COOLEY EAST NO. 2 ANNEXATION

ANNEXATION TO THE CITY OF THORNTON

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, STATE OF COLORADO

LEGAL DESCRIPTION

ALL OF LOT 1 AND LOT 2 OF CAMAS SUBDIVISION FILING NO. 2, ACCORDING TO THE PLAT RECORDED MAY 19, 2000, IN FILE 18, MAP NO. 224 AS RECEPTION NO. C0672258 AND A PORTION OF PARCEL B OF WESTERN PAVING CONSTRUCTION CO. AND BRANNAN SAND & GRAVEL CO. ACCORDING TO THE PLAT RECORDED MAY 21, 1975 IN FILE NO. 14, MAP NO. 220 AS RECEPTION NO. A081745 OF THE RECORDS OF ADAMS COUNTY. COLORADO, LOCATED IN THE NW1/4 OF SECTION 16, T2S, R67W OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16, FROM WHICH THE W1/4 CORNER OF SAID SECTION 16 BEARS S00°19'39"E, 2617.82 FEET (BASIS OF BEARING), THENCE S00°19'39"E, 75.00 FEET ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 16 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF E. 104TH AVENUE (STATE HIGHWAY 44) AND THE POINT OF BEGINNING;

THENCE N89°34'42"E, 1634.33 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID E. 104TH AVENUE (STATE HIGHWAY 44) TO THE NORTHEASTERLY CORNER OF LOT 1 OF SAID CAMAS SUBDIVISION FILING NO.

THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF LOT 1 AND LOT 2 OF SAID CAMAS SUBDIVISION FILING NO. 2 THE FOLLOWING COURSES:

THENCE S50°14'53"E, 291.06 FEET;

THENCE S37°45'07"W, 401.78 FEET;

THENCE S10°25'07"W, 79.96 FEET;

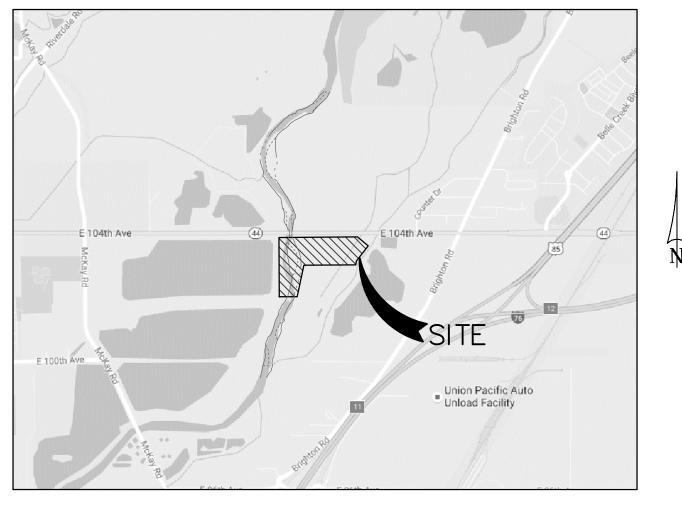
THENCE S89°40'31"W, 1079.35 FEET;

THENCE S12°06'52"W, 670.83 FEET;

THENCE S89°46'21"W, 370.45 FEET TO THE N1/16 CORNER OF SAID SECTION 16/17;

THENCE NOO°19'39"W, 1233.91 FEET ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 16 AND CONTIGUOUS TO THE CITY OF THORNTON BOUNDARY AS SHOWN ON THE WEST COOLEY GP 4 ANNEXATION, ORDINANCE NO. 3029, RECEPTION NO. 2008000017887 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 29.585 ACRES, MORE OR LESS.



VICINITY MAP SCALE: 1" = 2000'

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.
- 2. THE BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 16, T2S, R67W OF THE 6TH P.M. AND ASSUMED TO BEAR S00°19'39"E
- 3. THE POSITION OF THE RIGHT-OF-WAY FOR E. 104TH AVENUE SHOWN ON THIS MAP WAS DETERMINED FROM COLORADO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS FOR PROJECT FBR 044A-010 DATED DECEMBER 16, 2013 WHICH SHOWS THE EXISTING RIGHT OF WAY BEING 75.00 FEET SOUTH OF, AND PARALLEL TO, THE SECTION LINE.
- 4. PARCEL B WAS DEEDED TO ADAMS COUNTY BY THE PLAT OF WESTERN PAVING CONSTRUCTION CO. AND BRANNAN SAND & GRAVEL CO. RECORDED AT FILE 14, MAP 220 AT RECEPTION NO. A081745. PER THE ADAMS COUNTY CAMAS SUBDIVISION FILING NO. 2 PLAT THE 25.00' PORTION OF PARCEL B ADJACENT TO EAST 104TH AVENUE IS BEING DEPICTED AS RIGHT OF WAY. ACCORDING TO THE ADAMS COUNTY PUBLIC WORKS DEPARTMENT, THE NORTHERLY 25.00 FEET OF PARCEL B IS CONSIDERED RIGHT OF WAY THOUGH IT HAS NOT BEEN FORMALLY DEEDED TO CDOT AS RIGHT OF WAY.

CONTIGUITY STATEMENT:

TOTAL PERIMETER BEING ANNEXED = 5,761.67 FEET

1/6 TOTAL PERIMETER = 960.28 FEET

TOTAL PERIMETER CONTIGUOUS TO THORNTON CITY LIMITS = 1,233.91 FEET

% OF CONTIGUOUS BOUNDARY = 21.4%

SURVEYOR'S STATEMENT:

I, STEVEN DYNES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, BASED SOLELY ON AN EXAMINATION OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICES, DO HEREBY STATE THAT THE MAP HEREIN IS A CORRECT DELINEATION OF THE FOLLOWING DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF THORNTON, COUNTY OF ADAMS. STATE OF COLORADO.

STEVEN A. DYNES PLS 24949 CITY SURVEYOR FOR AND ON BEHALF OF THE CITY OF THORNTON



RECORDER'S CERTIFICATE

DEPUTY

TEGGREEN GENTH TONTE
STATE OF COLORADO)
)ss.
COUNTY OF ADAMS)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD
IN MY OFFICE ON THE DAY OF, 2017,
AT O'CLOCK M.,
RECEPTION NO
CLERK AND RECORDER

SHEET 1 OF 2

ENGINEERING SECTOR **ENGINEERING SERVICES** DIVISION 2450 WASHINGTON STREET THORNTON, COLORADO

(720) 977-6210

10/18/2017 ADCO PARCEL 7/13/2017 ADD CASE NO. MARK DATE DESCRIPTION PROJECT NO:

CAD DWG FILE: DRAWN BY: BZ CHECKED BY: SD DESIGNED BY:

SHEET TITLE

COOLEY EAST NO. 2 ANNEXATION ANNEXATION TO THE CITY OF THORNTON A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 16. TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, STATE OF COLORADO CITY OF THORNTON **UNPLATTED** PARCEL B, WESTERN PAVING CONSTRUCTION CO. COUNTY OF ADAMS BRANNAN SAND & GRAVEL CO. POINT OF COMMENCEMENT **UNPLATTED** FILE 14, MAP 220 SW COR. SEC. 9 REC. NO. A081745 (SEE NOTE 4) S1/4 COR. SEC. 9 **INFRASTRUCTURE** NW COR. SEC. 16 DEPARTMENT T2S, R67W, 6TH P.M. N. LINE NW1/4, SEC. 16 E. 104TH AVENUE INFRASTRUCTURE PERMANENT ESMT. PE-10 DEPT. OF TRANSPORTATION (STATE HIGHWAY 44) N89°34'42"E 2655.88' 50' RIGHT OF WAY **ENGINEERING** . <u>POINT OF BEGINNING</u> 10' DRAINAGE FASEMENT S0019'39"E STATE OF COLO SECTOR 1634.33 ADAMS COUNTY **ENGINEERING SERVICES** DIVISION CLTX OF THORNTON N89*34'42"E WESTERN PAVING 2450 WASHINGTON STREET ^ˆ154.69' CONSTRUCTION .10' UTILITY EASEMEN THORNTON, COLORADO N05°22[°]47"E ADAMS COUNTY REC. C0672258 CQ PUD 80241 88.91' PERMANENT ESMT. PE-7 10' UTILITY EASEMENT DEPT. OF TRANSPORTATION STATE OF COLO. PUBLIC SERVICE CO. OF OREC. C0672258 20' ACCESS EASEMENT (720) 977-6210 PERMANENT ESMT. PE-3 DEPT. OF TRANSPORTATION S50°14'53"E PUBLIC SERVICE CO. OF COLO. ANNEXATION AREA = 291.06 STATE OF COLO. REC. 2013000097030 INGRESS & EGRESS ESMT. MICHAEL A. & MICHALEEN A. JERONIMUS 29.585 ACRES ± PERMANENT ESMT. PE-5 FLOODWAY BK. 5096, PG. 728 DEPT. OF TRANSPORTATION ISLAND 5' FASEMENT. PERMANENT ESMT. PE-5 DEPT. OF TRANSPORTATION | STATE OF COLO. REC. 2013000075998 N1/2, N1/2, STATE OF COLO. ADAMS COUNTY REC. C0672258 ORADO LICEN NW1/4, SEC. 16 WET AREA N1/2, N1/2, 15' ROADWAY ESMT. NW1/4, SEC. 16 **UNPLATTED** (DURING GRAVEL OPERATIONS) 24949 AGGREGATE INDUSTRIES-WCR, INC. 60' PETROLEUM PIPELINE ESMT. DRAINAGEWAY FACILITIES ESMT SUNCOR ENERGY (USA) PIPELINE CO. REC. 2010000010218 URBAN DRAINAGE & FLOOD CONTROL DIST. REC. C0747645 REC. C0672258 🗱 CAMAS SUBDIVISION 15' ROADWAY ESMT. (DURING GRAVEL OPERATIONS) BRANNAN SAND & GRAVEL REC. C0315277 5' FENCE EASEMENT FILING NO. 2 MICHAEL A. & 20' ACCESS EASEMENT FILE 18, MAP 224 MICHALEEN A. JERONIMUS REC. C0315282 DRAINAGEWAY FACILITIES ESMT. CAMAS SUBDIVISION PUBLIC SERVICE CO. OF COLO. REC. NO. C0672258 URBAN DRAINAGE & FLOOD CONTROL DIST. FILING NO. 2 CAMAS SUBDIVISION FILE 18, MAP 224 C-N-N1/64 COR. FILING NO. 5 REC. NO. C0672258 WET AREA FILE 18, MAP 225 SEC. 16 79.96 REC. NO. C0672259 NE1/4, NE1/4, N89°40'31"E 2654.27' S89°40'31"W 1079.35 SEC. 17 W-N-N1/64 COR. ELECTRIC TRANSMISSION LINE SEC. 16 PUBLIC SERVICE CO. OF COLO. BK. 1061, PG. 461 ACCESS AND MAINTENANCE APPROX. POSITION N05*55'03"W UNPLATTED, ACCESS FASEMENT 172.34' 4/23/1963 PUBLIC SERVICE CO. OF COLO. .30' ACCESS EASEMENT AMELIA SANGER. CITY OF THORNTON PARCEL B. WEST COOLEY GP 4 ANNEXATION BK. 1061, PG. 461 WESTERN PAVING CONSTRUCTION CO ADAMS COUNTY **ORDINANCE NUMBER 3029** BRANNAN SAND & GRAVEL CO. CITY OF THORNTON SXX2. **RECEPTION NUMBER** FILE 14, MAP 220 670 REC. NO. A081745 2008000017887 NW7XX SEC. 16 N05°20'02"E 239.56 WET AREA LOT 2 _S00'19'39"E CAMAS SUBDIVISION CAMAS SUBDIVISION <u>`</u> CITY OF THORNTON FILING NO. 5 FILING NO. 2 FILE 18, MAP 225 **COOLEY EAST NO. 1 ANNEXATION** 52 FILE 18, MAP 224 REC. NO. C0672259 **ORDINANCE NUMBER 3430 UNPLATTED** REC. NO. C0672258 RECEPTION NUMBER AGGREGATE INDUSTRIES-WCR, INC. N27°35'32"W 2017000048915 83.63 DRAINAGEWAY FACILITIES ESMT. 5' FENCE EASEMENT URBAN DRAINAGE & FLOOD CONTROL DIST. MICHAEL A. & MICHALEEN A. JERONIMUS REC. C0315282 15' ROADWAY ESMT. (DURING GRAVEL OPERATIONS) BRANNAN SAND & GRAVEL REC. C0747645 REC. C0672258 LOT 1 CAMAS SUBDIVISION FLOODWAY 15' ROADWAY ESMI (DURING GRAVEL OPERATIONS) FILING NO. 3 N1/16 COR. BOUNDARY THE FULTON IRRIGATING DITCH CO FILE 18, MAP 253 SEC. 16/17 _{343.90}, REC. C0315277 REC. NÓ. C0687158 N89*46'21"E 2652.67' S89°46'21"W C-N1/16 COR. 0/18/2017 | ADCO PARCEL SEC. 16 7/13/2017 ADD CASE NO. CITY OF THORNTON S1/2, NW1/4, /1/2017 ELECTRIC TRANSMISSION LINE WEST COOLEY GP 5 SEC. 16 PUBLIC SERVICE CO. OF COLO. BK. 1061, PG. 461 MARK DATE DESCRIPTION ANNEXATION ORDINANCE NUMBER 3030 UNPLATTED PROJECT NO: RECEPTION NUMBER PUBLIC SERVICE CO. OF COLO. CAD DWG FILE: 2008000017899 DRAWN BY: BZ LOT 1 CHECKED BY: SD CAMAS SUBDIVISION DESIGNED BY: FILING NO. 4 - REPLAT CAMAS, SUBDIVISION REC. NO. 20060727000759310` FILING NO. 3 FILE/18, MAP 253 SHEET TITLE SE1/4, NE1/4, REC. NO. C0687158 SEC. 17 DRAINAGEWAY FACILITIES ESMT. URBAN DRANAGE & 1'' = 150'**LEGEND:** FLOOD CONTROL DIST. ALL DISTANCES ARE IN FEET REC. CO**7**47645 EXISTING CITY OF THORNTON LIMITS ALIQUOT LAND CORNER 150 300 450 SHEET 2 OF 2 W1/4 COR. SEC. 16