

AN - 237 - 16
ANNEXATION MAP
TO THE CITY OF COMMERCE CITY, COLORADO
 (FOR ANNEXATION PURPOSES ONLY)
 SHEET 1 OF 2

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: CC15100A1/CC15100A1.DWG

Date Prepared: AUGUST 20, 2015
 REVISED: 04-26-2016 COMMENTS PER CITY
 REVISED: 05-21-2016 ADD LEGAL PER CITY

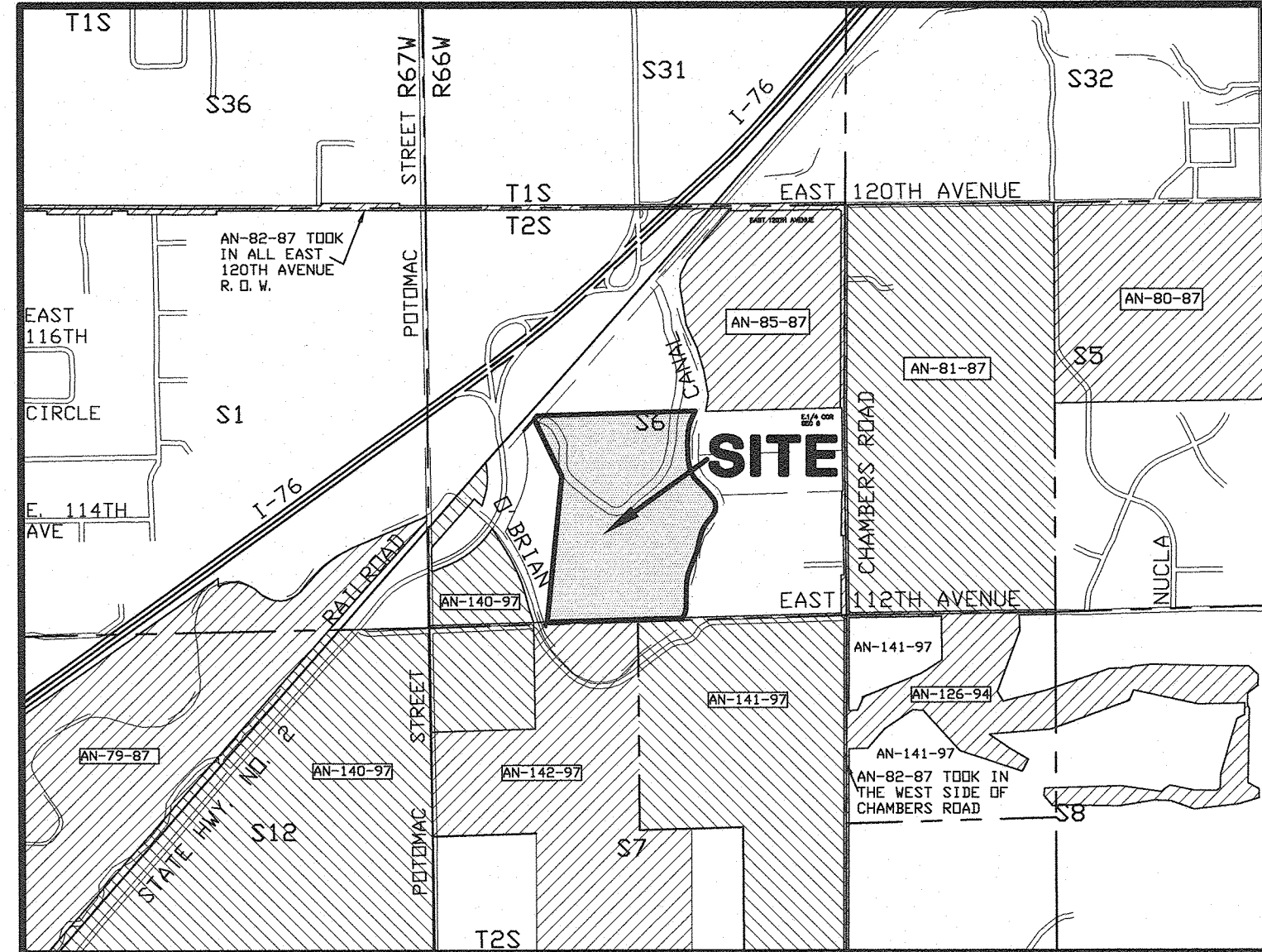
ANNEXATION DESCRIPTION:

A PART OF THE SOUTH 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 SOUTHWEST ONE-QUARTER OF SAID SECTION 6,
 THENCE NORTH 88°21'23" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 6, A DISTANCE OF 1484.50 FEET TO THE SOUTHEAST CORNER OF FIORE INDUSTRIAL SUBDIVISION REPLAT AS RECORDED IN RECEPTION NO. 2007000104743, ADAMS COUNTY RECORDS; THENCE NORTH 05°56'32" EAST ALONG THE EAST LINE OF SAID FIORE INDUSTRIAL SUBDIVISION REPLAT A DISTANCE OF 30.27 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE LINE PROLONGED OF NORTH 05°56'32" EAST AND ALONG THE EAST LINE OF SAID FIORE INDUSTRIAL SUBDIVISION REPLAT, A DISTANCE OF 1860.83 FEET; THENCE NORTH 25°46'56" WEST ALONG SAID EAST LINE A DISTANCE OF 799.63 FEET TO THE NORTHEAST CORNER OF SAID FIORE INDUSTRIAL SUBDIVISION REPLAT AND ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 122 AS ESTABLISHED IN PAGE 526-533, ARAPAHOE COUNTY RECORDS AND BY THE ADAMS COUNTY ROAD PETITION NO. 122; THENCE NORTH 41°25'00" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 61.96 FEET TO THE EAST-WEST CENTERLINE OF SAID SECTION 6; THENCE NORTH 88°22'31" EAST ALONG SAID EAST-WEST CENTERLINE, A DISTANCE OF 1994.26 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE "AS CONSTRUCTED" O'BRIAN CANAL PER BOOK 47 AT PAGE 53, ADAMS COUNTY RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING EIGHTEEN (18) COURSES AND DISTANCES: THENCE 1) SOUTH 24°43'01" WEST A DISTANCE OF 128.36 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, THE RADIUS OF SAID CURVE IS 444.18 FEET; THE DELTA OF SAID CURVE IS 21°44'19", THE CHORD OF SAID CURVE BEARS SOUTH 13°50'52" WEST, 167.52 FEET; THENCE 2) ALONG THE ARC OF SAID CURVE, A DISTANCE OF 168.53 FEET TO THE END OF SAID CURVE; THENCE 3) SOUTH 02°58'42" WEST A DISTANCE OF 137.91 FEET; THENCE 4) SOUTH 02°01'14" EAST A DISTANCE OF 184.21 FEET; THENCE 5) SOUTH 09°51'50" EAST A DISTANCE OF 100.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, THE RADIUS OF SAID CURVE IS 364.63 FEET; THE DELTA OF SAID CURVE IS 35°26'30", THE CHORD OF SAID CURVE BEARS SOUTH 27°35'05" EAST, 221.97 FEET; THENCE 6) ALONG THE ARC OF SAID CURVE, A DISTANCE OF 225.55 FEET TO THE END OF SAID CURVE; THENCE 7) SOUTH 45°18'20" EAST A DISTANCE OF 133.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE RADIUS OF SAID CURVE IS 1084.15 FEET; THE DELTA OF SAID CURVE IS 04°34'00", THE CHORD OF SAID CURVE BEARS SOUTH 43°01'20" EAST, 86.39 FEET; THENCE 8) ALONG THE ARC OF SAID CURVE, A DISTANCE OF 86.41 FEET TO THE END OF SAID CURVE; THENCE 9) SOUTH 40°44'24" EAST A DISTANCE OF 41.66 FEET TO THE BEGINNING OF CURVE TO THE RIGHT, THE RADIUS OF SAID CURVE IS 190.78 FEET; THE DELTA OF SAID CURVE IS 79°33'10", THE CHORD OF SAID CURVE BEARS SOUTH 00°57'49" EAST, 244.12 FEET; THENCE 10) ALONG THE ARC OF SAID CURVE, A DISTANCE OF 264.90 FEET TO THE END OF SAID CURVE; THENCE 11) SOUTH 38°48'46" WEST A DISTANCE OF 104.79 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, THE RADIUS OF SAID CURVE IS 458.73 FEET; THE DELTA OF SAID CURVE IS 26°35'54", THE CHORD OF SAID CURVE BEARS SOUTH 25°30'49" WEST, 211.05 FEET; THENCE 12) ALONG THE ARC OF SAID CURVE, A DISTANCE OF 212.96 FEET TO THE END OF SAID CURVE; THENCE 13) SOUTH 12°12'52" WEST A DISTANCE OF 116.92 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE RADIUS OF SAID CURVE IS 849.30 FEET; THE DELTA OF SAID CURVE IS 11°07'08", THE CHORD OF SAID CURVE BEARS SOUTH 17°46'26" WEST, 164.56 FEET; THENCE 14) ALONG THE ARC OF SAID CURVE, A DISTANCE OF 164.82 FEET TO THE END OF SAID CURVE; THENCE 15) SOUTH 23°20'00"W A DISTANCE OF 120.33 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, THE RADIUS OF SAID CURVE IS 866.42 FEET; THE DELTA OF SAID CURVE IS 22°54'05", THE CHORD OF SAID CURVE BEARS SOUTH 11°52'58" WEST, 264.60 FEET; THENCE 16) ALONG THE ARC OF SAID CURVE, A DISTANCE OF 266.37 FEET TO THE END OF SAID CURVE; THENCE 17) SOUTH 00°25'55" WEST A DISTANCE 246.02 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE RADIUS OF SAID CURVE IS 215.13 FEET; THE DELTA OF SAID CURVE IS 39°47'07", THE CHORD OF SAID CURVE BEARS SOUTH 20°19'29" WEST, 146.40 FEET; THENCE 18) ALONG THE ARC OF SAID CURVE, A DISTANCE OF 149.38 FEET TO THE NORTH RIGHT OF WAY LINE OF EAST 112TH AVENUE AND ON THE PRESENT CITY OF COMMERCE CITY LIMITS LINE AS SHOWN IN THE ANNEXATION MAP TO THE CITY OF COMMERCE CITY (AN-141-97) RECORDED IN FILE 17 AT MAP 826, ADAMS COUNTY RECORDS; THENCE SOUTH 88°22'15" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG SAID PRESENT CITY OF COMMERCE CITY LIMITS LINE, A DISTANCE OF 558.68 FEET TO THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 6; THENCE SOUTH 88°21'23" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE PRESENT CITY OF COMMERCE CITY LIMITS LINE AS SHOWN IN THE ANNEXATION MAP TO THE CITY OF COMMERCE CITY (AN-142-97) RECORDED IN FILE 17 AT MAP 827, ADAMS COUNTY RECORDS, A DISTANCE OF 1145.79 FEET TO THE POINT OF BEGINNING. CONTAINS 4,712,631 SQUARE FEET OR 108.187 ACRES MORE OR LESS. EXCEPT THAT PART OF SECOND CREEK OUTLET DITCH DESCRIBED IN BOOK 47 AT PAGE 33, ADAMS COUNTY RECORDS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.; THENCE NORTH 00°01'14" EAST ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 30.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 112TH AVENUE; THENCE NORTH 88°22'15" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 305.85 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE LINE PROLONGED OF NORTH 88°22'15" EAST AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 50.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE RADIUS OF SAID CURVE IS 229.54 FEET; THE DELTA OF SAID CURVE IS 04°05'18", THE CHORD OF SAID CURVE BEARS NORTH 01°23'39" WEST, 16.38 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 16.38 FEET TO THE END OF SAID CURVE; THENCE NORTH 00°39'00" WEST A DISTANCE OF 420.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, THE RADIUS OF SAID CURVE IS 944.18 FEET; THE DELTA OF SAID CURVE IS 06°14'00", THE CHORD OF SAID CURVE BEARS NORTH 03°46'00" WEST, 102.67 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 102.72 FEET TO THE END OF SAID CURVE; THENCE NORTH 06°53'00" WEST A DISTANCE OF 420.00 FEET; THENCE SOUTH 83°07'00" WEST A DISTANCE OF 50.00 FEET; THENCE SOUTH 06°53'00" EAST A DISTANCE OF 420.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE RADIUS OF SAID CURVE IS 894.18 FEET; THE DELTA OF SAID CURVE IS 06°14'00", THE CHORD OF SAID CURVE BEARS SOUTH 03°46'00" EAST, 97.23 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 97.28 FEET TO THE END OF SAID CURVE; THENCE

VICINITY MAP

SCALE: 1"=2000'



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

SOUTH 00°39'00" EAST A DISTANCE OF 420.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE RADIUS OF SAID CURVE IS 179.55 FEET; THE DELTA OF SAID CURVE IS 05°30'18", THE CHORD OF SAID CURVE BEARS SOUTH 02°06'09" WEST, 17.24 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.25 FEET TO THE END OF SAID CURVE, AND TO THE POINT OF BEGINNING.
 LAND TO BE ANNEXED CONTAINS 4,664,790 SQUARE FEET OR 107.089 ACRES MORE OR LESS (EXCLUDES EXCEPTED PARCEL)

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: _____

BASIS FOR BEARINGS:

THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (THE S.W. CORNER I A 3-1/4" ALUMINUM CAP, P.L.S. 11805 AND THE S.E. CORNER I A 3-1/4" ALUMINUM CAP, P.L.S. 25384) 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°21'23" 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.

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:

PER CRS 31-12-104 CONTIGUITY NOT AFFECTED BY THE EXISTENCE OF A NATURAL OR ARTIFICIAL WATERWAY BETWEEN THE ANNEXING MUNICIPALITY AND THE LAND PROPOSED TO BE ANNEXED.

TOTAL PERIMETER OF ANNEXATION DESCRIPTION= 9,274.12 FEET
 ONE-SIXTH OF TOTAL PERIMETER OF AREA = 1,545.69 FEET
 PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS= 1,704.47 FEET
 THE TOTAL CONTIGUOUS PERIMETER IS 18.38%, 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

CITY COUNCIL CERTIFICATE:

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

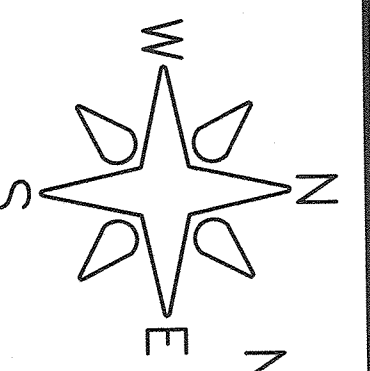
ATTEST: _____
 CITY CLERK MAYOR

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: _____



N.W. 1/4 SEC. 6

N.E. 1/4 SEC. 6

SCALE: 1"=200'

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

SHEET 2 OF 2

AN - 237 - 16

RECEPTION #20050527000564980, ADAMS COUNTY RECORDS (NOTE: THE EXCEPTED PARCEL IN BOOK 215, AT PAGE 3 DOES NOT LIE WITH THIS PARCEL. THIS PARCEL CONTAINS 34, 874 ACRES MORE OR LESS)

ROAD PETITION NO. 122 (SEE ADAMS COUNTY RECORDS, BOOK 326-533, P. 11, 12)

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

DOWNER: HUGO RODRIGUEZ
ADAMS COUNTY RECORDS #200700065015

CENTERLINE 'AS-CONSTRUCTED' D'BRIAN CANAL PER BOOK 44, PAGE 342, ADAMS COUNTY RECORDS

N.W. CDR. S.W. 1/4 SEC. 6, T. 2S., R. 66W. (EXISTING 3-1/4' ALUMINUM CAP, CDDT, 2002, P. L.S. 29039)

CENTER CORNER SEC. 6, T. 2S., R. 66W. (EXISTING 3-1/4' ALUMINUM CAP, P. L.S. 6973, 1998)

S02° 58' 42" N 137.91' CENTERLINE 'AS-CONSTRUCTED' D'BRIAN CANAL PER BOOK 47, PAGE 53, ADAMS COUNTY RECORDS

S09° 51' 50" E 100.02' A= 35° 26' 30' R= 364.63' L= 225.55' Ch= S27° 35' 05" E 221.97'

UNPLATTED

50' PERMANENT EASEMENT TO CDDT, BOOK 5324 AT PAGE 518 50' PERMANENT EASEMENT TO EASTERN BOOK 5500 AT PAGE 843

LAND TO BE ANNEXED
CONTAINS 108.187 ACRES MORE OR LESS

S.W. 1/4

SEC. 6

LAND TO BE ANNEXED:
DENOTES: BOUNDARY OF LAND TO BE ANNEXED
DENOTES: BOUNDARY OF LAND CONTIGUOUS TO THE PRESENT CITY OF COMMERCE LIMITS
TOTAL PERIMETER CONTIGUOUS TO PRESENT COMMERCE CITY LIMITS LINE
1704.47' DENOTES
% CONTIGUOUS = 1704.47' x 100 = 18.38%
9274.12' DENOTES: TOTAL PERIMETER OF LAND TO BE ANNEXED
18.38% BEING GREATER THAN 1/6TH (16.66%)
ERROR IN CLOSURE: 1:5,796,326.250

EXCEPTED SECOND CREEK OUTLET DITCH
CENTERLINE 'AS-DESCRIBED' SECOND CREEK OUTLET DITCH 50' RIGHT-OF-WAY PER PER BOOK 47, PAGE 33, ADAMS COUNTY RECORDS

O'BRIAN CANAL
LOT 2, FLORE INDUSTRIAL SUBDIVISION REPLAT

S.W. CDR. S.W. 1/4 SEC. 6, T. 2S., R. 66W. (EXISTING 3-1/4' ALUMINUM CAP, P. L.S. 11805)

ANNEXED TO THE CITY OF COMMERCE CITY IN AN-140-97, FILE 17, MAP 826, ADAMS COUNTY RECORDS

LOT 1, BLOCK 12, TURNBERRY FILING NO. 1 (RECEPTION # 20050630000693950, ADAMS COUNTY RECORDS)

EAST 112TH AVENUE
120' RIGHT-OF-WAY PER PLAT OF TURNBERRY FILING NO. 1

ANNEXED TO THE CITY OF COMMERCE CITY IN AN-142-97, FILE 17, MAP 827, ADAMS COUNTY RECORDS (CENTERLINE OF AN 80' RIGHT-OF-WAY, PER BOOK 69 PAGE 145, ADAMS COUNTY RECORDS)

POINT OF COMMENCEMENT EXCEPTED PARCEL
ANNEXED TO THE CITY OF COMMERCE CITY IN AN-141-97, FILE 17, MAP 826, ADAMS COUNTY RECORDS (RECEPTION # C1159773, ADAMS COUNTY RECORDS)

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R. W. BAYER & ASSOCIATES, INC.
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Date Prepared: AUGUST 18, 2015
REVISED 04-26-2016 PER CITY COMMENTS
REVISED: 05-21-2016 ADD LEGAL PER CITY

POINT OF BEGINNING
SOUTH LINE S.W. 1/4 SEC. 6
(BASIS OF BEARINGS)

30' RIGHT-OF-WAY PER ROAD PETITION #568, BOOK 4, PAGE 450 ADAMS COUNTY RECORDS
30' EXCEPTED FOR EAST 112TH AVENUE RIGHT-OF-WAY
30' EXCEPTED FOR EAST 112TH AVENUE RIGHT-OF-WAY

NORTH RIGHT-OF-WAY LINE EAST 112TH AVENUE
S.W. CDR. S.W. 1/4 SEC. 6, T. 2S., R. 66W. (EXISTING 3-1/4' ALUMINUM CAP, CDDT, 1995, P. L.S. 25384)

500° 39' 00" E 420.00'
N06° 53' 00" W 420.00'
S06° 53' 00" E 420.00'
S88° 22' 15" W 558.68'

500° 25' 55" W 246.02'
S88° 22' 15" W 2631.77'

S00° 25' 55" W 246.02'
A= 22° 54' 05' R= 666.42' L= 266.37' Ch= S11° 52' 58" W 264.60'

S23° 20' 00" W 120.33'
C1 - A= 04° 05' 18" R= 229.54' L= 16.38' Ch= N01° 23' 39" E 16.38'

C-2 - A= 05° 30' 18" R= 179.54' L= 17.25' Ch= S02° 06' 09" W 17.24'

S02° 01' 14" E 184.21'

S24° 43' 01" W 128.36'

S88° 22' 31" W 2615.38'

S02° 58' 42" N 137.91'

S45° 18' 20" E 133.88'

S40° 44' 24" E 41.66'

S38° 48' 46" W 104.79'

S12° 12' 52" W 116.92'

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