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

ANNEXATION DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, 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 \$46"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, N8918'07"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 FFFT:

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

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 NOO"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 SO0°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, N8918'07"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, N0018'29"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 _____, AD 20_____

MORTGAGEE OR LIEN HOLDER(S) SIGNATURE AND PRINTED NAME

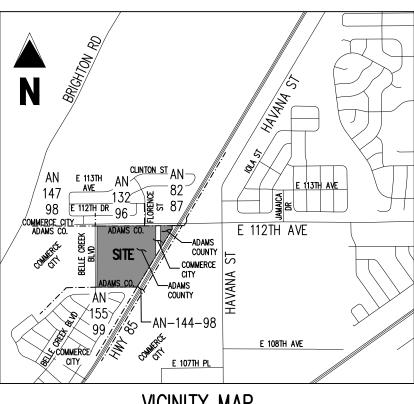
OWNER(S') SIGNATURE AND PRINTED NAME

FOR ANNEXATION PURPOSES ONLY

REISBECK SUBDIVISION AND TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, 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



VICINITY MAP 1" = 2000'

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,

ΑТ	M.	ON	THE	DAY	0F	,	A.D
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DEPUTY COUNTY CLERK AND RECORDER

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 N8918'07"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.
- 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,
- 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).

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'.

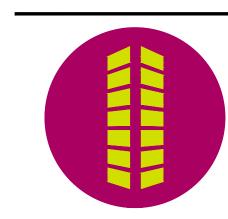
THE TOTAL CONTIGUOUS PERIMETER IS 58%, WHICH MEETS OR EXCEEDS THE 1/6 AREA REQUIRED.

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. _____



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



CITY **ANNEXATION** COMMERCE AN-259-2 Ö 里

# 1	Date 2/23/2021	Issue / Description ADDRESS CITY COMMENTS	Init. AAY
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Dra	awn By:		AAY
Ch	ecked By:		BJD

SHEET 1 OF 2

06/23/2020

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

FOR ANNEXATION PURPOSES ONLY

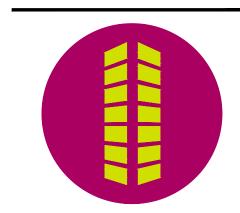
REISBECK SUBDIVISION AND A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, T2S, R67W OF THE 6TH P.M. CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO AN-147-98 THE LAKES AT DUNES CONDOMINIUMS SUBDIVISION - FILE 17, MAP 915 REC. NO. C0999194 REC. NO. CO436024 NORTHEAST CORNER, DUNES PARK SUBDIVISION OWNER: LAKE AT DUNES LLLP SECTION 10, T2S, R67W, 6TH PM (POINT OF COMMENCEMENT) REC. NO. C0784996 FOUND, 3.25" ALUMINUM CAP, DEED OF RIGHT-OF-WAY PER NORTH QUARTER CORNER, ILLEGIBLE IN RANGE BOX, 0.9' BELOW BOOK 358, PAGE 172 ANNEXATION BOUNDARY SECTION 10, T2S, R67W, 6TH PM AN-132-96 AN-82-87 -67,556 SQUARE FEET FOUND, REBAR W/ 3.25" BRASS – (POINT OF BEGINNING #2) FILE 17, MAP 650 FILE 16, MAP 679 CAP, "CHARLES H RUSSEL, ADAMS -S00°41'53"E 30.00' (1.551 ACRES) -N89°18'07"E 29.73' REC. NO. C0261218 REC. NO. B781151 BASIS OF BEARINGS COUNTY PLS 26519" FOUND, NO 5 REBAR, N8918'07"E 237.83'/ N8948'07"E 2638.47' W/ GREEN PLASTIC EAST 112TH AVENUE (100' PUBLIC ROW) S46°19'55"W 44.01' (TIE)— — 1352.92' (TIE) NORTH LINE OF THE NORTHEAST 1, CAP, "PLS 38031" COMMERCE CITY COMMERCE CITY N8918'07"E 1285.12" S00°41'53"E 40.00' SECTION 10, TOWNSHIP 2 SOUTH, S03°37'32"E RANGE 67 WEST OF THE 6TH P.M. ^L238.41' (POINT OF BEGINNING #1) **79.00'** 33.5 — 30' FOUND, NO 5 REBAR W/ FOUND, NO 5 REBAR, YFLLOW PLASTIC CAP, ILLEGIBLE FOUND, NO 5 REBAR -W/ GREEN PLASTIC DEED OF RIGHT-OF-WAY └─W/ GREEN PLASTIC CAP, "PLS 38031" (BOOK 358, PAGE 172) CAP, "ALTURA" REISBECK SUBDIVISION LLC 85% INT FOUND, CDOT ROW MONUMENT AND R JERSIN LLC 15% INT -3" BRASS CAP IN CONCRETE, "0.4 55,273 SF, 1.269 AC AGM 548+00", ANNEXATION INTO CITY OF COMMERCE CITY-ORD# 827 REC. NO. B781151 BOOK 3412, PAGE 880 8'29"E 645.4 SUBJECT PROPERTY REISBECK SUBDIVISION (REC. NO. R0178659) REISBECK SUBDIVISION LLC 85% INT AND R REC. NO. R0179253 JERSIN LLC 15% INT OWNER: CITY AND COUNTY 1,500,757 SF, 34.45 AC OF DENVER, ACTING BY AND (LESS & EXCEPT DEED OF RIGHT-OF-WAY THROUGH ITS BOARD OF ANNEXATION BOUNDARY BOOK 358, PAGE 172) WATER COMMISSIONERS 1.527.400 SQUARE FEET (35.064 ACRES) 32.96 AC LEGEND ANNEXATION PLAT BEARING & DISTANCE N00000'00"E 100.00' 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) NORTHWEST 1/4 OF THE 2 SOUTH, RANGE 68 WE FOUND #5 REBAR 24" LONG WITH 1-1/4" N 1/16 CORNER, SECTION 10, T2S, R67W, 6TH PM ORANGE PLASTIC CAP STAMPED "PLS 38069", FOUND, NO 5 REBAR W/ FOUND, 3.25" ALUMINUM (UNLESS OTHERWISE DESCRIBED) ORANGE PLASTIC CAP, CAP, 0.5' BELOW GRADE "PLS 7531" ALIQUOT CORNER (AS DESCRIBED) ADAMS COUNTY S89°25'51"W 898.25" COMMERCE CITY TOWNSHIP TRACT J AN-132-96 LOT 3, BLOCK 6 2004000562940 LOT 4 BLOCK 6 TRACT D OWNER: BELLE BLOCK 6 CITY OF COMMERCE CITY - FILE 17, MAP 650 FOUND, NO 5 REBAR W/ OWNER: BELLE CREEK METRO REC. NO. C0261218 ANNEXATION MAP RECORDING INFORMATION YELLOW PLASTIC CAP CREEK METRO DISTRICT LINE. 21, T DISTRICT ATTN: FOUND, NO 5 REBAR W/ ATTN: MULHERN. GREEN PLASTIC CAP, MULHERN MRE MRE . "PLS 38031" AN-158-99 FILE 18, MAP 188 -BELLE CREEK REC. NO. C0645017 SUBDIVISION F2 SCALE: 1"=150'

REC. NO. C0886382



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Date 2/23/2021	Issue / Description ADDRESS CITY COMMENTS	Init.
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Project No: QKT004205.10		205.10
rawn By:		AAY

06/23/2020

Checked By

BJD

SHEET 2 OF 2