

# AN-268-24 ANNEXATION MAP TO THE CITY OF COMMERCE CITY

PART OF THE EAST ONE-HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 2

**LEGAL DESCRIPTION OF LAND TO BE ANNEXED (AN ENCLAVE):**

THAT PART OF EAST ONE-HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18, THENCE SOUTH 88°47'00" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 30.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF CHAMBERS ROAD ALSO BEING A POINT ON THE PRESENT COMMERCE CITY LIMITS LINE AS SHOWN ON THE DE-ANNEXATION ORDINANCE, COUNCIL ORDINANCE NO. 1247, RECORDED IN RECEPTION NO. CO776049, ADAMS COUNTY RECORDS AND THE POINT OF BEGINNING;  
THENCE SOUTH 00°14'15" WEST, 1329.89 FEET ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID PRESENT COMMERCE CITY LIMITS LINE (COUNCIL ORDINANCE NO. 1247) TO THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18; THENCE SOUTH 88°53'10" WEST, 2628.93 FEET ALONG THE PRESENT COMMERCE CITY LIMITS LINE AS SHOWN ON THE ANNEXATION MAP RECORDED IN FILE 18, MAP 245, ADAMS COUNTY RECORDS (AN-159-00) AND ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER;  
THENCE NORTH 00°13'10" EAST, 1325.16 FEET ALONG THE WEST LINE OF SAID NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER AND ALONG THE PRESENT COMMERCE CITY LIMITS LINE (AN-159-00) TO THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (CENTER CORNER SECTION 18);  
THENCE ALONG THE PROLONGED LINE OF NORTH 00°13'10" EAST, 1340.64 FEET ALONG THE PRESENT COMMERCE CITY LIMITS LINE AS SHOWN ON THE ANNEXATION MAP RECORDED IN FILE 16, MAP 783, ADAMS COUNTY RECORDS (AN-99-88) AND ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER TO THE NORTHWEST CORNER OF SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER;  
THENCE NORTH 89°00'51" EAST, 1329.82 FEET ALONG THE ALONG THE PRESENT COMMERCE CITY LIMITS LINE (AN-99-88) AND ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER TO THE NORTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER;  
THENCE SOUTH 00°13'42" WEST, 1335.29 FEET ALONG THE PRESENT COMMERCE CITY LIMITS LINE (AN-99-88) AND ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 18;  
THENCE NORTH 88°47'00" EAST, 1299.73 FEET ALONG SAID PRESENT COMMERCE CITY LIMITS LINE (AN-99-88) AND ALONG THE NORTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18 TO THE POINT OF BEGINNING.

CONTAINS 5,267,997 SQUARE FEET OR 120.937 ACRES MORE OR LESS

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

ANDERSON-CRP TRUST:

\_\_\_\_\_, MANAGER

**ACKNOWLEDGEMENT:**

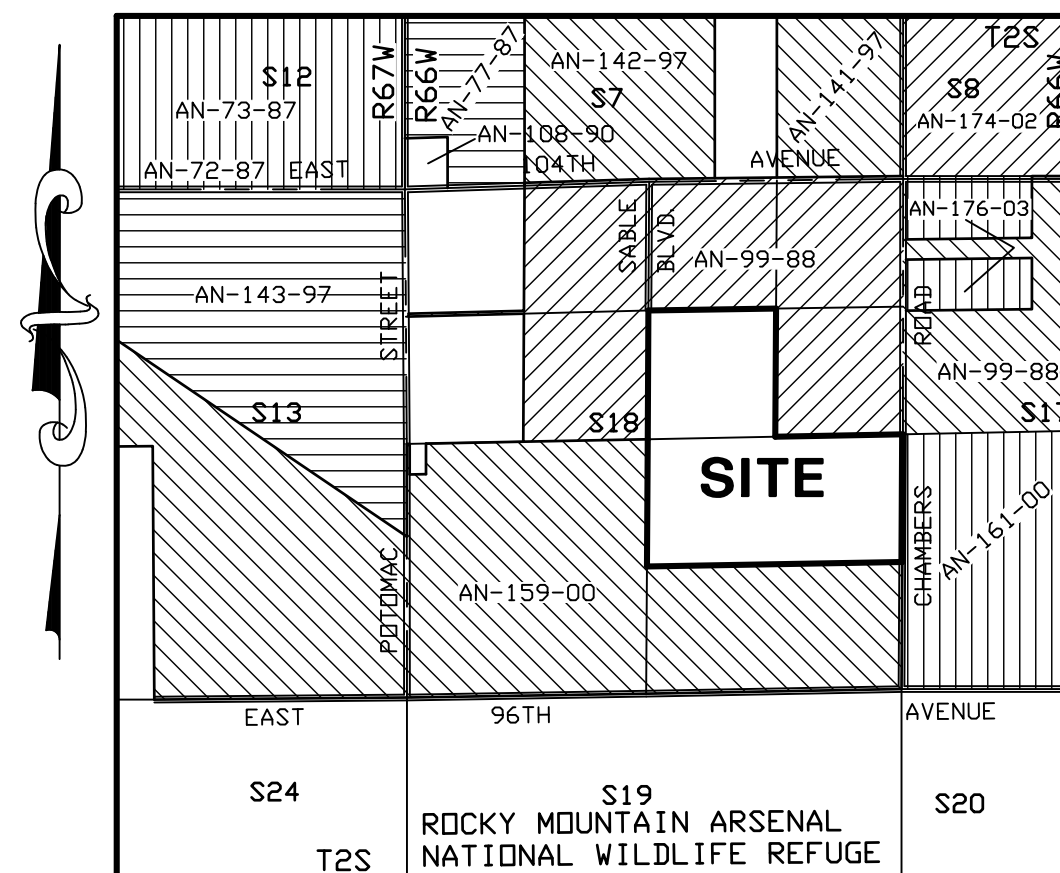
STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING WAS ACKNOWLEDGED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_,  
BY \_\_\_\_\_, MANAGER, ANDERSON-CRP TRUST.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY ADDRESS IS: \_\_\_\_\_

## VICINITY MAP

SCALE: 1"=2000'



**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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BASIS FOR BEARINGS: THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST, COUNTY OF ADAMS, STATE OF COLORADO BEARS SOUTH 00°14'15" WEST, TAKEN FROM THE CONTROL DIAGRAM, CITY OF COMMERCE CITY RECORDED IN FILE 1, MAP 3776, SHEET 3, ADAMS COUNTY RECORDS. BEARING IS COLORADO STATE PLANE, CENTRAL ZONE NAD 1983 (1992). ALL BEARINGS SHOWN HEREIN ARE RELATIVE THERETO. ALL DISTANCES SHOWN HEREIN ARE MODIFIED (GROUND).

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.

FOR OWNERSHIP OF THIS TRACT OF LAND, EASEMENTS AND/OR ENCUMBRANCES AFFECTING THIS TRACT OF LAND, R.W. BAYER & ASSOCIATES RELIED UPON FIRST INTEGRITY TITLE COMPANY, COMMITMENT NO. 109-2129928-S, EFFECTIVE DATE JUNE 24, 2021.

THE LINEAL UNITS USED AND SHOWN HEREON IS U. S. SURVEY FOOT.

BY GRAPHIC PLOTTING ONLY, THIS SITE LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 2% ANNUAL CHANGE FLOODPLAIN) PER F.E.M.A., FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080010C307H, EFFECTIVE DATE OF MARCH 5, 2007.

**SURVEYOR'S CERTIFICATE:**

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION MAP REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS ANNEXATION MAP DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP.

**CONTIGUITY STATEMENT:**

TOTAL PERIMETER OF AREA TO BE ANNEXED: 10,589.46 FEET (AN ENCLAVE)

ONE-SIXTH OF TOTAL PERIMETER OF AREA TO BE ANNEXED: 1,764.91

PERIMETER OF THE AREA CONTIGUOUS WITH THE PRESENT COMMERCE CITY LIMITS: 10,589.46 FEET

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.

RAYMOND W. BAYER,  
REG P.L.S. NO. 6973

**CITY COUNCIL CERTIFICATE:**

APPROVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**Prepared By:**

R.W. BAYER & ASSOCIATES, INC.  
12170 TEJON STREET, UNIT 700  
WESTMINSTER, COLORADO 80234  
(303) 452-4433 rwb@surveying@hotmail.com  
CAD FILE: 21168/21168.dwg

Date Prepared: AUGUST 13, 2021  
REVISED: 12-28-23 PER COMMENTS

