

AN-265-22
ANNEXATION MAP
TO THE CITY OF COMMERCE CITY, COLORADO
FOR ANNEXATION PURPOSES ONLY

A PORTION OF THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS,
STATE OF COLORADO

ANNEXATION DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEARING S 00°14'18" E, A DISTANCE OF 1320.79 FEET, AS SHOWN ON THE COMMERCE CITY CONTROL DIAGRAM AND AS MONUMENTED AT THE NORTHEAST CORNER OF SECTION 1 BY A FOUND 3-1/4" ALUMINUM CAP, STAMPED "RLS 24673", AND AS MONUMENTED AT THE NORTH SIXTEENTH CORNER OF SECTION 1 BY A FOUND 2" ILLEGIBLE ALUMINUM CAP.

COMMENCING AT THE NORTHEAST CORNER SAID SECTION 1; THENCE ON AN ASSUMED BEARING ALONG THE NORTH LINE OF SAID SECTION 1, S 89°52'14" W, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COLORADO BOULEVARD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 00°14'18" E, A DISTANCE OF 253.52 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL B OF ANNEXATION BOUNDARY MAP AN-236-16, RECORDED AT RECEPTION NUMBER 2016000025540 OF THE ADAMS COUNTY RECORDS; THENCE CONTINUING ALONG SAID WESTERLY LINE OF MAP AN-236-16, S 54°20'44" W, A DISTANCE OF 12.27 FEET TO A POINT ON THE WESTERLY LINE OF A 10 FOOT RIGHT-OF-WAY DEDICATION CONVEYED IN DEED RECORDED APRIL 11, 2000 IN BOOK 6093 AT PAGE 635 OF THE ADAMS COUNTY RECORDS, AND THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY DEDICATION LINE AND CONTINUING ALONG SAID WESTERLY LINE OF MAP AN-236-16, S 00°14'18" E, A DISTANCE OF 1060.23 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1 AND THE NORTH LINE OF THE COMMERCE TOWN ARTICLES OF INCORPORATION RECORDED AT RECEPTION NUMBER 390673 OF SAID ADAMS COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE AND SAID NORTH LINE OF SAID ARTICLES OF INCORPORATION, S 89°29'19" W, A DISTANCE OF 314.64 FEET; THENCE DEPARTING SAID SOUTH LINE AND SAID NORTH LINE OF SAID ARTICLES OF INCORPORATION, N 69°02'31" E, A DISTANCE OF 122.49 FEET; THENCE N 19°26'54" E, A DISTANCE OF 120.85 FEET; THENCE N 05°30'58" E, A DISTANCE OF 112.51 FEET; THENCE N 05°34'54" W, A DISTANCE OF 72.62 FEET; THENCE N 15°49'27" W, A DISTANCE OF 82.02 FEET; THENCE N 11°10'21" E, A DISTANCE OF 63.82 FEET; THENCE N 23°55'18" W, A DISTANCE OF 175.95 FEET; THENCE N 06°09'15" E, A DISTANCE OF 163.66 FEET; THENCE N 39°01'28" E, A DISTANCE OF 85.08 FEET; THENCE N 29°01'24" E, A DISTANCE OF 119.15 FEET; THENCE N 46°49'51" E, A DISTANCE OF 67.34 FEET; THENCE N 54°20'44" E, A DISTANCE OF 67.87 FEET TO THE POINT OF BEGINNING,

CONTAINING AN AREA OF 183,344 SQUARE FEET OR 4.209 ACRES, MORE OR LESS.

EXECUTED THIS _____ DAY OF _____, AD 20____

OWNER(S) SIGNATURE AND PRINTED NAME

MORTGAGEE OR LIEN HOLDER(S) SIGNATURE AND PRINTED NAME

CITY COUNCIL CERTIFICATE:

APPROVAL BY CITY OF COMMERCE CITY, CITY COUNCIL

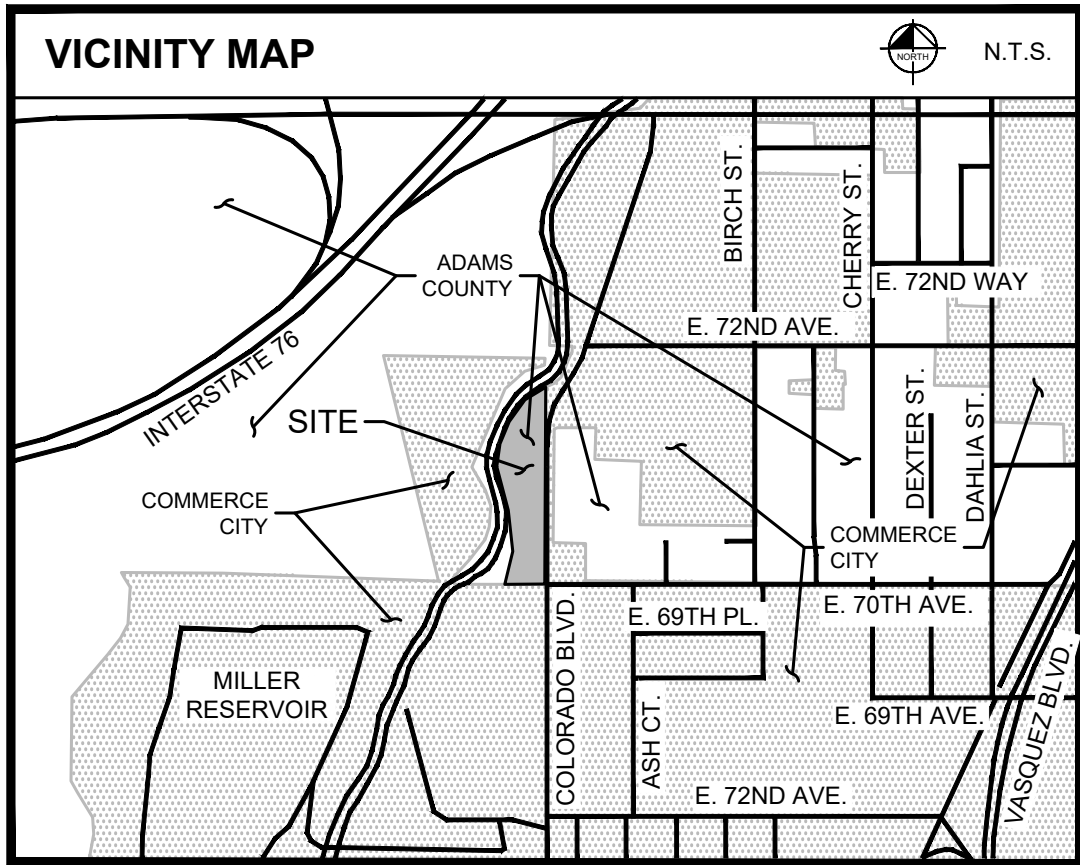
THIS _____ DAY OF _____, AD 20____.

ATTEST:

CITY CLERK

MAYOR

SHEET 1 OF 2



NOTES:

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- FIELD SURVEY WAS COMPLETED ON NOVEMBER 11, 2021.
- BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEARING S 00°14'18" E, A DISTANCE OF 1320.79 FEET, AS SHOWN ON THE COMMERCE CITY CONTROL DIAGRAM AND AS MONUMENTED AT THE NORTHEAST CORNER OF SECTION 1 BY A FOUND 3-1/4" ALUMINUM CAP, STAMPED "RLS 24673", AND AS MONUMENTED AT THE NORTH SIXTEENTH CORNER OF SECTION 1 BY A FOUND 2" ILLEGIBLE ALUMINUM CAP.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

SURVEYORS CERTIFICATION:

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 = 2,628.28'
ONE-SIXTH OF THE TOTAL PERIMETER OF AREA = 438.05'
PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 1,374.87'
THE TOTAL CONTIGUOUS PERIMETER IS 52%, WHICH MEETS OR EXCEEDS THE 1/6 AREA REQUIRED.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

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____.

DEPUTY COUNTY CLERK AND RECORDER

RECEPTION NO. _____

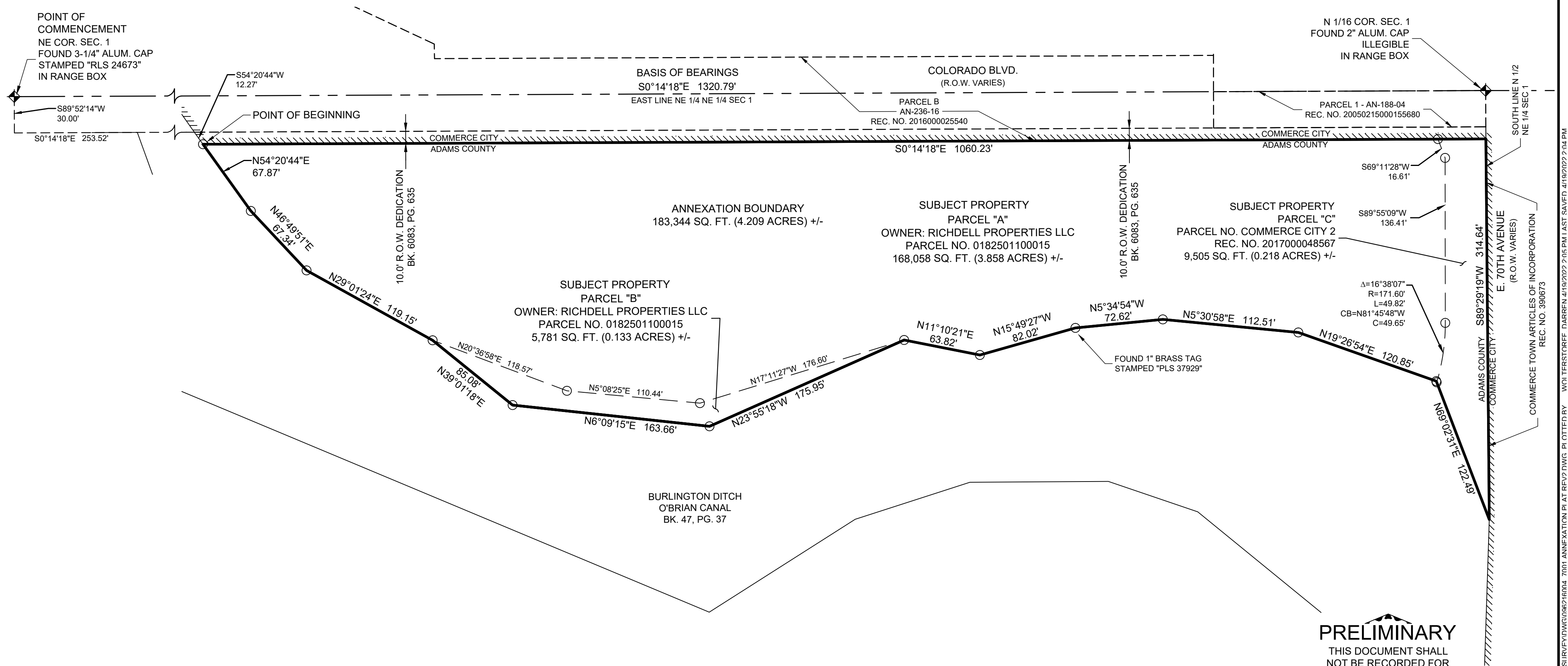
2	4/19/22	REVISED PER CITY COMMENTS
1	3/23/22	REVISED PER CITY COMMENTS
No.	DATE	REVISION DESCRIPTION

Kimley»Horn					
4582 SOUTH ULSTER ST., # 1300 DENVER, COLORADO 80237			Tel. No. (303) 228-2300 www.kimley-horn.com		
Scale N.T.S	Drawn by CAD	Checked by DRW	Date 4/19/2022	Project No. 096216004	Sheet No. 1 OF 2

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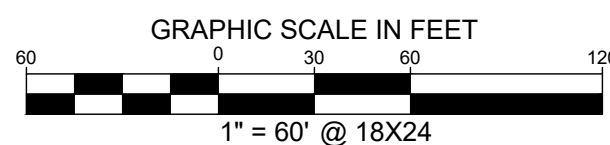
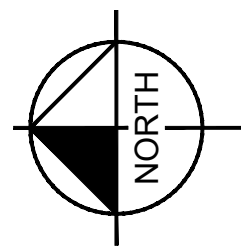
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RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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SHEET 2 OF 2



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UPON AS A FINAL
SURVEY DOCUMENT

LEGEND	
	SECTION CORNER FOUND AS NOTED
	PROPERTY CORNER - FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 37929" UNLESS OTHERWISE NOTED
	ANNEXATION BOUNDARY
	EXISTING CITY OF COMMERCE CITY BOUNDARY
	SECTION LINE



No.	DATE	REVISION DESCRIPTION
2	4/19/22	REVISED PER CITY COMMENTS
1	3/23/22	REVISED PER CITY COMMENTS

Kimley»Horn					
4582 SOUTH ULSTER ST., # 1300 DENVER, COLORADO 80237			Tel. No. (303) 228-2300 www.kimley-horn.com		
Scale 1" = 60'	Drawn by CAD	Checked by DRW	Date 4/19/2022	Project No. 096216004	Sheet No. 2 OF 2