

AN-254-19

THIRD CREEK ANNEXATION MAP NO. 2

TO THE CITY OF COMMERCE CITY, COLORADO (FOR ANNEXATION PURPOSES ONLY)

LOCATED IN SECTIONS 2, 3, 10 AND 11, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 3

ANNEXATION DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN SECTIONS 2, 3, 10 AND 11, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PART OF THE LAND DESCRIBED AT RECEPTION NO. 20060403000331420, ROAD PETITION 568 RECORDED IN BOOK 4, PAGE 450, BOOK 1990, PAGE 66, AND THIRD CREEK COUNTRY RANCHETTES RECORDED AT RECEPTION NO. A094063; ALL IN THE CLERK AND RECORDER'S OFFICE OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 BEARS SOUTH 89°47'15" WEST, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE NORTH 45°14'29" WEST, A DISTANCE OF 42.45 FEET TO THE NORTHERLY RIGHT-OF-WAY OF E. 112TH AVENUE BY ROAD PETITION 568 RECORDED IN BOOK 4, PAGE 450, AND THE PRESENT CITY OF COMMERCE CITY LIMITS PER ANNEXATION AN-103-89 IN BOOK 3611, PAGE 831, RECEPTION NO. B908600, ALL RECORDED IN SAID RECORDS AND THE POINT OF BEGINNING.

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°47'15" EAST, A DISTANCE OF 30.05 FEET;

THENCE DEPARTING SAID CITY LIMITS AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°51'38" EAST, A DISTANCE OF 1,499.56 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, SOUTH 00°08'22" EAST, A DISTANCE OF 559.82 FEET;

THENCE SOUTH 89°51'38" WEST, A DISTANCE OF 1,388.81 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 890.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 77°42'26" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°19'17", AN ARC LENGTH OF 424.39 FEET;

THENCE SOUTH 39°36'51" EAST, A DISTANCE OF 316.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,010.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°23'07", AN ARC LENGTH OF 694.28 FEET;

THENCE SOUTH 00°13'44" EAST, A DISTANCE OF 1584.58 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 299.82 FEET;

THENCE SOUTH 00°09'58" EAST, A DISTANCE OF 274.69 FEET TO THE NORTH LINE OF ANNEXATION AN-253-19 RECORDED AT _____;

THENCE ALONG SAID NORTH LINE, SOUTH 89°45'40" WEST, A DISTANCE OF 3417.14 FEET TO THE EAST RIGHT-OF-WAY OF E-470 AS RECORDED IN BOOK 4580, PAGE 817 IN SAID RECORDS;

THENCE ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. NORTH 01°08'34" WEST, A DISTANCE OF 1569.94 FEET;

2. NORTH 01°09'03" WEST, A DISTANCE OF 307.81 FEET;

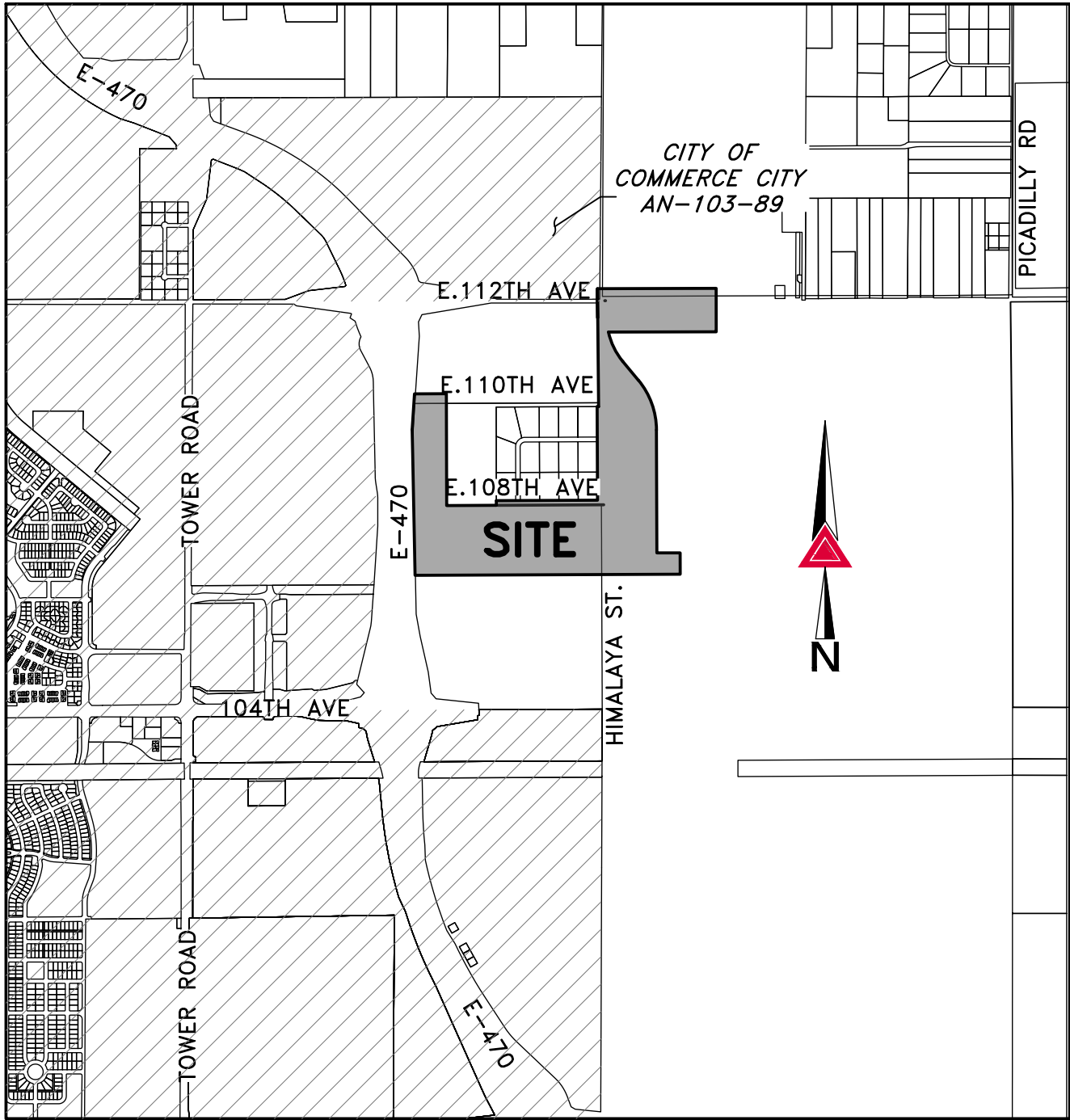
3. NORTH 03°37'50" EAST, A DISTANCE OF 462.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE ALONG SAID SOUTH LINE, NORTH 89°45'16" EAST, A DISTANCE OF 411.08 FEET TO THE WESTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2014000058758 IN SAID RECORDS;

THENCE DEPARTING SAID SOUTH LINE, ALONG SAID WESTERLY LINE, SOUTH 00°06'28" WEST, A DISTANCE OF 1,316.76 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10;

THENCE ALONG SAID NORTH LINE, NORTH 89°44'18" EAST, A DISTANCE OF 638.89 FEET TO THE WEST LINE OF SAID THIRD CREEK COUNTRY RANCHETTES;

THENCE ALONG SAID WEST LINE, NORTH 00°06'59" WEST, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY OF E. 108TH AVENUE;



VICINITY MAP
SCALE: 1" = 2000'

ANNEXATION DESCRIPTION (CONT.)

THENCE ALONG SAID NORTH RIGHT-OF-WAY, BEING 30.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, NORTH 89°44'18" EAST, A DISTANCE OF 1303.02 FEET TO THE WEST RIGHT-OF-WAY OF HIMALAYA STREET AS SHOWN ON SAID THIRD CREEK COUNTRY RANCHETTES;

THENCE ALONG SAID WEST RIGHT-OF-WAY, BEING 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10, NORTH 00°14'53" WEST, A DISTANCE OF 1236.24 FEET TO THE NORTH LINE OF SAID THIRD CREEK COUNTRY RANCHETTES;

THENCE ALONG SAID NORTH LINE, NORTH 89°44'47" EAST, A DISTANCE OF 20.00 FEET TO THE WEST RIGHT-OF-WAY OF SAID HIMALAYA STREET, AS RECORDED IN BOOK 1278, PAGE 345 IN SAID RECORDS;

THENCE ALONG SAID WEST RIGHT-OF-WAY, BEING 30.00 WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10, NORTH 00°14'53" WEST, A DISTANCE OF 49.94 FEET;

THENCE ALONG A LINE 30.00 WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10 AND THE PROLONGATION THEREOF, NORTH 00°16'13" WEST, A DISTANCE OF 1345.41 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 138.017 ACRES, (6,012,038 SQUARE FEET), MORE OR LESS.

EXECUTED THIS _____ DAY OF _____, AD 20_____

SMT INVESTORS LIMITED PARTNERSHIP

OWNER: _____
SIGNATURE PRINT NAME

LIEN HOLDER(S): _____
SIGNATURE PRINT

NOTES

1. BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEARING SOUTH 89°47'15" WEST.
2. CONTROL: PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE NAD 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS: PROJECT NORTHING = (STATE PLANE NORTHING * 1.0002140214) - 999999.95' PROJECT EASTING = (STATE PLANE EASTING * 1.0002140214) - 3000000.08'
3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET UNITS.
4. THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
5. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

SURVEYOR'S CERTIFICATION

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 = 19,181.38'

ONE-SIXTH OF TOTAL PERIMETER = 3,196.92'

PERIMETER CONTIGUOUS WITH EXISTING CITY LIMITS = 3,447.14'

THE TOTAL CONTIGUOUS PERIMETER IS 17.97%, WHICH MEETS OR EXCEEDS THE 1/6 (16.67%) REQUIRED.

SHAUN D. LEE PLS NO. 38158
FOR AND ON THE BEHALF OF AZTEC CONSULTANTS, INC
ADDRESS: 300 E. MINERAL AVE. SUITE 1, LITTLETON, CO 80122

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY 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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CITY COUNCIL CERTIFICATE

APPROVED BY THE CITY OF COMMERCE CITY, CITY COUNCIL THIS _____
DAY OF _____, A.D. _____.

ATTEST:

CITY CLERK

MAYOR
**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

RECEPTION NO. _____

SCALE
N.T.S.

DATE
2018-10-03

RDR
03/07/2019

SDI
05/28/2019

SDI
06/12/2019

CITY COMMENTS

ANNEXATION LIMITS UPDATE

BY

DATE

COMMENT

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AZTEC
CONSULTANTS, INC.

THIRD CREEK ANNEXATION MAP No. 2
SEC. 2, 3, 10 & 11, T.2S., R.66W., 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
PREPARED FOR
REDLAND

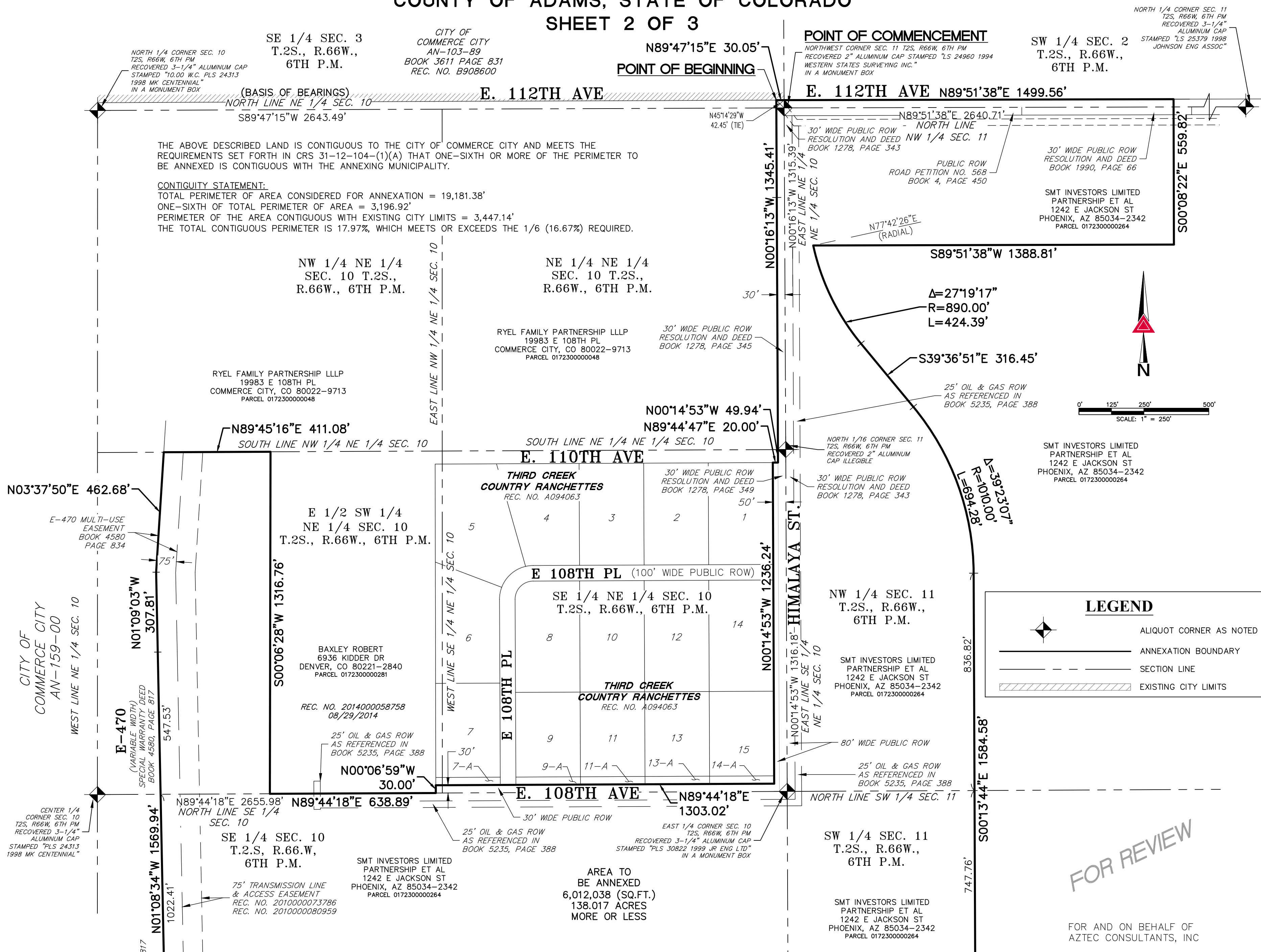
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET
ONE

OF 3 SHEETS

JOB NO. 54818-14

AN-254-19
THIRD CREEK ANNEXATION MAP NO. 2
TO THE CITY OF COMMERCE CITY, COLORADO (FOR ANNEXATION PURPOSES ONLY)
LOCATED IN SECTIONS 2, 3, 10 AND 11, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 3



THIRD CREEK ANNEXATION MAP No. 2 SEC. 2, 3, 10 & 11, T.2S., R.66W., 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO		 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com		03/07/2019		RDR			SCALE 1" = 250'
PREPARED FOR REDLAND 1500 WEST CANAL COURT, LITTLETON, CO 80120		 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com		05/28/2019		SDL	CITY COMMENTS		
				06/12/2019		SDL	ANNEXATION LIMITS UPDATE		
									DATE
									DATE
							BY	COMMENT	2018-10-03

OF	3	SHEETS
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JOB NO. 54818-14	
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AN-254-19

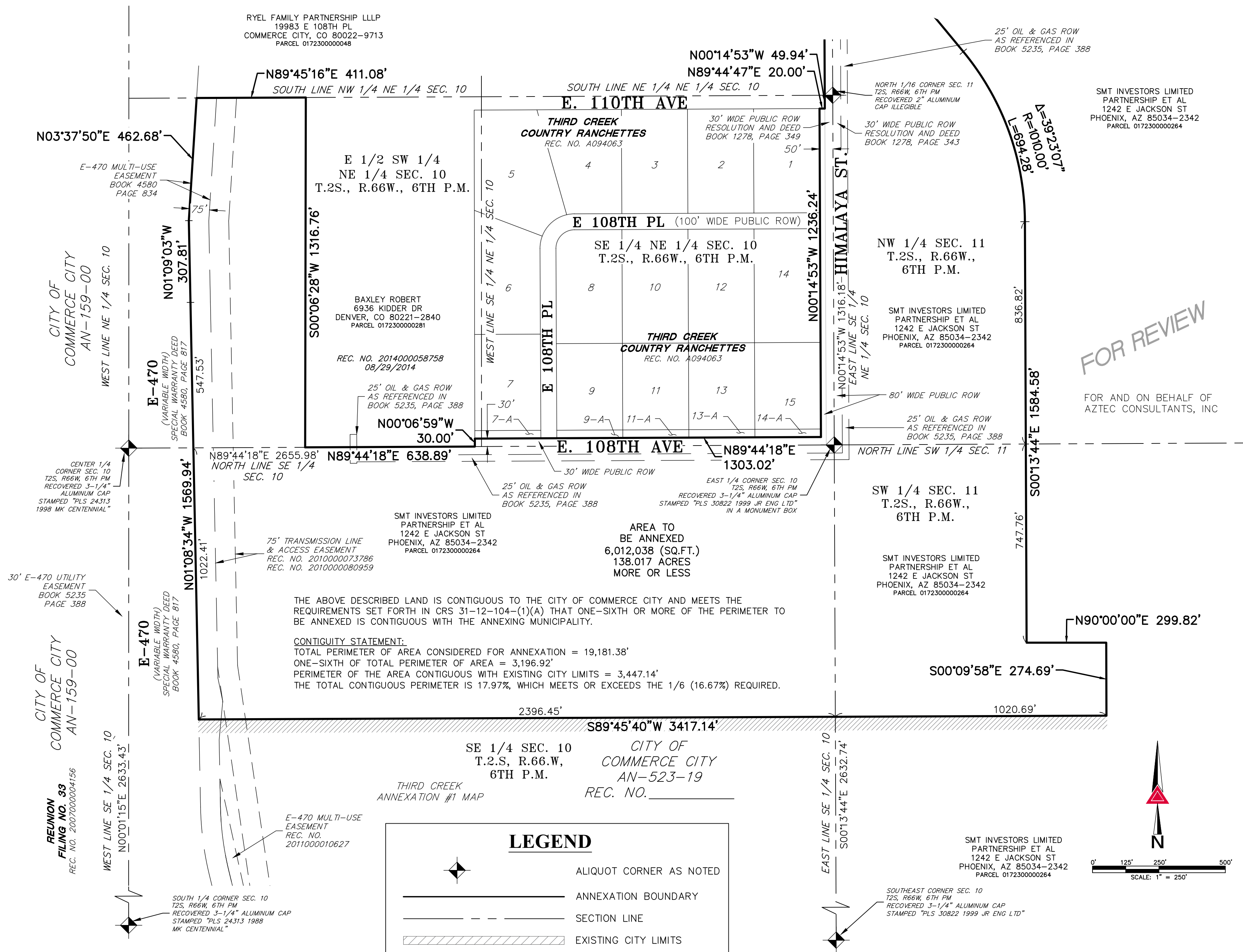
TO THE CITY OF COMMERCE CITY, COLORADO (FOR ANNEXATION PURPOSES ONLY)


LOCATED IN SECTIONS 2, 3, 10 AND 11, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 2

SHEET 3 OF 3

SEE SHEET 2



<div>  <div> <div>AZTEC</div> <div>CONSULTANTS, INC.</div> </div> </div>		<p> 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com </p>		<p> 03/07/2019 RDR 05/28/2019 SDL 06/12/2019 SDL ANNEXATION LIMITS UPDATE CDD DWG JW SDL DATE </p>		<p> SCALE 1" = 250' 2018-10-03 </p>	
<p> THIRD CREEK ANNEXATION MAP No. 2 SEC. 2, 3, 10 & 11, T.2S., R.66W., 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO PREPARED FOR REDLAND </p>		<p> 1500 WEST CANAL COURT, LITTLETON, CO 80120 </p>		<p> CITY COMMENTS ANNEXATION LIMITS UPDATE CDD DWG JW SDL DATE </p>		<p> COMMENT </p>	
<p> SHEET THREE OF 3 SHEETS </p>		<p> JOB NO. 54818-14 </p>					