ANNEXATION MAP

TO THE CITY OF COMMERCE CITY, COLORADO (FOR ANNEXATION PURPOSES ONLY)
THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

ANNEXATION DESCRIPTION

A PARCEL OF LAND BEING THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

<u>COMMENCING</u> AT THE EAST QUARTER CORNER OF SAID SECTION 7, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 7 BEARS SOUTH 00°10'59" EAST, A DISTANCE OF 2,653.09 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, SOUTH 88°37'20" WEST, A DISTANCE OF 1,312.16 FEET TO THE CENTER-EAST SIXTEENTH CORNER OF SAID SECTION 7 AND THE WESTERLY BOUNDARY OF THE ANNEXATION TO THE CITY OF COMMERCE CITY NO. AN-141-97 AND THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7 AND SAID WESTERLY BOUNDARY, SOUTH 00°12'18" WEST, A DISTANCE OF 1,318.46 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7;

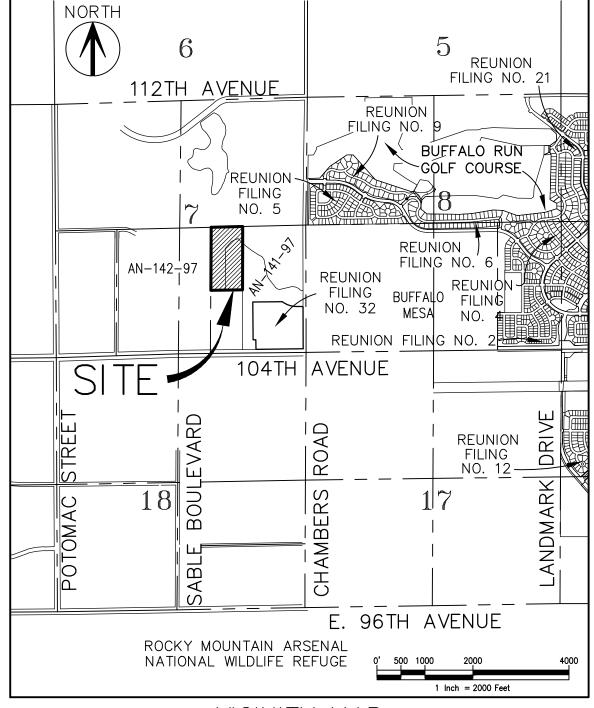
THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, SOUTH 88°58'56" WEST, A DISTANCE OF 660.47 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE EASTERLY BOUNDARY OF THE ANNEXATION TO THE CITY OF COMMERCE CITY NO. AN-142-97;

THENCE ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND SAID EASTERLY BOUNDARY, NORTH 00°24'02" EAST, A DISTANCE OF 1,314.45 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHERLY BOUNDARY OF SAID ANNEXATION NO. AN-141-97;

THENCE ALONG THE NORTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND SAID SOUTHERLY BOUNDARY, NORTH 88°37'20" EAST, A DISTANCE OF 656.08 FEET TO THE <u>POINT OF BEGINNING</u>.

CONTAINING 19.887 ACRES (866,291 SQ. FT.), MORE OR LESS.

EXECUTED THIS	DAY OF			A.D., 20		
SHEA HOMES LIMITED	PARTNERSHIP, A	CALIFORNIA	LIMITED	PARTNERSHIP		
BY:			BY: _			_
	. ASSISTANT	SECRETARY			. AUTHORIZED	AGENT



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- 1. BASIS OF BEARINGS: THE EAST-WEST CENTER LINE OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE EAST END BY A NO. 6 REBAR W/ 3-1/4" ALUMINUM CAP STAMPED "1994 PLS 8677 RW BAYER" IN A MONUMENT BOX, AND AT THE WEST END BY A NO. 6 REBAR W/ 3-1/4" ALUMINUM CAP STAMPED "1998 PLS 30822 JR ENG. LTD" IN A MONUMENT BOX, ASSUMED TO BEAR NORTH 88°37'20" EAST.
- 2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND AT THE REQUEST OF THE CLIENT, EASEMENTS, RIGHTS—OF—WAY OR ANY OTHER CLAIMS OR RIGHTS, BOTH RECORDED OR UNRECORDED, ARE NOT SHOWN.
- 3. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 4. THIS MAP IS FOR ANNEXATION PURPOSES ONLY, NO MONUMENTS WERE SET.
- 5. DATE OF SURVEY: THE FIELDWORK FOR THIS SURVEY WAS PERFORMED ON SEPTEMBER 04, 2016

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 AREA CONSIDERED FOR ANNEXATION = 3,949.46'
- ONE-SIXTH OF TOTAL PERIMETER OF AREA = 658.24'
- PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 3,288.99'

THE TOTAL CONTIGUOUS PERIMETER IS 83.28%, WHICH MEETS OR EXCEEDS THE 1/6 AREA REQUIRED.

DEREK S. BROWN PLS NO. 38064 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC. 300 E. MINERAL AVENUE, SUITE 1 LITTLETON, CO. 80122 (303) 713-1898

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 CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CITY	COUNCIL	CERTIFICATE

COUNTY CLERK AND RECORDER

PROVAL BY CITY OF COMMERCE CITY, CITY COUNCIL THIS
Y OF A.D
TEST:
27.01.521.
Y CLERK
YOR

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS	MAP WAS	FILED	FOR REC	ORD IN	I THE	OFFICE	OF	THE	ADA	MS	COUNTY	CLERK
AND	RECORDER	, IN TH	IE STATE	OF C	OLORA	ADO, AT		M.	ON	THE	·	DAY
OF .					A	.D., 20_						

Y:			
١.	DEPUTY		
		RECEPTION NO.	



AN - 245 - 17ANNEXATION MAP

TO THE CITY OF COMMERCE CITY, COLORADO (FOR ANNEXATION PURPOSES ONLY) THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2 N 1/4 CORNER SECTION 7, NE 1/4, SEC. 7, <u>POINT OF</u> T2S, R66W, 6TH P.M. T.2S., R.66W., SIXTH P.M. NW CORNER E 1/2, POINT OF BEGINNING <u>COMMENCEMENT</u> RECOVERED 2" ALUMINUM PIPE NW 1/4, SE 1/4 C-E 1/16 CORNER SECTION 7, W/ 3-1/4" ALUMINUM CAP-E 1/4 CORNER SECTION 7. SECTION 7,_ T2S, R66W, 6TH P.M. **UNPLATTED** NW 1/4, SEC. 7, STAMPED "COLO DEPT OF T2S, R66W, 6TH P.M. W 1/4 CORNER SECTION 7, T2S, R66W, 6TH P.M. RECOVERED NO. 6 REBAR T.2S., R.66W., SIXTH P.M. -RECOVERED NO. 6 REBAR TRANSPORTATION 1995 PLS T2S, R66W, 6TH P.M. NO MONUMENT W/ 3-1/4" ALUMINUM CITY OF W/ 3-1/4" ALUMINUM RECOVERED NO. 6 REBAR 25384" IN A MONUMENT BOX RECOVERED OR SET CAP STAMPED "2000 COMMERCE CITY **UNPLATTED** CAP STAMPED "1994 -W/ 3—1/4" ALUMINUM AN-141-97 25369 J.R. ENG." CITY OF PLS 8677 RW BAYER" CAP STAMPED "1998 COMMERCE CITY IN A MONUMENT BOX PLS 30822 JR ENG. LTD" AN-142-97 NORTH LINE OF THE W 1/2, S88°37'20"W 1312.16' IN A MONUMENT BOX NW 1/4, SE 1/4 OF SEC. 7 NORTH LINE OF THE NE 1/4, SE 1/4 OF SEC. 7 N88°36'44"E 1308.17' N88°37′57"E 1280.52° N88'37'20"E 656.08 N88°37'20"E NORTH LINE OF THE E 1/2, *656.08*′ NW 1/4, SE 1/4 OF SEC. 7 C 1/4 SECTION 7, T2S, R66W, 6TH P.M. C-W 1/16 CORNER SECTION 7, NO MONUMENT **UNINCORPORATED** T2S, R66W, 6TH P.M. RECOVERED OR SET ADAMS COUNTY RECOVERED NO. 6 REBAR WITHOUT A CAP ATTACHED A 3-1/4" 174 SE 1/1 1314.4 E 1/2, NW 1/4, "E 2653.09' E SE 1/4 OF SEC. BEARINGS) W 1/2, NW 1/4, ALUMINUM CAP STAMPED NE 1/4, SE 1/4 SEC. 7, SE 1/4 SEC. 7, SE 1/4 SEC. 7, "2016 PLS 36580 AZTEC T.2S., R.66W., SIXTH P.M. T.2S., R.66W., T.2S., R.66W., CONSULTANTS" SIXTH P.M. SIXTH P.M. CITY OF **UNPLATTED** COMMERCE CITY .59°. 形 OF AN-141-97 AREA TO **UNPLATTED** BE ANNEXED 866,291 (SQ.FT.) SE CORNER NW 1/4, SE 1/4 SECTION 7, CITY OF 19.887 ACRES T2S, R66W, 6TH P.M. RECOVERED NO. 6 COMMERCE CITY MORE OR LESS -REBAR W/3-1/4" ALUMINUM CAP AN-142-97 STAMPED "2016 PLS 36580 AZTEC **UNPLATTED** CONSULTANTS" CHAMBERS ROAD W 1/2, SW 1/4, SEC. 7, E 1/2, SW 1/4, SEC. 7, N88°58'56"E N88°58'56"E 1320.95' S88'58'56"W 660.47 T.2S., R.66W., SIXTH P.M. T.2S., R.66W., SIXTH P.M. 660.47 NORTH LINE OF THE SE 1/4, SE 1/4 OF SEC. 7 SOUTH LINE OF THE E 1/2, SOUTH LINE OF THE W 1/2, NW 1/4, SE 1/4 OF SEC. 7 NW 1/4, SE 1/4 OF SEC. 7 SE 1/4, SE 1/4 SEC. 7, **UNPLATTED UNPLATTED** T.2S., R.66W., SIXTH P.M. 20' NON-EXCLUSIVE SW CORNER E 1/2, CITY OF ACCESS EASEMENT CITY OF NW 1/4, SE 1/4 COMMERCE CITY REC. NO. C0681669 COMMERCE CITY ROW -(FOR BENEFIT OF THE SECTION 7, AN-77-87 AN-142-97 E 1/2 OF NW 1/4 OF T2S, R66W, 6TH P.M. REUNION EAST SE 1/4 OF SECTION 7) RECOVERED NO. 6 → FILING NO. 32. 106TH REBAR W/ 3-1/4" **AVENUE** ALUMINUM CAP CITY OF **UNPLATTED** COMMERCE CITY STAMPED "JR ENG AN-141-97 LOT 2 | \$ 2000 LS NO 25369" REUNION **UNINCORPORATED UNPLATTED** LOT 1 FILING NO. 32. ADAMS COUNTY CITY OF AMENDMENT NO. 1 COMMERCE CITY REUNION REC NO 2013000006517 E 1/2, SW 1/4, AN-142-97 FILING NO. 32, SE 1/4 SEC. 7, AMENDMENT NO. 2 W 1/2, SW 1/4, REC NO 2013000074684 T.2S., R.66W., SE 1/4 SEC. 7, SIXTH P.M. T.2S., R.66W., **LEGEND** LOT 6 LOT 9 | LOT 8 | LOT 7 1 Inch = 300 Feet SIXTH P.M. RECOVERED P.L.S.S. EAST 104TH AVENUE CORNER STAMPED AS NOTED SOUTH LINE OF THE SE 1/4 OF SEC. 7 N89°20'14"E 2659.56' S 1/4 CORNER SECTION 7, SE COR SECTION 7, CALCULATED POSITION T2S, R66W, 6TH P.M. T2S, R66W, 6TH P.M. OF P.L.S.S. CORNER NO RECOVERED NO. 6 REBAR RECOVERED NO. 6 REBAR MONUMENT RECOVERED W/ 3-1/4" ALUMINUM -W/ 3-1/4" ALUMINUM OR SET CAP STAMPED "2008 CAP STAMPED "2008 30099 J.R. ENG." 30099 J.R. ENG. DENOTES PRESENT COMMERCE CITY LIMITS DATE OF DENOTES BOUNDARY OF 2016-10-13 300 East Mineral Ave., Suite PREPARATION: Littleton, Colorado 80122 //// LAND TO BE ANNEXED Phone: (303) 713-1898 SCALE: 1" = 300' FOR AND ON BEHALF OF Fax: (303) 713-1897 AZTEC CONSULTANTS, INC SHEET 2 OF 2

AzTec Proj. No.: 10716-31