11386 ROGERS ROAD ANNEXATION

A PARCEL OF LAND, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

TOTAL AREA = 402,615 SQ. FT., OR 9.24 ACRES, MORE OR LESS

Legend

- ALIQUOT MONUMENT (NOT FOUND OR SET)
- FOUND #5 REBAR WITH 1 1/2" YELLOW PLASTIC CAP "38567"
- FOUND #5 REBAR
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 38409"
- ANNEXATION BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- RAILROAD TRACKS

Annexation Data

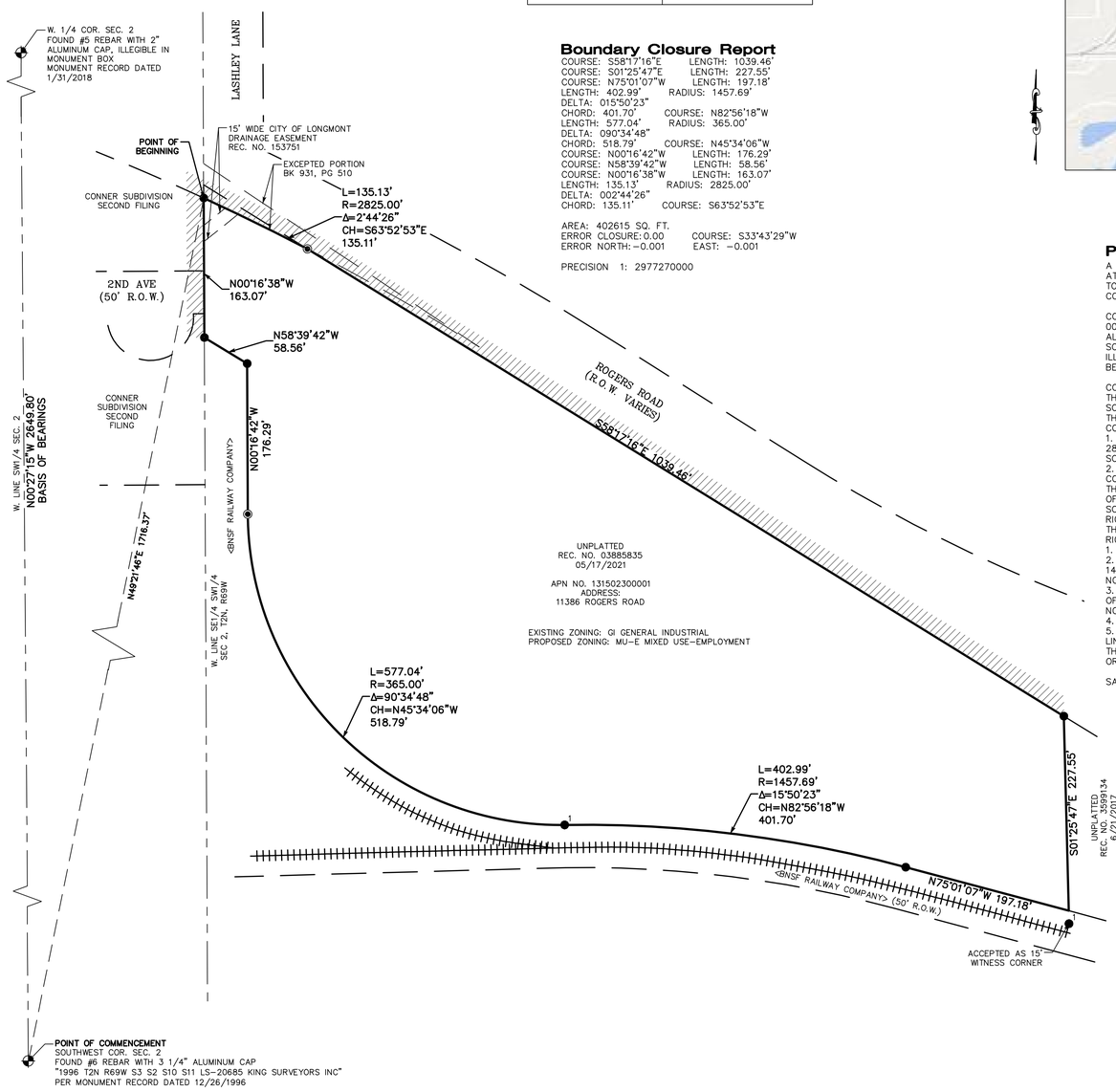
	CORPORATE LIMITS
402,615 SQ. FT. OR 9.24 AC. MORE OR LESS	ANNEXATION AREA
2,977.27'	TOTAL BOUNDARY PERIMETER
496.21'	1/6TH PERIMETER
1,337.66'	BOUNDARY CONTIGUOUS WITH CITY OF LONGMONT

Boundary Closure Report

COURSE: S58°17'16"E LENGTH: 1039.46'
COURSE: S01°25'47"E LENGTH: 227.55'
COURSE: N75°01'07"W LENGTH: 197.18'
LENGTH: 402.99' RADIUS: 1457.69'
DELTA: 015°50'23"
CHORD: 401.70' COURSE: N82°56'18"W
LENGTH: 577.04' RADIUS: 365.00'
DELTA: 090°34'48"
CHORD: 518.79' COURSE: N45°34'06"W
COURSE: N00°16'42"W LENGTH: 176.29'
COURSE: N58°39'42"W LENGTH: 58.56'
COURSE: N00°16'38"W LENGTH: 163.07'
LENGTH: 135.13' RADIUS: 2825.00'
DELTA: 002°44'26"
CHORD: 135.11' COURSE: S63°52'53"E

AREA: 402615 SQ. FT.
ERROR CLOSURE: 0.00 COURSE: S33°43'29"W
ERROR NORTH: -0.001 EAST: -0.001

PRECISION 1: 2977270000



Vicinity Map
SCALE: 1" = 1000'

Parcel Description

A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON MAY 17, 2021, AT RECEPTION NO. 03885835, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2 TO BEAR NORTH 00°27'15" WEST, A DISTANCE OF 2649.80 FEET BETWEEN A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP "1996 T2N R69W S3 S2 S10 S11 LS-20685 KING SURVEYORS INC" AT THE SOUTHWEST CORNER OF SECTION 2 AND A FOUND #5 REBAR WITH 2" ALUMINUM CAP, ILLEGIBLE IN MONUMENT BOX AT THE WEST QUARTER CORNER OF SECTION 2, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2;
THENCE NORTH 49°21'46" EAST, A DISTANCE OF 1716.37 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ROGERS ROAD, AND THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
1. THENCE 135.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2825.00 FEET, AN INCLUDED ANGLE OF 02°44'26", AND SUBTENDED BY A CHORD BEARING SOUTH 63°52'53" EAST, A DISTANCE OF 135.11 FEET TO A POINT OF NON-TANGENCY;
2. THENCE SOUTH 58°17'16" EAST, A DISTANCE OF 1039.46 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND;
THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND, SOUTH 01°25'47" EAST, A DISTANCE OF 227.55 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL OF LAND AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE BNSF RAILWAY COMPANY;
THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID BNSF RAILWAY COMPANY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:
1. NORTH 75°01'07" WEST, A DISTANCE OF 197.18 FEET TO A POINT OF CURVATURE;
2. THENCE 402.99 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING RADIUS OF 1457.69 FEET, AN INCLUDED ANGLE OF 15°50'23" AND SUBTENDED BY A CHORD BEARING NORTH 82°56'18" WEST, A DISTANCE OF 401.70 FEET TO A POINT OF REVERSE CURVATURE;
3. THENCE 577.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 365.00 FEET, AN INCLUDED ANGLE OF 90°34'48", AND SUBTENDED BY A CHORD BEARING NORTH 45°34'06" WEST, A DISTANCE OF 518.79 FEET;
4. THENCE NORTH 00°16'42" WEST, A DISTANCE OF 176.29 FEET;
5. THENCE NORTH 58°39'42" WEST, A DISTANCE OF 58.56 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2;
THENCE ALONG SAID WEST LINE, NORTH 00°16'38" WEST, A DISTANCE OF 163.07 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 402,615 SQ. FT. OR 9.24 ACRES, MORE OR LESS.

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

Notes

1. AMERICAN LAND TITLE ASSOCIATION FOR FIDELITY NATIONAL TITLE COMMITMENT NUMBER 100-N0037365-030-ME1, AMENDMENT NO. 4, DATED JUNE 22, 2022 (NO TIME GIVEN), WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS ANNEXATION MAP. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION 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. THIS ANNEXATION MAP IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
4. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N00°27'15"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2, BETWEEN FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP "1996 T2N R69W S3 S2 S10 S11 LS-20685 KING SURVEYORS INC" AT THE SOUTHWEST CORNER OF SECTION 2 AND A FOUND #5 REBAR WITH 2" ALUMINUM CAP, ILLEGIBLE IN MONUMENT BOX AT THE WEST QUARTER CORNER OF SECTION 2 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
6. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
7. DATES OF FIELDWORK: APRIL 26, 2022..
8. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
9. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#10 JULY 7, 1880	BK 59 PG 113	RESERVATIONS IN PATENT
#14 SEPT 30, 2010	REC# 03102102	INCLUSION OF THE SUBJECT PROPERTY IN THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT

10. BOUNDARY DETERMINATION IS NOT A PART OF THIS EXHIBIT. 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.

Surveyor's Certificate

I JESS J. KUNTZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO 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 IS CONTIGUOUS TO THE PRESENT BOUNDARIES OF THE CITY OF LONGMONT.

DATE OF FIELD WORK: APRIL 26, 2022

_____
JESS JACOB KUNTZ
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #38409
VICE PRESIDENT, FLATIRONS, INC.

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

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 _____ 20__, AND IS RECORDED IN PLAN FILE _____, RECEPTION NO. _____.

_____ _____
DEPUTY RECORDER

REVISION	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	

ANNEXATION MAP

COPYRIGHT 2022 FLATIRONS, INC.

Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com
655 FOURTH AVE. LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355
3825 IRIS AVE. STE. 395 BOULDER, CO 80301 PH: (303) 443-7001 FAX: (303) 443-9830
4501 LOGAN ST. DENVER, CO 80216 PH: (303) 936-6997 FAX: (303) 923-3180

DRAFT
WORKING COPY ONLY
ONLY FINAL VERSION WILL HAVE STAMP AND SIGNATURE
(SEAL)

JOB NUMBER: 22-78,000
DATE: 07-29-2022
DRAWN BY: E. PRESCOTT
CHECKED BY: JK/JZG/WW

SHEET 1 OF 1

BY:EPRESCOTT FILE:78000 ANNEXATION C21.DWG DATE:7/29/2022 8:41 AM