

AN-252-19 ANNEXATION MAP TO THE CITY OF COMMERCE CITY

CASE NO. 252-19

Part of the Northeast 1/4 of Section 9,
Township 2 South, Range 67 West of the 6th P.M.,
County of Adams, State of Colorado.

Sheet 2 of 2

UNPLATTED
PARCEL NO. 0172109400009
STELLA RITA THOMAS AKA RITA S. THOMAS
AND BURNEY M. THOMAS
N89°42'27"W 438.38'

COUNTY ROAD NO. 31 (BRIGHTON ROAD)
(60' RIGHT-OF-WAY)
AN-144-98 (FILE 17, MAP 881, REC. NO. C0412897)
30' FUTURE RIGHT-OF-WAY
RESERVED BY THIS PLAT
S25°21'22"W 356.21'

24' COMMON ACCESS EASEMENT
TO BE RECORDED BY SEPARATE
DOCUMENT

153,287 S.F. +/-
3.519 Ac. +/-

PARCEL 1

S89°40'23"E 511.17'

PARCEL NO. 0172109408041
RICHMOND AMERICAN HOMES OF COLORADO INC.

AN-158-99 (FILE 18, MAP 188, REC. NO. C00645017)
TRACT A

TRUE POINT
OF BEGINNING

N00°04'15"E
30.00'

N89°40'23"W 421.00'

N13°53'20"E 332.29'
AN-158-99 (FILE 18, MAP 188, REC. NO. C00645017)

LOT 2
BLOCK 7
PARCEL NO. 0172109408035
SANDRA LEE EMBRY

LOT 3
PARCEL NO. 0172109408034
RICHMOND AMERICAN HOMES
OF COLORADO INC.

LOT 4
PARCEL NO. 0172109408033
RICHMOND AMERICAN HOMES
OF COLORADO INC.

LOT 5
PARCEL NO. 0172109408032
RICHMOND AMERICAN HOMES
OF COLORADO INC.

BELLE CREEK FILING NO. 3 AMENDMENT NO. 2
(REC. NO. 201600070328)

EAST 1/4 COR. SEC. 9, T 2 S,
R 67 W, FOUND 3/4" REBAR
WITH 3 1/4" ALUMINUM CAP,
PLS 7361

POINT OF COMMENCEMENT
SE COR. SEC. 9, T 2 S, R 67 W,
FOUND 3/4" REBAR WITH 3 1/4"
ALUMINUM CAP, PLS 23516 IN
MONUMENT BOX

NOTES:

1) BASIS OF BEARING: THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M. IN ADAMS COUNTY, COLORADO IS ASSUMED TO BEAR NORTH 00°21'33" EAST AS SHOWN ON COMMERCE CITY CONTROL DIAGRAM DATED AUGUST 11, 1999 AND RECORDED IN BOOK 1 AT PAGE 3776, AS RECEPTION NO. 2009-146 OF THE LAND SURVEY INDEX FOR ADAMS COUNTY, COLORADO AND AS MONUMENTED HEREON WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

3) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A 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 CERTIFICATION SHOWN HEREON.

5) AMERICAN WEST LAND SURVEYING COMPANY RELIED UPON TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED OCTOBER 4, 2018, COMMITMENT NO. 5509-3140811 IN ORDER TO DISCLOSE EASEMENTS AND RIGHT-OF-WAY WHICH MAY AFFECT THE PROPERTY.

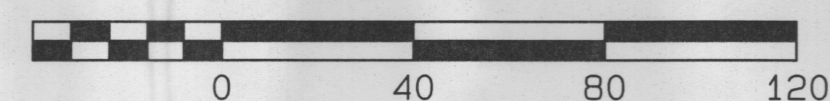
6) ALL DISTANCES SHOWN HEREON ARE MEASURED GROUND DISTANCES REPORTED IN U.S. SURVEY FEET.

LEGEND:

● = FOUND 5/8" REBAR WITH 1 1/4" GREEN PLASTIC CAP, PLS 37601.

===== = EXISTING CITY OF COMMERCE CITY MUNICIPAL BOUNDARY.

GRAPHIC SCALE 1"=40'



American West
Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

REVISION	DATE	SCALE 1" = 40'
		DATE: FEB. 12, 2019
		DRAWN BY: CDH
		CHECKED BY: MJH
		CLIENT: CES
		JOB NO: 18-462

FILE: Z:\T_S\T2S_R67W\9\RODRIGUEZ_BRIGHTON_RD_ANNEX.pro

N00°21'33"E (BASIS OF BEARINGS)

1315.73'