

AN - 245 - 17

ANNEXATION MAP

TO THE CITY OF COMMERCE CITY, COLORADO (FOR ANNEXATION PURPOSES ONLY)
THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

ANNEXATION DESCRIPTION

A PARCEL OF LAND BEING THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 7 BEARS SOUTH 00°10'59" EAST, A DISTANCE OF 2,653.09 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, SOUTH 88°37'20" WEST, A DISTANCE OF 1,312.16 FEET TO THE CENTER-EAST SIXTEENTH CORNER OF SAID SECTION 7 AND THE WESTERLY BOUNDARY OF THE ANNEXATION TO THE CITY OF COMMERCE CITY NO. AN-141-97 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7 AND SAID WESTERLY BOUNDARY, SOUTH 00°12'18" WEST, A DISTANCE OF 1,318.46 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7;

THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, SOUTH 88°58'56" WEST, A DISTANCE OF 660.47 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE EASTERLY BOUNDARY OF THE ANNEXATION TO THE CITY OF COMMERCE CITY NO. AN-142-97;

THENCE ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND SAID EASTERLY BOUNDARY, NORTH 00°24'02" EAST, A DISTANCE OF 1,314.45 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHERLY BOUNDARY OF SAID ANNEXATION NO. AN-141-97;

THENCE ALONG THE NORTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND SAID SOUTHERLY BOUNDARY, NORTH 88°37'20" EAST, A DISTANCE OF 656.08 FEET TO THE **POINT OF BEGINNING**.

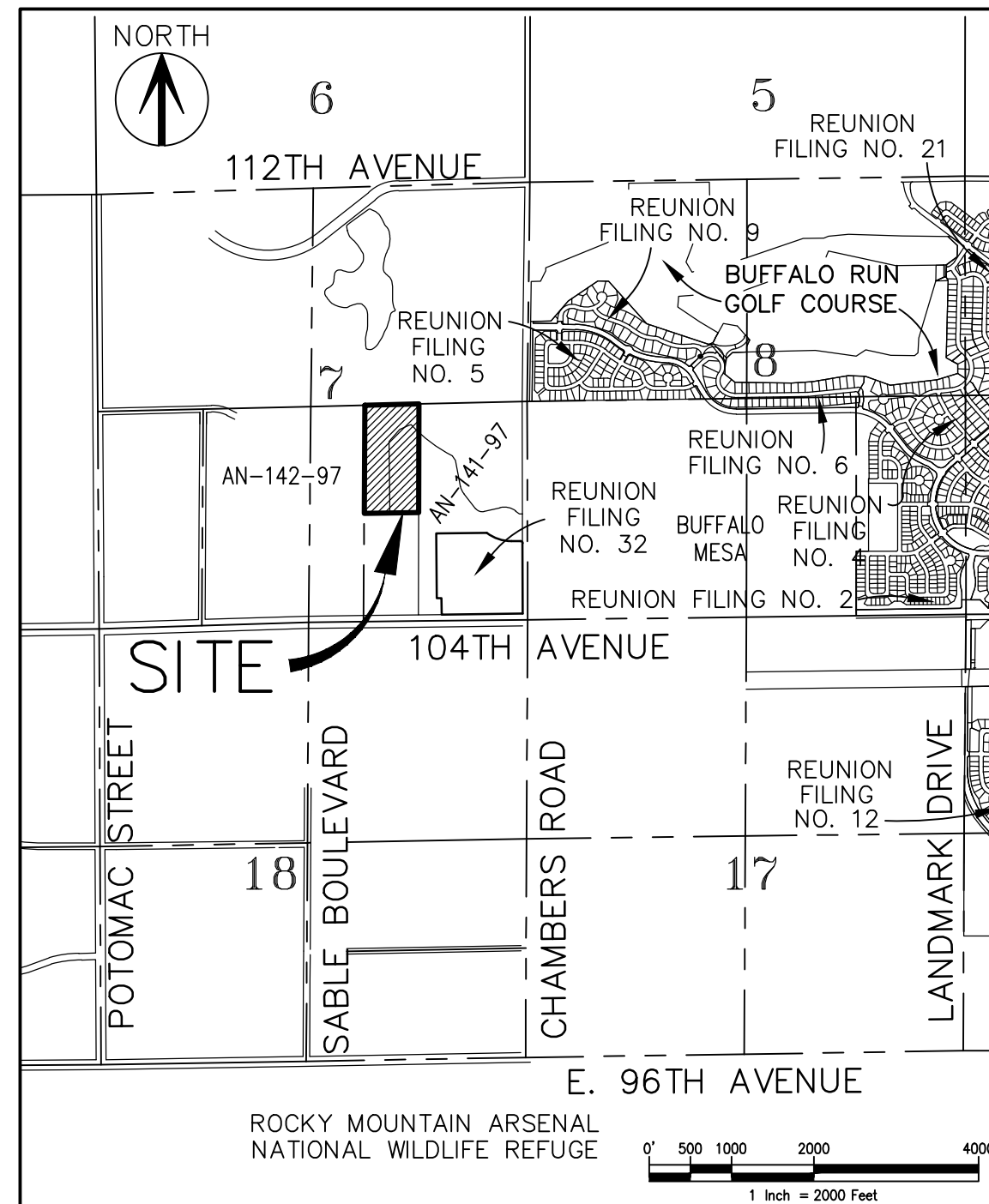
CONTAINING 19.887 ACRES (866,291 SQ. FT.), MORE OR LESS.

EXECUTED THIS _____ DAY OF _____ A.D., 20__

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP

BY: _____ BY: _____

_____, ASSISTANT SECRETARY _____, AUTHORIZED AGENT



VICINITY MAP

SCALE: 1"=2000'

GENERAL NOTES

1. BASIS OF BEARINGS: THE EAST-WEST CENTER LINE OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE EAST END BY A NO. 6 REBAR W/ 3-1/4" ALUMINUM CAP STAMPED "1994 PLS 8677 RW BAYER" IN A MONUMENT BOX, AND AT THE WEST END BY A NO. 6 REBAR W/ 3-1/4" ALUMINUM CAP STAMPED "1998 PLS 30822 JR ENG. LTD" IN A MONUMENT BOX, ASSUMED TO BEAR NORTH 88°37'20" EAST.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND AT THE REQUEST OF THE CLIENT, EASEMENTS, RIGHTS-OF-WAY OR ANY OTHER CLAIMS OR RIGHTS, BOTH RECORDED OR UNRECORDED, ARE NOT SHOWN.
3. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
4. THIS MAP IS FOR ANNEXATION PURPOSES ONLY, NO MONUMENTS WERE SET.
5. DATE OF SURVEY: THE FIELDWORK FOR THIS SURVEY WAS PERFORMED ON SEPTEMBER 04, 2016

SURVEYOR'S CERTIFICATE

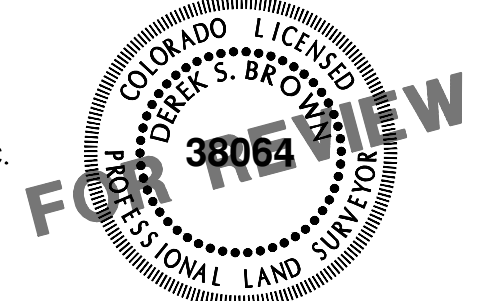
THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF COMMERCE CITY AND MEETS THE REQUIREMENTS SET FORTH IN CRS 31-12-104-(1)(A) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

CONTIGUITY STATEMENT:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 3,949.46'
- ONE-SIXTH OF TOTAL PERIMETER OF AREA = 658.24'
- PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 3,288.99'

THE TOTAL CONTIGUOUS PERIMETER IS 83.28%, WHICH MEETS OR EXCEEDS THE 1/6 AREA REQUIRED.

DEREK S. BROWN PLS NO. 38064
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO. 80122
(303) 713-1898



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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

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 THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____ M. ON THE _____ DAY OF _____ A.D., 20__.

COUNTY CLERK AND RECORDER

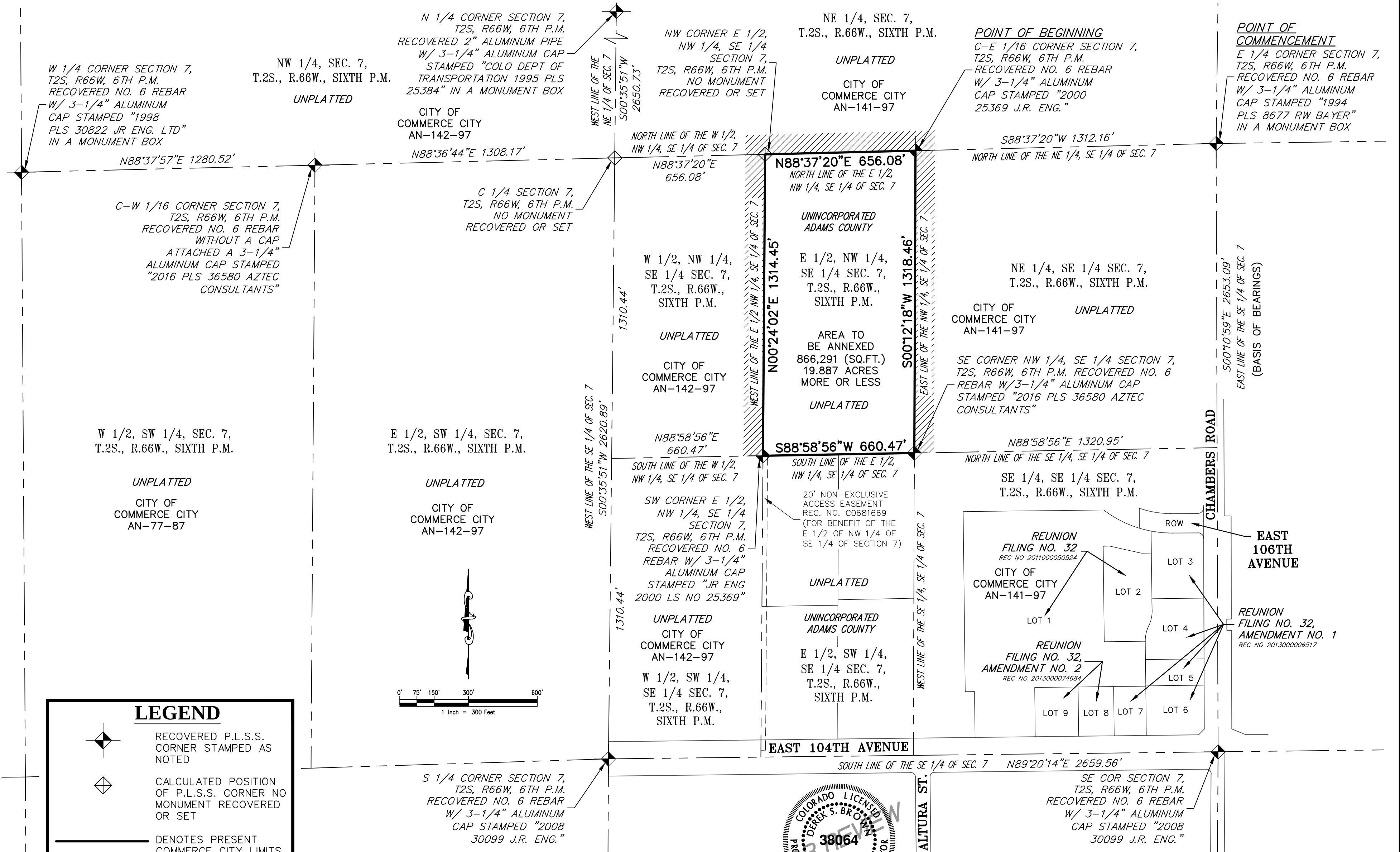
BY: _____
DEPUTY

RECEPTION NO. _____

AN - 245 - 17
ANNEXATION MAP

TO THE CITY OF COMMERCE CITY, COLORADO (FOR ANNEXATION PURPOSES ONLY)
THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2



 Aztec CONSULTANTS, INC. Aztec Proj. No.: 10716-31	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	
	DATE OF PREPARATION:	2016-10-13
	SCALE:	1" = 300'
SHEET 2 OF 2		