

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

CASE NO. AN-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 1 of 2

ANNEXATION DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING 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°17'06" WEST 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 CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 00°7'06" WEST, COINCIDENT WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 9, A DISTANCE OF 1315.73 FEET TO THE SOUTHEAST CORNER OF TRACT B, BELLE CREEK FILING NO. 3, AMENDMENT NO. 2, AS SHOWN ON THE PLAT RECORDED AUGUST 25, 2016 AS RECEPTION NO. 2016000070326 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE NORTH 89°45'10" WEST, COINCIDENT WITH THE SOUTH LINE OF TRACT B, BLOCK 6, AND TRACT A, OF SAID BELLE CREEK FILING NO. 3, AMENDMENT NO. 2, A DISTANCE OF 419.93 FEET; THENCE NORTH 00°50'12" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID BELLE CREEK FILING NO. 3, AMENDMENT NO. 2; THENCE NORTH 31°18'53" EAST, COINCIDENT WITH THE WEST LINE OF SAID BELLE CREEK FILING NO. 3, AMENDMENT NO. 2 AND THE EXISTING MUNICIPAL BOUNDARY OF THE CITY OF COMMERCE CITY AS SHOWN ON ANNEXATION PLAT RECORDED IN FILE 18 AT MAP 188 AT RECEPTION NO. C00645017 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, A DISTANCE OF 332.29 FEET TO THE NORTHEAST CORNER OF PARCEL NO. 2 AS DESCRIBED IN DEED RECORDED JANUARY 25, 2017 AS RECEPTION NO. 2017000007199 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE DEPARTING SAID MUNICIPAL BOUNDARY, SOUTH 89°43'06" WEST, COINCIDENT WITH THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 438.38 FEET TO THE EAST RIGHT-OF-WAY LINE OF BRIGHTON ROAD AND THE EXISTING MUNICIPAL BOUNDARY OF THE CITY OF COMMERCE CITY AS SHOWN ON ANNEXATION PLAT RECORDED JUNE 29, 1998 IN FILE 17 AT MAP NO. 881 AS RECEPTION NO. C0412997 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE SOUTH 24°48'55" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE AND SAID EXISTING MUNICIPAL BOUNDARY, A DISTANCE OF 356.21 FEET TO THE SOUTHWEST CORNER OF PARCEL NO. 2 AS DESCRIBED IN SAID DEED RECORDED AS RECEPTION NO. 2017000007199, AND THE NORTH LINE OF TRACT A, BELLE CREEK FILING NO. 3, AMENDMENT NO. 2; THENCE NORTH 89°45'10" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL NO. 2, ALSO BEING THE NORTH LINE OF SAID TRACT A, AND SAID EXISTING MUNICIPAL BOUNDARY, A DISTANCE OF 511.17 FEET TO THE TRUE POINT OF BEGINNING.

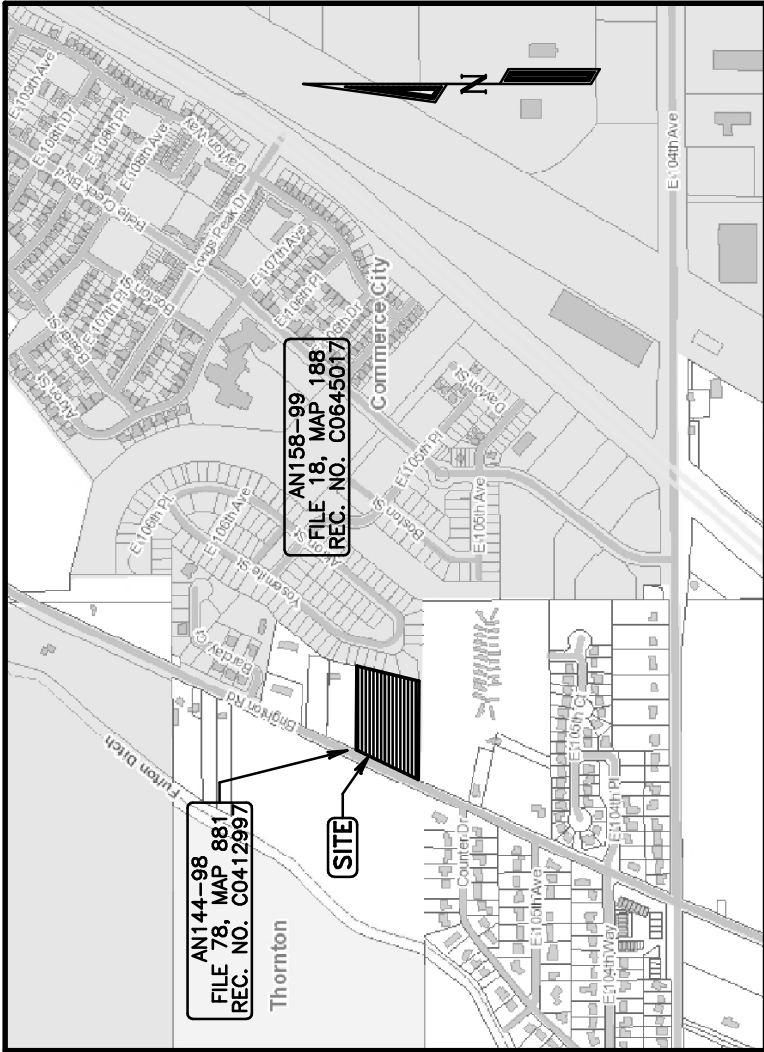
SAID PARCEL CONTAINS 153.288 SQUARE FEET OR 3.519 ACRES, MORE OR LESS.

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

SAUL RODRIGUEZ RONQUILLO

TBK BANK, SSB (LIEN HOLDER)

PRINTED NA



VICINITY MAP: 1" = 1000'

CITY COUNCIL CERTIFICATE:

APPROVED BY THE CITY OF COMMERCE CITY, CITY COUNCIL

THIS _____ DAY OF _____, A.D. _____,

ATTEST:

CITY CLERK _____

MAYOR _____

SURVEYOR'S STATEMENT:

I, CURTIS D. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF COMMERCE CITY AND MEETS THE REQUIREMENTS SET FORTH IN CRS 31-12-104-(1)(c) 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 = 1,638.05'

ONE-SIXTH OF TOTAL PERIMETER OF AREA = 273.01'

PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 1,199.67'

THE TOTAL CONTIGUOUS PERIMETER IS 73%, WHICH MEETS OR EXCEEDS THE 1/6 AREA REQUIRED.

DRAFT COPY – FOR REVIEW

CURTIS D. HOOS, PLS. 37971
FOR AND ON BEHALF OF
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION

ADAMS 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. _____,

BY: _____
DEPUTY COUNTY CLERK AND RECORDER

PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

REVISION	DATE	SCALE 1" = 40'
	DATE: APRIL 18, 2019	
	DRAWN BY: CDH	
	CHECKED BY: MJH	
	CLIENT: CES	
	JOB NO: 18-462	
	FILE: Z:\T_S\T2S_R67W S9\RODRIGUEZ_BRIGHTON_RD_ANNEX.pro	

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
S89°43'06"W 438.38'

S89°43'06"W 438.38'

PROPOSED
PARCEL 2

153,288	S.F. + / -
3,519	Ac. + / -

PROPOSED
PARCEL 1

N89°45'10"E 511.17'

(FILE 18, MAP 188, REC. NO. C00645017)

S89°45'10"W 419.93'

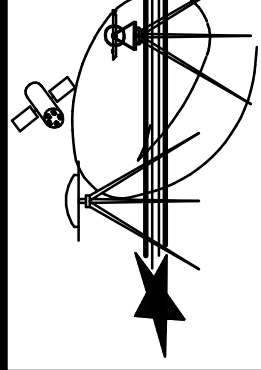
NOTES:

- 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 N00°17'00" WEST. THIS SHOWN ON COMMERCE CITY CONTROL DIAGRAM DATED AUGUST 11, 1999, AND RECORDED IN BOOK 1 AT PAGE 3776. AS RECEPTION NO. 2009-1468 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. 5509-31408111 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 SURVEY FEET.

LEGEND:

- = FOUND 5/8" REBAR WITH 1 1/4" GREEN PLASTIC CAP, PLS 37601.
Z = EXISTING CITY OF COMMERCE CITY MUNICIPAL BOUNDARY.

GRAPHIC SCALE
1"=40'



American West

Land Surveying Co.

A Colorado Corporation

P.O. Box 129, Brighton, CO 80601 * P.303-659-1532 F.303-655-0575 * armwestils.com

REVISION	DATE	SCALE 1" = 40'
		DATE: APRIL 29, 2019
		DRAWN BY: CDH
		CHECKED BY: MJH
		CLIENT: CES
JOB NO: 18-462		
FILE: Z:\T\S\2\25_R67W\S9\RODRIGUEZ BRIGHTON RD_ANNEX.dwg		