AN-259-21 ANNEXATION MAP
TO THE CITY OF COMMERCE CITY, COLORADO
SHEET 2 OF 2

FOR ANNEXATION PURPOSES ONLY

REISBECK SUBDIVISION AND
A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, T2S, R67W OF THE 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ANNEXATION DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, 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 (MODIFIED), NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER, SECTION 10, T2S, R67W, 6TH PRINCIPAL MERIDIAN AND IS CONSIDERED TO BEAR N89°18'07"E, MONUMENTED AS SHOWN. BEARINGS ARE REFERENCED TO THE CITY OF COMMERCE CITY CONTROL DIAGRAM, RECORDED AT BOOK 1, PAGE 3776 OF THE ADAMS COUNTY CLERK AND RECORDERS OFFICE, DATED JUNE 30, 1999.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10;

THENCE S46°19'55"W, A DISTANCE OF 44.01 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NO. R0179253 OF THE ADAMS COUNTY CLERK & RECORDER OFFICE, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF BELLE CREEK BLVD, A 62' PUBLIC RIGHT-OR-WAY AND A POINT ON THE THE SOUTH LINE OF ANNEXATION BOUNDARY MAP AN-147-98, RECORDED AT RECEPTION NO. C0436024, SAID POINT BEING THE POINT OF BEGINNING #1; THENCE WITH SAID SOUTH ANNEXATION LINE, N89°18'07"E, A TOTAL DISTANCE OF 1285.12 FEET, PASSING THE SOUTHWEST CORNER OF ANNEXATION BOUNDARY MAP AN-132-96 AT A DISTANCE OF 30.00 FEET AND PASSING THE SOUTHWEST CORNER OF ANNEXATION BOUNDARY MAP AN-82-87 AT A DISTANCE OF 1,052.06 FEET;

THENCE WITH THE WEST LINE OF SAID ANNEXATION BOUNDARY MAP AN-82-87, AND WITH THE WEST LINE OF A RIGHT-OF-WAY DEED, RECORDED AT BOOK 358, PAGE 172, S00°18'29"E, A TOTAL DISTANCE OF 645.47 FEET TO THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY DEED AND THE SOUTHWEST CORNER OF SAID ANNEXATION MAP AN-82-87 AND BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 85 AND BEING A POINT ON THE WESTERLY LINE OF ANNEXATION BOUNDARY MAP AN-144-98;

THENCE WITH SAID WESTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE OF ANNEXATION BOUNDARY MAP AN-144-98, S30°44'00"W, A TOTAL DISTANCE OF 750.21 FEET TO THE NORTHEAST CORNER OF TRACT J, BELLE CREEK SUBDIVISION FILING NO. 2, RECORDED AT RECEPTION NO. C0886382 AND ANNEXATION BOUNDARY MAP AN-158-99;

THENCE WITH THE NORTH LINE OF THE SAID BELLE CREEK SUBDIVISION FILING NO. 2 AND THE NORTH LINE OF SAID ANNEXATION BOUNDARY MAP AN-158-99, S89°25'51"W, A TOTAL DISTANCE OF 898.25 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND TO THE CITY AND COUNTY OF DENVER, ACTING BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS RECORDED AT RECEPTION NO. R0179253 OF THE ADAMS COUNTY CLERK & RECORDER OFFICE AND ALSO BEING A POINT ON SAID WEST RIGHT-OF-WAY LINE OF BELLE CREEK BOULEVARD;

THENCE N00°18'29"W WITH THE EAST LINE OF SAID PARCEL RECORDED AT RECEPTION NO. R0179253, A TOTAL DISTANCE OF 1283.66 FEET TO THE POINT OF BEGINNING #1;

SAID PARCEL CONTAINS 35.064 ACRES (1,527,400 SQUARE FEET), MORE OR LESS.

TOGETHER WITH

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10;

THENCE WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, N89°18'07"E, A TOTAL DISTANCE OF 1352.92 FEET; THENCE S00°41'53 E, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF ANNEXATION BOUNDARY MAP AN-82-87, SAID POINT BEING THE POINT OF BEGINNING #2;

THENCE WITH THE NORTH LINE OF SAID ANNEXATION BOUNDARY MAP AN-82-87, N89°18'07"E, A TOTAL DISTANCE OF 237.83 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 85 AND ALSO BEING A POINT ON THE WESTERLY LINE OF ANNEXATION BOUNDARY MAP AN-144-98;

THENCE WITH SAID WESTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID ANNEXATION BOUNDARY MAP AN-144-98, S03°37'32"E, A TOTAL DISTANCE OF 79.00 FEET;

THENCE CONTINUING WITH SAID WESTERLY RIGHT-OF-WAY LINE AND WESTERLY ANNEXATION BOUNDARY MAP, S30°44'00"W, A TOTAL DISTANCE OF 470.06 FEET TO THE SOUTHEAST CORNER OF ANNEXATION BOUNDARY MAP AN-82-87;

THENCE WITH THE EAST LINE OF SAID ANNEXATION BOUNDARY MAP AN-82-87, N00°18'29"W, A TOTAL DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING #2;

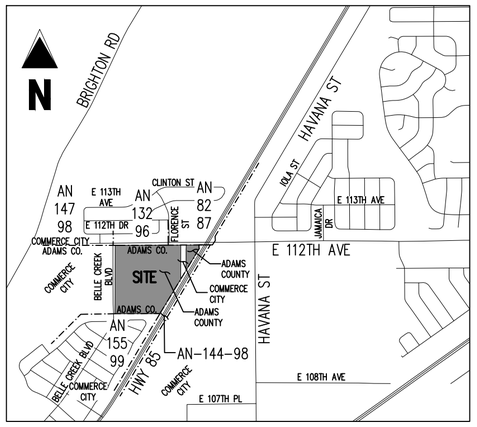
SAID PARCEL CONTAINS 1.551 ACRES (67,556 SQUARE FEET), MORE OR LESS.

TOTAL ANNEXATION AREA CONTAINS 36.615 ACRES (1,594,956 SQUARE FEET), MORE OR LESS.

EXECUTED THIS _____ DAY OF _____, AD 20_____

_____
OWNER(S') SIGNATURE AND PRINTED NAME

_____
MORTGAGEE OR LIEN HOLDER(S) SIGNATURE AND PRINTED NAME



VICINITY MAP
1" = 2000'

SURVEYOR NOTES

1) FIELD WORK WAS COMPLETED ON: JULY 30, 2019.
2) BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (MODIFIED), NORTH AMERICAN DATUM 1983. THE NORTH LINE OF THE NORTHEAST 1/4, SECTION 10, T2S, R67W, 6TH P.M. AND IS CONSIDERED TO BEAR N89°18'07"E, MONUMENTED AS SHOWN AND AS REFERENCED ON THE CITY OF COMMERCE CITY CONTROL DIAGRAM, RECORDED AT BOOK 1, PAGE 3776 OF THE ADAMS COUNTY CLERK AND RECORDERS OFFICE, DATED JUNE 30, 1999.
3) ALL DERIVED COORDINATE VALUES ARE BASED THE COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE (MODIFIED), CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (1992) AS REFERENCED ON THE CITY OF COMMERCE CITY CONTROL DIAGRAM, RECORDED AT BOOK 1, PAGE 3776 OF THE ADAMS COUNTY CLERK AND RECORDERS OFFICE, DATED JUNE 30, 1999.
4) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
5) EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
6) CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
7) 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 COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).

CITY COUNCIL CERTIFICATE

APPROVAL BY CITY OF COMMERCE CITY, CITY COUNCIL

THIS ____ DAY OF _____, A.D._____.

ATTEST:

_____
CITY CLERK

_____
MAYOR

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._____.

_____
DEPUTY COUNTY CLERK AND RECORDER

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 = 5966.23'.

ONE-SIXTH OF TOTAL PERIMETER OF AREA = 994.37'.

PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 3445.05'.

THE TOTAL CONTIGUOUS PERIMETER IS 58%, WHICH MEETS OR EXCEEDS THE 1/6 AREA REQUIRED.

_____

BRIAN J. DENNIS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
PROJECT NO.: QKT004205.10
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920

RECEPTION NO. _____

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

AN-259-21 ANNEXATION MAP
TO THE CITY OF COMMERCE CITY, COLORADO
REISBECK SUBDIVISION
A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, T2S, R67W OF THE 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

#	Date	Issue / Description	Init.
1	2/23/2021	ADDRESS CITY COMMENTS	AAY

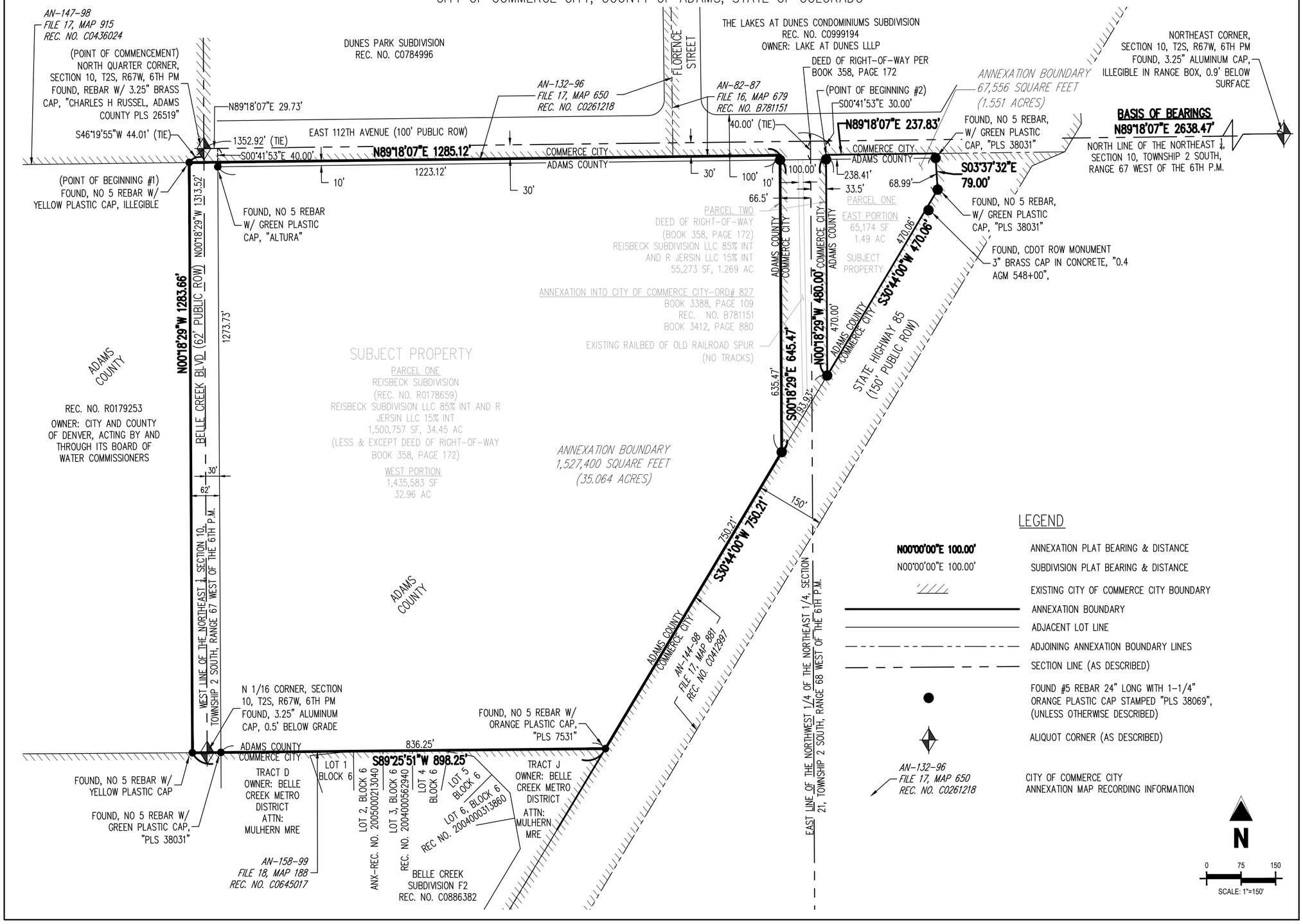
Project No:	QKT004205.10
Drawn By:	AAY
Checked By:	BJD
Date:	06/23/2020

1
SHEET 1 OF 2

AN-259-21 ANNEXATION MAP
TO THE CITY OF COMMERCE CITY, COLORADO
SHEET 2 OF 2

FOR ANNEXATION PURPOSES ONLY

REISBECK SUBDIVISION AND
A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, T2S, R67W OF THE 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

N00°00'00"E 100.00'	ANNEXATION PLAT BEARING & DISTANCE
N00°00'00"E 100.00'	SUBDIVISION PLAT BEARING & DISTANCE
	EXISTING CITY OF COMMERCE CITY BOUNDARY
	ANNEXATION BOUNDARY
	ADJACENT LOT LINE
	ADJOINING ANNEXATION BOUNDARY LINES
	SECTION LINE (AS DESCRIBED)
	FOUND #5 REBAR 24" LONG WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38069", (UNLESS OTHERWISE DESCRIBED)
	ALIQUOT CORNER (AS DESCRIBED)
AN-132-96 FILE 17, MAP 650 REC. NO. C0261218	CITY OF COMMERCE CITY ANNEXATION MAP RECORDING INFORMATION

N

0 75 150

SCALE: 1"=150'

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

#	Date	Issue / Description	Init.
1	2/23/2021	ADDRESS CITY COMMENTS	AAY

Project No:	QKT004205.10
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2
SHEET 2 OF 2