

### VICINITY MAP N.T.S.

#### PROPERTY DESCRIPTION: (PROVIDED BY FIRST NATIONAL TITLE INSURANCE COMPANY AT COMMITMENT NO. 171-F04411-25)

A PARCEL OF LAND, SITUATED IN SECTION 5, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B1:  
THAT PART OF THE SW 1/4 NE 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF CENTERLINE OF LONGMONT-LYONS HIGHWAY NO. 66 AND THE BOULDER-LYONS HIGHWAY 7;

THENCE RUNNING NORTH 02°10' EAST 331 FEET TO THE SOUTHERLY BANK OF THE ROUGH AND READY DITCH;

THENCE SOUTH 49°52' WEST ALONG THE SOUTHERLY BANK OF SAID DITCH A DISTANCE OF 100.3 FEET;

THENCE SOUTH 08°27' WEST 243.4 FEET TO THE CENTERLINE OF SAID LONGMONT-LYONS HIGHWAY NO. 66;

THENCE SOUTH 72°57' EAST ALONG THE CENTERLINE OF SAID HIGHWAY 66 A DISTANCE OF 108.2 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION WHICH IS INCLUDED IN A STRIP OF LAND 48 FEET IN WIDTH RUNNING FROM THE LYONS-LONGMONT COUNTY ROAD TO THE EAST LINE OF THE SW 1/4 NE 1/4 OF SECTION 20, THE NORTH LINE OF WHICH STRIP OF LAND IS THE NORTH LINE OF THE ROUGH AND READY DITCH, AS CONVEYED TO THE ROUGH AND READY IRRIGATING DITCH CO., BY DEED RECORDED DECEMBER 16, 1920, IN BOOK 450 PAGE 543;

EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, IN INSTRUMENT RECORDED NOVEMBER 24, 1967 AS RECEPION NO. 864444, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST PROPERTY LINE FROM WHICH THE SOUTHEAST CORNER OF THE NE 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST, BEARS SOUTH 64°27'30" EAST, A DISTANCE OF 1558.3 FEET;

THENCE SOUTH 80°53'30" EAST, A DISTANCE OF 106.1 FEET TO THE EAST PROPERTY LINE;

THENCE ALONG THE EAST PROPERTY LINE, SOUTH 08°20'30" WEST, A DISTANCE OF 138.9 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE C.B. & Q.R.R. (MAY 1867);

THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE C.B. & Q.R.R. (MAY 1867), ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE C.B. & Q.R.R. (MAY 1867), ALONG THE ARC OF A CIRCLE TO THE RIGHT, HAVING A RADIUS OF 1382.7 FEET, A DISTANCE OF 105.5 FEET (THE CHORD OF THIS BEARS NORTH 74°32'30" EAST, A DISTANCE OF 105.5);

THENCE ALONG THE WEST PROPERTY LINE, NORTH 07°41'30" EAST, A DISTANCE OF 127.3 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, COUNTY OF BOULDER, STATE OF COLORADO

PARCEL B2:

A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., SAID PARCEL BEING BOUNDED AS FOLLOWS:

BY THE EAST LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED AUGUST 31, 1971 ON FILM 743 AS RECEPION NO. 988285 IN THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER,

BY THE MOST SOUTHERLY LINE EXTENDED EASTERLY (A LINE PARALLEL WITH AND 48 FEET DISTANT FROM THE NORTH LINE OF THE ROUGH AND READY DITCH) OF A TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED DECEMBER 13, 1920 IN BOOK 460 AT PAGE 543 IN THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER,

BY THE WEST LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED APRIL 19, 1994 ON FILM 1965 AS RECEPION NO. 1417848 IN THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER,

BY THE WEST LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED MAY 20, 1994 ON FILM 1977 AS RECEPION NO. 1423342 IN THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER,

BY THE NORTH LINE OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED JANUARY 1, 1968 AS RECEPION NO. 869134 IN THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER,

EXCEPTING THEREFROM A FORTY (40) FOOT WIDE RIGHT OF WAY FOR HIGHLAND DRIVE (ALSO KNOWN AS BOULDER COUNTY ROAD NO. 49 AND FORMERLY KNOWN AS OLD ESTES PARK HIGHWAY),

SAID PARCEL OF LAND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED AUGUST 31, 1971 ON FILM 743 AS RECEPION NO. 988285;

THENCE NORTH 02°56'07" EAST ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED AUGUST 31, 1971 ON FILM 743 AS RECEPION NO. 988285, A DISTANCE OF 174 FEET, MORE OR LESS, TO THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED DECEMBER 13, 1920 IN BOOK 460 AT PAGE 543;

THENCE NORTH 02°12'30" EAST ALONG THE MOST SOUTHERLY LINE EXTENDED EASTERLY (A LINE PARALLEL WITH AND 48 FEET DISTANT FROM THE NORTHERLY LINE OF THE ROUGH AND READY DITCH) OF A TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED DECEMBER 13, 1920 IN BOOK 460 AT PAGE 543, A DISTANCE OF 47 FEET, MORE OR LESS, TO THE WEST RIGHT OF LINE OF HIGHLAND DRIVE (ALSO KNOWN AS BOULDER COUNTY ROAD NO. 49, AND FORMERLY KNOWN AS OLD ESTES PARK HIGHWAY);

THENCE ALONG THE WEST RIGHT OF WAY LINE OF HIGHLAND DRIVE, ALONG A CURVE TO THE LEFT 87 FEET, MORE OR LESS, SAID CURVE HAVING A RADIUS OF 154 FEET, MORE OR LESS;

THENCE SOUTH 08°23'28" WEST ALONG THE WEST RIGHT OF WAY LINE OF HIGHLAND DRIVE, A DISTANCE OF 115 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, COUNTY OF BOULDER, STATE OF COLORADO.

#### CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO )  
COUNTY OF )  
SS.

I HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK ON THE  
\_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_ AND WAS RECORDED AT RECEPION NO. \_\_\_\_\_

SIGNATURE  
BOULDER COUNTY CLERK AND RECORDER

#### ANNEXATION TABLE:

TOTAL BOUNDARY: 481 L.F.  
1/6 OF TOTAL BOUNDARY: 80.17 L.F.  
CONTIGUOUS BOUNDARY: 175.01 L.F.

## ANNEXATION MAP

### TO THE TOWN OF LYONS

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

AREA = 10,639 SQ. FT. OR 0.24 ACRES, MORE OR LESS

SHEET 1 OF 1

#### BOUNDARY CLOSURE REPORT:

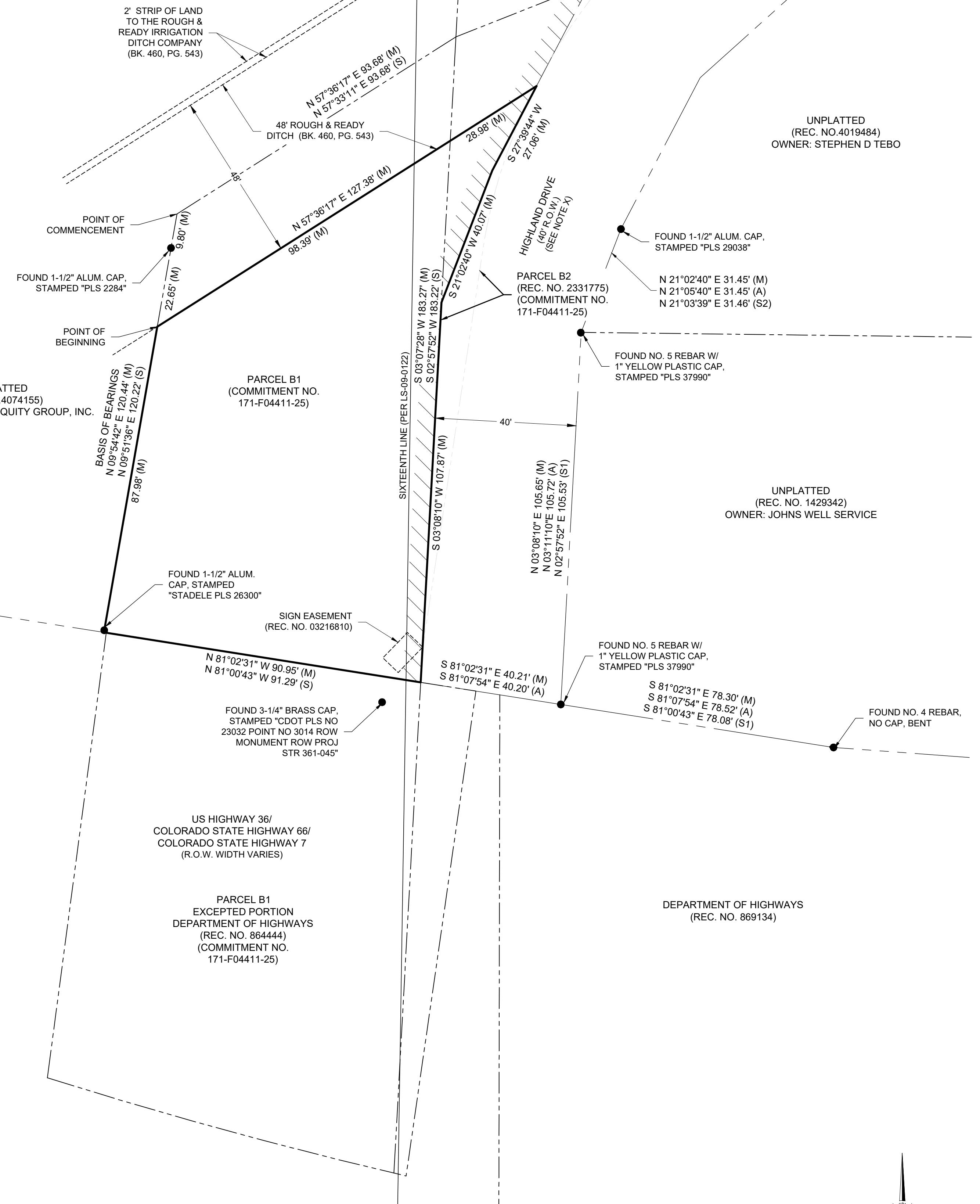
COURSE: N81°02'31" W LENGTH: 90.95'  
COURSE: N09°54'42" E LENGTH: 87.98'  
COURSE: N57°36'17" E LENGTH: 127.38'  
COURSE: S27°39'44" W LENGTH: 27.06'  
COURSE: S21°02'40" W LENGTH: 40.07'  
COURSE: S3°08'10" W LENGTH: 107.87'

AREA: 10,639 SQ. FT.  
ERROR CLOSURE: 0.0001  
COURSE: S08°02'40" W  
ERROR NORTH: -0.00007  
ERROR EAST: -0.00001  
PRECISION: 1.4813216.0000

#### LEGEND

- ANNEXATION BOUNDARY
- EXISTING CITY LIMITS
- ADJOINER LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- FOUND MONUMENT AS DESCRIBED
- AS MEASURED
- AS PER LAND SURVEY PLAT AT LS-09-0122, SEPT. 16, 2009
- AS PER LAND SURVEY PLAT AT LS-09-0124, SEPT. 16, 2009
- AS PER LAND SURVEY PLAT AT LS-09-0121, SEPT. 16, 2009
- AS PER ANNEXATION MAP FLATIRONS, INC. AT JOB NO. 22-77-758, FEB. 8, 2024

(M) (S) (S1) (S2) (A)



**TOPOGRAPHIC**  
LOYALTY INNOVATION LEGACY  
520 STACY COURT, UNIT B, LAFAYETTE, CO 80026  
TELEPHONE: (303) 669-0359 | FAX: (303) 669-6320  
WWW.TOPOGRAPHIC.COM

### ANNEXATION MAP

1 OF 1

FILE:  
4497\_Ute\_Hwy\_Annexation  
DRAFT: EVB  
CHECK: BV, XX  
DATE: 6/13/2025

COVER &  
ANNEXATION MAP

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