

AN - 234 - 15
ANNEXATION MAP
TO THE CITY OF COMMERCE CITY, COLORADO
(FOR ANNEXATION PURPOSES ONLY)
SHEET 1 OF 2

BASIS FOR BEARINGS:

THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEARS N89°39'50"E, TAKEN FROM THE CONTROL DIAGRAM, CITY OF COMMERCE CITY, PREPARED BY JR ENGINEERING LTD., DATED 08-04-99. 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 BOUNDARY SURVEY AND TOPOGRAPHIC MAP PERFORMED BY R.W. BAYER & ASSOCIATES, INC. DATED DECEMBER 02, 2014, FILE NO.: 28-27-200L AND THE ANNEXATION MAP TO THE CITY OF COMMERCE CITY (AN-44-80), AREA B RECORDED IN FILE 14 AT MAP 693, ADAMS COUNTY RECORDS.

LAND TO BE ANNEXED (AN ENCLAVE):

850.00' DENOTES TOTAL PERIMETER CONTIGUOUS TO PRESENT COMMERCE CITY LIMITS LINE

850.00' DENOTES: TOTAL PERIMETER OF LAND TO BE ANNEXED

$$\% \text{ CONTIGUOUS} = \frac{850.00'}{850.00'} \times 100 = 100\%$$

TOTAL CONTIGUOUS PERIMETER IS 100%, WHICH MEETS OR EXCEEDS THE 1/6 AREA REQUIRED.

VICINITY MAP
SCALE: 1"=2000'



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

ANNEXATION DESCRIPTION: (AN ENCLAVE)

LOTS 3 THROUGH 14 INCLUSIVE, BLOCK 47, IRONDALE, SAID LOTS BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, SAID BLOCK 47, SAID CORNER ALSO BEING ON THE PRESENT CITY OF COMMERCE CITY LIMITS LINE AS SHOWN ON THE ANNEXATION MAP TO THE CITY OF COMMERCE CITY (AN-44-80), AREA B RECORDED IN FILE 14 AT MAP 693, ADAMS COUNTY RECORDS; THENCE NORTH 89°48'39" EAST ALONG THE NORTH LINE OF LOT 3, SAID BLOCK 47 AND ALONG SAID PRESENT CITY OF COMMERCE CITY LIMITS LINE, A DISTANCE OF 125.00 FEET TO THE NORTHEAST CORNER OF LOT 3, SAID BLOCK 47; THENCE SOUTH 00°17'37" WEST ALONG THE EAST LINE OF LOTS 3 THROUGH 14 (INCLUSIVE), SAID BLOCK 47 AND ALONG SAID PRESENT CITY OF COMMERCE CITY LIMITS LINE, A DISTANCE OF 300.00 FEET TO THE SOUTHEAST CORNER OF LOT 14, SAID BLOCK 47; THENCE SOUTH 89°48'39" WEST ALONG THE SOUTH LINE OF LOT 14, SAID BLOCK 47 AND ALONG SAID PRESENT CITY OF COMMERCE CITY LIMITS LINE, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER OF LOT 14, SAID BLOCK 47; THENCE NORTH 00°17'37" EAST ALONG THE WEST LINE OF LOTS 3 THROUGH 14 (INCLUSIVE), SAID BLOCK 47 AND ALONG SAID PRESENT CITY OF COMMERCE CITY LIMITS LINE, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING. CONTAINS 37,499 SQUARE FEET OR 0.8609 ACRES MORE OR LESS.

EXECUTED THIS _____ DAY OF _____, AD 20_____.

MANUEL ORNELAS

DEBORAH A ORNELAS

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= 850.00 FEET
ONE-SIXTH OF TOTAL PERIMETER OF AREA = 141.67 FEET
PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS= 850.00 FEET
THE TOTAL CONTIGUOUS PERIMETER IS 100%, 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:

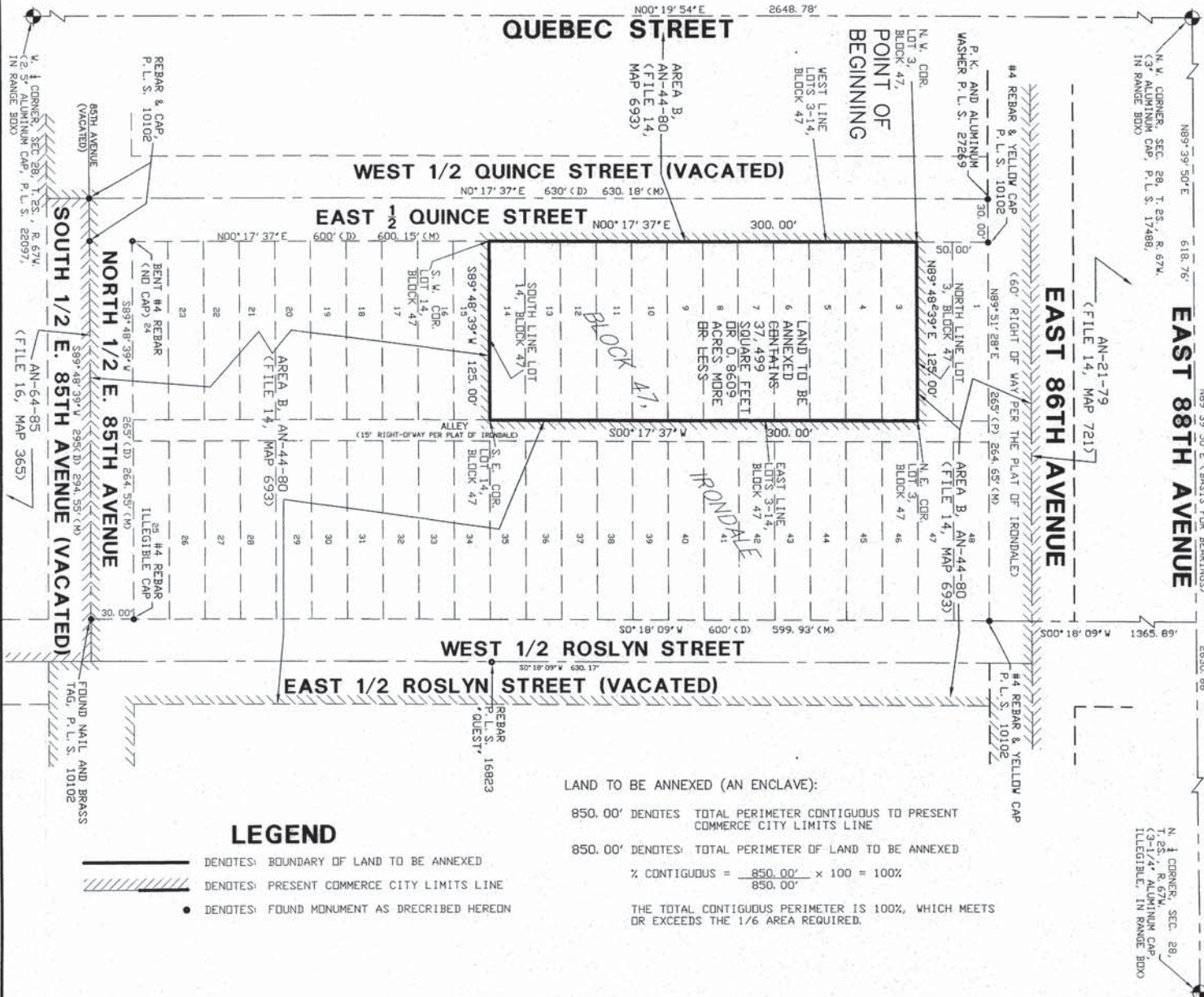
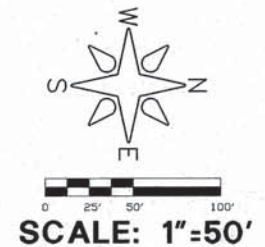
THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____ M. ON THE _____ DAY OF _____, A.D., 20_____.

BY: _____
DEPUTY COUNTY CLERK AND RECORDER

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 T14204ANN/T14204ANN1.DWG
Date Prepared: JANUARY 09, 2015

RECEPTION NO: _____

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ANNEXATION MAP
 TO THE CITY OF COMMERCE CITY, COLORADO
 (FOR ANNEXATION PURPOSES ONLY)
 SHEET 2 OF 2



LEGEND

- DENOTES: BOUNDARY OF LAND TO BE ANNEXED
- DENOTES: PRESENT COMMERCE CITY LIMITS LINE
- DENOTES: FOUND MONUMENT AS DESCRIBED HEREON

LAND TO BE ANNEXED (AN ENCLAVE):

850.00' DENOTES TOTAL PERIMETER CONTIGUOUS TO PRESENT COMMERCE CITY LIMITS LINE

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