

PROJECT INDIANA ANNEXATION TO THE CITY OF ARVADA

LOCATED IN THE WEST 1/2 OF SECTION 6, TOWNSHIP 3 SOUTH,
RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING ALL OF THOSE PARCELS OF LAND DESCRIBED BY DEED RECORDED WITH THE JEFFERSON COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 201711129, 20147016997, AND 2015126759 AND A PORTION OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017119140, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY MOST CORNER OF A PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 201711129, AS RECORDED WITH THE CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO, WHENCE THE CENTER OF SAID SECTION 6 BEARS S46°18'37"E, 852.84 FEET;

THENCE S08°06'50"E, 368.50 FEET TO THE NORTHEASTERLY CORNER OF LOT 5, BLOCK 5, PARKWAY CENTER SUBDIVISION, FINAL PLAT AND REPLAT OF A PORTION OF COBE LABORATORIES ARVADA BUILDING SITE, RECEPTION NUMBER 81024687;

THENCE S85°17'41"W, 349.19 FEET TO THE NORTHWESTERLY CORNER OF LOT 5, BLOCK 5, PARKWAY CENTER SUBDIVISION, FINAL PLAT AND REPLAT OF A PORTION OF COBE LABORATORIES ARVADA BUILDING SITE, RECEPTION NUMBER 81024687;

THENCE S00°01'19"E, 217.46 FEET TO THE SOUTHWESTERLY CORNER OF LOT 5, BLOCK 5, PARKWAY CENTER SUBDIVISION, FINAL PLAT AND REPLAT OF A PORTION OF COBE LABORATORIES ARVADA BUILDING SITE, RECEPTION NUMBER 81024687;

THENCE S88°36'14"W, 549.78 FEET TO THE NORTHWESTERLY CORNER OF LOT 1A, PARKWAY CENTER SUBDIVISION FILING NO. 6, MINOR SUBDIVISION, RECEPTION NUMBER 2019043406;

THENCE S00°07'32"E, 724.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 1, INDIANA BUSINESS CENTER, MINOR SUBDIVISION, RECEPTION NUMBER 2019043406;

THENCE N89°35'58"W, 167.53 FEET TO A CORNER OF LOT 1, INDIANA BUSINESS CENTER, RECEPTION NUMBER 88023441;

THENCE S00°03'05"E, 95.39 FEET TO A CORNER OF LOT 1, INDIANA BUSINESS CENTER, RECEPTION NUMBER 88023441;

THENCE N89°36'05"W, 196.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HOLMAN STREET;

THENCE S00°07'46"E, 123.85 FEET TO THE NORTHEASTERLY CORNER OF LOT 10 INDIANA BUSINESS CENTER, RECEPTION NUMBER 88023441;

THENCE N89°35'35"W, 522.06 FEET TO THE SOUTHWESTERLY CORNER OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2015126759;

THENCE N00°02'58"W, 291.32 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED UNDER RECEPTION NO. 80066231;

THENCE ALONG THE EXTERIOR OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 80066231, N89°57'02"E, 181.00 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AND A LONG CHORD OF N44°54'24"E, 28.28 FEET;

THENCE NORTHEASTERLY ALONG THE EXTERIOR OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 80066231, A DISTANCE OF 31.42 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00";

THENCE ALONG THE EXTERIOR OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 80066231, N00°05'36"W, 517.89 FEET TO A NORTHWESTERLY CORNER OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 201711129;

THENCE CONTINUE NORTHERLY ALONG THE EXTERIOR OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 80066231, A DISTANCE OF 89.54 FEET TO THE NORTHEASTERLY CORNER OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 80066231;

THENCE N89°57'02"W, 230.51 FEET TO THE SOUTHWESTERLY CORNER OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017119140;

THENCE ALONG THE WESTERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017119140, N00°02'36"W, 56.64 FEET;

THENCE S89°07'58"E, 124.28 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 135.50 FEET AND A LONG CHORD OF S55°37'16"E, 149.62 FEET;

THENCE SOUTHEASTERLY, A DISTANCE OF 158.51 FEET ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 67°01'24";

THENCE S22°06'34"E, 74.99 FEET TO A POINT ON THE NORTHERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 201711129;

THENCE ALONG THE NORTHERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 201711129, N89°49'10"E, 201.76 FEET;

THENCE ALONG THE NORTHERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 201711129, N00°00'55"E, 351.26 FEET;

THENCE ALONG THE NORTHERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 201711129, S78°41'24"E, 161.57 FEET;

THENCE ALONG THE NORTHERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 201711129, N67°31'37"E, 590.00 FEET;

THENCE ALONG THE NORTHERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 201711129, N72°13'57"E, 609.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,085,635 SQUARE FEET OR 24.923 ACRES, MORE OR LESS.



VICINITY MAP
NOT TO SCALE

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 DISCOVER SUCH DEFECT, IN NO EVENT MAY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE CERTIFICATION SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WILSON AND COMPANY TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS. SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. THE FOLLOWING TITLE COMMITMENTS WERE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND WERE RELEA UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
COMMITMENT NO. NCS-1005589-5-CH2, DATED 11-30-2020 (DYMOND PROPERTY - 6702 INDIANA STREET)
COMMITMENT NO. NCS-1005589-11-CH2, DATED 11-30-2020 (NEWSOME PROPERTY - 6710 INDIANA STREET)
COMMITMENT NO. NCS-1005589-3-CH2, DATED 11-30-2020 (FOSTER PROPERTY - 6700 INDIANA STREET)
- BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE EAST-WEST CENTERLINE OF THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., BEING N89°58'03"E USING THE COLORADO STATE PLANE COORDINATES - CENTRAL ZONE, AS MONUMENTED ON THE WEST BY A FOUND ILLIGIBLE 2.0" ALUMINUM CAP, ACCEPTED AS THE WEST 1/4 CORNER OF SECTION 6 PER MONUMENT RECORDED BY PLS 12465 DATED 8/16/00, AND AS MONUMENTED ON THE EAST BY A FOUND 2.5" ALUMINUM CAP PLS 5112, ACCEPTED AS THE CENTER CORNER OF SECTION 6, PER MONUMENT RECORDED BY PLS 5112, DATED 6/11/97.

SURVEYOR'S CERTIFICATE:

I, DOUGLAS H. ORT III, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY THAT IN JUNE 2020, AN ANNEXATION MAP WAS MADE UNDER MY SUPERVISION, IN ACCORDANCE WITH THE STANDARD OF CARE FOR THE STATE OF COLORADO, AND THAT THIS ANNEXATION MAP AND ALL NOTES SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY THIS SURVEY. ENCROACHMENTS, EASEMENTS, RIGHTS OF WAY OR PASSAGEWAYS ACROSS SAID PROPERTY THAT ARE IN EVIDENCE OR KNOWN TO ME, ARE SHOWN TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY, AND THE INFORMATION SHOWN HEREON ARE NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF ARVADA AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 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=6994.83'
- ONE-SIXTH OF TOTAL PERIMETER OF AREA=1165.81'
- PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS=4722.83'
- THE TOTAL CONTIGUOUS PERIMETER IS 67.5%, WHICH EXCEEDS THE 1/6 AREA REQUIRED



DOUGLAS H. ORT III, PLS 37066
LICENSED COLORADO LAND SURVEYOR
FOR AND ON BEHALF OF WILSON & COMPANY

APPROVAL CERTIFICATE:

APPROVED FOR FILING BY THE CITY OF ARVADA THIS _____ DAY OF _____, 20____.

MAYOR _____ ATTEST: _____
CITY CLERK

ORDINANCE NUMBER(S) _____

CLERK AND RECORDER:

RECEPTION NUMBER _____

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY, AT GOLDEN COLORADO ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK

BY: _____ DEPUTY CLERK
JEFFERSON COUNTY CLERK AND RECORDER

20-300-075

REV. NO.	1 OF 2	DATE	6-2-2020
TITLE	NTS	DATE	6-2-2020
DRW. BY	TJB	DATE	6-2-2020
CHK. BY	CHD	DATE	6-2-2020
PROJ. NO.	CHD	DATE	6-2-2020
CLERK APP.		DATE	
NO.	REVISION/DESCRIPTION	BY	DATE

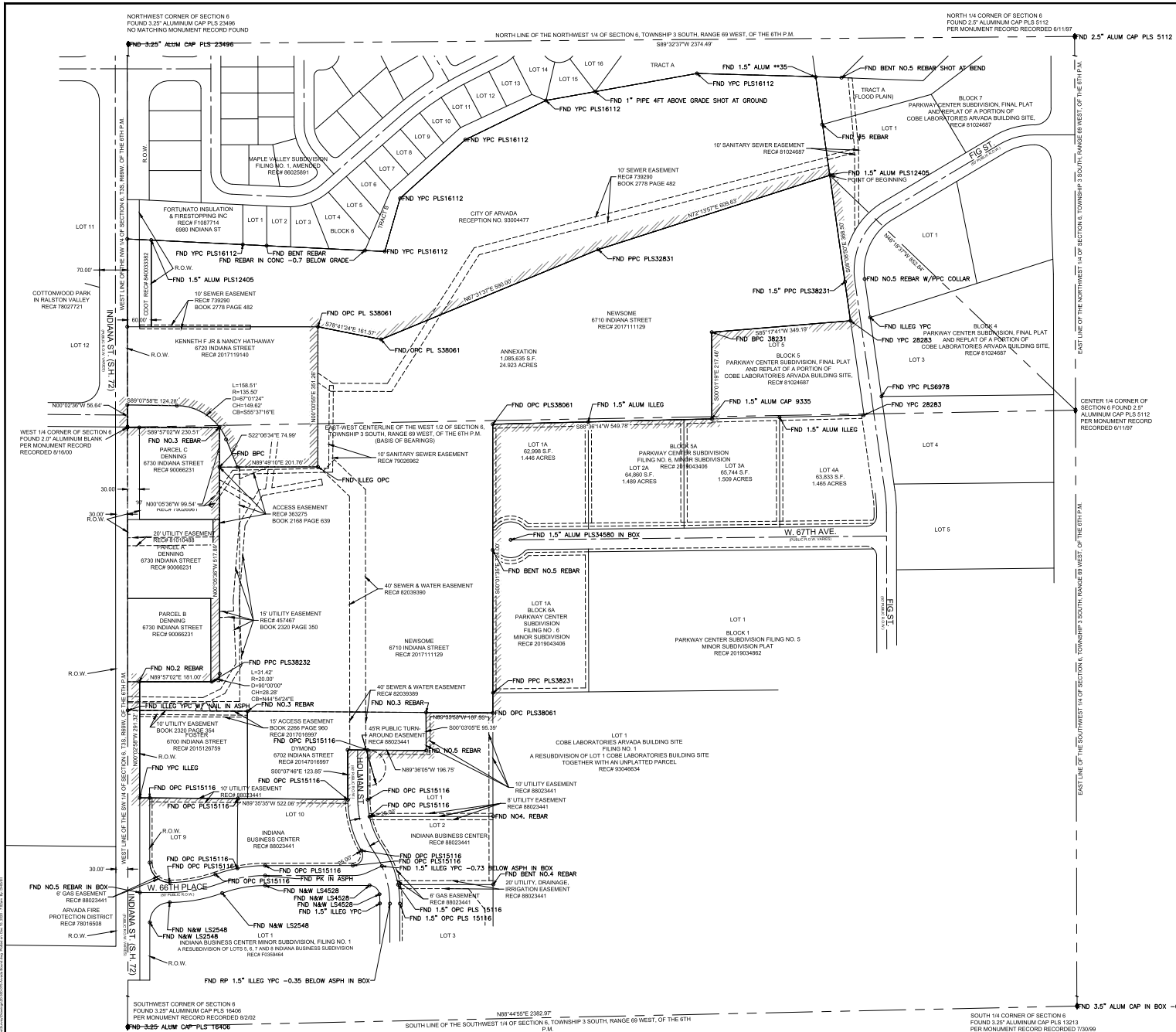
1475 Broadway Suite 200
Denver, CO 80202
Phone: 303-297-2676
Fax: 303-297-2693

WILSON & COMPANY

ANNEXATION MAP
INDIANA & FIG ARVADA SITE
CITY OF ARVADA
COUNTY OF JEFFERSON
STATE OF COLORADO

PROJECT INDIANA ANNEXATION TO THE CITY OF ARVADA

LOCATED IN THE WEST 1/2 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO



LEGEND

- OPC = ORANGE PLASTIC CAP
- PPC = PURPLE PLASTIC CAP
- YPC = YELLOW PLASTIC CAP
- NAW = NAIL & WASHER
- FND = FOUND
- ALUM = ALUMINUM
- ILLEG = ILLEGIBLE
- = SET 1.5" ALUMINUM CAP PLS 7006

SCALE: 1" = 125' (US SURVEY FEET)

20-300-075

REV NO.	2 OF 2
TITLE:	INDIANA ANNEXATION
DATE:	6-2-2020
DRW. BY:	DHO
CHK. BY:	DHO
PROJ. NO.:	6-2-200
DATE:	6-2-2020
APP.:	
CITY COMMENTS:	
REVISION-DESCRIPTION:	

WILSON & COMPANY
 1575 Broadway Suite 200
 Denver, CO 80202
 Phone: 303-297-2676
 Fax: 303-297-2693

ANNEXATION MAP
 INDIANA & FIG ARVADA SITE
 CITY OF ARVADA
 COUNTY OF JEFFERSON
 STATE OF COLORADO