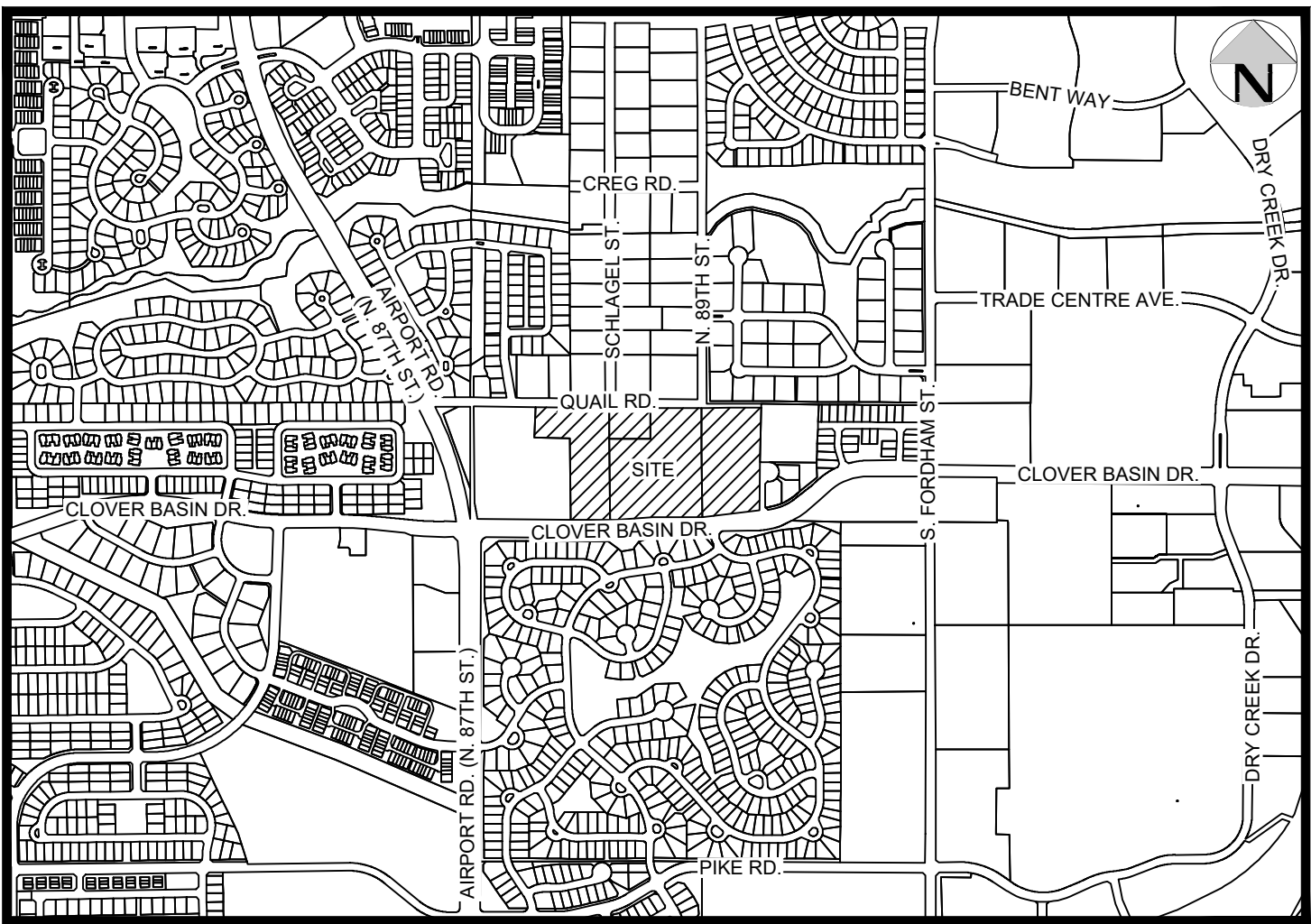


NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILEPATH: P:\2023\230835\SURVEY\ANNEX\_230835.DWG LAYOUT COVER  
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PLOTTED: WED 10/02/24 11:54:48A BY: JOSEPH GUTIERREZ

# QUAIL ANNEXATION AND ZONING MAP

SITUATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 17,  
TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO  
AREA: 755,511 SQ. FT. OR 17.34 ACRES±  
SHEET 1 OF 2



VICINITY MAP

SCALE: 1" = 1000'

## PROPERTY DESCRIPTION:

A TRACT OF LAND SITUATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST QUARTER OF SAID SECTION 17 WHENCE THE WEST ONE--SIXTEENTH CORNER OF SAID SECTION 17 BEARS SOUTH 89°34'37" EAST, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 85°13'02" EAST, A DISTANCE OF 394.66 FEET TO A POINT ON THE APPARENT SOUTH RIGHT--OF--WAY LINE OF QUAIL ROAD SAID POINT BEING 30.00 FEET SOUTH OF THE NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2257059 IN THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE AND THE **POINT OF BEGINNING**;

THENCE SOUTH 89°34'37" EAST, BEING 30 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, A DISTANCE OF 943.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE NORTH 00°11'58" WEST, ALONG SAID EAST LINE, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE SOUTH 89°34'08" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17 AND A PORTION OF THE ANNEXATION AND ZONING MAP FOR WILLOW CREEK CROSSING RECORDED AT RECEPTION NO. 1336294 IN THE RECORDS OF SAID BOULDER COUNTY CLERK AND RECORDER'S OFFICE, A DISTANCE OF 329.96 FEET TO THE NORTHWEST CORNER OF THE ANNEXATION AND ZONING MAP OF GRAND VIEW HEIGHTS PHASE II;

THENCE SOUTH 00°12'25" EAST, ALONG THE WEST LINE OF SAID ANNEXATION AND ZONING MAP OF GRAND VIEW HEIGHTS PHASE II, A DISTANCE OF 679.28 FEET TO A POINT ON THE NORTH RIGHT--OF--WAY LINE OF CLOVER BASIN DRIVE AS SHOWN ON THE PLAT OF CLOVER CREEK FILING NO. 1 RECORDED AT RECEPTION NO. 1589630 IN SAID RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID NORTH RIGHT--OF--WAY LINE OF CLOVER BASIN DRIVE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 89°21'01" WEST, A DISTANCE OF 330.04 FEET;
2. NORTH 89°23'45" WEST, A DISTANCE OF 530.01 FEET;
3. NORTH 89°43'15" WEST, A DISTANCE OF 226.31 FEET TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED AT RECEPTION NO. 2257059 IN SAID RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°25'23" EAST, A DISTANCE OF 460.43 FEET;
2. NORTH 89°34'37" WEST, A DISTANCE OF 194.30 FEET;
3. NORTH 00°25'23" EAST, A DISTANCE OF 193.93 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 755,511 SQUARE FEET OR 17.34 ACRES, MORE OR LESS.

## NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
2. 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.
3. BASIS OF BEARINGS: BEARINGS ARE STATE PLANE GRID BASED ON THE NORTH LINE OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN BASED ON COLORADO NORTH STATE PLANE COORDINATE SYSTEM BEARINGS. BEING MONUMENTED AT THE WEST ONE--SIXTEENTH QUARTER CORNER OF SECTION 17 BY A FOUND 2" ALUMINUM CAP, STAMPING ILLEGIBLE, 0.7" BELOW EXISTING GRADE AND BEING MONUMENTED AT THE NORTHWEST CORNER OF SECTION 17 BY A FOUND 2" ALUMINUM CAP, STAMPED: "LS 6716", IN RANGE BOX, 0.4" BELOW EXISTING GRADE, BEARING NORTH 89°34'37" WEST.
4. THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
5. THIS MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

**TOTAL BOUNDARY PERIMETER:**  
3,917.76 FEET

**CONTIGUOUS CITY LIMITS:**  
2,065.45 FEET

**TOTAL AREA:**  
755,511 SQUARE FEET OR 17.34 ACRES±

**EXISTING ZONING:**  
BOULDER COUNTY "A" (AGRICULTURAL)

**PROPOSED ZONING:**  
LONGMONT "R-MN" (RESIDENTIAL - MIXED NEIGHBORHOOD)

## 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

ATTEST:

## SURVEYOR'S CERTIFICATE:

I, JOSEPH A. GUTIERREZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE MAP SHOWN HEREON WAS MADE UNDER MY DIRECT SUPERVISION AND THAT IT AS A TRUE AND ACCURATE REPRESENTATION OF THE AREA TO BE ANNEXED TO THE CITY OF LONGMONT, COLORADO.

JOSEPH A. GUTIERREZ, PLS 38821  
FOR AND ON BEHALF OF  
HARRIS KOCHER SMITH

## CLERK & RECORDER'S CERTIFICATION:

STATE OF COLORADO )  
COUNTY OF BOULDER ) SS.

THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF THE COUNTY OF BOULDER AT \_\_\_\_\_ (A.M./P.M.) ON  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ IN  
BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MAP \_\_\_\_\_, RECEPTION  
NO. \_\_\_\_\_

CLERK AND RECORDER

BY:  
DEPUTY CLERK AND RECORDER

# DRAFT

PREPARED BY:

PROJECT #: 230835

**HKS** HARRIS  
KOCHER  
SMITH  
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Denver, Colorado 80203  
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HarrisKocherSmith.com

SITUATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 17,  
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COUNTY OF BOULDER, STATE OF COLORADO  
AREA: 755,511 SQ. FT. OR 17.34 ACRES±  
SHEET 2 OF 2  
SCHLAGEL SUBDIVISION

NO XREFS  
PLOTTED: WED 10/09/24 11:55:07A BY: JOSEPH GUTIERREZ

