

AN-250-19, ANNEXATION MAP TO THE CITY OF COMMERCE CITY, COLORADO

PART OF THE NORTHWEST QUARTER, SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET I OF 2

ANNEXATION DESCRIPTION:

A PARCEL OF LAND BEING THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28, THENCE N 89°31'54" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST LINE OF THE CITY OF COMMERCE CITY BOUNDARY, ACCORDING TO THAT ANNEXATION MAP NO. AN-102-89, RECORDED AT RECEPTION NO. B908599, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, ALSO BEING THE EAST LINE OF THE BUCKLEY ROAD RIGHT-OF-WAY AND THE POINT OF BEGINNING;

THENCE N 00°31'44" W, ALONG SAID EAST LINE OF THE CITY OF COMMERCE CITY AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 2620.38 FEET, TO A PROPERTY CORNER BEING MONUMENTED BY A 1-1/2 INCH ALUMINUM CAP STAMPED "PLS 30109", ALSO BEING A POINT ON THE SOUTH LINE OF THE E. 88TH AVENUE RIGHT-OF-WAY AND BEING A POINT ON THE SOUTH LINE OF THE CITY OF COMMERCE CITY BOUNDARY ACCORDING TO SAID ANNEXATION MAP NO. AN-102-89;

THENCE N 89°20'26" E, ALONG SAID SOUTH LINE OF THE CITY OF COMMERCE CITY BOUNDARY AND ALONG SAID SOUTH LINE OF THE E. 88TH AVENUE RIGHT-OF-WAY, A DISTANCE OF 2621.64, TO A PROPERTY CORNER BEING MONUMENTED BY A YELLOW PLASTIC CAP STAMPED "PLS 6973", ALSO BEING A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 28 AND A POINT ON THE WEST LINE OF THE CITY OF COMMERCE CITY BOUNDARY ACCORDING TO THAT ANNEXATION MAP NO. AN-169-02, RECORDED AT RECEPTION NO. 20050119000060540, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE S 00°30'30" E, ALONG SAID WEST LINE OF THE CITY OF COMMERCE CITY BOUNDARY ACCORDING TO SAID ANNEXATION MAP AN-169-02, A DISTANCE OF 918.62 FEET, TO A POINT ON SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 28, ALSO BEING THE SOUTHWEST CORNER OF SAID ANNEXATION MAP AN-169-02;

THENCE S 00°30'30" E, CONTINUING ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 28 AND ALONG THE WEST LINE OF THE CITY OF COMMERCE CITY BOUNDARY ACCORDING TO THAT ANNEXATION MAP NO. AN-226-11, RECORDED AT RECEPTION NO. 2012000006487, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, A DISTANCE OF 1710.50 FEET, TO THE CENTER 1/4 CORNER OF SECTION 28, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 14630";

THENCE S 89°31'54" W, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 28, ALSO BEING THE NORTH LINE OF THE CITY OF COMMERCE CITY BOUNDARY ACCORDING TO THAT ANNEXATION MAP NO. AN-246-17, RECORDED AT RECEPTION NO. 2018000015941, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, A DISTANCE OF 2620.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,879,888 SQUARE FEET, OR 157.941 ACRES, MORE OR LESS.

EXECUTED THIS _____ DAY OF _____, AD 20 _____

OWNER: STEPHEN M. SCHUCK, PRESIDENT

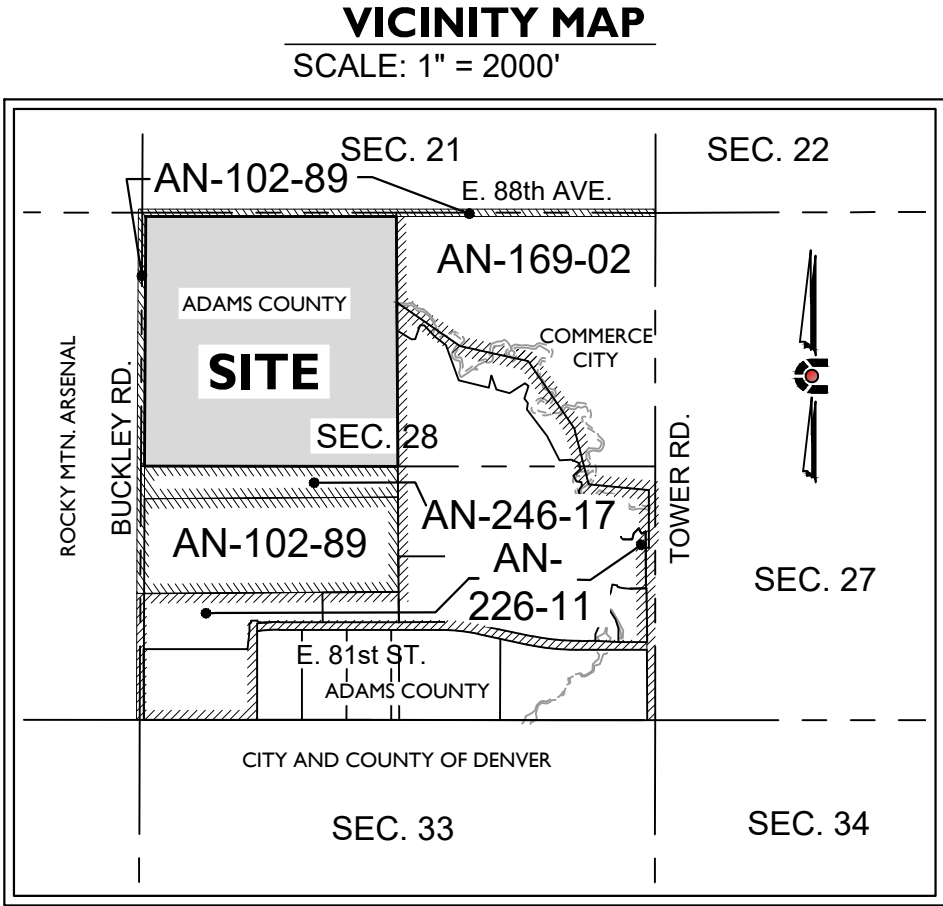
MORTGAGEE OR LIEN HOLDER: STEPHEN M. SCHUCK, PRESIDENT

OWNER:

SCHUCK DIA, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: SCHUCK COMMUNITIES, INC, A COLORADO CORPORATION
ITS: MANAGER

BY: _____
STEPHEN M. SCHUCK, PRESIDENT



GENERAL NOTES:

- BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEARING N 89°31'54" E, AS SHOWN ON THE CITY OF COMMERCE CITY CONTROL DIAGRAM, ON FILE AT THE ADAMS COUNTY SURVEYOR'S OFFICE IN BOOK 1, PAGE 3777, FROM THE WEST QUARTER CORNER OF SAID SECTION 28, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 14630" TO THE CENTER QUARTER CORNER OF SAID SECTION 28, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 14630", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS ANNEXATION MAP IS THE U.S. SURVEY FOOT.

CITY COUNCIL CERTIFICATE:

APPROVAL BY CITY OF COMMERCE CITY, CITY COUNCIL THIS _____ DAY OF

_____, AD. 20__.

ATTEST:

CITY CLERK

MAYOR

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 = 10,491.85 FEET
- ONE-SIXTH OF TOTAL PERIMETER OF AREA = 1,748.64 FEET
- PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 10,491.85 FEET

TOTAL CONTIGUOUS PERIMETER IS 100%, WHICH MEETS OR EXCEEDS THE 1/6 AREA REQUIRED.

THOMAS M. GIRARD

COLORADO PLS 38151
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC
1950 W. LITTLETON BLVD, SUITE 109
LITTLETON, CO 80120

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. 20__.

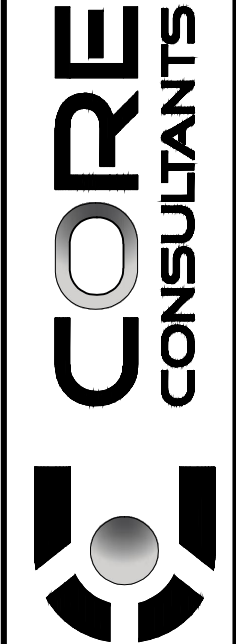
BY:

DEPUTY COUNTY CLERK AND RECORDER

RECEPTION NO. _____

DATE:	DRAWN BY:		CHECK BY:	
	JCA	TMG	JCA	TMG
10/24/2018				
10/24/2018				

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



ANNEXATION MAP

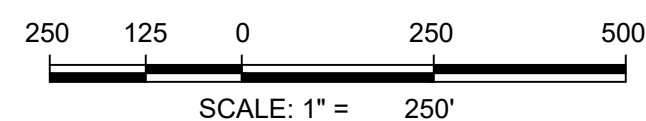
NW1/4, SEC. 28, T 2 S, R 66 W, 6th PM

ADAMS COUNTY, COLORADO

PROJ. MGR.	TMG
PROJ. ENG.	
DRAWN BY:	JCA
DATE:	12.18.2018
SCALE:	


SHEET
1 OF 2
11-013-003

**PART OF THE NORTHWEST QUARTER, SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO**

[illegible]

DATE	CITY COMMENTS	JCA	TMG
10/24/2018			
10/24/2018	UPDATE ANNEX MAP NUMBER	JCA	TMG

**CIVIL ENGINEERING
DEVELOPMENT CONSULTING
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CORE
CONSULTANTS

ANNEXATION MAP
NNW1/4, SEC. 28, T 2 S, R 66 W, 6th PM
ADAMS COUNTY, COLORADO

PROJ. MGR.	TMG
PROJ. ENG.	
DRAWN BY:	DCB
DATE:	12.18.2018
SCALE:	

SHEET
2 OF 2
11-013-003