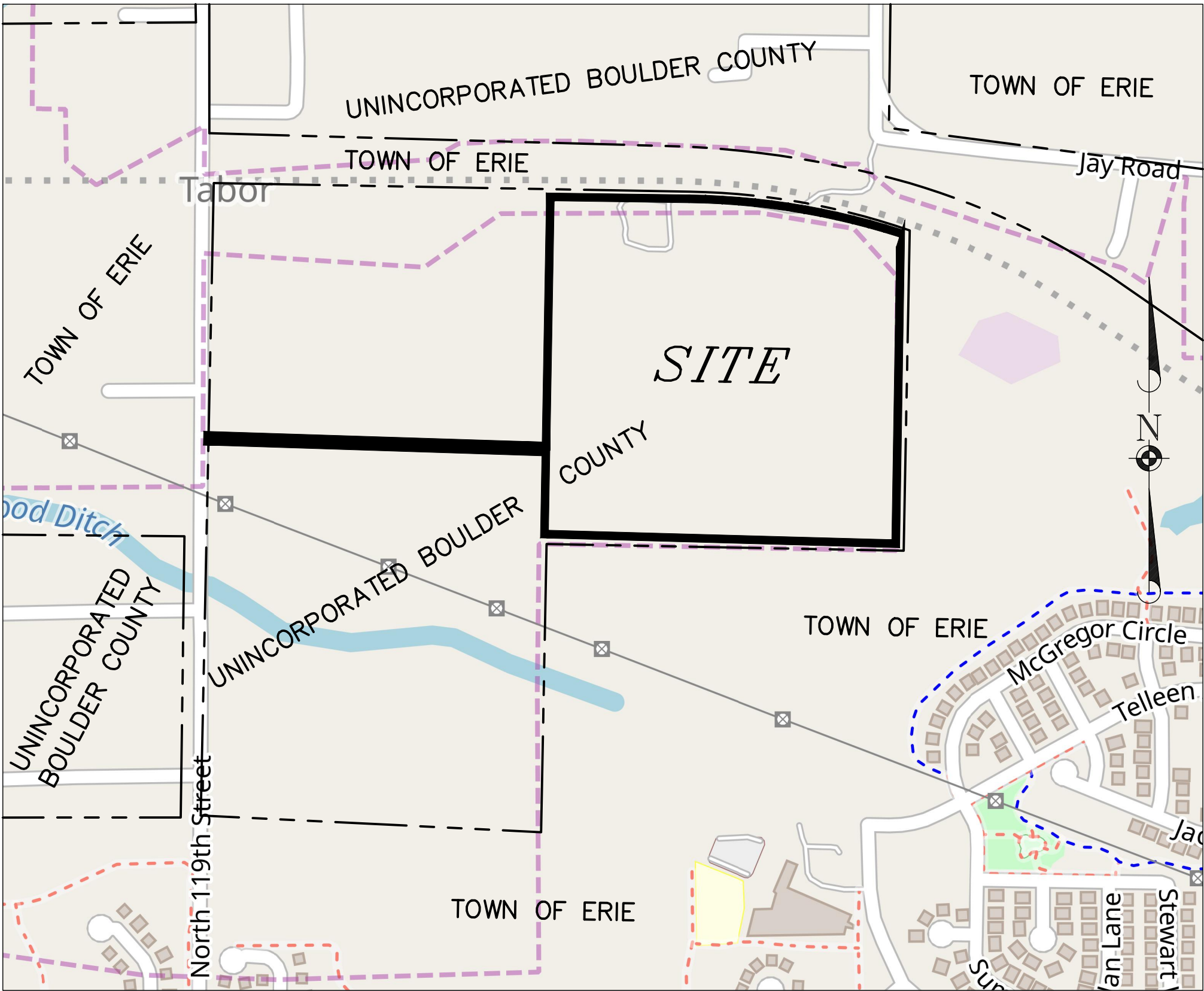


# LAFFERTY ANNEXATION TO THE TOWN OF ERIE

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  
AN-001079-2019



LOCATION MAP  
(NOT TO SCALE)

## ANNEXATION 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 1316.98 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 LID, TOP OF RANGE BOX IS 0.2' BELOW ASPHALT ROADWAY, STAMPED "CIVIL ARTS, T1N, 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 138.85 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)

## CONTIGUITY

TOTAL PERIMETER OF PROPERTY: 7,734.50 FEET  
ONE-SIXTH (1/6) OF PERIMETER: 1,289.08 FEET  
PERIMETER CONTIGUOUS TO TOWN LIMITS: 3,882.96 FEET  
TOTAL AREA BEING ANNEXED: 1,727,789 SQ. FT. OR 39.665 ACRES, MORE OR LESS

## GENERAL NOTES

1. DISTANCES ARE MARKED IN U.S. SURVEY FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (0.00') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID TO BEAR NORTH 00°04'38" WEST, A DISTANCE OF 1316.98 FEET, FROM THE SOUTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13 BEING 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 SAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13 BEING MONUMENTED BY A 2.5" ALUMINUM CAP, 0.4' DOWN IN A RANGE BOX WITH NO LID, TOP OF RANGE BOX IS 0.2' BELOW ASPHALT ROADWAY, STAMPED "CIVIL ARTS, T1N, 1/4, S14 | S13, R69W, 2016, PLS 25379".

3. \*NOTE: THE ANNEXATION DOCUMENTS FOR ADJACENT PROPERTIES SHOWN HEREON AND NOTED WITH A \*\*WERE NOT FOUND. THE TITLE COMPANY PROVIDED A TITLE COMMITMENT ON THE PROPERTY AND ADDITIONAL RESEARCH FOR ANNEXATION RELATED DOCUMENTS ON THE ADJOINING PROPERTIES AND WAS UNABLE TO FIND ANY ANNEXATION RELATED DOCUMENTS IN THE COUNTY RECORDS. THE TOWN LIMITS SHOWN HEREON ARE BASED UPON CURRENT MAPPING PROVIDED BY THE TOWN OF ERIE'S G.I.S. AND THE COUNTY OF BOULDER'S G.I.S. ON THEIR RESPECTIVE WEBSITES.

4. 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 FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

## 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 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.

DATE OF PLAT OR MAP: \_\_\_\_ DAY OF FEBRUARY, 2019.

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 ANNEXATION MAP IS TO BE KNOWN AS THE "LAFFERTY ANNEXATION TO THE TOWN OF ERIE" 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 ANNEXATION MAP WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019 A.D. AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_

BOULDER COUNTY CLERK AND RECORDER

DATE	REVISION	BY
07/19/19	ADDRESSED TOWN COMMENTS/REDLINES	SLG3

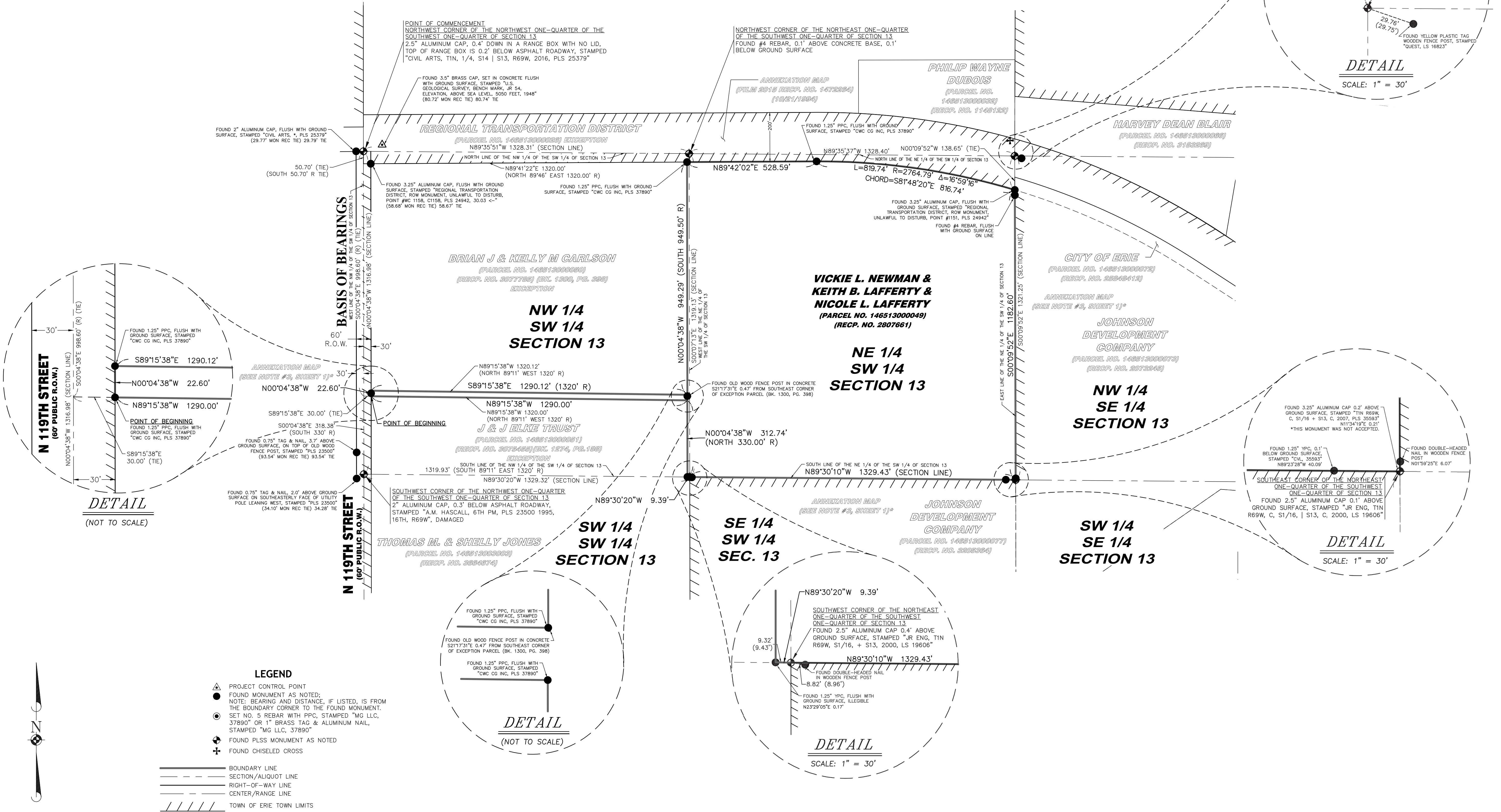
LAFFERTY ANNEXATION TO THE TOWN OF ERIE  
SHOWING  
12166 JAY ROAD (ADDRESS POSTED)  
ERIE, COLORADO 80516

DRAFTED: S.L.G.3	CHECKED: E.D.C.	DATE: 02/22/2019	APPROVED: 120-00249
		SURVEY PREPARED FOR: STRATUS INVESTMENT PARTNERS, LLC	
		SHEET NO. 1 OF 2 SHEETS	



# LAFFERTY ANNEXATION TO THE TOWN OF ERIE

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  
AN-001079-2019



LAFFERTY ANNEXATION TO THE TOWN OF ERIE

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

DRAFTED: S.L.G.J.	CHECKED: E.D.C.	DATE: 02/22/2019	REVISION ADDRESS TOWN COMMENTS/REDLINES	BY SLG3
SHEET NO. 2 OF 2 SHEETS				

9000 TERRY LANE, SUITE #203  
DENVER, CO 80231  
TEL: 303.396.2071  
FAX: 303.396.2071  
CWC CONSULTING GROUP  
CIVIL ENGINEERING AND SURVEYING-CONSTRUCTION SERVICES