

# LYONS MUNICIPAL CENTER

A PORTION OF LOTS 9 THROUGH 16, INCLUSIVE, BLOCK 31, A PORTION OF LOTS 13 THROUGH 24, INCLUSIVE, BLOCK 26, A PORTION OF 4TH AVE. AND RAILROAD AVE., TOWN OF LYONS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 3

## Legal Description

THE TOWN OF LYONS, BEING THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOTS 9 THROUGH 16, INCLUSIVE, BLOCK 31, A PORTION OF LOTS 13 THROUGH 24, INCLUSIVE, BLOCK 26, AND A PORTION OF 4TH AVENUE AND RAILROAD AVENUE, TOWN OF LYONS AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON MARCH 20, 1929 AT RECEPTION NO. 260389, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF BLOCK 32, TOWN OF LYONS TO BEAR NORTH 89°07'12" WEST, A DISTANCE OF 400.01 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 32;  
THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF 5TH AVENUE, NORTH 00°28'18" EAST, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9, BLOCK 31;  
THENCE ALONG THE WEST LINE OF SAID LOT 9, NORTH 00°28'05" EAST, A DISTANCE OF 9.31 FEET;  
THENCE DEPARTING SAID WEST LINE, SOUTH 89°55'17" EAST, A DISTANCE OF 35.01 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON FEBRUARY 27, 1973, AT RECEPTION NO. 921014;  
THENCE ALONG THE WEST AND NORTH LINES OF SAID PARCEL OF LAND THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 00°28'28" EAST, A DISTANCE OF 46.10 FEET;
- 2) THENCE SOUTH 89°46'02" EAST, A DISTANCE OF 364.99 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND;

THENCE SOUTH 89°46'02" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE WEST LINE OF A PARCEL OF LAND AS DESCRIBED IN SAID RECEPTION NO. 921014;  
THENCE ALONG THE WEST, NORTH AND EASTERLY LINES OF SAID PARCEL OF LAND THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 00°28'28" EAST, A DISTANCE OF 3.98 FEET;
- 2) THENCE SOUTH 89°05'54" EAST, A DISTANCE OF 566.73 FEET;
- 3) THENCE SOUTH 44°41'54" EAST, A DISTANCE OF 49.50 FEET;
- 4) THENCE SOUTH 00°20'36" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID BLOCK 26, AND A POINT ON THE WEST RIGHT-OF-WAY LINE OF 3RD AVENUE;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°20'11" WEST, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 25, SAID TOWN OF LYONS;

THENCE ALONG THE NORTH LINE OF SAID BLOCK 25, NORTH 89°07'25" WEST, A DISTANCE OF 275.98 FEET TO A POINT ON THE EAST LINE OF LOT 1, TOWN OF LYONS AMENDED PLAT AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON APRIL 30, 2004, AT RECEPTION NO. 2582358;  
THENCE ALONG THE EAST, NORTH, AND WEST LINE OF SAID LOT 1 THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 00°23'43" EAST, A DISTANCE OF 14.00 FEET;
- 2) THENCE NORTH 89°07'25" WEST, A DISTANCE OF 225.79 FEET;
- 3) THENCE SOUTH 00°26'51" WEST, A DISTANCE OF 14.00 FEET TO THE NORTHEAST CORNER OF LOT 11, SAID BLOCK 25;

THENCE ALONG THE NORTH LINE OF SAID BLOCK 25, NORTH 89°07'25" WEST, A DISTANCE OF 100.36 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 25;

THENCE NORTH 89°07'19" WEST, A DISTANCE OF 80.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 32;  
THENCE ALONG SAID NORTH LINE, NORTH 89°07'12" WEST, A DISTANCE OF 400.01 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 169,739 SQ.FT. OR 3.90 ACRES, MORE OR LESS.

## Dedication:

KNOW ALL MEN BY THESE PRESENTS, THAT THE TOWN OF LYONS, BEING THE OWNER OF THE LAND DESCRIBED ABOVE HAS, CAUSED THE LAND TO BE LAID OUT AND PLATTED UNDER THE NAME OF LYONS MUNICIPAL CENTER, AND DO HEREBY DEDICATE AND GRANT TO THE PUBLIC FOREVER AND IN FEE SIMPLE ALL STREETS, ALLEYS, ROADWAYS, THOROUGHFARES, FIRE LANES, UTILITY AND DRAINAGE EASEMENTS, PARK LAND AND OPEN SPACE AS INDICATED OR ILLUSTRATED ON THIS PLAT IN COMPLIANCE WITH THE TOWN OF LYONS SUBDIVISION REGULATIONS. DEDICATION SHALL BE FINAL UPON ADOPTION OF A RESOLUTION BY THE BOARD OF TRUSTEES ACCEPTING THE PROPERTY DEDICATED BY THIS PLAT. EXCEPT AS OTHERWISE STATED ON THIS PLAT, THERE SHALL BE NO LIMITATION OR RESTRICTION UPON THE PURPOSE OR PUBLIC USE OF PROPERTY DEDICATED BY THIS PLAT.

IN WITNESS WHEREOF, WE DO HEREUNTO SET OUR HANDS AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

TOWN OF LYONS

\_\_\_\_\_  
CONNIE SULLIVAN, MAYOR

STATE OF \_\_\_\_\_ )

)SS

COUNTY OF \_\_\_\_\_ )

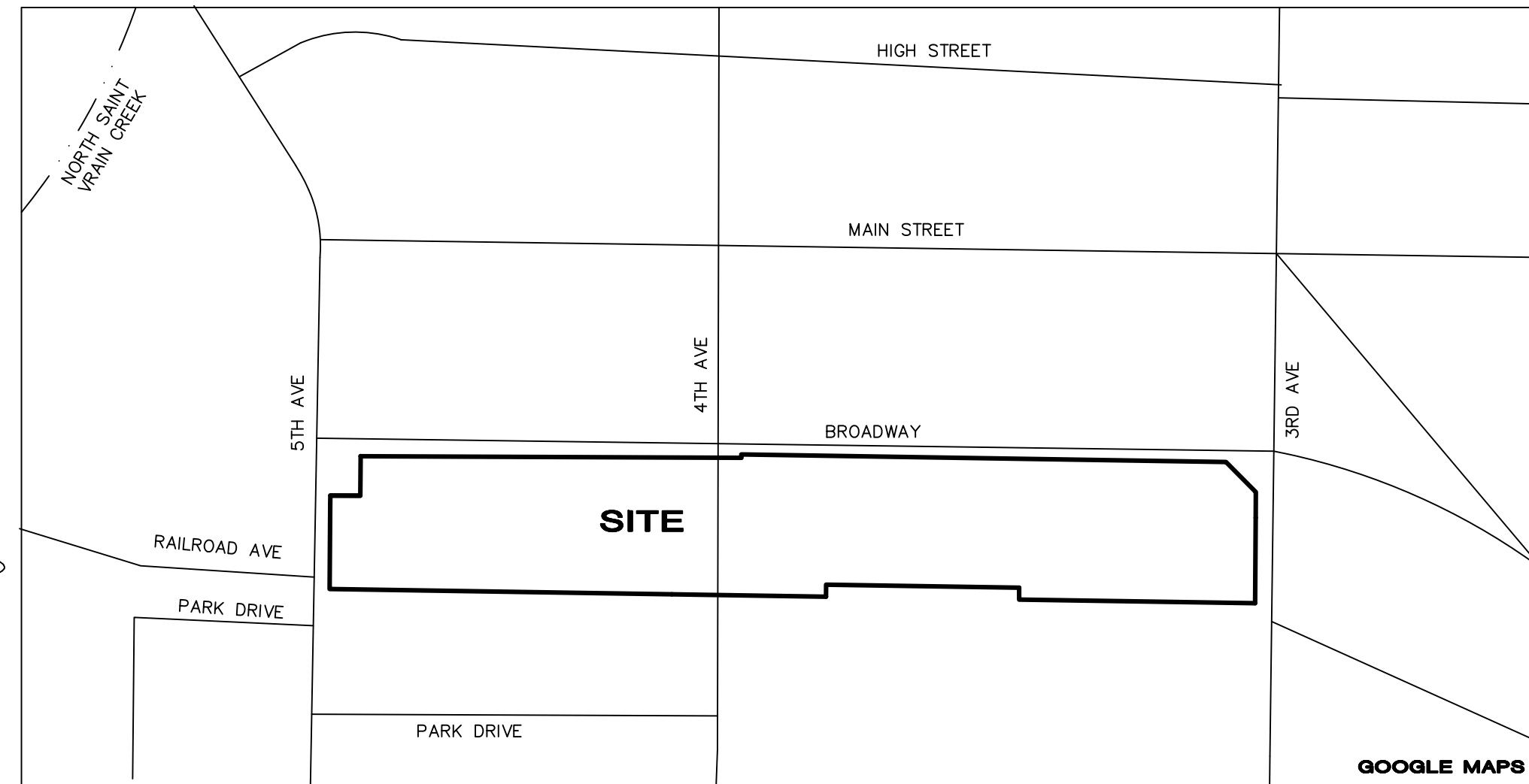
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY CONNIE SULLIVAN AS MAYOR OF THE TOWN OF LYONS.

WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_



Vicinity Map  
NOT TO SCALE

## Boundary Closure Report

COURSE: N00°28'18"E	LENGTH: 100.00'
COURSE: N00°28'05"E	LENGTH: 9.31'
COURSE: S89°55'17"E	LENGTH: 35.01'
COURSE: N00°28'28"E	LENGTH: 46.10'
COURSE: S89°46'02"E	LENGTH: 364.99'
COURSE: S89°46'02"E	LENGTH: 80.00'
COURSE: N00°28'28"E	LENGTH: 3.98'
COURSE: S89°05'54"E	LENGTH: 566.73'
COURSE: S44°41'54"E	LENGTH: 49.50'
COURSE: S00°20'36"W	LENGTH: 30.00'
COURSE: S00°20'11"W	LENGTH: 100.00'
COURSE: N89°07'25"W	LENGTH: 275.98'
COURSE: N00°23'43"E	LENGTH: 14.00'
COURSE: N89°07'25"W	LENGTH: 225.79'
COURSE: S00°26'51"W	LENGTH: 14.00'
COURSE: N89°07'25"W	LENGTH: 100.36'
COURSE: N89°07'19"W	LENGTH: 80.00'
COURSE: N89°07'12"W	LENGTH: 400.01'

PERIMETER: 2495.77' AREA: 169739 SQ. FT.  
ERROR CLOSURE: 0.01 COURSE: N35°22'19"E  
ERROR NORTH: 0.006 EAST: 0.004

PRECISION 1: 249577

## Notes

1. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABZ70565777-2, DATED DECEMBER 22, 2017 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. 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 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. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
4. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF NORTH 89°07'12" WEST ALONG THE NORTH LINE OF BLOCK 32, TOWN OF LYONS, BETWEEN A SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 19588" AT THE NORTHEAST CORNER OF BLOCK 32 AND A FOUND 1 1/2" ALUMINUM TAG "EGA LS 29414" AT THE NORTHWEST CORNER OF BLOCK 32 AS SHOWN HEREON. PUBLISHED STATE PLANE COORDINATE AT HARN STATION LYONS. 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.
6. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
7. DATES OF FIELDWORK: NOVEMBER 17, 2017 (CREW CHIEF T. FENDICK)
8. 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.
 

#9 MARCH 10, 1885	BK 59 PG 327	US PATENT
#11 JAN 8, 1988	REC. NO. 897226	TOWN OF LYONS ZONING DISTRICT MAP
#12 DEC 12, 1991	REC. NO. 1148353	TERMS IN QUIT CLAIM DEED
#14 SEPT 12, 2016	REC. NO. 03542805	CONTRACT #2015-01-025 FOR THE BENEFIT OF DEPARTMENT OF HIGHER EDUCATION
SEPT 12, 2016	REC. NO. 03542806	BK 337, PG 232 DECREE
#15 DEC 12, 1910	REC. NO. 2707470	LAND LEASE AGREEMENT
#19 JULY 27, 2005	REC. NO. 2781248	FIRST AMENDMENT
JUNE 5, 2006	REC. NO. 2779012	BOA RESOLUTION
#20 MAY 25, 2006	REC. NO. 2781240	LYONS ORDINANCE
#21 JUNE 5, 2006	REC. NO. 2781243	DEED OF TRUST
#22 JUNE 5, 2006	REC. NO. 2781244	FINANCING STATEMENT
#23 JUNE 5, 2006	REC. NO. 2781245	COLORADO HOUSING AND FINANCE AUTHORITY REGULATORY AGREEMENT
#24 JUNE 5, 2006	REC. NO. 2781246	DEED OF TRUST
#25 JUNE 5, 2006	REC. NO. 2781247	ASSIGNMENT OF RENTS AND INCOME

## Town of Lyons Approval Certificate:

THE TOWN OF LYONS, COLORADO, BY RESOLUTION OF THE TOWN BOARD OF TRUSTEES DID ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, ADOPT AND APPROVE THE WITHIN PLAT AND ACCEPT THE DEDICATIONS HEREON MADE.

ATTEST:

\_\_\_\_\_  
MAYOR OR MAYOR PRO TEM

\_\_\_\_\_  
TOWN CLERK

## Surveyor's Certificate

I, EDGAR T. BRISTOW, DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF LYONS MUNICIPAL CENTER WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY REPRESENTS SAID SURVEY. THIS SURVEY COMPLIES WITH ALL APPLICABLE PROVISIONS OF THE COLORADO REVISED STATUTES.

EDGAR T. BRISTOW COLORADO P.L.S. #19588  
PRESIDENT, FLATIRONS, INC.

## County Clerk and Recorder's Certificate:

STATE OF COLORADO )  
17-69,008 )SS  
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK, \_\_\_\_M. ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AND IS DULY RECORDED IN PLAN FILE \_\_\_\_\_

BY: \_\_\_\_\_  
COUNTY CLERK OR DEPUTY CLERK

DATE	2017-12-12
REVISION	2018-01-03 EP
1	Add Water Easement
2	Revisions per Town
3	
4	
5	
6	
7	
8	
9	
10	

LYONS MUNICIPAL CENTER  
COPRIGHT 2018 FLATIRONS, INC.

**Flatirons, Inc.**  
Surveying, Engineering & Geomatics  
www.flatironsinc.com  
3825 IRLS AVE, STE. 395 3660 DOWNING ST  
BOULDER, CO 80501 UNIT E DENVER, CO 80205  
PH: (303) 776-1733 PH: (303) 443-7001 PH: (303) 936-6997  
FAX: (303) 776-4355 FAX: (303) 443-9830



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

JOB NUMBER:  
17-69,008  
DATE:  
12-08-2017  
DRAWN BY:  
E. PRESCOTT  
CHECKED BY:  
ETB/JK/JZG