

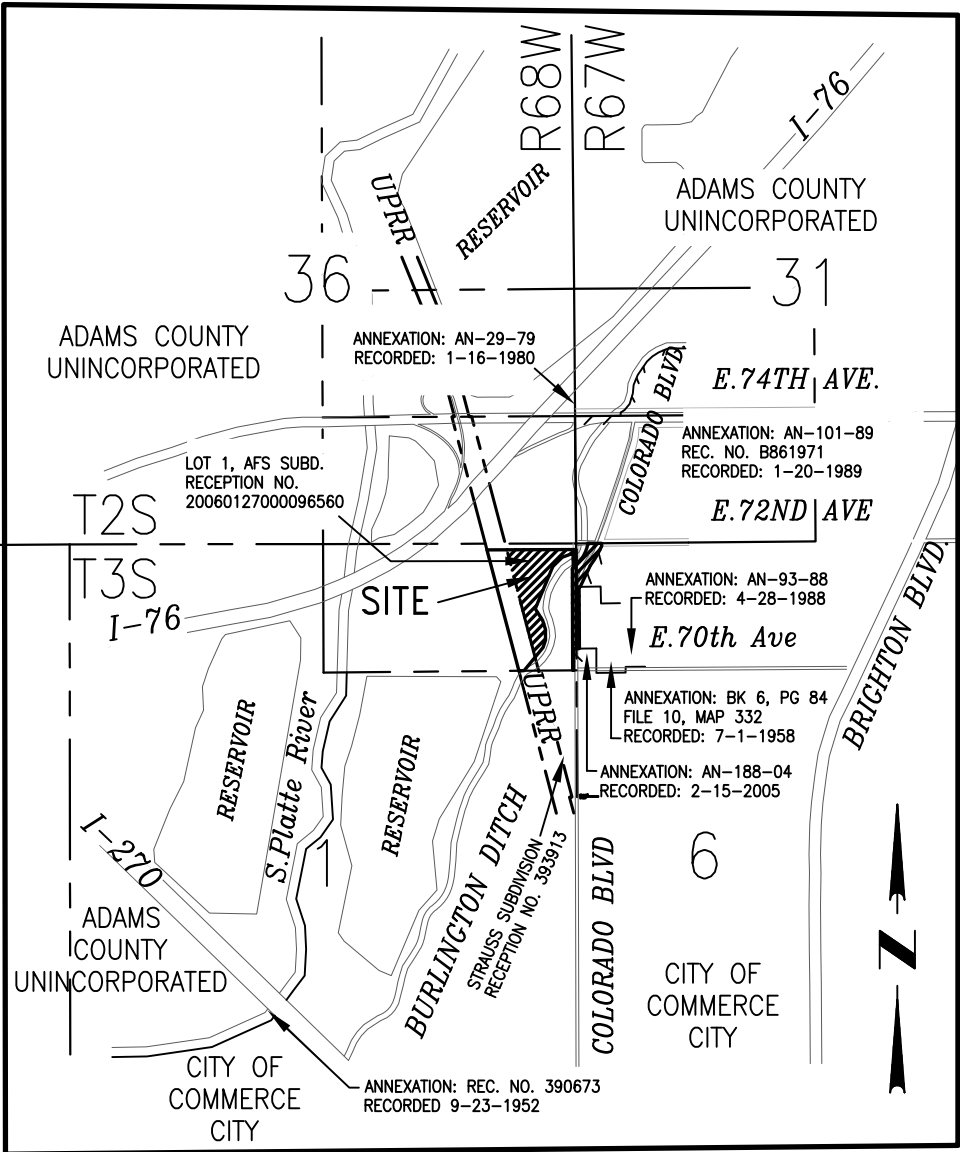
AN-236-16
E. 72nd AVE STATION
ANNEXATION MAP

TO THE CITY OF COMMERCE CITY, COLORADO
(FOR ANNEXATION PURPOSES ONLY)

A PART OF

THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST AND
THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 of 2



VICINITY MAP
SCALE 1"=2000'

ANNEXATION DESCRIPTION FOR PARCEL B CONTINUED:

THENCE DEPARTING FROM SAID EXISTING COMMERCE CITY LIMITS AS SHOWN ON ANNEXATION MAP AN-101-89 AND CONTINUING COINCIDENT WITH SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:
1)S88°59'35"W A DISTANCE OF 12.08 FEET;
2)S00°14'18"E A DISTANCE OF 643.63 FEET TO THE EXISTING COMMERCE CITY LIMITS AS SHOWN ON ANNEXATION MAP AN-188-04, INSTRUMENT NO. 20050215000155680, RECORDED FEBRUARY 15, 2005 AT SAID CLERK AND RECORDER'S OFFICE;

THENCE S89°20'58"W COINCIDENT WITH SAID EXISTING COMMERCE CITY LIMITS AS SHOWN ON ANNEXATION MAP AN-188-04 A DISTANCE OF 29.00 FEET TO THE EXISTING COMMERCE CITY LIMITS AS SHOWN ON SAID AMENDED ANNEXATION MAP AN-29-79; THENCE N00°14'18"W COINCIDENT WITH SAID EXISTING COMMERCE CITY LIMITS AS SHOWN ON ANNEXATION MAP AN-29-79, PARALLEL WITH AND 1.00 FOOT EASTERLY OF THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 873.01 FEET TO A WESTERLY RIGHT OF WAY LINE OF COLORADO BOULEVARD AND AN EASTERLY LINE OF THE BURLINGTON DITCH; THENCE THE FOLLOWING FOUR (4) COURSES COINCIDENT WITH SAID WESTERLY RIGHT OF WAY LINE AND SAID EASTERLY LINE OF THE BURLINGTON DITCH:
1)N45°05'40"E A DISTANCE OF 8.50 FEET;
2)N44°53'00"E, TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 32.39 FEET;
3)ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°01'28", A RADIUS OF 390.70 FEET, A CHORD BEARING OF N36°10'55"E A DISTANCE OF 75.06 FEET, AND AN ARC DISTANCE OF 75.18 FEET;
4)ALONG THE ARC OF A CURVE TO THE LEFT, NON-TANGENT WITH THE LAST DESCRIBED CURVE, HAVING A CENTRAL ANGLE OF 21°04'04", A RADIUS OF 390.70 FEET, A CHORD BEARING OF N20°08'09"E A DISTANCE OF 142.85 FEET, AND AN ARC DISTANCE OF 143.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 72,361 SQUARE FEET, (1,661 ACRES), MORE OR LESS.

ANNEXATION DESCRIPTION

PARCEL A, LYING IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1 (A FOUND 3 1/4"ALUMINUM CAP IN RANGE BOX STAMPED "T2S R68W R67W SEC 35 SEC 31 SEC 1 SEC 6 T3S 1994 RLS 24673"); WHENCE THE EAST QUARTER CORNER OF SAID SECTION 1 (A FOUND 2-1/2"ALUMINUM CAP IN A RANGE POINT BOX STAMPED, "T3S 1/4 R68W R67W S1 S6 2001 LS 15606") BEARS S00°14'18"E A DISTANCE OF 2641.42 FEET (BASIS OF BEARINGS - COLORADO STATE PLANE CENTRAL ZONE NAD 83 (07));
THENCE S00°14'18"E, COINCIDENT WITH THE EASTERLY LINE OF SAID NORTHEAST QUARTER AND THE EXISTING COMMERCE CITY LIMITS AS SHOWN ON AMENDED ANNEXATION PLAT AN-29-79, RECEPTION NO. B244012, RECORDED JANUARY 16, 1980 AT THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, A DISTANCE OF 64.00 FEET TO THE POINT OF BEGINNING;

THENCE S00°14'18"E, COINCIDENT WITH SAID EASTERLY LINE, A DISTANCE OF 1,031.57 FEET TO THE NORTHEAST CORNER OF PARCEL 1, AS SHOWN ON ANNEXATION MAP AN-188-04, INSTRUMENT NO. 20050215000155680, RECORDED FEBRUARY 15, 2005 AT SAID CLERK AND RECORDER'S OFFICE;
THENCE COINCIDENT WITH THE EXISTING COMMERCE CITY LIMITS AS SHOWN ON SAID ANNEXATION MAP AN-188-04, THE FOLLOWING TWO (2) COURSES:

1)S89°20'58"W A DISTANCE OF 30.00 FEET;
2)S00°14'18"E A DISTANCE OF 224.96 FEET TO THE SOUTHERLY LINE OF THE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1 AND THE EXISTING COMMERCE CITY LIMITS AS DESCRIBED IN THE COMMERCE TOWN ARTICLES OF INCORPORATION, RECEPTION NO. 390673, RECORDED SEPTEMBER 23, 1952 AT SAID CLERK AND RECORDER'S OFFICE;
THENCE S89°29'19"W COINCIDENT WITH SAID SOUTHERLY LINE AND SAID EXISTING COMMERCE CITY LIMITS AS DESCRIBED IN RECEPTION NO. 390673, A DISTANCE OF 10.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COLORADO BOULEVARD AS DESCRIBED IN RECEPTION NO. C0659257, RECORDED APRIL 11, 2000;
THENCE DEPARTING FROM THE EXISTING COMMERCE CITY LIMITS, COINCIDENT WITH SAID RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES:

1)N00°14'18"W A DISTANCE OF 1060.21 FEET;
2)N54°18'45"E A DISTANCE OF 12.28 FEET;
3)N00°14'18"W A DISTANCE OF 151.99 FEET TO THE EASTERLY LINE OF LOT 1, AFS SUBDIVISION, AS SHOWN ON INSTRUMENT NUMBER 20060127000096560, RECORDED JANUARY 27, 2006 AT SAID CLERK AND RECORDER'S OFFICE, ALSO BEING A WESTERLY LINE OF THE BURLINGTON DITCH;
THENCE COINCIDENT WITH THE EASTERLY LINES OF SAID LOT 1 AND THE WESTERLY LINES OF SAID BURLINGTON DITCH, THE FOLLOWING EIGHT (8) COURSES:

1)S70°02'14"W A DISTANCE OF 120.80 FEET;
2)S45°30'06"W A DISTANCE OF 138.50 FEET;
3)S22°42'40"W A DISTANCE OF 476.11 FEET;
4)S32°28'54"E A DISTANCE OF 143.04 FEET;
5)S17°53'08"E A DISTANCE OF 99.60 FEET;
6)S00°20'52"E A DISTANCE OF 114.40 FEET;
7)S18°47'36"W A DISTANCE OF 78.05 FEET;
8)S39°14'47"W A DISTANCE OF 313.30 FEET TO THE SOUTHERLY LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1 AND SAID EXISTING COMMERCE CITY LIMITS AS DESCRIBED IN THE COMMERCE TOWN ARTICLES OF INCORPORATION, RECEPTION NO. 390673;
THENCE S89°29'19"W, COINCIDENT WITH SAID SOUTHERLY LINE, A DISTANCE OF 54.68 FEET TO THE WESTERLY RAILROAD RIGHT OF WAY LINE OF THE RTD NORTH METRO CORRIDOR AS DESCRIBED AT RECEPTION NO. 2009000046216, RECORDED JUNE 26, 2009 AT SAID CLERK AND RECORDER'S OFFICE;
THENCE N14°46'24"W, COINCIDENT WITH SAID WESTERLY RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 1302.93 FEET TO A LINE BEING 64.00 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1;
THENCE N89°52'14"E, COINCIDENT WITH SAID PARALLEL LINE, A DISTANCE OF 928.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 585,694 SQUARE FEET, (13.466 ACRES), MORE OR LESS.

EXCEPT FROM PARCEL "A", THE FOLLOWING PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1 (A FOUND 3 1/4"ALUMINUM CAP IN RANGE BOX STAMPED "T2S R68W R67W SEC 35 SEC 31 SEC 1 SEC 6 T3S 1994 RLS 24673"); WHENCE THE EAST QUARTER CORNER OF SAID SECTION 1 (A FOUND 2-1/2"ALUMINUM CAP IN A RANGE POINT BOX STAMPED, "T3S 1/4 R68W R67W S1 S6 2001 LS 15606") BEARS S00°14'18"E A DISTANCE OF 2641.42 FEET (BASIS OF BEARINGS - COLORADO STATE PLANE CENTRAL ZONE NAD 83 (07));
THENCE S00°14'18"E, COINCIDENT WITH THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 AND THE EXISTING COMMERCE CITY LIMITS AS SHOWN ON AMENDED ANNEXATION PLAT AN-29-79, RECEPTION NO. B244012, RECORDED JANUARY 16, 1980 AT THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, A DISTANCE OF 64.00 FEET TO THE POINT OF BEGINNING;

THENCE S00°14'18"E, COINCIDENT WITH SAID EASTERLY LINE, A DISTANCE OF 159.54 FEET;
THENCE S44°50'02"W A DISTANCE OF 42.37 FEET;
THENCE N00°14'18"W, NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 151.99 FEET TO A WESTERLY LINE OF THE BURLINGTON DITCH;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, COINCIDENT WITH SAID WESTERLY LINE, HAVING A CENTRAL ANGLE OF 6°56'13", A RADIUS OF 356.00 FEET, A CHORD BEARING OF N29°15'51"E A DISTANCE OF 43.08 FEET, AND AN ARC DISTANCE OF 43.10 FEET;
THENCE N89°52'14"E, NON-TANGENT WITH THE LAST DESCRIBED CURVE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,819 SQUARE FEET, (0.111 ACRES), MORE OR LESS.

PARCEL B, LYING IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6 (A FOUND 3-1/4"ALUMINUM CAP IN RANGE BOX STAMPED "T2S R68W R67W SEC 35 SEC 31 SEC 1 SEC 6 T3S 1994 RLS 24673"); WHENCE THE WEST QUARTER CORNER OF SAID SECTION 6 (A FOUND 2-1/2"ALUMINUM CAP IN A RANGE POINT BOX STAMPED, "T3S 1/4 R68W R67W S1 S6 2001 LS 15606") BEARS S00°14'18"E A DISTANCE OF 2641.42 FEET (BASIS OF BEARINGS - COLORADO STATE PLANE CENTRAL ZONE NAD 83(07));
THENCE N89°29'09"E, COINCIDENT WITH THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6 AND THE EXISTING COMMERCE CITY LIMITS AS SHOWN ON ANNEXATION PLAT AN-101-89, RECEPTION NO. B861971, RECORDED JANUARY 20, 1989 IN SAID CLERK AND RECORDER'S OFFICE, A DISTANCE OF 124.30 FEET TO A EASTERLY LINE OF THE BURLINGTON DITCH, ALSO BEING THE POINT OF BEGINNING;

THENCE N89°29'09"E, COINCIDENT WITH SAID NORTHERLY LINE, A DISTANCE OF 143.10 FEET TO THE WESTERLY LINE OF SAID ANNEXATION PLAT AN-101-89;
THENCE S00°01'11"W COINCIDENT WITH SAID WESTERLY LINE A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF EAST 72ND AVENUE;
THENCE FOLLOWING TWO (2) COURSES CONTINUING COINCIDENT WITH THE EXISTING COMMERCE CITY LIMITS AS SHOWN ON SAID ANNEXATION MAP AN-101-89 AND THE EASTERLY RIGHT OF WAY LINE OF COLORADO BOULEVARD:
1)ALONG THE ARC OF A CURVE TO THE RIGHT, NON-TANGENT WITH THE LAST AND FOLLOWING DESCRIBED COURSES, HAVING A CENTRAL ANGLE OF 13°15'56", A RADIUS OF 1015.00 FEET, A CHORD BEARING OF S30°38'57"W A DISTANCE OF 234.48 FEET, AND AN ARC DISTANCE OF 235.00 FEET;
2)S25°04'20"W A DISTANCE OF 245.16 FEET;

CONTIGUITY STATEMENT

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 8,535.23 feet

ONE-SIXTH (1/6) OF TOTAL PERIMETER OF AREA = 1,422.54 feet

PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 2,746.94 FEET

THE TOTAL CONTIGUOUS PERIMETER IS 32%, WHICH EXCEEDS THE 1/6 AREA REQUIRED.

LEGEND
____ DENOTES BOUNDARY OF LAND TO BE ANNEXED
===== DENOTES COMMERCE CITY ANNEXATION CONTIGUITY LINE

SURVEYOR'S CERTIFICATE

I, KENNETH W. CARLSON, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN. I FURTHER CERTIFY THAT THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF COMMERCE CITY AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 31-12-104-(1) (A) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

KENNETH W. CARLSON, PLS NO. 24942

FOR AND ON BEHALF OF
JACOBS ENGINEERING
707 17TH STREET #2400
DENVER, CO. 80202
(303) 820-5240

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

OWNER:

(SIGNATURE) (PRINT NAME)

CITY COUNCIL CERTIFICATE:
APPROVED BY CITY OF COMMERCE CITY, CITY COUNCIL, THIS _____ DAY OF _____ A.D., 20____

ATTEST:_____
CITY CLERK MAYOR

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE:
THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO,

AT _____ O'CLOCK ____M. ON THE _____ DAY OF _____, A.D. 20____

DEPUTY COUNTY CLERK AND RECORDER

RECEPTION NO. _____

JACOBS
707 SEVENTEENTH STREET, SUITE 2400
DENVER, COLORADO 80202
(303) 820-5240 FAX (303) 820-4842

AN-236-16
E. 72nd AVE STATION
ANNEXATION MAP
TO THE CITY OF COMMERCE CITY, COLORADO
(FOR ANNEXATION PURPOSES ONLY)

SHEET 2 of 2

SE1/4
SEC. 36

LOT 1, BLOCK 1
P.D.I. TRACT - FIRST AMENDED
FILE NO. 18, MAP NO. 808
REC. NO. C1067797
RECORDED: 12-16-2002

PARCEL "A", PARCEL "A"
POINT OF COMMENCEMENT
NORTHEAST CORNER SEC.1
FND. 3-1/4"ALUMINUM
CAP IN RANGE BOX
LS # 24673

16' UTILITY ACCESS EASEMENT

25' PERMANENT ACCESS EASEMENT REC. NO. 2013000048102
GRANTOR: ALBERT R. FREI, LLP GRANTEE: SUNCOR ENERGY RECORDED: 6-05-2013

N89°52'14"E 928.16'

Parcel "A" GROSS AREA = 585,694 SQ FT (13.446 ACRES)±
Parcel "A" EXCEPTION AREA = 4,819 SQ FT (0.111 ACRES)±

PARCEL "A"
NET AREA
580,875 SQ FT
13.335 ACRES±

LOT 1
AFS SUBDIVISION
REC. NO. 20060127000096560
RECORDED: 1-27-2006

NE1/4
SEC. 1

PARCEL "A"
REC. NO. 659258
4-11-2000

PARCEL "A"
REC. NO. 659258
4-11-2000

S89°20'58"W
30.00' (L2)

S00°14'18"E
224.96' (L3)

S89°29'19"W
10.00' (L4)

EAST
70th AVE.
FND. #5 REBAR WITH AN
ILLEGIBLE 2" ALUMINUM CAP
LS 15606

ADAMS COUNTY UNINCORPORATED
COMMERCE CITY - CITY LIMITS LINE
ANNEXATION MAP AN-188-04
REC. NO. 20050215000155680
2-15-2005
ADAMS COUNTY RECORDS

SW1/4
SEC. 31

POINT OF BEGINNING
PARCEL "B"

CITY OF COMMERCE CITY
ANNEXATION MAP AN-101-89
REC. NO. B861971
FILE: 16, MAP: 806
RECORDED: 1-20-1989
ADAMS COUNTY RECORDS

EAST
72nd AVE.
S89°29'09"W
1172.72'
S00°01'11"W
30.00' (L7)

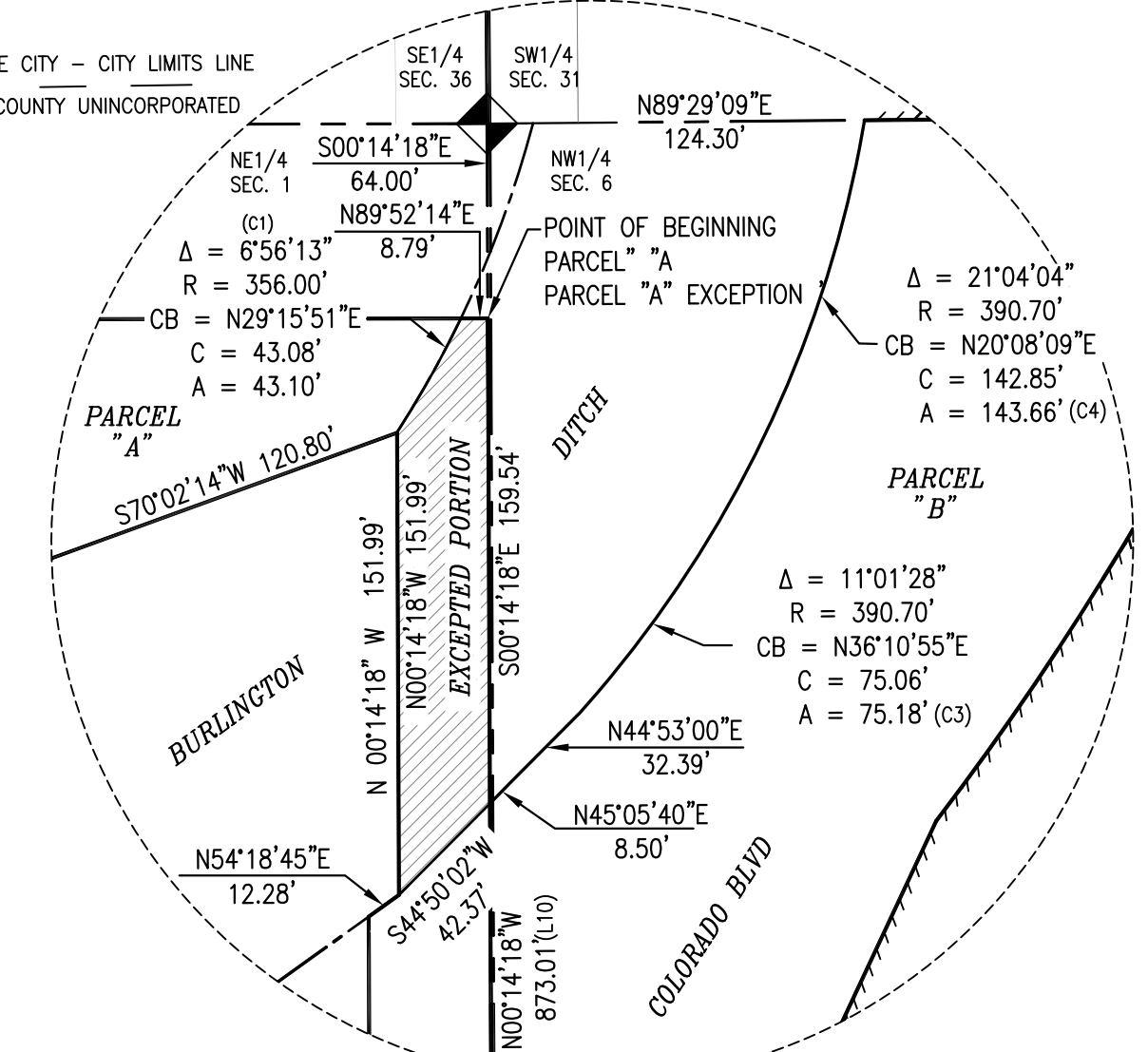
LEGEND

- RTD NORTH METRO CORRIDOR RIGHT-OF-WAY
- BURLINGTON DITCH
- BOUNDARY OF LAND TO BE ANNEXED
- EXISTING COMMERCE CITY LIMITS LINE
- COMMERCE CITY ANNEXATION CONTIGUITY LINE
- ALIQUOT LINE
- EXCEPTED PORTION - NOT A PART OF THIS ANNEXATION

BASIS OF BEARINGS: EAST LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF 6th PRINCIPAL MERIDIAN WHICH BEARS S00°14'18"E, COLORADO STATE PLANE CENTRAL ZONE, NAD 1983(07) AS SHOWN ON THE COMMERCE CITY CONTROL DIAGRAM, A DISTANCE OF 2641.42 FEET BETWEEN FOUND MONUMENTS.

NW1/4
SEC. 6

COMMERCE CITY - CITY LIMITS LINE
ADAMS COUNTY UNINCORPORATED



ANNEXATION MAP AN-8-
RECEPTION NO. 881139
RECORDED: 4-28-1988
ADAMS COUNTY RECORD

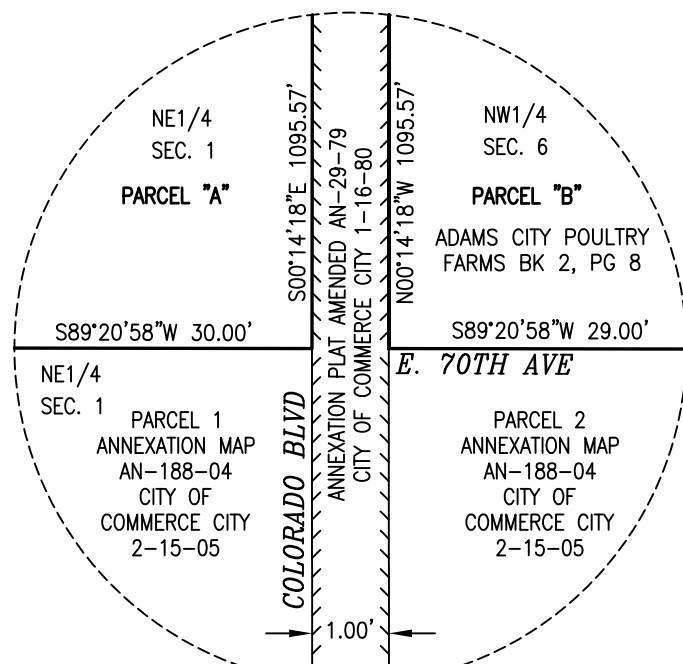
JACOBS
707 SEVENTEENTH STREET, SUITE 2400
DENVER, COLORADO 80202
(303) 820-5240 FAX (303) 820-4842

INTERSTATE 76 RIGHT OF WAY
FEDERAL AID PROJECT
NO. 1805-1(19) 0 SEC. 1

RIGHT OF WAY ACCESS
RECORDED: 4-5-1981

LOT 1, BLOCK 2,
P.D.I. TRACT - FIRST AMENDED
FILE NO. 18, MAP NO. 808
REC. NO. C1067797
RECORDED: 12-16-2002

PERMANENT ACCESS EASEMENT #1
REC. NO. 2013000048102
GRANTOR: ALBERT R. FREI, LLP
GRANTEE: SUNCOR ENERGY
RECORDED: 6-05-2013



DETAIL "B"
NOT TO SCALE

LOT 1, BLOCK 1
BRANNAN PT. NO. 5
FILE 14, MAP 663
REC. NO. B270913
RECORDED: 6-24-1980

0 30 60 120 240
1 inch = 120 ft.

CONTIGUITY STATEMENT

TOTAL PERIMETER OR AREA CONSIDERED FOR ANNEXATION = 8,535.23 FT
ONE-SIXTH (1/6) OF TOTAL PERIMETER OF AREA = 1,422.54 FT
PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 2,746.94 FT
THE TOTAL CONTIGUOUS PERIMETER IS 32%, WHICH EXCEEDS THE 1/6 AREA
REQUIRED.

CONTIGUITY TABLE

PARCEL A	PARCEL B	TOTAL CONTIGUITY ESTABLISHED
L1 872.03'	L6 143.10'	PARCEL A 1191.67'
L2 30.00'	L7 30.00'	PARCEL B 1555.27'
L3 224.96'	C1 235.00'	2746.94'
L4 10.00'	L8 245.16'	
L5 54.68'	L9 29.00'	
1191.67'	L10 873.01'	
	1555.27'	

EASEMENT FOR PUBLIC
RIGHT OF WAY AND TRAIL
BK 4616, PG 791
RECORDED: 10-30-1994

COMMERCE CITY
EASEMENT FOR PUBLIC
RIGHT OF WAY AND TRAIL
BK 4616, PG 791
REC. 10-30-1995

S89°29'19"W
2636.20'
ADAMS COUNTY UNINCORPORATED
COMMERCE CITY - CITY LIMITS LINE

COMMERCE TOWN ARTICLES OF INCORPORATION
RECEPTION NO. 390873, RECORDED: 9-23-1952
ADAMS COUNTY RECORDS

BK 1768, PG 12
GRANTOR: FARMER'S RESERVOIR AND
IRRIGATION CO.
GRANTEE: ESTHER MILLER
12-24-1971

DENVER WATER
ESMT. REC. NO.
200900074429
10-8-2009

CITY OF COMMERCE CITY
BK 4288, PG 309
RECORDED: 3-24-1994

CITY OF COMMERCE CITY
REC. NO. 20060224000533330
8-24-2006