

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

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**.

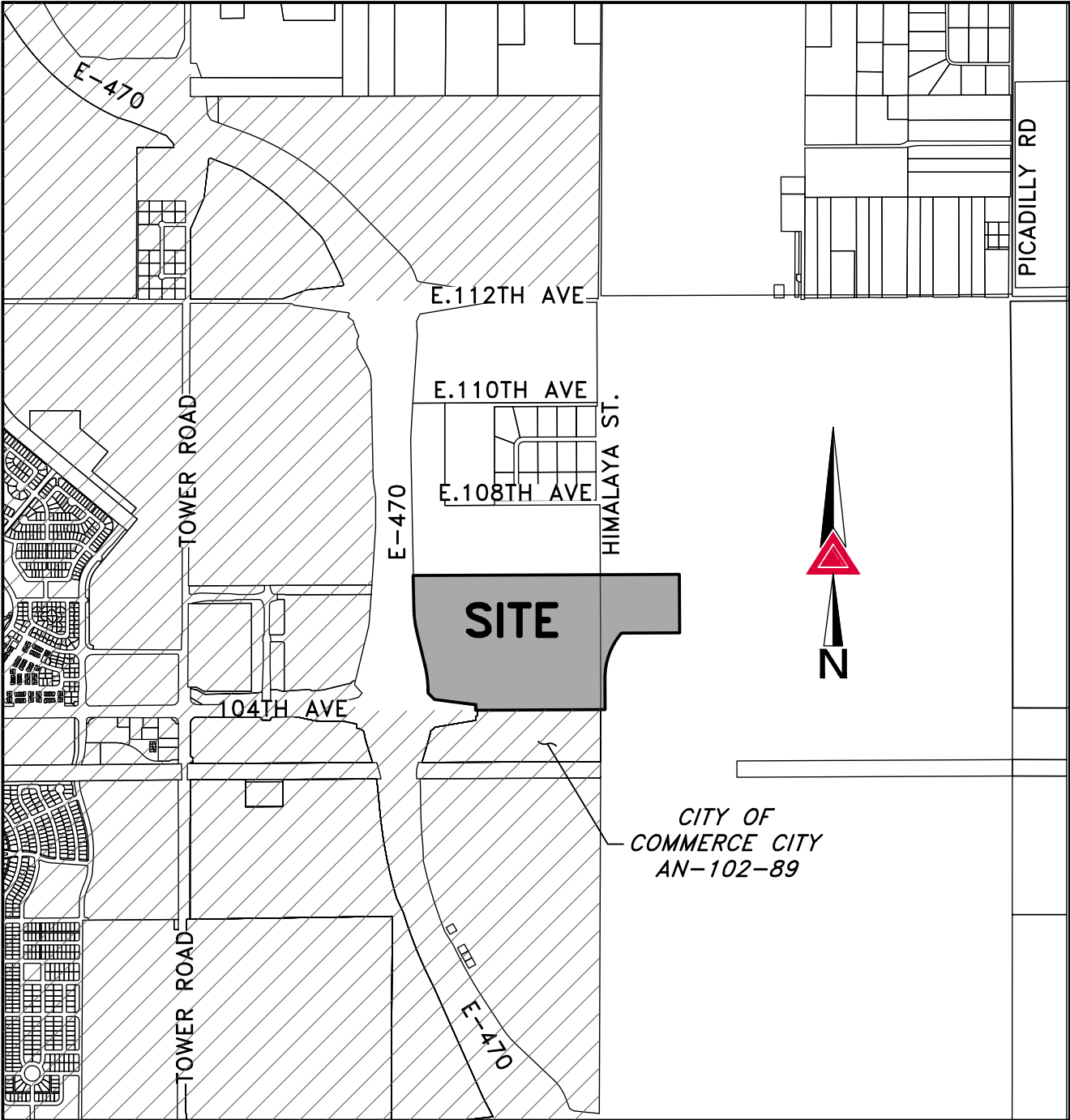
CONTAINING AN AREA OF 100.555 ACRES, (4,380,197 SQUARE FEET), MORE OR LESS.

EXECUTED THIS _____ DAY OF _____, AD 20_____

SMT INVESTORS LIMITED PARTNERSHIP

OWNER: _____
SIGNATURE PRINT NAME

LIEN HOLDER(S): _____
SIGNATURE PRINT



VICINITY MAP
SCALE: 1" = 2000'

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.

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

APPROVAL BY 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 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
2018-10-02

RDR
03/07/2019

SDI
05/28/2019

SDI
06/12/2019

ONE
SDI

ONE
NAK

DATE
2018-10-02

CITY COMMENTS

FORMAT UPDATES

BY

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
SEC. 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 2 SHEETS

JOB NO. 54818-14

SCALE 1" = 200'	CKD	DWG	NAK
	SDL		
DATE			2018-10-02

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SMT INVESTORS LIMITED
PARTNERSHIP ET AL
1242 E JACKSON ST
PHOENIX, AZ 85034-2342
PARCEL 0172300000264

SW 1/4 SEC. 11
T.2S., R.66W.,
6TH P.M.

SMT INVESTORS LIMITED
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DATE	BY	COMMENT
03/07/2019	RDR	
05/28/2019	SDL	CITY COMMENTS

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SEC. 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
TWO
OF 2 SHEETS
JOB NO. 54818-14

