

# **ANNEXATION IMPACT REPORT**

## **LYONS TEBO ANNEXATION**

4545 UTE HIGHWAY  
BOULDER COUNTY, CO

MAY 9, 2024

**PREPARED FOR:**

Tebo Properties  
3111 28<sup>th</sup> Street  
Boulder, CO 80301  
303.447.8326

**PREPARED BY:**

JVA Consulting Engineers  
1319 Spruce Street  
Boulder, CO 80302  
303.444.1951

Project Number: 3586c

## INTRODUCTION

This Annexation Impact Report has been prepared pursuant to Colorado Revised Statutes (CRS) 31-12-108.5.

This report contains the current boundary of the Town of Lyons as well as the proposed boundary to include the subject property and development. Furthermore, the current adjacent utilities are provided in exhibits at the end of this report.

A conceptual site plan for the subject property is included in this report. This conceptual layout is subject to change and is for information only at this stage and shall not limit the landowner's plans for development of the subject property.

The subject site consists of two (2) parcels (commitment numbers 5509-3936628 (TC1) and 5509-3936635 (TC2) and is +/- 5.26 acres. The subject site is in the northeast quarter of Section 20, Township 3 North, Range 70 West of the 6<sup>th</sup> Principal Meridian, County of Boulder, State of Colorado. Furthermore, the project is at the northeast corner of the state highway 66 and North Foothills highway intersection.

The northern and western boundaries of the site include the 40' right of way of the existing Highland Drive (formerly Old Estes Park Road) and the southern boundary of the site is at the edge of the Colorado state highway 66 right of way. The eastern boundary of the site runs along two adjacent developed lots zoned for municipal and agricultural facilities.

## PROPOSED PROJECT DESCRIPTION

The project shall consist of the annexation of +/- 5.26 acres into the Town of Lyons with commercial and high-density residential zoning. Only +/- 4.41 acres of the property will be used for the subject development; the other +/- 0.85 acres is the aforementioned right of way of Highland Drive.

The annexation for the subject site also includes the 40' Highland Drive right of way along the site's north and west boundaries.

The subject property to be annexed and zoned will take shared full movement access with the neighboring east parcel that takes from Colorado state highway 66.

## MUNICIPAL SERVICES

Municipal services for the Lyons Tebo Annexation shall be provided by the following:

Electricity	Town of Lyons Electric, Water and Sanitation Division
Natural Gas	Xcel Energy
Telecommunication	TBD

Water	Town of Lyons Electric, Water and Sanitation Division
Sanitary Sewer	Town of Lyons Electric, Water and Sanitation Division
Fire	Lyons Fire Protection District
Police	Boulder County Sheriff's Office
Street Maintenance	Town of Lyons Public Works and Parks Facility

## FINANCING

Refer to the Annexation Agreement between Tebo Properties and the Town of Lyons for additional information. Some utilities necessary to serve the annexation are adjacent to the subject property. Water and Sanitary sewer mains will need to be extended from the existing infrastructure east of the site. Service lines will be extended into the subject property.

Property owner will be responsible for installation of required infrastructure to extend service lines at the time of development, including payment of applicable facility expansion. Property owner will be responsible for any applicable on-going service fees and may organize a special district for on-going maintenance of certain infrastructure, such as roads.

## EXISTING DISTRICTS

Existing districts within the area of the subject annexation are as follows:

Water	N/A; Site is served by well water
Sanitary Sewer	N/A; Site is served by septic system
Fire	Lyons Fire Protection District
School	St. Vrain Valley Schools
Library	Lyons Regional Library District

## SCHOOL DISTRICT

The estimated number of students to be added to the school district by this annexation is not known at this time and will depend on the ultimate density achieved on the northern parcel.

The subject annexation is expected to provide a financial benefit to St. Vrain Valley Schools due to increased valuation of the subject property.



### **PRE-ANNEXATION AGREEMENT**

A pre-annexation agreement is not available.

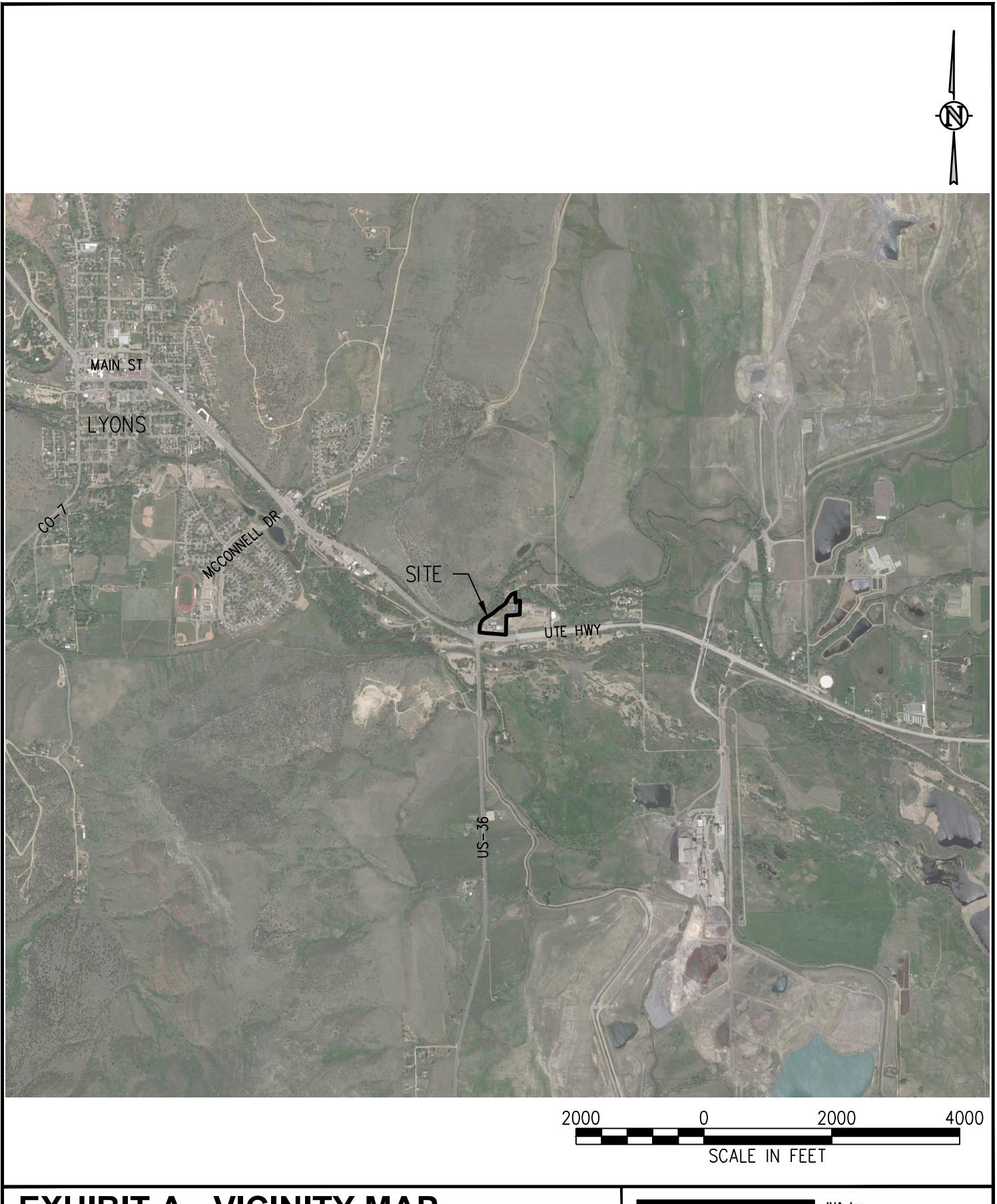
### **EXHIBITS**

Exhibit A – Vicinity Map & Lyons Planning Area Map

Exhibit B – Concept Plan/Overall Exhibit

Exhibit C – FEMA Flood Insurance Rate Map (FIRMette)

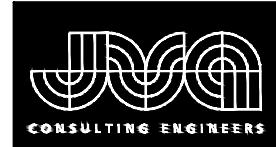
Exhibit D – Survey Files: Annexation Map, Zoning Map, and Improvement Survey Plat



## EXHIBIT A - VICINITY MAP

### LYONS ZIGGIS ANNEXATION

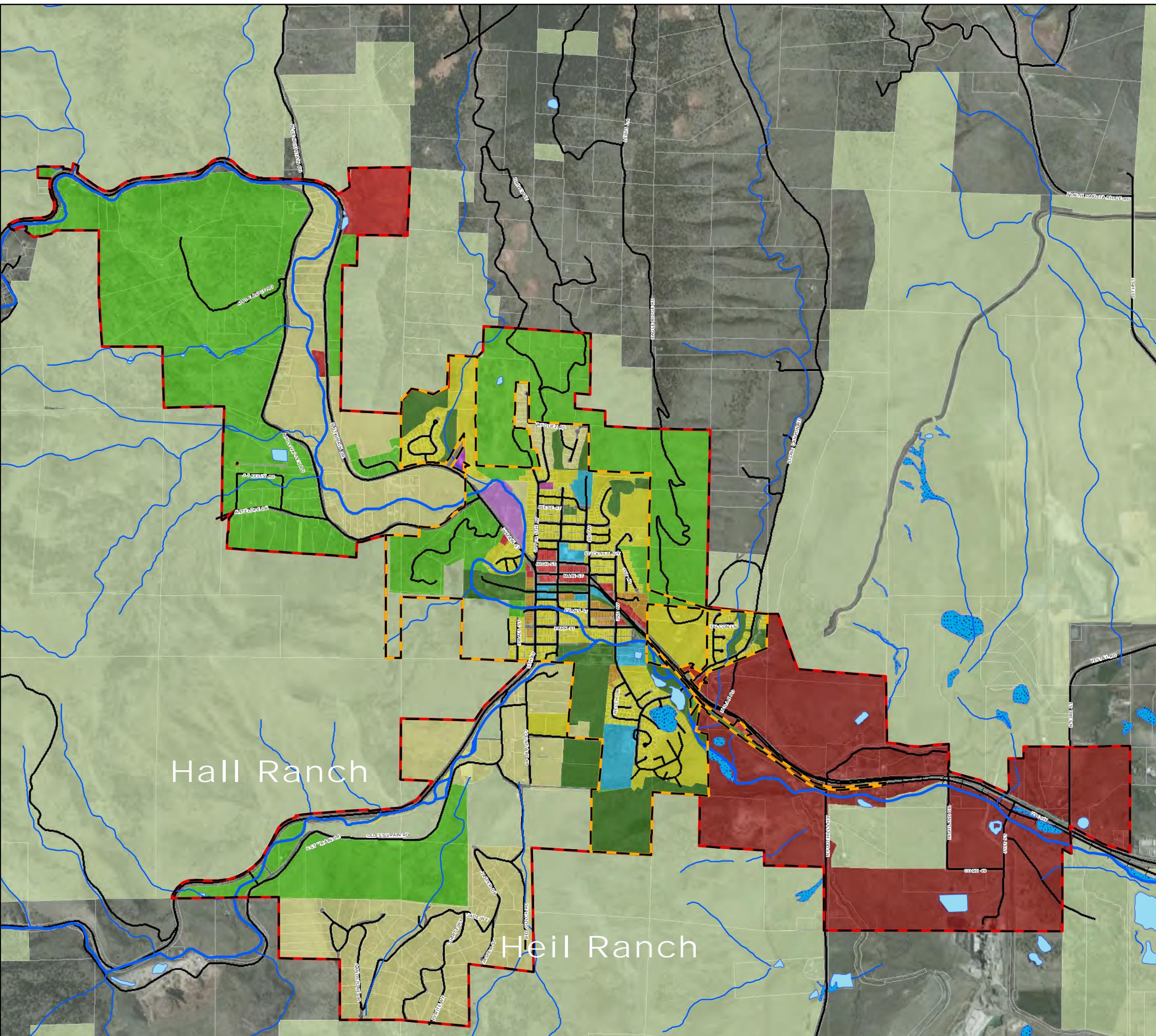
### APRIL, 2024



JVA, Inc.  
1319 Spruce Street  
Boulder, CO 80302  
303.444.1951  
[www.jvajva.com](http://www.jvajva.com)  
Boulder • Fort Collins • Winter Park  
Glenwood Springs • Denver



**2010 Lyons Planning Area Map**



**Legend**

- Yellow line: Town Boundary
- Red line: Lyons Planning Area (Future)

**Land Use**

- Agriculture (Green)
- Park (Dark Green)
- Boulder County Open Space (Light Green)
- Municipal Facilities (Blue)
- Estate Residential (Yellow)
- Low Density Residential (Light Yellow)
- Medium Density Residential (Orange)
- Commercial (Red)
- Employment Area (Dark Red)
- Commercial Entertainment (Purple)
- Light Industrial (Dark Purple)
- General Industrial (Very Dark Purple)

Note: Land uses are defined in Appendix A

Source: Town of Lyons, Boulder County

0 1,000 2,000 4,000  
Feet

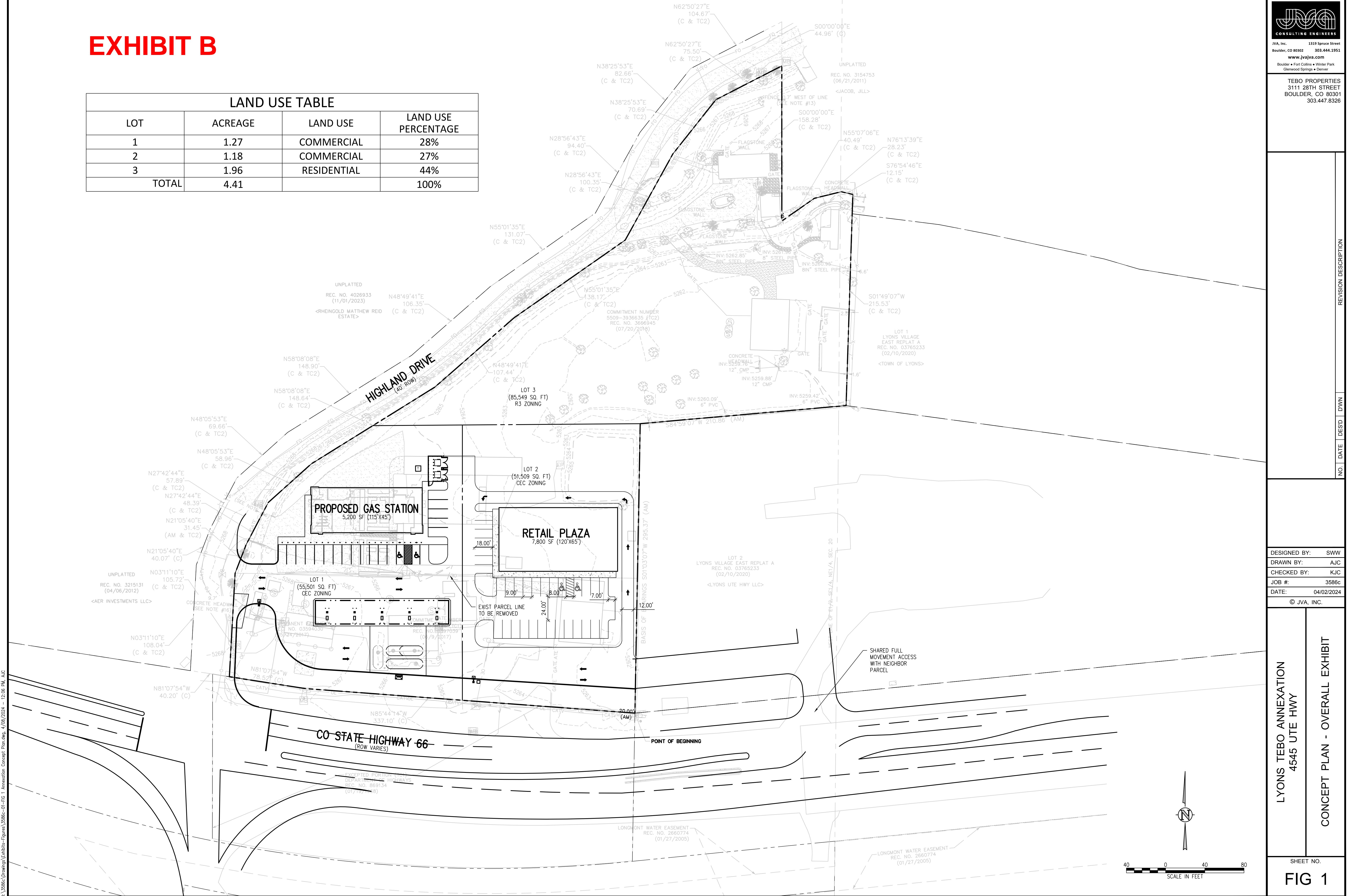
N

PLACE MATTERS



# EXHIBIT B

LAND USE TABLE			
LOT	ACREAGE	LAND USE	LAND USE PERCENTAGE
1	1.27	COMMERCIAL	28%
2	1.18	COMMERCIAL	27%
3	1.96	RESIDENTIAL	44%
TOTAL	4.41		100%



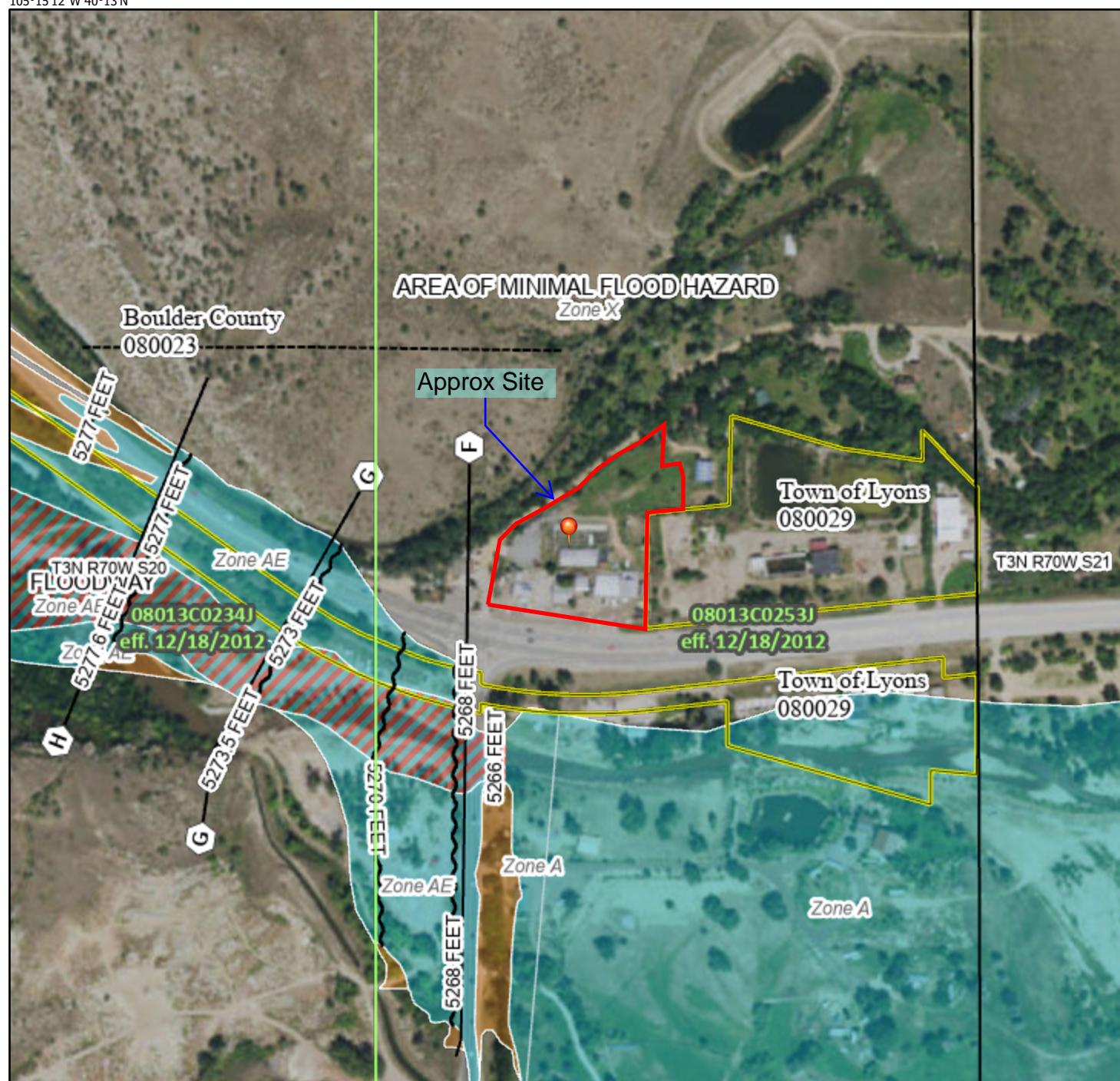
# National Flood Hazard Layer FIRMette



## EXHIBIT C

### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
OTHER AREAS	Area with Flood Risk due to Levee Zone D
	Area of Minimal Flood Hazard Zone X
	Effective LOMRs
GENERAL STRUCTURES	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual Chance
	Water Surface Elevation
	Coastal Transect
MAP PANELS	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
MAP PANELS	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/16/2022 at 6:15 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

# EXHIBIT D

## Parcel Description

(PROVIDED BY FIRST AMERICAN HERITAGE TITLE INSURANCE COMPANY)

COMMITMENT NUMBER 5509-3936628

DEED RECORDED ON 06/09/2017 AT REC. NO. 3597039

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THE FOLLOWING:

TRACT CONVEYED TO BOULDER COUNTY BY DEED RECORDED IN BOOK 624 AT PAGE 426;

TRACT CONVEYED TO HUGH LEE HAMMONDS AND SUSIE CORNELIA HAMMONDS BY DEED RECORDED IN BOOK 642 AT PAGE 16;

TRACT CONVEYED TO FRED DIRKES BY DEED RECORDED IN BOOK 660 AT PAGE 162;

TRACT CONVEYED TO FRED DAVID DIRKES AND DOROTHY BETH DIRKES BY DEED RECORDED SEPTEMBER 05, 1957 IN BOOK 1055 AT PAGE 197;

TRACT CONVEYED TO CITY OF LONGMONT BY DEED RECORDED AUGUST 3, 1966 AT RECEPTION NO. 822965;

AND EXCEPT ANY PART OF THE LAND LYING NORTH OF THE BOULDER COUNTY HIGHWAY KNOWN AS THE OLD ESTES PARK HIGHWAY;

AND EXCEPT A TRACT IN THE NORTHEAST CORNER, AS STATED TO HAVE BEEN CONVEYED BY DEED FROM WILLIAM L. PARSONS TO THOMAS MCCALL, AS EVIDENCED BY DEED RECORDED SEPTEMBER 05, 1957 IN BOOK 1055 AT PAGE 200;

AND EXCEPT THAT PART TO THE DEPARTMENT OF HIGHWAYS BY INSTRUMENT RECORDED JANUARY 19, 1968 ON FILM 625 AS RECEPTION NO. 869134;

AND EXCEPT A TRACT CONVEYED TO JUNGE BY DEED RECORDED JULY 3, 1959 IN BOOK 1113 AT PAGE 416, COUNTY OF BOULDER, STATE OF COLORADO.

COMMITMENT NUMBER 5509-3936635

DEED RECORDED ON 07/20/2018 AT REC. NO. 3666945

PARCEL 1:  
ALL THAT PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, LYING EAST OF THE BOULDER COUNTY HIGHWAY, KNOWN AS THE ESTES PARK HIGHWAY, AND NORTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF HIGHWAY NO. 66, WHENCE THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, BEARS NORTH 39°49' EAST, 1032.99 FEET; THENCE NORTH 1°34' EAST, 405.87 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE WESTERLY PARALLEL TO THE NORTH LINE OF HIGHWAY NO. 66, 214.6 FEET; THENCE SOUTH 1°34' WEST, 157.77 FEET; THENCE NORTH 88°47' WEST, 423.4 FEET, MORE OR LESS, TO SAID ESTES PARK HIGHWAY;

EXCEPT THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED FROM WILLIAM L. PARSONS AND ELIZABETH PARSONS TO THOMAS MCCALL RECORDED DECEMBER 13, 1879 IN BOOK 58 AT PAGE 147, BOULDER COUNTY, COLORADO RECORDS; AND

EXCEPT THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED FROM GEORGE W. KIRK TO HUGH LEE HAMMONDS AND SUSIE CORNELIA HAMMONDS RECORDED JULY 28, 1936 IN BOOK 642 AT PAGE 16, OF SAID RECORDS.

PARCEL 2:  
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 20 (NORTH SIXTEENTH CORNER OF SECTIONS 20 AND 21) FROM WHENCE THE EAST QUARTER CORNER LIES S0015'23" N 1315.54 FEET;

THENCE S 59°09'09" W, 759.51 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED AUGUST 3, 1966 AT RECEPTION NO. 822965, BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID PARCEL THE FOLLOWING TWO COURSES:

1) S84°59'36" W, 214.68 FEET;

2) S01°03'36" W, 157.77 FEET;

THENCE N89°17'24" W, 410.41 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF HIGHLAND DRIVE (PREVIOUSLY KNOWN AS ESTES PARK HIGHWAY);

THENCE ALONG THE EASTERLY AND SOUTHERLY RIGHT OF WAY LINE OF HIGHLAND DRIVE, BEING 20.00 FEET FROM THE APPROXIMATE CENTERLINE (AS OF JUNE, 2009), THE FOLLOWING NINE COURSES:

1) N210'39" E, 31.46 FEET;

2) N274'24" E, 48.39 FEET;

3) N48'05" E, 58.96 FEET;

4) N58'08" E, 148.64 FEET;

5) N48'94" E, 107.44 FEET;

6) N55'01" E, 138.17 FEET;

7) N28'56" E, 100.35 FEET;

8) N38'25" E, 70.69 FEET;

9) N62'50" E, 75.50 FEET;

THENCE S00'00" W, 158.28 FEET, MORE OR LESS, ALONG THE EXTENDED WESTERLY LINE OF A PARCEL DESCRIBED IN DEED RECORDED IN BOOK 642 AT PAGE 16 TO THE APPROXIMATE NORTHERLY BANK (AS OF JUNE, 2009) OF THE PALMERTON DITCH;

THENCE ALONG THE APPROXIMATE NORTHERLY BANK (AS OF JUNE, 2009) OF THE PALMERTON DITCH THE FOLLOWING THREE COURSES:

1) N55'07" E, 40.49 FEET;

2) N76'13" E, 28.23 FEET;

3) S76'44" E, 13.12 FEET;

THENCE S0103'36" E, 214.88 FEET, MORE OR LESS, ALONG THE WESTERLY LINE EXTENDED NORTH OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED JULY 12, 1986 AT RECEPTION NO. 820796 TO THE POINT OF BEGINNING, COUNTY OF BOULDER, STATE OF COLORADO.

DESCRIPTION BY FLATIRONS, INC. AT REQUEST OF CLIENT:

A PARCEL OF LAND, LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF LOT 2, LYONS VILLAGE EAST REPLAT A, RECORDED WITH BOULDER COUNTY ON FEBRUARY 10, 2020, AT RECEPTION NO. 03765233 TO BEAR SOUTH 01°03'07" WEST BETWEEN FOUND #5 REBARS WITH 1 1/2" ALUMINUM CAPS, "RA ENGLAND LS 29415" AT THE NORTHWEST AND SOUTHWEST CORNERS OF SAID LOT 2 WITH ALL BEARING CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT SAID SOUTHWEST CORNER OF LOT 2, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 66 AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

1) NORTH 85°44'14" WEST, A DISTANCE OF 337.10 FEET;

2) THENCE NORTH 81°07'54" WEST, A DISTANCE OF 78.52 FEET TO A POINT ON THE EASTERLY

RIGHT-OF-WAY LINE OF HIGHLAND DRIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES;

1) NORTH 03°11'10" EAST, A DISTANCE OF 105.72 FEET;

2) THENCE NORTH 210°54'0" EAST, A DISTANCE OF 31.45 FEET;

3) THENCE NORTH 274°24'4" EAST, A DISTANCE OF 48.39 FEET;

4) THENCE NORTH 48°05'53" EAST, A DISTANCE OF 58.96 FEET;

5) THENCE NORTH 58°08'08" EAST, A DISTANCE OF 148.64 FEET;

6) THENCE NORTH 48°49'41" EAST, A DISTANCE OF 107.44 FEET;

7) THENCE NORTH 55°01'35" EAST, A DISTANCE OF 138.17 FEET;

8) THENCE NORTH 28°56'43" EAST, A DISTANCE OF 100.35 FEET;

9) THENCE NORTH 38°25'53" EAST, A DISTANCE OF 70.69 FEET;

10) THENCE NORTH 62°50'27" EAST, A DISTANCE OF 75.50 FEET TO A POINT ON THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED WITH BOULDER COUNTY ON JUNE 21, 2011 AT RECEPTION NO. 3154753; THENCE ALONG THE WESTERLY AND SOUTHWESTERLY LINES OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES;

1) SOUTH 00°00'00" EAST, A DISTANCE OF 158.28 FEET;

2) THENCE NORTH 55°01'06" EAST, A DISTANCE OF 40.49 FEET;

3) THENCE NORTH 03°11'13" EAST, A DISTANCE OF 12.15 FEET;

4) THENCE SOUTH 76°54'46" WEST, A DISTANCE OF 12.15 FEET TO A POINT ON THE WESTERLY LINE EXTENDED NORTHERLY OF SAID LYONS VILLAGE EAST REPLAT A; THENCE ALONG SAID WESTERLY LINE AND WESTERLY LINE EXTENDED THE FOLLOWING THREE COURSES;

1) SOUTH 01°49'07" WEST, A DISTANCE OF 215.53 FEET;

2) THENCE SOUTH 84°59'07" WEST, A DISTANCE OF 210.86 FEET;

3) THENCE SOUTH 01°03'07" WEST, A DISTANCE OF 295.37 FEET, MORE OR LESS TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 192,559 SQUARE FEET OR 4.42 ACRES OF LAND, MORE OR LESS.

# ZONING MAP

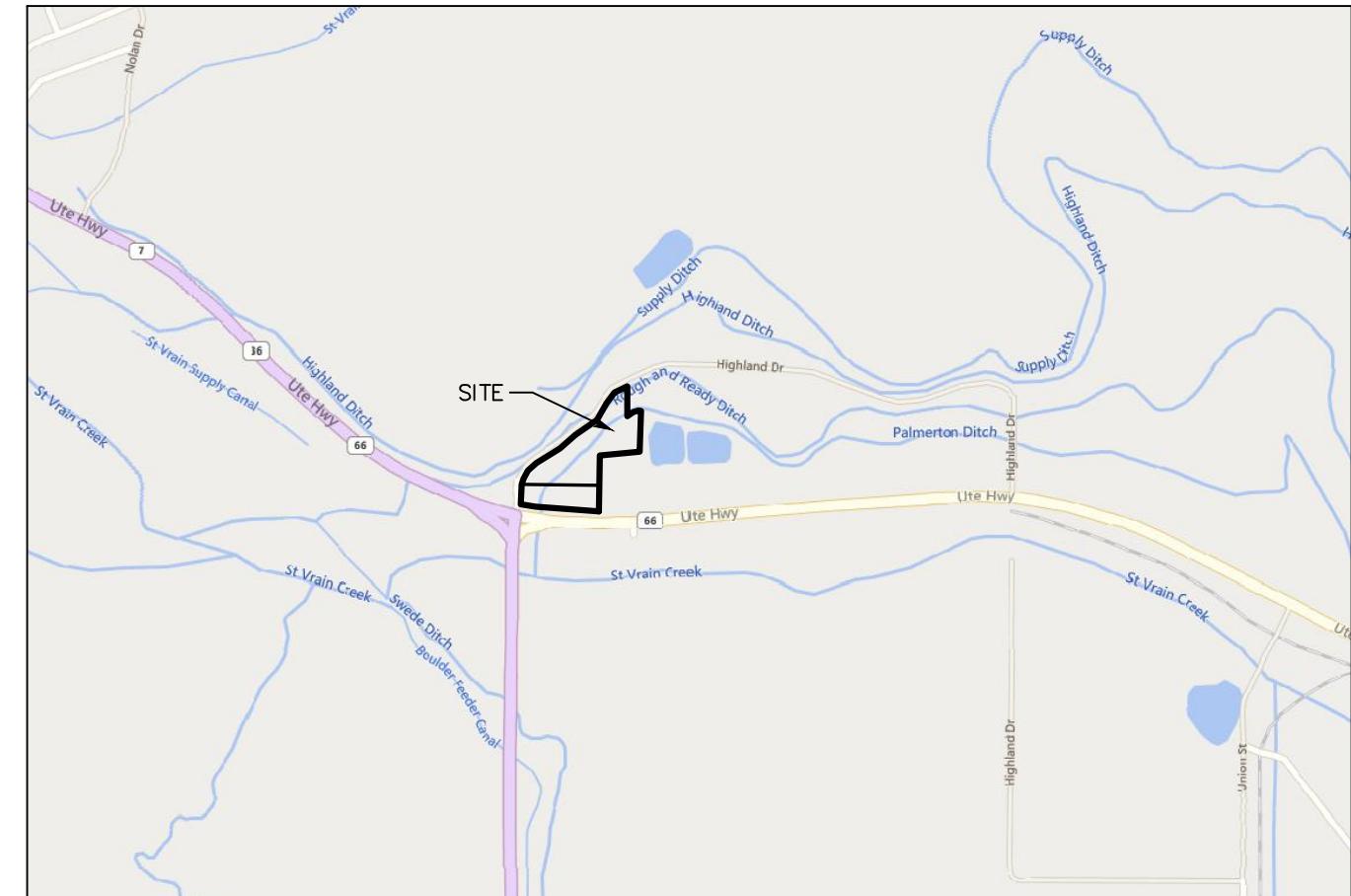
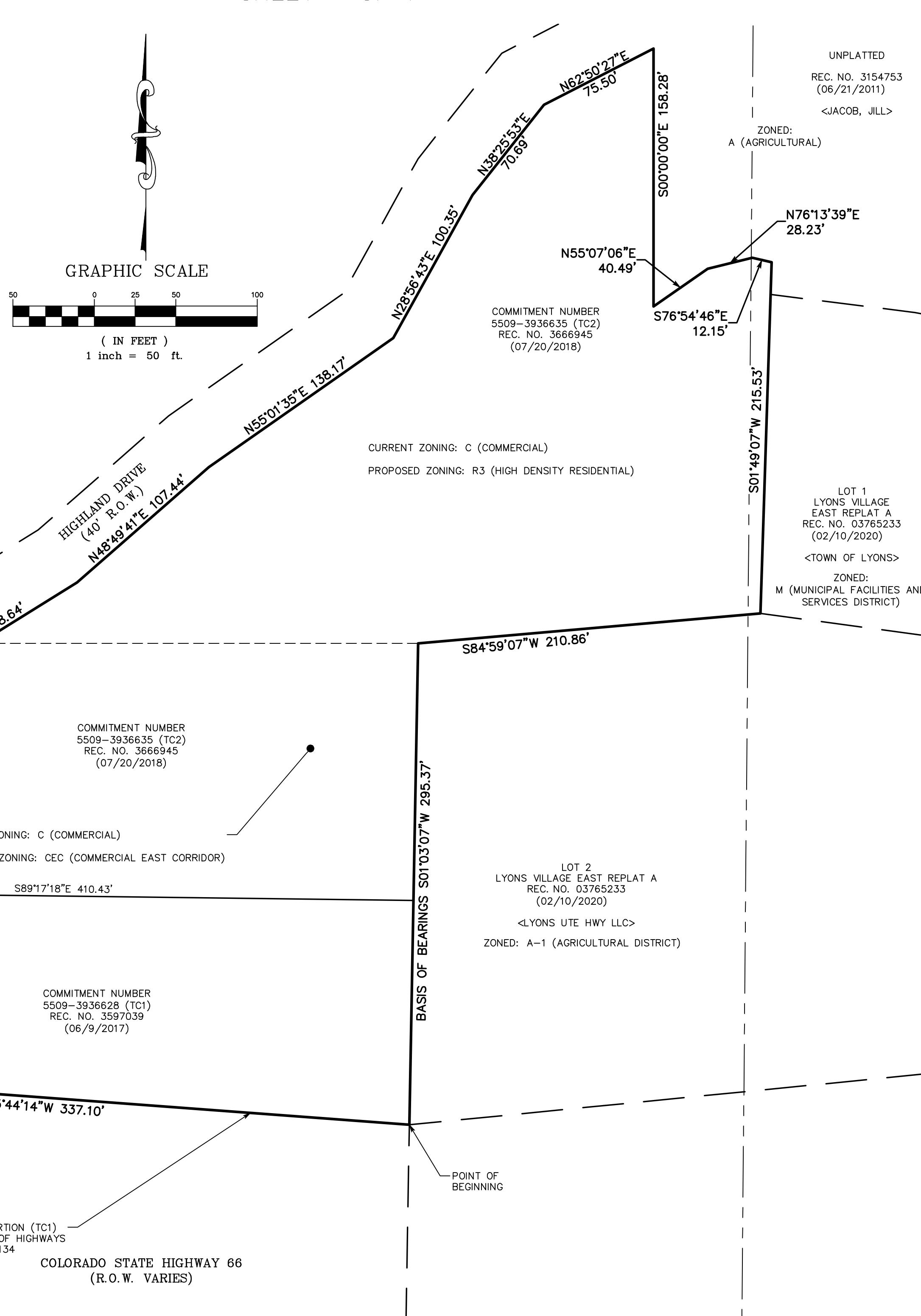
OF A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,  
TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

## Boundary Closure Report

COURSE: N85°44'14" W LENGTH: 337.10'  
COURSE: N81°07'54" W LENGTH: 78.52'  
COURSE: N03°11'10" E LENGTH: 105.72'  
COURSE: N210°54" E LENGTH: 31.45'  
COURSE: N274°24" E LENGTH: 48.39'  
COURSE: N48°05" E LENGTH: 58.96'  
COURSE: N58°08" E LENGTH: 148.64'  
COURSE: N48°49" E LENGTH: 107.44'  
COURSE: N55°01" E LENGTH: 138.17'  
COURSE: N28°56" E LENGTH: 100.35'  
COURSE: N38°25" E LENGTH: 70.69'  
COURSE: N62°50" E LENGTH: 75.50'  
COURSE: S00°00" E LENGTH: 158.28'  
COURSE: N76°54" E LENGTH: 28.23'  
COURSE: S76°44" E LENGTH: 12.15'

PERIMETER: 2261.84'  
AREA: 192,559 SQ. FT.  
ERROR CLOSURE: 0.00  
PRECISION: 1: 226184000



## Notes

1. FIRST AMERICAN HERITAGE TITLE INSURANCE COMPANY COMMITMENT NUMBER 5509-3936628, DATED APRIL 18, 2022 AT 8:00 A.M., AND 5509-3936635, DATED APRIL 13, 2022 AT 8:00 A.M., WERE 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 COMMITMENTS.
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. THIS ZONING MAP IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
4. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
5. THE PURPOSE OF THIS ZONING MAP IS TO CHANGE THE ZONING OF THE SUBJECT PROPERTY FROM \_\_\_\_\_ TO \_\_\_\_\_

## Planning and Community Development Commission Certificate:

THIS IS TO CERTIFY THAT THIS ZONING MAP HAS BEEN RECOMMENDED BY THE PLANNING AND COMMUNITY DEVELOPMENT COMMISSION OF THE TOWN OF LYONS, STATE OF COLORADO.

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

CHAIRMAN OF PCDC

## Town of Lyons Approval Certificate:

APPROVED BY THE BOARD OF TRUSTEES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

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

## Recorder's Certificate:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, AND IS DULY RECORDED ON

FILM \_\_\_\_\_ RECEPTION NUMBER \_\_\_\_\_ PLAN FILE

FEES PAID \_\_\_\_\_

RECODER \_\_\_\_\_ DEPUTY \_\_\_\_\_

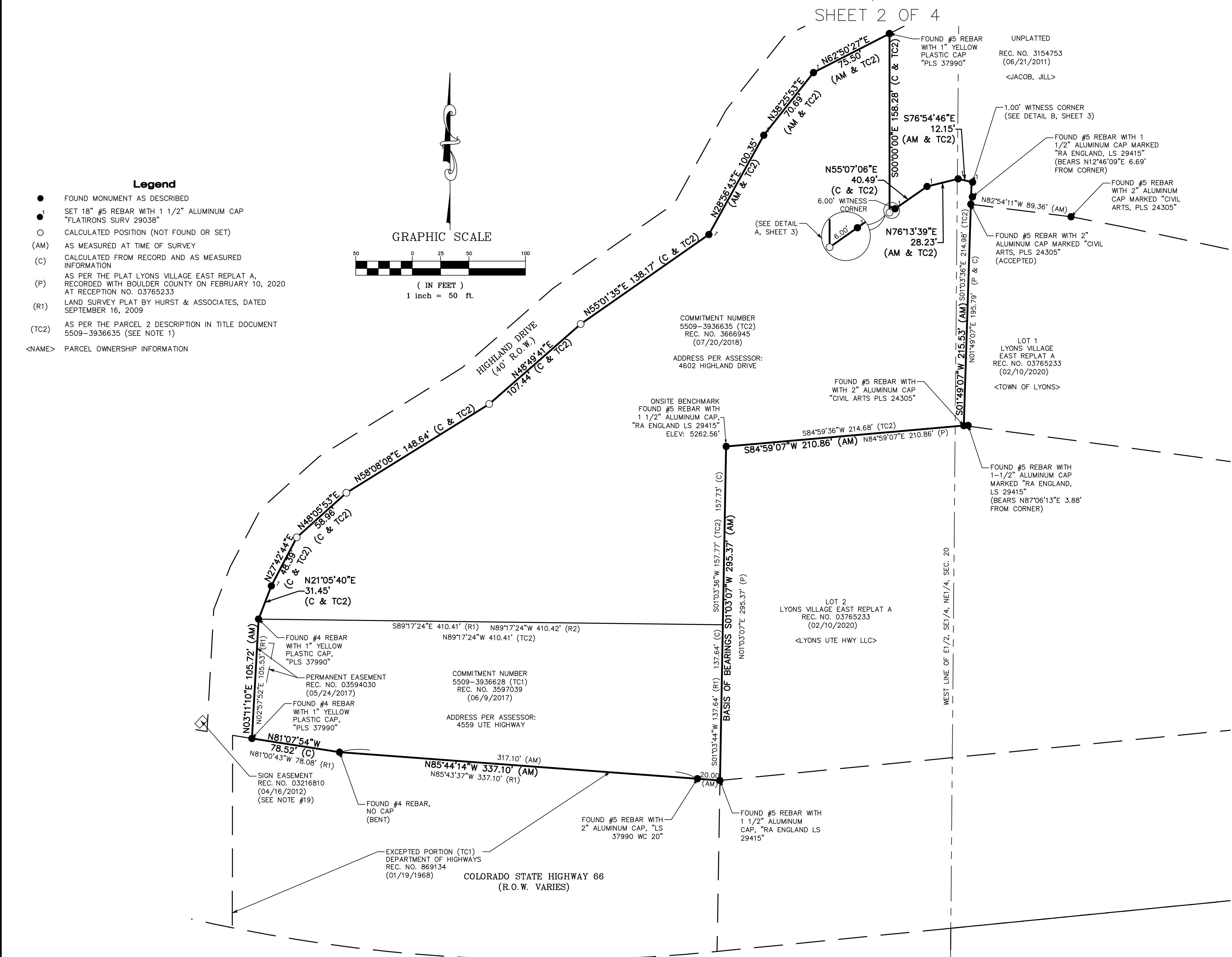
## Surveyor's Certificate

I, JAMES Z. GOWAN, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., TO THE TOWN OF LYONS, THAT THIS Z



# IMPROVEMENT SURVEY PLAT

OF A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,  
TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO



## Boundary Closure Report

COURSE: N85°44'14" W	LENGTH: 337.10'	COURSE: S00°00'00" E	LENGTH: 158.28'
COURSE: N81°07'54" W	LENGTH: 78.52'	COURSE: N55°07'06" E	LENGTH: 40.49'
COURSE: N03°11'10" E	LENGTH: 105.72'	COURSE: N76°13'39" E	LENGTH: 28.23'
COURSE: N21°05'40" E	LENGTH: 31.45'	COURSE: S76°54'46" E	LENGTH: 12.15'
COURSE: N27°42'44" E	LENGTH: 48.39'	COURSE: S01°49'07" W	LENGTH: 215.53'
COURSE: N48°05'53" E	LENGTH: 58.96'	COURSE: S84°59'07" W	LENGTH: 210.86'
COURSE: N58°08'08" E	LENGTH: 148.64'	COURSE: S01°03'07" W	LENGTH: 295.37'
COURSE: N48°49'41" E	LENGTH: 107.44'		
COURSE: N55°01'35" E	LENGTH: 138.17'	ERROR CLOSURE: 0.00	
COURSE: N28°56'43" E	LENGTH: 100.35'	PRECISION 1: 2261840000	
COURSE: N38°25'53" E	LENGTH: 70.69'		
COURSE: N62°50'27" E	LENGTH: 75.50'		

## Notes

**NOTES**

1. FIRST AMERICAN HERITAGE TITLE INSURANCE COMPANY COMMITMENT NUMBER 5509-3936628, DATED APRIL 18, 2022 AT 8:00 A.M., AND 5509-3936635, DATED APRIL 13, 2022 AT 8:00 A.M., WERE 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 COMMITMENTS.
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 IMPROVEMENT SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF STEPHEN D. TEBO D/B/A TEBO PROPERTIES, PEACOCK FARM LLC, A COLORADO LIMITED LIABILITY COMPANY AND FIRST AMERICAN HERITAGE TITLE INSURANCE COMPANY, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
4. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
5. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 01°03'07" WEST ALONG THE WEST LINE OF LOT 2, LYONS VILLAGE EAST REPLAT A, RECORDED WITH BOULDER COUNTY ON FEBRUARY 10, 2020 AT RECEPTION NO. 03765233 BETWEEN FOUND #5 REBARS WITH 1 1/2" ALUMINUM CAPS, "RA ENGLAND LS 29415" AT THE NORTHWEST AND SOUTHWEST CORNERS OF SAID LOT 2 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
6. SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND STRUCTURES. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.
7. 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.
8. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
9. DATES OF FIELDWORK: MARCH 23-24, 2022 AND JANUARY 29, 2024
10. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 192,559 SQ. FT. OR 4.42 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.
11. OWNERSHIP INFORMATION IS PER BOULDER COUNTY WEBSITE AS RESEARCHED ON JANUARY 29, 2024 AND IS SUBJECT TO CHANGE.
12. LAND SURVEY PLAT BY HURST & ASSOCIATES DATED SEPTEMBER 16, 2009 (UNRECORDED) AND LAND SURVEY PLAT BY HURST & ASSOCIATES DATED SEPTEMBER 16, 2009 AND DEPOSITED WITH BOULDER COUNTY LAND USE AT LS-09-0121 WERE CONSIDERED IN THE PREPARATION OF THIS SURVEY.
13. FENCES ARE NOT COINCIDENT WITH PROPERTY LINES AS SHOWN HEREON.
14. SHED CROSSES PROPERTY LINE AS SHOWN HEREON.
15. DECK CROSSES PROPERTY LINE AS SHOWN HEREON.
16. WALLS CROSS PROPERTY LINE AS SHOWN HEREON.
17. THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTOCAD CIVIL 3D (DIGITAL TERRAIN MODELING) SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS. DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION AND LOCAL VARIATIONS IN TOPOGRAPHY, THE CONTOUR SHOWN MAY NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. TOPOGRAPHY SHOWN HEREON COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
18. BENCHMARK INFORMATION: A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK AT THE NORTHWEST CORNER OF LOT 2, LYONS VILLAGE EAST REPLAT A, BEING A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, "RA ENGLAND, LS 29415" WITH AN ELEVATION OF 5262.56 FEET. A CHECK SHOT, 0.1'±, WAS TAKEN ON NGS POINT Z 410, BEING A STAINLESS STEEL ROD IN LOGO BOX MARKED "Z 410 1984" LOCATED 0.2 MILES FROM SITE, WITH A PUBLISHED ELEVATION OF 5270.03 FEET NAVD88. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THIS ELEVATION.
19. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND ARE SHOWN GRAPHICALLY HEREON. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.
 

COMMITMENT NUMBER 5509-3936628		
#11 OCT. 29, 2014	REC. NO. 03410475	PERMANENT EASEMENT
MAY 24, 2017	REC. NO. 03594030	PERMANENT EASEMENT
COMMITMENT NUMBER 5509-3936635		
#13 APR. 16, 2012	REC. NO. 3216810	SIGN EASEMENT AGREEMENT (SUBJECT PROPERTY IS A PARTY TO THE AGREEMENT BUT THE ACTUAL SIGN EASEMENT IS NOT ON THE SUBJECT PROPERTY)
20. 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.
 

COMMITMENT NUMBER 5509-3936628		
#09 APR. 16, 1976	REC. NO. 173439	INCLUSION OF LAND IN LYONS FIRE PROTECTION DISTRICT
MAY 06, 1976	REC. NO. 175714	AMENDMENT
MAY 13, 1976	REC. NO. 176575	AMENDMENT
#10 SEP. 30, 2010	REC. NO. 03102102	INCLUSION OF LAND IN NORTHERN COLORADO WATER CONSERVANCY DISTRICT
#12 ANY STATE OR FEDERAL RIGHT, TITLE OR INTEREST IN THE WATERS OF THE PALMERTON DITCH (NO RECORDING INFORMATION)		
#13 EASEMENT AND RIGHT OF WAY FOR UTE ROAD A/K/A STATE HIGHWAY 66		
COMMITMENT NUMBER 5509-3936635		
#09 APR. 16, 1976	REC. NO. 173439	INCLUSION OF LAND IN LYONS FIRE PROTECTION DISTRICT
MAY 06, 1976	REC. NO. 175714	AMENDMENT
MAY 13, 1976	REC. NO. 176575	AMENDMENT
#10 SEP. 21, 1976	REC. NO. 192946	SURVEY
#11 SEP. 30, 2010	REC. NO. 03102102	INCLUSION OF LAND IN NORTHERN COLORADO WATER CONSERVANCY DISTRICT
#12 JUN. 22, 2011	REC. NO. 3155123	RESOLUTION 2011-23 (INTERGOVERNMENTAL AGREEMENT)
JUL. 14, 2011	REC. NO. 3159093	RESOLUTION 2011-23 (INTERGOVERNMENTAL AGREEMENT)
#14 JUL. 20, 2018	REC. NO. 3666947	WATER RIGHTS
#15 JUL. 20, 2018	REC. NO. 3666949	DEED OF TRUST
SEP. 30, 2021	REC. NO. 3917447	MODIFICATION
#16 NO RECORDING INFORMATION		ITEMS NOT INSURED BY TITLE COMPANY
#17 JUL. 20, 2018	REC. NO. 3666945	WARRANTY DEED
#18 JUL. 20, 2018	REC. NO. 3666945	WARRANTY DEED
#19 NO RECORDING INFORMATION		RIGHT OF WAY AND RIGHTS OF OTHERS TO THE PALMERTON DITCH AND THE ROUGH AND READY DITCH AS SHOWN ON THE BOULDER COUNTY ASSESSOR'S MAPS
#20 NO RECORDING INFORMATION		RIGHT OF WAY FOR HIGHLAND DRIVE A/K/A CR 49
21. MONUMENTS NOT ACCEPTED WERE FOUND TO BE OUTSIDE OF A REASONABLE ERROR ELLIPSE BASED ON OTHER LOCALLY FOUND MONUMENTS. THEY WERE NOT ACCEPTED AS ORIGINAL, UNDISTURBED MONUMENTS.

21. MONUMENTS NOT ACCEPTED WERE FOUND TO BE OUTSIDE OF A REASONABLE ERROR ELLIPSE BASED ON OTHER LOCALLY FOUND MONUMENTS. THEY WERE NOT ACCEPTED AS ORIGINAL, UNDISTURBED MONUMENTS.

**Flatirons, Inc.**  
*Land Surveying Services*

---

IMPROVEMENT SURVEY  
*PREPARED FOR*

# Flatirons, Inc.

## *Land Surveying Services*

A circular seal with a rope-like border. The outer ring contains the text "COLORADO LAND SURVEYOR" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom. The center of the seal features a large, stylized number "29038" surrounded by a dotted circle. Below the number is a vertical line with the date "5/19/24" written on it.

JOB NUMBER:
22-77,758
DATE:
03-18-2024
DRAWN BY:
M. VOYLES
CHECKED BY:
JJK/TDH/JZG

SHEET 2 OF 4

# IMPROVEMENT SURVEY PLAT

OF A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 20  
TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO

SHEET 3 OF

## Legend

- FOUND MONUMENT AS DESCRIBED
- 1 SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP  
"FLATIRONS SURV 29038"
- CALCULATED POSITION (NOT FOUND OR SET)
-  CONCRETE
-  EDGE OF ASPHALT
-  GRAVEL
-  FLAGSTONE
-  BRICK
-  FENCE
-  GUARDRAIL
-  HANDRAIL
-  SIGN
-  SHRUB/BUSH
-  X" / X' DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
-  X" / X' CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
-  WATER MANHOLE
-  WATER SPIGOT
-  IRRIGATION VALVE
-  SEPTIC LID
-  ST STORM SEWER LINE
-  E ELECTRIC LINE
-  EM ELECTRIC METER
-  EP ELECTRICAL PANEL
-  LIGHT POLE
-  ovu OVERHEAD UTILITY LINE
-  UTILITY POLE
-  GUY WIRE
-  ctv CABLE TV LINE
-  CR CABLE/FIBEROPTIC RISER
-  fo FIBEROPTIC LINE
-  t TELEPHONE LINE
-  TR TELEPHONE RISER
-  g GAS LINE
-  GV GAS VALVE
-  GM GAS METER
-  LOCATION OF FINISHED FLOOR
-  MB MAILBOX
-  POST
- <NAME> PARCEL OWNERSHIP INFORMATION
- FFE FINISHED FLOOR ELEVATION
- INV INVERT

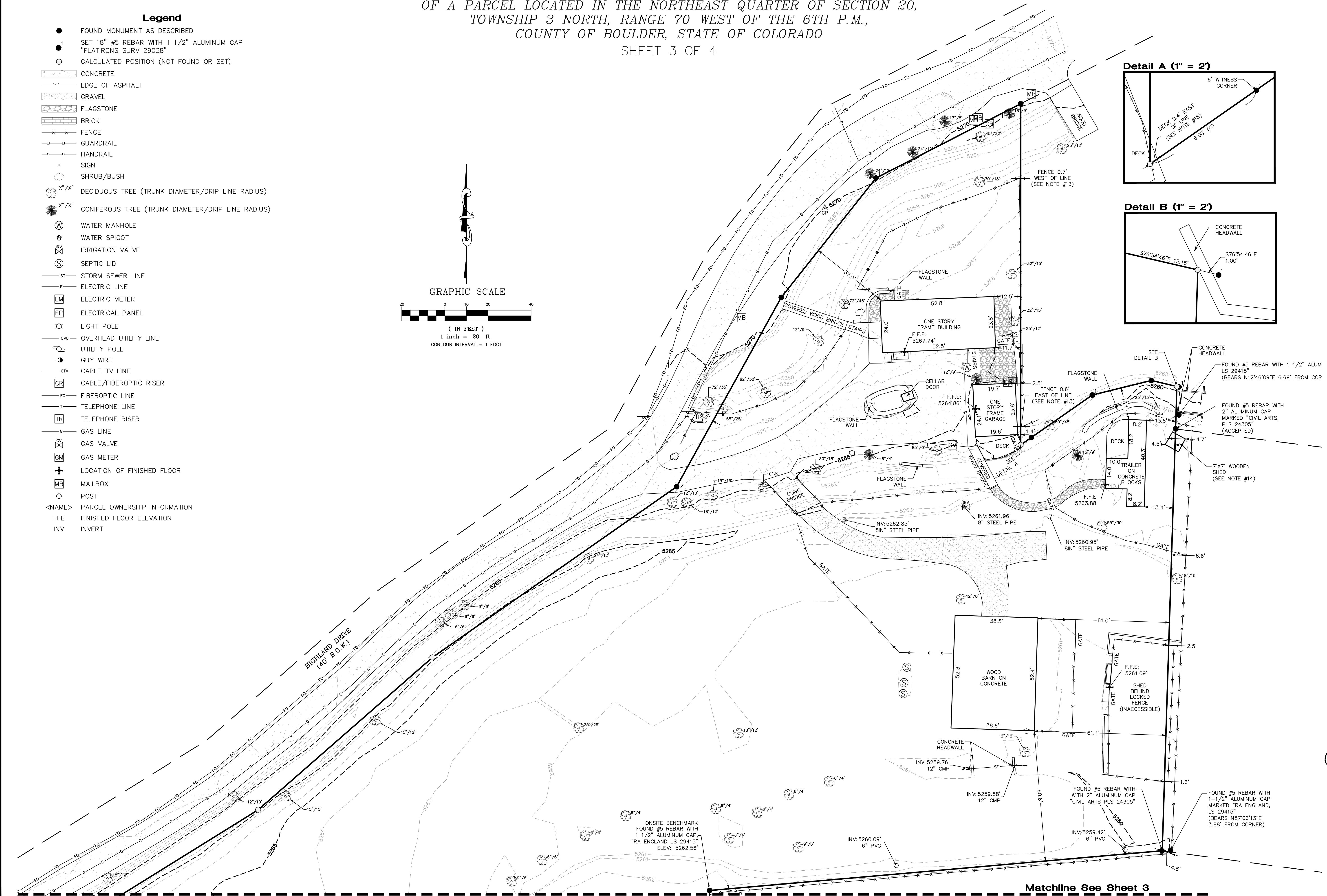
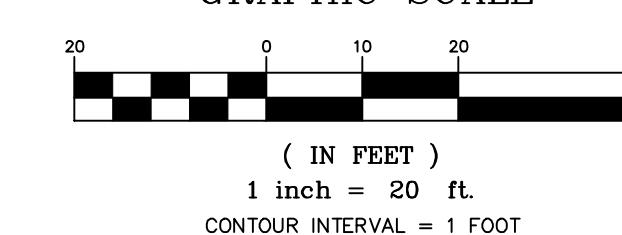
GRAPHIC SCALE

20      0      10      20

( IN FEET )

1 inch = 20 ft.

CONTOUR INTERVAL = 1 FOOT



## Matchline See Sheet 3

<b>IMPROVEMENT SURVEY PLAT</b>	
<i>PREPARED FOR</i>	
TEBO PROPERTIES	
Copyright 2024 Flatirons, Inc.	
	
	
<b>JOB NUMBER:</b> <b>22-77758</b>	
<b>DATE:</b> <b>03-18-2024</b>	
<b>DRAWN BY:</b> <b>M. VOYLES</b>	
<b>CHECKED BY:</b> <b>JJK/TDH/JZG</b>	
<b>SHEET 3 OF 4</b>	

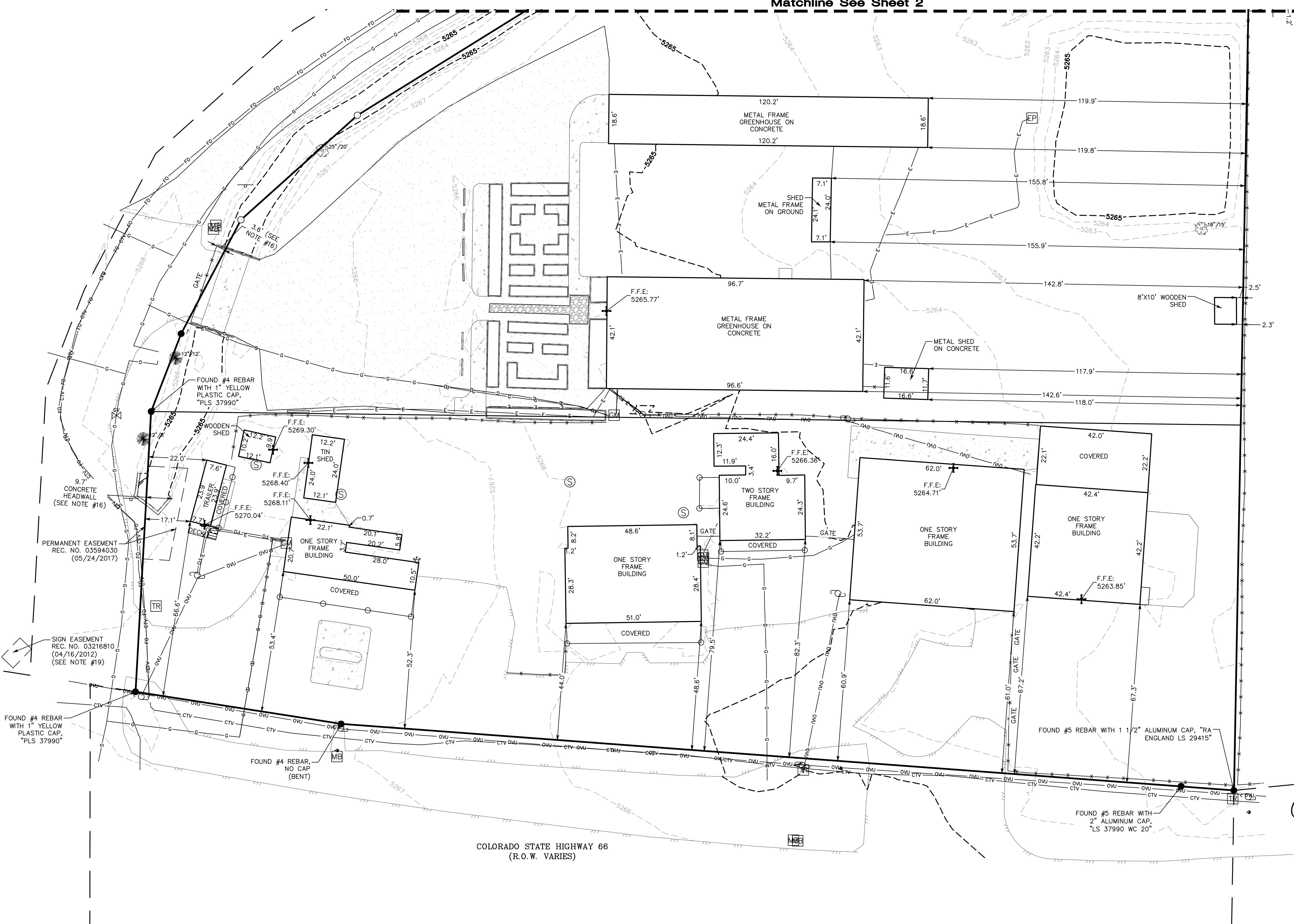
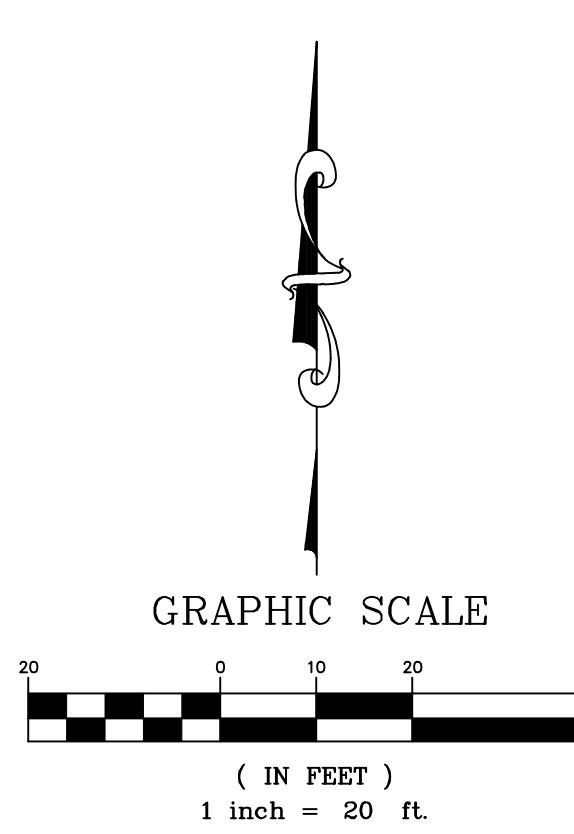
## IMPROVEMENT SURVEY PLAT

OF A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,  
 TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M.,  
 COUNTY OF BOULDER, STATE OF COLORADO

SHEET 4 OF 4

## Legend

- FOUND MONUMENT AS DESCRIBED
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP  
"FLATIRONS SURV 29038"
- CALCULATED POSITION (NOT FOUND OR SET)
- CONCRETE
- EDGE OF ASPHALT
- GRAVEL
- FLAGSTONE
- BRICK
- FENCE
- GUARDRAIL
- HANDRAIL
- SIGN
- SHRUB/BUSH
- DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- WATER MANHOLE
- WATER SPIGOT
- IRRIGATION VALVE
- SEPTIC LID
- STORM SEWER LINE
- ELECTRIC LINE
- ELECTRIC METER
- ELECTRICAL PANEL
- LIGHT POLE
- OVERHEAD UTILITY LINE
- UTILITY POLE
- GUY WIRE
- CABLE TV LINE
- CABLE/FIBEROPTIC RISER
- FIBEROPTIC LINE
- TELEPHONE LINE
- TELEPHONE RISER
- GAS LINE
- GAS VALVE
- GAS METER
- LOCATION OF FINISHED FLOOR
- MAILBOX
- POST
- <NAME> PARCEL OWNERSHIP INFORMATION
- FFE FINISHED FLOOR ELEVATION
- INV INVERT



DATE	REVISION
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
IMPROVEMENT SURVEY PLAT	
PREPARED FOR	
TEBO PROPERTIES	
COPRIGHT 2024 FLATIRONS, INC.	
Flatirons, Inc.	
Land Surveying Services	
www.flatironsurvey.com	
655 FOURTH AVE	
LONGMONT, CO 80501	
PH: (303) 776-4355	
FAX: (303) 443-9830	
4501 LOGAN ST.	
DENVER, CO 80216	
PH: (303) 936-6997	
FAX: (303) 923-3180	

FLATIRONS, INC.  
PROFESSIONAL LAND SURVEYOR  
29038  
SEAL

JOB NUMBER:  
22-77,758

DATE:  
03-18-2024

DRAWN BY:  
M. VOYLES

CHECKED BY:  
JJK/TDH/JZG

SHEET 4 OF 4

# EXHIBIT D

## Parcel Description

(PROVIDED BY FIRST AMERICAN HERITAGE TITLE INSURANCE COMPANY)

COMMITMENT NUMBER 5509-3936628

DEED RECORDED ON 06/09/2017 AT REC. NO. 3597039

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THE FOLLOWING:

TRACT CONVEYED TO BOULDER COUNTY BY DEED RECORDED IN BOOK 624 AT PAGE 426; TRACT CONVEYED TO HUGH LEE HAMMONDS AND SUSIE CORNELIA HAMMONDS BY DEED RECORDED IN BOOK 642 AT PAGE 16;

TRACT CONVEYED TO FRED DIRKES BY DEED RECORDED IN BOOK 660 AT PAGE 162;

TRACT CONVEYED TO FRED DAVID DIRKES AND DOROTHY BETH DIRKES BY DEED RECORDED SEPTEMBER 05, 1957 IN BOOK 1055 AT PAGE 197;

TRACT CONVEYED TO CITY OF LONGMONT BY DEED RECORDED AUGUST 3, 1966 AT RECEPTION NO. 822965;

AND EXCEPT ANY PART OF THE LAND LYING NORTH OF THE BOULDER COUNTY HIGHWAY KNOWN AS THE OLD ESTES PARK HIGHWAY;

AND EXCEPT A TRACT IN THE NORTHEAST CORNER, AS STATED TO HAVE BEEN CONVEYED BY DEED FROM WILLIAM L. PARSONS TO THOMAS MCCALL, AS EVIDENCED BY DEED RECORDED SEPTEMBER 05, 1957 IN BOOK 1055 AT PAGE 200;

AND EXCEPT THAT PART TO THE DEPARTMENT OF HIGHWAYS BY INSTRUMENT RECORDED JANUARY 19, 1968 ON FILM 625 AS RECEPTION NO. 869134;

AND EXCEPT A TRACT CONVEYED TO JUNGE BY DEED RECORDED JULY 3, 1959 IN BOOK 1113 AT PAGE 416, COUNTY OF BOULDER, STATE OF COLORADO.

COMMITMENT NUMBER 5509-3936635

DEED RECORDED ON 07/20/2018 AT REC. NO. NO. 3666945

PARCEL 1:

ALL THAT PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, LYING EAST OF THE BOULDER COUNTY HIGHWAY, KNOWN AS THE ESTES PARK HIGHWAY, AND NORTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF HIGHWAY NO. 66, WHENCE THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, BEARS NORTH 39°49' EAST, 1032.99 FEET; THENCE NORTH 1°34' EAST, 405.87 FEET TO THE TRUE BEGINNING OF SAID LINE; THENCE WESTERLY PARALLEL TO THE NORTH LINE OF HIGHWAY NO. 66, 214.6 FEET; THENCE SOUTH 1°34' WEST, 157.77 FEET; THENCE NORTH 88°47' WEST, 423.4 FEET, MORE OR LESS, TO SAID ESTES PARK HIGHWAY;

EXCEPT THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED FROM WILLIAM L. PARSONS AND ELIZABETH PARSONS TO THOMAS MCCALL RECORDED DECEMBER 13, 1879 IN BOOK 58 AT PAGE 147, BOULDER COUNTY, COLORADO RECORDS; AND

EXCEPT THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED FROM GEORGE W. KIRK TO HUGH LEE HAMMONDS AND SUSIE CORNELIA HAMMONDS RECORDED JULY 28, 1936 IN BOOK 642 AT PAGE 16, OF SAID RECORDS.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 20 (NORTH SIXTEENTH CORNER OF SECTIONS 20 AND 21) FROM WHENCE THE EAST QUARTER CORNER LIES S00°15'23"W, 1315.54 FEET;

THENCE S 59°09'09"W, 759.51 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED AUGUST 3, 1966 AT RECEPTION NO. 822965, BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID PARCEL THE FOLLOWING TWO COURSES:

1) S84°59'36"W, 214.68 FEET;  
2) S01°03'36"W, 157.77 FEET;

THENCE N89°17'24"W, 410.41 FEET, MORE OR LESS TO A POINT ON THE EASTERLY LINE OF HIGHLAND DRIVE (PREVIOUSLY KNOWN AS ESTES PARK HIGHWAY);

THENCE ALONG THE EASTERLY AND SOUTHERLY RIGHT OF WAY LINE OF HIGHLAND DRIVE, BEING 20.00 FEET FROM THE APPROXIMATE CENTERLINE (AS OF JUNE, 2009), THE FOLLOWING NINE COURSES:

1) N21°03'39"E, 31.44 FEET;  
2) N27°42'44"E, 48.39 FEET;  
3) N48°05'53"E, 58.96 FEET;  
4) N58°08'08"E, 148.64 FEET;  
5) N48°49'41"E, 107.44 FEET;  
6) N55°01'35"E, 138.17 FEET;  
7) N28°56'43"E, 100.35 FEET;  
8) N38°25'53"E, 70.69 FEET;  
9) N62°50'27"E, 75.50 FEET;

THENCE S00°00'00"W, 158.28 FEET, MORE OR LESS, ALONG THE EXTENDED WESTERLY LINE OF A PARCEL DESCRIBED IN DEED RECORDED IN BOOK 642 AT PAGE 16 TO THE APPROXIMATE NORTHERLY BANK (AS OF JUNE, 2009) OF THE PALMERTON DITCH;

THENCE ALONG THE APPROXIMATE NORTHERLY BANK (AS OF JUNE, 2009) OF THE PALMERTON DITCH THE FOLLOWING THREE COURSES:

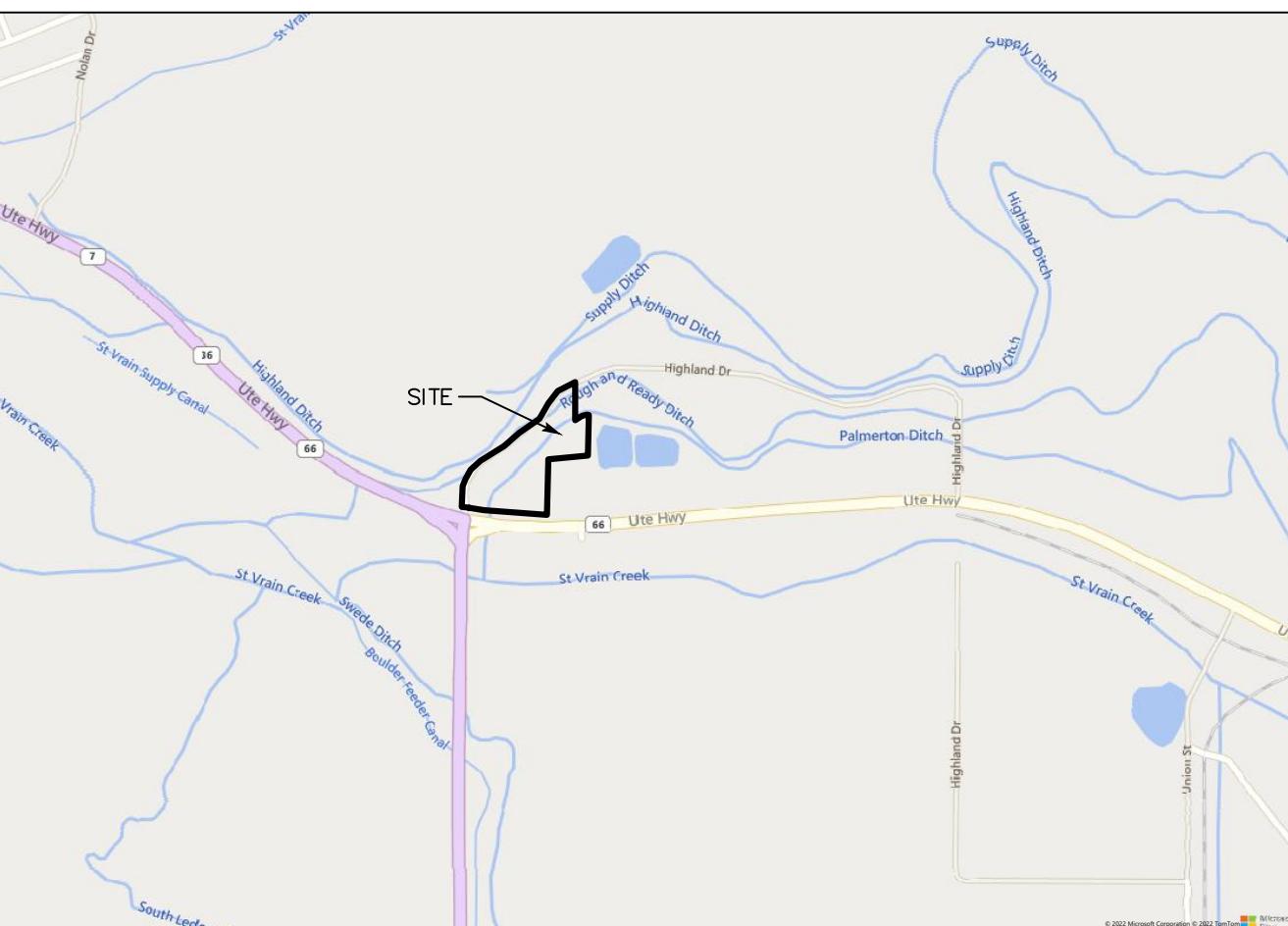
1) N55°07'06"E, 40.49 FEET;  
2) N76°13'39"E, 28.23 FEET;  
3) S76°54'46"E, 13.12 FEET;

THENCE S01°03'36"E, 214.98 FEET, MORE OR LESS, ALONG THE WESTERLY LINE EXTENDED NORTH OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED JULY 12, 1966 AT RECEPTION NO. 820796 TO THE POINT OF BEGINNING, COUNTY OF BOULDER, STATE OF COLORADO.

# ANNEXATION MAP

OF A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2



Vicinity Map

1" = 1000'

### DESCRIPTION BY FLATIRONS, INC. AT REQUEST OF CLIENT:

A PARCEL OF LAND, LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF LOT 2, LYONS VILLAGE EAST REPLAT A, RECORDED WITH BOULDER COUNTY ON FEBRUARY 10, 2020 AT RECEPTION NO. 03765233, TO BEAR SOUTH 0103°07' WEST BETWEEN FOUND #5 REBARS WITH 1 1/2" ALUMINUM CAPS, "RA ENGLAND LS 29415" AT THE NORTHEWEST AND SOUTHWEST CORNERS OF SAID LOT 2 WITH ALL BEARING CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT SAID SOUTHWEST CORNER OF LOT 2, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 66 AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

1) NORTH 85°44'14" WEST, A DISTANCE OF 337.10 FEET;  
2) THENCE NORTH 81°07'54" WEST, A DISTANCE OF 78.52 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHLAND DRIVE;

THENCE NORTH 81°07'54" WEST, A DISTANCE OF 40.20 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID HIGHLAND DRIVE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TEN (10) COURSES:

1) NORTH 03°11'10" EAST, A DISTANCE OF 108.04 FEET;  
2) THENCE NORTH 21°05'40" EAST, A DISTANCE OF 40.97 FEET;  
3) THENCE NORTH 27°42'44" EAST, A DISTANCE OF 57.89 FEET;  
4) THENCE NORTH 48°05'53" EAST, A DISTANCE OF 69.66 FEET;  
5) THENCE NORTH 58°08'08" EAST, A DISTANCE OF 148.90 FEET;  
6) THENCE NORTH 48°49'41" EAST, A DISTANCE OF 106.35 FEET;  
7) THENCE NORTH 55°01'35" EAST, A DISTANCE OF 131.07 FEET;  
8) THENCE NORTH 28°56'43" EAST, A DISTANCE OF 94.40 FEET;  
9) THENCE NORTH 38°25'53" EAST, A DISTANCE OF 82.66 FEET;  
10) THENCE NORTH 62°50'27" EAST, A DISTANCE OF 104.67 FEET;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°00'00" EAST, A DISTANCE OF 44.96 FEET TO A POINT ON THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED WITH BOULDER COUNTY ON JUNE 21, 2011 AT RECEPTION NO. 3154753; THENCE ALONG THE WESTERLY AND SOUTHWESTERLY LINES OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES;

1) SOUTH 00°00'00" EAST, A DISTANCE OF 158.28 FEET;  
2) THENCE NORTH 55°07'06" EAST, A DISTANCE OF 40.49 FEET;  
3) THENCE NORTH 76°13'39" EAST, A DISTANCE OF 28.23 FEET;  
4) THENCE SOUTH 76°54'46" EAST, A DISTANCE OF 12.15 FEET TO A POINT ON THE WESTERLY LINE EXTENDED NORTHERLY OF SAID LYONS VILLAGE EAST REPLAT A; THENCE ALONG SAID WESTERLY LINE AND WESTERLY LINE EXTENDED THE FOLLOWING THREE COURSES;

1) SOUTH 01°49'07" WEST, A DISTANCE OF 215.53 FEET;  
2) THENCE SOUTH 84°59'07" WEST, A DISTANCE OF 210.86 FEET;  
3) THENCE SOUTH 0103°07" WEST, A DISTANCE OF 295.37 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 229,140 SQUARE FEET OR 5.26 ACRES OF LAND, MORE OR LESS.

### 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., 20\_\_\_\_, 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 PRO TEM, TOWN OF LYONS, COLORADO

ATTEST:

TOWN CLERK, TOWN OF LYONS, COLORADO

### Notes

1. FIRST AMERICAN HERITAGE TITLE INSURANCE COMPANY COMMITMENT NUMBER 5509-3936628, DATED APRIL 18, 2022 AT 8:00 A.M., AND 5509-3936635, DATED APRIL 13, 2022 AT 8:00 A.M., WERE ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS MAP.

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. THE PURPOSE OF THIS MAP IS TO GRAPHICALLY PORTRAY THE RELATIONSHIP OF THE LAND PROPOSED FOR ANNEXATION TO THE CURRENT TOWN OF LYONS LIMITS.

4. THIS ANNEXATION MAP IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.

5. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 01°03'07" WEST ALONG THE WEST LINE OF LOT 2, LYONS VILLAGE EAST REPLAT A, RECORDED WITH BOULDER COUNTY ON FEBRUARY 10, 2020 AT RECEPTION NO. 03765233 BETWEEN FOUND #5 REBARS WITH 1 1/2" ALUMINUM CAPS, "RA ENGLAND LS 29415" AT THE NORTHEWEST AND SOUTHWEST CORNERS OF SAID LOT 2 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

6. ONLY SURFACE EVIDENCE OF UTILITIES VISIBLE AT THE TIME OF THE FIELDWORK IS SHOWN HEREON. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.

7. 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.

8. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.

9. DATES OF FIELDWORK: MARCH 23-24, 2022 AND JANUARY 29, 2024

10. THE TOTAL AREA OF ANNEXATION IS 229,140 SQ. FT. OR 5.26 ACRES, MORE OR LESS, AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.

11. OWNERSHIP INFORMATION IS PER BOULDER COUNTY WEBSITE AS RESEARCHED ON JANUARY 29, 2024 AND IS SUBJECT TO CHANGE.

12. THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS MAP IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

13. LAND SURVEY PLAT BY HURST & ASSOCIATES DATED SEPTEMBER 16, 2009 AND LAND SURVEY PLAT BY HURST & ASSOCIATES DATED SEPTEMBER 16, 2009 AND DEPOSITED WITH BOULDER COUNTY LAND USE AT LS-09-0121 WERE CONSIDERED IN THE PREPARATION OF THIS ANNEXATION MAP.

14. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND ARE SHOWN GRAPHICALLY HEREON. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

COMMITMENT NUMBER 5509-3936628

#11 OCT. 29, 2014 REC. NO. 03410475

MAY 24, 2017 REC. NO. 03594030

PERMANENT EASEMENT

COMMITMENT NUMBER 5509-3936635

#13 APR. 16, 2012 REC. NO. 3216810

SIGN EASEMENT AGREEMENT (SUBJECT PROPERTY IS A PARTY TO THE AGREEMENT BUT THE ACTUAL SIGN EASEMENT IS NOT ON THE SUBJECT PROPERTY)

15. 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.

COMMITMENT NUMBER 5509-3936628

#09 APR. 16, 1976 REC. NO. 173439

MAY 06, 1976 REC. NO. 175714

AMENDMENT

MAY 13, 1976 REC. NO. 176575

AMENDMENT

#10 SEP. 30, 2010 REC. NO. 03102102

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