AN25-0001

ANNEXATION MAP

TO THE CITY OF COMMERCE CITY, COLORADO
A PORTION OF THE WEST HALF OF SECTION 2, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

ANNEXATION DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 2, TOWNSHIP 2 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 WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°11'50" EAST, BASED ON NAD83 (2011) COLORADO STATE PLANE NORTH CENTRAL (502) COORDINATES, AS MONUMENTED AT THE SOUTHWEST CORNER OF SECTION 2 BY A FOUND 2" ALUMINUM CAP, STAMPED "WESTERN STATES SURVEYING INC. 1994 T2S R66W S3|S2|S10|S11 LS 24960" AND AT THE WEST QUARTER CORNER OF SECTION 2 BY A FOUND 3.25" ALUMINUM CAP, STAMPED "T2S R66W 1/4 S3|S2 PLS 13155 1991".

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2;

THENCE NORTH 00°11'50" EAST ALONG SAID WEST LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 112TH AVENUE, AND A POINT ON THE COMMERCE CITY CITY LIMITS ACCORDING TO ANNEXATION MAP AN-254-19 RECORDED AT RECEPTION NO. 2020000002738 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, AND A POINT ON ANNEXATION MAP AN-103-89, RECORDED AT RECEPTION NO. B908601 IN SAID RECORDS, SAME BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°11'50" EAST ALONG SAID WEST LINE, AND THE COMMERCE CITY CITY LIMITS ACCORDING TO SAID ANNEXATION MAP AN-103-89, A DISTANCE OF 2599.56 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 2;

THENCE NORTH 00°11'40" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 2584.07 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 120TH AVENUE;

THENCE NORTH 89°28'09" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2648.89 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, SOUTH 00°21'13" WEST A DISTANCE OF 2603.15 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 2;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, SOUTH 00°12'42" WEST A DISTANCE OF 1054.23 FEET TO THE NORTHEAST CORNER OF PARCEL 1 AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED AT RECEPTION NO. 2008000080818 IN AFOREMENTIONED ADAMS COUNTY RECORDS;

THENCE DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID PARCEL 1, NORTH 89°47'04" WEST A DISTANCE OF 308.73 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1;

THENCE ALONG THE WEST LINE OF SAID PARCEL 1 AND THE WEST LINE OF THAT PARCEL AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED AT RECEPTION NO. 20060315000264480 OF SAID ADAMS COUNTY RECORDS, SOUTH 00°18'57" EAST A DISTANCE OF 700.01 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL RECORDED AT RECEPTION NO. 20060315000264480;

THENCE ALONG THE BOUNDARY OF SAID PARCEL RECORDED AT RECEPTION NO. 20060315000264480, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°47'19" EAST, A DISTANCE OF 257.31 FEET;
2. SOUTH 00°12'56" WEST, A DISTANCE OF 550.98 FEET TO THE NORTHEAST CORNER OF PARCEL 2 AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED AT RECEPTION NO. 2008000080818 OF SAID ADAMS COUNTY RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PARCEL 2, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 89°45'51" WEST, A DISTANCE OF 59.96 FEET;
2. SOUTH 00°14'41" WEST, A DISTANCE OF 70.46 FEET;
3. SOUTH 45°12'38" EAST, A DISTANCE OF 42.12 FEET;
4. SOUTH 89°50'10" EAST, A DISTANCE OF 30.04 FEET TO A POINT ON THE WESTERLY BOUNDARY OF AFOREMENTIONED PARCEL 1 DESCRIBED AT RECEPTION NO. 20060315000264480;

THENCE ALONG SAID WESTERLY BOUNDARY, SOUTH 00°12'42" WEST, A DISTANCE OF 193.82 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 112TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°51'43" WEST, A DISTANCE OF 220.02 FEET TO THE SOUTHEAST CORNER OF COLORADO INTERSTATE CORPORATION SUBDIVISION NO. 5 U24A, RECORDED AT RECEPTION NO. A024065 OF AFOREMENTIONED ADAMS COUNTY RECORDS;

THENCE ALONG THE BOUNDARY OF SAID COLORADO INTERSTATE CORPORATION SUBDIVISION NO. 5 U24A, THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°08'17" WEST, A DISTANCE OF 143.00 FEET TO THE NORTHEAST CORNER THEREOF;
2. SOUTH 89°51'43" WEST, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER THEREOF;
3. SOUTH 00°08'17" EAST, A DISTANCE OF 143.00 FEET TO THE SOUTHWEST CORNER THEREOF, SAME BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST 112TH AVENUE;

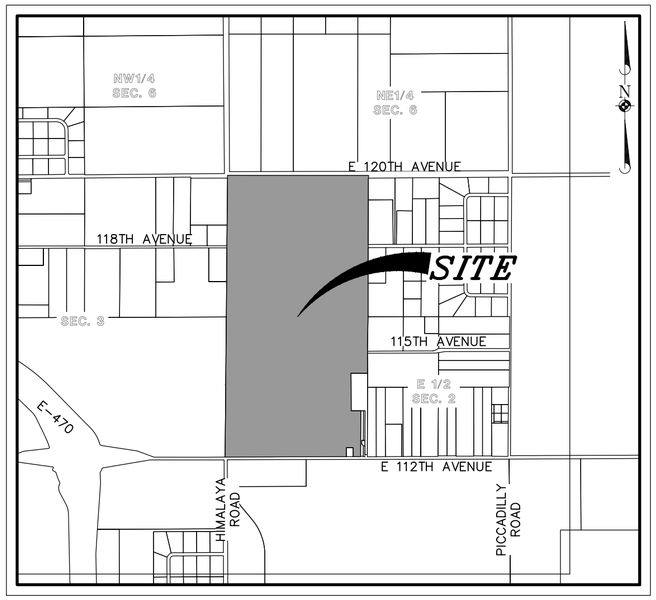
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°51'43" WEST, A DISTANCE OF 2275.82 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 13,453,026 SQUARE FEET OR 308.839 ACRES OF LAND.

EXECUTED THIS ___ DAY OF _____, AD 20__

_____
OWNER(S') SIGNATURE AND PRINTED NAME

_____
MORTGAGEE OR LIEN HOLDER(S) SIGNATURE AND PRINTED NAME



VICINITY MAP

(1" = 2000')

CITY COUNCIL CERTIFICATE

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

ATTEST:

_____
CITY CLERK

_____
MAYOR

INDEXING 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. _____

GENERAL NOTES

1. **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 PURSUANT TO STATE STATUE 13-80-105 C.R.S.
2. THIS ANNEXATION MAP DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER ABC70720673, WITH A POLICY DATE OF SEPTEMBER 3, 2021.
3. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY, 1200/3937 METERS.
4. **BASIS OF BEARINGS**: THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°11'50" EAST, BASED ON NAD83 (2011) COLORADO STATE PLANE NORTH CENTRAL (502) COORDINATES, AS MONUMENTED ON THE SOUTHWEST CORNER OF SECTION 2 BY A FOUND 2" ALUMINUM CAP, STAMPED "LS 24960 1994" AND ON THE WEST QUARTER CORNER OF SECTION 2 BY A FOUND 3.25" ALUMINUM CAP, STAMPED "PLS 13155 1991".
5. ADJOINING OWNER NAMES AND PARCEL NUMBERS ARE SHOWN PER THE ADAMS GEOGRAPHICAL INFORMATION SYSTEMS (GIS) MAP.

CONTIGUITY STATEMENT

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 16,585.19'

ONE-SIXTH OF TOTAL PERIMETER OF AREA = 2,764.75'

PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 4099.17'

THE TOTAL CONTIGUOUS PERIMETER IS 24.72%, WHICH MEETS OR EXCEEDS THE 1/6 AREA REQUIRED.

SURVEYOR'S CERTIFICATE

I, STACY LYNN JACOBS, BEING A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT REPRESENT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I FURTHER CERTIFY THAT 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.

_____
STACY LYNN JACOBS, PLS
COLORADO REG. NO. 38495
FOR AND ON BEHALF OF MANHARD CONSULTING
7600 E. ORCHARD ROAD, SUITE 150-N
GREENWOOD VILLAGE, COLORADO 80111
(303) 708-0500

FOR REVIEW ONLY

FOR AND ON BEHALF OF
MANHARD CONSULTING

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING
7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

20231 E 112TH AVENUE
COMMERCE CITY, COLORADO
ANNEXATION MAP

PROJ MGR: SLJ
PROJ ENG: MKW
DRAWN BY: CAD
DATE: 1/7/25
SCALE: N/A

SHEET 1 OF 2
WIP.CCC001

4/10/2025 12:32 PM Dwg Name: P:\Wpccc001\dwg\Surv\Final Drawings\Plat of Annexation\WIPCCC001 - 5090.dwg Updated By: sjacobs

AN25-0001

ANNEXATION MAP

TO THE CITY OF COMMERCE CITY, COLORADO
A PORTION OF THE WEST HALF OF SECTION 2, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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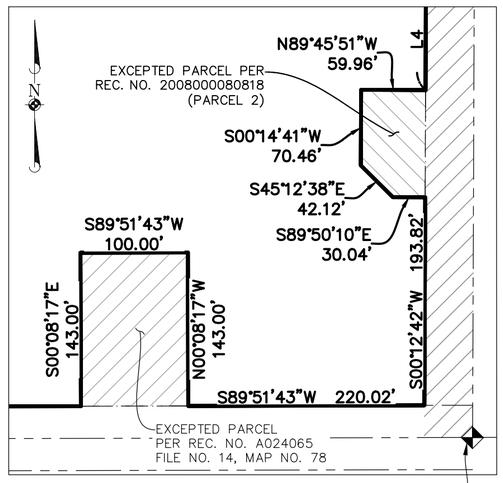
SHEET 2 OF 2

LEGEND

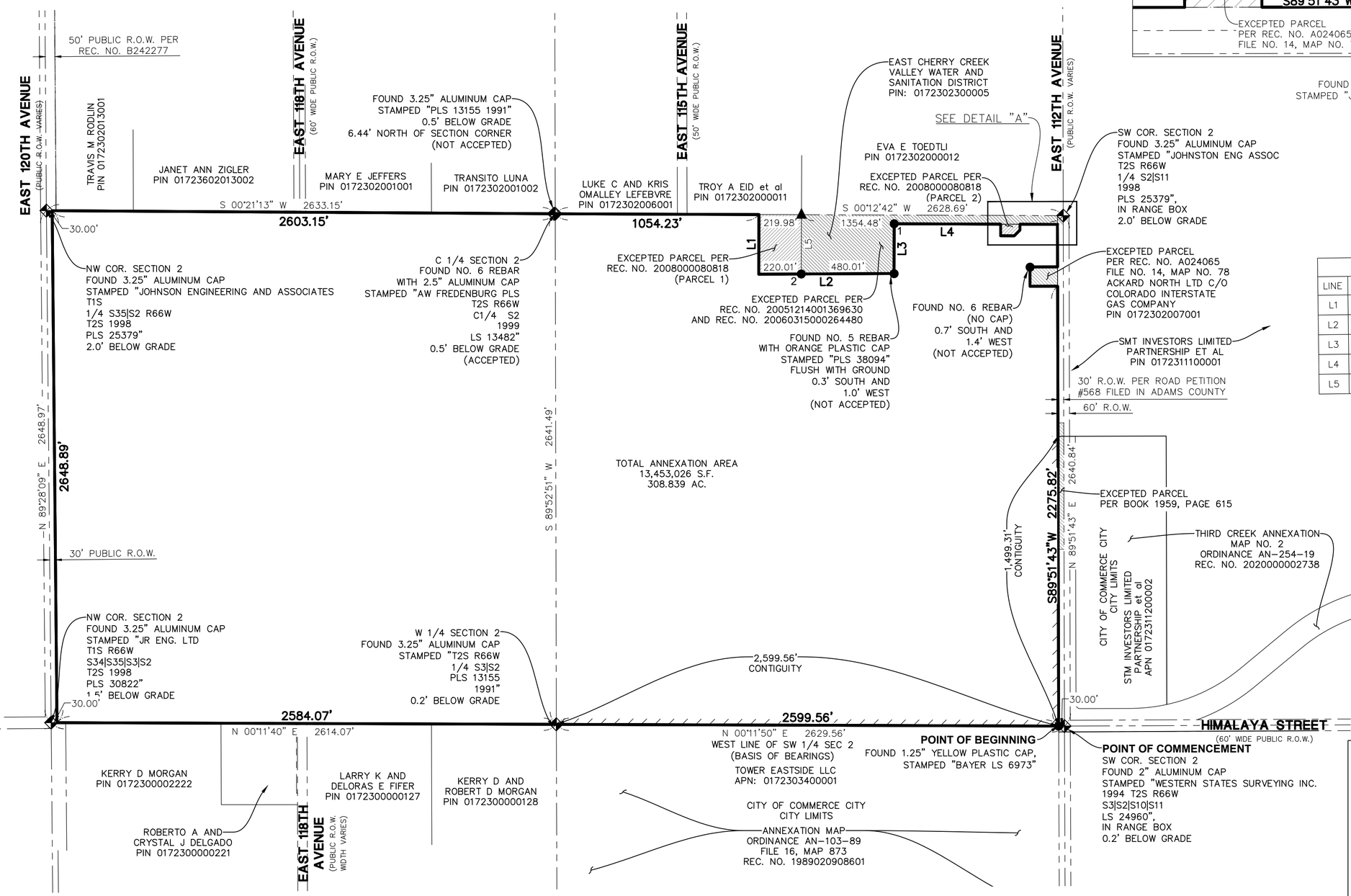
- = FOUND SECTION CORNER AS NOTED
- = FOUND 1" BRASS CAP IN WOOD FENCE POST
- = FOUND NO. 5 REBAR AS NOTED
- 1 = FOUND 1.25" ORANGE PLASTIC CAP, STAMPED "PLS 38094"
- 2 = FOUND 1.25" YELLOW PLASTIC CAP, STAMPED "FARNSWORTH LS 38094"
- L# = LINE DATA NUMBER
- = EXCEPTION PARCELS, AS NOTED
- = CONTIGUOUS BOUNDARY
- = ANNEXATION BOUNDARY LINE
- = SECTION LINE
- = RIGHT-OF-WAY LINE
- PID = ADAMS COUNTY ASSESSOR PARCEL IDENTIFICATION NUMBER
- APN = COMMERCE CITY PARCEL IDENTIFICATION NUMBER

GRAPHIC SCALE
0 400 600 800 1200
(IN FEET)
1 inch = 400 ft.
U.S. SURVEY FEET

DETAIL "A"
1" = 100'



SW COR. SECTION 2
FOUND 3.25" ALUMINUM CAP
STAMPED "JOHNSTON ENG ASSOC
T2S R66W
1/4 S2|S11
1998
PLS 25379",
IN RANGE BOX
2.0' BELOW GRADE



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°47'04"W	308.73'
L2	S00°18'57"E	700.01'
L3	S89°47'19"E	257.31'
L4	S00°12'56"W	550.98'
L5	N89°47'18"W	306.73'

FOR REVIEW ONLY

FOR AND ON BEHALF OF
MANHARD CONSULTING

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING
7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
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20231 E 112TH AVENUE
COMMERCE CITY, COLORADO
ANNEXATION MAP

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SCALE: 1" = 400

SHEET 2 OF 2
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4/10/2025 12:32 PM Dwg Name: P:\Wipccc001\dwg\Surv\Final Drawings\Plat of Annexation\WIPCCC001 - 5090.dwg Updated By: sjacobs