

(IN FEET)
1 inch = 100 ft.

PERIMETER SUMMARY:

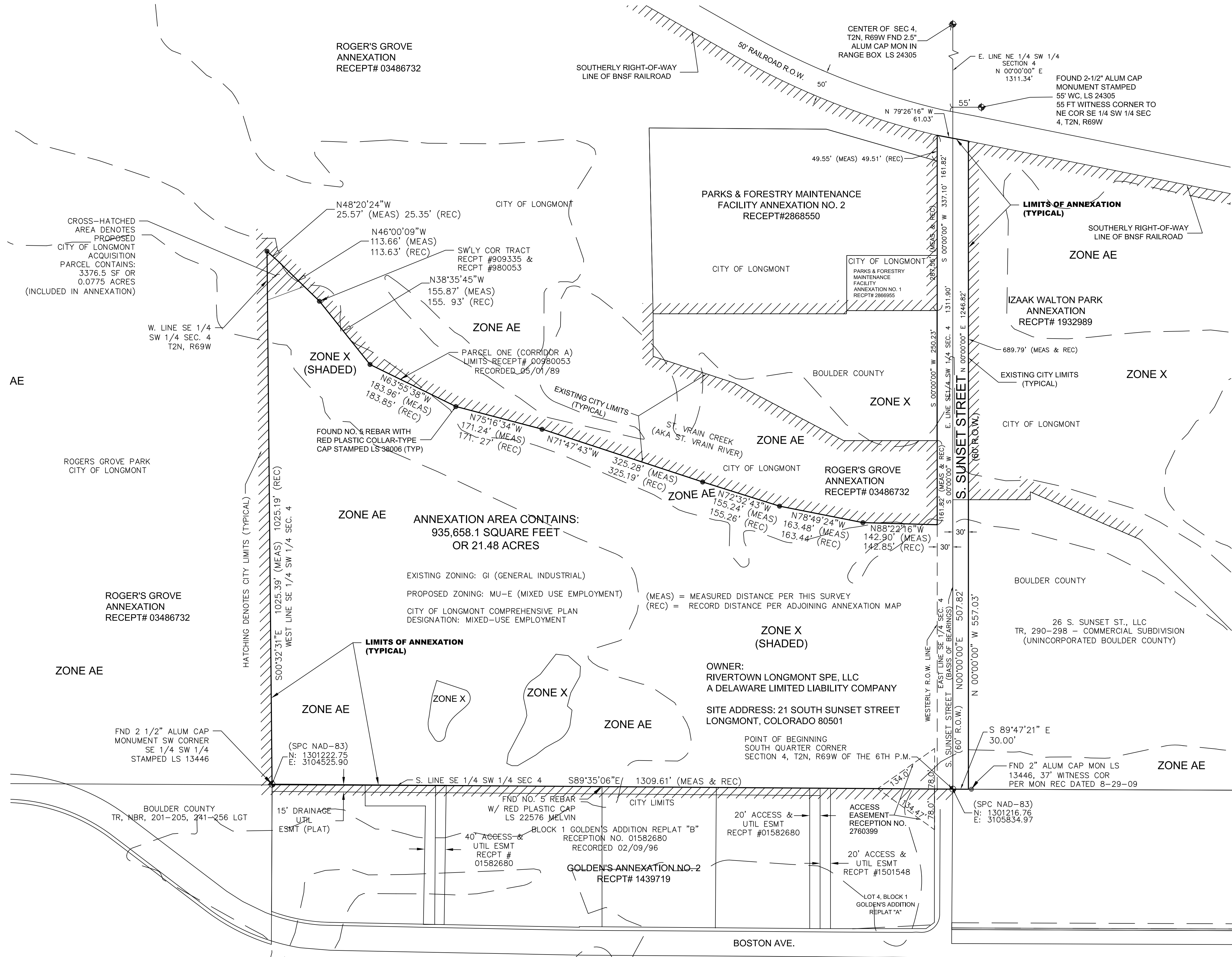
TOTAL PERIMETER: 5859.20 LINEAR FEET.
REQUIRED CONTIGUITY (1/6TH TOTAL PERIMETER): 976.53 LINEAR FEET.

PERIMETER CONTIGUOUS WITH THE EXISTING CITY LIMITS: 4960.24 LINEAR FEET.

CONTIGUITY CALCULATION: 4960.24 LINEAR FEET > 976.53 LINEAR FEET.

RIVERTOWN LONGMONT - MIXED USE ANNEXATION MAP

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH P.M.
COUNTY OF BOULDER, STATE OF COLORADO



LEGAL DESCRIPTION:

ALL THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:
BEARINGS CONTAINED HEREIN ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS NORTH 00°00'00" EAST BETWEEN A FOUND 3-1/4 INCH ALUMINUM CAP MONUMENT IN RANGE BOX STAMPED LS 25614 AT THE SOUTH QUARTER CORNER OF SAID SECTION 4 AND A FOUND 2 INCH ALUMINUM CAP MONUMENT IN RANGE BOX STAMPED LS 24305 AT THE CENTER OF SAID SECTION 4.
BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 4;
THENCE SOUTH 89°47'21" EAST A DISTANCE OF 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH SUNSET STREET;
THENCE NORTH 00°00'00" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1246.82 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE (BNSF) RAILROAD;
THENCE NORTH 79°26'16" W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 61.03 FEET;
THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°00'00" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SUNSET STREET A DISTANCE OF 337.10 FEET;
THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°00'00" WEST A DISTANCE OF 250.23 FEET;
THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°00'00" WEST A DISTANCE OF 161.82 FEET;
THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY AND EASTERLY LIMITS OF THE ROGERS GROVE ANNEXATION, RECORDED NOVEMBER 20, 2015 AS RECEPTION NO. 03486732 THE NEXT TEN COURSES AND DISTANCES:
THENCE NORTH 88°22'16" WEST A DISTANCE OF 142.90 FEET;
THENCE NORTH 78°49'24" WEST A DISTANCE OF 163.48 FEET;
THENCE NORTH 72°32'43" WEST A DISTANCE OF 155.24 FEET;
THENCE NORTH 71°47'43" WEST A DISTANCE OF 325.28 FEET;
THENCE NORTH 75°16'34" WEST A DISTANCE OF 171.24 FEET;
THENCE NORTH 63°55'38" WEST A DISTANCE OF 183.96 FEET;
THENCE NORTH 38°35'45" WEST A DISTANCE OF 155.87 FEET;
THENCE NORTH 46°00'09" WEST, 113.66 FEET;
THENCE NORTH 48°20'24" WEST, 25.57 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4;
THENCE SOUTH 00°32'31" EAST ALONG SAID WEST LINE A DISTANCE OF 1025.39 FEET;
THENCE SOUTH 89°35'06" EAST ALONG THE SOUTH LINE OF SAID SECTION 4 A DISTANCE OF 1309.61 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 4, THE POINT OF BEGINNING.

ANNEXATION CONTAINS: 935,658.1 SQUARE FEET OR 21.48 ACRES
STATE OF COLORADO, COUNTY OF BOULDER.

NOTES:

- THE PURPOSE OF THIS MAP IS TO DEPICT A PROPOSED ANNEXATION OF LAND INTO THE CITY OF LONGMONT, COLORADO IN CONFORMANCE WITH CRS 31-12-104.
- 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.
- DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET.
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AS ISSUED BY LAND TITLE GUARANTEE INSURANCE COMPANY, TITLE COMMITMENT NO. ABZ70669024 WITH EFFECTIVE DATE OF NOVEMBER 17, 2020 AT 12:08 P.M. WAS USED FOR PREPARATION OF THIS ANNEXATION MAP. THIS TITLE COMMITMENT WAS ENTIRELY RELIED UPON FOR EASEMENTS, RIGHTS-OF-WAY AND ENCUMBRANCES AFFECTING THIS PROPERTY.
- RIGHT-OF-WAY INFORMATION FOR SOUTH SUNSET STREET FROM DOCUMENT RECORDED AS RECEPTION NO. 03473164 AS BEING 60 FEET WIDE PER BOOK C AT PAGE 99.
- PROPOSED PUD-MU ZONING IS BASED ON CURRENT ZONING DISTRICTS IN THE CITY BUT IS SUBJECT TO CHANGE TO A SIMILAR ZONE CONSISTENT WITH THE MIXED-USE EMPLOYMENT LAND USE DESIGNATION IN THE COMPREHENSIVE PLAN WHEN THE LAND DEVELOPMENT CODE IS AMENDED.
- PROPERTY OWNER: RIVERTOWN LONGMONT SPE, LLC A DELAWARE LIMITED LIABILITY COMPANY.

FLOODPLAIN NOTE:

THE CURRENT EFFECTIVE FLOODPLAIN FOR THE SITE IS PER FLOOD INSURANCE RATE MAP NUMBER 08013C0288J AND 08013C0287J (PANELS 286 AND 287 OF 615) REVISED DECEMBER 18, 2012 FOR BOULDER COUNTY, COLORADO, AND INCORPORATED AREAS, BASED ON THESE MAPS, A PORTION OF THE SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100-YEAR FLOOD (FLOOD ZONE AE), AND FLOOD ZONE X IN OTHER AREAS. HOWEVER, A PRELIMINARY FIRM DATED 9/30/2019, ADOPTED BY CITY COUNCIL IN DECEMBER 2019, SHOWS THAT THE ENTIRE PROPOSED DEVELOPMENT IS LOCATED WITHIN ZONE AE (THE 100-YEAR FLOODPLAIN) AND THE ADMINISTRATIVE FLOODWAY. THE FLOODPLAIN DEPICTED IS BASED ON THE 2012 EFFECTIVE FLOODPLAIN MAP AND IS SUBJECT TO CHANGE BASED ON THE PRELIMINARY FIRM DATED 9/30/2019. FUTURE DEVELOPMENT ON THE SITE WILL MEET APPLICABLE FLOODPLAIN REGULATIONS

FLOOD ZONE DEFINITIONS FROM FEMA FIRM MAP LEGEND:

ZONE AE: BASE FLOOD ELEVATIONS DETERMINED.

ZONE X (SHADED): AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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 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: _____ (SEAL)

SURVEYOR'S CERTIFICATION:

I, ROBERT A. RICKARD, A COLORADO LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THE PROPERTY DESCRIPTION SHOWN HEREON ACCURATELY DESCRIBES THE AREA PROPOSED FOR ANNEXATION AS GRAPHICALLY DEPICTED ON THIS ANNEXATION MAP TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

ROBERT A. RICKARD, CO PLS NO. 28283

DATE

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
)
COUNTY OF)
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

FEES

ROCK CREEK SURVEYING, LLC
3021 GARDENIA WAY
SUPERIOR, COLORADO 80027
(303) 521-7376

05/26/2021 SHEET 1 OF 1