

AN-239-17  
ANNEXATION MAP

TO THE CITY OF COMMERCE CITY, COLORADO  
(FOR ANNEXATION PURPOSES ONLY)  
LOCATED IN THE SOUTHEAST ONE- QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST,  
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 2

ANNEXATION DESCRIPTION:

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6;  
THENCE ALONG THE EASTERLY LINE OF SAID SOUTHEAST ONE-QUARTER OF SECTION 6, NORTH 00°30'30" WEST, 1574.12 FEET;  
THENCE DEPARTING SAID EASTERLY LINE, SOUTH 89°09'24" WEST, 30.00 FEET TO THE POINT OF BEGINNING ON THE WESTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD, A VARIABLE WIDTH PUBLICLY DEDICATED ROAD;  
THENCE SOUTH 88°14'55" WEST, 1122.11 FEET;  
THENCE NORTH 63°44'29" EAST, 1245.53 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD;  
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°30'30" EAST, 516.78 FEET TO THE POINT OF BEGINNING.

CONTAINING: 6.655 ACRES OF LAND.

LANDING PLACE CHURCH, INC.:

GREG MOORE, PASTOR

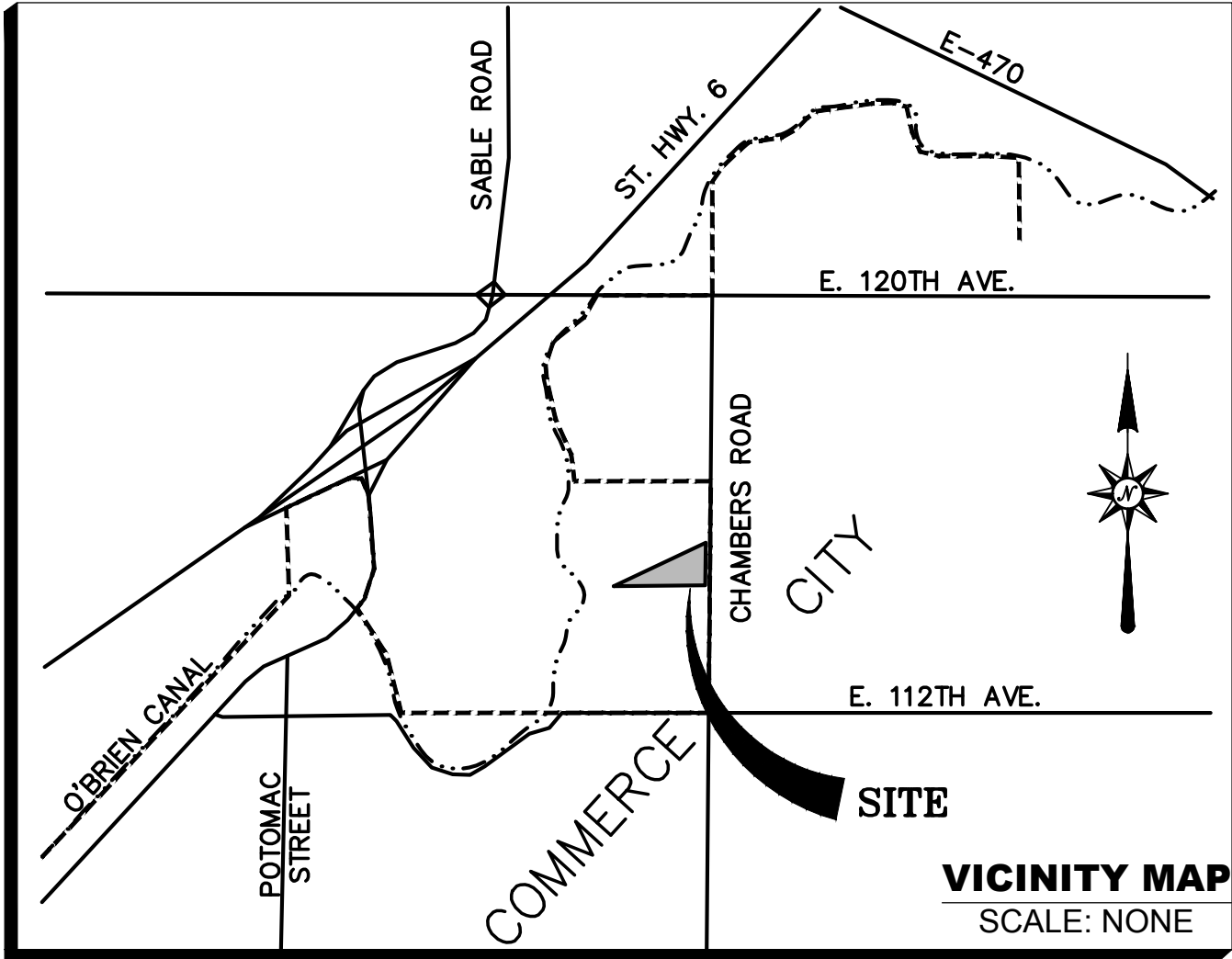
STATE OF COLORADO }  
COUNTY OF ADAMS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_  
DAY OF \_\_\_\_\_, AD.\_\_\_\_\_.  
BY: GREG MOORE, PASTOR, LANDING PLACE CHURCH, INC.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY ADDRESS: \_\_\_\_\_



BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, BEARS S89°22'24"W AS MONUMENTED AT THE NORTH ONE-QUARTER CORNER OF SAID NORTHEAST ONE-QUARTER CORNER SECTION 6 BY A FOUND 3.25" ALUM. CAP MARKED "DEPT. OF TRANSPORTATION PLS NO 29039," BEING CITY OF COMMERCE CITY CONTROL DIAGRAM POINT NUMBER 33 AND MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 6 BY A FOUND 3.25" ALUM. CAP MARKED "COLO. DEPT OF TRANSPORTATION 1995 PLS 25382" BEING CITY OF COMMERCE CITY CONTROL DIAGRAM POINT NUMBER 36.

GENERAL NOTES:

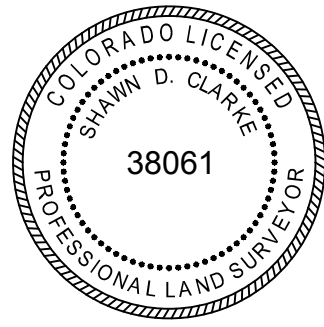
1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ATWELL, LLC OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP OF THIS TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND, OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.
3. FOR THE BOUNDARY OF THIS ANNEXATION MAP, ATWELL, LLC RELIED UPON THE BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY ATWELL, LLC DATED JUNE 9, 2015.

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 ANNEXATION DESCRIPTION = 4,092.54 FEET  
ONE-SIXTH OF TOTAL PERIMETER OF AREA = 682.09 FEET  
PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 516.78 FEET  
THE TOTAL CONTIGUOUS PERIMETER IS 18.37%, WHICH MEETS OR EXCEEDS THE 1/6 AREA REQUIRED.



SHAWN D. CLARKE, PLS  
COLORADO REG. NO. 38061  
FOR AND ON BEHALF OF  
ATWELL, LLC

CITY COUNCIL CERTIFICATE:

APPROVAL BY THE CITY OF COMMERCE CITY, CITY COUNCIL THIS \_\_\_\_  
DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

ATTEST: \_\_\_\_\_  
CITY CLERK MAYOR

ADAM'S 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\_\_\_\_.

BY: \_\_\_\_\_  
DEPUTY COUNTY CLERK AND RECORDER

RECEPTION NO: \_\_\_\_\_



REVISIONS	
1ST REVIEW COMMENTS	04/27/2017
2ND REVIEW COMMENTS	05/31/2017

SHEET 1 OF 2
File No. ANNEX NO. 1
Date Drawn 05/10/16
Drawn By ARR
Checked By SLB
Job No. 15000968

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ANNEXATION MAP

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

LOCATED IN THE SOUTHEAST ONE- QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST,  
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 2

NW CORNER OF  
NE 1/4 OF SECTION 6 FOUND  
3.25" ALUM. CAP MARKED  
"DEPT. OF TRANSPORTATION  
PLS NO 29039  
T1S R66W  
S 31  
S 6  
T2S R66W  
POINT #137"

EAST 120TH AVENUE

S89°22'24"W 2641.13'  
BASIS OF BEARING

NE CORNER OF SECTION 6  
FOUND 3.25" ALUM. CAP  
MARKED "COLO. DEPT OF TRANSPORTATION R66W  
S31 S32 T15  
S6 S5 T25  
1995 PLS 25382"

LEGEND:

	BOUNDARY OF LAND TO BE ANNEXED
	BOUNDARY OF LAND CONTIGUOUS TO THE PRESENT CITY OF COMMERCE LIMITS
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY LINE
	QUARTER SECTION LINE
	SECTION LINE
	SECTION CORNER
	MONUMENT FOUND, AS NOTED
	FOUND YELLOW PLASTIC CAP, RW BAYER, PLS 6973
	FOUND NAIL, AS NOTED
PIN	PARCEL ID NUMBER
N.A.P.	NOT A PART
(D)	DEED DISTANCE
RB	RADIAL BEARING LINE

LAND TO BE ANNEXED:

529.73' TOTAL PERIMETER CONTIGUOUS TO THE PRESENT CITY OF COMMERCE CITY LIMITS  
2884.41' TOTAL PERIMETER OF LAND TO BE ANNEXED  
% CONTIGUOUS =  $\frac{529.73'}{2884.41'} \times 100 = 18.37\%$

18.37% BEING GREATER THAN 1/6TH (16.66%)

ERROR IN CLOSURE: 1:874,066.67

BASIS OF BEARINGS:

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ERIC DOWDY  
PIN 0172306000019  
N.A.P.

LANDING PLACE CHURCH, INC.  
PIN 0172306000009  
N.A.P.  
BOOK 1348, PAGE 370

LANDING PLACE CHURCH, INC.  
6.655 ACRES

FOUND NAIL & BRASS TAG, PLS 6973

POINT OF BEGINNING

S88°14'55"W 1122.11'

S88°14'55"W 12.95'  
S89°09'24"W 30.00'

ANNEXED TO THE CITY OF  
COMMERCE CITY -AN-82-87  
FILE 16, MAP 679

DOWNEY SUBDIVISION  
(FILE 13, MAP 47)

LOT 1  
PATRICIA A BISANT  
PIN 0172306001001  
N.A.P.

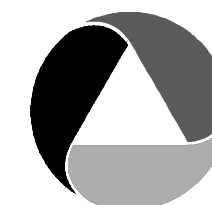
POINT OF COMMENCEMENT

SE CORNER OF SECTION 6  
FOUND 3.25" ALUM. CAP  
MARKED "LANE ENG SVC INC  
T2S R66W  
S6 S5  
S7 S8  
LS 16837"

FOUND 3.25" ALUM. CAP  
SURVEY POINT  
LS 10734  
N73°13'31"E  
44.46'



0' 150' 300' 450'  
SCALE: 1" = 150'



**ATWELL**

866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)  
143 UNION BOULEVARD, SUITE 700  
LAKEWOOD, CO 80228  
303.462.1100

REVISIONS

1ST REVIEW COMMENTS 04/27/2017  
2NDT REVIEW COMMENTS 05/31/2017

SHEET  
2  
OF 2

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