

HAMMER ANNEXATION TO THE TOWN OF ERIE

LOCATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 SECTION 3, T1N, R68W, 6TH P.M.

TOWN OF ERIE, WELD COUNTY, COLORADO

47.08 ACRES

AN__-____

ANNEXATION AREA

A portion of the West One-half (W1/2) of the Southwest One-quarter (SW1/4) of Section 3, T1N, R68W, Weld County, Colorado, being more particularly described as follows:

Beginning at the Southwest corner of said Section 3 and proceeding N00°08'31"W, 299.93 feet along the west line of said Southwest One-quarter (SW1/4);
 Thence departing said west line, N89°42'54"E, 29.87 feet;
 Thence N89°42'54"E, 180.15 feet;
 Thence N00°10'55"W, 120.10 feet;
 Thence S89°43'03"W, 180.07 feet;
 Thence S89°43'03"W, 29.87 feet to a point on said west line;
 Thence N00°08'31"W, 1321.46 feet along said west line;
 Thence departing said west line, N89°51'29"E, 827.55 feet;
 Thence S00°00'00"E, 329.97 feet;
 Thence N90°00'00"E, 451.88 feet;
 Thence S00°08'03"E, 1408.18 feet to a point on the south line of said Section 3;
 Thence along said south line, S89°45'30"W, 1278.42 feet to the Point of Beginning.

Said parcel contains 47.08 acres (2,050,683 sq. ft.), more or less.

SURVEYOR'S CERTIFICATE

I, RANDALL K. FRENCH, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION MAP SHOWN HEREON TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED PARCEL(S) OF LAND AND THAT AT LEAST ONE SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCEL(S) IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF ERIE.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20____.



RANDALL K. FRENCH
 COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 38512.

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS ANNEXATION MAP IS TO BE KNOWN AS THE ANNEXATION MAP TO THE TOWN OF ERIE AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____ PASSED AND ADOPTED AT A MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON _____, 20____.

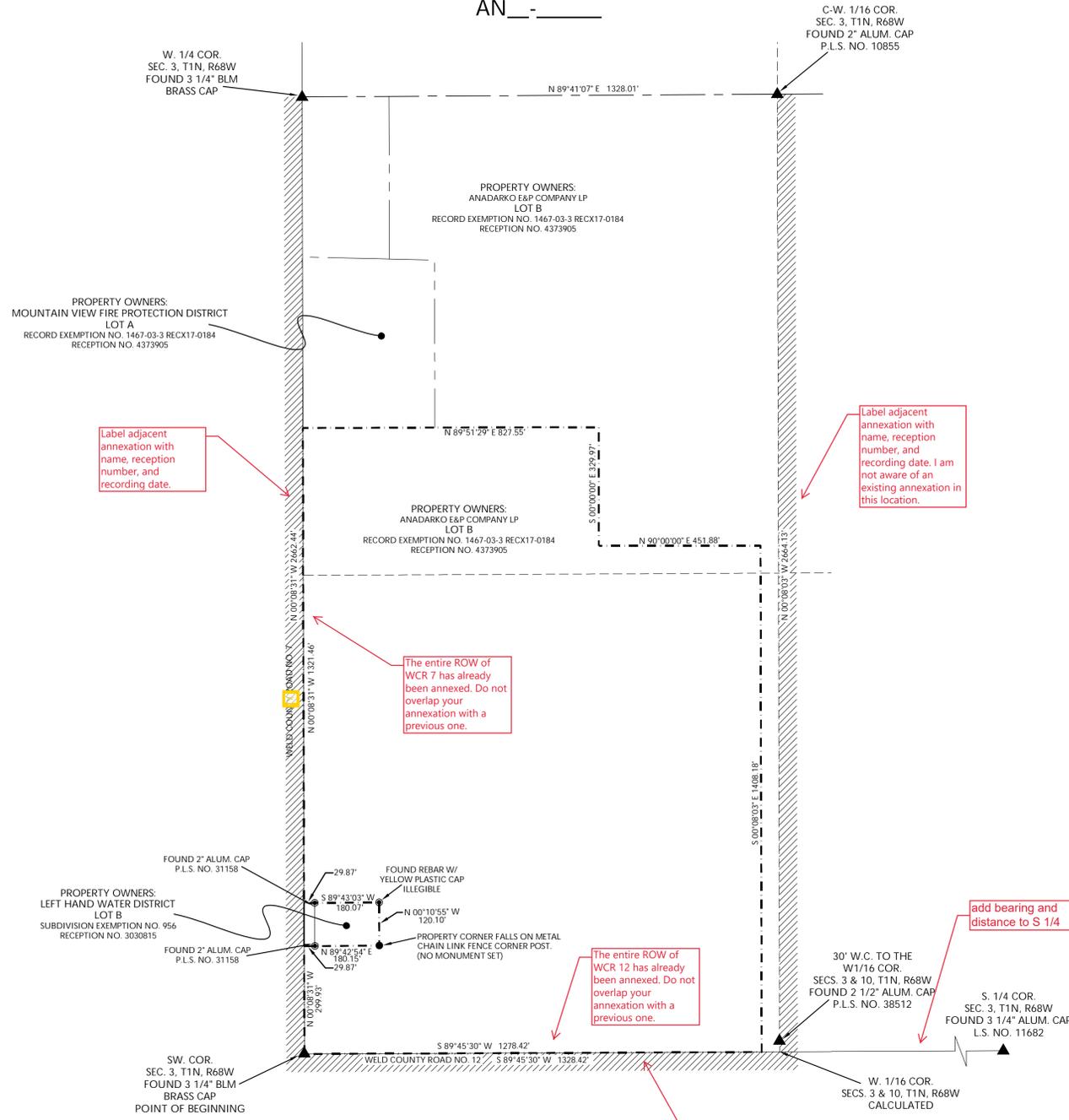
 MAYOR

ATTEST _____
 TOWN CLERK

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)
) ss.
 COUNTY OF _____)
 I HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS FILED IN MY OFFICE ON THIS DAY OF _____, 20____ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____

 COUNTY CLERK AND RECORDER



PERIMETER SUMMARY:

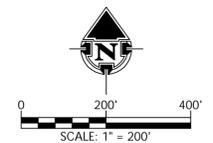
6457.44'	ANNEXATION BOUNDARY PERIMETER
2899.81'	CONTIGUOUS BOUNDARY
44.9%	PERCENTAGE MATCHING CONTIGUOUS BOUNDARY

SURVEYOR'S NOTES:

- BASIS OF BEARING DERIVED FROM COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE.
- ALL MEASURED DISTANCES ARE GROUND.

NOTICE:

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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.



LEGEND

- ▲ FOUND PLSS MONUMENT AS INDICATED
- FOUND PROPERTY CORNER AS NOTED
- - - ANNEXATION BOUNDARY
- SECTION LINE
- - - QUARTER SECTION LINE
- - - SIXTEENTH SECTION LINE
- ▨ TOWN OF ERIE LIMITS

HAMMER ANNEXATION TO THE TOWN OF ERIE

LOCATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 SECTION 3, T1N, R68W, 6TH P.M.
 TOWN OF ERIE, WELD COUNTY, COLORADO



CONSULTING, LLC
 1095 Saberton Avenue
 Sheridan, Wyoming 82801
 Phone: 307-674-0609
 Fax: 307-674-0182

DRAWN BY: RZF	REVISIONS:	SHEET NO. 1 OF 1
CHECKED BY: RFK		
DATE: 3/2/21	JOB: 14-106	

HAMMER ANNEXATION TO THE TOWN OF ERIE

LOCATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, T1N, R68W, 6TH P.M.

TOWN OF ERIE, WELD COUNTY, COLORADO

45.10 ACRES

AN-001267-2021

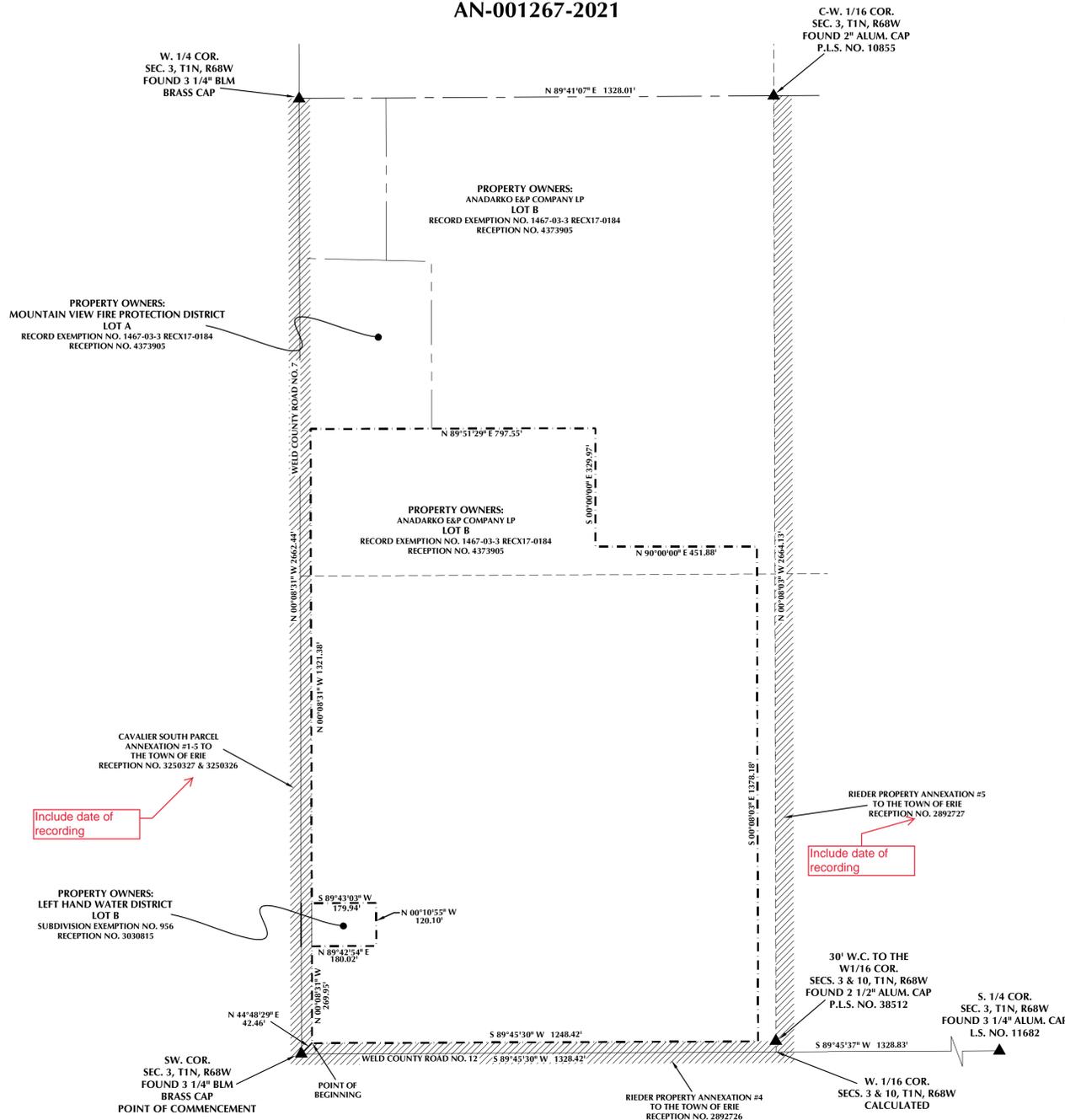
ANNEXATION AREA

A portion of the West One-half (W1/2) of the Southwest One-quarter (SW1/4) of Section 3, T1N, R68W, Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of said Section 3 and proceeding N44°48'29"E, 42.46 feet to the East right-of-way line of Weld County Road 7 and the Point of Beginning;

Thence along said East right-of-way line, N00°08'31"W, 269.95 feet;
 Thence departing said East right-of-way line, N89°42'54"E, 180.02 feet;
 Thence N00°10'55"W, 120.10 feet;
 Thence S89°43'03"W, 179.94 feet to a point on said East-right-of-way line;
 Thence along said East right-of-way line, N00°08'31"W, 1321.38 feet;
 Thence departing said East right-of-way line, N89°51'29"E, 797.55 feet;
 Thence S00°00'00"E, 329.97 feet;
 Thence N90°00'00"E, 451.88 feet;
 Thence S00°08'03"E, 1378.18 feet to a point on the North right-of-way line of Weld County Road 12;
 Thence along said North right-of-way line, S89°45'30"W, 1248.42 feet to the Point of Beginning.

Said parcel contains 45.10 acres (1,964,590 sq. ft.), more or less.



PERIMETER SUMMARY:

6277.39' ANNEXATION BOUNDARY PERIMETER
 2839.75' CONTIGUOUS BOUNDARY
 45.2% PERCENTAGE MATCHING CONTIGUOUS BOUNDARY

SURVEYOR'S NOTES:

1. BASIS OF BEARING DERIVED FROM COLORADO COORDINATE SYSTEM OF 1983, NORTH ZONE.
2. ALL MEASURED DISTANCES ARE GROUND.

SURVEYOR'S CERTIFICATE

I, RANDALL K. FRENCH, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION MAP SHOWN HEREON TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED PARCEL(S) OF LAND AND THAT AT LEAST ONE SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCEL(S) IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF ERIE.

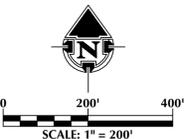
I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.



RANDALL K. FRENCH
 COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 38512.

NOTICE:

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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.



remove "MAP" - not in title

Hammer

include date of recording

include date of recording

include date of recording

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS ANNEXATION MAP IS TO BE KNOWN AS THE ANNEXATION MAP TO THE TOWN OF ERIE AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____ PASSED AND ADOPTED AT A MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON _____, 20____.

MAYOR _____
 ATTEST _____
 TOWN CLERK

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)
) ss.
 COUNTY OF _____)
 I HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS FILED IN MY OFFICE ON THIS DAY OF _____, 20____ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____.

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LEGEND

- ▲ FOUND PLSS MONUMENT AS INDICATED
- - - ANNEXATION BOUNDARY
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 TOWN OF ERIE, WELD COUNTY, COLORADO



609 CONSULTING, LLC
 1095 Saberton Avenue
 Sheridan, Wyoming 82801
 Phone: 307-674-0609
 Fax: 307-674-0182

DRAWN BY: RZF	REVISIONS:
CHECKED BY: RKF	
DATE: 4/20/21	JOB: 14-106
SHEET NO: 1 OF 1	

Audem Gonzales

From: Audem Gonzales
Sent: Wednesday, April 14, 2021 10:50 AM
To: Marshall, Shayelyn
Cc: Engineering
Subject: FW: Review - Hammer Annexation Application Materials
Attachments: Hammer Petition and Map-ELS COMMENTS.pdf

Shayelyn,

I finished my review of the Annexation Map. I have also attached our surveyor consultant's review to this email. Please update the map and re-submit it by email to me as quickly as you can.

Planning Comments,

1. Include the project number at the top of the sheet. "AN-001267-2021"
2. Shift the surveyor's stamp and signature block to the right side of the sheet. The BOT then Clerk and Recorder shall be the only signature items on the left.
3. Adjust the acreage in the title to reflect the reduced annexation size. See John Ehrhardt's attached comments.

Thank You,



Audem Gonzales

Senior Planner, Planning & Development
Town of Erie
645 Holbrook Street | P.O. Box 750 Erie, CO 80516
Phone: 303-926-2778
agonzales@erieco.gov | www.erieco.gov/planning
[Facebook](#) | [Twitter](#) | [LinkedIn](#)

From: John Ehrhart <john@coloradols.com>
Sent: Monday, April 12, 2021 12:11 PM
To: Melinda Helmer <mhelmer@erieco.gov>
Cc: Audem Gonzales <agonzales@erieco.gov>
Subject: Re: Review - Hammer Annexation Application Materials

Melinda & Audem,

Here are my comments.

They are trying to annex to the centerline of WCR 7 & 12 when the entire right of ways have already been annexed. I should probably review it again after they make these changes.

Best,
John

John P. Ehrhart, PLS
Ehrhart Land Surveying, LLC
Mapping the Future Together
303-828-3340

Audem Gonzales

From: Tyler Burhenn
Sent: Monday, April 26, 2021 9:41 AM
To: Audem Gonzales
Subject: RE: Review - Hammer Annexation

Hey Audem,

Here is my comment.

Please add a property description to the quit claim deed form and an exhibit showing the 40' of dedicated ROW along the existing Weld County Road 7 ROW.

Thank you,



Tyler Burhenn | Civil Engineer
Town of Erie | Planning and Development Department
645 Holbrook Street | P.O. Box 750 | Erie, CO 80516
Cell: 515-520-1624 | Phone: 303-926-2798
<http://www.erieco.gov> | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

Erie, Colorado - the BEST place to raise a family!

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From: Audem Gonzales <agonzales@erieco.gov>
Sent: Monday, April 26, 2021 8:34 AM
To: Tyler Burhenn <tburhenn@erieco.gov>
Subject: RE: Review - Hammer Annexation

Hey there,

Did you have a chance to look through the Annexation Agreement for the ROW dedication and look at the Quit Claim Deed they provided? I'd like to get them comments asap. I believe the Quit Claim Deed has a deadline of when they need to dedicate to the Town.

Thanks,
Audem

From: Melinda Helmer <mhelmer@erieco.gov>
Sent: Tuesday, March 30, 2021 8:55 AM
To: David Pasic <dpasic@erieco.gov>; Chad Schroeder <cschroeder@erieco.gov>; Tyler Burhenn <tburhenn@erieco.gov>
Cc: Audem Gonzales <agonzales@erieco.gov>
Subject: Review - Hammer Annexation

Good Morning,

Please see the link for submittal documents on the above noted project: <https://erieco.sharefile.com/d-s6462b0f8470348d584b8cbe73eb27f41>

If you would have comments by Friday, April 9th, that would be great.

Thank you,



Melinda Helmer, CMC | Planning Technician
Town of Erie | Planning & Development
645 Holbrook Street | P.O. Box 750 | Erie, CO 80516
Phone: 303-926-2770 | Fax: 303-926-2706
www.erieco.gov/plannng | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

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