

ESTRADA ANNEXATION
TO THE CITY OF COMMERCE CITY

AN-24-0001

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, T2S, R67W OF THE
6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 1



VICINITY MAP

1" = 1000'



ANNEXATION DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING PART OF PLOTS 1 AND 2, FIRST ADDITION TO HENEBRYDALE, AND PART OF THE 80TH AVENUE RIGHT OF WAY, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE S89°48'01"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 A DISTANCE OF 1558.80 FEET; THENCE S00°29'04"W A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST 80TH AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S89°48'01"W ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 89.34 FEET TO A POINT ON THE BOUNDARY OF ANNEXATION AT RECEPTION NO. 2013000079272; THENCE N00°27'58"E ALONG THE EAST BOUNDARY OF SAID ANNEXATION A DISTANCE OF 642.42 FEET TO A POINT ON THE SOUTH LINE OF LOT C, HODAP AND BURDS, AND THE BOUNDARY OF ANNEXATION AT RECEPTION NO. B616450; THENCE N89°48'06"E ALONG SAID SOUTH LINE OF LOT C AND SAID ANNEXATION BOUNDARY A DISTANCE OF 89.55 FEET; THENCE S00°29'04"W A DISTANCE OF 642.42 FEET TO THE POINT OF BEGINNING;

CONTAINING 57,458 SQUARE FEET OR 1.319 ACRES, MORE OR LESS.

PROPERTY OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS, THAT DOMINGEZ IRENE ESTRADA, BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME OF ESTRADA ANNEXATION TO THE CITY OF COMMERCE CITY,

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS ____ DAY OF _____, 20____.

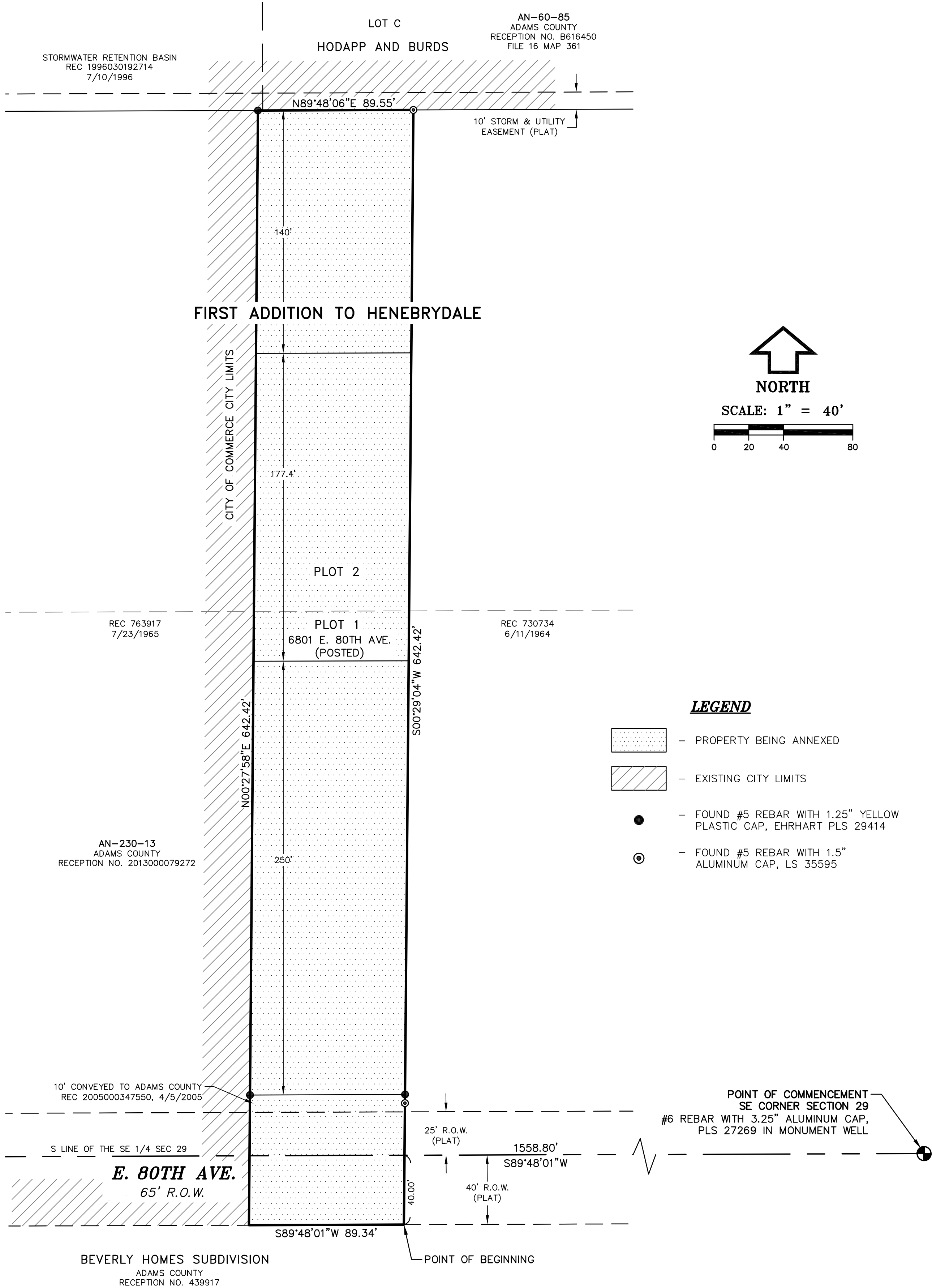
DOMINGEZ IRENE ESTRADA

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
ON THIS ____ DAY OF _____, 20____. WITNESS MY HAND
AND SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC



CONTIGUITY

TOTAL PERIMETER OF PROPERTY _____ 1463.73'
1/6 TOTAL PERIMETER OF PROPERTY _____ 243.96'
PERIMETER CONTIGUOUS TO THE CITY OF COMMERCE CITY _____ 731.97'

TOTAL AREA BEING ANNEXED: 57,458 SQ. FT. OR 1.319 ACRES, MORE OR LESS

NOTES:

1) THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY EHRHART LAND SURVEYING, LLC OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE RIGHT-OF-WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.

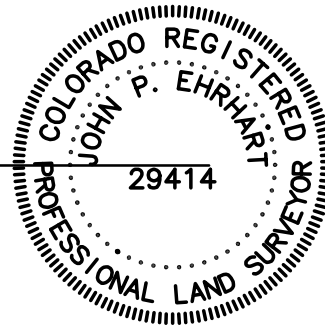
2) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT SHOWN HEREON.

3) LINEAL UNITS USED ARE U.S. SURVEY FEET

4) LOT, EASEMENT, AND RIGHT-OF-WAY INFORMATION INFORMATION WAS TAKEN FROM THE PLAT OF FIRST ADDITION TO HENEBRYDALE RECORDED MAY 24, 1917 AT RECEPTION NO. 42779; THE PLAT OF HODAPP AND BURDS RECORDED JULY 10, 1996 AT RECEPTION NO. 1996030192714; AND LAND SURVEY PLAT FOR THE SUBJECT PROPERTY RECORDED FEBRUARY 4, 2020 AT RECEPTION NO. 2020-097.

SURVEYING CERTIFICATE:

I, JOHN P. EHRHART, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP OF LAND TO BE ANNEXED TO THE CITY OF COMMERCE CITY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS MAP ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP, FURTHERMORE THIS CERTIFIES THAT AT LEAST ONE-SIXTH (1/6) OF THE PROPERTY SHOWN HEREON IS CONTIGUOUS WITH THE BOUNDARY OF THE CITY OF COMMERCE CITY.



APPROVAL CERTIFICATES

ACCEPTED FOR FILING BY THE CITY OF COMMERCE CITY, COLORADO THIS ____ DAY OF _____ A.D., 20____.

MAYOR

CITY CLERK

ORDINANCE NUMBER: _____

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 _____, AD 20____.

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

RECEPTION NO. _____

EHRHART
LAND SURVEYING

P.O. Box 930 • Erie, Colorado 80516
(303) 828-3340
www.coloradolands.com

SHEET:

1 OF 1

DATE: 3/31/25

DRAWN BY: JPE

PROJECT: S235140