

**PROOF OF PUBLICATION
COMMERCE CITY SENTINEL
EXPRESS
ADAMS COUNTY
STATE OF COLORADO**

I, Steve Smith, do solemnly swear that I am the Publisher of the **Commerce City Sentinel Express** the same is a weekly newspaper printed and published in the County of Adams, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said county of Adams for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado. That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of **ONE consecutive insertion(s)** and that the first publication of said notice was in the issue of newspaper, dated **26th day of February, 2019** the last on the **26th day of February, 2019**



Publisher, Subscribed and sworn before me,
this **26th day of February, 2019**



Notary Public.

CYNTHIA MARIE FITCH
Notary Public
State of Colorado
Notary ID # 20174043179
My Commission Expires 10-17-2021

**NOTICE OF FILING OF PETITION
FOR THE INCLUSION OF REAL
PROPERTY WITHIN THE LIMITS
OF THE CITY OF COMMERCE
CITY E-470 COMMERCIAL AREA
GENERAL IMPROVEMENT DIS-
TRICT**

Pursuant to § 31-25-618, Colorado Revised Statutes, notice is hereby given that a petition (the "Petition") for the inclusion of real property within the limits of the City of Commerce City E-470 Commercial Area General Improvement District (the "District") has been filed by the owner of the property hereinafter described in the Office of the City Clerk, City of Commerce City, Colorado. The petitioner is Schuck Communities, Inc. The legal description of the real property proposed to be included within the boundaries of the District is described as follows:

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 RE-

CORDS 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.

On March 18, 2019 immediately following the Commerce City City Council regular business meeting, the City Council acting as the Board of Directors of the District shall hold a public hearing in the City Council Chambers at 7887 East 60th Avenue, in Commerce City, Colorado. Any persons objecting to the inclusion of the Property within the boundaries of the District shall appear at the hearing and show cause why the Petition should not be granted.

DATED: February 22, 2019

/s/ Dylan A. Gibson
Deputy City Clerk
ex officio Secretary
City of Commerce City E-470
Commercial Area General
Improvement District

Published in the Commerce City Sentinel-Express: Tuesday, February 26, 2019

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