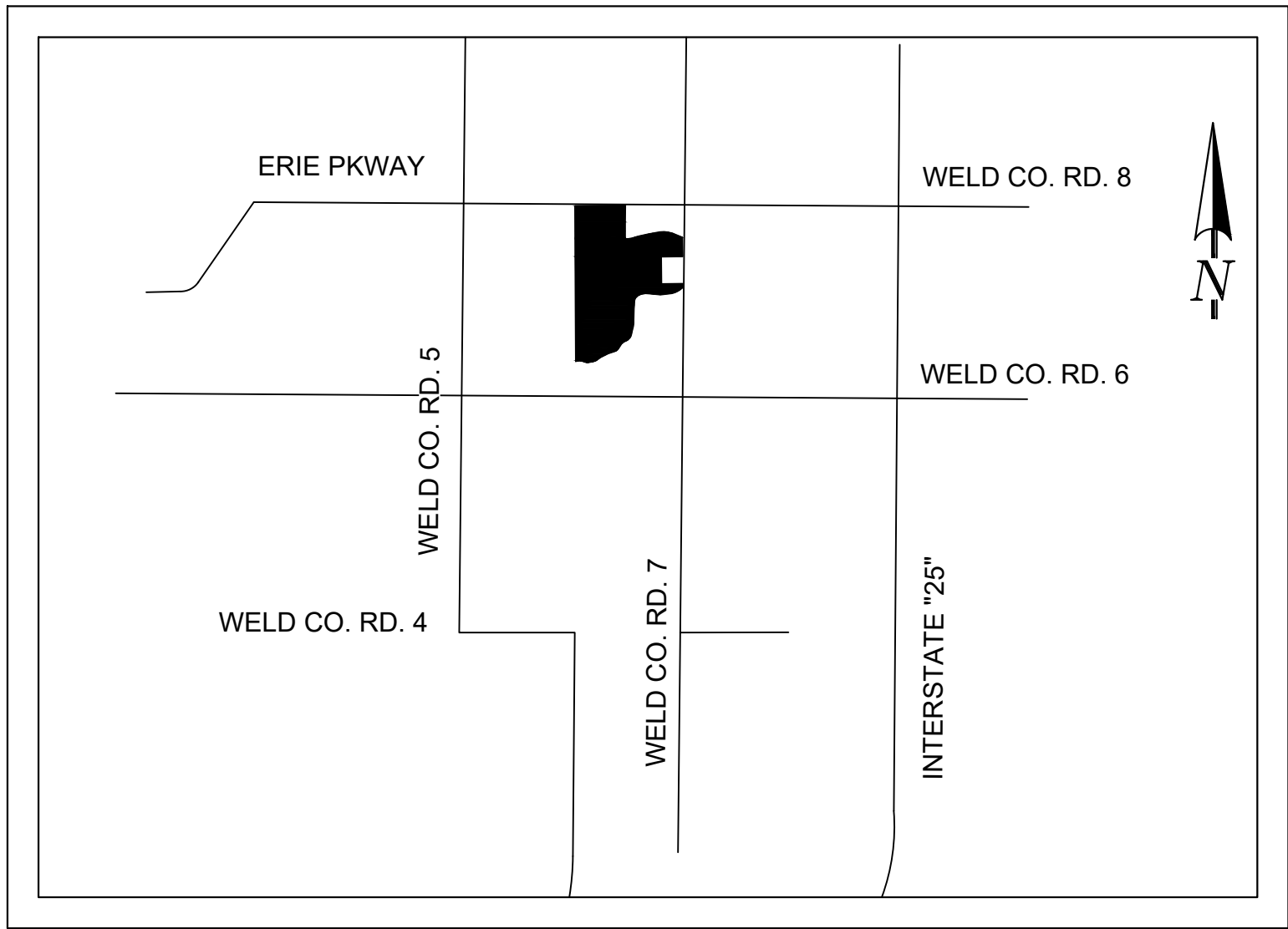


# SWINK PROPERTY - ANNEXATION MAP TO THE TOWN OF ERIE

A PORTION OF THE EAST ONE-HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

150.291 ACRES  
AN-001007-2018



VICINITY MAP  
N.T.S.

## LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED:

A PORTION OF THE EAST ONE-HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 21 MONUMENTED ON THE EAST END OF SAID LINE BY A FOUND 3/4 INCH REBAR WITH A 2 INCH ALUMINUM CAP STAMPED "LS 14087 1994" AND ON THE WEST END BY A FOUND REBAR WITH A 2 INCH ALUMINUM CAP ILLEGIBLY STAMPED; ASSUMED TO BEAR NORTH 89°38'36" EAST, A DISTANCE OF 2663.38 FEET.

**COMMENCE** AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 44°34'28" WEST A DISTANCE OF 42.38 FEET TO A POINT ON A LINE BEING 30 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 21 ALSO BEING THE WEST RIGHT-OF-WAY OF WELD COUNTY ROAD 7 ACCORDING TO THAT CERTAIN DOCUMENT RECORDED JULY 22, 1996 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 2502152 SAID POINT ALSO BEING THE **POINT OF BEGINNING** OF THE PARCEL HEREINAFTER DESCRIBED;

THENCE SOUTH 00°29'40" EAST, ALONG SAID RIGHT-OF-WAY AND PARALLEL LINE, A DISTANCE OF 2,043.99 FEET TO THE NORTHERLY LINE OF THAT CERTAIN 50.00 FEET WIDE DITCH PARCEL DESCRIBED IN A DOCUMENT RECORDED DECEMBER 20, 1886 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT BOOK 63 AT PAGE 464;

THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY LINE, THE FOLLOWING 32 COURSES:

1. THENCE SOUTH 51°26'38" WEST A DISTANCE OF 70.94 FEET TO A 375.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHWESTERLY;
2. THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°10'55" AN ARC DISTANCE OF 204.09 FEET;
3. THENCE SOUTH 82°37'33" WEST A DISTANCE OF 226.26 FEET TO A 525.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHWESTERLY;
4. THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°34'39" AN ARC DISTANCE OF 124.41 FEET;
5. THENCE NORTH 83°47'48" WEST A DISTANCE OF 212.21 FEET TO A 565.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
6. THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°51'49" AN ARC DISTANCE OF 205.74 FEET;
7. THENCE SOUTH 75°20'23" WEST A DISTANCE OF 6.27 FEET TO A 225.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
8. THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°53'26" AN ARC DISTANCE OF 89.89 FEET;
9. THENCE SOUTH 52°26'57" WEST A DISTANCE OF 22.72 FEET TO A 165.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
10. THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°45'36" AN ARC DISTANCE OF 134.66 FEET;
11. THENCE SOUTH 05°41'21" WEST A DISTANCE OF 106.91 FEET;
12. THENCE SOUTH 01°41'27" WEST A DISTANCE OF 92.68 FEET;
13. THENCE SOUTH 01°00'54" WEST A DISTANCE OF 269.23 FEET TO A 1,075.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHWESTERLY;
14. THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°38'04" AN ARC DISTANCE OF 180.76 FEET;
15. THENCE SOUTH 10°38'58" WEST A DISTANCE OF 50.93 FEET TO A 1,225.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHWESTERLY;

16. THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°50'26" AN ARC DISTANCE OF 124.87 FEET;
17. THENCE SOUTH 16°29'24" WEST A DISTANCE OF 29.52 FEET TO 235.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHWESTERLY;
18. THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°35'41" AN ARC DISTANCE OF 187.01 FEET;
19. THENCE SOUTH 62°05'05" WEST A DISTANCE OF 52.47 FEET;
20. THENCE SOUTH 57°50'12" WEST A DISTANCE OF 48.87 FEET TO A 150.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
21. THENCE SOUTHWESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 24°38'29" AN ARC DISTANCE OF 64.51;
22. THENCE SOUTH 33°11'43" WEST A DISTANCE OF 111.15 FEET TO A 200.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHWESTERLY;
23. THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°47'56" AN ARC DISTANCE OF 128.45 FEET;
24. THENCE SOUTH 69°59'39" WEST A DISTANCE OF 171.86 FEET TO A 925.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
25. THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°52'09" AN ARC DISTANCE OF 207.76 FEET;
26. THENCE SOUTH 57°07'30" WEST A DISTANCE OF 139.10 FEET TO A 200.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHWESTERLY;
27. THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°33'50" AN ARC DISTANCE OF 75.27 FEET;

28. THENCE SOUTH 78°41'20" WEST A DISTANCE OF 119.10 FEET TO A 145.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHWESTERLY;
29. THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°20'04" AN ARC DISTANCE OF 84.36 FEET;
30. THENCE NORTH 67°58'36" WEST A DISTANCE OF 47.24 FEET TO A 275.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHWESTERLY;
31. THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°56'55" AN ARC DISTANCE OF 172.54 FEET;
32. THENCE SOUTH 76°04'29" WEST A DISTANCE OF 23.28 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 00°16'04" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,223.79 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER;

THENCE NORTH 00°16'01" WEST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 21, A DISTANCE OF 2,619.90 FEET TO A LINE BEING 30 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ONE QUARTER ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 8 ACCORDING TO THAT CERTAIN DOCUMENT RECORDED OCTOBER 14, 1889 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER IN BOOK 86 AT PAGE 273;

THENCE NORTH 89°38'36" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY AND PARALLEL LINE, A DISTANCE OF 2,633.50 FEET **TO THE POINT OF BEGINNING.**

THE ABOVE DESCRIPTION CONTAINS 7,868,420 SQUARE FEET (180.63406 ACRES), MORE OR LESS.

## EXCEPTING THEREFROM:

(EXCEPTION PARCEL 1)

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 21 MONUMENTED ON THE EAST END OF SAID LINE BY A FOUND 3/4 INCH REBAR WITH A 2 INCH ALUMINUM CAP STAMPED "LS 14087 1994" AND ON THE WEST END BY A FOUND REBAR WITH A 2 INCH ALUMINUM CAP ILLEGIBLY STAMPED; ASSUMED TO BEAR NORTH 89°38'36" EAST, A DISTANCE OF 2663.38 FEET

## LEGAL DESCRIPTION CONT:

**COMMENCE** AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 44°34'28" WEST A DISTANCE OF 42.38 FEET TO A POINT ON A LINE BEING 30 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 21 ALSO BEING THE WEST RIGHT-OF-WAY OF WELD COUNTY ROAD 7 ACCORDING TO THAT CERTAIN DOCUMENT RECORDED JULY 22, 1996 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 2502152; THENCE SOUTH 00°29'40" EAST, ALONG SAID RIGHT-OF-WAY AND PARALLEL LINE, A DISTANCE OF 1,365.74 FEET TO THE MOST SOUTHERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN A DOCUMENT RECORDED JULY 22, 1996 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 2502152 ALSO BEING THE **POINT OF BEGINNING** OF THE PARCEL HEREINAFTER DESCRIBED;

THENCE CONTINUE SOUTH 00°29'40" EAST, ALONG SAID RIGHT-OF-WAY AND PARALLEL LINE, A DISTANCE OF 564.60 FEET TO THE SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN A DOCUMENT RECORDED MARCH 23, 2012 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 3833970;

THENCE ALONG THE EXTERIOR OF SAID PARCEL THE FOLLOWING THREE COURSES;

1. THENCE SOUTH 89°30'19" WEST A DISTANCE OF 499.99 FEET;
2. THENCE NORTH 00°29'41" WEST A DISTANCE OF 680.00 FEET;
3. THENCE NORTH 89°30'19" EAST A DISTANCE OF 483.79 FEET TO THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN A DOCUMENT RECORDED JULY 22, 1996 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 2502152;

THENCE SOUTH 08°29'23" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 116.53 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 339,061 SQUARE FEET (7.78376 ACRES), MORE OR LESS.

THE ABOVE DESCRIBED PARCEL CONTAINS A NET AREA OF 6,546,666 SQ. FT. (150.29078 ACRES) MORE OR LESS.

## CONTIGUITY:

TOTAL PERIMETER OF PROPERTY	13,610.42'	
1/6 TOTALPERIMETER OF PROPERTY	2,268.33'	10.07%
BOUNDARY CONTIGUOUS TO THE TOWN OF ERIE	5,814.07'	42.72%

CONTIGUOUS COURSES	
N0°16'05"W 1223.81'	
N0°16'06"W 2619.86'	
N89°38'36"E 1249.80'	
S0°29'40"W 606.95'	
S0°29'40"W 113.65'	
TOTAL	5,814.07'

TOTAL AREA BEING ANNEXED: 6,546,666 SQ. FT. OR 150.29078 ACRES, MORE OR LESS

## NOTES:

(1) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANDY 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 SURVEYOR'S STATEMENT SHOWN HEREON.

## CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THIS ANNEXATION MAP IS TO BE KNOWN AS "SWINK PROPERTY 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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
MAYOR  
\_\_\_\_\_  
TOWN CLERK

## SURVEYOR'S CERTIFICATION:

I, JEFFREY A. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION MAP SHOWN HERON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ON-SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF ERIE, BEING 3,873.67 FEET OF CONTIGUOUS PERIMETER OF A TOTAL PARCEL PERIMETER OF 19,248.42 FEET.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY DIRECT SUPERVISION ON THE 27 DAY OF JULY, 2018.



JEFFREY A. MILLER, PLS  
COLORADO LICENSED  
PROFESSIONAL LAND SURVEYOR NO. 38467  
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

## DEVELOPER

SOUTHERN LAND COMPANY  
1225 17TH STREET, SUITE 2420  
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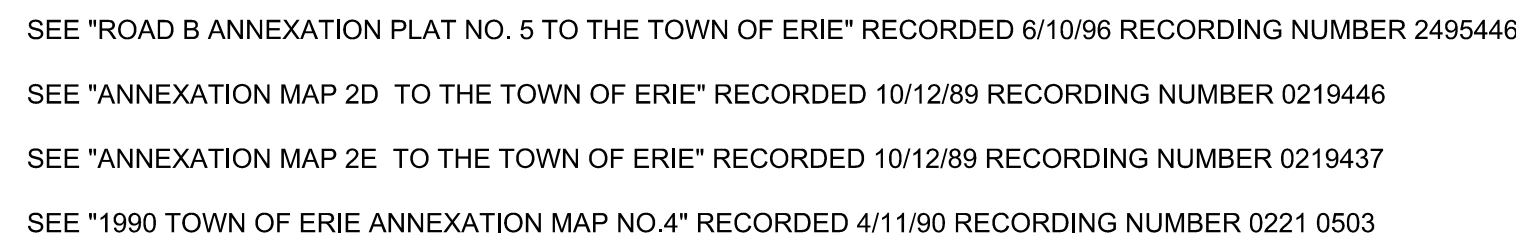


## SHEET 1 OF 2

DATE: 2018.07.27  
REVISED 2018.10.12  
REVISED 2019.11.25  
REVISED 2020.01.14



**150.291 ACRES**  
**AN-001007-2018**



LINE TABLE		
LINE	BEARING	LENGTH
L1	S76°04'29"W	23.35
L2	N67°58'36"W	47.24
L3	S78°41'20"W	119.10
L4	S57°03'30"W	139.10
L5	S69°59'30"W	171.86
L6	S33°11'43"W	111.15
L7	S57°50'12"W	48.87
L8	S62°05'05"W	52.47
L9	S16°29'24"W	29.52
L10	S10°38'56"W	50.93
L11	S01°09'54"W	269.23
L12	S01°41'27"W	92.68
L13	S05°42'11"W	106.91
L14	S52°26'57"W	22.72
L15	S75°20'23"W	6.27
L16	N83°47'48"W	212.21
L17	S82°37'33"W	226.27
L18	S51°29'38"W	70.94
L19	S00°29'43"W	113.65
L20	S79°40'03"W	294.87
L22	S77°11'24"W	214.63
L23	S74°41'14"W	127.29
L24	S80°39'30"W	123.80
L25	S01°25'12"E	156.38
L26	N73°56'17"E	64.14
L27	S67°28'48"E	226.67
L28	S12°02'06"W	6.88

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	35°56'54"	275.00'	172.54'	N85°57'03"W	169.72'
C2	33°20'03"	145.00'	84.36'	N84°38'38"W	83.18'
C3	21°30'04"	200.57'	75.27'	S67°54'24"W	74.83'
C4	12°52'08"	925.00'	207.76'	S63°33'35"W	207.32'
C5	36°47'54"	200.00'	128.45'	S51°35'40"W	126.25'
C6	24°38'28"	150.00'	64.51'	S45°30'58"W	64.01'
C7	45°35'43"	235.00'	187.01'	S39°17'15"W	182.11'
C8	5°50'26"	1225.00'	124.87'	S13°34'11"W	124.82'
C9	9°38'03"	1075.00'	180.76'	S05°49'56"W	180.55'
C10	46°45'37"	165.00'	134.66'	S29°04'08"W	130.95'
C11	22°53'25"	225.00'	89.89'	S63°53'40"W	89.29'
C12	20°51'50"	565.00'	205.74'	S88°46'17"W	204.61'
C13	13°34'39"	525.00'	124.41'	S89°24'52"W	124.12'
C14	31°10'52"	375.00'	204.08'	S67°02'04"W	201.57'
C15	32°50'35"	575.00'	329.60'	N83°54'04"W	325.11'
C16	97°55'37"	47.00'	80.33'	S50°23'01"E	70.90'

## DEVELOPER

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SHEET 2 OF 2

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REVISED 2020.01.14