

AN-242-17
ANNEXATION MAP
TO THE CITY OF COMMERCE CITY, COLORADO
(FOR ANNEXATION PURPOSES ONLY)
SHEET 1 OF 2

ANNEXATION DESCRIPTION

TWO PARCELS OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, OF COLORADO; BEING A PORTION OF THE LAND TRANSFERRED TO COMMERCE CITY FROM THE OF COLORADO ADAMS COUNTY RECEPTION NUMBER 2015000098670 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 14;

THENCE N00°41'33"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, 450.00 FEET;

THENCE S89°38'51"W 990.00 FEET TO THE SOUTHEAST CORNER OF FIORE TRACT AMENDED PLAT RECEPTION NUMBER A076163, FILE 14 MAP 213 ADAMS COUNTY CLERK AND RECORDERS OFFICE RECORDS; THENCE ALONG THE SOUTH LINE OF FIORE TRACT AMENDED PLAT TO S89°38'51"W 1297.99 FEET; THENCE ALONG THE EAST RIGHT OF WAY LINE OF HIGHWAY 2 N41°24'27"E A DISTANCE OF 229.64 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE EAST RIGHT OF WAY LINE OF HIGHWAY 2 N41°24'27"E A DISTANCE OF 229.64 FEET;

N78°03'00"W 114.85 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE HIGHWAY2;

THENCE S41°24'27"W, 229.64 FEET ALONG THE WEST RIGHT OF WAY LINE OF HIGHWAY 2 TO A POINT ON THE PRESENT CITY OF COMMERCE CITY LIMITS PER ANNEXATION MAP AN-241-17 RECORDED AT ADAMS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID CITY LIMITS S78°03'00"E 114.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 22,964.00 SQUARE FEET, OR 0.527 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, WHICH BEARS S89°38'51"W, A DISTANCE OF 2,635.45 FEET.

PARCEL 2:

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 14;

THENCE N00°41'33"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, 450.00 FEET; THENCE S89°38'51"W 990.00 FEET TO THE SOUTHEAST CORNER OF FIORE TRACT AMENDED PLAT RECEPTION NUMBER A076163, FILE 14 MAP 213 ADAMS COUNTY CLERK AND RECORDERS OFFICE RECORDS; THENCE ALONG THE SOUTH LINE OF FIORE TRACT AMENDED PLAT S89°38'51"W 1297.99 FEET TO THE EAST RIGHT OF WAY LINE OF HIGHWAY 2;

THENCE N41°24'27"E ALONG THE WEST LINE OF FIORE TRACT AMENDED AND THE EAST RIGHT OF WAY LINE OF HIGHWAY 2, A DISTANCE OF 778.74 FEET TO THE POINT OF BEGINNING

THENCE ALONG THE EAST RIGHT OF WAY LINE OF HIGHWAY 2 N41°24'27"E 267.60 FEET TO A POINT ON THE PRESENT CITY OF COMMERCE CITY LIMITS PER COMMERCE CITY ANNEXATION MAP AN-241-17 RECORDED AT THE ADAMS COUNTY CLERK AND RECORDERS OFFICE;

THENCE ALONG THE PRESENT COMMERCE CITY LIMITS N89°46'21"W 133.80 FEET

THENCE DEPARTING COMMERCE CITY LIMITS ALONG WEST RIGHT OF WAY LINE OF HIGHWAY 2 S41°24'27"W, 267.60 FEET;

THENCE N89°46'21"E 133.80 FEET TO THE EAST RIGHT OF WAY LINE OF HIGHWAY 2 ALSO BEING THE POINT OF BEGINNING.

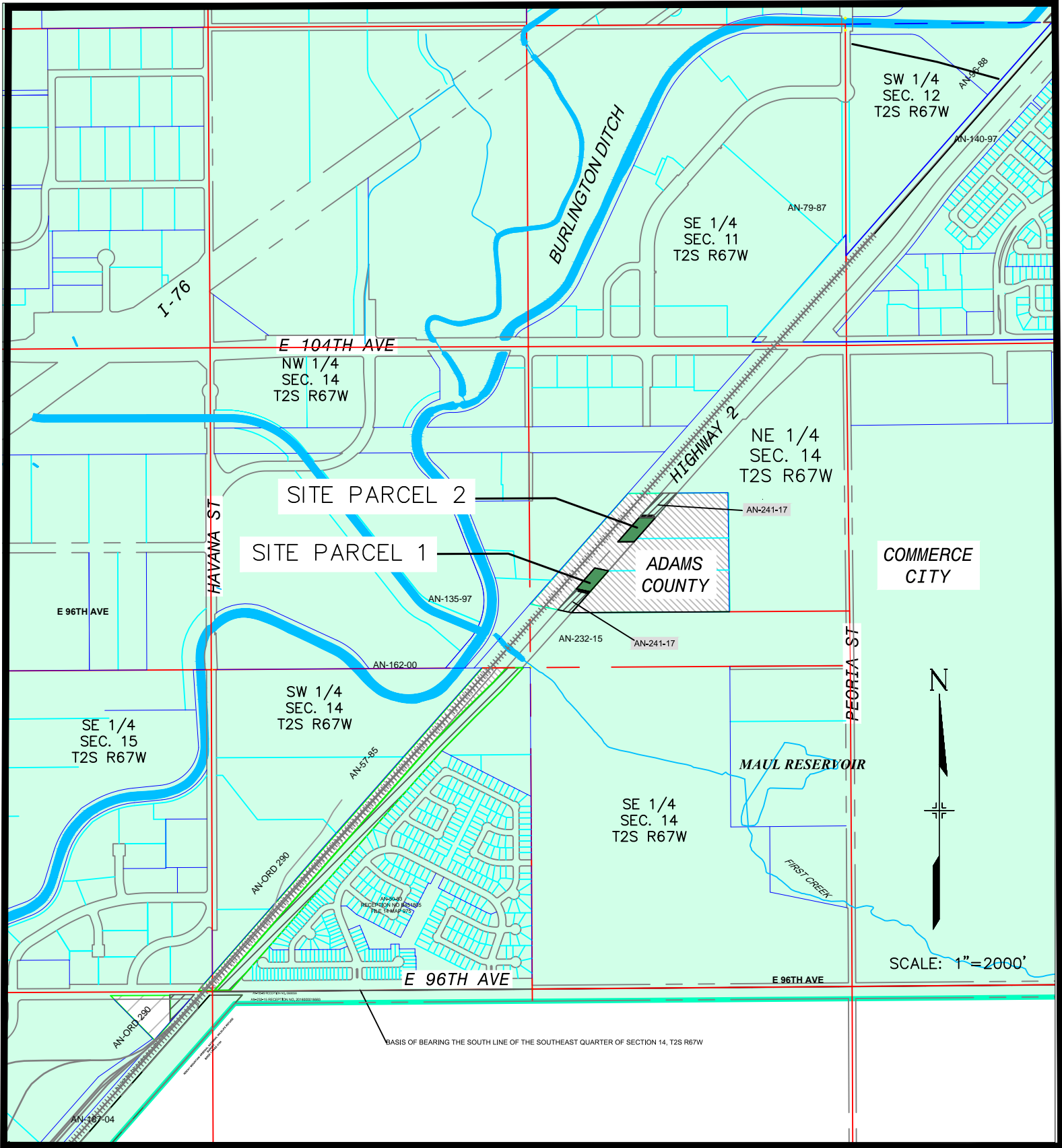
THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 26,760.00 SQUARE FEET, OR 0.614 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, WHICH BEARS S89°38'51"W, A DISTANCE OF 2,635.45 FEET.

EXECUTED THIS ____ OF _____, AD 2017

OWNER(S)' SIGNATURE

PRINTED NAME



VICINITY MAP

CITY COUNCIL APPROVAL:

THIS IS TO CERTIFY THAT THE ANNEXATION MAP SHOWN HEREON WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, ON THE ____ DAY OF _____, A.D. 2017.

ATTEST: _____
CITY CLERK

MAYOR

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE OF COLORADO, AT ____M. ON THE ____ DAY OF _____, A.D., 2017.

BY: _____
DEPUTY COUNTY CLERK AND RECORDER

CITY STAFF CERTIFICATE

THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF COMMERCE CITY AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 31-12-104-(1) (A) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

CONTIGUITY STATEMENT PARCEL 1:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 689.03 FEET
 - ONE-SIXTH OF TOTAL PERIMETER OF AREA = 114.83 FEET
 - PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 114.85 FEET
- THE TOTAL CONTIGUOUS PERIMETER IS 17 %, WHICH EXCEEDS THE 1/6 AREA REQUIRED.

CONTIGUITY STATEMENT PARCEL 2:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 803.35 FEET
 - ONE-SIXTH OF TOTAL PERIMETER OF AREA = 133.89 FEET
 - PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 134.08 FEET
- THE TOTAL CONTIGUOUS PERIMETER IS 17 %, WHICH EXCEEDS THE 1/6 AREA REQUIRED.

TOTAL AREA ANNEXED		
PARCEL	SQUARE FEET	ACRES
PARCEL 1	22964.00	0.527
PARCEL 2	26760.00	0.614
TOTAL AREA ANNEXED	49724.00	1.142

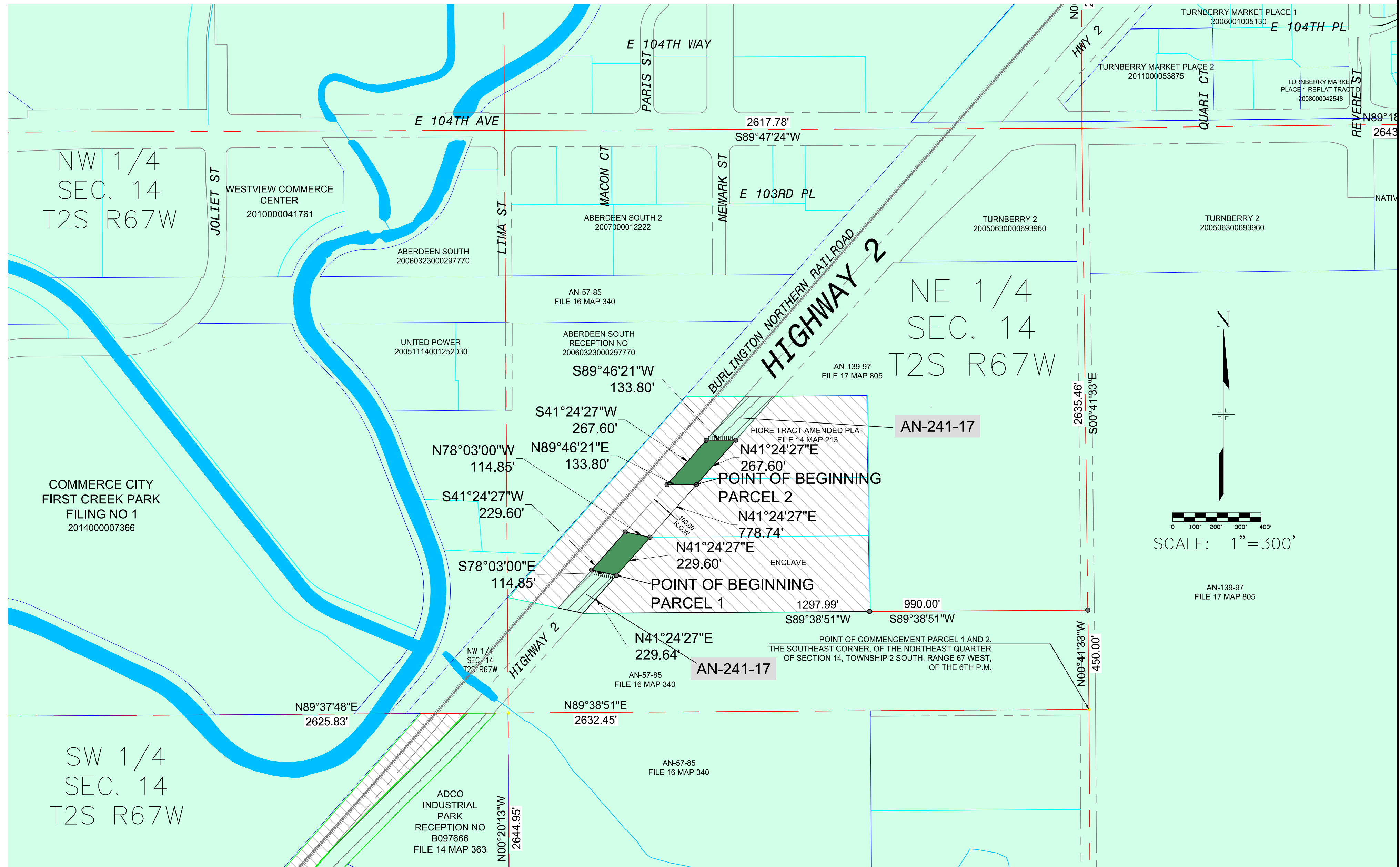
RECEPTION NO: _____

CITY OF COMMERCE CITY 7887 EAST 60TH AVENUE COMMERCE CITY, CO 80022	
Project:	AN-242-17
Title:	ANNEXATION MAP
Date Modified:	February 28, 2017
Drawn By:	RC
Checked By:	FS
Sheet 1 of 2	



REVISIONS:

AN-242-17
ANNEXATION MAP
TO THE CITY OF COMMERCE CITY, COLORADO
(FOR ANNEXATION PURPOSES ONLY)
SHEET 2 OF 2



LEGEND	
	BOUNDARY OF LAND TO BE ANNEXED AND
	BOUNDARY CONTIGUOUS TO PRESENT CITY OF COMMERCE CITY LIMITS
	SECTION LINE
	RIGHT OF WAY

	SITE
	CITY OF COMMERCE CITY
	UNINCORPORATED ADAMS COUNTY ENCLAVE
	CONTIGUOUS ANNEXATIONS

REVISIONS:

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