO 80920

CITY COUNCIL CERTIFICATE

CITY CLERK			
ATTEST:			
THIS DAY OF		, A.D	_
APPROVAL BY CITY OF COM	IMERGE GITT, GITT GOUNGIL		

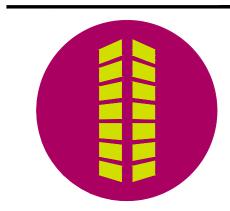
ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

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

RECEPTION NO. _____



1155 Kelly Johnson Blvd., Suite 305 Colorado Springs, CO 80920 719.900.7220 • GallowayUS.com



AN-258-23 ANNEXATION MAP CITY OF COMMERCE CITY, COLORADO

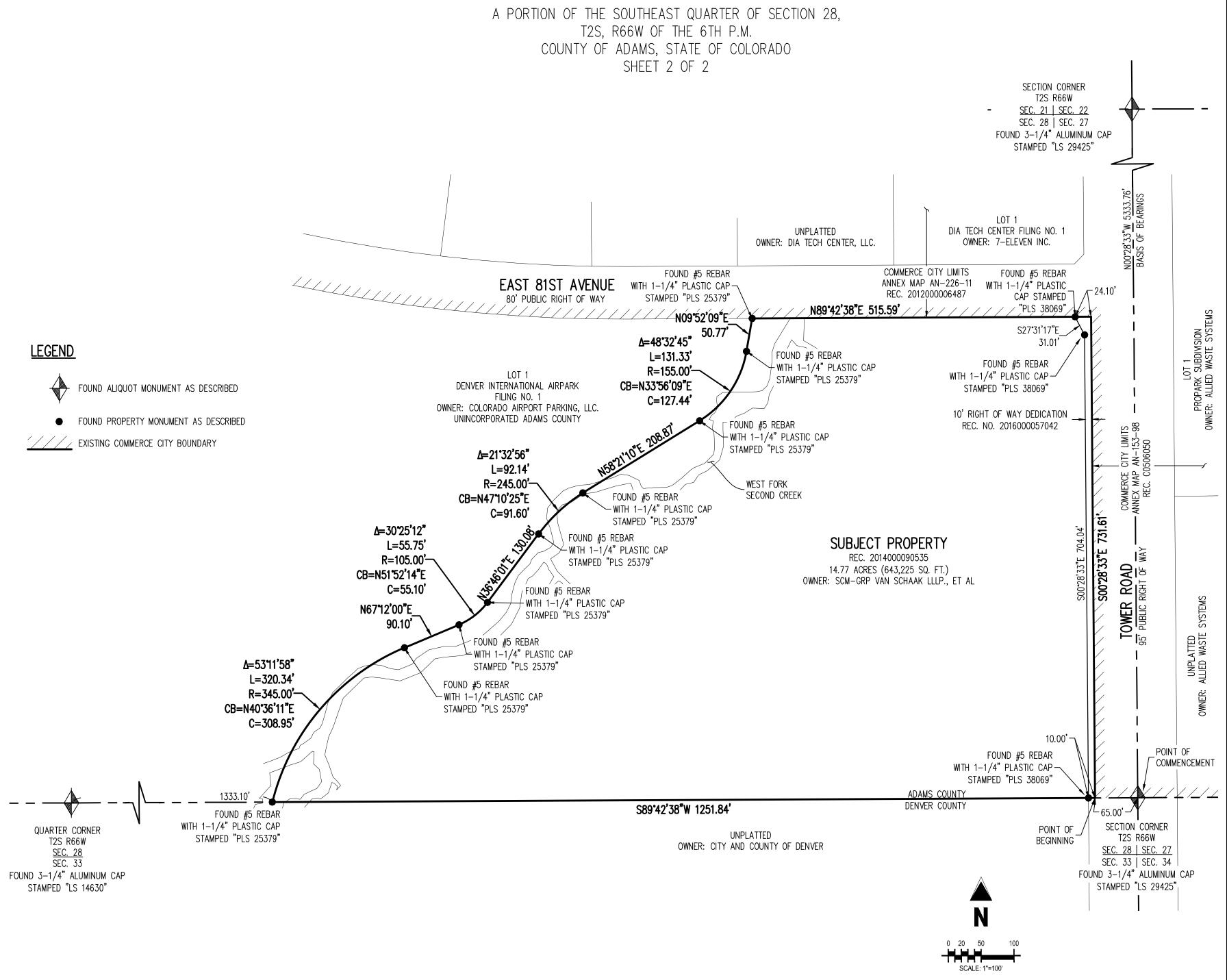
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Date 12/08/2020 05/18/2021	Issue / Description ADDED ANNEXATION # ADDRESS CITY COMMENTS	Init. EMV
ect No:	QKT004	207.10
wn By:		EMV
cked By:		BJD
: 02/		

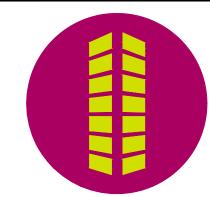
SHEET 1 OF 2

AN-258-23 ANNEXATION MAP TO THE CITY OF COMMERCE CITY, COLORADO





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COLORADO CTION 28,

THE CITY OF COMMERCE CITY, COLOR

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28,

T2S, R66W OF THE 6TH P.M.

COUNTY OF ADAMS, STATE OF COLORADO

ANNEXATION MA

AN-258-23

 Drawn By:
 EMV

 Checked By:
 BJD

 Date:
 02/03/20

2 SHEET 2 OF 2