ANNEXATION MAP

RIVER ANNEXATION 3

AN ANNEXATION OF A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 4, T2N, R69W OF THE 6TH P.M., CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO.

AREA = 1.692 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

AN ANNEXATION TO THE CITY OF LONGMONT OF A PARCEL OF LAND LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 4, T2N, R69W OF THE 6TH P.M., CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE S1/4 CORNER OF SAID SECTION 4, FROM WHICH THE (S)–E1/16 CORNER OF SAID SECTION 4 BEARS S89°57'07"E, 1314.97 FEET (BASIS OF BEARING), THENCE N0°09'00"W, 556.94 FEET ALONG THE WEST LINE OF THE SW1/4 OF THE SE1/4 OF SAID SECTION 4 TO THE SOUTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO CITY OF LONGMONT AS DESCRIBED IN INSTRUMENT RECORDED MARCH 21, 1996, AS RECEPTION NO. 1593117 OF THE RECORDS OF BOULDER COUNTY, COLORADO; THENCE N89°51'00"E, 30.00 FEET ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 1593117 TO THE EASTERLY RIGHT–OF–WAY LINE OF S. SUNSET STREET, THE CITY OF LONGMONT CORPORATE BOUNDARY, AND THE POINT OF BEGINNING;

THENCE CONTINUING N89°51'00"E, 119.28 FEET ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 1593117 AND ALONG THE CITY OF LONGMONT CORPORATE BOUNDARY TO THE SOUTHEASTERLY CORNER OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 1593117;

THENCE N0°09'00"W, 15.00 FEET ALONG THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 1593117 AND ALONG THE CITY OF LONGMONT CORPORATE BOUNDARY TO THE NORTHEASTERLY CORNER OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 1593117, ALSO BEING A POINT ON THE SOUTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO THE CITY OF LONGMONT AS DESCRIBED IN INSTRUMENT RECORDED MAY 1, 1989, AS RECEPTION NO. 980041 OF THE RECORDS OF BOULDER COUNTY, COLORADO;

THENCE S66°43'00"E, 231.00 FEET ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 980041 AND ALONG THE CITY OF LONGMONT CORPORATE BOUNDARY TO AN ANGLE POINT OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 1593117;

THENCE S45°13'53"E, 375.32 FEET ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 1593117 AND ALONG THE CITY OF LONGMONT CORPORATE BOUNDARY TO THE WESTERLY LINE OF THAT TRACT OF LAND CONVEYED TO VANE GOLDEN & ECHO GOLDEN AS DESCRIBED IN INSTRUMENT RECORDED MARCH 11, 1953, AS RECEPTION NO. 524750 OF THE RECORDS OF BOULDER COUNTY, COLORADO, ALSO BEING THE CITY OF LONGMONT CORPORATE BOUNDARY;

THENCE S0°09'00"E, 50.42 FEET ALONG THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 524750 AND ALONG THE CITY OF LONGMONT CORPORATE BOUNDARY TO AN ANGLE POINT OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 524750;

THENCE S48°55'00"E, 254.07 FEET ALONG THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 524750 AND ALONG THE CITY OF LONGMONT CORPORATE BOUNDARY TO THE SOUTH LINE OF THE SW1/4 OF THE SE1/4 OF SAID SECTION 4, ALSO BEING THE CITY OF LONGMONT CORPORATE BOUNDARY;

THENCE N89°57'07"W, 115.42 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF THE SE1/4 OF SAID SECTION 4 AND ALONG THE CITY OF LONGMONT CORPORATE BOUNDARY TO A POINT FROM WHICH THE S1/4 CORNER OF SAID SECTION 4 BEARS N89°57'07"W, 702.66 FEET;

THENCE N48°21'09"W, 39.21 FEET;

THENCE N40°16'09"W, 64.47 FEET;

THENCE N31°24'25"W, 81.97 FEET;

THENCE N33°02'54"W, 85.96 FEET;

THENCE N43°59'54"W, 120.27 FEET;

THENCE N64°28'38"W, 31.21 FEET;

THENCE N49°47'15"W, 85.64 FEET;

THENCE N60°52'01"W, 61.06 FEET TO A SOUTHEASTERLY CORNER OF PERMANENT EASEMENT PE–1 GRANTED TO THE COUNTY OF BOULDER AS DESCRIBED IN INSTRUMENT RECORDED SEPTEMBER 11, 2015, AS RECEPTION NO. 3473165 OF THE RECORDS OF BOULDER COUNTY, COLORADO;

THENCE N62°30'05"W, 33.07 FEET ALONG THE SOUTHERLY LINE OF SAID PERMANENT EASEMENT PE–1 TO AN ANGLE POINT THEREOF;

THENCE N74°00'00"W, 116.60 FEET ALONG THE SOUTHERLY LINE OF SAID PERMANENT EASEMENT PE–1 TO AN ANGLE POINT THEREOF;

THENCE N89°50'11"W, 118.41 FEET ALONG THE SOUTHERLY LINE OF SAID PERMANENT EASEMENT PE–1 TO AN ANGLE POINT THEREOF;

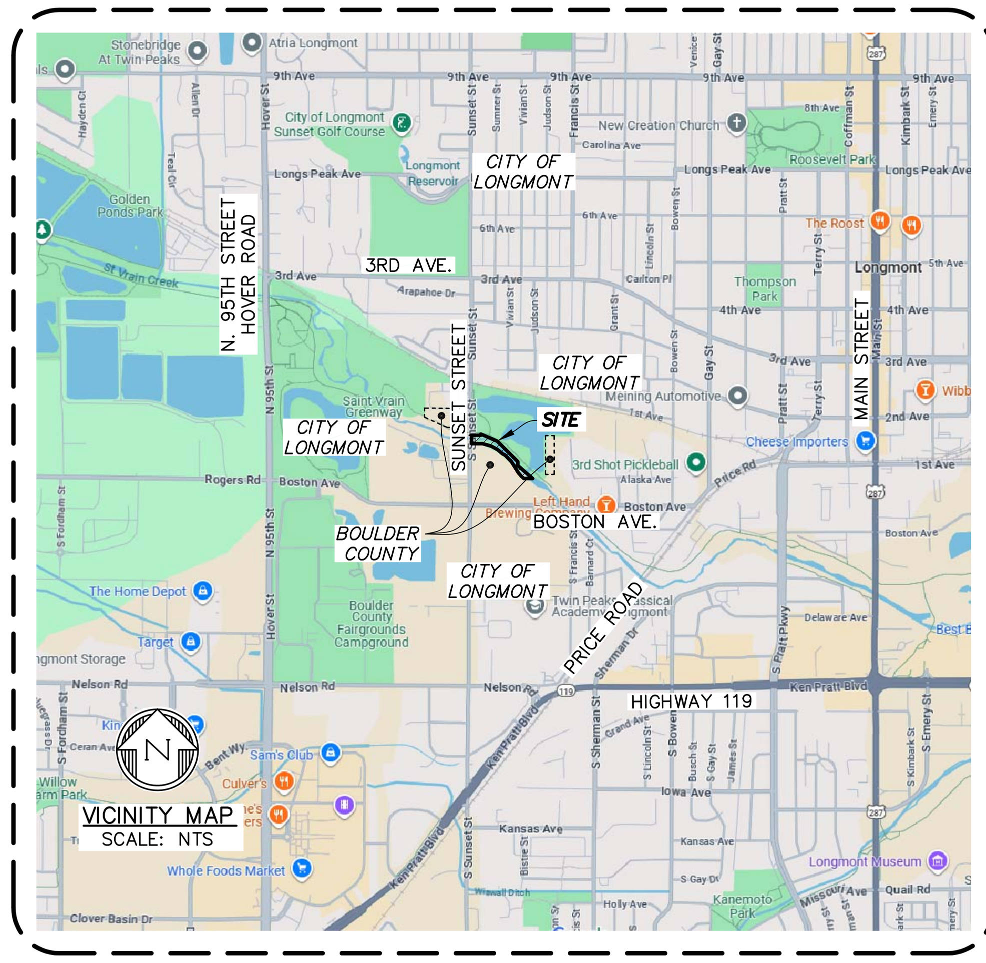
THENCE CONTINUING N89°50'11"W, 23.00 FEET TO THE EASTERLY RIGHT–OF–WAY LINE OF SAID S. SUNSET STREET, ALSO BEING THE CITY OF LONGMONT CORPORATE BOUNDARY;

THENCE N0°09'00"W, 107.55 FEET ALONG THE EASTERLY RIGHT–OF–WAY LINE OF SAID S. SUNSET STREET AND ALONG THE CITY OF LONGMONT CORPORATE BOUNDARY TO THE POINT OF BEGINNING.

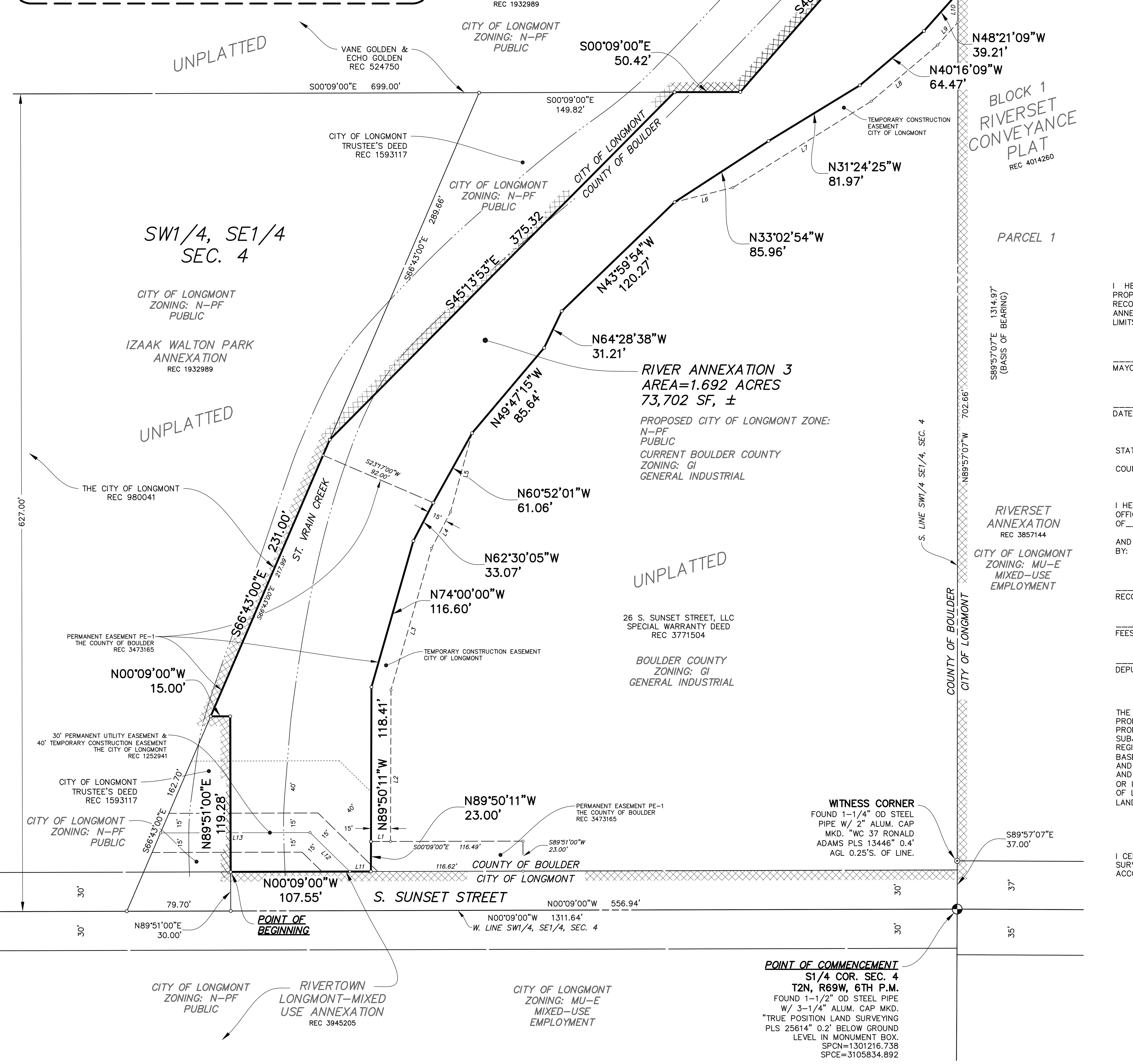
AREA = 73,702 SQUARE FEET (1.692 ACRES), MORE OR LESS.

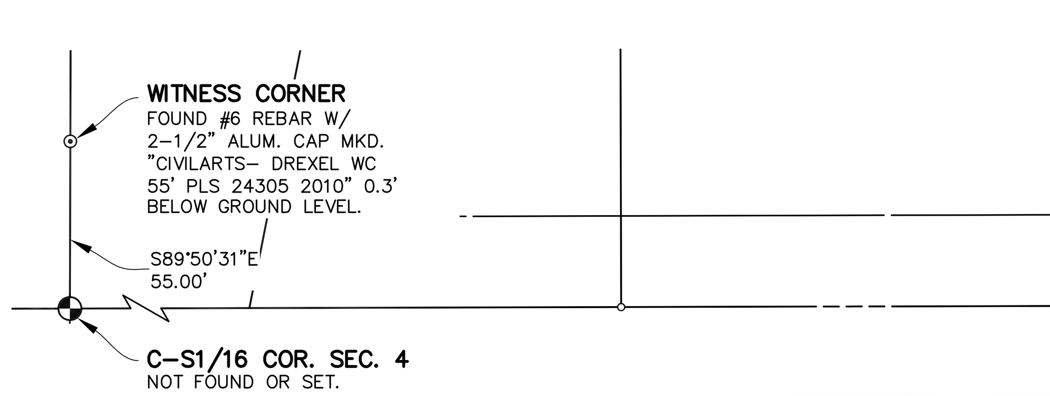
NOTES

1. BEARINGS SHOWN ON THIS MAP ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE SW1/4, OF THE SE1/4 OF SECTION 4, T2N, R69W OF THE 6TH P.M., BEARS N89°57'07"W AS MONUMENTED AND SHOWN HEREON.
2. THIS MAP WAS PREPARED EXCLUSIVELY FOR ANNEXATION PURPOSES AND IS NOT A LAND SURVEY PLAT OR A MONUMENTED LAND SURVEY ACCORDING TO COLORADO STATUTES.
3. RECORDED EASEMENTS AND RIGHTS–OF–WAY ARE SHOWN ON THIS MAP AS INDICATED IN ADJACENT SUBDIVISION PLATS AND ANNEXATION MAPS. NO ADDITIONAL RESEARCH WAS COMPLETED.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN AN A ZONE, AREA OF THE 1% ANNUAL CHANCE FLOODPLAIN (100–YEAR FLOODPLAIN), AS SHOWN ON FIRM PANEL NO. 08013C0286J, WITH AN EFFECTIVE DATE OF DECEMBER 12, 2012; AND IS LOCATED WITHIN AN A ZONE, AS SHOWN ON THE REVISED PRELIMINARY FIRM PANEL NO. 08013C0286K, DATED JULY 10, 2023.
5. LINEAR DIMENSIONS SHOWN ON THIS MAP ARE U.S. SURVEY FEET.
6. LEGAL DESCRIPTION PREPARED BY FRANK N. DREXEL, 1500 KANSAS AVENUE, SUITE 2–E, LONGMONT, COLORADO, 80501 (CRS 38–35–106.5).



VICINITY MAP
SCALE: NTS





SCALE: 1"=50'

CONTIGUITY		
TOTAL PERIMETER OF AREA TO BE ANNEXED	2,128.93	FEET
CONTIGUITY WITH EXISTING CITY LIMITS	1,268.06	FEET
MINIMUM ALLOWABLE CONTIGUITY (1/6 TOTAL PERIMETER)	354.83	FEET
CONTIGUITY EXCEEDING 1/6 MINIMUM REQUIREMENT	913.23	FEET
AREA OF ANNEXATION	1.692	ACRES ±

ZONING		
EXISTING BOULDER COUNTY ZONING	GENERAL INDUSTRIAL	GI
PROPOSED CITY OF LONGMONT ZONING	PUBLIC	N–PF

DEVELOPERS/OWNERS
CITY OF LONGMONT
385 KIMBARK STREET
LONGMONT, CO 80501

TECHNICAL CONSULTANTS
FRANK N. DREXEL, PLS
CIVILARTS, INC.
1500 KANSAS AVENUE, SUITE 2–E
LONGMONT, CO 80501
(303) 682–1131

DATE OF PREPARATION
OCTOBER 23, 2024

DATE OF REVISION
DECEMBER 20, 2024

MAYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE 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, CITY OF LONGMONT

____
DATE

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO

COUNTY OF BOULDER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN CLERK & RECORDER'S OFFICE AT __________ O'CLOCK, ___M. THIS ________ DAY OF__________________, 20____,

AND DULY RECORDED UNDER RECEPTION NUMBER ____________________ BY:

____
RECORDER

____
FEES

____
DEPUTY

CERTIFICATION DEFINED

THE USE OF THE WORDS "CERTIFY" AND/OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS AND FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION; WAS PERFORMED BY OR UNDER THE REGISTERED PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE CHARGE; IS BASED ON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION, AND BELIEF; IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE; AND DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. (RULE 1.6.B.2 OF THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS)

SURVEYORS CERTIFICATE

I CERTIFY THIS ANNEXATION MAP ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLETED ACCORDING TO APPLICABLE STATE OF COLORADO REQUIREMENTS.

COLORADO REGISTERED FRANK N. DREXEL 24305 PROFESSIONAL LAND SURVEYOR

____
FRANK N. DREXEL
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 24305

DATE: ______________________

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00°09'00"W	15.00'
L2	S89°50'11"E	116.25'
L3	S74°00'00"E	113.00'
L4	S62°30'05"E	31.35'
L5	S74°43'00"E	62.66'
L6	S14°03'32"E	46.10'
L7	S31°57'36"E	125.06'
L8	S40°16'09"E	66.69'
L9	S48°21'09"E	23.37'
L10	S89°57'07"E	22.59'
L11	N00°09'00"W	16.17'
L12	N44°27'43"E	42.72'
L13	N00°09'00"W	114.66'

LEGEND	
ALUM	ALUMINUM
BK	BOOK
ESMT	EASEMENT
MKD	MARKED
OD	OUTSIDE DIAMETER
PG	PAGE
PP	POWER POLE
REC	RECEPTION NO.
ROW	RIGHT–OF–WAY
SPCN	STATE PLANE COORDINATES NORTHING
SPCE	STATE PLANE COORDINATES EASTING
FEATURES	
—x—x—	FENCE
(symbol)	PROPERTY CORNER
(hatch)	LONGMONT CORPORATE BOUNDARY
MONUMENTS	
NFS	MONUMENT NOT FOUND OR SET.
AGL	ABOVE GROUND LEVEL
FGL	FLUSH WITH GROUND LEVEL
BGL	BELOW GROUND LEVEL
YPC	YELLOW PLASTIC CAP

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