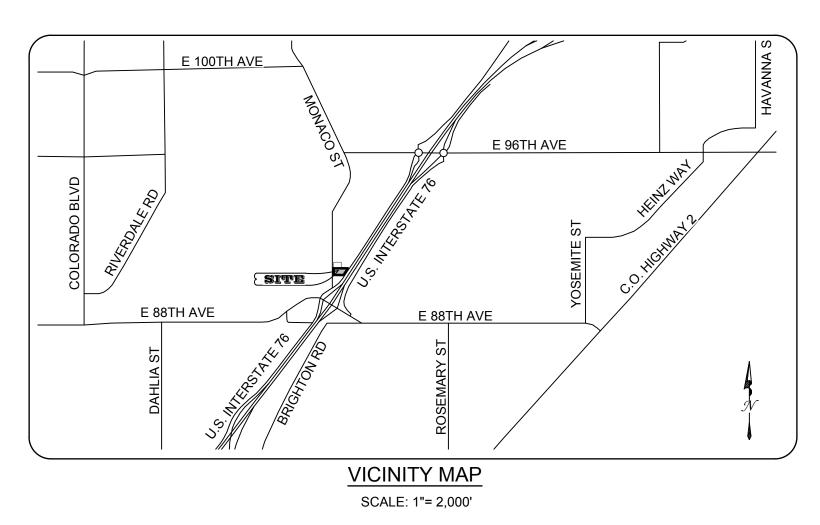
AN - 247-17 **ANNEXATION MAP** LOT 3, SCIEN-TURF-IC SUBDIVISION AMENDED 2ND FILING TO THE CITY OF COMMERCE CITY

SHEET 1 OF 2



ANNEXATION DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING KNOWN AS LOT 3, SCIEN-TURF-IC SUBDIVISION AMENDED 2ND FILING, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 20, FROM WHENCE THE EAST 1/4 CORNER OF SAID SECTION 20 BEARS N89°41'32"E, A DISTANCE OF 2659.14 FEET; THENCE S02°21'57"E, A DISTANCE OF 973.53 FEET TO THE NORTHWEST CORNER OF SAID LOT 3 AND TO THE POINT OF BEGINNING;

THENCE ON THE BOUNDARY OF SAID LOT 3 THE FOLLOWING FOUR COURSES:

- N89°41'33"E, A DISTANCE OF 443.86 FEET; 1)
- ON THE NORTHWESTERLY RIGHT-OF-WAY OF U.S. HIGHWAYS 85 AND 76, S32°42'23"W, A DISTANCE OF 250.61 FEET; 2)
- N89°19'57"W, A DISTANCE OF 308.42 FEET; 3)
- ON THE EAST RIGHT-OF-WAY LINE OF MONACO STREET, N00°00'37"W, A DISTANCE OF 204.90 FEET, TO THE POINT OF BEGINING; 4)

SAID PARCEL CONTAINS 78,234 SQUARE FEET OR 1.796 ACRES, MORE OR LESS

EXECUTED THIS	DAY OF	AD 20

OWNER(S') SIGNATURE AND PRINTED NAME

SS

MORTGAGE OR LIEN HOLDER(S) SIGNATURE AND PRINTED NAME

ACKNOWLEDGEMENT

STATE OF COLORADO)

COUNTY OF ADAMS)

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

BY:

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

BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS S00°11'02"E PER THE CITY OF COMMERCE CITY CONTROL DIAGRAM PREPARED BY NOLTE BEYOND ENGINEERING, DATED 11/17/09, MONUMENTED AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF COLORAO AND THAT THE ACCOMPANYING MAP WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SAME IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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.

TOTAL PERIMETER OF AREA BEING CONSIDERED FOR ANNEXATION = 1,207.79 FEET

ONE SIXTH OF TOTAL PERIMETER OF AREA = 201.30 FEET

PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 250.61 FEET

TOTAL CONTIGUOUS PERIMETER IS 20.75% WHICH MEETS OR EXCEEDS THE % AREA REQUIRED

ROBERT E. HARRIS COLORADO P.L.S. 37601 FOR AND ON BEHALF OF GILLIANS LAND CONSULTANTS ELECTRONIC



PREPARED BY

GILLIANS LAND CONSULTANTS P.O. BOX 740638 ARVADA, CO 80006 (303) 972-6640 www.gillianslc.com

DATE:

NOTES

- THIS ANNEXATION MAP IS NOT A BOUNDARY SURVEY, LAND SURVEY PLAT, IMPROVEMENT SURVEY PLAT, 1 OR IMPROVEMENT LOCATION CERTIFICATE. THIS ANNEXATION MAP IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISION OF LAND. SEE SEPARATE LAND SURVEY PLAT AND SUBDIVISION PLAT FILED IN CONJUNCTION WITH THIS ANNEXATION MAP.
- DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. 2. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

CITY COUNCIL CERTIFICATE

APPROVAL BY THE CITY OF COMMERCE CITY, CITY COUNCIL THIS _____ DAY OF _____ AD, 20 _____

ATTEST: _____ MAYOR

ADAMS COUNTY CLERK AND RECORDERS CERTIFICATE

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

RV.	
DI.	

DEPUTY COUNTY CLERK AND RECORDER

RECEPTION NO.

						1 CITY COMMENTS DATED 2/7/17 2/	NO REVISION RECORD D.
				PART OF SCIEN-TURF-IC SUBDIVISION AMENDED ZND FILING		_	
	JOB M	IFICAT SULDUNULS		GILLIANS LAND CONSULTANTS	P.O. BOX 746328 ALTA/ASCM SURVEYS ARVADA, COLORADO 80006-6358 TOPOGRAPHIC MAPS		
DE	DRAN HECK ESIGN UE DA SCA	WN: ED: ER: TE: LE:	JW// REF MG/ 12/2 N/A	ALB I			3

