

**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 **11th day of June, 2019** the last on the **11th day of June, 2019**.



Publisher, Subscribed and sworn before me,  
this **11th day of June, 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 NORTHERN  
INFRASTRUCTURE GENERAL  
IMPROVEMENT DISTRICT**

Pursuant to C.R.S 31-25-618, notice is hereby given that a petition for the inclusion of real property within the limits of the Commerce City Northern Infrastructure General Improvement District has been filed by Second Creek Holdings LLC. The legal description of the real property proposed to be included within the boundaries of the District is described as follows:

**PARCEL 1**

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING PART OF SECOND CREEK FARM FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 2005 AT RECEPTION NO. 20050930001070140, AN PART OF SECOND CREEK FARM FILING NO. 2, ACCORDING TO THE PLA THEREOF RECORDED APRIL 28, 2006 AT RECEPTION NO. 20060428000434700 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH-EAST CORNER OF SAID SECTION 21 AND  
CONSIDERING THE SOUTH LINE OF SAID EAST HALF OF SECTION 21 TO BEAR  
SOUTH 89°22'09" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 78°41'58" WEST, A DISTANCE OF 193.48 FEET TO A SOUTHEASTERLY CORNER OF TRACT D, SAID SECOND CREEK FARM FILING NO. 1 AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 88TH AVENUE  
AS DEDICATED BY SAID SECOND CREEK FARM FILING NO. 1, FOR THE FOLLOWING TEN (10) COURSES:

- 1) SOUTH 89°22'09" WEST, A DISTANCE OF 420.97 FEET TO A POINT OF CURVATURE;
- 2) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, AN AR LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS NORTH 45°37'51" WEST, A DISTANCE OF 28.28 FEET TO A NON-TANGENT LINE;
- 3) NORTH 83°14'41" WEST, A DISTANCE OF 54.45 FEET TO A NON-TANGENT CURVE;
- 4) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH

- BEARS SOUTH 44°22'09" WEST, A DISTANCE OF 28.28 FEET;
- 5) SOUTH 89°22'09" WEST, A DISTANCE OF 948.00 FEET TO A POINT OF CURVATURE;
- 6) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS NORTH 45°37'51" WEST, DISTANCE OF 28.28 FEET TO A NON-TANGENT LINE;
- 7) SOUTH 81°58'59" WEST, A DISTANCE OF 54.45 FEET TO A NON-TANGENT CURVE;
- 8) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS SOUTH 44°22'09" WEST, A DISTANCE OF 28.28 FEET;
- 9) SOUTH 89°22'09" WEST, A DISTANCE OF 452.15 FEET TO A POINT OF CURVATURE;
- 10) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°33'59", A RADIUS OF 410.00 FEET, AN ARC LENGTH OF 648.08 FEET, THE CHORD OF WHICH BEARS NORTH 45°20'51" WEST, A DISTANCE OF 582.69 FEET TO A NON-TANGENT LINE, BEING THE EASTERLY RIGHT-OF-WAY LINE OF TELLURIDE STREET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF TELLURIDE STREET AS DEDICATED BY SAID SECOND CREEK FARM FILING NO. 1 AND SAID SECOND CREEK FARM FILING NO. 2, FOR THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 05°08'38" WEST, A DISTANCE OF 90.35 FEET;
- 2) NORTH 00°03'52" WEST, A DISTANCE OF 4663.64 FEET TO A POINT OF CURVATURE;
- 3) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°04'01", A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 55.02 FEET, THE CHORD OF WHICH BEARS NORTH 44°58'08" EAST, A DISTANCE OF 49.53 FEET TO A POINT OF TANGENCY, BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 96TH AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST 96TH AVENUE AS DEDICATED BY SAID SECOND CREEK FARM FILING NO. 2, FOR THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 89°59'51" EAST, A DISTANCE OF 1479.33 FEET TO A POINT OF CURVATURE;
- 2) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°24'28", A RADIUS OF 940.00 FEET, AN ARC LENGTH OF 170.75 FEET, THE CHORD OF WHICH BEARS SOUTH 84°47'37" EAST, A DISTANCE OF 170.52 FEET TO A POINT OF TANGENCY;
- 3) SOUTH 79°35'23" EAST, A DISTANCE OF 316.04 FEET TO A POINT OF CURVATURE;

4) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°24'28", A RADIUS OF 1060.00 FEET, AN ARC LENGTH OF 192.55 FEET, THE CHORD OF WHICH BEARS SOUTH 84°47'37" EAST, A DISTANCE OF 192.28 FEET TO A POINT OF TANGENCY;  
5) SOUTH 89°59'51" EAST, A DISTANCE OF 299.35 FEET TO A POINT OF CURVATURE;  
6) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°39'02", A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 54.76 FEET, THE CHORD OF WHICH BEARS SOUTH 45°10'20" EAST, A DISTANCE OF 49.35 FEET TO A POINT OF TANGENCY, BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF TOWER ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF TOWER ROAD AS DEDICATED BY SAID SECOND CREEK FARM FILING NO. 1 AND SAID SECOND CREEK FARM FILING NO. 2, FOR THE FOLLOWING TWO (2) COURSES:  
1) SOUTH 00°20'49" EAST, A DISTANCE OF 2452.65 FEET;  
2) SOUTH 00°20'45" EAST, A DISTANCE OF 2407.31 FEET TO A SOUTHEASTERLY CORNER OF SAID TRACT D, SECOND CREEK FARM FILING NO. 1;

THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT D FOR THE FOLLOWING TWO (2) COURSES:  
1) SOUTH 89°22'09" WEST, A DISTANCE OF 114.50 FEET;  
2) SOUTH 00°20'45" EAST, A DISTANCE OF 190.04 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 13,009,133 SQUARE FEET OR 298.6486 ACRES, MORE OR LESS.

#### PARCEL 2

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING PART OF SECOND CREEK FARM FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 2005 AT RECEPTION NO. 20050930001070140, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE NORTH LINE OF SAID EAST HALF OF SECTION 28 TO BEAR SOUTH 89°22'09" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 72°16'55" WEST, A DISTANCE OF 136.14 FEET TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MARCH 28, 2018 AT RECEPTION NO. 2018000025001 IN THE OFFICE OF THE ADAMS COUNTY

CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN SPECIAL WARRANTY DEED FOR THE FOLLOWING TWO (2) COURSES:  
1) SOUTH 00°29'02" EAST, A DISTANCE OF 10.97 FEET;  
2) SOUTH 45°29'02" EAST, A DISTANCE OF 77.82 FEET THE WESTERLY RIGHT-OF-WAY LINE OF TOWER ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF TOWER ROAD AS DEDICATED BY SAID SECOND CREEK FARM FILING NO. 1 FOR THE FOLLOWING TWO (2) COURSES:  
1) SOUTH 00°29'02" EAST, A DISTANCE OF 2560.30 FEET;  
2) SOUTH 00°28'01" EAST, A DISTANCE OF 268.97 FEET TO THE SOUTHEAST CORNER OF TRACT E, SAID SECOND CREEK FARM FILING NO. 1;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID SECOND CREEK FARM FILING NO. 1 FOR THE FOLLOWING SIX (6) COURSES:  
1) NORTH 84°25'18" WEST, A DISTANCE OF 589.94 FEET;  
2) NORTH 14°25'18" WEST, A DISTANCE OF 600.00 FEET;  
3) NORTH 34°25'18" WEST, A DISTANCE OF 850.00 FEET;  
4) NORTH 77°25'18" WEST, A DISTANCE OF 725.00 FEET;  
5) NORTH 55°25'18" WEST, A DISTANCE OF 813.02 FEET;  
6) NORTH 00°30'22" WEST, A DISTANCE OF 918.06 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 88TH AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST 88TH AVENUE AS DEDICATED BY SAID SECOND CREEK FARM FILING NO. 1 FOR THE FOLLOWING THREE (3) COURSES:  
1) NORTH 89°22'09" EAST, A DISTANCE OF 356.05 FEET TO A NON-TANGENT CURVE;  
2) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°35'43", A RADIUS OF 490.00 FEET, AN ARC LENGTH OF 99.16 FEET, THE CHORD OF WHICH BEARS SOUTH 84°49'59" EAST, A DISTANCE OF 98.99 FEET TO A NON-TANGENT LINE;  
3) NORTH 89°22'09" EAST, A DISTANCE OF 2068.29 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 4,739,857 SQUARE FEET OR 108.8121 ACRES, MORE OR LESS.

On June 17, 2019, immediately following the Commerce City City Council Meeting (approximately 9:55 p.m.), the Board of Directors of the District shall hold a public hearing in the Commerce City Civic Center, Council Chambers, 7887 E. 60th Ave. Commerce City, CO. Any persons objecting to the inclusion of the property within the boundaries of the Dis-

trict shall appear at the hearing and show cause why the petition should not be granted.

DATED: June 6, 2019

/s/ Dylan A. Gibson  
Ex Officio Secretary Commerce City  
Northern Infrastructure General Improvement District

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