

LONGMONT GATEWAY NORTH-WEST
ANNEXATION AND ZONING MAP
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 3 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF BOULDER, STATE OF COLORADO

ANNEXATION DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 22 (3.25" ALUMINUM CAP, PLS 29420 2000) FROM WHENCE THE WEST QUARTER CORNER OF SECTION 22 (3.25" ALUMINUM CAP, PLS 13155 1990) BEARS S89°46'47"W, 2653.82 FEET (BASIS OF BEARINGS);

THENCE S89°46'47"W, 29.67 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22 TO THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY RIGHT OF WAY OF US HIGHWAY 287/NORTH 107TH STREET/MAIN STREET THE FOLLOWING FOUR COURSES:

- 1) S03°07'04"W, 361.87 FEET;
- 2) S11°48'52"E, 84.61 FEET;
- 3) S01°45'19"W, 722.63 FEET;
- 4) 101.59 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 11,251.34 FEET, A CENTRAL ANGLE OF 0°45'12", AND A CHORD BEARING S07°52'4"W, 151.59 FEET;

THENCE S89°46'59"W, 772.11 FEET ALONG THE EXTENDED NORTHERLY LINE OF BLOCK 13, WILLIS HEIGHTS SUBDIVISION FIRST ADDITION;

THENCE N02°28'02"W, 330.00 FEET ALONG A LINE PARALLEL WITH AND 150.00 FEET EAST OF THE EASTERLY LINE OF SAID BLOCK 13;

THENCE S89°46'59"W, 150.00 FEET ALONG A LINE PARALLEL WITH AND 330.00 FEET NORTH OF THE NORTHERLY LINE OF SAID BLOCK 13 TO THE EASTERLY LINE OF SAID BLOCK 13;

THENCE N02°28'02"W, 658.88 FEET ALONG THE EASTERLY LINES OF BLOCKS 13 AND 14 OF WILLIS HEIGHTS SUBDIVISION FIRST ADDITION AND EASTERLY LINE OF ROSELAND AVENUE;

THENCE N89°46'47"E, 160.00 FEET PARALLEL WITH AND 330.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22;

THENCE N02°28'02"W, 332.00 FEET ALONG A LINE PARALLEL WITH AND 160.00 FEET EAST OF THE EASTERLY LINES OF BLOCKS 14 AND 15 OF WILLIS HEIGHTS SUBDIVISION FIRST ADDITION AND EASTERLY LINE OF HILLCREST DRIVE TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22;

THENCE N89°46'47"E, 799.89 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 1,138,091 SQUARE FEET OR 26.13 ACRES, MORE OR LESS.

CONTIGUITY INFORMATION:

TOTAL PERIMETER: 4,520.80'

CONTIGUOUS TO CITY OF LAFAYETTE: 1,320.71' (29%)

(1/6 OF PERIMETER = 753.43')

ZONING:

EXISTING: BOULDER COUNTY A-AGRICULTURAL

PROPOSED: RESIDENTIAL-MIXED NEIGHBORHOOD (R-MN)

OWNER:

NLA INVESTORS, LLC
755 DELAWARE AVENUE
LONGMONT, CO 80504

NOTES:

1. 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.

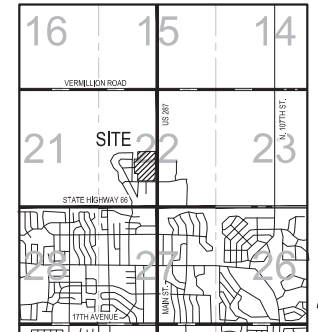
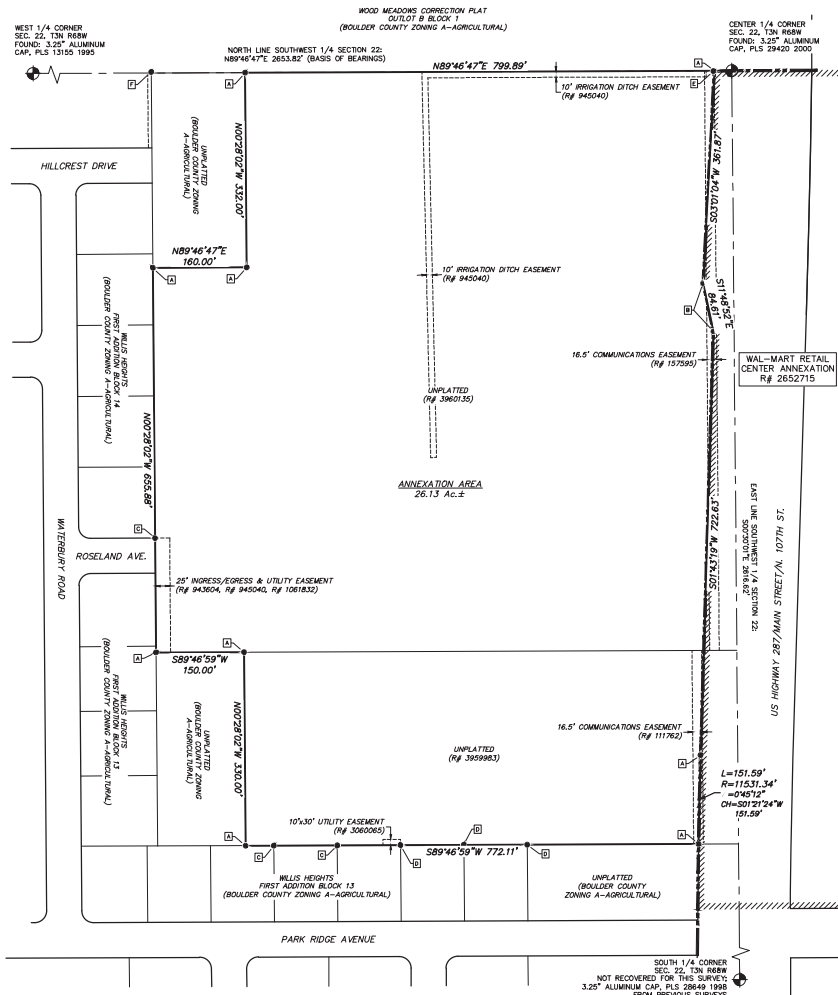
2. BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, BEING S89°46'47"W, 2653.82 FEET BETWEEN THE CENTER QUARTER CORNER (3.25" ALUMINUM CAP, PLS 29420 2000) AND THE WEST QUARTER CORNER.

3. TITLE COMMITMENT NUMBER 5509-417352 REVISION NUMBER 1, PREPARED BY FIRST AMERICAN TITLE, WITH A COMMITMENT DATE OF 07/02/24 WAS RELEI UPON FOR EASEMENT AND PROPERTY INFORMATION.

X. THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT.

X. PROPERTY LIES IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM MAP NUMBER 08013022781 WITH A REVISION DATE OF 12/18/2012.

X. ALL LINEAR DISTANCES ARE IN U.S. SURVEY FEET.



VICINITY MAP 1"=1/2 Mile

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT AN ANNEXATION OF THE ABOVE DESCRIBED PROPERTY WAS APPROVED BY THE CITY OF LONGMONT AND THAT UPON REORDINATION 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 CLERK

SURVEYORS CERTIFICATE:

I CERTIFY THAT THIS ANNEXATION MAP ACCURATELY REPRESENTS THE PROPERTY PROPOSED FOR ANNEXATION AND THAT AT LEAST ONE-SIXTH OF THE PROPERTY BOUNDARY IS CONTIGUOUS TO THE PRESENT BOUNDARIES OF THE CITY OF LONGMONT, COLORADO.

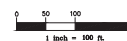
CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO
COUNTY OF BOULDER
I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT
RECEPTION NO. _____ DAY OF _____, 20____ A.D.
FEE: _____

CLERK AND RECORDER

DEPUTY

LEGEND	
////	City Limits
=====	Previous Annexation
●	Property Corner
Found 1" Plastic Cap. PLS 37990	
Found 3.25" Aluminum CDOT Road Monument. PLS 29792	
Found 1.25" Aluminum Cap. PLS 2152	
Found #4 Rebar	
Found 1.5" Aluminum Cap, illegible and bent 1.6" WSW of accepted corner	
Found #3 rebar 1.8" N of Quarter Section Line (NE corner 11.8 15 NW Heights First Addition)	



SCALE VERIFICATION
MAP IS ONE INCH
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ALMOST SCALES ACCORDINGLY

NO.	DESCRIPTION	DATE	BY
1			

HURST & ASSOCIATES, INC.
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303.448.9105

HURST
CIVIL ENGINEERING
ANNEXATION AND ZONING
SURVEYING

LONGMONT GATEWAY NORTH-WEST
ANNEXATION AND ZONING MAP
BOULDER COUNTY, COLORADO

DATE	09/24/24
SCALE	1"=100'
SHEET NO.	1 OF 1