

# MARTIN ANNEXATION

PART OF LOT 1 & LOT 2, BLOCK 1, MEADOW PARK FRUIT FARMS LOCATED  
IN THE NE1/4 OF SECTION 19, T3N, R70W OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO.  
AREA = 8.809 ACRES, MORE OR LESS.

## CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT BEING THE OWNER(S), MORTGAGEE OR LIEN HOLDER OF CERTAIN LANDS IN LYONS, COLORADO, DESCRIBED AS FOLLOWS:

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 S55°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 N29°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;

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.

THUS DESCRIBED TRACT CONTAINS 8.809 ACRES ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS\_OF\_WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2023.

OWNER \_\_\_\_\_

MORTGAGE OR LIEN HOLDER \_\_\_\_\_

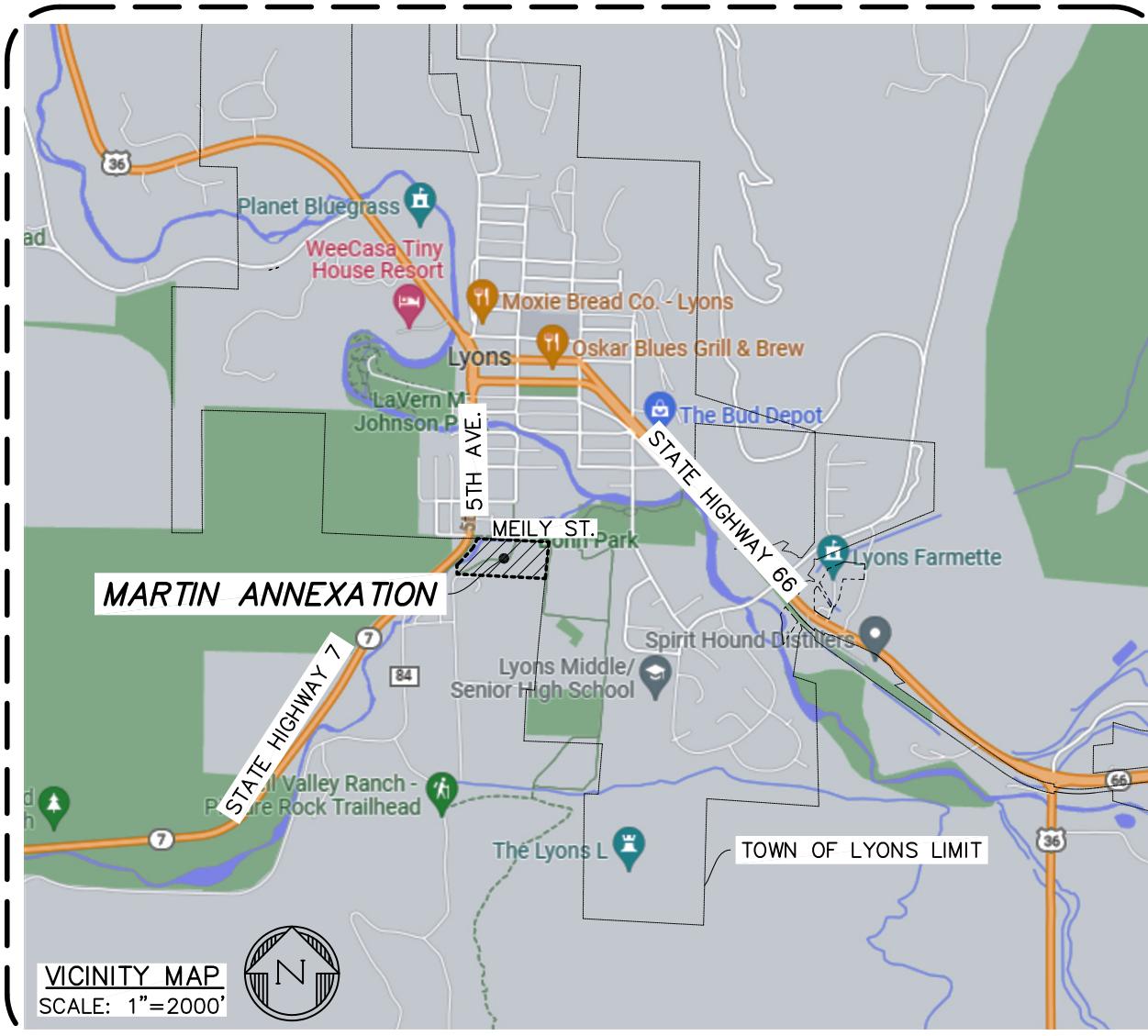
STATE OF COLORADO \_\_\_\_\_ )  
COUNTY OF BOULDER \_\_\_\_\_ )  
SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS  
DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_\_  
WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_

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

NOTES

- BEARINGS SHOWN ON THIS MAP ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE NE1/4 OF SECTION 19, T3N, R70W OF THE 6TH P.M., BEARS N02°29'05"W AS MONUMENTED AND SHOWN HEREON.
- THIS MAP WAS PREPARED EXCLUSIVELY FOR ANNEXATION PURPOSES AND IS NOT A LAND SURVEY PLAT IN ACCORDANCE WITH SECTIONS 38-50-101, 38-51-102(12), 38-51-106, OR 38-51-107, COLORADO REVISED STATUTES.
- RECORDED EASEMENTS AND RIGHTS-OF-WAY ARE AS SHOWN ON THE RECORDED PLAT OF MEADOW PARK FRUIT FARMS. NO ADDITIONAL RESEARCH WAS COMPLETED.
- TRACT OF LAND CONSIDERED FOR ANNEXATION HAS CONTOGUITY WITH EXISTING TOWN OF LYONS AS FOLLOWS: PERIMETER OF PARCEL TO BE ANNEXED = 2721.53 FEET; CONTOGUITY BOUNDARY = 1233.19 FEET; (1/6) OF TOTAL ANNEXATION BOUNDARY = 453.59 FEET; 779.60 FEET EXCEEDING THE (1/6) REQUIREMENT.
- FIELD WORK WAS COMPLETED ON DECEMBER 21, 2021.
- LINEAR DIMENSIONS SHOWN ON THIS MAP ARE U.S. SURVEY FEET.



## DATE OF PREPARATION

MAY 19, 2023

## LAND OWNER

TOWN OF LYONS  
432 5TH AVE.  
LYONS, CO 80504  
(303) 823-6622

## SURVEYOR

FRANK N. DREXEL  
CIVILARTS  
1500 KANSAS AVENUE, SUITE 2-E  
LONGMONT, CO 80501  
(303) 682-1131

## DATE OF REVISION

\_\_\_\_\_

## PLANNING AND COMMUNITY DEVELOPMENT COMMISSION CERTIFICATE

APPROVED BY THE LYONS PLANNING AND COMMUNITY DEVELOPMENT COMMISSION THIS DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_\_  
CHAIRMAN \_\_\_\_\_

## PLANNING AND COMMUNITY DEVELOPMENT COMMISSION SECRETARY

## CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THIS ANNEXATION MAP IS TO BE KNOWN AS "MARTIN ANNEXATION" TO THE TOWN OF LYONS AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. \_\_\_\_\_ PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF LYONS, COLORADO, HELD ON \_\_\_\_\_, 20\_\_\_\_\_, AS RECEPTION NO. \_\_\_\_\_, IN THE RECORDS OF THE CLERK AND RECORDER OF BOULDER COUNTY, COLORADO, BY THE BOARD OF TRUSTEES OF LYONS, COLORADO.

MAYOR \_\_\_\_\_

ATTEST: \_\_\_\_\_

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

## CLERK AND RECORDER CERTIFICATE

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF BOULDER COUNTY AT \_\_\_\_\_ O'CLOCK, M., ON THE DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_\_, IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MAP \_\_\_\_\_, RECEPTION NO. \_\_\_\_\_

BOULDER COUNTY CLERK AND RECORDER \_\_\_\_\_

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

| LEGEND                           |  |
|----------------------------------|--|
| MISC.                            |  |
| AC                               | ACRES  |
| ALUM                             | ALUMINUM   |
| BK                               | BOOK   |
| COLO                             | COLORADO   |
| -D                               | DEED DIMENSION   |
| -P                               | PLAT DIMENSION   |
| MKD                              | MARKED   |
| REC                              | RECEPTION NUMBER   |
| PBK                              | PLAT BOOK  |
| PG                               | PAGE   |
| ±                                | MORE OR LESS   |
| TOWN OF LYONS CORPORATE BOUNDARY |  |
| FEATURES                         |  |
| PROPERTY CORNER                  |  |
| MONUMENTS                        |  |
| SET                              | SET 18" LONG #5 REBAR W/ 2" ALUM. CAP MKD. "CIVILARTS PLS 24305" SET 18" LONG #5 REBAR W/ 2" ALUM. CAP MKD. "CIVILARTS PLS 24305" FLUSH W/ GROUND LEVEL. |
| FND                              | FOUND #5 REBAR W/ 2" ALUM. CAP MKD. "CIVILARTS PLS 24305".   |
| NFS                              | MONUMENT NOT FOUND OR SET.   |

CERTIFICATION DEFINED  
THE USE OF THE WORDS "CERTIFY" AND/OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS AND CONDITIONS WHICH THE SURVEY OF THE LAND AREA WAS PERFORMED BY OR UNDER THE REGISTERED PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE CHARGE, IS BASED ON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION, AND BELIEF; IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE; AND DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. (RULE 1.6.B.2 OF THE RULES AND REGULATIONS OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS)

## 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.

## SURVEYOR'S CERTIFICATION

I, FRANK N. DREXEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF; IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE; AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF THE PARCELS SHOWN HEREON IS CONTIGUOUS THE PRESENT BOUNDARY OF THE TOWN OF LYONS, AND THAT THIS PLAT COMPLETES WITH SECTION 31-12-107(d), COLORADO REVISED STATUTES, CONCERNING ANNEXATION PLATS.

## SURVEYOR'S CERTIFICATION

FRANK N. DREXEL  
CIVILARTS  
COLORADO REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 24305  
DATE: \_\_\_\_\_



# MARTIN ANNEXATION

PART OF LOT 1 & LOT 2, BLOCK 1, MEADOW PARK FRUIT FARMS LOCATED  
IN THE NE1/4 OF SECTION 19, T3N, R70W OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO.  
AREA = 8.809 ACRES, MORE OR LESS.

SHEET 2 OF 2

