

# AN24-0004 ANNEXATION MAP ADAMS CROSSING

**TO THE CITY OF COMMERCE CITY, COLORADO (FOR ANNEXATION PURPOSES ONLY)  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO**

**SHEET 1 OF 2**

**ANNEXATION DESCRIPTION**

TWO (2) PARCELS OF LAND LOCATED IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 00°28'32" WEST, A DISTANCE OF 2,653.87 FEET, BEING MONUMENTED AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 31 BY A 3-1/4" ALUMINUM CAP STAMPING ILLEGIBLE AND AT THE EAST QUARTER CORNER OF SAID SECTION 31 BY A 3-1/4" ALUMINUM CAP STAMPED "ALPHA ENGINEERING PLS 1233".

**PARCEL 1**

**COMMENCING** AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 31:

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, NORTH 00°28'32" WEST, A DISTANCE OF 1677.66 FEET TO THE POINT OF BEGINNING, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 987.49 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 51°19'48" EAST;  
THENCE, DEPARTING SAID EAST LINE, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°22'46", AN ARC LENGTH OF 489.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,190.73 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 78°07'55" WEST;  
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°46'22", AN ARC LENGTH OF 223.88 FEET;  
THENCE SOUTH 21°17'39" WEST, A DISTANCE OF 281.14 FEET;  
THENCE SOUTH 24°30'30" WEST, A DISTANCE OF 191.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 279.33 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 60°45'19" WEST;  
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°37'02", AN ARC LENGTH OF 276.02 FEET;  
THENCE SOUTH 85°50'29" WEST, A DISTANCE OF 353.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 615.66 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 14°04'39" EAST;  
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°03'15", AN ARC LENGTH OF 365.92 FEET TO A POINT OF CUSP ON THE EASTERLY RIGHT-OF-WAY OF CAMERON DRIVE RECORDED IN RIGHT-OF-WAY AGREEMENT ADAMS COUNTY RECORDS IN BOOK 968 AT PAGE 486;  
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 41°25'28" EAST, A DISTANCE OF 2,014.12 FEET TO SAID EAST LINE OF THE SOUTHEAST QUARTER;  
THENCE SOUTH 00°28'32" EAST, ALONG SAID EAST LINE, A DISTANCE OF 66.31 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 9.831 ACRES, (428,225 SQUARE FEET), MORE OR LESS.

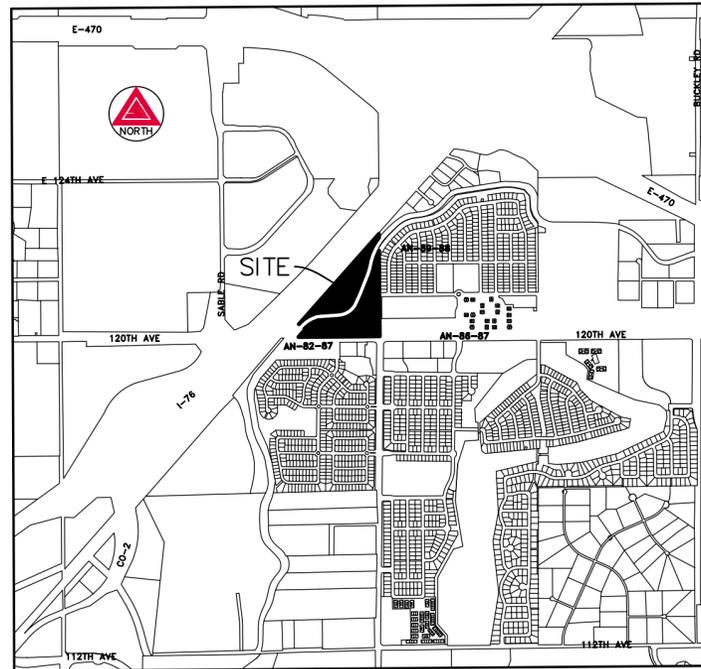
**PARCEL 2**

**COMMENCING** AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 31:

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, NORTH 00°28'32" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING AND A POINT ON THE PRESENT CITY OF COMMERCE CITY LIMITS PER AN-82-87 ADAMS COUNTY RECORDS, RECORDED AT RECEPTION NO. B781151 AND THE SOUTHERLY BOUNDARY OF THAT CERTAIN WARRANTY DEED ADAMS COUNTY RECORDS IN BOOK 5441 AT PAGE 81;  
THENCE ALONG SAID AN-82-87, SOUTH 89°29'53" WEST, A DISTANCE OF 1,356.06 FEET;  
THENCE DEPARTING SAID AN-82-87 AND ALONG THE EASTERLY BOUNDARY OF SAID WARRANTY DEED, NORTH 41°29'42" EAST, A DISTANCE OF 166.71 FEET;  
THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTH 48°09'17" WEST, A DISTANCE OF 15.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 495.66 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 48°07'34" EAST;  
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°54'34", AN ARC LENGTH OF 284.69 FEET;  
THENCE NORTH 85°50'29" EAST, A DISTANCE OF 342.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 399.29 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 04°08'29" WEST;  
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°23'33", AN ARC LENGTH OF 399.96 FEET;  
THENCE NORTH 24°30'30" EAST, A DISTANCE OF 198.95 FEET;  
THENCE NORTH 21°17'39" EAST, A DISTANCE OF 283.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,310.73 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 67°25'20" WEST;  
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°47'10", AN ARC LENGTH OF 246.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 867.49 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 79°48'44" EAST;  
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°21'06", AN ARC LENGTH OF 262.71 FEET TO A POINT ON THE PRESENT CITY OF COMMERCE CITY LIMITS PER AN-89-88 ADAMS COUNTY RECORDS, RECORDED AT RECEPTION NO. B799284 AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 31;  
THENCE ALONG SAID AN-89-88 AND EAST LINE, SOUTH 00°28'32" EAST, A DISTANCE OF 1,431.73 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 13.930 ACRES, (606,787 SQUARE FEET), MORE OR LESS.

**CONTAINING A TOTAL AREA OF 23.761 ACRES. (1,035,012 SQUARE FEET). MORE OR LESS.**



**VICINITY MAP  
SCALE: 1" = 2000'**

**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 = 9,250.28'

ONE-SIXTH OF TOTAL PERIMETER OF AREA = 1,541.71'

PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 2,787.79'

THE TOTAL CONTIGUOUS PERIMETER IS 30.14%, WHICH MEETS OR EXCEEDS THE 1/6 (16.67%) REQUIRED.

JAMES E. LYNCH, PLS NO. 37933  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC  
ADDRESS: 300 E. MINERAL AVE. SUITE 1, LITTLETON, CO 80122

**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.

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

ADAMS CROSSING, LLC

OWNER: \_\_\_\_\_  
SIGNATURE PRINT NAME

**NOTES**

1. BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEARING NORTH 00°28'32" WEST.
2. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET UNITS.
3. THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

**CITY COUNCIL CERTIFICATE**

APPROVAL BY CITY OF COMMERCE CITY, CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

ATTEST:

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

\_\_\_\_\_  
MAYOR

SCALE N.T.S.	DATE 1-26-2026
DESIGNED BY JEL	DRAWN BY BAM

DATE	BY	COMMENT

**AZTEC**  
CONSULTANTS, INC.

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Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

**ADAMS CROSSING**  
SE 1/4 SEC. 31, T.1S., R.66W., 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO  
PREPARED FOR  
LANDMARK DEVELOPMENT  
4852 E. BASELINE RD., #105, MESA, ARIZONA 85206

SHEET <b>ONE</b>
OF 2 SHEETS
JOB NO. 142819-01

# AN24-0004 ANNEXATION MAP ADAMS CROSSING

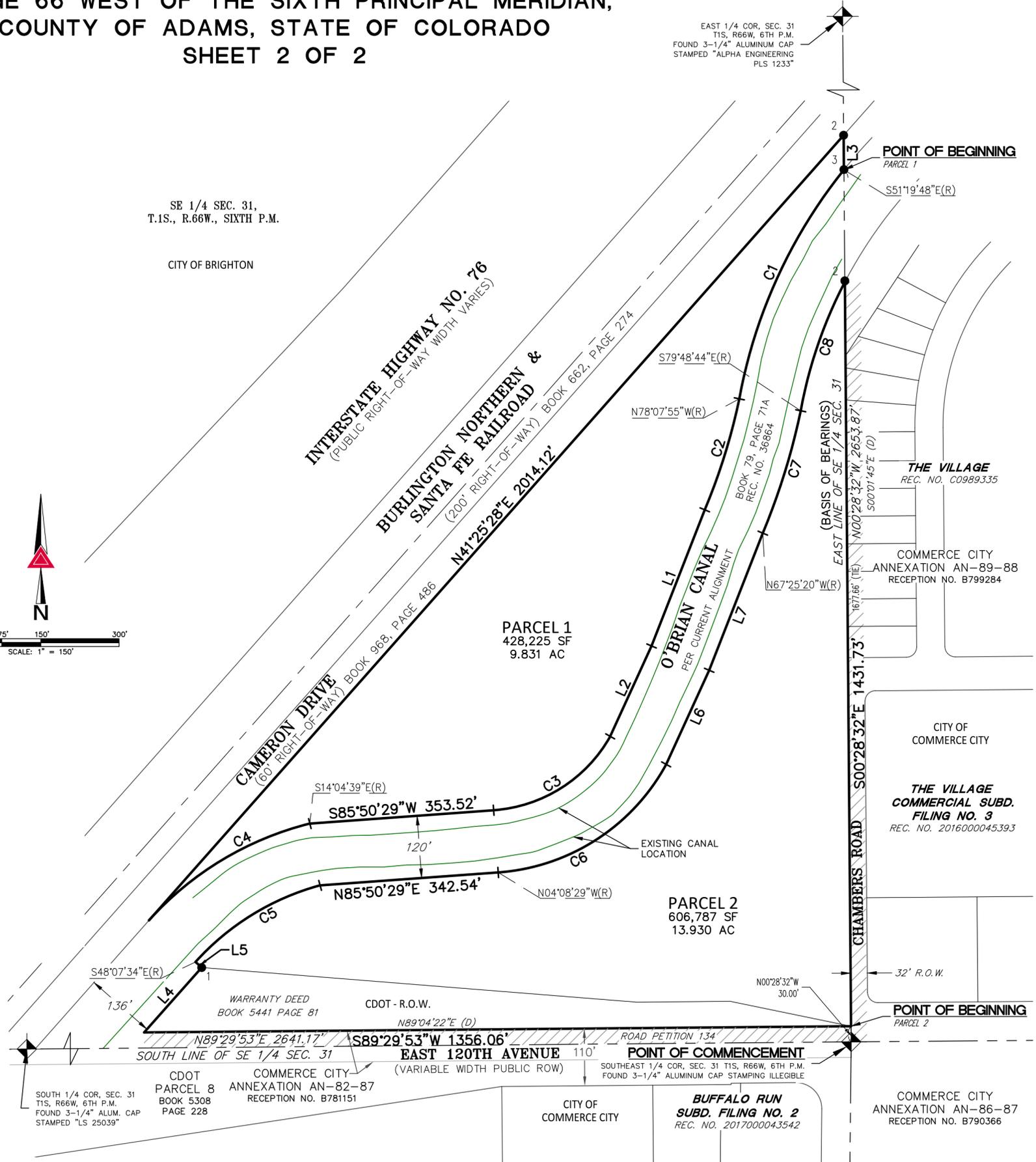
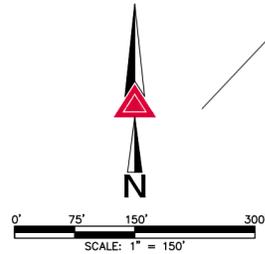
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 SHEET 2 OF 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	S21°17'39"W	281.14'
L2	S24°30'30"W	191.07'
L3	S00°28'32"E	66.31'
L4	N41°29'42"E	166.71'
L5	N48°09'17"W	15.95'
L6	N24°30'30"E	198.95'
L7	N21°17'39"E	283.13'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	28°22'46"	987.49'	489.11'
C2	10°46'22"	1190.73'	223.88'
C3	56°37'02"	279.33'	276.02'
C4	34°03'15"	615.66'	365.92'
C5	32°54'34"	495.66'	284.69'
C6	57°23'33"	399.29'	399.96'
C7	10°47'10"	1310.73'	246.75'
C8	17°21'06"	867.49'	262.71'

LEGEND	
	ANNEXATION BOUNDARY
	SECTION LINE
	DENOTES PRESENT CITY OF COMMERCE CITY LIMITS

MONUMENT SYMBOL LEGEND	
	1 FOUND NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP STAMPED "CDOT ROW PLS 22088"
	2 FOUND NO. 5 REBAR WITH 2-1/4" ALUMINUM CAP STAMPED "PLS 24305"
	3 FOUND #3 REBAR
	FOUND SECTION CORNER AS DESCRIBED



SCALE	1" = 150'
DATE	1-26-2026

BY	
DATE	
COMMENT	

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