

CASE NO. PLAX201700328

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



**INFRASTRUCTURE
DEPARTMENT**
INFRASTRUCTURE
ENGINEERING
SECTOR
ENGINEERING SERVICES
DIVISION
12450 WASHINGTON STREET
THORNTON, COLORADO
80241
(720) 977-6210

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:

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.
2;

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 N00°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'

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.

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



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
BY: _____

DEPUTY
BY: _____

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%

ANNEXATION MAP
CITY OF THORNTON, COLORADO
NW 1/4 OF SECTION 16,
T2S, R67W OF THE 6TH P.M.
COOLEY EAST NO. 2 ANNEXATION

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| | | |
| | 10/18/2017 | ADCO PARCEL |
| | 7/13/2017 | ADD CASE NO. |
| | 3/1/2017 | |
| MARK | DATE | DESCRIPTION |

PROJECT NO:
CAD DWG FILE

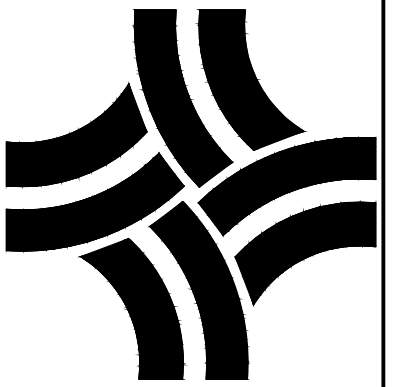
DRAWN BY: BZ
CHECKED BY: SD
DESIGNED BY:

SHEET TITLE

COOLEY EAST NO. 2 ANNEXATION

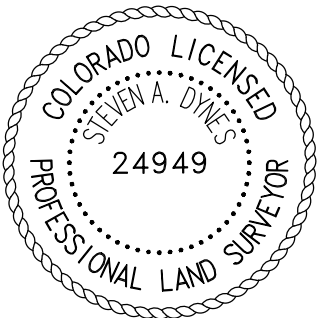
ANNEXATION TO THE CITY OF THORNTON

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



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ANNEXATION MAP
CITY OF THORNTON, COLORADO
NW 1/4 OF SECTION 16,
T2S, R67W OF THE 6TH P.M.
COOLEY EAST NO. 2 ANNEXATION

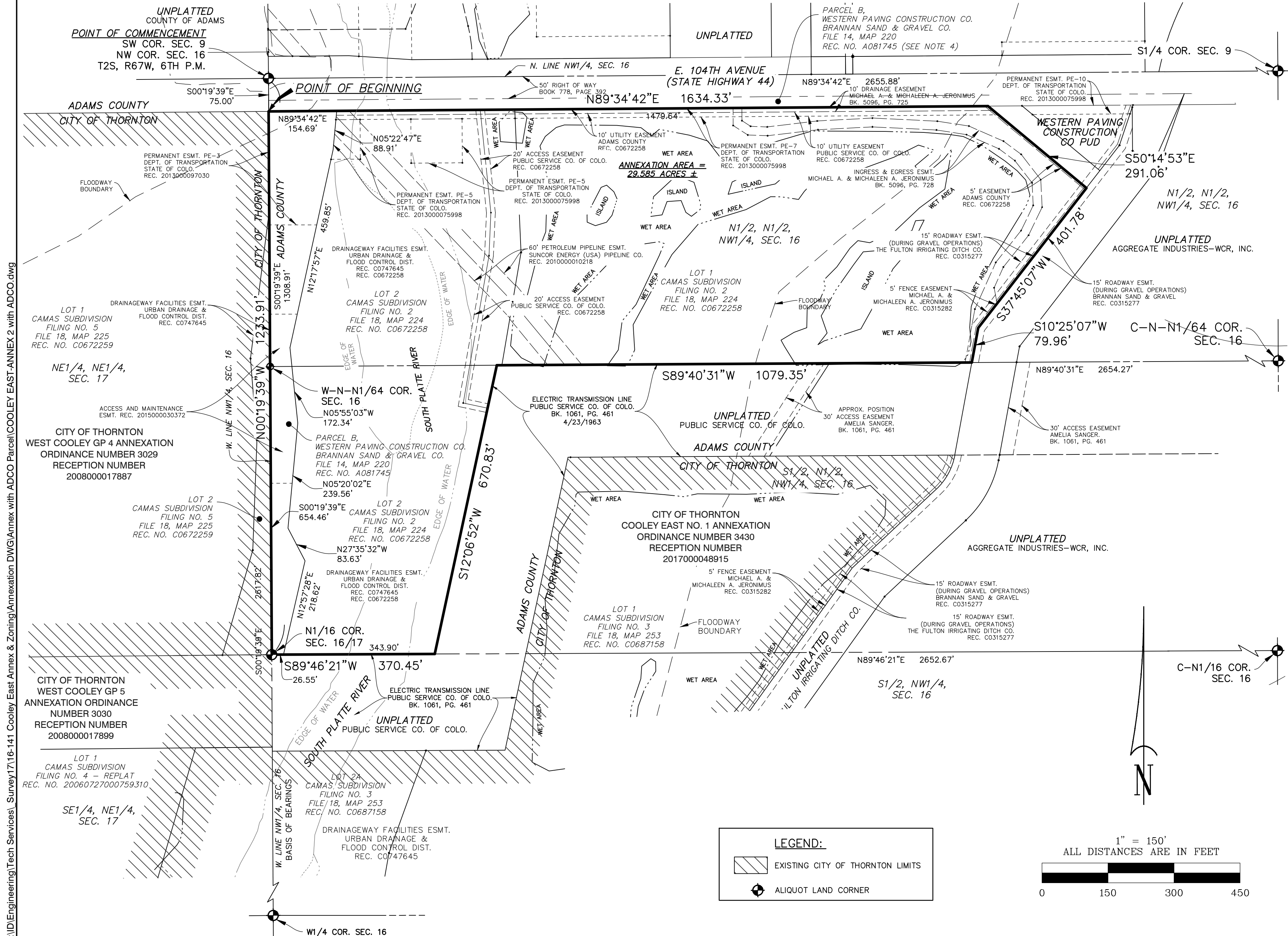
| MARK | DATE | DESCRIPTION |
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PROJECT NO:
CAD DWG FILE:

DRAWN BY: BZ
CHECKED BY: SD
DESIGNED BY:

SHEET TITLE

SHEET 2 OF 2



S:\D\Engineering\Tech Services\Survey\17116-141 Cooley East Annex & Zoning\Annexation DWG\Annex with ADCO Parcel\COOLEY EAST-ANNEX 2 with ADCO.dwg