# AN-253-19

# THIRD CREEK ANNEXATION MAP NO. 1

TO THE CITY OF COMMERCE CITY, COLORADO (FOR ANNEXATION PURPOSES ONLY)
LOCATED IN SECTIONS 10 AND 11, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

# E:112TH AVE E:110TH AVE E:10STH AVE CITY OF COMMERCE CITY AN-102-89

## VICINITY MAP SCALE: 1" = 2000'

# ANNEXATION DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN SECTIONS 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 IN RECEPTION 20060403000331420, RECORDED 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 IN SAID RECORDS IN 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 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 EIGHT (8) 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;
- 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;
- 8. NORTH 01°08'34" WEST, A DISTANCE OF 330.00 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 89°45'40" EAST, A DISTANCE OF 3417.14 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;

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 A POINT ON THE PRESENT COMMERCE CITY LIMITS AND THE **POINT OF BEGINNING.** 

CONTAINING AN AREA OF 100.555 ACRES, (4,380,197 SQUARE FEET), MORE OR LESS.

EXECUTED THIS	_ DAY OF, AD 20
SMT INVESTORS LIMITED PARTNERSH	HIP
OWNER:SIGNATURE	PRINT NAME
LIEN HOLDER(S):SIGNATURE	

### **NOTES**

- 1. BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN. BEARING SOUTH 89°43'27" 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 = 9,614.25'

ONE-SIXTH OF TOTAL PERIMETER OF AREA = 1,602.38'

PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 1,604.40'

THE TOTAL CONTIGUOUS PERIMETER IS 16.69%, WHICH MEETS OR EXCEEDS THE 1/6 (16.67%) REQUIRED.

FOR REVIEW

SIGNATURE

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

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

RECEPTION NO.\_

APPROVAL BY CITY OF COMMERCE CITY, CITY COUNCIL THIS	DA`
OF	
ATTEST:	
OLTY OLEDY	
CITY CLERK	
MAYOR	
ADAMS COUNTY CLERK	
AND RECORDER'S CERTIFICATE	
AND TIEOGRAPHIC OFFILITIONIE	

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND
RECORDER, IN THE STATE OF COLORADO, ATM. ON THE DAY OF
, A.D
BY:
DEPUTY COUNTY CLERK AND RECORDER

Solution Sol

ANNEXATION MAP.S., R.66W., 6TH P.M.
MS, STATE OF COLORADO
REPARED FOR
REDLAND

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8012

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SEC. 10 & 11, T.2S., R.6 COUNTY OF ADAMS, ST. PREPARED REDLA 1500 WEST CANAL COURT,

SHEET ONE
OF 2 SHEETS

JOB NO. 54818-14

AN-253-19 THIRD CREEK ANNEXATION MAP NO. 1 SDL TO THE CITY OF COMMERCE CITY, COLORADO (FOR ANNEXATION PURPOSES ONLY) LOCATED IN SECTIONS 10 AND 11, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 2 OF 2 EAST 1/4 CORNER SEC. 10 T2S, R66W, 6TH PM CENTER 1/4 CORNER SEC. i T2S, R66W, 6TH PM **LEGEND** RECOVERED 3-1/4" ALUMINUM STAMPED "PLS 30822 1999 JR IN A MONUMENT BOX RECOVERED 3-1/4" ALUMINUM CAP ALIQUOT CORNER AS NOTED STAMPED "PLS 24313 1998 MK CENTENNIAL" ANNEXATION BOUNDARY SECTION LINE FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC EXISTING CITY LIMITS C/TY 00 SMT INVESTORS LIMITED SMT INVESTORS LIMITED PARTNERSHIP ET AL PARTNERSHIP ET AL 1242 E JACKSON ST 1242 E JACKSON ST PHOENIX, AZ 85034-2342 PHOENIX, AZ 85034-2342 PARCEL 0172300000264 PARCEL 0172300000264 N89°45'40"E 3417.14' 1020.69 2396.45 E-470 MULTI-USE EASEMENT SE 1/4 SEC. 10 BOOK 4580 SW 1/4 SEC. 11 T.2.S, R.66.W, PAGE 834 T.2S., R.66W., 330.08° 6TH P.M. 6TH P.M. SMT INVESTORS LIMITED PARTNERSHIP ET AL SMT INVESTORS LIMITED 1242 E JACKSON ST PARTNERSHIP ET AL PHOENIX, AZ 85034-2342 1242 E JACKSON ST E-470 MULTI-USE PARCEL 0172300000264 EASEMENT PHOENIX, AZ 85034-2342 REC. NO. PARCEL 0172300000264 2011000010627 1/4 SEC. 2633.43' 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  $\mathbf{ST}$ S89°43'06"W 747.98' MUNICIPALITY. AREA TO BE ANNEXED S39\*36'51"W CONTIGUITY STATEMENT: 4,380,197 (SQ.FT.) 100.555 ACRES 11.46 MORE OR LESS TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 9.614.25' SMT INVESTORS LIMITED ONE-SIXTH OF TOTAL PERIMETER OF AREA = 1,602.38' PARTNERSHIP ET AL PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 1,604.40' 1242 E JACKSON ST PHOENIX, AZ 85034-2342 (VARIABLE WIDTH) THE TOTAL CONTIGUOUS PERIMETER IS 16.69%, WHICH MEETS OR EXCEEDS THE 1/6 SPECIAL WARRANTY DEED PARCEL 0172300000264 0 ANNEXATION MAP T.2S., R.66W., 6TH P.M. BOOK 4580, PAGE 817 8012 ္ပ E-470 MULTI-USE EASEMENT N0017'00"W BOOK 4580 PAGE 834 T.2S., R.66W., AMS, STATE OF C ∖36.70' S0013'45"E N00°16'35"W 75' TRANSMISSION LINE N44'59'49"W 403.14 69.81 & ACCESS EASEMENT NORTH 1/4 CORNER SEC. 14 REC. NO. 2010000073786 ·118.03' T2S, R66W, 6TH PM REC. NO. 2010000080959 RECOVERED 2" ALUMINUM CAP POINT OF BEGINNING STAMPED "PLS 16154 2001 S S S" SOUTHEAST CORNER SEC. 10. T2S, R66W, 6TH PM FOUND CREEK N82°40'08"W 531.62' CANAL NO. 5 REBAR **호** 유 S89°46'09"W 2644.18' THIRD CR SEC. 10 SOUTH LINE SW 1/4 SEC. 11 \$89°43'27"W 2667.45 S89°43'27"W 1604.40' TRANSMISSION LINE
& ACCESS EASEMENT
REC. NO. 2010000073786 104TH AVE S89'46'09"W SOUTH LINE SE 1/4 SEC. 10 SOUTH 1/4 CORNER SEC. 10 T2S, R66W, 6TH PM (BASIS OF BEARINGS) 60.00 RECOVERED 3-1/4" ALUMINUM CAP AND COMMON USE AGREEMENT 1500 NE 1/4 SEC. 15 REC. NO. 2010000088902 COMMERCE CITY NW 1/4STAMPED "PLS 24313 1988 T.2S., R.66W., ANNEXATION AGREEMENT SHEA HOMES LIMITED PARTNERSHIP AN-102-89 MK CENTENNIAL" SEC. 14 T.2S., BK 3811 PG 821 6TH P.M. FILE 16 MAP 872 SHEET 9380 STATION ST STE 600 REC. NO. B908596 REC. NO. 1989020908599 R.66W., 6TH P.M. LONE TREE, CO 80124-6830 PARCEL 0172315100002 of 2 SHEETS JOB NO. 54818-14