

AN-240-17
ANNEXATION MAP

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

LOCATED IN THE SOUTHEAST ONE- QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST,
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

ANNEXATION DESCRIPTION:

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6;
THENCE ALONG THE EASTERLY LINE OF SAID SOUTHEAST ONE-QUARTER OF SECTION 6, NORTH 00°30'30" WEST, 1574.12 FEET;
THENCE DEPARTING SAID EASTERLY LINE, SOUTH 89°09'24" WEST, 30.00 FEET;
THENCE SOUTH 88°14'55" WEST, 1122.11 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88°14'15" WEST, 413.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 265.26 FEET, SAID POINT BEING ALONG THE EASTERLY BOUNDARY OF LANDS CONVEYED BY BOOK 1348, PAGE 370;
THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. CURVING TO THE LEFT ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 33°31'30", AN ARC LENGTH OF 155.21 FEET, THE CHORD OF SAID CURVE BEARS NORTH 36°58'46" WEST FOR A DISTANCE OF 153.01 FEET;
2. THENCE NORTH 50°35'22" WEST, 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 380.74 FEET;
3. THENCE CURVING TO THE RIGHT ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 51°58'37", AN ARC LENGTH OF 345.39 FEET, THE CHORD OF SAID CURVE BEARS NORTH 24°36'28" WEST FOR A DISTANCE OF 333.67 FEET;
4. THENCE NORTH 01°28'49" EAST, 31.45 FEET;

THENCE DEPARTING SAID EASTERLY LINE, NORTH 88°14'39" EAST, 1822.66 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD, A PUBLICLY DEDICATED ROAD (WIDTH VARIES);
THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 63°44'29" WEST, 1245.53 FEET TO THE POINT OF BEGINNING.

CONTAINING: 13.765 ACRES OF LAND.

LANDING PLACE CHURCH, INC.:

GREG MOORE, PASTOR

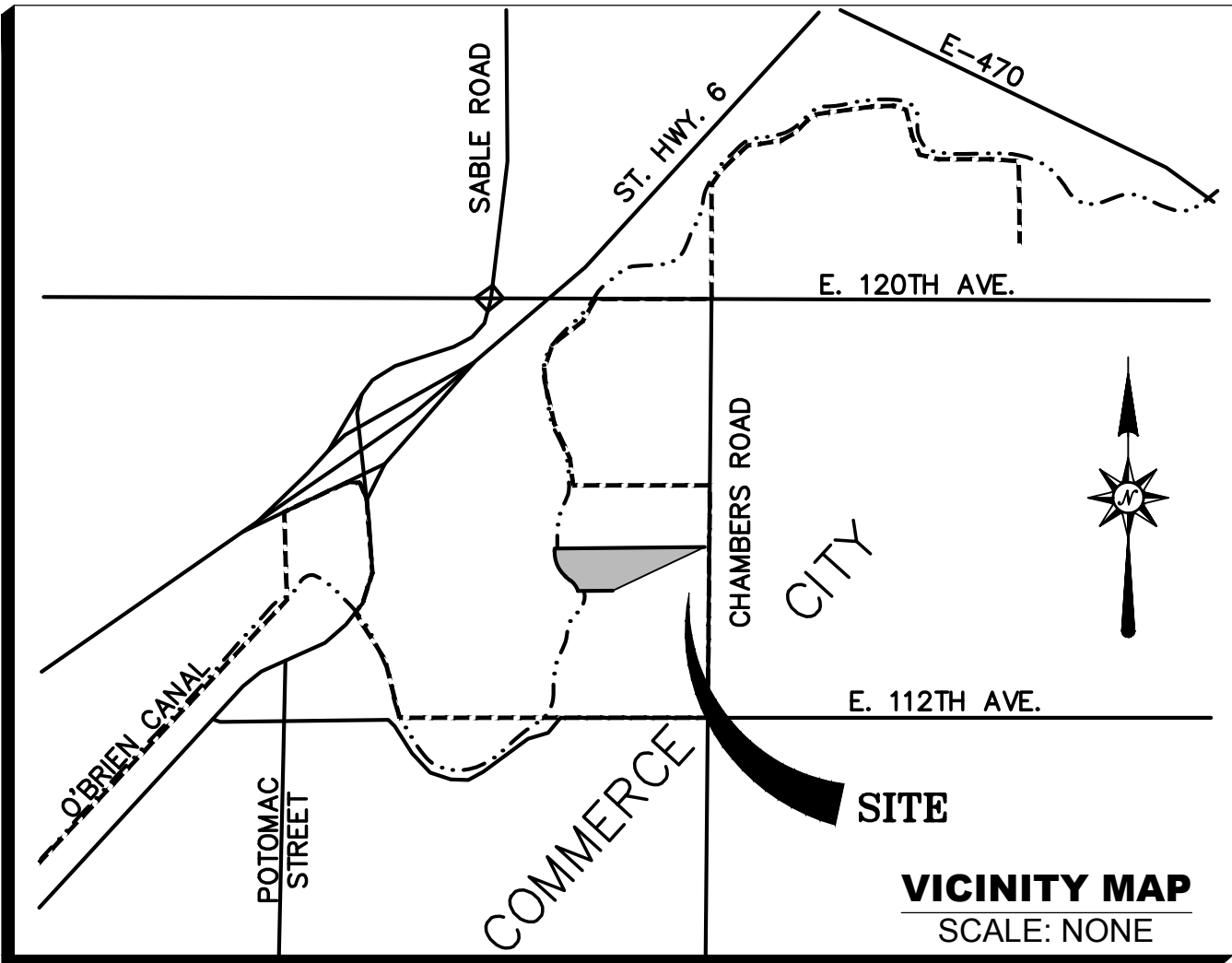
STATE OF COLORADO }
COUNTY OF ADAMS } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____
DAY OF _____, AD._____.
BY: GREG MOORE, PASTOR, LANDING PLACE CHURCH, INC.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____
NOTARY ADDRESS: _____



BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, BEARS S89°22'24"W AS MONUMENTED AT THE NORTH ONE-QUARTER CORNER OF SAID NORTHEAST ONE-QUARTER CORNER SECTION 6 BY A FOUND 3.25" ALUM. CAP MARKED "DEPT. OF TRANSPORTATION PLS NO 29039," BEING CITY OF COMMERCE CITY CONTROL DIAGRAM POINT NUMBER 33 AND MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 6 BY A FOUND 3.25" ALUM. CAP MARKED "COLO. DEPT OF TRANSPORTATION 1995 PLS 25382" BEING CITY OF COMMERCE CITY CONTROL DIAGRAM POINT NUMBER 36.

GENERAL NOTES:

1. 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 CERTIFICATE SHOWN HEREON.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ATWELL, LLC 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.

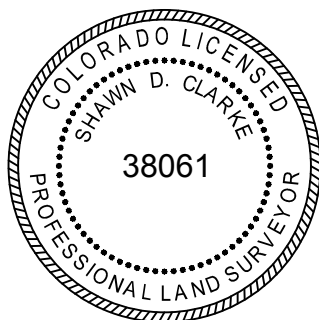
3. FOR THE BOUNDARY OF THIS ANNEXATION MAP, ATWELL, LLC RELIED UPON THE BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY ATWELL, LLC DATED JUNE 9, 2015.

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 = 4,092.54 FEET
ONE-SIXTH OF TOTAL PERIMETER OF AREA = 682.09 FEET
PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 1,245.53 FEET
THE TOTAL CONTIGUOUS PERIMETER IS 30.43%, WHICH MEETS OR EXCEEDS THE 1/6 AREA REQUIRED.



SHAWN D. CLARKE, PLS
COLORADO REG. NO. 38061
FOR AND ON BEHALF OF
ATWELL, LLC

CITY COUNCIL CERTIFICATE:

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

ATTEST: _____
CITY CLERK MAYOR

ADAM'S COUNTY CLERK AND RECORDER'S CERTIFICATE:

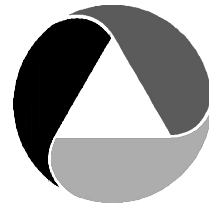
THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK

AND RECORDER, IN THE STATE OF COLORADO, AT _____M. ON THE

_____ DAY OF _____, A.D., 20_____.

BY: _____
DEPUTY COUNTY CLERK AND RECORDER

RECEPTION NO: _____



ATWELL

866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

REVISIONS

1ST REVIEW COMMENTS 04/27/2017
2ND REVIEW COMMENTS 05/31/2017

**SHEET
1
OF 2**

File No. ANNEX NO. 2
Date Drawn 05/10/16
Drawn By ARR
Checked By SLB
Job No. 15000968

AN-240-17
ANNEXATION MAP

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

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST,
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2

NW CORNER OF
NE 1/4 OF SECTION 6 FOUND
3.25" ALUM. CAP MARKED
"DEPT. OF TRANSPORTATION
PLS NO 29039
T2S R66W
S 31
S 6
T2S R66W
POINT #137"

EAST 120TH AVENUE

S89°22'24"W 2641.13'
BASIS OF BEARING

NE CORNER OF SECTION 6
FOUND 3.25" ALUM. CAP
MARKED "COLO. DEPT OF TRANSPORTATION R66W
S31 | S32 T15
S6 | S5 T25
1995 PLS 25382"

LEGEND:

	BOUNDARY OF LAND TO BE ANNEXED
	BOUNDARY OF LAND CONTIGUOUS TO THE PRESENT CITY OF COMMERCE LIMITS
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY LINE
	QUARTER SECTION LINE
	SECTION LINE
	SECTION CORNER
	MONUMENT FOUND, AS NOTED
	FOUND YELLOW PLASTIC CAP, RW BAYER, PLS 6973
	FOUND NAIL, AS NOTED
PIN	PARCEL ID NUMBER
N.A.P.	NOT A PART
(D)	DEED DISTANCE
RB	RADIAL BEARING LINE

LAND TO BE ANNEXED:

1245.53' TOTAL PERIMETER CONTIGUOUS TO THE PRESENT CITY OF COMMERCE CITY LIMITS

4093.28' TOTAL PERIMETER OF LAND TO BE ANNEXED

% CONTIGUOUS = $\frac{1245.53'}{4093.28'} \times 100 = 30.43\%$

30.43% BEING GREATER THAN 1/6TH (16.66%)

ERROR IN CLOSURE: 1:8,158,680

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ERIC DOWDY
PIN 0172306000019
N.A.P.

LANDING PLACE
CHURCH, INC.
13.765 ACRES
BOOK 1348, PAGE 370

LANDING PLACE
CHURCH, INC.
PIN 0172306000009
N.A.P.

PATRICIA A BISANT
PIN 0172306001001
N.A.P.

DOWNEY SUBDIVISION
(FILE 13, MAP 47)
LOT 1

PATRICIA A BISANT
PIN 0172306001001
N.A.P.

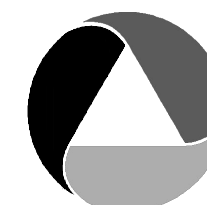
POINT OF COMMENCEMENT

SE CORNER OF SECTION 6
FOUND 3.25" ALUM. CAP
MARKED "LANE ENG SVC INC
T2S R66W
S6 | S5
S7 | S8
LS 16837"

FOUND 3.25" ALUM. CAP
SURVEY POINT
LS 10734



0' 150' 300' 450'
SCALE: 1" = 150'



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SHEET
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OF 2

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