# 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

## 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 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 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, 31.46 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.

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 21°05'40" EAST, A DISTANCE OF 31.45 FEET;
3) THENCE NORTH 27°42'44" 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°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 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.

## Boundary Closure Report

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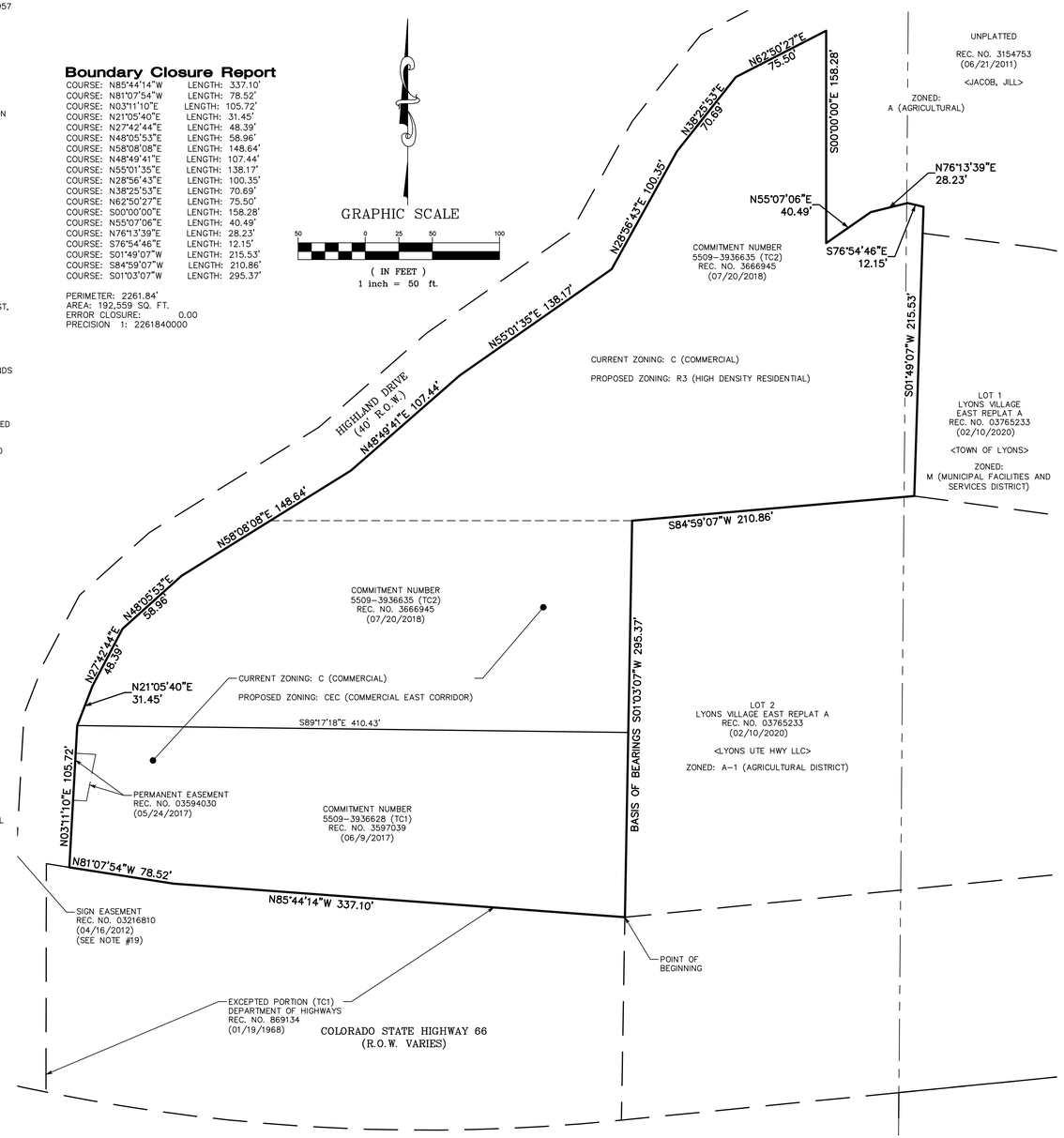
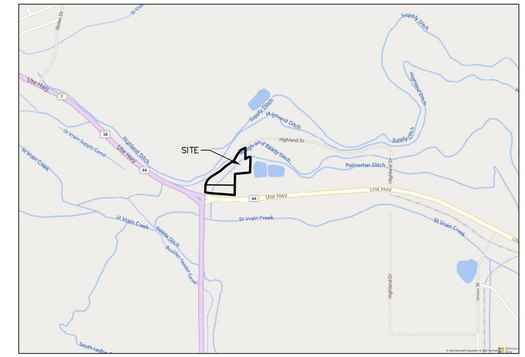
|---|---|---|
| COURSE: | N85°44'14"W | LENGTH: 337.10' |
| COURSE: | N81°07'54"W | LENGTH: 78.52' |
| COURSE: | N03°11'10"E | LENGTH: 105.72' |
| COURSE: | N21°05'40"E | LENGTH: 31.45' |
| COURSE: | N27°42'44"E | LENGTH: 48.39' |
| COURSE: | N48°05'53"E | LENGTH: 58.96' |
| COURSE: | N58°08'08"E | LENGTH: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

PERIMETER: 2261.84'
AREA: 192,559 SQ. FT.
ERROR CLOSURE: 0.00
PRECISION 1: 2261840000





SITE
Palmerton Ditch
Highland Dr
Lyons Ditch
Lyons Feeder Ditch
Highland Ditch
Supply Ditch
Supply Ditch
Hodgkins Ditch
Highland Ditch
Supply Ditch
Supply Ditch
Supply