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May 19, 2023

A description of the Martin Annexation to the Town of Lyons located in the NE1/4 of Section 19, T3N, R70W of the 6th P.M., Boulder County, Colorado. For: Town of Lyons.

LEGAL DESCRIPTION

A tract of land being part of Lot 1 and Lot 2, Block 1, Meadow Park Fruit Farms, a subdivision located in the NE1/4 of Section 19, T3N, R70W of the 6th P.M., County of Boulder, State of Colorado, according to the plat recorded April 4, 1910, in Plat Book 4 at Page 5 of the records of Boulder County, Colorado, described as follows:

COMMENCING at the N1/4 Corner of said Section 19 from which the C1/4 Corner of said Section 19 bears S02°29'05"E, 2672.15 feet (Basis of Bearing), thence S87°20'01"E, 265.88 feet along the North Line of the NE1/4 of said Section 19 to the Southeasterly Right-of-way Line of South St. Vrain Drive as described in instrument recorded March 4, 1955, in Book 973 at Page 187 of the records of Boulder, County, Colorado, and the POINT OF BEGINNING;

Thence continuing S87°20'01"E, 815.27 feet along the North Line of the NE1/4 of said Section 19, also being the Southerly Corporate Boundary of the Town of Lyons, to the Northeasterly Corner of said Lot 1;

Thence S5°44'55"W, 417.92 feet along the Easterly Line of said Lot 1 and along the Easterly Line of said Lot 2, also being the Westerly Corporate Boundary of the Town of Lyons, to the Southeasterly Corner of said Lot 2;

Thence N87°05'06"W, 1001.38 feet along the Southerly Line of said Lot 2 to the Easterly Right-of-way Line of County Road 69;

Thence N2°29'05"W, 101.32 feet along the Easterly Right-of-way Line of said County Road 69 to the Southeasterly Right-of-way Line of said South St. Vrain Drive;

Thence N47°58'59"E, 49.31 feet along the Southeasterly Right-of-way Line of said South St. Vrain Drive to an angle point thereof;

Thence N42°25'27"E, 217.65 feet along the Southeasterly Right-of-way Line of said South St. Vrain Drive to a point of non-tangent curve to the left;

Thence Northeasterly, 115.22 feet along the arc of said curve and along the Southeasterly Right-of-way Line of said South St. Vrain Drive, said arc having a radius of 424.00 feet, an central angle of 15°34'12", and being subtended by a chord that bears N24°11'59"E, 114.87 feet;



EXHIBIT "A"

Thence N23°55'59"E, 3.46 feet along the Southeasterly Right-of-way Line of said South St. Vrain Drive to the POINT OF BEGINNING.

Area = 8.809 acres (383,706 sq ft), more or less.

NOTICE: According to Colorado law you **must** commence any legal action based upon any defect in this survey within three years after you first discovered 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.

Frank N. Drexel
Frank N. Drexel 24305
Colorado Professional Land
Surveyor No. 24305
1500 Kansas Ave #2-E, Longmont, CO 80501
Date: 05-19-2023

File: 16421-a lgl.doc

Project: 1642-1