

# PLANET BLUEGRASS FARM ANNEXATION MAP

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

TOTAL AREA = 1,232,215 SQ FT, OR 28.29 ACRES, MORE OR LESS

## Parcel Description

(PROVIDED BY COLORADO ESCROW AND TITLE SERVICES, LLC)  
A PORTION OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED WITH BOULDER COUNTY ON MAY 22, 2015 AT RECEPTION NO. 03447520, SAID POINT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHWEST QUARTER, SECTION 18, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER, SAID POINT BEING A STONE WITH A CROSS CHISELED ON TOP, FROM WHENCE THE WEST QUARTER CORNER OF SAID SECTION 18 BEARS SOUTH A DISTANCE OF 1313.65 FEET; THENCE SOUTH 86°20' EAST A DISTANCE OF 396.00 FEET; THENCE SOUTH A DISTANCE OF 1096.47 FEET TO A POINT ON A FENCE LINE, SAID FENCE LINE BEING THE NORTHERLY RIGHT OF WAY BOUNDARY OF THE OLD NORTH ST. VRAIN ROAD; THENCE ALONG SAID BOUNDARY FENCE LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 80°56'15" EAST A DISTANCE OF 97.07 FEET; NORTH 88°23'30" EAST A DISTANCE OF 214.50 FEET, NORTH 7°\31' EAST A DISTANCE OF 101.32 FEET, NORTH 60°27'18" EAST A DISTANCE OF 140.74 FEET, NORTH 45°05' EAST A DISTANCE OF 286.37 FEET, NORTH 53°28'24" EAST A DISTANCE OF 130.58 FEET, NORTH 59°48'08" EAST A DISTANCE OF 155.21 FEET, NORTH 60°18'57" EAST A DISTANCE OF 336.15 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY BOUNDARY OF COLORADO STATE HIGHWAY NO. 66, THENCE ALONG SAID RIGHT OF WAY BOUNDARY 0.5 FEET SOUTH OF THE RIGHT OF WAY FENCE LINE AND APPROXIMATELY PARALLEL TO SAID FENCE LINE, THE FOLLOWING COURSES AND DISTANCES; NORTH 37°38'30" WEST A DISTANCE OF 103.72 FEET TO A FENCE CORNER ON THE NORTHERLY BANK OF NORTH ST. VRAIN CREEK, NORTH 37°38'30" WEST A DISTANCE OF 203.92 FEET, NORTH 41°56'30" WEST A DISTANCE OF 121.28 FEET, NORTH 49°45' WEST A DISTANCE OF 191.84 FEET, NORTH 58°39'30" WEST A DISTANCE OF 160.58 FEET, NORTH 68°12' WEST A DISTANCE OF 190.08 FEET, NORTH 77°09'30" WEST A DISTANCE OF 137.92 FEET, NORTH 84°02' WEST A DISTANCE OF 140.29 FEET, SOUTH 89°26' WEST A DISTANCE OF 121.08 FEET, SOUTH 82°18'30" WEST A DISTANCE OF 136.02 FEET, SOUTH 76°31'10" WEST A DISTANCE OF 145.00 FEET, SOUTH 74°05'30" WEST A DISTANCE OF 268.02 FEET TO A POINT ON THE WEST LINE OF THE AFOREMENTIONED NORTHWEST QUARTER OF SECTION 18; THENCE SOUTH A DISTANCE OF 25.59 FEET TO THE POINT OF BEGINNING. COUNTY OF BOULDER, STATE OF COLORADO.

EXCEPTING THEREFROM THAT PORTION OF SUBJECT PROPERTY DEEDED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY WARRANTY DEED RECORDED APRIL 7, 2006 AT RECEPTION NO. 2768625.

## DESCRIPTION FOR ANNEXATION PURPOSES:

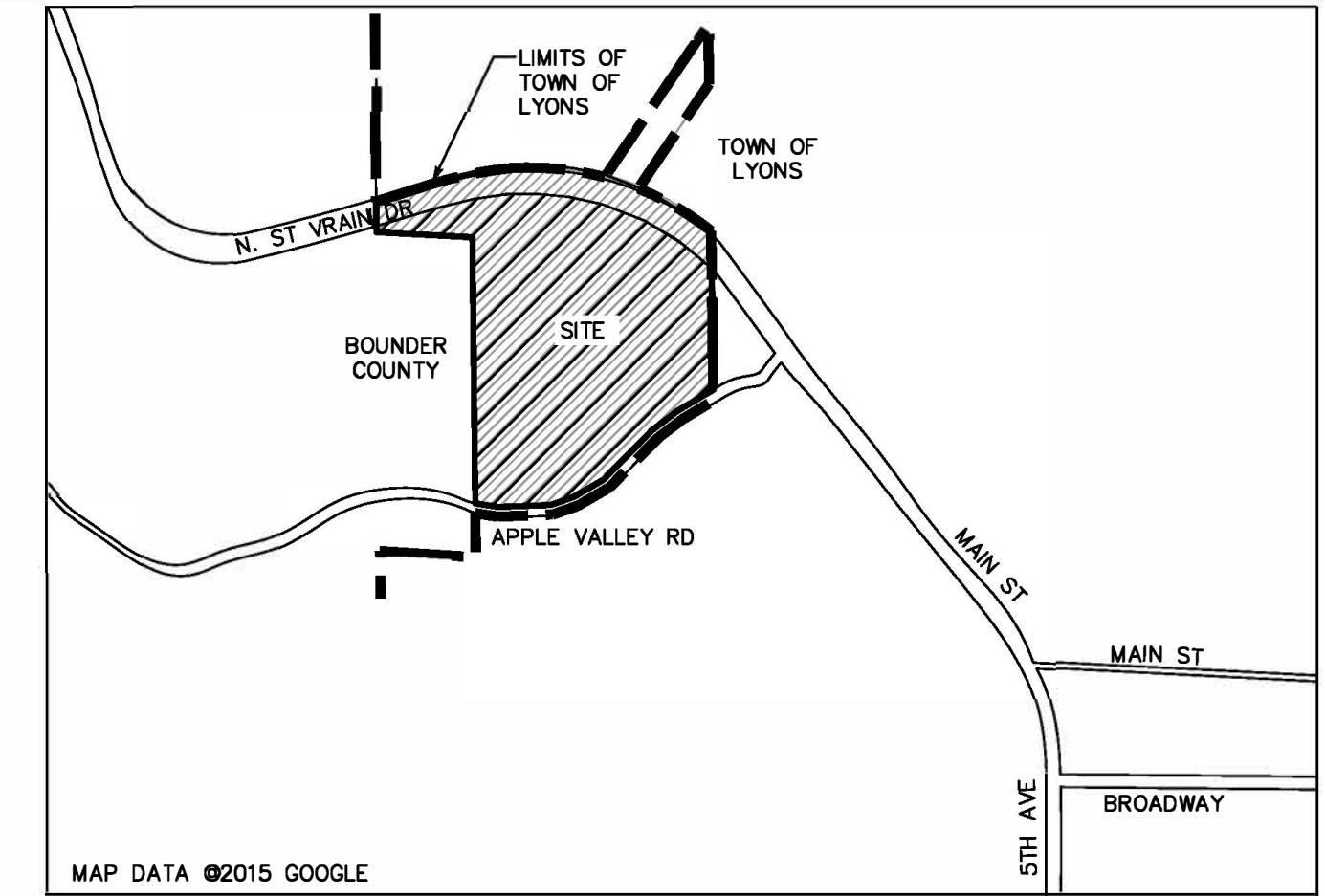
CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18 TO BEAR SOUTH 00°34' 54" EAST BETWEEN THE NORTH 1/16 CORNER SECTION 13-18, BEING A FOUND PENTAGON SHAPED SANDSTONE WITH CHISELED CROSS ON TOP "1/16" AND WEST 1/4 CORNER SECTION 13-18, BEING A FOUND 2 1/4" BRASS CAP STAMPED "US GENERAL LAND OFFICE SURVEY, PENALTY \$250 FOR REMOVAL, S13-1/4-S18, 1912" AS SHOWN HEREON WITH BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

BEGINNING AT SAID NORTH SIXTEENTH (1/16) CORNER OF SECTION 13 AND 18, THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18 NORTH 00°36'05" WEST, A DISTANCE OF 25.54 FEET; THENCE CONTINUING ALONG SAID WEST LINE NORTH 00°36'05" WEST, A DISTANCE OF 101.20 FEET TO A POINT ON THE SOUTH LINE OF EAGLE CANYON SUBDIVISION, RECORDED WITH BOULDER COUNTY ON MAY 23, 1985 AT RECEPTION NO. 00690040 SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF COLORADO HIGHWAY 36; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES;

- 1) NORTH 72°38'31" EAST, A DISTANCE OF 169.87 FEET TO A POINT OF CURVATURE;
- 2) THENCE 408.17 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1790.53 FEET AND AN INCLUDED ANGLE OF 13°03'41", SUBTENDED BY A CHORD BEARING NORTH 77°34'41" EAST, A DISTANCE OF 407.29 FEET TO A POINT OF CURVATURE;
- 3) THENCE 385.16 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 1243.25 FEET AND AN INCLUDED ANGLE OF 17°45'01", SUBTENDED BY A CHORD BEARING SOUTH 84°18'01" EAST, A DISTANCE OF 383.62 FEET TO A POINT OF CURVATURE;
- 4) THENCE 146.34 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 1243.00 FEET AND AN INCLUDED ANGLE OF 06°44'44", SUBTENDED BY A CHORD BEARING SOUTH 71°27'58" EAST, A DISTANCE OF 146.26 FEET TO A POINT OF CURVATURE;
- 5) THENCE 348.21 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 1198.30 FEET AND AN INCLUDED ANGLE OF 16°38'58" SUBTENDED BY CHORD BEARING SOUTH 59°38'35" EAST, A DISTANCE OF 346.99 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE SOUTH 00°47'55" EAST, A DISTANCE OF 653.68 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF APPLE VALLEY ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES;

- 1) SOUTH 59°46'29" WEST, A DISTANCE OF 17.36 FEET;
- 2) THENCE SOUTH 59°08'55" WEST, A DISTANCE OF 155.21 FEET;
- 3) THENCE SOUTH 52°47'31" WEST, A DISTANCE OF 130.34 FEET;
- 4) THENCE SOUTH 44°29'15" WEST, A DISTANCE OF 286.37 FEET;
- 5) THENCE SOUTH 59°51'33" WEST, A DISTANCE OF 140.74 FEET;
- 6) THENCE SOUTH 70°55'15" WEST, A DISTANCE OF 101.32 FEET;
- 7) THENCE SOUTH 87°47'45" WEST, A DISTANCE OF 214.50 FEET;
- 8) THENCE NORTH 81°32'00" WEST, A DISTANCE OF 97.07 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED WITH BOULDER COUNTY ON AUGUST 2, 2011 AT RECEPTION NO. 3162974; THENCE ALONG SAID EAST LINE OF SAID PARCEL AND ALSO ALONG THE EAST LINES OF THOSE PARCELS OF LAND DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON SEPTEMBER 5, 2012 AT RECEPTION NO. 3249309 AND JULY 7, 2000 AT RECEPTION NO. 2058729, NORTH 00°36'52" WEST, A DISTANCE OF 1096.61 FEET TO THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN SAID RECEPTION NO. 2058729; THENCE ALONG THE SOUTH LINE OF SAID PARCEL NORTH 86°55'45" WEST, A DISTANCE OF 395.74 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,232,215 S.F OR 28.29 ACRES OF LAND, MORE OR LESS.



Vicinity Map  
NOT TO SCALE

## Notes

1. COLORADO ESCROW AND TITLE SERVICES, LLC COMMITMENT NUMBER 27920CET, DATED 05/05/2015 AT 8:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS 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 MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 00°34' 54" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, BETWEEN A FOUND PENTAGON SHAPED SANDSTONE WITH CHISELED CROSS ON TOP "1/16" AT THE NORTH 1/16 CORNER SECTION 13-18 AND A FOUND 2 1/4" BRASS CAP STAMPED "US GENERAL LAND OFFICE SURVEY, PENALTY \$250 FOR REMOVAL, S13-1/4-S18, 1912" AT THE WEST 1/4 CORNER SECTION 13-18 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, COLORADO NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
4. THE PURPOSE OF THIS MAP IS TO GRAPHICALLY PORTRAY THE RELATIONSHIP OF THE LAND PROPOSED FOR ANNEXATION TO THE CURRENT TOWN OF LYONS LIMITS.
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. THE BOUNDARY AND CONTIGUITY IS BASED ON AS MEASURED DISTANCES FROM FLATIRONS IMPROVEMENT SURVEY PLAT JOB NO. 15-66,693 DATED 12-10-2015.
8. THE PROPERTY IS CURRENTLY ZONED "BOULDER COUNTY RURAL RESIDENTIAL". THE PROPOSED ZONING FOR THE SUBJECT PROPERTY IS "COMMERCIAL ENTERTAINMENT-1". ACREAGE FOR BOTH EXISTING AND PROPOSED ZONING IS 28.29 ACRES, MORE OR LESS.

## Petitioner's Certificate

PLANET BLUEGRASS ANNEX, LLC

BY: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, BY \_\_\_\_\_

WITNESS MY HAND AND SEAL.  
MY COMMISSION EXPIRES: \_\_\_\_\_

[SEAL]

NOTARY PUBLIC

## Applicant

PLANET BLUEGRASS  
ANNEX, LLC  
P.O. BOX 769  
LYONS, CO 80540  
303-823-0848 x101

## Surveyor

FLATIRONS, INC.  
3825 IRIS AVE, STE 395  
BOULDER, CO 80301  
PH: (303) 443-7001

## Planning and Community Development Commission Certificate

THIS IS TO CERTIFY THAT THIS ANNEXATION MAP OF "PLANET BLUEGRASS FARM" HAS BEEN RECOMMENDED FOR APPROVAL TO THE BOARD OF TRUSTEES OF THE TOWN OF LYONS, COLORADO

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRMAN

## Surveyor's Certificate

I, JOHN B. GUYTON, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS ANNEXATION MAP OF THE ABOVE DESCRIBED LAND WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE ON DECEMBER 30, 2015 AND THAT AT LEAST 1/6TH OF THE TOTAL PERIMETER OF THAT LAND TO BE ANNEXED IS CONTIGUOUS TO THE EXISTING TOWN OF LYONS LIMITS.

JOHN B. GUYTON  
COLORADO P.L.S. #16406  
CHAIRMAN/CEO, FLATIRONS, INC.

## Mayor's Certificate

THIS IS TO CERTIFY THAT A PETITION FOR THE ANNEXATION OF THE HEREON DESCRIBED PROPERTY AND MAP ACCOMPANYING THE SAME WERE APPROVED BY ORDINANCE NO. \_\_\_\_\_ OF THE TOWN OF LYONS, PASSED AND ADOPTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 201\_\_\_\_ AND THE MAYOR OF THE TOWN OF LYONS ON BEHALF OF THE TOWN HEREBY ACKNOWLEDGES AND ADOPTS THE SAID MAP UPON WHICH THIS CERTIFICATE IS ENDORSED FOR THE PURPOSES INDICATED THEREON.

MAYOR, TOWN OF LYONS, COLO.

ATTEST:

TOWN CLERK, TOWN OF LYONS, COLO.

## Clerk & Recorder's Certificate

STATE OF COLORADO )  
 ) SS.  
COUNTY OF BOULDER )

I HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_ AND WAS RECORDED AT RECEPTION # \_\_\_\_\_

SIGNATURE

BOULDER COUNTY CLERK AND RECORDER

## Contiguity

TOTAL PERIMETER .....4873.44'  
1/6TH PERIMETER.....812.24'  
CONTIGUOUS TO CITY LIMITS.....3254.36'

REVISION	DATE
1 - REVERSE BOUNDARY COMMENTS	1/19/17 M. VOYLES
2 - REVERSE ANNEX BOUNDARY	1/27/17 M. VOYLES
3 - REVERSE ANNEX BOUNDARY	1/27/17 M. VOYLES
4 - REVERSE FOR PLANNING COMMISSION CERT.	1/27/17 M. VOYLES
5 - REVERSE FOR CITY COMMENTS	1/27/17 M. VOYLES
6	
7	
8	

## ANNEXATION MAP

PLANET BLUEGRASS FARM

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Flatirons, Inc.  
Surveying, Engineering & Geomatics  
www.FlatironsInc.com

655 FOURTH AVE. UNIT E  
LONGMONT, CO 80501  
PH: (303) 776-4355  
FAX: (303) 776-4355

3825 IRIS AVE, STE 395  
BOULDER, CO 80301  
PH: (303) 443-7001  
FAX: (303) 443-9830

3660 DOWNING ST  
DENVER, CO 80205  
PH: (303) 936-6997



JOB NUMBER:  
15-66,693  
DATE:  
01-07-2015  
DRAWN BY:  
B. HAAS/M. VOYLES  
CHECKED BY:  
JZG/WW/SB/ETB

SHEET 1 OF 2

# PLANET BLUEGRASS FARM ANNEXATION MAP

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

### Legend

- ⊕ FOUND ALIQUOT MONUMENT AS DESCRIBED
- + FOUND CHISELED CROSS
- FOUND MONUMENT AS DESCRIBED
- 1 FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "MD JOHNSON LS 6716"
- 2 FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "RA ENGLAND LS 29415"
- FOUND 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
- CALCULATED POSITION (NOT FOUND OR SET)
- ▨ CURRENT LIMITS OF TOWN OF LYONS
- ▨ AREA TO BE ANNEXED
- (R) PER DEED RECORDED WITH BOULDER COUNTY ON MAY 22, 2015 AT RECEPTION NO. 03447520
- (P) PER THE PLAT OF EAGLE CANYON SUBDIVISION RECORDED WITH BOULDER COUNTY ON MAY 23, 1985 AT RECEPTION NO. 00690040

### Boundary Closure Report

COURSE: N00°36'05"W LENGTH: 25.54'  
 COURSE: N00°36'05"W LENGTH: 101.20'  
 COURSE: N72°38'31"E LENGTH: 169.87'

LENGTH: 408.17' RADIUS: 1790.53'  
 DELTA: 013°03'41" CHORD: 407.29' COURSE: N77°34'41"E

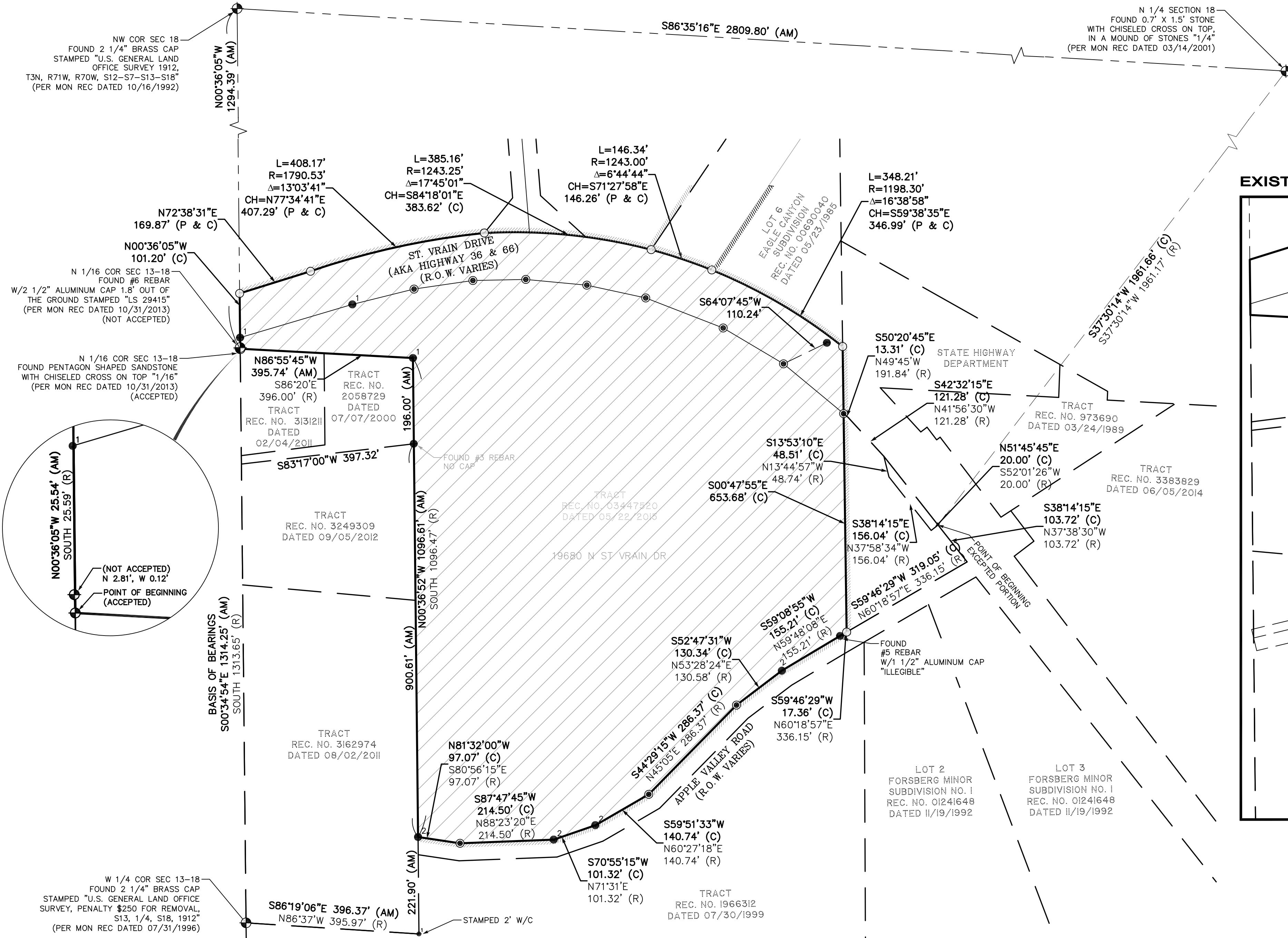
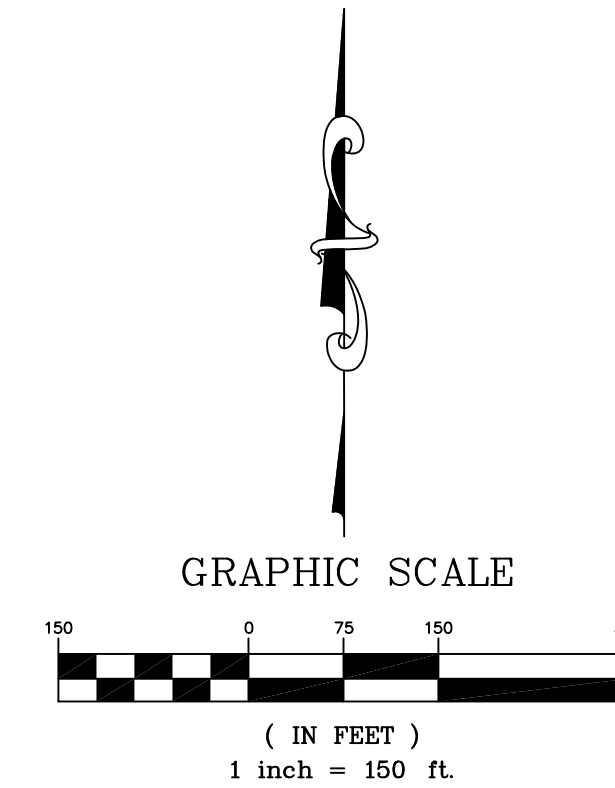
LENGTH: 385.16' RADIUS: 1243.25'  
 DELTA: 017°45'01" CHORD: 383.62' COURSE: S84°18'01"E

LENGTH: 146.34' RADIUS: 1243.00'  
 DELTA: 006°44'44" CHORD: 146.26' COURSE: S71°27'58"E

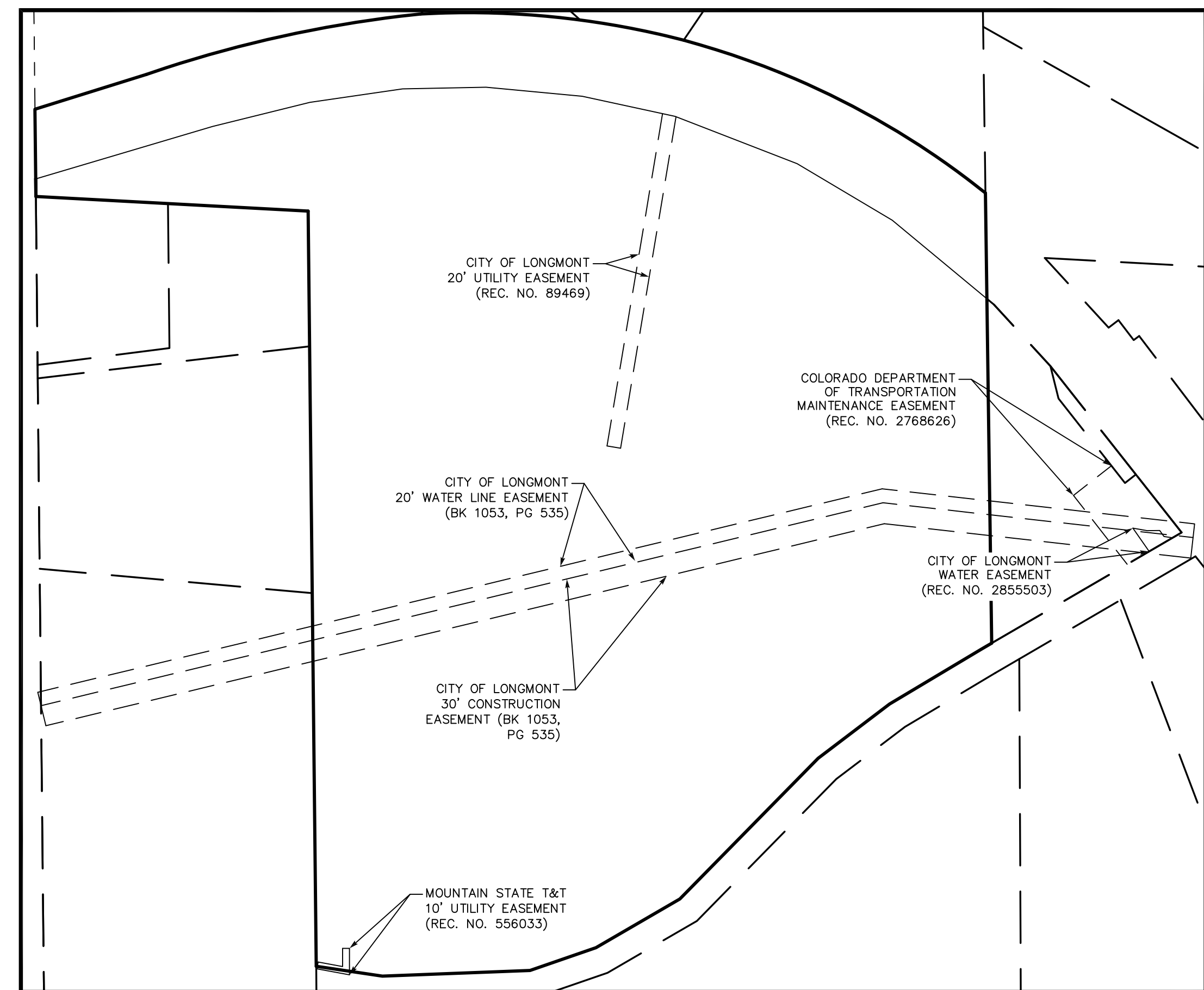
LENGTH: 348.21' RADIUS: 1198.30'  
 DELTA: 016°38'58" CHORD: 346.99' COURSE: S59°38'35"E

COURSE: S00°47'55"E LENGTH: 653.68'  
 COURSE: S59°46'29"W LENGTH: 17.36'  
 COURSE: S59°08'55"W LENGTH: 155.21'  
 COURSE: S52°47'31"W LENGTH: 130.34'  
 COURSE: S44°29'15"W LENGTH: 286.37'  
 COURSE: S59°51'33"W LENGTH: 140.74'  
 COURSE: S70°55'15"W LENGTH: 101.32'  
 COURSE: S87°47'45"W LENGTH: 214.50'  
 COURSE: N81°32'00"W LENGTH: 97.07'  
 COURSE: N00°36'52"W LENGTH: 1096.61'  
 COURSE: N86°55'45"W LENGTH: 395.74'

PERIMETER: 4873.44'  
 ERROR CLOSURE: 0.02  
 PRECISION 1: 243671



### EXISTING EASEMENTS



BY:WVOYLES FILE:66693-C16-ANNEX\_REV.DWG DATE:2/28/2017 1:21 PM

REVISION	DATE
1 - REVERSE BOUNDARY FOR COMMENTS	01/11/17
2 - REVERSE ANNEX BOUNDARY	01/20/17
3 - REVERSE FOR PLANNING COMMISSION CERT.	02/27/17
4 - REVERSE FOR CITY COMMENTS	02/28/17
5 - REVERSE FOR CITY COMMENTS	02/28/17
6 -	
7 -	
8 -	
9 -	

ANNEXATION MAP

PLANET BLUEGRASS FARM

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**Flatirons, Inc.**  
 Surveying, Engineering & Geomatics  
 www.flatironsinc.com  
 655 FOURTH AVE. BOULDER, CO 80501  
 3825 IRIS AVE. STE. 395 BOULDER, CO 80501  
 PH: (303) 776-1733 PH: (303) 443-7001  
 PH: (303) 776-4355 PH: (303) 443-9830  
 FAX: (303) 776-4355 FAX: (303) 443-9830

JOB NUMBER: 15-66,693  
 DATE: 01-07-2015  
 DRAWN BY: B. HAAS/M. VOYLES  
 CHECKED BY: JZG/WW/SB/ETB/JJK

SHEET 2 OF 2