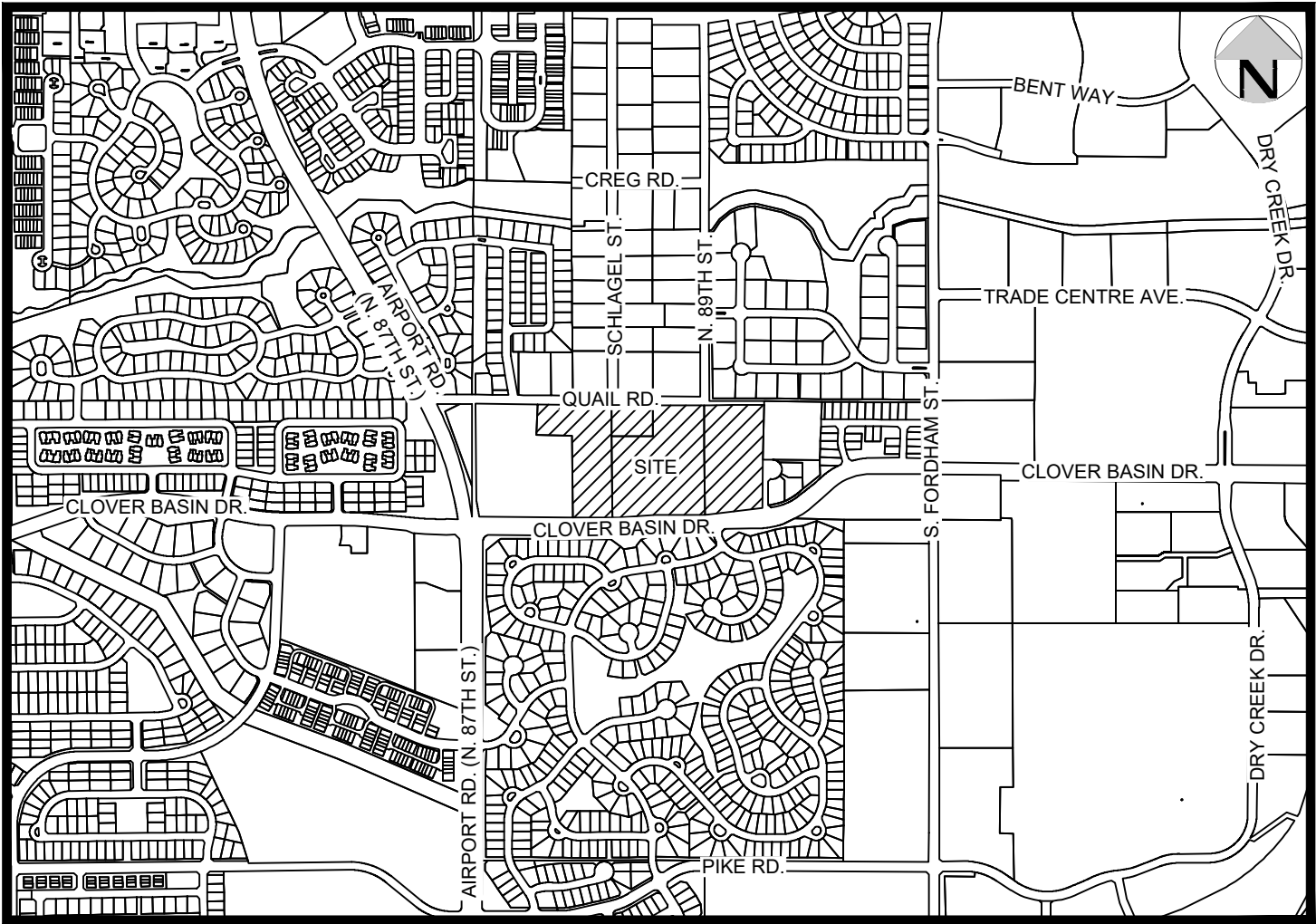


NO CHANCES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

QUAIL ANNEXATION AND ZONING MAP

SITUATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 17 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
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 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTH WEST QUARTER OF SAID SECTION 17 WHENCE THE NORTHWEST CORNER OF SAID SECTION 17 BEARS NORTH 89°34'37" WEST, 393.52 FEET AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°25'23" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF QUAIL ROAD;

THENCE BEING 30 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17 THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°34'37" EAST, A DISTANCE OF 942.87 FEET;
2. SOUTH 89°34'08" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF THE ANNEXATION AND ZONING MAP FOR WILLOW CREEK CROSSING RECORDED AT RECEPTION NO. 1336294 IN THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE WEST AND SOUTH LINES OF SAID ANNEXATION AND ZONING MAP FOR WILLOW CREEK CROSSING THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°09'37" EAST, A DISTANCE OF 30.00 FEET;
2. SOUTH 89°34'08" EAST, A DISTANCE OF 299.96 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 223.93 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 813,002 SQUARE FEET OR 18.66 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:

3,977.13 FEET

CONTIGUOUS CITY LIMITS:

2,096.62 FEET

TOTAL AREA:

813,002 SQUARE FEET OR 18.66 ACRES±

EXISTING ZONING:

BOULDER COUNTY "A" (AGRICULTURAL)

PROPOSED ZONING:

LONGMONT "R-MN" (RESIDENTIAL - MIXED NEIGHBORHOOD)

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

DRAFT

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

PREPARED BY:

PROJECT #: 230835

QUAIL ANNEXATION AND ZONING MAP

SITUATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 17 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
SHEET 2 OF 2

