

# ERIE GATEWAY SOUTH ANNEXATION NO. 9 TO THE TOWN OF ERIE ANNEXATION MAP

LOCATED IN THE NORTH 1/2 OF SECTION 36, TOWNSHIP 1 NORTH,  
RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,  
COUNTY OF BOULDER, STATE OF COLORADO  
121.4108 ACRES  
AN-001279-2021

SHEET 1 OF 2

## LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 BEING S 89°00'36" W AND MONUMENTED AS FOLLOWS:

-SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

-CENTER 1/4 CORNER OF SECTION 36 BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF ERIE GATEWAY SOUTH ANNEXATION NO. 2, TOWN OF ERIE ORDINANCE NO. 34-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573284;

THENCE ALONG THE NORTHERLY LINE OF SAID ERIE GATEWAY SOUTH ANNEXATION NO. 2, TOWN OF ERIE ORDINANCE NO. 34-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573284 THE FOLLOWING TWO (2) COURSES:

- 1) S 89°00'36" W A DISTANCE OF 1341.46 FEET;
- 2) N 89°56'15" W A DISTANCE OF 1319.94 FEET TO A POINT ON THE EASTERLY LINE OF ERIE GATEWAY SOUTH ANNEXATION NO. 3, TOWN OF ERIE ORDINANCE NO. 35-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573286;

THENCE N 00°04'29" E ALONG SAID EASTERLY LINE OF ERIE GATEWAY SOUTH ANNEXATION NO. 3, TOWN OF ERIE ORDINANCE NO. 35-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573286 AND THE EASTERLY LINE OF ERIE GATEWAY SOUTH ANNEXATION NO. 4, TOWN OF ERIE ORDINANCE NO. 36-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573288 A DISTANCE OF 1345.89 FEET TO THE NORTHEAST CORNER OF SAID ERIE GATEWAY SOUTH ANNEXATION NO. 4, TOWN OF ERIE ORDINANCE NO. 36-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573288, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36;

THENCE S 89°58'43" E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 36 A DISTANCE OF 1332.41 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT R-4 OF A PLAT OF SURVEY RECORDED AT RECEPTION NO. 90807363;

THENCE N 00°00'45" W ALONG THE WESTERLY LINE OF SAID TRACT R-4 A DISTANCE OF 659.63 FEET TO THE SOUTHWEST CORNER OF DONLEY ANNEXATION, TOWN OF ERIE ORDINANCE NO. 658, RECORDED ON 6/20/2000 AT RN: 2054309;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID DONLEY ANNEXATION, TOWN OF ERIE ORDINANCE NO. 658, RECORDED ON 6/20/2000 AT RN: 2054309 THE FOLLOWING THREE (3) COURSES:

- 1) N 89°56'07" E A DISTANCE OF 659.86 FEET;
- 2) N 89°56'49" E A DISTANCE OF 660.11 FEET;
- 3) N 00°01'24" W A DISTANCE OF 634.63 FEET TO A POINT ON THE SOUTHERLY LINE OF ARAPAHOE ROAD ANNEXATION NO. 2, TOWN OF ERIE ORDINANCE NO. 551, RECORDED ON 9/4/1997 AT RN: 1727898;

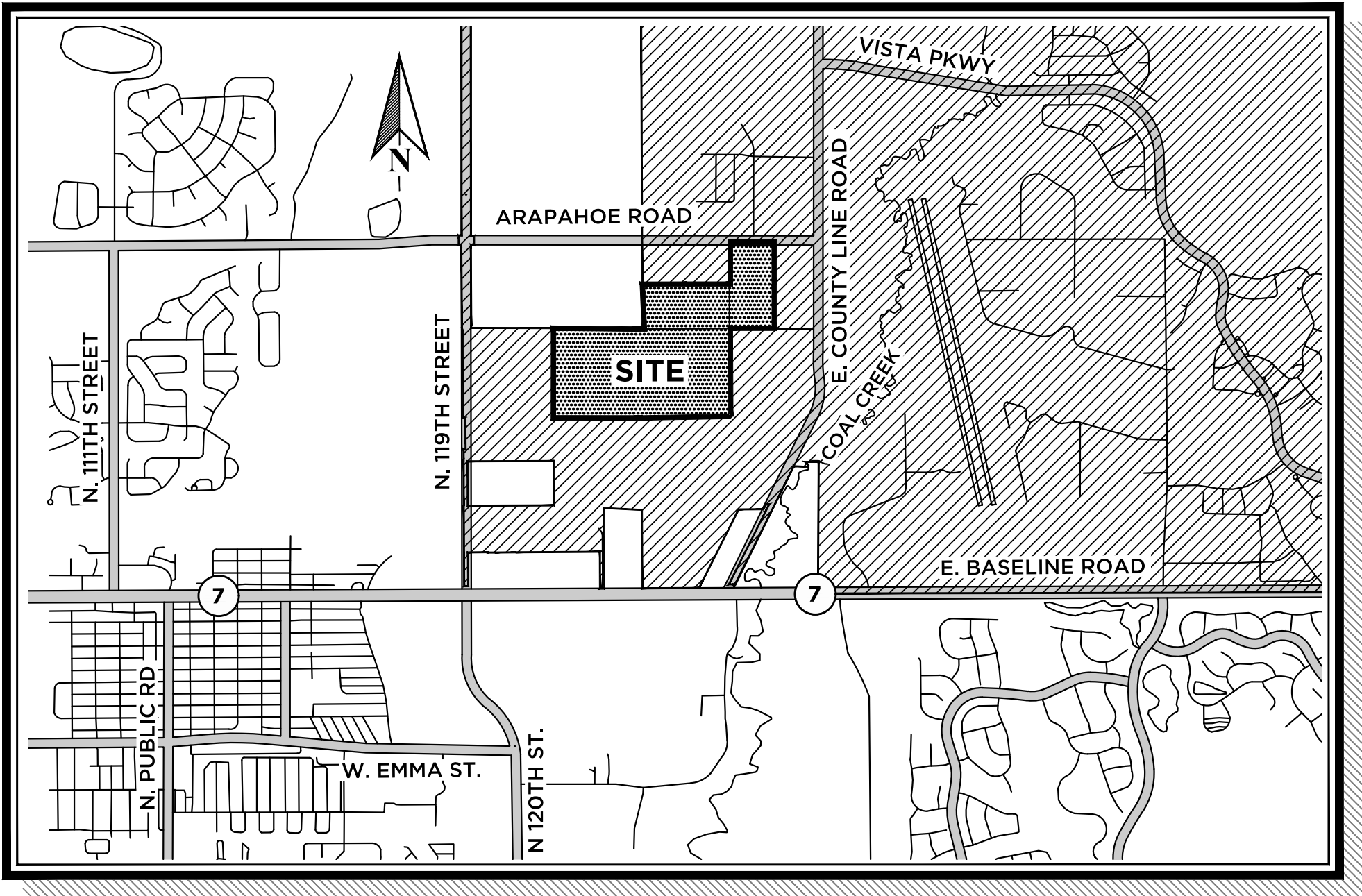
THENCE S 89°57'39" E ALONG SAID SOUTHERLY LINE A DISTANCE OF 659.27 FEET TO A POINT ON THE WESTERLY LINE OF ZAHN ANNEXATION, TOWN OF ERIE ORDINANCE NO. 482, RECORDED ON 3/17/1997 AT RN: 1683819;

THENCE S 00°02'56" E ALONG SAID WESTERLY LINE A DISTANCE OF 1295.67 FEET TO THE NORTHEAST CORNER OF ERIE GATEWAY SOUTH ANNEXATION NO. 1, TOWN OF ERIE ORDINANCE NO. 33-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573282;

THENCE ALONG THE NORTHERLY AND WESTERLY LINE OF SAID ERIE GATEWAY SOUTH ANNEXATION NO. 1, TOWN OF ERIE ORDINANCE NO. 33-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573282 THE FOLLOWING TWO (2) COURSES:

- 1) S 89°59'59" W A DISTANCE OF 659.84 FEET;
- 2) S 00°18'01" E A DISTANCE OF 1323.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,288,656 SQUARE FEET, OR 121.4108 ACRES MORE OR LESS.



## VICINITY MAP

1" = 2000'

## CONTIGUITY STATEMENT:

THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE TOWN OF ERIE AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUES 1973, 31-12-104-(1) (a) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 11,891.88'

ONE-SIXTH OF THE TOTAL PERIMETER OF AREA = 1,981.98'

PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING TOWN LIMITS = 9,899.84'

THE TOTAL CONTIGUOUS PERIMETER IS 83.25% WHICH EXCEEDS THE 1/6 (16.67%) REQUIRED.

## GENERAL NOTES:

THE LINEAL UNITS USED ON THIS MAP ARE U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.

ACCORDING TO COLORADO LAW, YOU MUST COMMERCE 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.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 BEING S 89°00'36" W.

THIS MAP IS NOT A MONUMENTED LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO SHOW THE AREA TO BE ANNEXED INTO THE TOWN OF ERIE AND WAS CREATED WITHOUT THE BENEFIT OF A TITLE POLICY.

## SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER H. McELVAIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS 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\_\_.

CHRISTOPHER H. McELVAIN  
COLORADO P.L.S. 36561  
FOR ON ON BEHALF OF KT ENGINEERING, LLC.

## BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS ANNEXATION MAP IS TO BE KNOWN AS THE "ERIE GATEWAY SOUTH ANNEXATION NO. 9 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 \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

MAYOR \_\_\_\_\_

ATTEST \_\_\_\_\_  
TOWN CLERK

## CLERK & RECORDER CERTIFICATE:

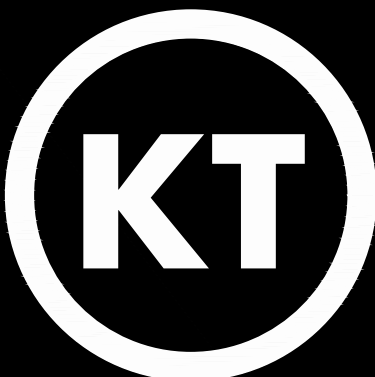
STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ )SS.

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 \_\_\_\_\_.

\_\_\_\_\_  
(SIGNATURE)

\_\_\_\_\_  
COUNTY CLERK AND RECORDER

DATE SUBMITTED: 04.16.2021		
REVISION NO.	DATE	
1	07.21.2021	
2	10.29.2021	
3	05.25.2022	
4		
5		
PREPARED FOR: <b>OEO 2, LLC</b> 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111		
SCALE: NA	JOB NO: 0043-1814	BY: BSS
SHEET 1 OF 2		



**KT ENGINEERING**  
ENGINEERS • SURVEYORS

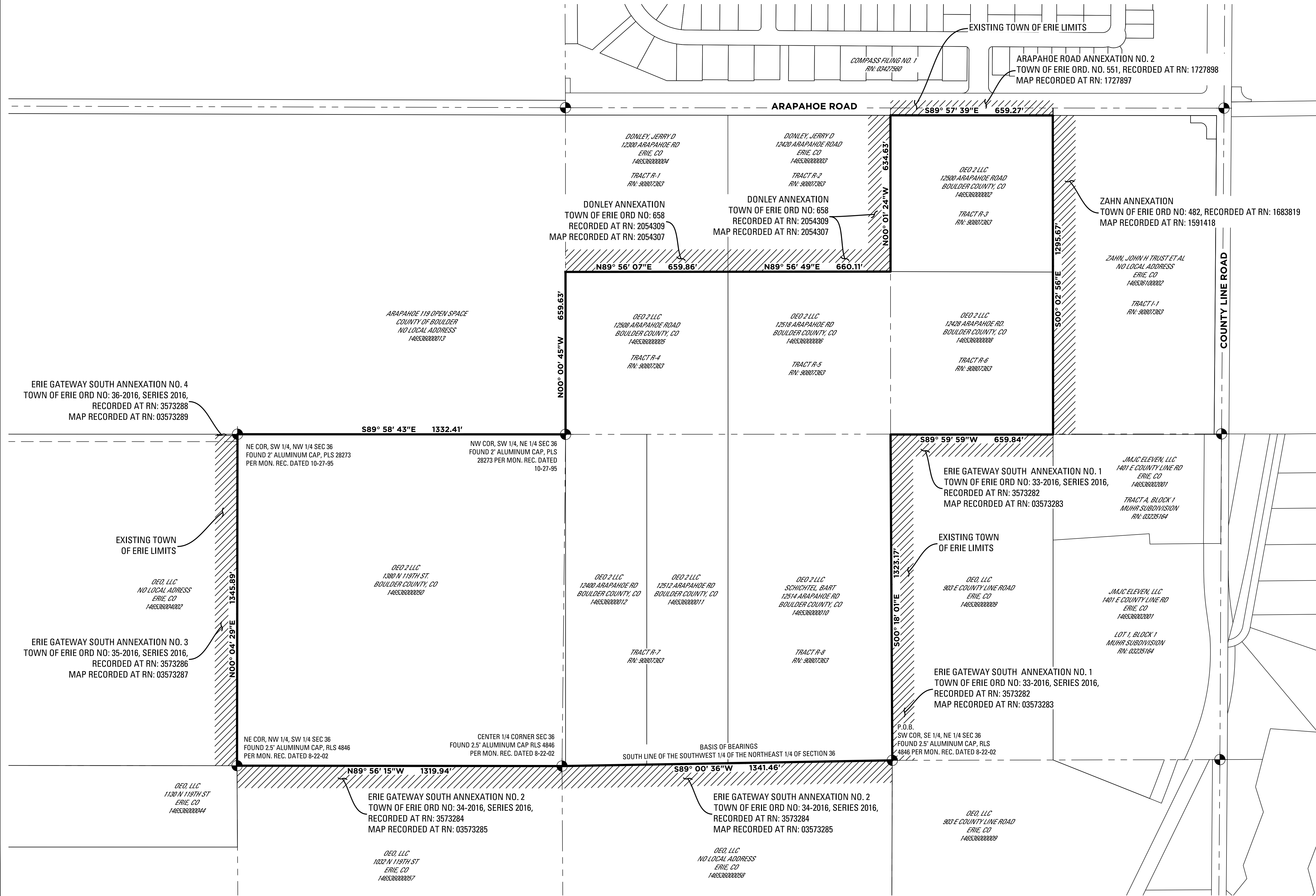
12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190



# ERIE GATEWAY SOUTH ANNEXATION NO. 9 TO THE TOWN OF ERIE ANNEXATION MAP

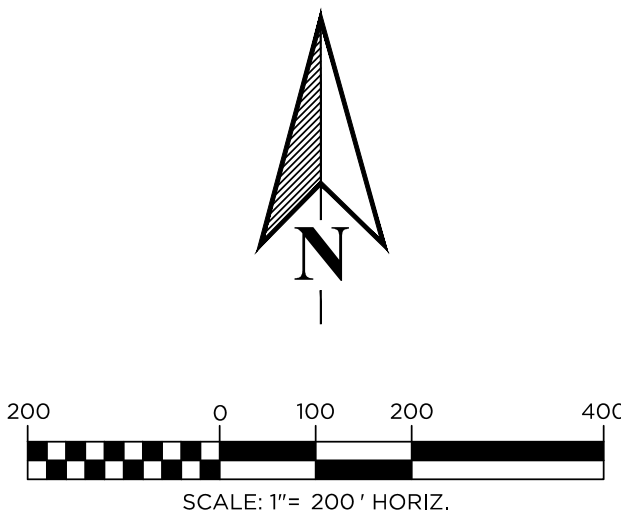
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COUNTY OF BOULDER, STATE OF COLORADO  
121.4108 ACRES  
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SHEET 2 OF 2



## LEGEND

- ANNEXATION PROPERTY BOUNDARY
- ANNEXATION BOUNDARY CONTIGUOUS WITH THE TOWN OF ERIE
- PROPERTY BOUNDARY
- SECTION LINE
- SECTION CORNER
- P.O.B. POINT OF BEGINNING



DATE SUBMITTED: 04.16.2021	
REVISION NO.	DATE
1	07.21.2021
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4	
5	
PREPARED FOR: <b>OEO 2, LLC</b> 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111	
SCALE: 1"=100'	JOB NO: 0043-1814
BY: BSS	
SHEET 2 OF 2	



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