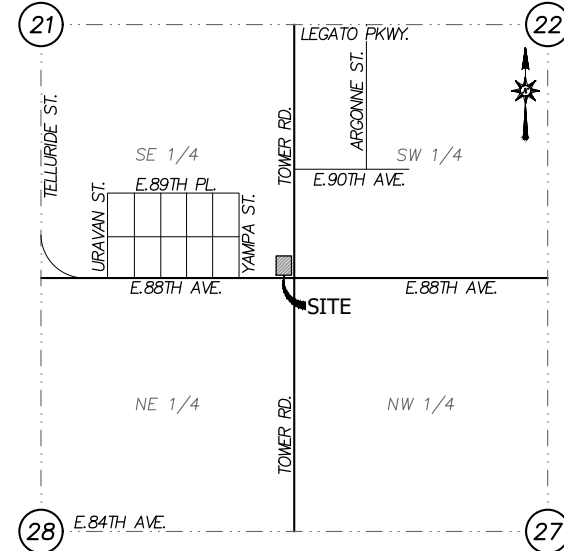


# AN-26-0003 ANNEXATION MAP

To the City of Commerce City

Located in the Southeast Quarter of Section 21, Township 2 South, Range 66 West of the 6th Principal Meridian  
County of Adams, State of Colorado



**VICINITY MAP**  
SECTIONS 21, 22, 27 AND 28-T2S-R66W OF THE 6TH P.M.  
1" = 2000'  
(NOTE: ALL THE AREA SHOWN ON THIS VICINITY MAP LIES WITHIN THE CITY LIMITS OF COMMERCE CITY, EXCEPT THE AREA BEING ANNEXED MARKED AS "SITE")

NORTHEAST CORNER,  
SECTION 21-T2S-R66W  
FOUND 2-1/2" ALUMINUM CAP,  
0.4' BELOW SURFACE  
(ISI | T2S R66W | S16|S15|S21|S22  
2018 LS 29425)

EAST 1/4 CORNER,  
SECTION 21-T2S-R66W

## ANNEXATION DESCRIPTION

A TRACT OF LAND LYING AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, SAID TRACT BEING THE EXCEPTED PORTION SHOWN AS "DETAIL "A" ON THE ANNEXATION MAP TO THE CITY OF COMMERCE CITY TITLED "AN-169-02" AND RECORDED AS RECEPTION NUMBER 2005000060540 IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP 0.5 FEET BELOW SURFACE AND MARKED "ISI | T2S R66W | S21|S22|S28|S27 | 2018 LS 29425" IN A MONUMENT BOX, FROM WHENCE THE NORTHEAST CORNER OF SAID SECTION 21, MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP 0.4 FEET BELOW SURFACE AND MARKED "ISI | T2S R66W | S16|S15|S21|S22 | 2018 LS 29425" IN A MONUMENT BOX, BEARS NORTH 00° 20' 46" WEST A DISTANCE OF 5273.91 FEET, AND ALL BEARINGS HEREIN ARE RELATIVE THERETO;

THENCE NORTH 00° 20' 50" WEST, 30.00 FEET;

THENCE SOUTH 89° 22' 08" WEST, 30.00 FEET TO THE SOUTHEAST CORNER OF SAID EXCEPTED PORTION, SAID CORNER BEING THE **POINT OF BEGINNING** OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE CONTINUING SOUTH 89° 22' 08" WEST, 159.50 FEET ON THE SOUTH LINE OF SAID EXCEPTED PORTION TO THE SOUTHWEST CORNER OF SAID EXCEPTED PORTION;

THENCE NORTH 00° 20' 50" WEST, 200.04 FEET ON THE WEST LINE OF SAID EXCEPTED PORTION TO THE NORTHWEST CORNER OF SAID EXCEPTED PORTION;

THENCE NORTH 89° 22' 08" EAST, 159.50 FEET ON THE NORTH LINE OF SAID EXCEPTED PORTION TO THE NORTHEAST CORNER OF SAID EXCEPTED PORTION;

THENCE SOUTH 00° 20' 50" EAST, 200.04 FEET ON THE EAST LINE OF SAID EXCEPTED PORTION TO THE **POINT OF BEGINNING**;

SAID TRACT CONTAINING 31,906 SQUARE FEET OR 0.732 ACRE.

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

PRINTED NAME \_\_\_\_\_ TITLE \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_, AS \_\_\_\_\_ OF COMMERCE CITY, A COLORADO MUNICIPALITY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

## CITY COUNCIL CERTIFICATE

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

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

MAYOR \_\_\_\_\_

## GENERAL NOTES

- 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. (COLORADO REVISED STATUTES TITLE 13, ARTICLE 80, SECTION 105 [C.R.S. § 13-80-105])
- BASIS OF BEARINGS (COMMERCE CITY CONTROL DIAGRAM): BEARINGS ARE BASED ON A LINE BETWEEN THE SOUTHEAST CORNER AND THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST HAVING A BEARING OF NORTH 00° 20' 46" WEST REFERENCED TO THE COMMERCE CITY CONTROL DIAGRAM RECORDED OCTOBER 14, 2009 AS RECEPTION NUMBER 2009-146 IN BOOK SUR 1 AT PAGE 3776 IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO. SAID LINE MONUMENTED AS SHOWN ON THE BOUNDARY MAP HEREON.
- UNITS SHOWN ARE U.S. SURVEY FEET.

## SURVEYOR'S NOTES

- NATURE AND PURPOSE OF THIS SURVEY:** THIS SURVEY IS NOT A LAND SURVEY PLAT, IMPROVEMENT SURVEY PLAT OR IMPROVEMENT LOCATION CERTIFICATE. THIS DOCUMENT IS FOR THE PURPOSE OF AN ANNEXATION MAP TO INCORPORATE THE SUBJECT PROPERTY INTO THE CITY LIMITS OF COMMERCE CITY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R&R ENGINEERS-SURVEYORS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. EASEMENTS EXIST ON THIS PROPERTY THAT ARE NOT SHOWN.

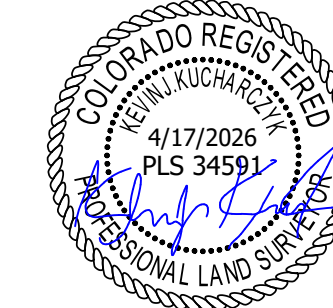
## SURVEYOR'S CERTIFICATION

I, KEVIN J. KUCHARCZYK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HAVE AFFIXED MY STAMP AND SIGNATURE REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED HEREON HAVE BEEN PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND ARE BASED UPON THE PROFESSIONAL SURVEYOR'S KNOWLEDGE, INFORMATION, BELIEF AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE.

THE HEREON 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 = 719.08'  
ONE-SIXTH OF TOTAL PERIMETER AREA = 119.85'  
PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 719.08'

THE TOTAL CONTIGUOUS PERIMETER IS 100%, WHICH MEETS OR EXCEEDS THE 1/6 AREA REQUIRED.



KEVIN J. KUCHARCZYK, P.L.S.  
COLORADO REG. NO. 34591  
FOR AND ON BEHALF OF  
R&R ENGINEERS-SURVEYORS, INC.

THE WORD "CERTIFICATION" AND/OR "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

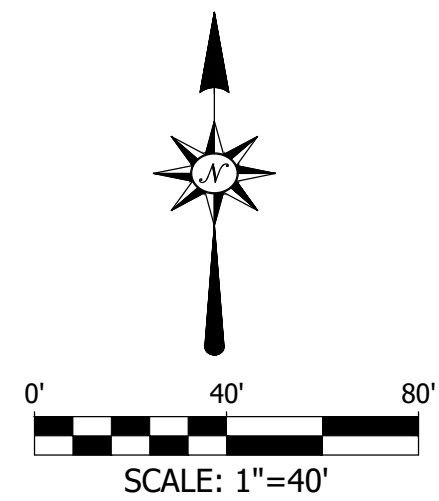
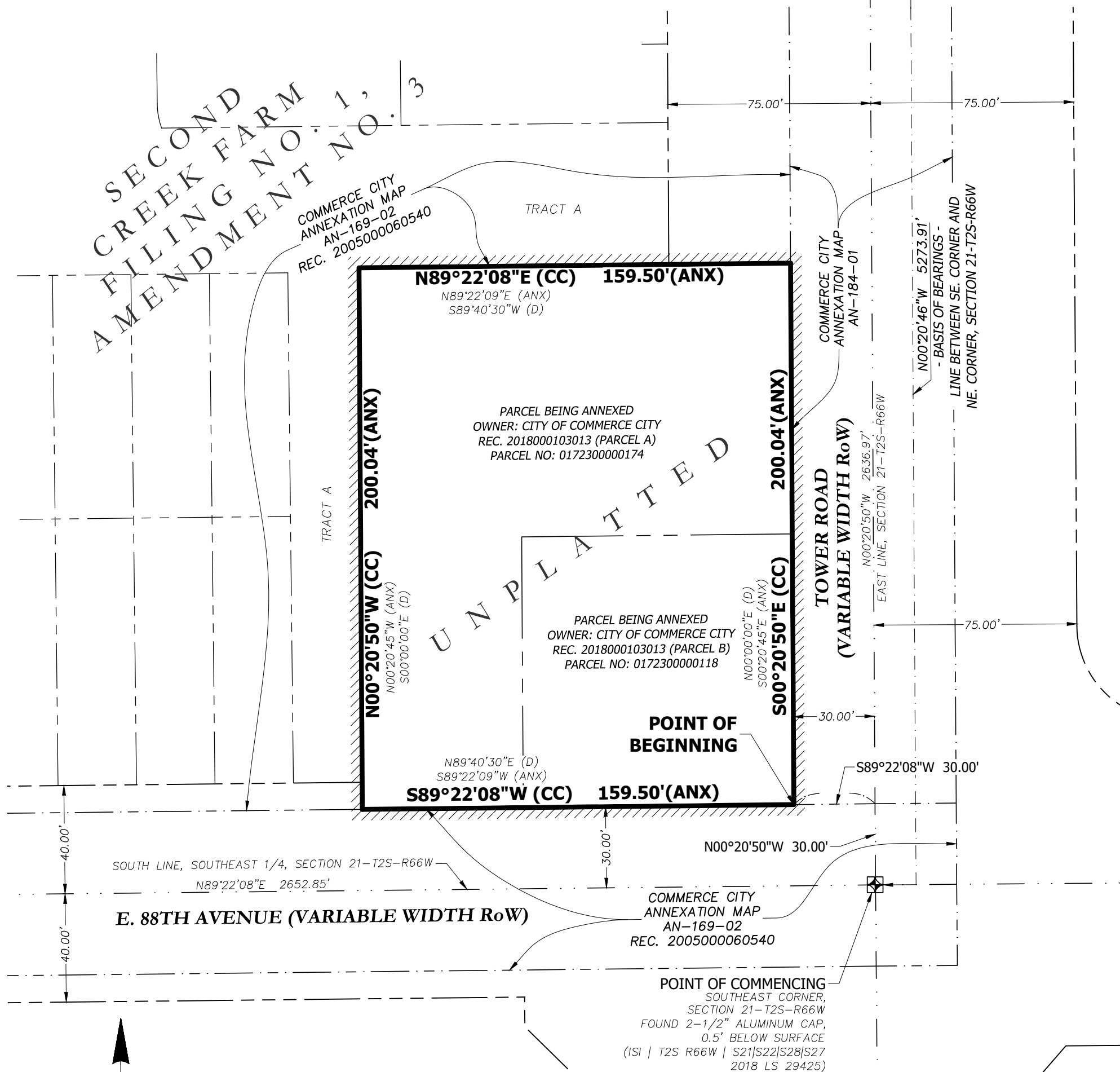
## ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

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 COUNTY CLERK AND RECORDER

RECEPTION NO. \_\_\_\_\_



## LEGEND

- |  |   |  |                             |
|--|---|--|-----------------------------|
|  | SECTION CORNER IN MONUMENT BOX              |  | BOUNDARY LINE BEING ANNEXED |
|  | RIGHT-OF-WAY                                |  | PLATTED LOT LINE            |
|  | ANNEX MAP AN-169-02 DIMENSION               |  | PARCEL LINE                 |
|  | COMMERCE CITY BEARING (PER CONTROL DIAGRAM) |  | EXISTING ANNEX BOUNDARY     |
|  | DEEDED BEARING                              |  | SECTION LINE                |
|  | RECEPTION NUMBER (ADAMS COUNTY RECORDER)    |  | RIGHT-OF-WAY LINE           |
|  |   |  | TIE LINE                    |
|  |   |  | NOT TO SCALE                |



R&R ENGINEERS-SURVEYORS, INC.  
1635 W. 13TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
303-753-6730  
www.rrengineers.com

REVISIONS	FILE
	CC26012-ANXX
	Orig. Issue Date: 4/17/2026
	Drawn By: DD
	Checked By: KJK
	Project No. CC26012

AN-26-0003 ANNEXATION MAP  
TO THE CITY OF COMMERCE CITY

PART OF THE SE 1/4,  
SEC. 21-T2S-R66W OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO

Sheet 1 of 1