

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, 31.44 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:

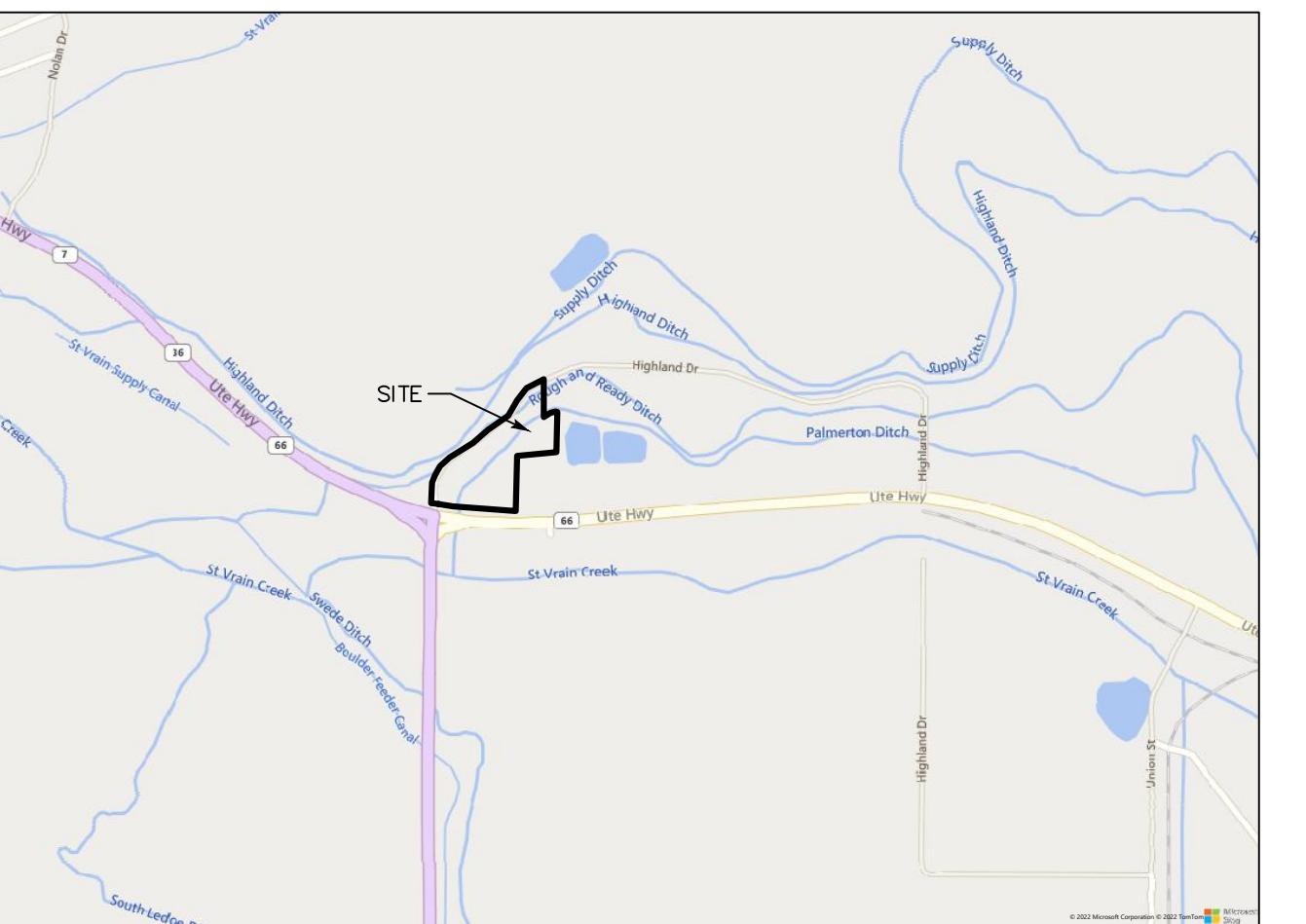
1) N55°07'06"E, 40.49 FEET;
2) N76°13'39"E, 28.23 FEET;
3) S76°54'46"E, 13.12 FEET;

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 01°03'07" 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 40.07 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 01°03'07" 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 PERMANENT EASEMENT
#12 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 INCLUSION OF LAND IN LYONS FIRE PROTECTION DISTRICT
#10 MAY 06, 1976 REC. NO. 175714 AMENDMENT
#11 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)

COMMITMENT NUMBER 5509-3936635
#09 APR. 16, 1976 REC. NO. 173439 INCLUSION OF LAND IN LYONS FIRE PROTECTION DISTRICT

#10 MAY 06, 1976 REC. NO. 175714 AMENDMENT
#11 MAY 13, 1976 REC. NO. 176575 AMENDMENT

#10 SEP. 30, 2010 REC. NO. 03102102 INCLUSION OF LAND IN NORTHERN COLORADO WATER CONSERVANCY DISTRICT

#12 JUN. 22,

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 2 OF 2

Legend

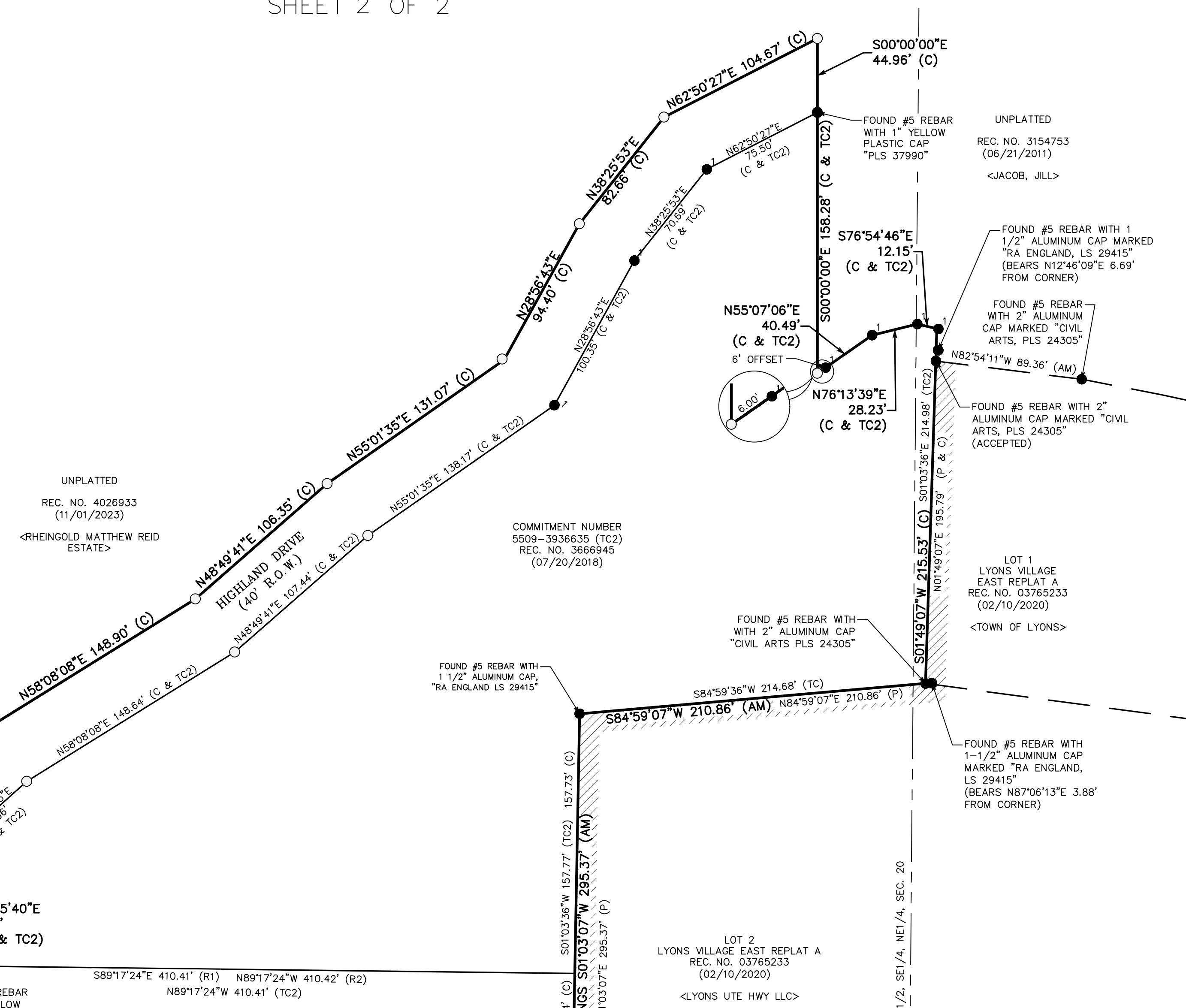
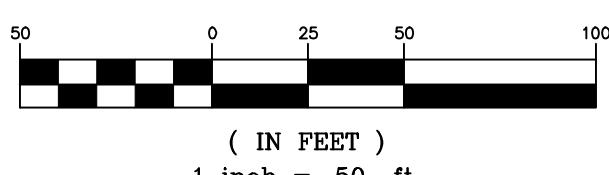
- FOUND MONUMENT AS DESCRIBED
- FOUND 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 29038"
- CALCULATED POSITION (NOT FOUND OR SET)
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (P) AS PER THE PLAT LYONS VILLAGE EAST REPLAT A, RECORDED WITH BOULDER COUNTY ON FEBRUARY 10, 2020 AT RECEPTION NO. 03765233
- (R1) LAND SURVEY PLAT BY HURST & ASSOCIATES, DATED SEPTEMBER 16, 2009
- (TC1) AS PER DESCRIPTION IN TITLE DOCUMENT 5509-3936628 (SEE NOTE 1)
- (TC2) AS PER DESCRIPTION IN TITLE DOCUMENT 5509-3936635 (SEE NOTE 1)
- <NAME> PARCEL OWNERSHIP INFORMATION
- CONTINUITY TO CITY OF LYONS

Boundary Closure Report

COURSE: N854'4"14"W LENGTH: 337.10'
COURSE: N810'7"54"W LENGTH: 78.52'
COURSE: N810'7"54"W LENGTH: 40.20'
COURSE: N0311'0"0"E LENGTH: 108.04'
COURSE: N210'540"E LENGTH: 40.07'
COURSE: N2742'44"E LENGTH: 57.89'
COURSE: N480'53"E LENGTH: 69.66'
COURSE: N580'808"E LENGTH: 148.90'
COURSE: N484'941"E LENGTH: 148.64' (C & TC2)
COURSE: N484'941"E LENGTH: 107.44' (C & TC2)
COURSE: N550'135"E LENGTH: 131.07' (C & TC2)
COURSE: N550'135"E LENGTH: 131.07'
COURSE: N285'643"E LENGTH: 94.40'
COURSE: N382'553"E LENGTH: 82.66'
COURSE: N62'50'27"E LENGTH: 104.67'
COURSE: S00'00'00"E LENGTH: 44.96'
COURSE: S00'00'00"E LENGTH: 158.28' (C & TC2)
COURSE: N550'06"E LENGTH: 40.49'
COURSE: N761'3'39"E LENGTH: 28.23'
COURSE: S76'54'46"E LENGTH: 12.15'
COURSE: S01'49'07"W LENGTH: 25.53'
COURSE: S84'59'07"W LENGTH: 210.86'
COURSE: S01'03'07"W LENGTH: 295.37'

AREA: 229,140 SQ. FT.
ERROR CLOSURE: 0.02
PRECISION 1: 120270.00

GRAPHIC SCALE



DRAFT

WORKING COPY ONLY. ONLY FINAL VERSION
WILL HAVE STAMP AND SIGNATURE

DRAFT
WORKING COPY ONLY
WILL HAVE STAMP
AND SIGNATURE
(SEAL)

JOB NUMBER:
22-77,758
DATE:
02/08/2024
DRAWN BY:
M. VOYLES
CHECKED BY:
JJK/TDH/JZG

SHEET 2 OF 2

ANNEXATION MAP

ANNEXATION MAP

Flatirons, Inc.

Land Surveying Services

www.flatirons.com

655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-4355
FAX: (303) 443-9830

4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 443-7001
FAX: (303) 936-6937