

Annexation Description

LEGAL DESCRIPTION: ANNEXATION MAP AN-253-19

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 RECORDERS OFFICE OF SAID COUNTY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 10, WHENCE THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10 BEARS SOUTH 89°43'27" WEST, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE ALONG SAID SOUTH LINE, ALSO BEING PRESENT CITY OF COMMERCE CITY LIMITS PER ANNEXATION MAP AN-102-89 RECORDED AT THE ADAMS COUNTY CLERK AND RECORDERS OFFICE FILE NO. 16 MAP 872 10/31/1989, SOUTH 89°43'27" WEST, A DISTANCE OF 1604.40 FEET TO THE EAST RIGHT-OF-WAY LINE OF E-470 AS RECORDED IN BOOK 4580 PAGE 817, IN SAID RECORDS;

THENCE DEPARTING SAID CITY LIMITS AND SAID SOUTH LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES:

1. NORTH 00°16'35" WEST, A DISTANCE OF 69.81 FEET;
2. NORTH 82°40'08" WEST, A DISTANCE OF 531.62 FEET;
3. NORTH 44°59'49" WEST, A DISTANCE OF 118.03 FEET;
4. NORTH 00°17'00" WEST, A DISTANCE OF 36.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,363.24 FEET;
5. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°21'54", AN ARC LENGTH OF 317.99 FEET TO A POINT OF TANGENCY;
6. NORTH 13°38'54" WEST, A DISTANCE OF 461.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,183.24 FEET;
7. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°30'20", AN ARC LENGTH OF 258.26 FEET TO A POINT OF TANGENCY;
8. NORTH 01°08'34" WEST, A DISTANCE OF 1,899.94 FEET;
9. NORTH 01°09'03" WEST, A DISTANCE OF 307.81 FEET;

10. 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;

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 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 AT IN SAID RECORDS;

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 TO A POINT OF TANGENCY;

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 TO A POINT OF TANGENCY;

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;

THENCE SOUTH 00°20'55" EAST, A DISTANCE OF 626.82 FEET;

THENCE SOUTH 89°43'06" WEST, A DISTANCE OF 747.98 FEET;

THENCE SOUTH 39°36'51" WEST, A DISTANCE OF 11.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 890.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°50'36", AN ARC LENGTH OF 618.90 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00°13'45" EAST, A DISTANCE OF 403.14 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°46'09" WEST, A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 238.573 ACRES (10,392,235 SQUARE FEET), MORE OR LESS.