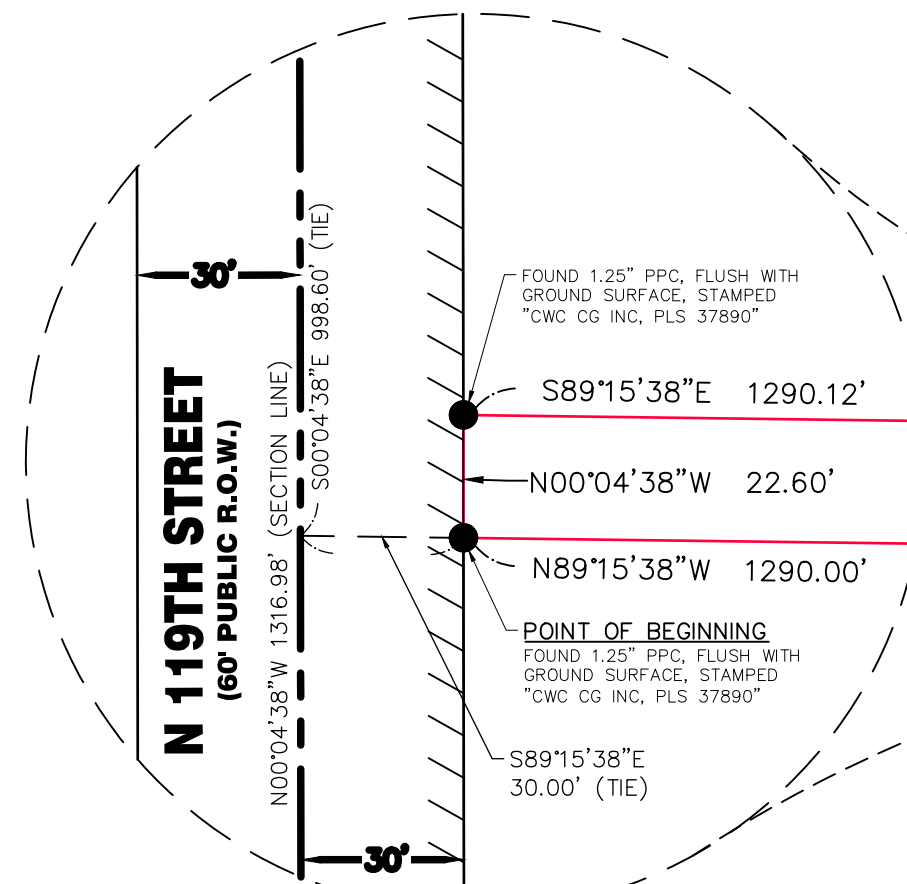
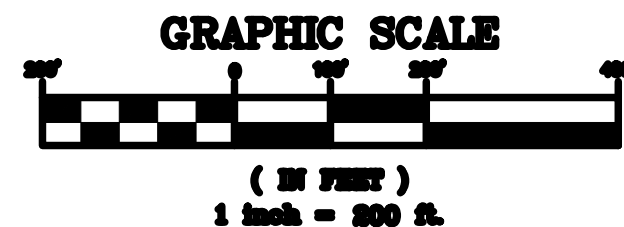


LOCATION MAP

(NOT TO SCALE)

LAFFERTY ZONING MAP

BEING A PART OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 13,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF BOULDER, STATE OF COLORADO
39.665 ACRES
ZR-12-001080-2019



DETAIL

(NOT TO SCALE)

ZONING DESCRIPTION

A PARCEL IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE WEST LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 13, SAID TO BEAR NORTH 00°04'38" WEST, A DISTANCE OF 1318.98 FEET, FROM THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 13 MONUMENTED BY A 2" ALUMINUM CAP, 0.3' BELOW ASPHALT ROADWAY, STAMPED "A.M. HASCALL, 6TH PM, PLS 23500 1995, 16TH, R69W", DAMAGED TO THE NORTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 13 MONUMENTED BY A 2.5" ALUMINUM CAP, 0.4' DOWN IN A RANGE BOX WITH NO I.D., TOP OF RANGE BOX IS 0.2' BELOW ASPHALT ROADWAY, STAMPED "CIVIL ARTS, TIN, 1/4, S14 | S13, R69W, 2016, PLS 25379"

COMMENCING (P.O.C.) AT SAID NORTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 13; THENCE SOUTH 00°04'38" EAST ALONG SAID WEST LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 13, A DISTANCE OF 998.60 FEET; THENCE SOUTH 89°15'38" EAST, A DISTANCE OF 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF N 119TH STREET, ALSO BEING THE POINT OF BEGINNING (P.O.B.);

THENCE NORTH 00°04'38" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 22.60 FEET;
THENCE SOUTH 89°15'38" EAST, A DISTANCE OF 1290.12 FEET;
THENCE NORTH 00°04'38" WEST, A DISTANCE OF 949.29 FEET;
THENCE NORTH 89°42'02" EAST, A DISTANCE OF 528.59 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 2764.79 FEET AND A CENTRAL ANGLE OF 16°59'16", SUBTENDED BY A CHORD WHICH BEARS SOUTH 81°48'20" EAST, A DISTANCE OF 816.74 FEET;
THENCE EASTERLY ALONG THE ARC A DISTANCE OF 819.74 FEET TO THE EAST LINE OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 13, WHENCE THE CENTER CORNER OF SAID SECTION 13 BEARS NORTH 00°09'52" WEST, A DISTANCE OF 1321.25 FEET;
THENCE SOUTH 00°09'52" EAST ALONG SAID EAST LINE, A DISTANCE 1182.60 FEET TO THE SOUTHEAST CORNER OF SAID NE 1/4 OF THE SW 1/4 OF SECTION 13;
THENCE NORTH 89°30'10" WEST ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE SW 1/4 OF SECTION 13, A DISTANCE OF 1329.43 FEET TO THE SOUTHWEST CORNER OF SAID NE 1/4 OF THE SW 1/4 OF SECTION 13;
THENCE NORTH 89°30'20" WEST ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SW 1/4 OF SECTION 13, A DISTANCE OF 9.39 FEET;
THENCE NORTH 00°04'38" WEST, A DISTANCE OF 312.74 FEET;
THENCE NORTH 89°15'38" WEST, A DISTANCE OF 1290.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL DESCRIPTION CONTAINS 1,727,789 SQUARE FEET (39.665 ACRES), MORE OR LESS.

COUNTY OF BOULDER,
STATE OF COLORADO.

LEGAL DESCRIPTION

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., EXCEPT A TRACT OF LAND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF SAID N1/2SW1/4 WHICH IS 998.60 FEET SOUTH OF THE NORTHWEST CORNER THEREOF;
THENCE SOUTH, ALONG THE WEST LINE OF SAID N1/2SW1/4, 330.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89°11' EAST ALONG THE SOUTH LINE OF SAID N1/2SW1/4, 1320.00 FEET; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID N1/2SW1/4, 330.00 FEET; THENCE NORTH 89°11' WEST PARALLEL WITH THE SOUTH LINE OF SAID N1/2SW1/4, 1320.00 FEET, TO THE TRUE POINT OF BEGINNING,

AND ALSO EXCEPT, A TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 13, 50.70 FEET SOUTH OF THE NORTHWEST CORNER OF THE SW1/4 OF SAID SECTION 13; THENCE NORTH 89°46' EAST, 1320.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 949.50 FEET; THENCE NORTH 89°11' WEST, 1320 FEET TO THE WEST LINE OF SAID SECTION; THENCE NORTH ALONG SAID WEST LINE 925.30 FEET TO THE TRUE POINT OF BEGINNING,

EXCEPT REGIONAL TRANSPORTATION DISTRICT RIGHT-OF-WAY (FORMERLY U.P.R.R. RIGHT-OF-WAY) AND RIGHT-OF-WAY FOR NORTH 119TH STREET.

COUNTY OF BOULDER,
STATE OF COLORADO.

(PER QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. 2807661)

**VICKIE L. NEWMAN &
KEITH B. LAFFERTY &
NICOLE L. LAFFERTY**
(PARCEL NO. 146513000049)
(RECP. NO. 2807661)
CURRENT ZONING: AG/OS
PROPOSED ZONING: LR

J & J ELKE TRUST
(PARCEL NO. 146513000081)
(RECP. NO. 2807661) (BK. 1300, PG. 398)
ZONING: AG/OS

THOMAS M. & SHELLEY JONES
(PARCEL NO. 146513000005)
(RECP. NO. 2804874)
ZONING: AG/OS

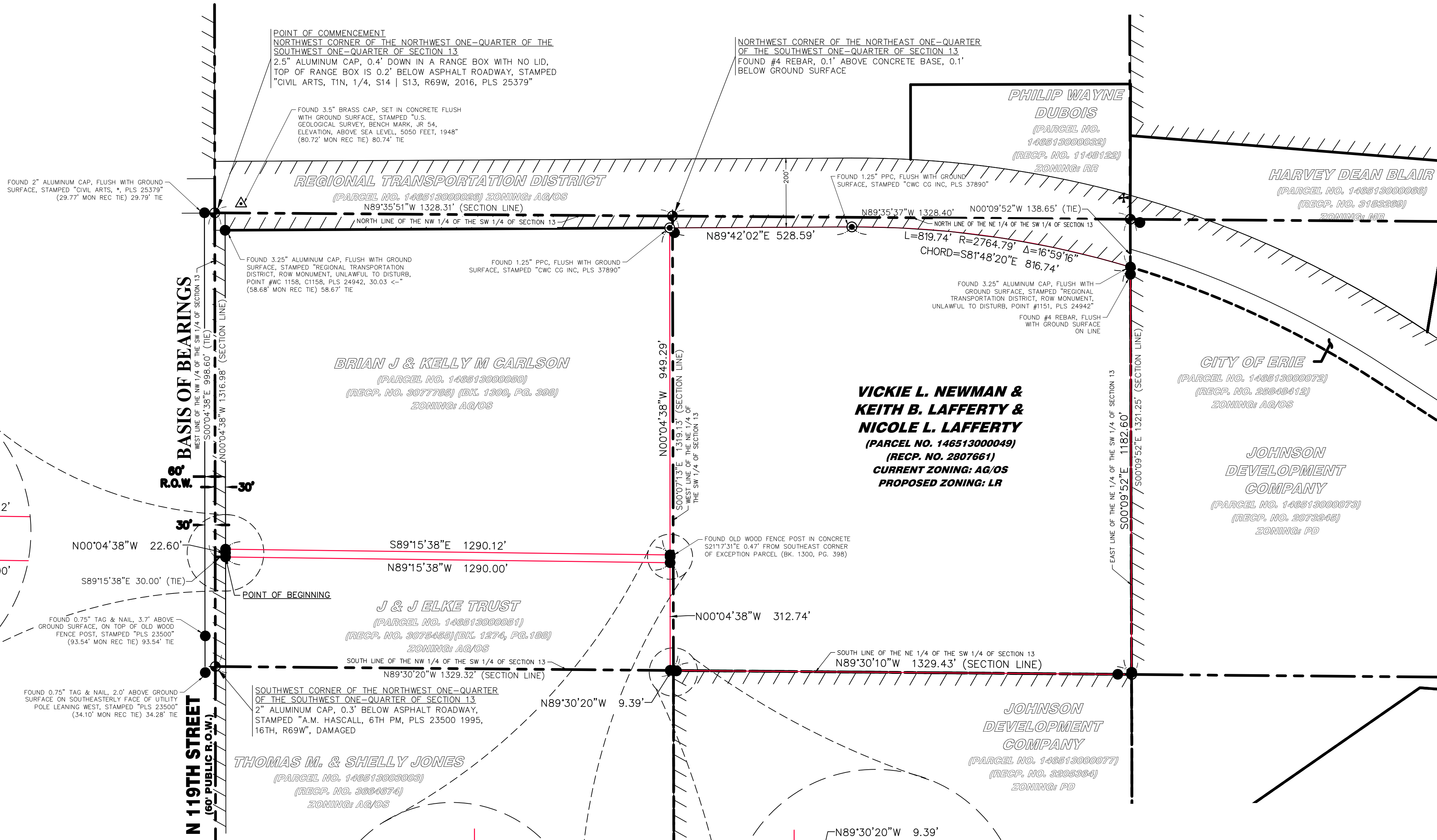
**JOHNSON
DEVELOPMENT
COMPANY**
(PARCEL NO. 146513000077)
(RECP. NO. 2805384)
ZONING: PD

**JOHNSON
DEVELOPMENT
COMPANY**
(PARCEL NO. 146513000073)
(RECP. NO. 2807348)
ZONING: PD

CITY OF ERIE
(PARCEL NO. 146513000072)
(RECP. NO. 28048412)
ZONING: AG/OS

HARVEY DEAN BLAIR
(PARCEL NO. 146513000068)
(RECP. NO. 2168288)
ZONING: LR

**PHILIP WAYNE
DUBOIS**
(PARCEL NO. 146513000063)
(RECP. NO. 2148123)
ZONING: LR



LEGEND

- PROJECT CONTROL POINT
- FOUND MONUMENT AS NOTED
- NOTE: BEARINGS AND DISTANCES, IF LISTED, IS FROM THE BOUNDARY CORNER TO THE FOUND MONUMENT.
- SET NO. 8 REBAR WITH PPC, STAMPED "MO LLC, 37890" OR 1" BRASS TAG & ALUMINUM NAIL, STAMPED "MO LLC, 37890"
- FOUND PLS MONUMENT AS NOTED
- FOUND CHISELED CROSS

- BOUNDARY LINE
- SECTION/ALLOT LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- TOWN OF ERIE TOWN LIMITS

- YPC = YELLOW PLASTIC CAP
- RPC = RED PLASTIC CAP
- PPC = PINK PLASTIC CAP
- DBIT = DIALYBIT
- R.O.W. = RIGHT OF WAY
- BK, PG. = BOOK, PAGE
- RECP. NO. = RECEPTION NUMBER

SURVEYOR'S CERTIFICATE

TO KEITH B. LAFFERTY AND NICOLE L. LAFFERTY AND VICKI L. NEWMAN, AS THEIR INTERESTS MAY APPEAR; STRATUS INVESTMENT PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY; AND FIRST AMERICAN TITLE INSURANCE COMPANY:

I, ERIC DAVID CARSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTIONS FOR EACH ZONE DISTRICT.

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

ERIC DAVID CARSON
COLORADO PROFESSIONAL LAND SURVEYOR NO.37890
FOR AND ON BEHALF OF
CWC CONSULTING GROUP, INC.
EMAIL: ERIC@CWC-CONSULTING.COM

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS ZONING MAP IS TO BE KNOWN AS THE "LAFFERTY ZONING MAP" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____ PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON _____ 2019.

MAYOR _____
ATTEST TOWN CLERK _____

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO }
COUNTY OF BOULDER } SS.

I HEREBY CERTIFY THAT THIS ZONING MAP WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 2019 A.D. AND WAS RECORDED AT RECEPTION NUMBER _____

BOULDER COUNTY CLERK AND RECORDER _____

LAFFERTY ZONING MAP
SHOWING
12166 JAY ROAD (ADDRESS POSTED)
ERIE, COLORADO 80516

8050 TEDDY LANE, SUITE #203
LOUISVILLE, CO 80027-1004
TEL: (303) 965-2700
FAX: (303) 965-2701
CWC CONSULTING GROUP
CIVIL ENGINEERING & LAND SURVEYING - CONSTRUCTION SERVICES

DRAWN: S.L.G.	CHECKED: E.D.C.	JOB NO: 120-00249	SURVEY PREPARED FOR: STRATUS INVESTMENT PARTNERS, LLC
DATE: 07/22/2019			
SHEET NO. 1	OF 1	SHEETS	