# WESTVIEW ACRES ANNEXATION MAP

*LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO*

SHEET 1 OF 1

## Parcel Description

A PARCEL OF LAND, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST RIGHT-OF-WAY LINE OF AIRPORT ROAD TO BEAR SOUTH 00°02'37" WEST, A DISTANCE OF 472.66 FEET BETWEEN A FOUND #5 REBAR WITH A 1 1/2" ALUMINUM CAP (ILLEGIBLE) AT THE NORTHEAST CORNER OF LOT 1, WESTVIEW ACRES SUBDIVISION AS DESCRIBED IN THE BOULDER COUNTY RECORDS ON JUNE 11, 1980 AT RECEPTION NO. 398752, AND A FOUND #5 REBAR WITH A 2" ALUMINUM CAP "SCOTT COX & ASSOC PLS 25953" AT THE SOUTHEAST CORNER OF OUTLOT F SOMERSET MEADOWS FILING NO. 1 AS DESCRIBED IN BOULDER COUNTY RECORDS ON MAY 10, 2002 AT RECEPTION NO. 2286676, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF AIRPORT ROAD SAID POINT ALSO BEING ON THE SOUTH LINE OF THE WEIBEL-DUVALL ANNEXATION PER THE MAP RECORDED ON APRIL 9, 1998 IN PLAT BOOK NO. P-43, F-2, #26, REC. NO. 1789853,

THENCE NORTH 88°30'52" EAST, A DISTANCE OF 40.00 FEET TO A SOUTHEAST CORNER OF SAID WEIBEL-DUVALL ANNEXATION;

THENCE NORTH 00°02'37" EAST, A DISTANCE OF 53.21 FEET TO THE SOUTHWEST CORNER OF THE MUSSELMAN NO. TWO ANNEXATION PER THE MAP RECORDED ON JUNE 29, 1994 IN FILM NO. 1988, REC. NO. 1440934, P-32, F-1, #18;

THENCE ALONG SAID ANNEXATION, NORTH 89°59'00" EAST, A DISTANCE OF 80.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF AIRPORT ROAD;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, SOUTH 00°02'37" WEST, A DISTANCE OF 523.82 FEET;

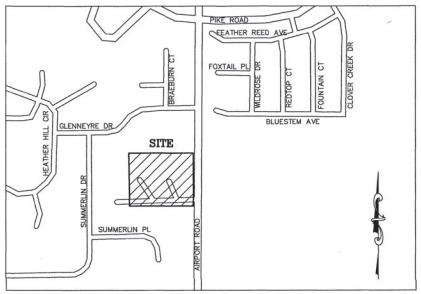
THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 88°30'54" WEST, A DISTANCE OF 120.04 FEET TO A SOUTHWESTERLY CORNER OF SAID SOMERSET MEADOWS FILING NO. 1;

THENCE ALONG THE SOUTHERLY LINE SOMERSET MEADOWS FILING NO. 1, SOUTH 88°30'54" WEST, A DISTANCE OF 629.46 FEET TO A POINT OF THE WESTERLY LINE EXTENDED OF LOT 2 OF SAID WESTVIEW ACRES;

THENCE NORTH 00°02'32" EAST, A DISTANCE OF 472.65 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID SUBDIVISION;

THENCE NORTH 88°30'52" EAST, A DISTANCE OF 629.47 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF AIRPORT ROAD AND THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 358,307 SQ.FT. OR 8.23 ACRES, MORE OR LESS.




**Vicinity Map**
NOT TO SCALE

## Notes

1. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AS AN AGENT FOR LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER K70737125-3 (TITLE A), DATED SEPTEMBER 29, 2021 AT 5:00 P.M., WERE ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS MAP. THE PROPERTY SHOWN AND DESCRIBED HEREON, EXCEPT FOR THE AIRPORT ROAD RIGHT-OF-WAY, IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENTS.
2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS MAP 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.
3. THE PURPOSE OF THIS MAP IS TO GRAPHICALLY PORTRAY THE RELATIONSHIP OF THE LAND PROPOSED FOR ANNEXATION TO THE CURRENT CITY OF LONGMONT LIMITS..
4. 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 INFORMATION PROVIDED BY CLIENT.
5. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
6. HORIZONTAL DATUM: COORDINATE VALUES AND DISTANCES SHOWN HEREON ARE MODIFIED STATE PLANE NORTH ZONE, NORTH AMERICAN DATUM 1983 [NAD83(2011)], SCALED FROM LATITUDE N40°07'58.94978", LONGITUDE W105°09'04.31654", AT AN ELLIPSOID HEIGHT OF 5011.885' WITH A COMBINED SCALE FACTOR OF 1.0002802425.

## Boundary Closure Report

| | |
|---|---|
| COURSE: N88°30'52"E | LENGTH: 40.00' |
| COURSE: N00°02'37"E | LENGTH: 53.21' |
| COURSE: N89°59'00"E | LENGTH: 80.01' |
| COURSE: S00°02'37"W | LENGTH: 523.82' |
| COURSE: S88°30'54"W | LENGTH: 120.04' |
| COURSE: S88°30'54"W | LENGTH: 629.46' |
| COURSE: N00°02'32"E | LENGTH: 472.65' |
| COURSE: N88°30'52"E | LENGTH: 629.47' |

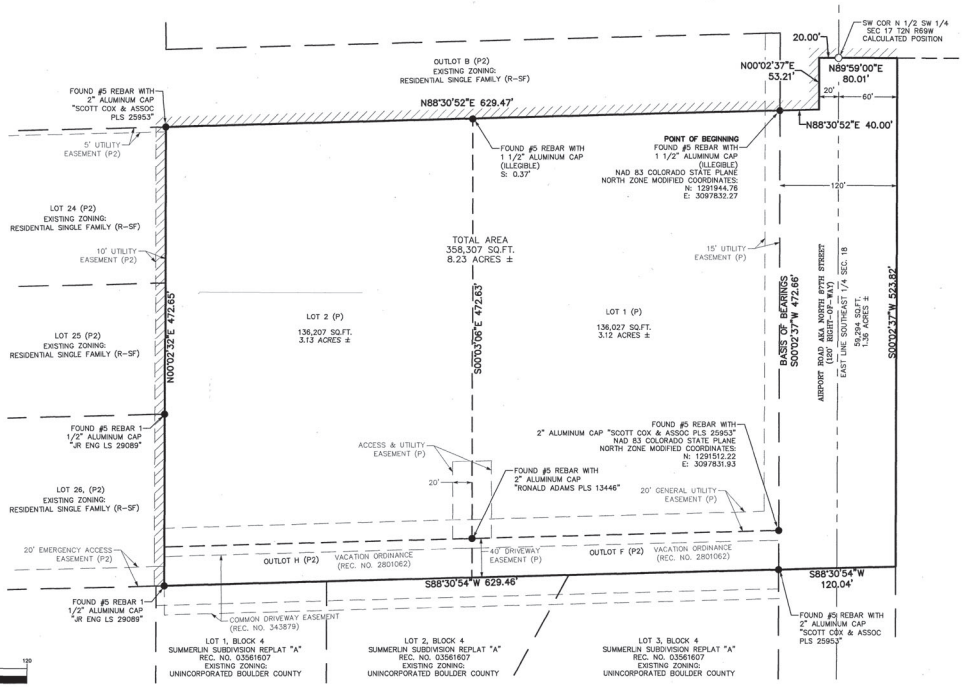
AREA: 358307 SQ. FT.
ERROR CLOSURE: 0.01 COURSE: S37°07'04"W
ERROR NORTH: −0.004 EAST: −0.003

PRECISION 1: 254866

## Legend

- ● FOUND MONUMENT AS DESCRIBED
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (P) AS PER THE PLAT OF WESTVIEW ACRES SUBDIVISION REC. NO. 398752, 06/11/1980
- (P2) AS PER THE PLAT OF SOMERSET MEADOWS FILING NO. 1 REC. NO. 2286676, 05/10/2002
- CURRENT LIMITS OF THE CITY OF LONGMONT
- PROPERTY LINE
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- EXISTING EASEMENT LINE

GRAPHIC SCALE
60 0 30 60 120
( IN FEET )
1 inch = 60 ft.




**ACREAGE:**
358,307 SQ.FT.
8.23 ACRES

**1/6TH PERIMETER:**
424.78 FEET

**TOTAL BOUNDARY PERIMETER:**
2548.67 FEET

**BOUNDARY CONTIGUOUS WITH CITY OF LONGMONT:**
1275.35 FEET

**ZONING:**
EXISTING: BOULDER COUNTY AGRICULTURAL
PROPOSED: RESIDENTIAL – SINGLE FAMILY (R-SF)

**FLOODPLAIN STATEMENT:**
THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 0801 3C--0269 J, DATED DECEMBER 18, 2012. THE MAP DOES NOT DIFFERENTIATE BETWEEN ZONE X UNSHADED AND ZONE D. FLOOD INFORMATION IS SUBJECT TO CHANGE

**BASIS OF BEARINGS:**
GPS DERIVED BEARINGS BASED ON A BEARING OF S00°02'37"W ALONG THE WEST RIGHT-OF-WAY LINE LINE OF AIRPORT ROAD, BETWEEN A FOUND #5 REBAR WITH A 1 1/2" ALUMINUM CAP (ILLEGIBLE) AT THE NORTHEAST CORNER OF LOT 1, WESTVIEW ACRES SUBDIVISION AND A FOUND #5 REBAR WITH A 2" ALUMINUM CAP "SCOTT COX & ASSOC PLS 25953" AT THE SOUTHEAST CORNER OF OUTLOT F SOMERSET MEADOWS FILING NO. 1 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

**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 _____

CITY OF LONGMONT COLORADO

**CLERK AND RECORDER'S CERTIFICATE:**
STATE OF COLORADO )
)SS
COUNTY OF BOULDER)

I CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____O'CLOCK_____M. THIS _____DAY OF _____/_____/_____, AND IS RECORDED IN PLAN FILE _____, RECEPTION NO._____

_____ _____
DEPUTY RECORDER

**SURVEYORS CERTIFICATE:**
I HEREBY 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.

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

| DATE | REVISION |
|---|---|
| | |

WESTVIEW ACRES ANNEXATION MAP

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Flatirons, Inc.
Surveying, Engineering & Geomatics
www.Flatironsinc.com
655 FOURTH AVE. LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4305
3825 IRIS AVE. STE 395 BOULDER, CO 80301 PH: (303) 443-7001 FAX: (303) 443-9630
4501 LOGAN ST. DENVER, CO 80216 PH: (303) 936-6997 FAX: (303) 925-3180

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 29038 1/4/23

| | |
|---|---|
| JOB NUMBER: | 18-70,698 |
| DATE: | 01-04-2023 |
| DRAWN BY: | T. HENDERSON |
| CHECKED BY: | BOL/NBV/JK |

SHEET 1 OF 1

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RF: $13.00 DF: $0.00 Page: 1 of 1
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