

AN-263-24 ANNEXATION MAP

TO THE CITY OF COMMERCE CITY
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23
 AND THE WEST HALF OF SECTION 26, TOWNSHIP 2 SOUTH,
 RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

ANNEXATION DESCRIPTION:

A parcel of land being a portion of the Southwest Quarter (SW1/4) of Section Twenty-three (23) and a portion of the West Half (W1/2) of Section Twenty-six (26), Township Two South (T.2S.), Range Sixty-six West (R.66W.) of the Sixth Principal Meridian (6th/ P.M.), County of Adams, State of Colorado being more particularly described as follows;

BEGINNING at the Northwest Corner of said Section 26 and assuming the North line of the West Half of Section 26 as bearing North 89° 03' 17" East a distance of 2637.11 feet with all other bearings contained herein relative thereto;

THENCE North 00° 18' 18" West along an Easterly line of Annexation Map AN-153-98 recorded February 19, 1999 as Reception No. 1999030506050 of the Records of Adams County a distance of 30.00 feet to the Northerly Right of Way Line of E. 88th Avenue and to the Southerly line of Annexation Map AN-102-89 recorded October 13, 1989 as Reception No. 1989020908599 of the Records of Adams County;
 THENCE North 89° 03' 17" East along said Southerly line of Annexation Map AN-102-89 a distance of 605.53 feet;
 THENCE South 00° 56' 43" East departing said Southerly line of AN-102-89 a distance of 100.00 feet;

The following Seven (7) courses are along the Southwesterly and Westerly lines and arcs of that parcel of land No. TK-128 of the E-470 Public Highway Authority described in Bargain and Sale Deed recorded October 12, 1995 as Reception No. 1995030114614 of the Records of Adams County.

THENCE South 84° 57' 33" East a distance of 429.25 feet;
 THENCE South 56° 43' 42" East a distance of 99.32 feet;
 THENCE South 18° 17' 28" East a distance of 1157.84 feet to a Point of Curvature;
 THENCE along the arc of a curve concave to the Southwest a distance of 454.67 feet, said curve has a Radius of 1424.13 feet, a Delta of 18° 17' 32" and is subtended by a Chord bearing South 09° 08' 42" East a distance of 452.74 feet to a Point of Tangency;
 THENCE South 00° 00' 05" West a distance of 1250.00 feet;
 THENCE South 08° 12' 59" East a distance of 224.07 feet;
 THENCE South 00° 00' 05" West a distance of 131.46 feet to the South line of the North Half of the North Half of the Southwest Quarter of said Section 26 and to the Northerly line of the City and County of Denver as described in Rule and Order recorded August 10, 1990 as Reception No. 1990020958682 of the Records of Adams County;
 THENCE South 89° 28' 39" West along said Northerly line of the City and County of Denver a distance of 1604.57 feet to the West line of the Southwest Quarter of said Section 26 and to an Easterly line of Annexation Map AN-153-98;

The following Three (3) courses are along the Easterly lines of said Annexation Map AN-153-98.
 THENCE North 00° 29' 06" West along said West line of the Southwest Quarter of said Section 26 a distance of 664.98 feet to the West Quarter Corner of Section 26;
 THENCE North 00° 32' 43" East along the West line of the Northwest Quarter of said Section 26 a distance of 2621.54 feet to the Southerly Right of Way line of E. 88th Avenue;
 THENCE North 00° 32' 43" East continuing along said West line a distance of 30.01 feet to the POINT OF BEGINNING.

TOTAL ANNEXED AREA for the AN-263-21 Annexation is 4,816,240 square feet or 110.57 acres, more or less (±).

Executed this _____ day of _____, AD 20 _____

Owner's Signature and Printed Name _____

Mortgagee or Lien Holder(s) Signature and Printed Name _____

CITY COUNCIL CERTIFICATE:

Approval by City of Commerce City, City Council this _____ day of _____, A.D. 20 _____

Attest:

City Clerk _____

Mayor _____

SURVEYOR'S STATEMENT

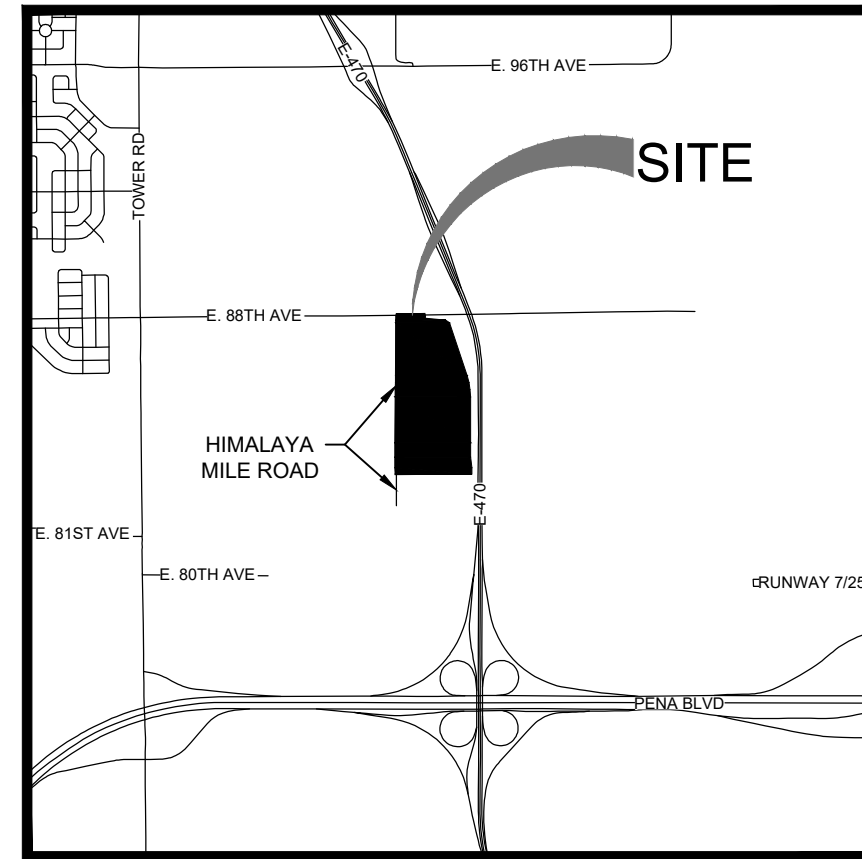
I, Robert C. Tessely, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description of land proposed to be annexed to the City of Commerce City, County of Adams, State of Colorado, was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge, information, belief, and in my professional opinion.

I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the City of Commerce City, County of Adams, State of Colorado.

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.

The total contiguous perimeter is 42%, which meets or exceeds the 1/6 area required.

Robert C. Tessely
 Colorado Registered Professional Land Surveyor No. 38470
 For and on behalf of Northern Engineering



VICINITY MAP
 1" = 4000'

ANNEXATION TOTAL ANNEXATION PERIMETER.....	9,403.25 LF
CONTIGUOUS BOUNDARY.....	3,952.06 LF
MINIMUM CONTIGUOUS PERIMETER FEET REQUIRED.....	1,567.21 LF

//////////////////// DENOTES CONTIGUOUS BOUNDARY.

SYMBOL LEGEND	
⊕	FOUND SECTION CORNER
⊙	FOUND PROPERTY MONUMENT

LINE LEGEND	
- - - - -	RIGHT OF WAY LINE
= = = = =	ANNEXATION BOUNDARY
- - - - -	SECTION LINE
- - - - -	EASEMENT LINE
- x -	FENCE
.....	DIRT ROAD/TRAIL
-	DITCH CENTERLINE/FLOWLINE
- - - - -	EDGE OF ASPHALT
- - - - -	EDGE OF GRAVEL
- - - - -	TOP OF DRAINAGE/DEPRESSION

SURVEY NOTES:

- The property is currently a Adams County "A-3" & "Mixed Use Employment" zoning according to the Adams County GIS Interactive Map.
- This survey does not constitute a title search by the surveyor. Any information regarding record easements, adjoiners, and other documents that might affect the quality of title to this tract of land was obtained from Land Title Guarantee Company Order No. ABD70667715-11, dated June 8, 2023 at 5:00 p.m. as prepared by Old Republic National Title Insurance Company.
- Basis of Bearings: The North line of the Northwest Quarter of Section 26 as bearing North 89° 03' 17" East, bearings derived from the Colorado State Plane Coordinate System (Central Zone).
- The lineal unit of measurement for this survey is U.S. Survey Feet.
- Subject property address: 20420 East 88th Avenue
- The word "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730-1).
- Adjacent property owner information is per the Adams County GIS Property Search Interactive Map.
- The professional opinion of the Surveyor is not a determination of law, nor a matter of fact.
- Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- This Annexation Map is not a statutory monumented Land Survey as defined by the State of Colorado.

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE:

This plat 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. 20 _____ as Reception Number _____.

County Clerk and Recorder _____
 By: _____ Deputy

NOTICE:
 According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 23&26	TOWNSHIP: 2S	RANGE: 66W
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NORTHERN ENGINEERING
 SURVEY | MUNICIPAL | LAND DEVELOPMENT
 FORT COLLINS | GREELEY
 970.221.4158
 NORTHERNENGINEERING.COM

PROJECT: 1604-001	DATE: 08/01/2023	DRAWN BY: A.LLUND
DESIGNED BY: N/A	SCALE: 1"=300'	REVIEWED BY: R. TESSELY

AN-263-24
 ANNEXATION MAP
 S23&S26-T2S-R66W
 ADAMSCOUNTY.CO

Sheet
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 Of 2 Sheet

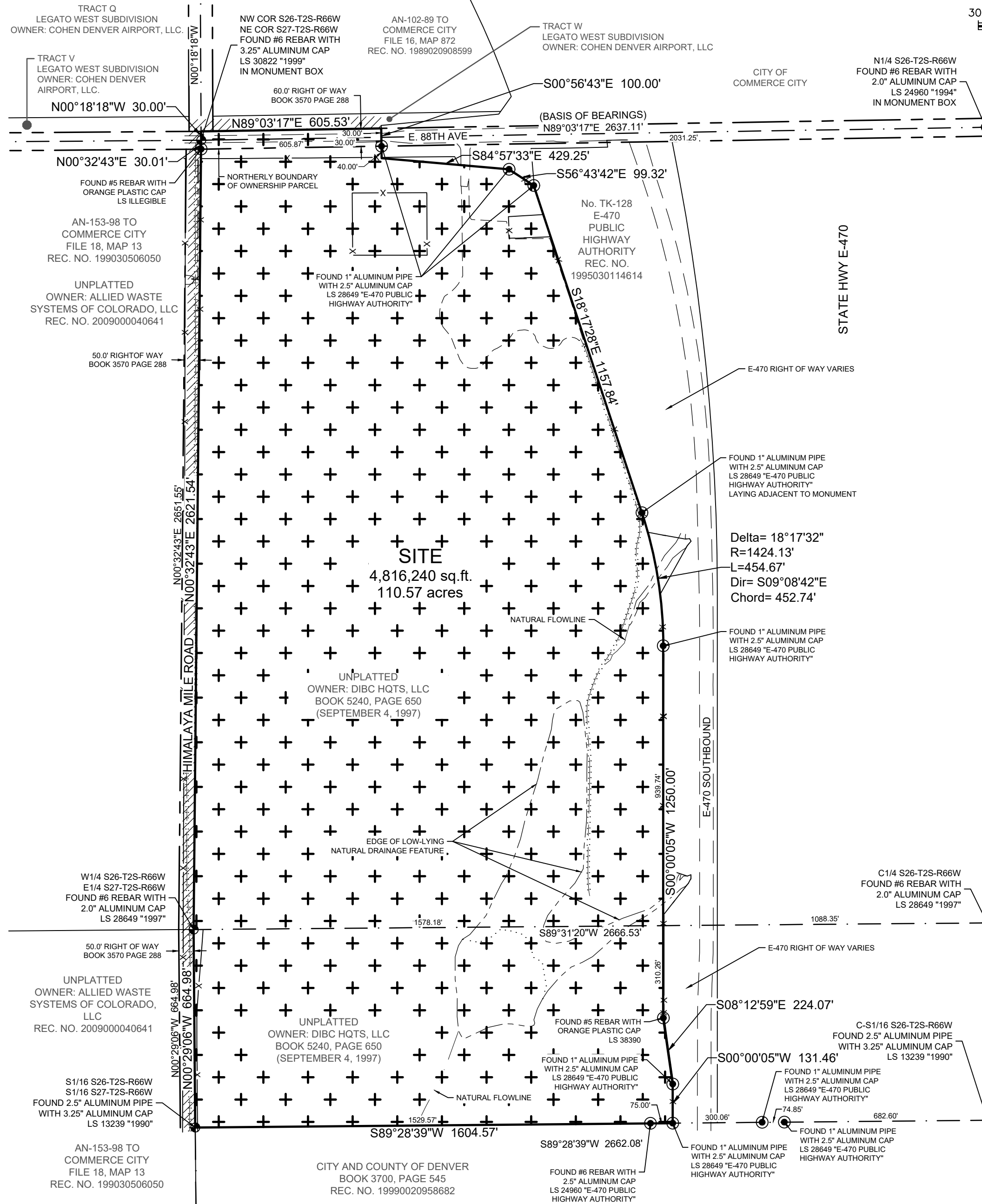
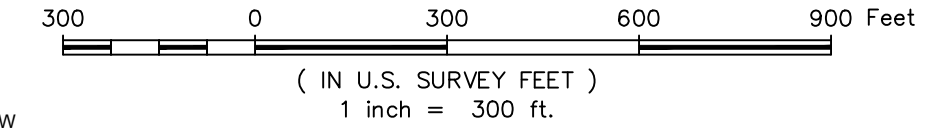
DRAFT

2023-08-01
 PRELIMINARY - NOT FOR CONSTRUCTION,
 RECORDING PURPOSES OR IMPLEMENTATION

Reception No. _____

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NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
NORTHERNENGINEERING.COM
FORT COLLINS | GREELEY 970.221.4158

PROJECT: 1804-001	DATE: 08/01/2023	DESIGNED BY: N/A	SCALE: 1"=300'	DRAWN BY: S.PAQUIN	REVIEWED BY: R. TESSELY
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LINE LEGEND

	RIGHT OF WAY LINE
	ANNEXATION BOUNDARY
	SECTION LINE
	EASEMENT LINE
	FENCE
	DIRT ROAD/TRAIL
	DITCH CENTERLINE/FLOWLINE
	EDGE OF ASPHALT
	EDGE OF GRAVEL
	TOP OF DRAINAGE/DEPRESSION

SYMBOL LEGEND

	FOUND SECTION CORNER
	FOUND PROPERTY MONUMENT

DRAFT
08-01-2023
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RECORDING PURPOSES OR IMPLEMENTATION

Robert C. Tesseley
Colorado Registered Professional Land Surveyor No. 38670
For and on behalf of Northern Engineering Services, Inc.

AN-263-24
ANNEXATION MAP
S23&S26-T2S-R66W
ADAMSCOUNTY.CO

Sheet
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Of 2 Sheet