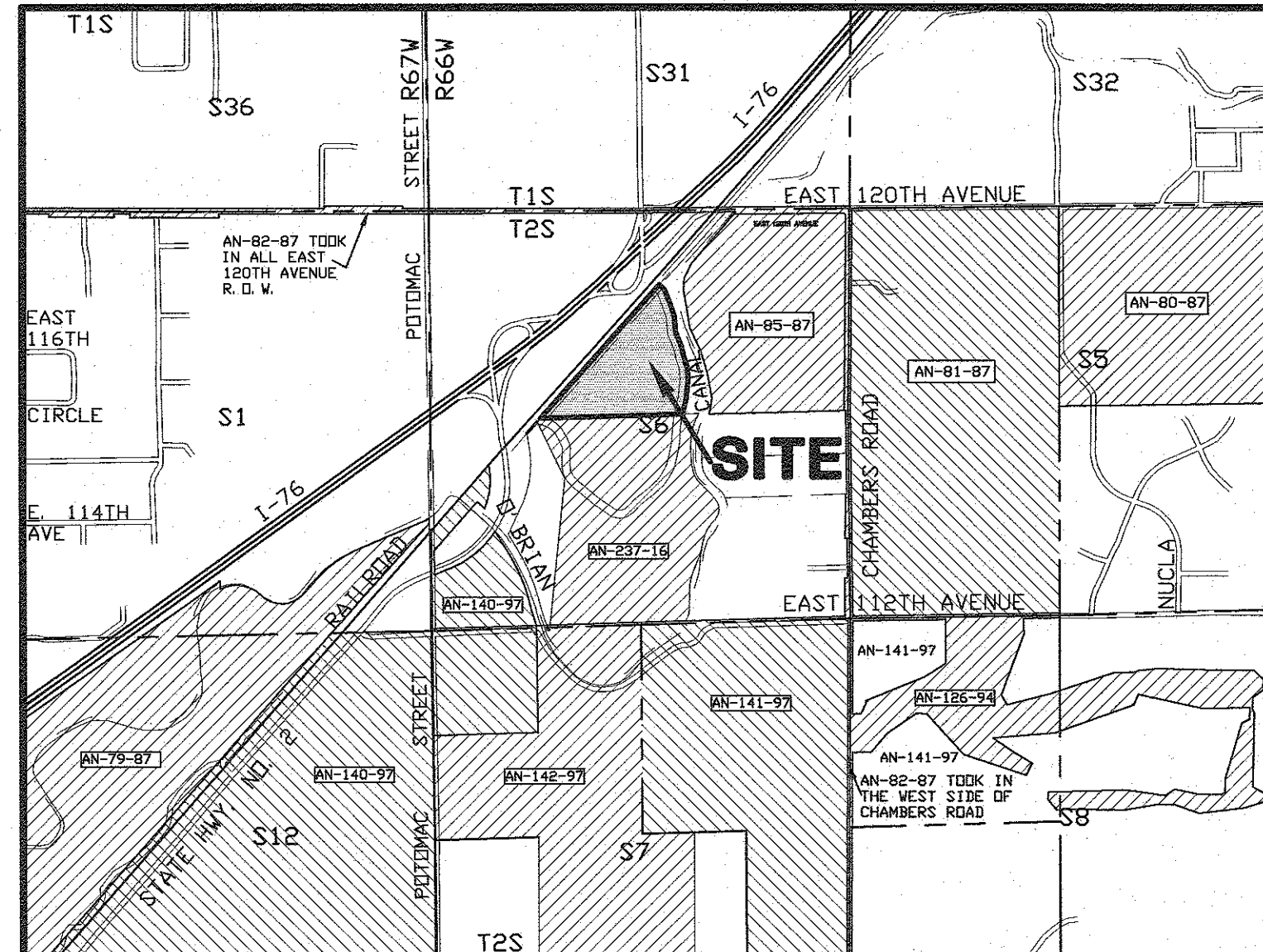


AN - 238 - 16
ANNEXATION MAP
TO THE CITY OF COMMERCE CITY, COLORADO
(FOR ANNEXATION PURPOSES ONLY)
SHEET 1 OF 2

VICINITY MAP
SCALE: 1"=2000'



NOTE: THIS VICINITY MAP IS FOR SITE LOCATION ONLY. SEE ENLARGED DRAWING FOR MORE INFORMATION AND DETAIL.

BASIS FOR BEARINGS:

THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (THE S.W. CORNER IS A 3-1/4" ALUMINUM CAP, CDOT, 2002, P.L.S. 29039 AND THE S.E. CORNER IS A 3-1/4" ALUMINUM CAP, 1998, P.L.S. 6973) OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, IS ASSUMED TO BEAR NORTH 88°21'33" EAST. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO. MONUMENTS ARE AS SHOWN HEREON.

NOTICE IS HEREBY GIVEN:

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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. 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.

FOR THE BOUNDARY OF THIS ANNEXATION MAP, R.W. BAYER & ASSOCIATES, INC. RELIED UPON THE ALTA/ACSM LAND TITLE SURVEY PERFORMED BY R.W. BAYER & ASSOCIATES, INC. DATED FILE NO. 6-2S.66-44L.

ANNEXATION DESCRIPTION:

A PART OF THE NORTH ONE-HALF OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 6, THENCE NORTH 88°22'31" EAST ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 6, A DISTANCE OF 1394.23 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILROAD AND THE POINT OF BEGINNING; THENCE NORTH 41°24'17" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2264.83 FEET TO THE EASTERLY LINE OF THE BURLINGTON DITCH; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TEN (10) COURSE AND DISTANCES: THENCE 1) SOUTH 45°08'23" EAST A DISTANCE OF 90.48 FEET; THENCE 2) SOUTH 23°09'58" EAST A DISTANCE OF 78.48 FEET; THENCE 3) SOUTH 19°19'44" EAST A DISTANCE OF 275.54 FEET; THENCE 4) SOUTH 04°28'12" EAST A DISTANCE OF 213.24 FEET; THENCE 5) SOUTH 21°45'53" EAST A DISTANCE OF 196.69 FEET; THENCE 6) SOUTH 13°14'59" EAST A DISTANCE OF 116.30 FEET; THENCE 7) SOUTH 17°06'12" EAST A DISTANCE OF 164.49 FEET; THENCE 8) SOUTH 04°29'23" EAST A DISTANCE OF 143.24 FEET; THENCE 9) SOUTH 06°27'20" WEST A DISTANCE OF 252.74 FEET; THENCE 10) SOUTH 13°13'47" WEST A DISTANCE 197.73 FEET TO THE EAST-WEST CENTERLINE OF SAID SECTION 6, ALSO BEING ON THE PRESENT CITY OF COMMERCE CITY LIMITS LINE AS SHOWN IN THE ANNEXATION MAP TO THE CITY OF COMMERCE CITY (AN-237-16) RECORDED IN RECEPTION NO. _____, ADAMS COUNTY RECORDS; THENCE SOUTH 88°22'31" WEST ALONG SAID EAST-WEST CENTERLINE LINE AND ALONG SAID PRESENT CITY OF COMMERCE CITY LIMITS LINE, A DISTANCE OF 1786.95 FEET TO THE POINT OF BEGINNING. CONTAINS 37.952 ACRES MORE OR LESS.

EXECUTED THIS _____ DAY OF _____, AD 20_____.

CITY OF COMMERCE CITY, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO:

ACKNOWLEDGEMENT:

STATE OF COLORADO)
COUNTY OF ADAMS) ss

THE FOREGOING WAS ACKNOWLEDGED BY ME THIS _____ DAY OF _____, 20_____, BY _____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
MY ADDRESS IS: _____

Prepared By:
R. W. BAYER & ASSOCIATES, INC.
2090 EAST 104TH AVENUE, SUITE 200
THORNTON, COLORADO 80233-4316
(303) 452-4433 FAX: (303) 452-4515
CAD FILE: CC15100A2/CC15100A2.DWG

Date Prepared: AUGUST 26, 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= 5,780.70 FEET
ONE-SIXTH OF TOTAL PERIMETER OF AREA = 963.45 FEET
PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS= 1,786.95 FEET
THE TOTAL CONTIGUOUS PERIMETER IS 30.91%, WHICH MEETS OR EXCEEDS THE 1/6 AREA REQUIRED.

RAYMOND W. BAYER, L.S. NO. 6973
ADDRESS: 2090 E. 104TH AVE., SUITE 200,
THORNTON, CO. 80233

DATE: _____

CITY COUNCIL CERTIFICATE:

APPROVAL BY THE 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 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: _____

S. W. COR. N. W. 1/4
SEC. 6, T. 2S., R. 66W.
(EXISTING 3-1/4"
ALUMINUM CAP, CDDT,
2002. P. L. S. 29039)

POINT OF BEGINNING

1394.23'
N88°22'31"E 2653.28'

COLORADO STATE
HIGHWAY NO. 2

BOOK 215. PAGE 562

S.W. 1/4 SEC. 6

ROAD PETITION NO. 122
 ESTABLISHED 12-15-1988
 GRANTING COUNTY RECORDS
 PAGE 325-333 80' RECORDS
 (NO VISIBLE ROADWAY) D.W.

BURLINGTON NORTHERN AND SANTA FE RAILROAD
 NORTHERN AND SANTA FE RAILROAD

N.W. 1/4 SEC. 6
 EXED
 S TO THE
 IMITS
 TO PRESENT
 BE ANNEXED
 0.91%
 .66%)

(200' RIGHT-OF-WAY)
 SOUTHEASTLY RIGHT-OF-WAY BURLINGTON
 N41°24'17"E 2264.83'

LAND
 CONTA

ANNEXED TO THE CITY OF
COMMERCE CITY IN
AN-237-16, RECEPTION
_____,
ADAMS COUNTY RECORDS

SUBJECT TO
100' RIGHT-OF-WAY
OR EASEMENT FOR
BURLINGTON DITCH
(NO DOCUMENTATION)

O'BRIAN CANAL

... RIGHT-OF-WAY)

ANNEXED TO THE CITY OF
COMMERCE CITY IN
AN-85-87, FILE 16, MAP
693, ADAMS COUNTY RECORDS

S. E. COR. N. E. $\frac{1}{4}$
SEC. 6, T. 2S., R. 66W.
(EXISTING 2-1/2" ALUMINUM
CAP, ILLEGIBLE, IN RANGE
BOX)

SOUTH LINE N. E. $\frac{1}{4}$ SEC. 6

UNPLATTED

S.E. 1/4 SEC. 6

UNPLATTED

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
2090 EAST 104TH AVENUE, SUITE 200
THORNTON, COLORADO 80233-4316
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Date Prepared: AUGUST 26, 2015