

IN THE MATTER OF THE

SABLE ALTURA FIRE PROTECTION DISTRICT

)
)
)
)

**PETITION FOR
EXCLUSION**

The undersigned Petitioners, each being the respective fee owners of the referenced parcels listed before their signature, with all such parcels together constituting 100% of the real property described below (the "Property") located in the County of Adams, State of Colorado, hereby respectfully petition the Sable Altura Fire Protection District (the "District"), acting by and through its Board of Directors, for the exclusion of the Property from the boundaries of the District.

The Petitioners hereby consent that the Property be excluded from the District and that an Order may be entered in the District Court in and for the County of Adams, State of Colorado, excluding said Property from the boundaries of the District, and that from and after the entry of such Order, said Property shall, in accordance with statute, remain subject to and responsible to pay the District's existing bond indebtedness and interest thereon, but only for that portion of such outstanding indebtedness and interest thereon existing immediately prior to the effective date of the exclusion, until such debt is retired.

The Petitioners represent to the District that they are the current owners of record of the respective parcels of property that make up the Property hereinafter described, and that no other persons, entity or entities own an interest therein except holders of any encumbrances.

The Petitioners further represent to the District that they are simultaneously submitting a Petition for Inclusion of the Property into the South Adams County Fire Protection District No. 4, and that the Property is capable of being served with facilities of such district.

The Petitioners also represent to the District that the Property constitutes a portion of the District.

The Property sought to be excluded from the District, is described in the legal description attached hereto and incorporated herein by reference as Exhibit A.

(Remainder of page intentionally left blank)

Petitioner/Owner: City of Commerce City
Address: c/o Robert Sheesley, City Attorney
7887 E. 60th Ave.
Commerce City, CO 80022-4199

Adams County
Parcel #s of
Petitioner's property: 0172328102056 and 0172328102052

PETITIONER:

City of Commerce City

Signed: _____

By: _____

Its: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing Petition for Exclusion was acknowledged before me this _____ day of
_____, 2017, by _____ as _____ of
_____, one of the Petitioners.

Witness my hand and official seal.

My Commission Expires: _____

Notary Public

(Seal)

EXHIBIT A

DESCRIPTION

SITUATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO.

A PARCEL OF LAND BEING ALL OF SECOND CREEK FARM FILING NO. 1; DIA TECH CENTER FILING NO. 1; DIA TECH CENTER FILING NO. 2; DIA TECH CENTER FILING NO. 4; DIA TECH CENTER FILING NO. 5; PARCELS A, B, AND C DESCRIBED AT RECEPTION NO. 2015000046918; PARCELS 2 AND 3, DESCRIBED AT RECEPTION NO. 2016000028449; AND PORTIONS OF TOWER ROAD, EAST 88TH AVENUE, EAST 81ST AVENUE, TELLURIDE STREET, AND BUCKLEY ROAD, ALL SITUATED IN THE NORTHEAST QUARTER, SOUTHEAST QUARTER, AND SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28;

THENCE NORTH 00°28'09" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 732.15 FEET TO THE SOUTHEAST CORNER OF 81ST AVENUE AS DEDICATED BY THE PLAT OF DENVER INTERNATIONAL AIRPORT FILING NO. 1, RECORDED AT RECEPTION NO. C0291825 AND THE **POINT OF BEGINNING;**

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST 81ST AVENUE THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 89°42'53" WEST, A DISTANCE OF 770.82 FEET TO A POINT OF CURVATURE;
- 2) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 512.89 FEET, SAID CURVE HAVING A RADIUS OF 2,420.00 FEET, A CENTRAL ANGLE OF 12°08'35", AND A CHORD WHICH BEARS NORTH 84°12'50" WEST A CHORD DISTANCE OF 511.93 FEET;
- 3) NORTH 78°08'32" WEST, A DISTANCE OF 517.26 FEET TO A POINT OF CURVATURE;
- 4) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 396.39 FEET, SAID CURVE HAVING A RADIUS OF 1,870.00 FEET, A CENTRAL ANGLE OF 12°08'43", AND A CHORD WHICH BEARS NORTH 84°12'53" WEST A CHORD DISTANCE OF 395.65 FEET;
- 5) SOUTH 89°42'46" WEST, A DISTANCE OF 1,680.02 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 6) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 229.28 FEET, SAID CURVE HAVING A RADIUS OF 1,670.00 FEET, A CENTRAL ANGLE OF 07°51'59", AND A CHORD WHICH BEARS SOUTH 85°47'00" WEST A CHORD DISTANCE OF 229.10 FEET;

THENCE SOUTH 00°17'33" EAST ALONG THE EAST LINE OF SAID DIA TECH CENTER FILING NO. 5, A DISTANCE OF 921.33 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE SOUTH 89°42'33" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1,210.20 FEET;

THENCE NORTH 00°31'25" WEST ALONG THE WEST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1,325.08 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL 3;

ISSUE DATE: 06-06-17	PROJECT #: 170517		SOUTH ADAMS COUNTY FIRE PROTECTION DISTRICT INCLUSION	HARRIS KOCHER SMITH 1120 Lincoln Street, Suite 1000 Denver, Colorado 80203 P: 303.623.6300 F: 303.623.6311 HarrisKocherSmith.com	CHECK BY: AM
DATE	REVISION COMMENTS				DRAWN BY: DH
06-09-17	ATTORNEY COMMENTS				
					SHEET NO. 1 1 OF 5

DESCRIPTION

SITUATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO.

THENCE NORTH 00°31'53" WEST ALONG THE WEST LINES OF SAID PARCEL 2 AND SAID PARCEL 3, A DISTANCE OF 883.42 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2;

THENCE NORTH 89°33'44" EAST ALONG THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 2,650.66 FEET TO A POINT ON THE EAST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE NORTH 00°30'31" WEST ALONG SAID EAST LINE, A DISTANCE OF 443.42 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28;

THENCE NORTH 00°30'30" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 2,658.97 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 28;

THENCE NORTH 89°22'01" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 2,652.89 FEET TO THE NORTHEAST CORNER OF SAID SECTION 28;

THENCE SOUTH 00°29'10" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 2,666.64 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 28;

THENCE SOUTH 00°28'09" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1,934.97 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 16,461,675 SQUARE FEET OR 377.91 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN. THIS LINE BEARS NORTH 00°28'09" WEST, AS SHOWN ON THE COMMERCE CITY CONTROL DIAGRAM, DATED NOVEMBER 17, 2009.

PREPARED BY: AARON MURPHY
PLS 38162

ON BEHALF OF: HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
303.623.6300



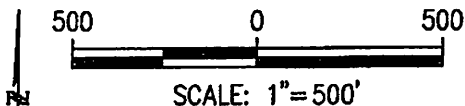
FLORIDA PAVEMENT SURVEY/2001-BASELINE LAYOUT (LESS)
NO DIST.
PRINTED FOR 06/09/07 2:22:33 PM BY: JASON WARDEN

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

[illegible]

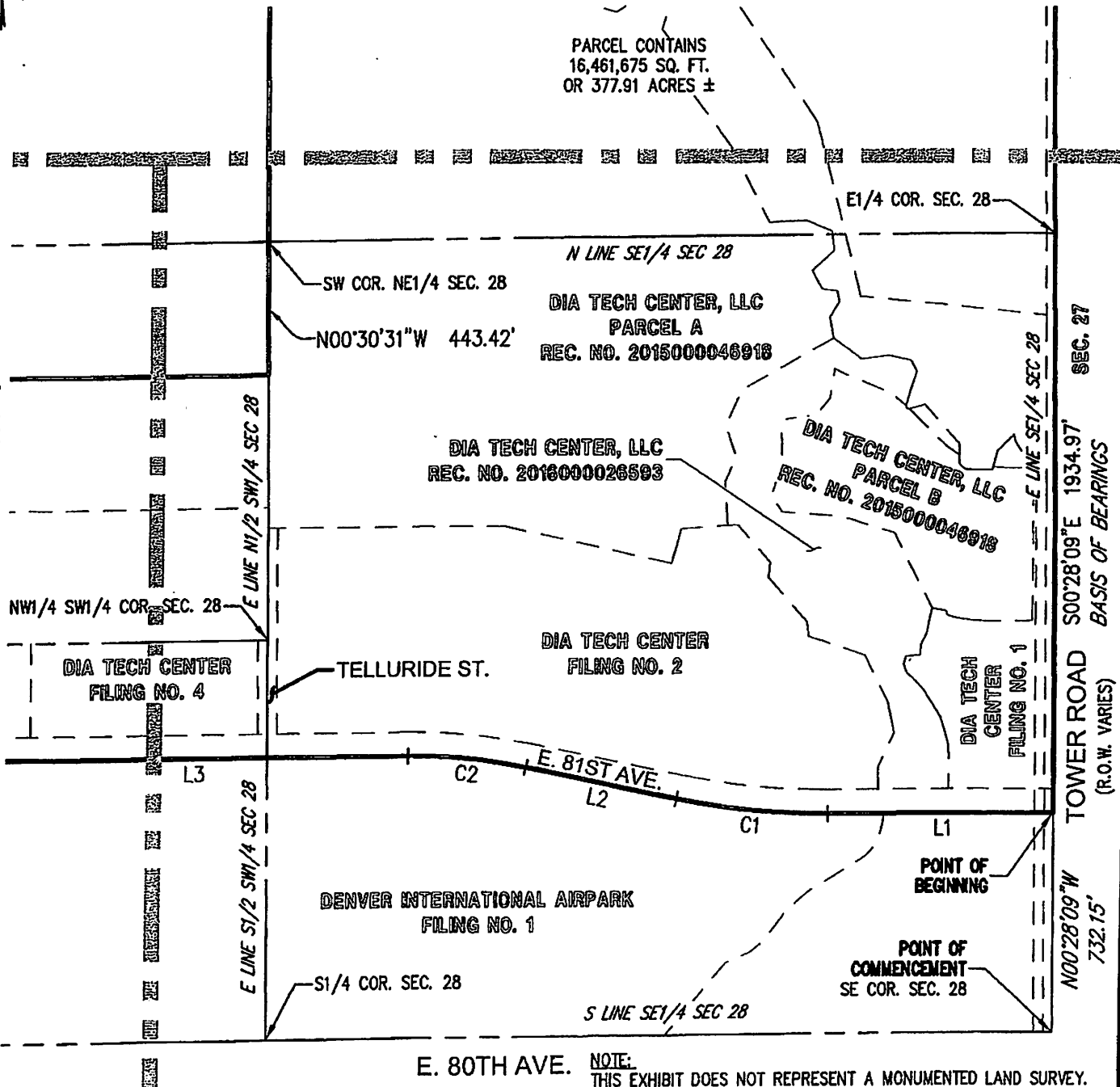
EXHIBIT

SITUATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO.



MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 5



E. 80TH AVE.

NOTE:

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT ONLY THE ATTACHED LEGAL DESCRIPTION.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILED IN P:\170517\ADAMS\170517-ADAMS-170517.DWG
DATE: 06-08-17
DRAWN BY: JH

DATE	REVISION COMMENTS
06-08-17	ATTORNEY COMMENTS

EXHIBIT

SOUTH ADAMS COUNTY
FIRE PROTECTION
DISTRICT INCLUSION

HKS HARRIS
KOCHER
SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.523.5300 F: 303.823.6311
HarrisKocherSmith.com

CHKD BY: AM

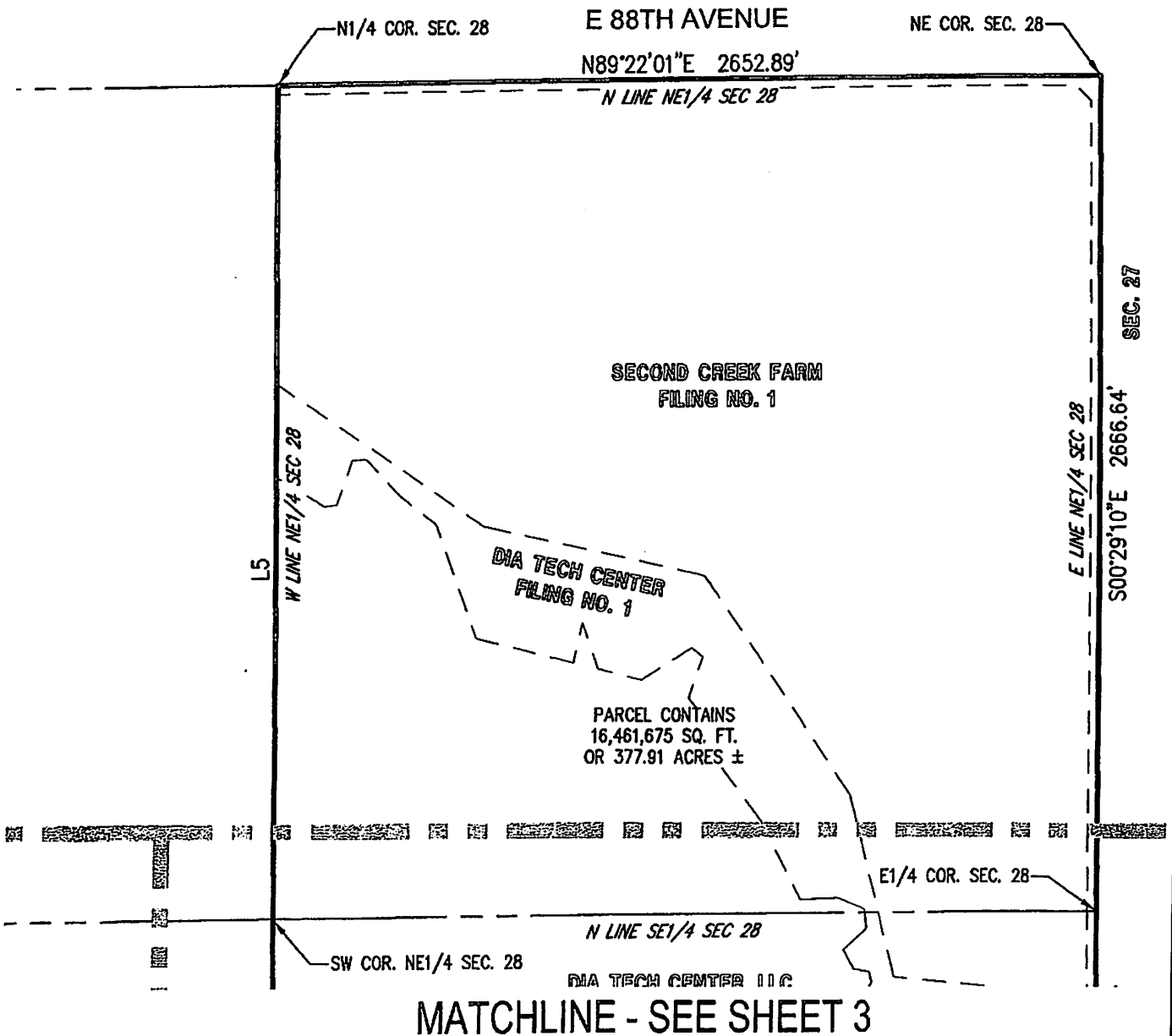
DRAWN BY: DH

SHEET NO.

3

3 of 6

SITUATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO.



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
IT IS INTENDED TO DEPICT ONLY THE ATTACHED LEGAL DESCRIPTION.

12/PAGE P. 11/2017/SURVEY/2017-BASEDING LAYERS D02
NO 1078
PRINTED FOR 06/09/17 12:32:27 BY DANNY KALEY

[illegible]

SOUTH ADAMS COUNTY FIRE PROTECTION DISTRICT INCLUSION

**HKS HARRIS
KOCHER
SMITH**
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

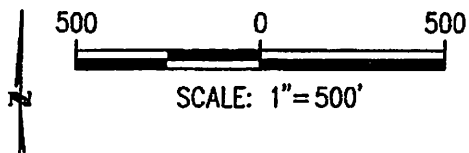
CHK'D BY: AM
DRAWN BY: DH

SWING

4

4 DE 6

SITUATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO.



W1/4 COR. SEC. 28

N LINE SW1/4 SEC 28

DIA TECH CENTER, LLC
PARCEL NO. 1
REC. NO. 2016000028449
N89°33'44"E 2650.66'

DIA TECH CENTER, LLC
PARCEL NO. 2
REC. NO. 2016000028449

DIA TECH CENTER, LLC
PARCEL NO. 3
REC. NO. 2016000028449

SW COR. NW1/4 SW1/4 COR. SEC. 28

SE COR. NW1/4 SW1/4 COR. SEC. 28

S LINE N1/2 SW1/4 SEC 28

DIA TECH CENTER, LLC
PARCEL C
REC. NO. 2015000046918

DIA TECH CENTER
FILING NO. 4

DIA TECH CENTER
FILING NO. 5

SW COR. SEC. 28

S LINE SW1/4 SEC 28

S89°42'33"W 1210.20'

000°31'25"W 1325.08'

W LINE S1/2 SW1/4 SEC 28

W LINE N1/2 SW1/4 SEC 28

E LINE N1/2 SW1/4 SEC 28

E LINE S1/2 SW1/4 SEC 28

000°17'33"E 921.33'

BUCKLEY ROAD
(60' R.O.W.)

SEC. 28

T14N

R10E

14

13

12

11

10

9

8

7

6

5

4

3

2

1

0

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

MATCHLINE - SEE SHEET 3

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
IT IS INTENDED TO DEPICT ONLY THE ATTACHED LEGAL DESCRIPTION.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

[illegible]

EXHIBIT

**SOUTH ADAMS COUNTY
FIRE PROTECTION
DISTRICT INSULATION**



CHKD BY: AM
DRAWN BY: DH

SHEET NO.

4

1. 22

LINE/CURVE TABLES

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°42'53"W	770.82'
L2	N78°08'32"W	517.26'
L3	S89°42'46"W	1680.02'
L4	N00°31'53"W	883.42'
L5	N00°30'30"W	2658.97'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	2420.00'	12°08'35"	512.89'	N84°12'50"W	511.93'
C2	1870.00'	12°08'43"	396.39'	N84°12'53"W	395.65'
C3	1670.00'	7°51'59"	229.28'	S85°47'00"W	229.10'

TADP: P:\V\ADAMS\ADAMS\170517-BASELINE LAYOUT TABLES
 06-09-17
 PLOTTED: 06/09/17 12:33:33 PM BY: QUANTUM

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

ISSUE DATE: 06-06-17		PROJECT #: 170517
DATE	REVISION COMMENTS	
06-09-17	ATTORNEY COMMENTS	

LINE/CURVE TABLES

SOUTH ADAMS COUNTY
 FIRE PROTECTION
 DISTRICT INCLUSION

HKS HARRIS
 KOCHER
 SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

CHKD BY: AM
 DRAWN BY: DH

SHEET NO.

6

5 OF 6