

AN25-0003, COMMERCE PLACE ANNEXATION

TO THE CITY OF COMMERCE CITY, COLORADO
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, AND THE NORTHWEST QUARTER
OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

Annexation Description

(PREPARED BY FLATIRONS INC. AT THE REQUEST OF CLIENT)

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15 TO BEAR NORTH 89°37'13" EAST, A DISTANCE OF 2644.44 FEET BETWEEN A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "COLO. DEPT. OF TRANSPORTATION PLS 23516" AT THE NORTHEAST CORNER OF SECTION 16 AND A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "COLO. DEPT. OF TRANSPORTATION PLS 23516" AT THE NORTH 1/4 CORNER OF SECTION 15, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID NORTHEAST CORNER, THENCE ALONG THE WEST LINE OF THE NORTHEAST CORNER OF SECTION 16, SOUTH 00°12'53" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF THE CURRENT CITY OF COMMERCE CITY LIMITS PER ANNEXATION MAP AN-145-98, RECORDED IN THE ADAMS COUNTY CLERK AND RECORDER AT FILE 17 MAP 882, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH LINE, NORTH 89°37'13" EAST, A DISTANCE OF 444.50 FEET;

THENCE DEPARTING SAID SOUTH LINE, AND THE CURRENT COMMERCE CITY CITY LIMITS, SOUTH 18°49'12" WEST, A DISTANCE OF 79.80 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 85;

THENCE SOUTH 41°00'42" WEST, A DISTANCE OF 564.97 FEET TO A POINT OF CURVATURE;

THENCE 498.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2765.00 FEET, AN INCLUDED ANGLE OF 10°19'47" AND SUBTENDED BY A CHORD BEARING SOUTH 46°27'05" WEST, A DISTANCE OF 497.82 FEET TO THE SOUTH LINE OF THE PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF ADAMS COUNTY AT RECEPTION NO. 2015000079859, DATED SEPTEMBER 25, 2015;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°36'08" WEST, A DISTANCE OF 1613.54 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BRIGHTON ROAD, ALSO BEING A LINE CONTIGUOUS WITH THE CURRENT CITY OF COMMERCE CITY LIMITS PER SAID ANNEXATION MAP;

THENCE ALONG SAID EASTERLY LINE, NORTH 23°20'29" EAST, A DISTANCE OF 671.48 FEET;

THENCE DEPARTING SAID EASTERLY LINE AND ALONG THE SOUTH LINE OF PARCEL J AS DESCRIBED IN THE RECORDS OF ADAMS COUNTY AT BOOK 5759, PAGES 113-14, DATED NOVEMBER 16, 1998, NORTH 89°29'36" EAST, A DISTANCE OF 89.84 FEET;

THENCE ALONG THE WEST LINE OF SAID PARCEL, NORTH 00°26'55" WEST, A DISTANCE OF 45.00 FEET;

THENCE ALONG THE NORTH LINE OF SAID PARCEL, SOUTH 89°44'40" WEST, A DISTANCE OF 69.85 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BRIGHTON ROAD, ALSO BEING A LINE CONTIGUOUS WITH THE CURRENT CITY OF COMMERCE CITY LIMITS PER SAID ANNEXATION MAP;

THENCE ALONG SAID EASTERLY LINE, NORTH 23°20'29" EAST, A DISTANCE OF 196.26 FEET TO THE SOUTH LINE OF THE CURRENT CITY OF COMMERCE CITY LIMITS PER SAID ANNEXATION MAP;

THENCE ALONG SAID SOUTH LINE, NORTH 89°36'04" EAST, A DISTANCE OF 1562.91 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,551,411 SQ.FT. OR 35.62 ACRES, MORE OR LESS.

EXECUTED THIS _____ DAY OF _____, AD 20_____

COMMERCE PLACE, INC.

DAVID W. HAMMER AS PRESIDENT

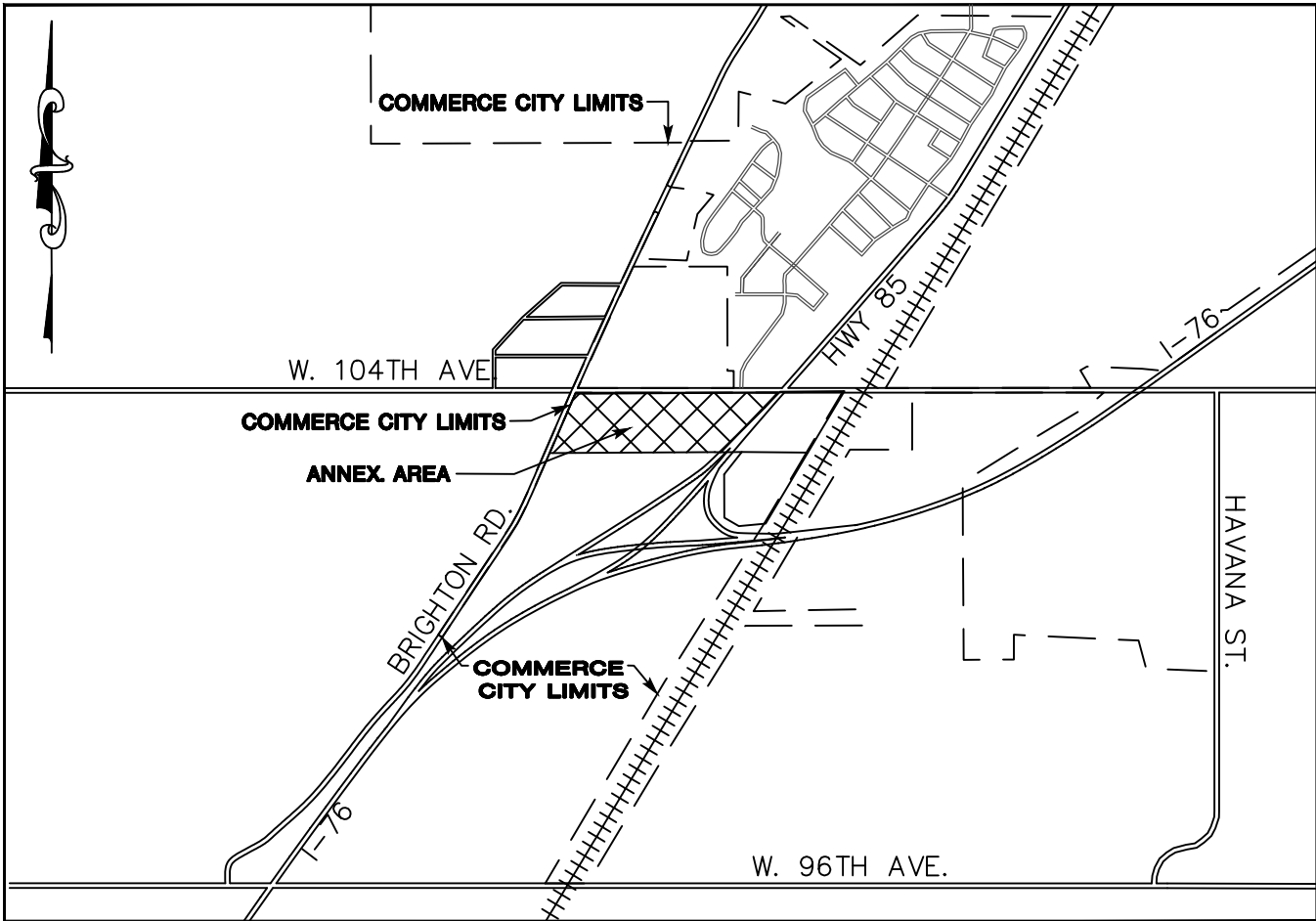
City Council Certificate:

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

ATTEST:

CITY CLERK

MAYOR



Vicinity Map

1"=2000'

Notes

- CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBERS C2068990-095-095-2CA, DATED 01/26/2022 AT 8:00 A.M., C2068986-095-095-2CA, DATED 01/25/2022 AT 6:00 P.M., C2068988-095-095-2CA, DATED 01/26/2022 AT 8:00 A.M. AND C2068987-095-095-2CA, DATED 01/26/2022 AT 8:00 A.M. WERE ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS MAP 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.
- THIS ANNEXATION MAP IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: COMMERCE CITY CONTROL DIAGRAM WITH A GPS DERIVED BEARING OF N89°37'13"E ALONG THE NORTH LINE OF THE NORTHWEST SECTION OF 15, BETWEEN A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "COLO. DEPT. OF TRANSPORTATION PLS 23516" IN E. 104TH AVE. AND A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "COLO. DEPT. OF TRANSPORTATION PLS 23516" IN E. 104TH AVE. AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, 502 ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- DATES OF FIELD WORK: DECEMBER 3, 2021 (CURRENT) AND SEPTEMBER 24, 2012 (PREVIOUS FSI JOB #62702)
- THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- PARCEL LETTER DESIGNATION IS SPECIFIED PER CLIENT.
- THIS ANNEXATION MAP IS BASED ON THE ALTA LAND TITLE SURVEY PREPARED BY FLATIRONS, INC. ON AUGUST 30, 2012 (FSI 12-60,106) DEPOSITED IN BOOK 1 OF LAND SURVEY PLATS AT PAGE 4152 OF THE RECORDS OF ADAMS COUNTY.
- THIS PLAT IS FOR ANNEXATION PURPOSES ONLY.

Surveyor's Certificate

TO THE CITY OF COMMERCE CITY, DAVID W. HAMMER, AND KAREN J. HAMMER:

THIS IS TO CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME UNDER MY DIRECT SUPERVISION.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THE ABOVE DESCRIBED LAND IS CONTIGUOUS WITH 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:

ANNEXATION

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION: 5,836.64 FEET
- ONE-SIXTH OF TOTAL PERIMETER OF AREA: 972.77 FEET
- PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS: 2,475.15 FEET

THE TOTAL CONTIGUOUS PERIMETER IS 51.48%, WHICH MEETS OR EXCEEDS THE 1/6 AREA REQUIRED.

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

FSI JOB NO. 21-77,688

REVISION	DATE							
	1	2	3	4	5	6	7	8

AN25-0003
COMMERCE PLACE ANNEXATION

COPYRIGHT 2025 FLATIRONS, INC.

Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com

655 FOURTH AVE
LONGMONT, CO 80501
(303) 776-1733



DRAFT
WORKING COPY ONLY
ONLY FINAL VERSION
WILL HAVE STAMP
AND SIGNATURE
(SEAL)

JOB NUMBER:

21-77,688

DATE:

09/10/2025

DRAWN BY:

T. HENDERSON

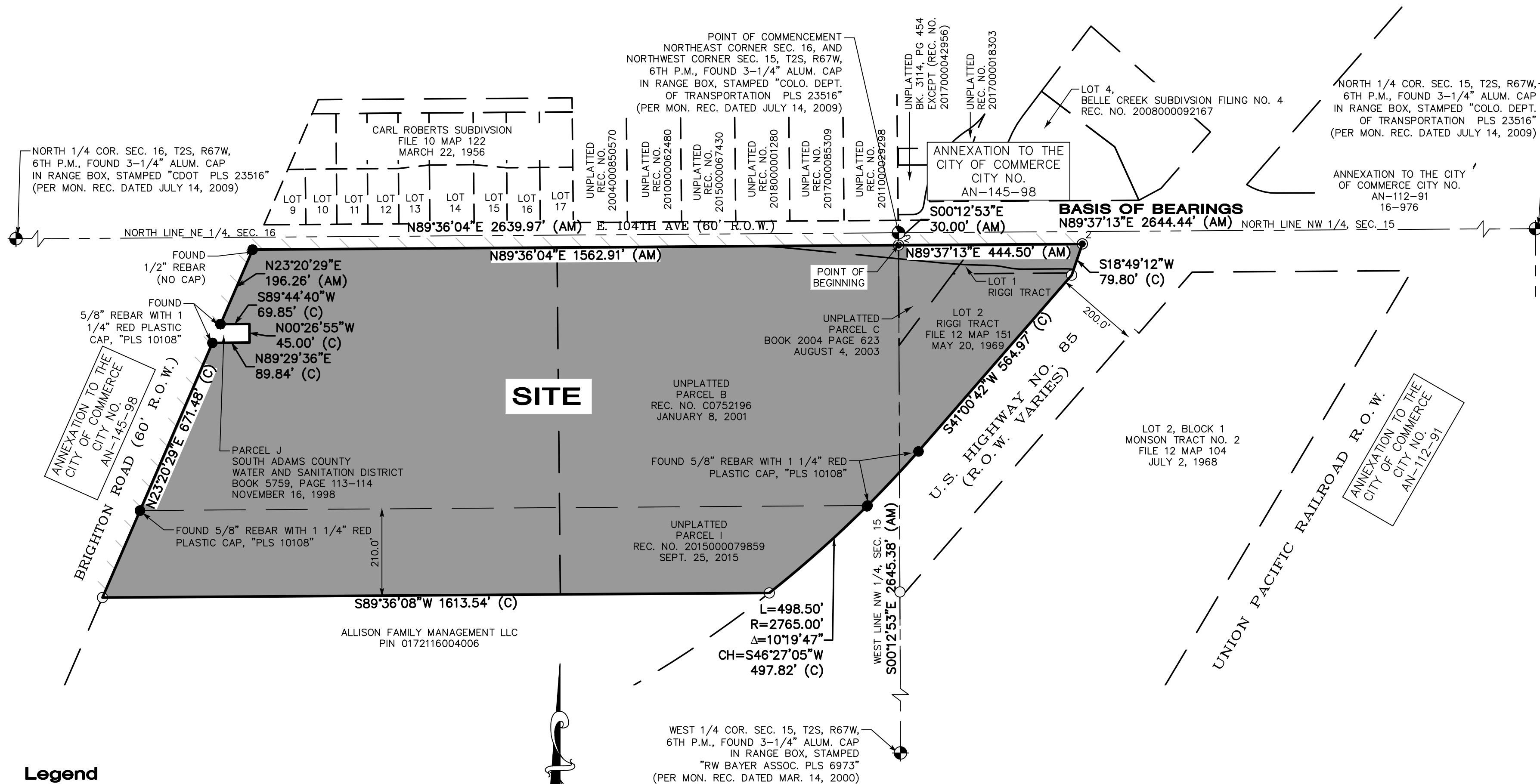
CHECKED BY:

JZG/WW/TW

SHEET 1 OF 2

AN25-0003, COMMERCE PLACE ANNEXATION

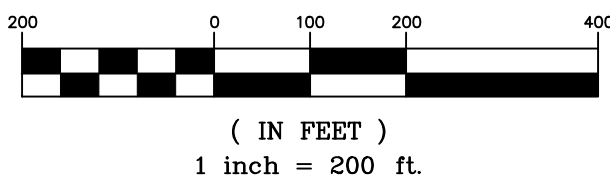
TO THE CITY OF COMMERCE CITY, COLORADO
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, AND THE NORTHWEST QUARTER
OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2



Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND 2" ALUMINUM DISK WITH MAG NAIL "FLATIRONS SURVEYING LS 16406"
- CALCULATED POSITION (NOT FOUND OR SET)
- AREA TO BE ANNEXED
- EXISTING COMMERCE CITY BOUNDARY
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION

GRAPHIC SCALE



REVISION	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	

AN25-0003
COMMERCE PLACE ANNEXATION

COPYRIGHT 2025 FLATIRONS, INC.

Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com
655 FOURTH AVE
LONGMONT, CO 80501
(303) 776-1733

DRAFT
WORKING COPY ONLY
ONLY FINAL VERSION
WILL HAVE STAMP
AND SIGNATURE
(SEAL)

JOB NUMBER:
21-77,688
DATE:
09/10/2025
DRAWN BY:
T. HENDERSON
CHECKED BY:
JZG/WW/TW

SHEET 2 OF 2