

AN-241-17 ANNEXATION MAP

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

SHEET 1 OF 9

ANNEXATION DESCRIPTION

SEVEN PARCELS OF LAND LOCATED IN SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST AND SECTIONS 1, 14, 20, 22, 23, 27, AND 28 TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, A PORTION OF THE LAND TRANSFERRED TO COMMERCE CITY FROM THE STATE OF COLORADO ADAMS COUNTY RECEPTION NUMBER 2015000098670 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1: SEE SHEET 4 OF 9

A PARCEL OF LAND SITUATED IN SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 6, T2S, R66W; THENCE N00°27'48"W COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 A DISTANCE OF 693.91 FEET, TO THE SOUTH RIGHT OF WAY LINE OF HIGHWAY NO. 2;

THENCE N67°23'12"E 32.42 FEET, TO THE TRUE POINT OF BEGINNING, BEING A POINT 30 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, ALSO BEING THE EAST RIGHT OF WAY LINE OF POTOMAC STREET PER ROAD PETITION NO 514, AND THE SOUTH LINE OF HIGHWAY NO. 2 BOOK 215 PAGE 562 ADAMS COUNTY RECORDS, ALSO BEING THE NORTHWEST CORNER OF TURNBERRY FILING NO. 1 ADAMS COUNTY RECEPTION NO. 2005063000693950, AND A POINT ON THE PRESENT COMMERCE CITY LIMITS, PER ANNEXATION MAP AN-140-97 RECORDED AT THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT FILE 17 MAP 806 RECEPTION NO. C0364916;

THENCE CONTINUING COINCIDENT WITH THE PRESENT CITY OF COMMERCE CITY LIMITS N67°23'12"E 249.10 FEET; TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID CURVE, HAVING A RADIUS OF 1196.00 FEET, A CENTRAL ANGLE OF 34°21'16", A CHORD BEARING OF N50°12'34"E AND A CHORD DISTANCE OF 706.43 FEET AND AN ARC LENGTH OF 717.12 FEET TO THE WEST LINE OF THE O'BRIAN CANAL PER BOOK 47 PAGE 65 ADAMS COUNTY RECORDS;
THENCE DEPARTING THE CITY OF COMMERCE CITY LIMITS ALONG THE SOUTH LINE OF THE O'BRIAN CANAL N31°30'13"W 28.02 FEET;

THENCE N46°56'32"W 76.16 FEET;

TO THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 2 ALSO BEING THE NORTHEAST CORNER OF V-CO INDUSTRIAL PARK FILE 14 MAP 714 RECEPTION NUMBER B308950 ADAMS COUNTY RECORDS ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF HIGHWAY 2 TO A POINT OF A NON TANGENT CURVE TO THE RIGHT;

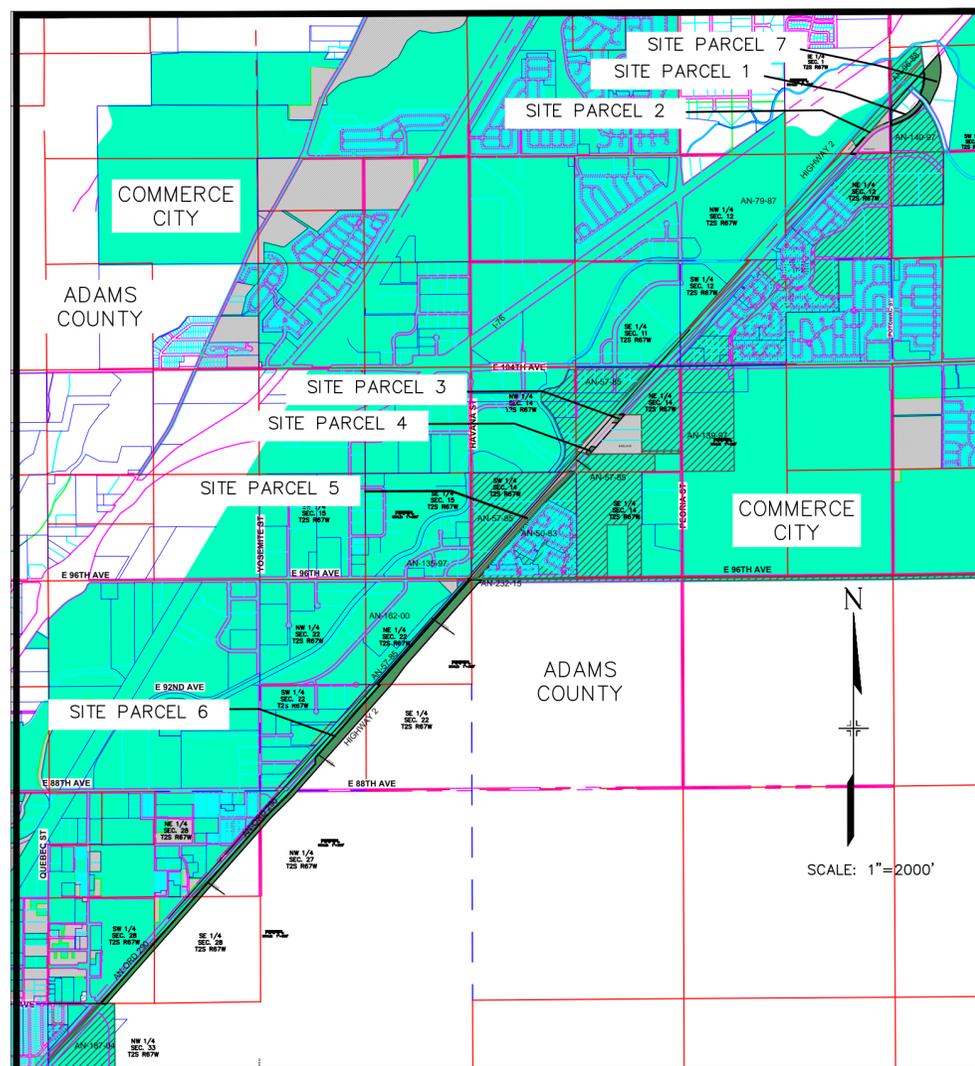
THENCE ALONG THE NORTH RIGHT OF WAY LINE OF HIGHWAY 2 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1096.00 FEET A CENTRAL ANGLE OF 35°40'39", A CHORD BEARING OF S49°32'52"W AND A CHORD LENGTH OF 671.50 FEET AND AN ARC LENGTH OF 682.47 FEET;

THENCE S67°23'12"W 208.39 FEET TO A POINT ON THE PRESENT COMMERCE CITY ANNEXATION MAP AN-140-97 ADAMS COUNTY RECEPTION NUMBER C0364916, FILE 17 MAP 806;

THENCE S00°27'48"E 107.97 FEET TO THE POINT OF BEGINNING;

CONTAINING 93,137.73 SQUARE FEET OR 2.138 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, WHICH BEARS N00°27'48"W, A DISTANCE OF 2650.54 FEET.



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 STATE 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 = 2069.22 FEET
 - ONE-SIXTH OF TOTAL PERIMETER OF AREA = 344.87 FEET
 - PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 1074.19 FEET
- THE TOTAL CONTIGUOUS PERIMETER IS 52 %, WHICH EXCEEDS THE 1/6 AREA REQUIRED.

CONTIGUITY STATEMENT PARCEL 2:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 2,691.26 FEET
 - ONE-SIXTH OF TOTAL PERIMETER OF AREA = 448.54 FEET
 - PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 1118.89 FEET
- THE TOTAL CONTIGUOUS PERIMETER IS 41 %, WHICH EXCEEDS THE 1/6 AREA REQUIRED.

CONTIGUITY STATEMENT PARCEL 3:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 802.80 FEET ONE-SIXTH OF TOTAL PERIMETER OF AREA = 133.80 FEET
 - PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 133.80 FEET
- THE TOTAL CONTIGUOUS PERIMETER IS 17 %, WHICH MEETS THE 1/6 AREA REQUIRED.

CONTIGUITY STATEMENT PARCEL 4:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 688.98 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 MEETS THE 1/6 AREA REQUIRED.

CONTIGUITY STATEMENT PARCEL 5:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 7,440.23 FEET ONE-SIXTH OF TOTAL PERIMETER OF AREA = 1,240.04 FEET
 - PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 3,856.61 FEET
- THE TOTAL CONTIGUOUS PERIMETER IS 52 %, WHICH EXCEEDS THE 1/6 AREA REQUIRED.

CONTIGUITY STATEMENT PARCEL 6:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 28,752.05 FEET ONE-SIXTH OF TOTAL PERIMETER OF AREA = 4,792.01 FEET
 - PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 14,698.87 FEET
- THE TOTAL CONTIGUOUS PERIMETER IS 51 %, WHICH EXCEEDS THE 1/6 AREA REQUIRED.

CONTIGUITY STATEMENT PARCEL 7:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 2849.86 FEET
 - ONE-SIXTH OF TOTAL PERIMETER OF AREA = 474.98 FEET
 - PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 611.91 FEET
- THE TOTAL CONTIGUOUS PERIMETER IS 21 %, WHICH EXCEEDS THE 1/6 AREA REQUIRED.

TOTAL AREA ANNEXED		
PARCEL	SQUARE FEET	ACRES
PARCEL 1	93137.73	2.138
PARCEL 2	122440.68	2.811
PARCEL 3	26704.63	0.613
PARCEL 4	22984.52	0.528
PARCEL 5	358446.96	8.230
PARCEL 6	2042643.93	46.899
PARCEL 7	357910.55	8.218
TOTAL AREA ANNEXED	3024269.00	69.437

PARCEL	TOTAL PERIMETER	CONTIGUITY	1/6 PERIMETER	PERCENTAGE CONTIGUOUS
1	2,069.23	1,074.19	344.87	52%
2	2,691.26	1,118.89	448.54	42%
3	802.80	133.80	133.80	17%
4	688.98	114.85	114.83	17%
5	7,440.23	3,856.61	1,240.04	52%
6	28,752.05	14,698.87	4,792.01	51%
7	2,849.86	611.91	474.98	21%
TOTAL	42,444.55	20,997.21	7,074.09	49%

EXECUTED THIS ____ OF _____, AD 2017

OWNER(S) SIGNATURE _____ PRINTED NAME _____

RECEPTION NO: _____

CITY OF COMMERCE CITY 7887 EAST 60TH AVENUE COMMERCE CITY, CO 80022	
Project:	AN-241-17
Title:	ANNEXATION MAP
Date Modified:	February 28, 2017
Drawn By:	RC
Checked By:	FS
Sheet 1 of 9	



REVISIONS:

AN-241-17 ANNEXATION MAP

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

SHEET 2 OF 9
ANNEXATION DESCRIPTION CONT.

ANNEXATION DESCRIPTION

PARCEL 2: SEE SHEET 4 OF 9

A PARCEL OF LAND SITUATED IN SOUTHEAST QUARTER OF SECTION 1 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 SECTION 1 TOWNSHIP 2 SOUTH RANGE 67 WEST ; THENCE N00°27'48"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, 693.91 FEET, TO THE SOUTH RIGHT OF WAY LINE OF HIGHWAY NO. 2 BEING THE TRUE POINT OF BEGINNING;
THENCE S67°10'24"W ALONG THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 2 170.57 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE ALONG SAID CURVE HAVING A RADIUS OF 1146.00 FEET, A CENTRAL ANGLE OF 25°46'43", A CHORD BEARING OF S54°17'02"W AND A CHORD LENGTH OF 511.27 FEET AND AN ARC LENGTH OF 515.61 FEET;

THENCE S41°23'40"W 450.21 FEET TO THE SOUTH LINE OF SECTION 1 AND A POINT ON THE PRESENT CITY OF COMMERCE CITY LIMITS PER ANNEXATION AN-140-97 RECORDED AT THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT FILE 17 MAP 806 RECEPTION NO. C0364916;
THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1 S89°28'08"W 134.41 FEET TO THE WEST RIGHT OF WAY LINE OF HIGHWAY 2;

THENCE DEPARTING SAID CITY LIMITS N41°23'40"E 224.27 FEET TO A POINT ON THE PRESENT CITY OF COMMERCE CITY LIMITS AS SHOWN ON ANNEXATION MAP AN-96-88 FILE 16 MAP 751 RECEPTION NO. B831009;
THENCE N41°23'40"E 315.75 FEET ALONG THE NORTHWEST RIGHT OF WAY LINE OF HIGHWAY 2 TO A POINT OF CURVE TO THE RIGHT;

THENCE DEPARTING SAID CITY LIMITS ALONG A CURVE HAVING A RADIUS OF 1246.00 FEET, A CENTRAL ANGLE OF 25°46'43", A CHORD BEARING OF N54°17'02"E AND A CHORD LENGTH OF 555.89 FEET AND AN ARC LENGTH OF 560.60 FEET;

THENCE N67°10'24"E 211.71 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, SAID POINT BEING A POINT ON THE PRESENT COMMERCE CITY LIMITS, PER ANNEXATION MAP AN-140-97 RECORDED AT THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT FILE 17 MAP 806 RECEPTION NO. C0364916;

THENCE CONTINUING COINCIDENT WITH THE PRESENT CITY OF COMMERCE CITY LIMITS ALSO BEING THE EAST LINE OF THE SOUTH EAST QUARTER OF SECTION 1, S00°27'48"E 108.13 TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 122,440.68 SQUARE FEET, OR 2.81 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, WHICH BEARS N00°27'48"W, A DISTANCE OF 2650.54 FEET.

ANNEXATION DESCRIPTION

PARCEL 3: SEE SHEET 5 OF 9

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;

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 1,046.34 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-139-07 RECORDED AT THE ADAMS COUNTY CLERK AND RECORDERS OFFICE AT FILE NO. 17 MAP NO. 805 RECEPTION NO. C0364915;

THENCE COINCIDENT WITH SAID CITY LIMITS S89°38'19"W 133.80 FEET;

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

THENCE N89°38'19"E 133.80 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 26,704.63 SQUARE FEET, OR 0.613 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.

ANNEXATION DESCRIPTION

PARCEL 4: SEE SHEET 5 OF 9

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 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-57-85 RECORDED AT ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT FILE NO. 16 MAP NO. 340, RECEPTION NO. B6088;

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 22,984.52 SQUARE FEET, OR 0.528 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.

ANNEXATION DESCRIPTION

PARCEL 5: SEE SHEET 6-9 OF 9

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN (P.M.), COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 14, T2S, R67W; THENCE N00°12'48" W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 A DISTANCE OF 10.00 FEET;

THENCE N89°32'14"E 15.80 FEET, TO A POINT 10 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14 AND A POINT ON THE PRESENT COMMERCE CITY LIMITS PER COMMERCE CITY ANNEXATION MAP AN-50-83 RECORDED AT THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT FILE 14 MAP 975 RECEPTION NO. B451805, ALSO BEING ON THE NORTH WEST RIGHT OF WAY LINE OF HIGHWAY 2, TO THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTHWEST RIGHT OF WAY LINE OF HIGHWAY 2 N41°24'17"E 2719.22 FEET ; THENCE N44°33'17"E 400.51 FEET; THENCE N45°44'17"E 298.47 FEET;

THENCE N42°48'12"E 165.42 FEET, TO A POINT ON THE PRESENT COMMERCE CITY LIMITS PER COMMERCE CITY ANNEXATION MAP AN-57-85 RECORDED AT THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT FILE 16 MAP 340 RECEPTION NO. B608861;

THENCE COINCIDENT WITH COMMERCE CITY LIMITS N89°39'42"E 137.05 FEET TO A POINT ON THE PRESENT COMMERCE CITY LIMITS PER COMMERCE CITY ANNEXATION MAP AN-50-83 RECORDED AT THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT FILE 14 MAP 975 RECEPTION NO. B451805 ALSO BEING THE NORTHWEST CORNER OF LOT 6 ADCO INDUSTRIAL PARK RECORDED AT ADAMS COUNTY CLERK AND RECORDERS OFFICE RECEPTION NO B097666 FILE 14 MAP 363;

THENCE S42°48'12"W 261.70 FEET;

THENCE S45°44'17"W 300.00 FEET;

THENCE S44°33'17"W 396.73 FEET TO THE NORTH CORNER OF EAGLE CREEK SUBDIVISION FILING NO 2 FILE 18 MAP 179 RECEPTION NO C0640454 ADAMS COUNTY RECORDS;

THENCE S41°24'17"W 2626.85 FEET;

TO A POINT 10 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14 AND A POINT ON THE

PRESENT COMMERCE CITY LIMITS PER COMMERCE CITY ANNEXATION MAP AN-50-83 RECORDED AT THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT FILE 14 MAP 975 RECEPTION NO. B451805;

THENCE S89°32'14"W 134.28 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 358,446.96 SQUARE FEET OR 8.229 ACRES MORE OR LESS.

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, WHICH BEARS S89°32'14"W, A DISTANCE OF 2631.58 FEET.

CITY OF COMMERCE CITY 7887 EAST 60TH AVENUE COMMERCE CITY, CO 80022	
Project: AN-241-17	
Title: ANNEXATION MAP	
Date Modified: February 28, 2017	
Drawn By: RC	
Checked By: FS	Sheet 2 of 9



AN-241-17 ANNEXATION MAP

TO THE CITY OF COMMERCE CITY, COLORADO
(FOR ANNEXATION PURPOSES ONLY)
SHEET 3 OF 9

ANNEXATION DESCRIPTION

PARCEL 6: SEE SHEET 6-9 OF 9

A PARCEL OF LAND SITUATED IN SECTIONS 22, 23, 27, AND 28 TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN (P.M.), COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 28, THENCE N89°51'57"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, 1,337.38 FEET TO THE TRUE POINT OF BEGINNING; ALSO BEING A POINT ON THE PRESENT CITY OF COMMERCE CITY LIMITS PER ANNEXATION MAP AN-187-04 ADAMS COUNTY RECORDS RECEPTION NUMBER 20041029001090120;

THENCE COINCIDENT WITH CITY LIMITS N89° 51' 57"E 133.58 FEET TO THE EAST RIGHT OF WAY LINE OF HIGHWAY 2 PER ADAMS COUNTY RECEPTION NUMBER 20051121001281770, ALSO BEING THE WEST LINE OF THE ROCKY MOUNTAIN ARSENAL NATIONAL WILDLIFE REFUGE;

THENCE DEPARTING SAID CITY LIMITS N41°23'37"E 6,123.24 FEET ALONG THE SOUTHEAST RIGHT OF WAY LINE OF HIGHWAY 2 TO A POINT OF CURVE TO THE RIGHT;

HAVING A RADIUS OF 2,715.00 FEET A DELTA OF 04°13'00" AN ARC LENGTH OF 199.81 FEET, A CHORD BEARING OF N43°30'06"E A CHORD LENGTH OF 199.76 FEET;

THENCE N45°36'36"E 467.00 FEET TO A POINT OF CURVE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3,015.00 FEET, A DELTA ANGLE OF 04°13'00", AN ARC LENGTH OF 221.89 FEET, A CHORD BEARING OF N43°30'06"E 221.84 FEET;

THENCE N41°23'22"E 3,570.20 FEET TO A POINT OF CURVE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,313.91 FEET, A DELTA ANGLE OF 06°30'59", AN ARC LENGTH OF 263.17 FEET, A CHORD BEARING OF N38°52'19"E A CHORD LENGTH OF 263.02 FEET;

THENCE N36°22'19"E 323.17 FEET TO A POINT OF CURVE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,715.00 FEET, A DELTA ANGLE OF 05°00'00", AN ARC LENGTH OF 236.93 FEET, A CHORD BEARING OF N38°52'26"E, A CHORD LENGTH OF 236.85 FEET;

THENCE N41°22'26"E 2,647.77 FEET TO A POINT ON THE PRESENT CITY OF COMMERCE CITY LIMITS PER AN-232-15 ADAMS COUNTY RECEPTION NO. 2016000019593;

THENCE COINCIDENT SAID CITY LIMITS N41°22'26"E 93.95 FEET TO A POINT ON THE PRESENT CITY OF COMMERCE CITY LIMITS PER AN-102-89 ADAMS COUNTY RECEPTION NUMBER B908599, FILE 16 MAP 872 SAID POINT BEING 30 FEET SOUTH OF THE NORTH LINE OF THE NORTH WEST QUARTER OF SECTION 23 TOWNSHIP 2 SOUTH RANGE 67 WEST;

THENCE COINCIDENT COMMERCE CITY LIMITS S89°32'14"W 268.44 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HIGHWAY 2 ALSO BEING A POINT ON THE EAST LINE OF COMMERCE CITY ANNEXATION MAP AN-57-85 ADAMS COUNTY CLERK AND RECORDERS RECEPTION NUMBER B608861;

THENCE S41°22'26"W 3505.35 FEET;

THENCE N89°54'53"E 66.36 FEET;

THENCE S41°23'27"W 2,440.10 FEET TO A POINT ON COMMERCE CITY ANNEXATION MAP ORDINANCE 290 ADAMS COUNTY RECORDS FILE 13 MAP 91 RECEPTION NUMBER 972201;

THENCE S00°08'27"E 151.01 FEET;

THENCE S41°22'42"W 939.58 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE ALONG A CURVE HAVING A RADIUS OF 2,915.00 FEET, A DELTA ANGLE OF 04°13'00", AN ARC LENGTH OF 214.53 FEET, A CHORD DIRECTION OF S43°30'06"W, A CHORD LENGTH OF 214.48 FEET;

THENCE S45°36'36"W 467.00 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE ALONG A SAID CURVE HAVING A RADIUS OF 2,815.00 FEET, A DELTA ANGLE OF 04°13'00", AN ARC LENGTH OF 207.17 FEET, A CHORD BEARING OF S43°30'06"W, A CHORD LENGTH OF 207.12 FEET;

THENCE S41°23'37"W 6,211.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,042,643.93 SQUARE FEET, OR 46.893 ACRES MORE OR LESS.

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, WHICH BEARS S89°10'56"W, A DISTANCE OF 2644.40 FEET.

ANNEXATION DESCRIPTION

PARCEL 7: SEE SHEET 4 OF 9

A PARCEL OF LAND SITUATED IN SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 6, T2S, R66W; THENCE N00°27'48"W COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 A DISTANCE OF 1124.67 FEET, TO THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY SAID POINT BEING ON THE PRESENT COMMERCE CITY LIMITS PER COMMERCE CITY ANNEXATION MAP AN-140-97 RECEPTION NUMBER C0364916 FILE 17 MAP 806 ADAMS COUNTY CLERK AND RECORDERS OFFICE;

THENCE N41°23'55"E 1,264.29 TO A POINT ON THE WEST RIGHT OF WAY LINE OF HIGHWAY 2 AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY N41°23'55"E 565.76 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HIGHWAY 2 ALSO BEING THE WEST LINE OF FIORE INDUSTRIAL SUBDIVISION REPLAT ADAMS COUNTY RECEPTION NO 2007000104743;

THENCE S9°41'39"E 225.00 A POINT ON A CURVE;

THENCE ALONG SAID CURVE, HAVING A RADIUS OF 1300.00 FEET, A CENTRAL ANGLE OF 29°04'34", A CHORD BEARING OF S07°03'39"W AND A CHORD LENGTH OF 652.66 FEET AND AN ARC LENGTH OF 659.72 FEET;

THENCE ALONG THE WEST LINE OF FIORE INDUSTRIAL SUBDIVISION REPLAT ADAMS COUNTY RECEPTION NO 2007000104743 FILE S24°43'05"W 446.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE O'BRIAN CANAL PER BOOK 47 PAGE 65 ADAMS COUNTY RECORDS ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 2;

THENCE N31°57'23"W 115.00 FEET;

THENCE N46°29'18"W 225.72 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HIGHWAY 2 AND A POINT ON THE PRESENT COMMERCE CITY LIMITS PER ANNEXATION MAP AN-140-97 ADAMS COUNTY RECEPTION NUMBER C0364916, FILE 17 MAP 806 TO A POINT OF A NON TANGENT CURVE TO THE LEFT;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1046.00 FEET A CENTRAL ANGLE OF 33°31'04", A CHORD BEARING OF N07°32'52"E AND A CHORD LENGTH OF 603.22 FEET AND AN ARC LENGTH OF 611.91 FEET TO A POINT ON THE SOUTH LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY ALSO BEING THE POINT OF BEGINNING.;

CONTAINING 357,910.55 SQUARE FEET, OR 8.218 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, WHICH BEARS N89°51'57"E, A DISTANCE OF 2658.45 FEET.

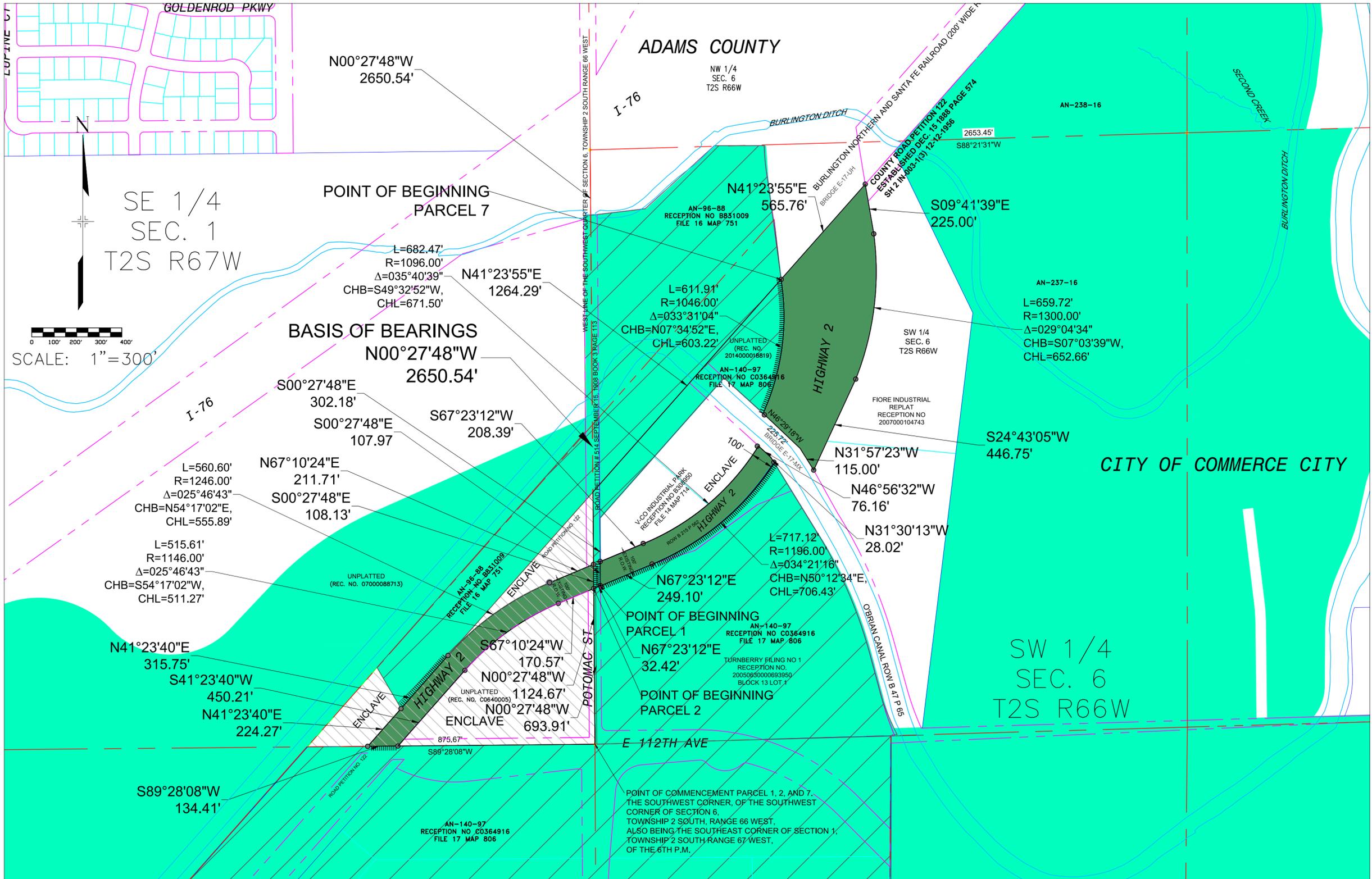
CITY OF COMMERCE CITY 7887 EAST 60TH AVENUE COMMERCE CITY, CO 80022	
Project:	AN-241-17
Title:	ANNEXATION MAP
Date Modified:	February 28, 2017
Drawn By:	RC
Checked By:	FS
	Sheet 3 of 9



AN-241-17 ANNEXATION MAP

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

SHEET 4 OF 9



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

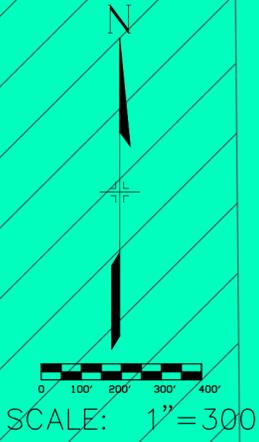
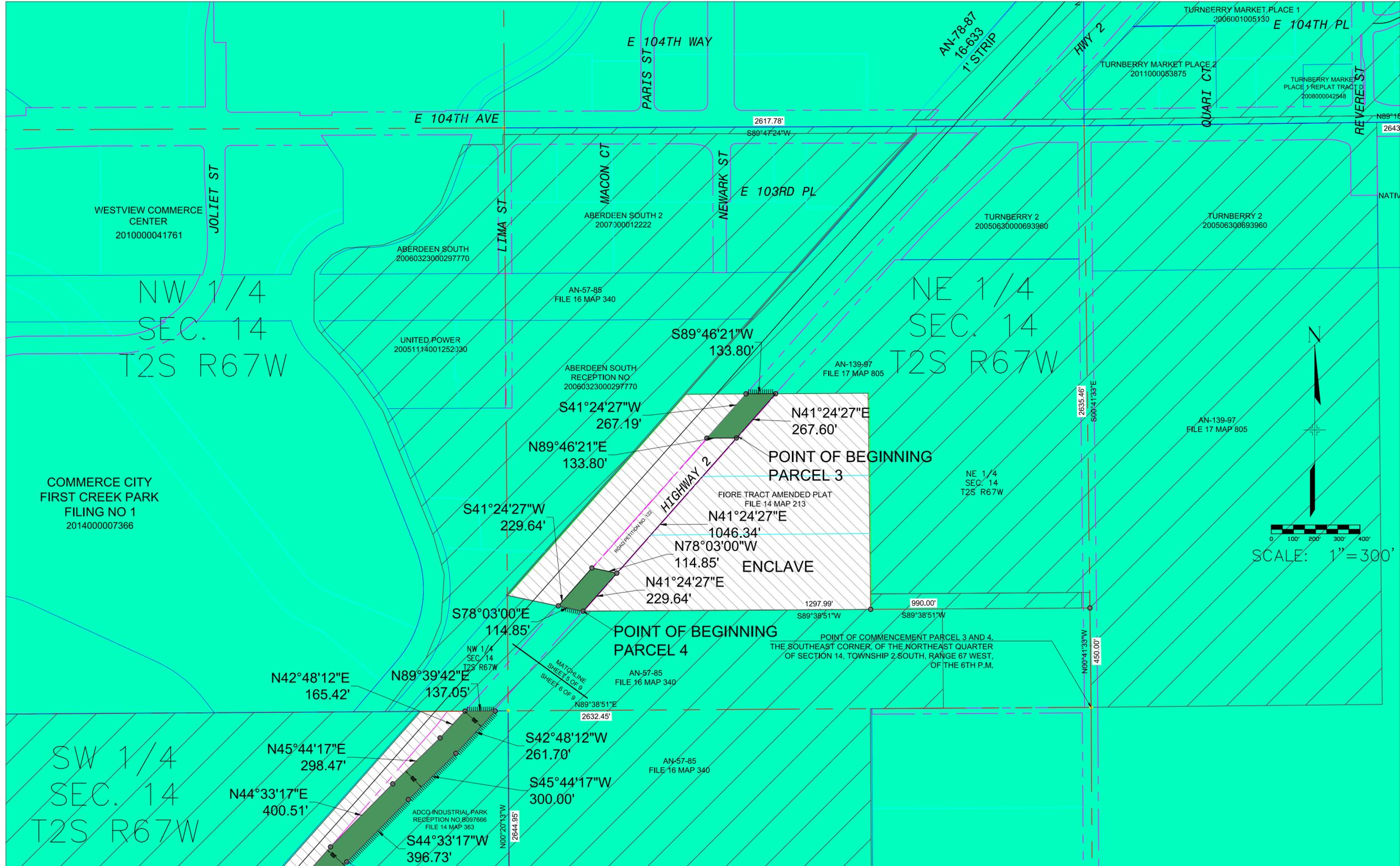
REVISIONS:

CITY OF COMMERCE CITY 7887 EAST 60TH AVENUE COMMERCE CITY, CO 80022	
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AN-241-17 ANNEXATION MAP

TO THE CITY OF COMMERCE CITY, COLORADO
(FOR ANNEXATION PURPOSES ONLY)
SHEET 5 OF 9



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

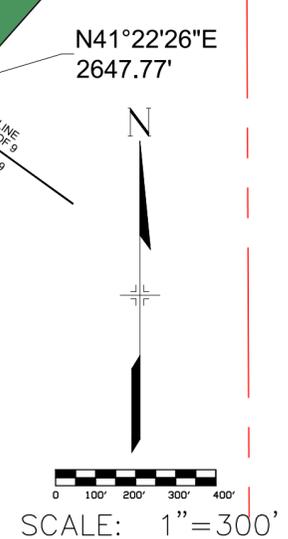
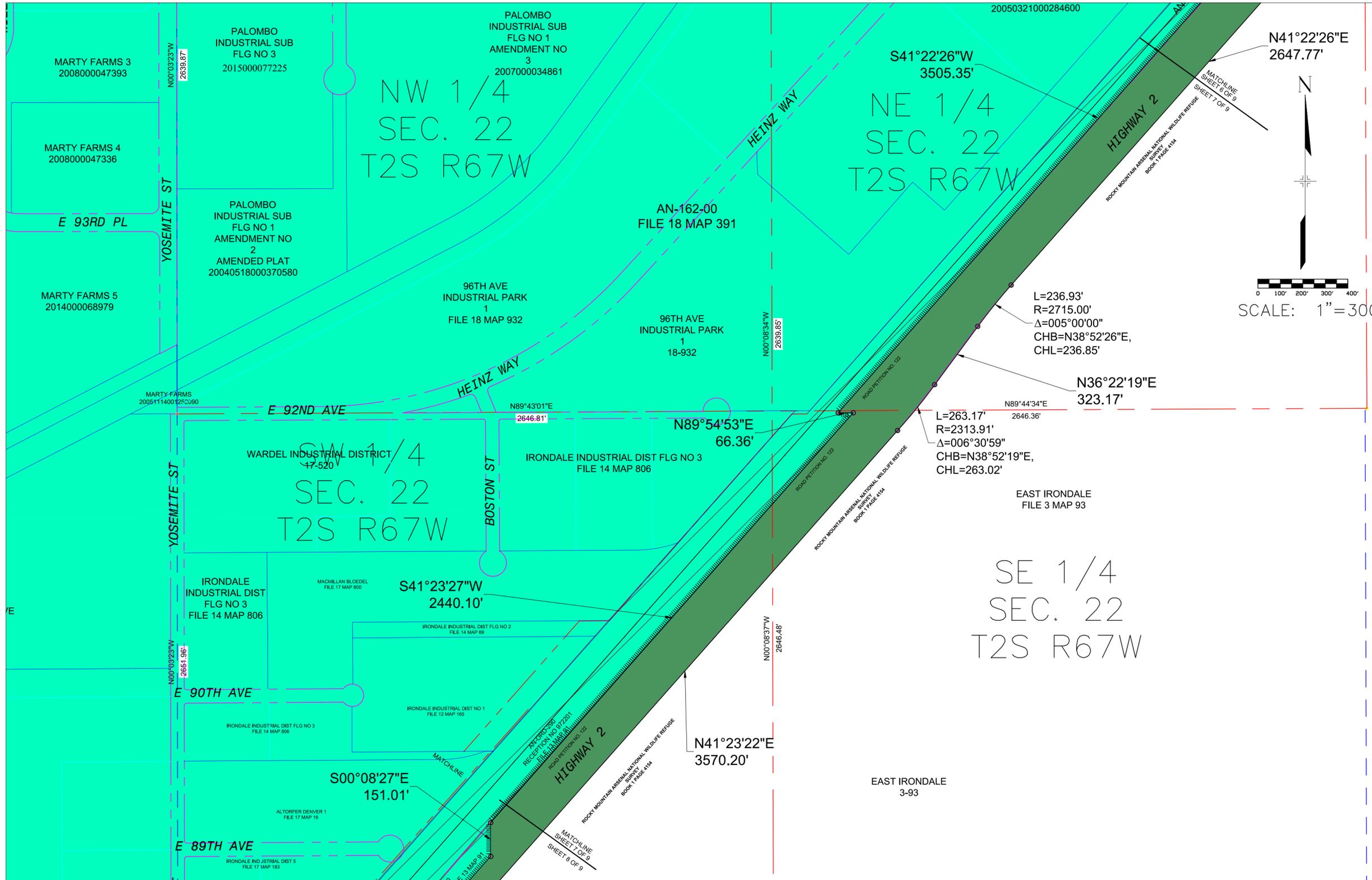
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AN-241-17 ANNEXATION MAP

TO THE CITY OF COMMERCE CITY, COLORADO
(FOR ANNEXATION PURPOSES ONLY)
SHEET 7 OF 9



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

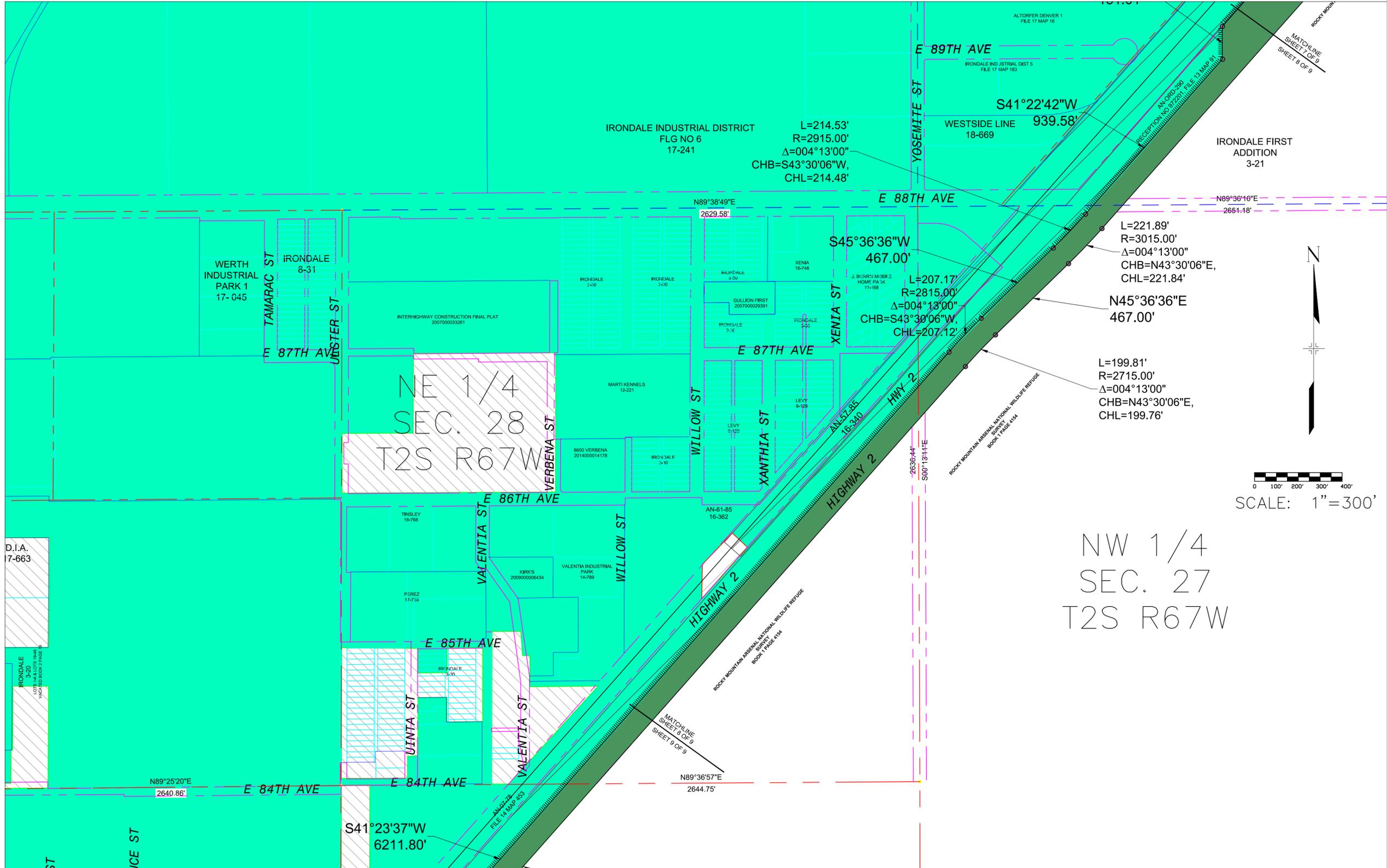
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AN-241-17 ANNEXATION MAP

TO THE CITY OF COMMERCE CITY, COLORADO
(FOR ANNEXATION PURPOSES ONLY)
SHEET 8 OF 9



NW 1/4
SEC. 27
T2S R67W

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:

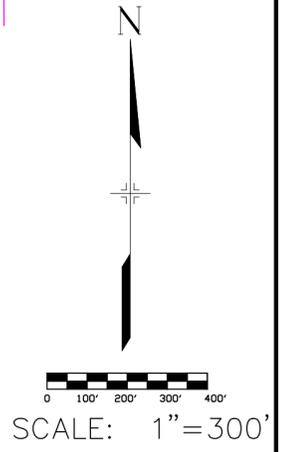
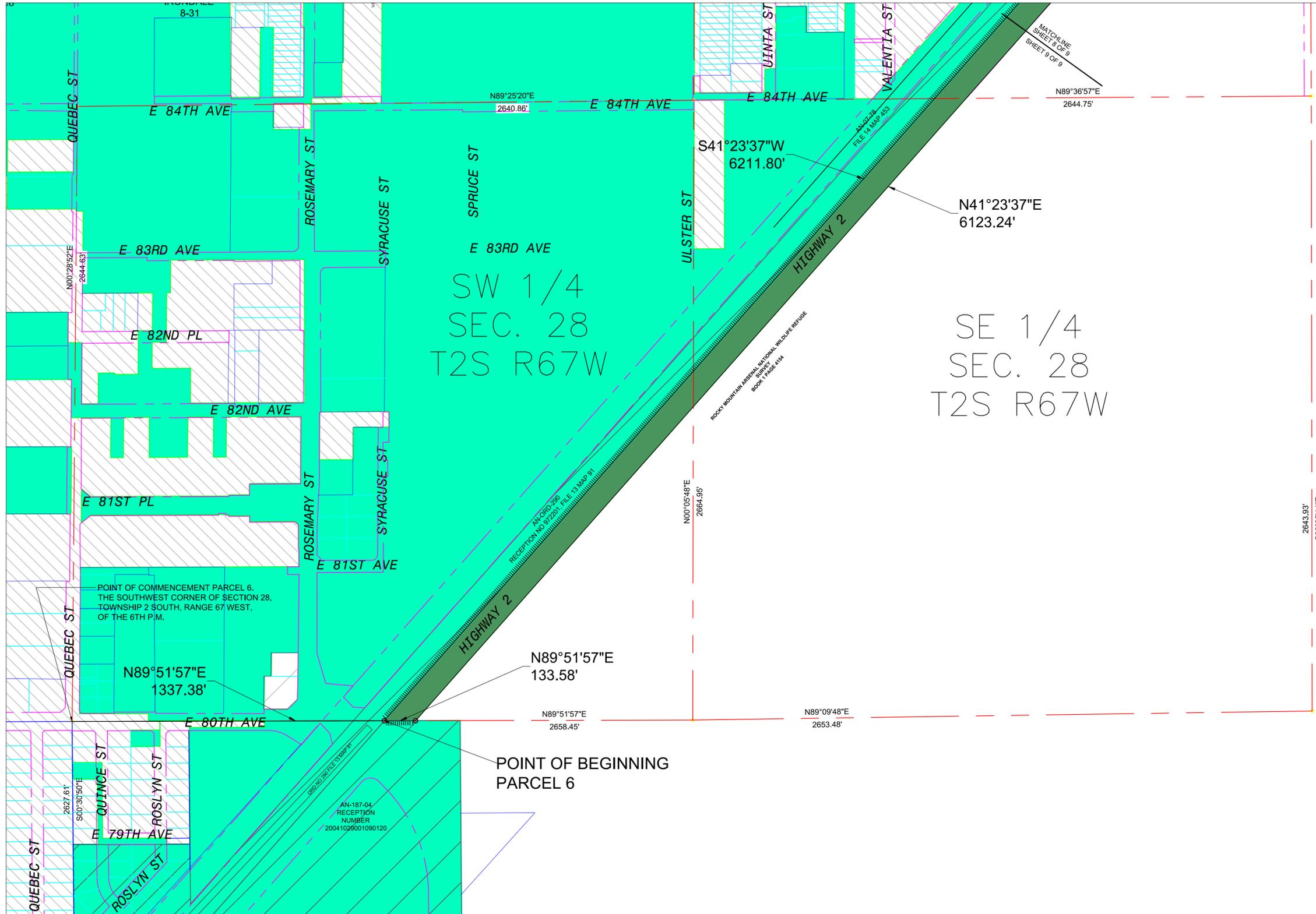
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AN-241-17 ANNEXATION MAP

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

SHEET 9 OF 9



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
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