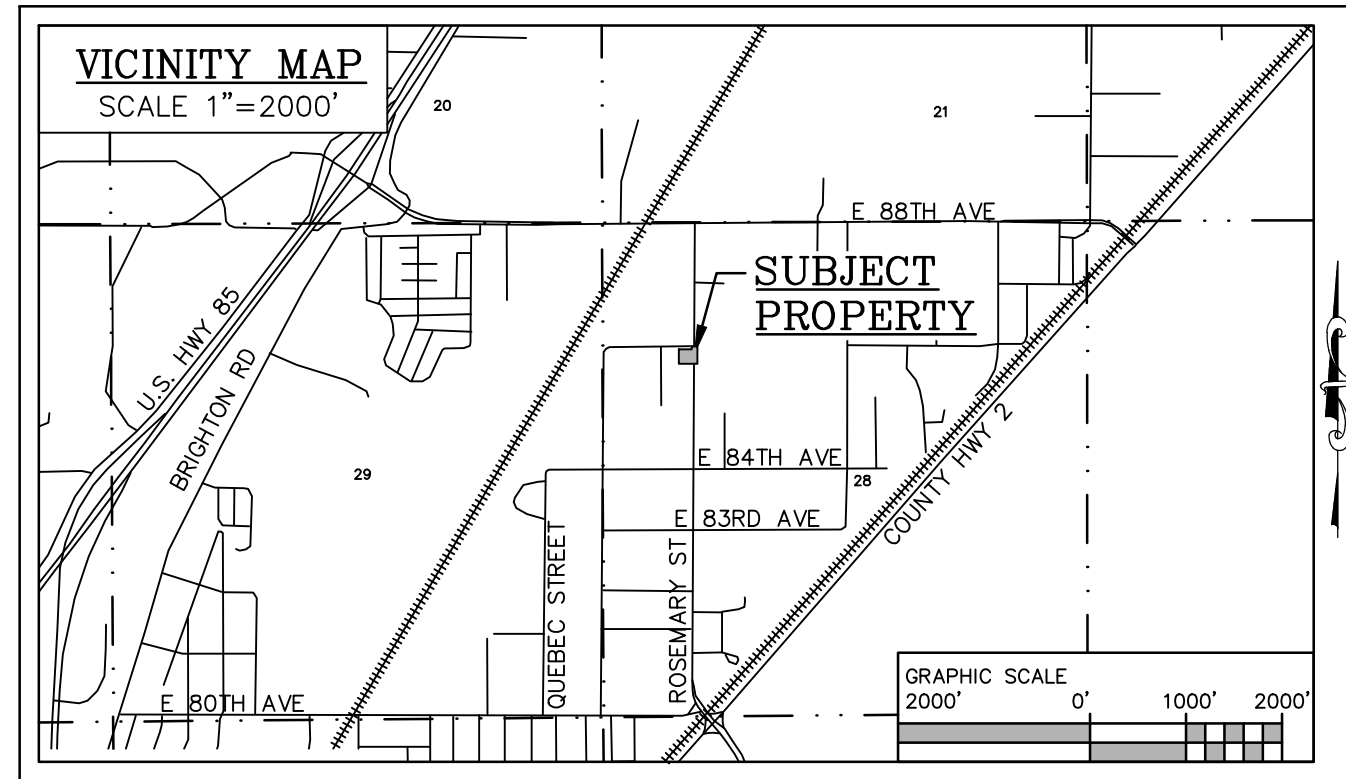


AN-255-22-24, ANNEXATION MAP
TO THE CITY OF COMMERCE CITY, COLORADO
 A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 28,
 TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 1 OF 2



ANNEXATION DESCRIPTION

A PARCEL OF LAND, BEING ALL OF LOTS 43 TO 48 INCLUSIVE, BLOCK 46, ALL OF THE 7.57 FOOT RIGHT OF WAY RECORDED DECEMBER 21, 2021 UNDER RECEPTION NUMBER 2021000147383, TOGETHER WITH THAT PORTION OF THE 15 FOOT ALLEY VACATED IN RESOLUTION FOR STREET VACATION RECORDED DECEMBER 28, 1992 IN BOOK 4004 AT PAGE 550, IRONDALE, AND SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28, BEING A FOUND 2.5" ALUMINUM CAP IN A MONUMENT BOX, FROM WHENCE THE CENTER QUARTER OF SAID SECTION 28, BEING A FOUND 3.25" ALUMINUM CAP IN A MONUMENT BOX, BEARS NORTH 89°25'25" EAST A DISTANCE OF 2641.02 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 35°45'44" EAST, A DISTANCE OF 1401.01 FEET TO THE CENTERLINE OF THE VACATED 15 FOOT ALLEY, OF WHICH IS PART OF THE CITY OF COMMERCE CITY, AND THE POINT OF BEGINNING;

THENCE NORTH 00°19'36" EAST ALONG THE CENTERLINE OF SAID VACATED ALLEY, A DISTANCE OF 150.02 FEET TO THE SOUTH RIGHT OF WAY LINE OF EAST 86TH AVENUE, OF WHICH IS PART OF THE CITY OF COMMERCE CITY;

THENCE NORTH 89°25'25" EAST ALONG THE SOUTH RIGHT OF WAY OF EAST 86TH AVENUE AND THE CITY OF COMMERCE CITY BOUNDARY, A DISTANCE OF 132.52 FEET TO THE NORTHEAST CORNER OF SAID LOT 48;
 THENCE NORTH 00°19'36" EAST ALONG THE CITY OF COMMERCE CITY BOUNDARY, A DISTANCE OF 30.00 FEET;
 THENCE NORTH 89°25'25" EAST ALONG THE CITY OF COMMERCE CITY BOUNDARY, A DISTANCE OF 60.00 FEET TO THE EAST RIGHT OF WAY OF ROSEMARY STREET;

THENCE SOUTH 00°19'36" WEST ALONG THE EAST RIGHT OF WAY OF ROSEMARY STREET AND THE CITY OF COMMERCE CITY BOUNDARY, A DISTANCE OF 180.02 FEET;

THENCE SOUTH 89°25'25" WEST ALONG THE CITY OF COMMERCE CITY BOUNDARY, A DISTANCE OF 192.52 FEET TO THE POINT OF BEGINNING;

CONTAINING 30,679 SQUARE FEET, 0.704 ACRES OF LAND, MORE OR LESS.

EXECUTED THIS ____ DAY OF _____, A.D. 20____.

BY: _____
 OWNER(S)' SIGNATURE AND PRINTED NAME

 MORTGAGEE OR LIEN HOLDER(S) SIGNATURE AND PRINTED NAME

9940 WEST 25TH AVENUE
 LAKEWOOD, CO 80215
 303-202-1560
 WWW.FALCONSURVEYING.COM

DATE: 04/02/2024 JOB NO. 220722
 DRAWN BY: JHS/CAC CHK'D BY: JJM
 DATE OF FIELD SURVEY: 08/04/2022



NOTE

ALL DISTANCES CONTAINED HEREIN ARE IN US SURVEY FEET. ONE US SURVEY FOOT IS DEFINED AS 1200/3937 METERS BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

BASIS OF BEARINGS

BASIS OF BEARINGS: THE GPS DERIVED SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS EVIDENCED BY THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 28 (BEING A FOUND 2.5" ALUMINUM CAP) FROM WHENCE THE CENTER CORNER OF SAID SECTION 28 (BEING A FOUND 3.25" ALUMINUM CAP) BEARS NORTH 89°25'25" EAST A DISTANCE OF 2641.02 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO.

SURVEYOR'S CERTIFICATE

I, JEFFREY J. MACKENNA, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECT SUPERVISION AND THAT IT IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE BUT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

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.

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 745.08
 ONE-SIXTH OF TOTAL PERIMETER OF AREA = 124.18
 PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 595.06
 THE MEETS OR EXCEEDS THE 1/6 AREA REQUIREMENT.

 JEFI
 PLS
 994
 LAK

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. _____.

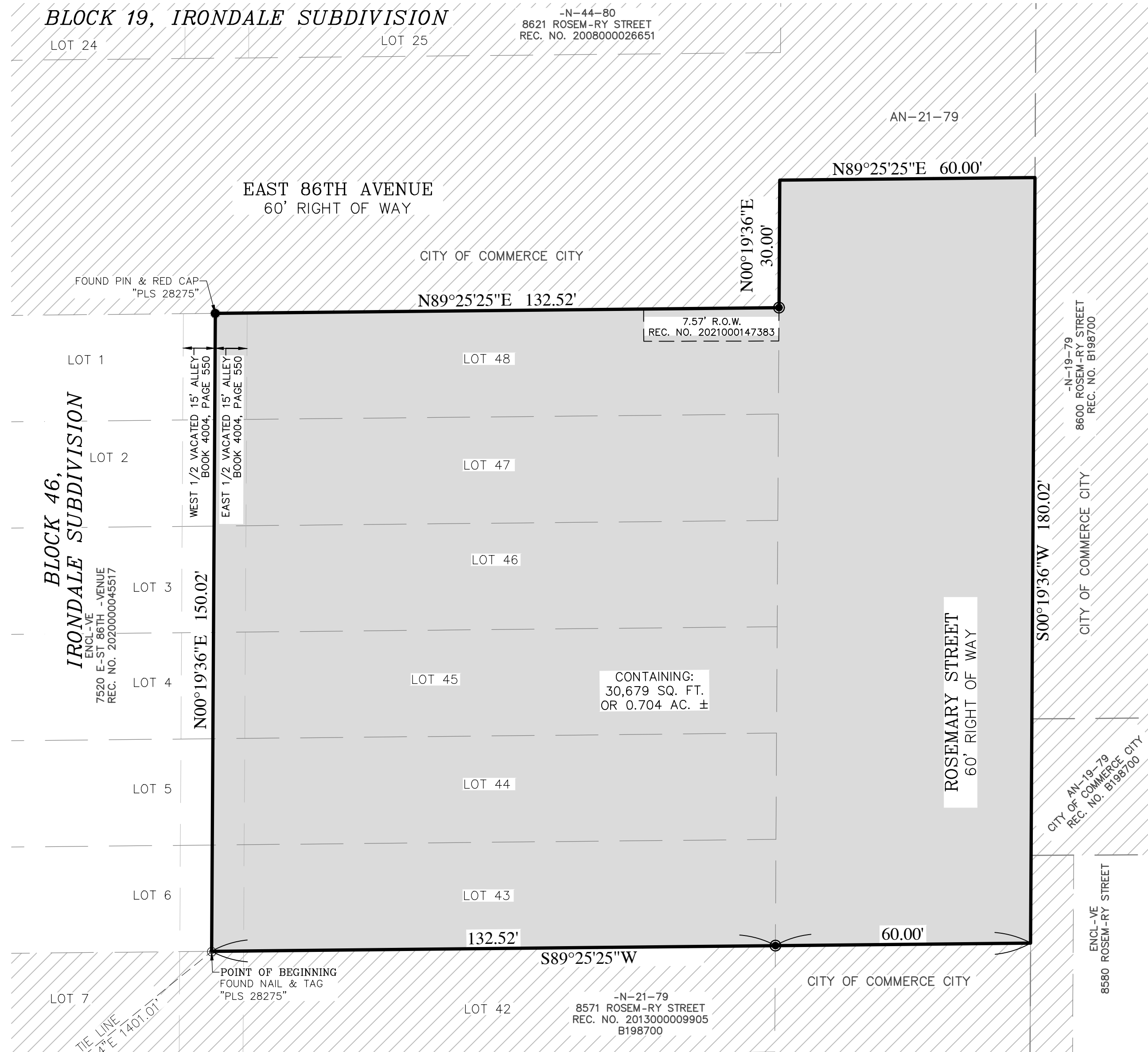
BY: _____
 DEPUTY CLERK AND RECORDER

RECEPTION NO.: _____

AN-255-22-24, ANNEXATION MAP TO THE CITY OF COMMERCE CITY, COLORADO

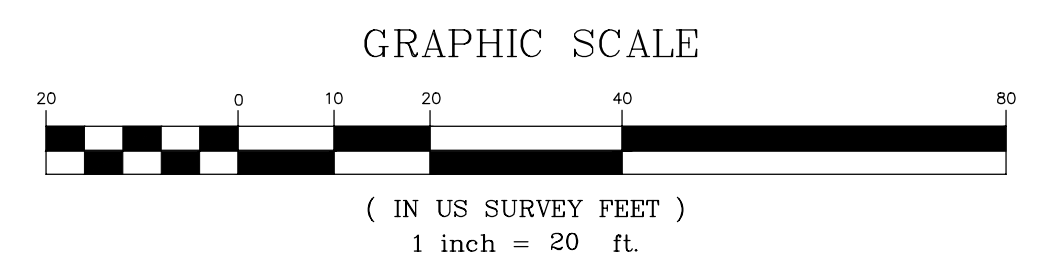
A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 28,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2



LEGEND

- FOUND SECTION CORNER
- FOUND MONUMENT
- SET PIN & CAP P.L.S. 34183
- SECTION LINE
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PARCEL TO BE ANNEXED
- CITY OF COMMERCE CITY



JEF
PL

BASIS OF BEARINGS N89°25'25"E 2641.02'
SOUTH LINE OF THE NORTHWEST 1/4 SECTION 28
TOWNSHIP 2 SOUTH, RANGE 67 WEST

POINT OF COMMENCEMENT
 WEST QUARTER CORNER SECTION 28
 TOWNSHIP 2 SOUTH, RANGE 67 WEST
 FOUND 2.5" ALUMINUM CAP
 0.4' BELOW GRADE IN MONUMENT BOX
 "GEOSURV PLS 22097" (1999)

CENTER QUARTER CORNER SECTION 28
 TOWNSHIP 2 SOUTH, RANGE 67 WEST
 FOUND 3.25" ALUMINUM CAP
 0.3' BELOW GRADE IN MONUMENT BOX
 "LS 38252" (2019)

9940 WEST 25TH AVENUE
LAKEWOOD, CO 80215
303-202-1560
WWW.FALCONSURVEYING.COM

| | |
|----------------------------------|----------------|
| DATE: 04/02/24 | JOB NO. 220722 |
| DRAWN BY: JHS/CAC | CHK'D BY: JJM |
| DATE OF FIELD SURVEY: 08/04/2022 | |

S:\JOBS\2022\220722\DWG\220722-ANNEX-PLAT V6.dwg