

9308 NORTH 87TH AVENUE ANNEXATION MAP

LOCATED IN THE NORTHWEST 1/4, SECTION 17 AND THE SOUTHWEST 1/4, SECTION 8, TOWNSHIP 2 NORTH, RANGE 69
WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF BOULDER, STATE OF COLORADO

CONTIGUITY

TOTAL PERIMETER: 2601.07'
1/6TH PERIMETER: 433.51'
PERIMETER CONTIGUOUS TO CITY LIMITS: 1566.13'

ZONING

EXISTING: A- AGRICULTURAL
PROPOSED: R-MN (RESIDENTIAL MIXED NEIGHBORHOOD)

ANNEXATION DESCRIPTION

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 17 AND THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH P.M., IN BOULDER COUNTY, COLORADO; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR SOUTH 89°34'42" EAST BASED ON NAD83 (2011) COLORADO STATE PLANE NORTH ZONE (501) COORDINATES, BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 17 BY A 2" ALUMINUM CAP STAMPED "M JOHNSON LS 6716" IN MONUMENT BOX, AND AT THE WEST SIXTEENTH-SECTION CORNER BY A 2" ALUMINUM CAP (STAMPING ILLEGIBLE) 0.8' BELOW SURFACE.

COMMENCING: AT SAID NORTHWEST CORNER OF SECTION 17;

THENCE SOUTH 00° 03' 03" WEST A DISTANCE OF 30.00 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 17 TO THE SOUTHWEST CORNER OF THE WESTBROOK VILLAGE ANNEXATION MAP RECORDED UNDER RECEPTION NO. 1456240 IN THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDERS OFFICE AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17 AND ALONG THE SOUTH LINE OF SAID WESTBROOK VILLAGE ANNEXATION MAP, SOUTH 89° 34' 42" EAST A DISTANCE OF 266.33 FEET PARALLEL WITH AND 30 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17 TO THE SOUTHEAST CORNER OF SAID WESTBROOK VILLAGE ANNEXATION MAP;

THENCE ALONG AN EAST LINE OF SAID WESTBROOK VILLAGE ANNEXATION MAP, NORTH 00° 10' 18" EAST A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF QUAIL ROAD AS SHOWN ON THE BOULDER COUNTY ASSESSOR MAP NO. 1315170;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF QUAIL ROAD AND PARALLEL WITH AND 30 FEET NORTH OF SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, SOUTH 89° 34' 42" EAST, A DISTANCE OF 127.34 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THAT PROPERTY DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 01116608 EXTENDED NORTHERLY;

THENCE ALONG SAID EASTERLY BOUNDARY AND ITS EXTENSION NORTHERLY, SOUTH 00° 24' 54" WEST, A DISTANCE OF 254.00 FEET;

THENCE SOUTH 89° 34' 42" EAST, A DISTANCE OF 194.30 FEET;

THENCE SOUTH 00°24'41" WEST ALONG THE EASTERLY BOUNDARY OF THAT PARCEL DESCRIBED IN BARGAIN AND SALE DEED RECORDED UNDER RECEPTION NO. 04027027, A DISTANCE OF 459.31 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF CLOVER BASIN DRIVE AS SHOWN ON THE PLAT OF CLOVER CREEK FILING NO. 1 RECORDED UNDER RECEPTION NUMBER 1589630, IN SAID RECORDS;

THENCE NORTH 89°50'39" WEST, A DISTANCE OF 548.21 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF N. 87TH STREET AS DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 1796733, IN SAID RECORDS AND THE SOUTHEAST CORNER OF A STRIP OF LAND DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 1796733, IN SAID RECORDS;

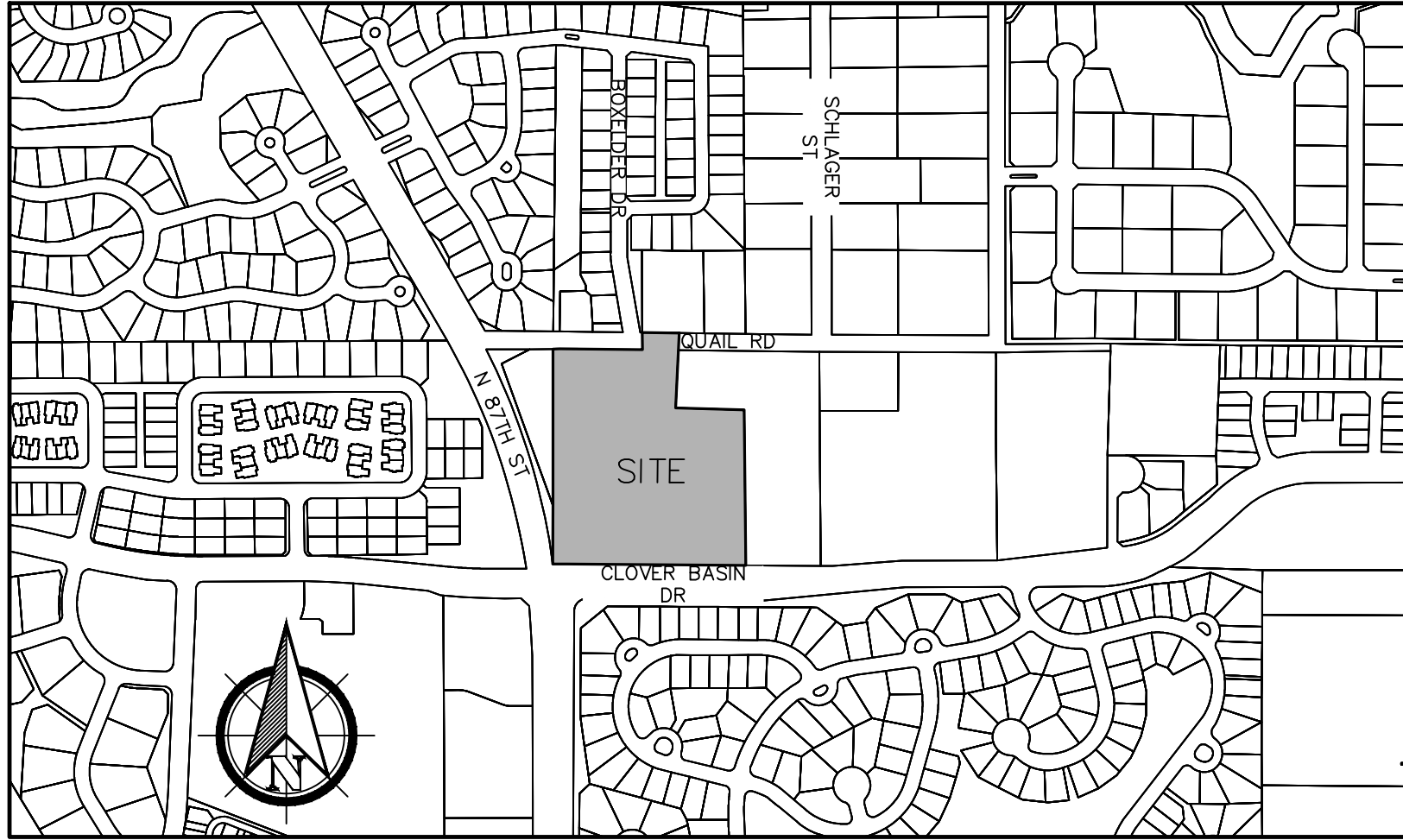
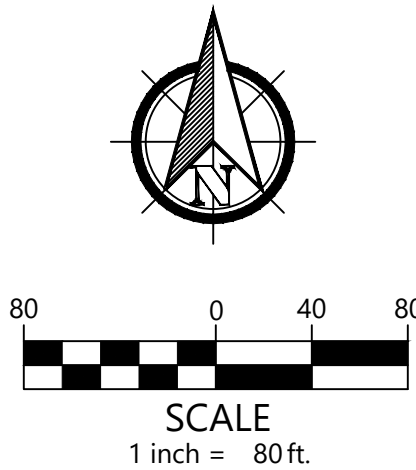
THENCE ALONG THE SOUTH LINE OF SAID STRIP OF LAND SOUTH 89°51'53" WEST, A DISTANCE OF 35.37 FEET TO A POINT ON SAID WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17 AND THE EAST LINE OF ANNEXATION AREA "B" AS DESCRIBED IN NORTHERN COLORADO WATER CONSERVANCY DISTRICT ANNEXATION NO. 1;

THENCE ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17 AND THE EAST LINE OF ANNEXATION AREA "B" AS DESCRIBED IN NORTHERN COLORADO WATER CONSERVANCY DISTRICT ANNEXATION NO. 1, NORTH 00° 03' 03" EAST, A DISTANCE OF 656.21 FEET TO THE NORTHEAST CORNER OF SAID ANNEXATION AREA "B" ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN THE WESTBROOK VILLAGE ANNEXATION MAP AND THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 353,340 SQUARE FEET OR 8.112 ACRES, MORE OR LESS.

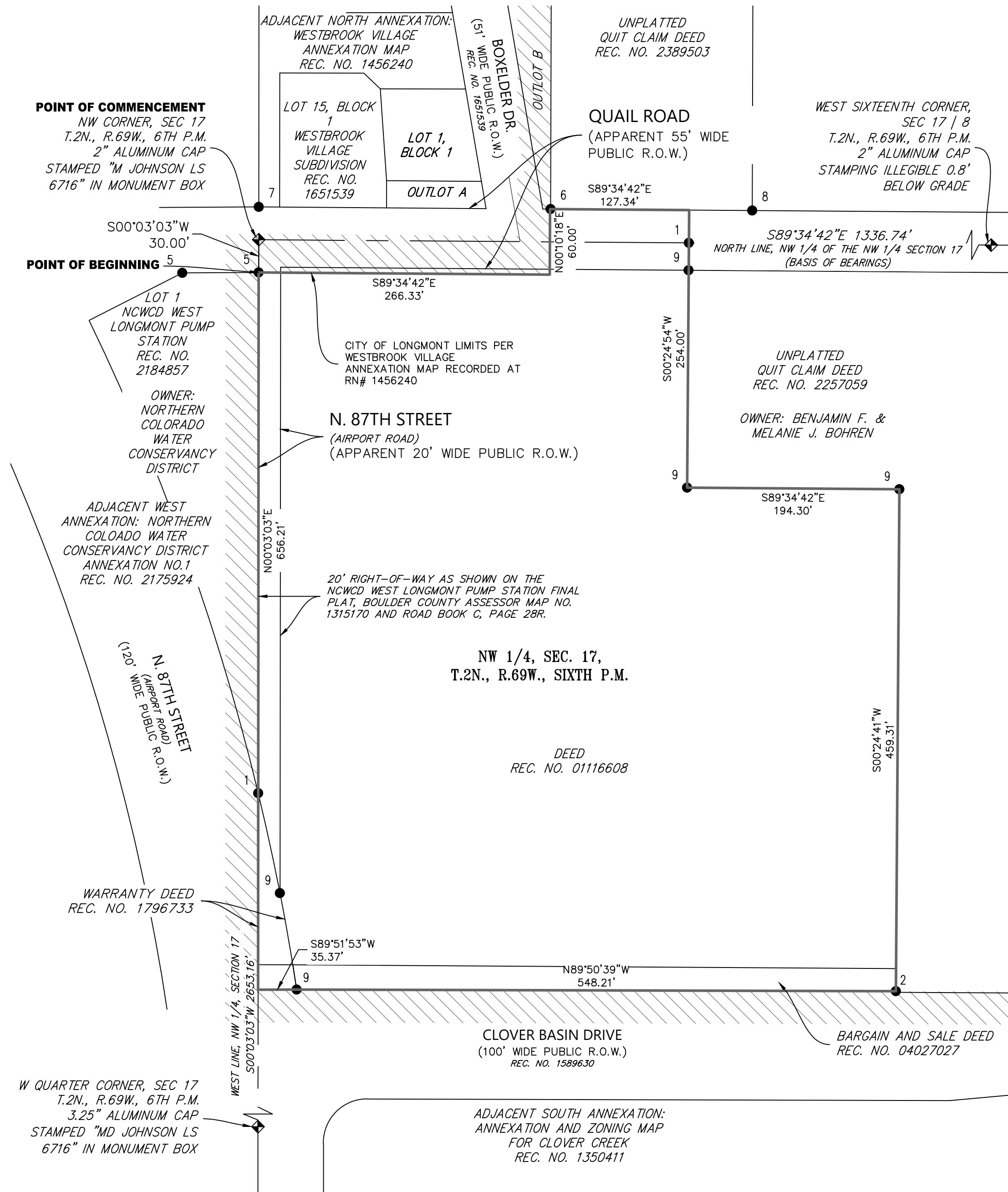
MONUMENT SYMBOL LEGEND

- ◆ RECOVERED SECTION CORNER AS NOTED HEREON
- RECOVERED NO. 5 REBAR WITH NO CAP 0.6' BELOW GRADE
- RECOVERED NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP, STAMPED "COLO LS 16415" 0.2' ABOVE GRADE
- RECOVERED BENT NO. 5 REBAR WITH NO CAP 0.1' BELOW GRADE
- RECOVERED NO. 5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "JENN AND ASSOC LS 5112" 0.3' BELOW GRADE
- RECOVERED 1.5" ALUMINUM CAP STAMPING ILLEGIBLE 0.6' BELOW GRADE
- RECOVERED 2" ALUMINUM CAP STAMPED "LS 25614" 0.3' BELOW GRADE
- RECOVERED 1.25" YELLOW PLASTIC CAP STAMPING ILLEGIBLE FLUSH WITH GROUND
- RECOVERED 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "LJA PLS 38064" FLUSH WITH GROUND
- CURRENT CITY OF LONGMONT LIMITS



VICINITY MAP

SCALE: 1" = 500'



NOTES

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LJA SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, LJA SURVEYING RELIED UPON THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER: 171-F11938-23 WITH A COMMITMENT DATE OF OCTOBER 19, 2023 AT 8:00 P.M.
- 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.
- THE PURPOSE OF THIS MAP IS TO GEOGRAPHICALLY PORTRAY THE RELATIONSHIP OF THE LAND PROPOSED FOR ANNEXATION TO THE CURRENT CITY OF LONGMONT LIMITS.
- 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.
- THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON TITLE COMMITMENT PROVIDED BY CLIENT.
- BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR SOUTH 89°34'42" EAST BASED ON NAD83 (2011) COLORADO STATE PLANE NORTH ZONE (501) COORDINATES, BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION BY A 2"ALUMINUM CAP STAMPED "M JOHNSON LS 6716" IN MONUMENT BOX, AND AT THE WEST SIXTEENTH CORNER BY A 2"ALUMINUM CAP STAMPING ILLEGIBLE 0.8' BELOW SURFACE.
- FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBERS 08013C0269J WITH A MAP REVISED DATE OF DECEMBER 18, 2012. (TABLE A, ITEM NO. 3)

MAYOR'S CERTIFICATE

THIS IS TO VERIFY THAT AN ANNEXATION OF THE ABOVE DESCRIBED PROPERTY WAS APPROVED BY THE CITY OF LONGMONT AND THAT UPON RECORDATION OF THE ORDINANCE APPROVING THE ANNEXATION AND THE ANNEXATION MAP, THE PROPERTY WILL BE INCORPORATED WITHIN THE CITY LIMITS OF LONGMONT, COLORADO.

MAYOR

ATTEST

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT ACCURATELY REPRESENTS THE PROPERTY PROPOSED FOR ANNEXATION, AND THAT AT LEAST ONE SIXTH (1/6) OF THE PROPERTY BOUNDARY IS CONTIGUOUS TO THE PRESENT BOUNDARIES OF THE CITY OF LONGMONT.

MARK A. HALL, PLS NO. 36073
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF LJA SURVEYING

FOR REVIEW ONLY

LJA
SURVEYING

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Date	3/21/2024	Job No.	1091-0001S	Sheet	1 of 1
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