

**Town of Erie**  
**Ordinance No. 006-2025**

**An Ordinance of the Town Council of the Town of Erie Annexing to the Town the Real Property Known as the Erie West Annexation and Zoning the Property as Agricultural Holding**

**Whereas**, a petition for annexation was filed with the Town requesting the annexation to the Town of certain unincorporated territory located in Boulder County and described in **Exhibit A** of the Petition for Annexation attached hereto and incorporated herein by this reference, also known as the West Annexation (the "Property");

**Whereas**, by resolution adopted on December 10, 2024, the Town Council found the petition to be in substantial compliance with C.R.S. § 31-12-107(1);

**Whereas**, on January 28, 2025, the Town Council voted to continue the public hearings on the annexation and initial zoning to February 25, 2025 and March 11, 2025, respectively;

**Whereas**, on February 25, 2025, the Town Council conducted a properly-noticed public hearing and adopted a resolution finding that the applicable provisions of § 30 of Article II of the Colorado Constitution and C.R.S. §§ 31-12-104 and -105 have been met and the Property is eligible for annexation to the Town;

**Whereas**, the Town Council finds that it is desirable and necessary that the Property be annexed to the Town;

**Whereas**, on March 11, 2025, the Town Council conducted a properly-noticed public hearing on the proposed zoning of the Property as Agricultural Holding (AGH); and

**Whereas**, the Town Council now wishes to zone the Property AGH, effective on the date the annexation is effective.

**Now Therefore be it Ordained by the Town Council of the Town of Erie, Colorado, as follows:**

Section 1.    Annexation.

a.    Following completion of the filings required by subsection b. hereof, the Property is hereby annexed to the Town. For purposes of general taxation, the annexation of the Property shall become effective on January 1<sup>st</sup> of the next succeeding year following the passage of this Ordinance.

b.    The Town Clerk shall file for recording 3 certified copies of this Ordinance and 3 copies of the Annexation Map with the Boulder County Clerk and Recorder, and shall keep one copy of the Annexation Map and the original of this Ordinance

in the Town Clerk's office. Upon filing with the Boulder County Clerk and Recorder, the Town Clerk shall request that the Boulder County Clerk and Recorder file one certified copy of this Ordinance and one copy of the Annexation Map with the Division of Local Government of the Department of Local Affairs and the same with the Colorado Department of Revenue.

Section 3. Zoning.

a. Upon consideration of the proposed zoning and supporting documentation, hearing the statements of Town staff and the public, and giving due consideration to the matter, the Town Council finds and determines that the proposed zoning meets the criteria set forth in Section 10-7-4 of the Erie Municipal Code.

b. Based on the foregoing, as of the effective date of the annexation, the Property is hereby zoned as Agricultural Holding (AGH). The Town's zoning map shall be updated accordingly.

Section 4. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one, or part, or parts be declared unconstitutional or invalid.

Section 5. Safety. The Town Council finds that the adoption of this Ordinance is necessary for the protection of the public health, safety and welfare.

Section 6. Effective Date. This Ordinance shall become effective 10 days after publication following adoption.

**Introduced, Read, Passed and Ordered Published this 11<sup>th</sup> day of March, 2025.**

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Andrew J. Moore, Mayor

**Attest:**

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Debbie Stamp, Town Clerk

**Exhibit A**  
**Legal Description of the Property**

**LEGAL DESCRIPTION**  
(11638 KENOSHA ROAD)

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEING THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 5 REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 22579 AT THE NORTH SIXTEENTH CORNER OF SECTIONS 11 AND 12 OF SAID TOWNSHIP 1 NORTH, RANGE 69 WEST AND A NO. 6 REBAR WITH 2 INCH ALUMINUM CAP STAMPED PLS 23500 AT THE NORTH CENTER CORNER OF SAID SECTION 11 AND IS ASSUMED TO BEAR SOUTH 88°19'38" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2952.40 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH SIXTEENTH CORNER OF SAID SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 WEST:

THENCE SOUTH 88°19'38" WEST ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 1602.29 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°26'49" WEST A DISTANCE OF 1323.63 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11;

THENCE SOUTH 88°17'48" WEST ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 990.00 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 11;

THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11 NORTH 00°26'46" EAST A DISTANCE OF 1324.16 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11;

THENCE ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11 NORTH 88°19'38" EAST A DISTANCE OF 990.00 FEET TO THE POINT OF BEGINNING.

TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

SAID PARCEL CONTAINING 1,309,745 SQUARE FEET OR 30.07 ACRES MORE OR LESS.

**SURVEYOR'S STATEMENT**

I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS LEGAL DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT IT IS NOT A MONUMENTED LAND SURVEY.

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AARON ALVIN DEMO, PROFESSIONAL LAND SURVEYOR  
COLORADO PLS NO. 38285  
FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.

BASELINE ENGINEERING CORP.  
4862 INNOVATION DRIVE, SUITE 100  
FORT COLLINS, COLORADO 80525  
(970) 353-7600

**LEGAL DESCRIPTION**  
(11692 KENOSHA ROAD)

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEING THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 5 REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 22579 AT THE NORTH SIXTEENTH CORNER OF SECTIONS 11 AND 12 OF SAID TOWNSHIP 1 NORTH, RANGE 69 WEST AND A NO. 6 REBAR WITH 2 INCH ALUMINUM CAP STAMPED PLS 23500 AT THE NORTH CENTER CORNER OF SAID SECTION 11 AND IS ASSUMED TO BEAR SOUTH 88°19'38" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2952.40 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH SIXTEENTH CORNER OF SAID SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 WEST:

THENCE SOUTH 88°19'38" WEST ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 1272.29 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°26'50" WEST A DISTANCE OF 1323.45 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11;

THENCE SOUTH 88°17'48" WEST ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 330.00 FEET;

THENCE NORTH 00°26'50" EAST A DISTANCE OF 1011.63 FEET;

THENCE NORTH 88°19'38" EAST A DISTANCE OF 140.00 FEET;

THENCE NORTH 00°26'46" EAST A DISTANCE OF 312.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11;

THENCE NORTH 88°19'38" EAST ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING;

TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

SAID PARCEL CONTAINING 392,812 SQUARE FEET OR 9.02 ACRES MORE OR LESS.

**SURVEYOR'S STATEMENT**

I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS LEGAL DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT IT IS NOT A MONUMENTED LAND SURVEY.

\_\_\_\_\_  
AARON ALVIN DEMO, PROFESSIONAL LAND SURVEYOR  
COLORADO PLS NO. 38285  
FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.

BASELINE ENGINEERING CORP.  
4862 INNOVATION DRIVE, SUITE 100  
FORT COLLINS, COLORADO 80525  
(970) 353-7600

**LEGAL DESCRIPTION**  
(11724 KENOSHA ROAD)

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEING THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 5 REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 22579 AT THE NORTH SIXTEENTH CORNER OF SECTIONS 11 AND 12 OF SAID TOWNSHIP 1 NORTH, RANGE 69 WEST AND A NO. 6 REBAR WITH 2 INCH ALUMINUM CAP STAMPED PLS 23500 AT THE NORTH CENTER CORNER OF SAID SECTION 11 AND IS ASSUMED TO BEAR SOUTH 88°19'38" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2952.40 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH SIXTEENTH CORNER OF SAID SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 WEST:

THENCE SOUTH 88°19'38" WEST ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 942.29 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°26'51" WEST A DISTANCE OF 1323.28 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11;

THENCE SOUTH 88°17'48" WEST ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 330.00 FEET;

THENCE NORTH 00°26'50" EAST A DISTANCE OF 1323.45 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11;

THENCE NORTH 88°19'38" EAST ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING;

TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

SAID PARCEL CONTAINING 436,407 SQUARE FEET OR 10.02 ACRES MORE OR LESS.

**SURVEYOR'S STATEMENT**

I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS LEGAL DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT IT IS NOT A MONUMENTED LAND SURVEY.

\_\_\_\_\_  
AARON ALVIN DEMO, PROFESSIONAL LAND SURVEYOR  
COLORADO PLS NO. 38285  
FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.

BASELINE ENGINEERING CORP.  
4862 INNOVATION DRIVE, SUITE 100  
FORT COLLINS, COLORADO 80525  
(970) 353-7600

**LEGAL DESCRIPTION**  
(11780 KENOSHA ROAD)

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEING THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 5 REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 22579 AT THE NORTH SIXTEENTH CORNER OF SECTIONS 11 AND 12 OF SAID TOWNSHIP 1 NORTH, RANGE 69 WEST AND A NO. 6 REBAR WITH 2 INCH ALUMINUM CAP STAMPED PLS 23500 AT THE NORTH CENTER CORNER OF SAID SECTION 11 AND IS ASSUMED TO BEAR SOUTH 88°19'38" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2952.40 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH SIXTEENTH CORNER OF SAID SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 WEST:

THENCE SOUTH 88°19'38" WEST ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 612.29 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°26'52" WEST A DISTANCE OF 1323.10 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11;

THENCE SOUTH 88°17'48" WEST ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 330.00 FEET;

THENCE NORTH 00°26'51" EAST A DISTANCE OF 1323.28 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11;

THENCE NORTH 88°19'38" EAST ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING;

TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

SAID PARCEL CONTAINING 436,349 SQUARE FEET OR 10.02 ACRES MORE OR LESS.

**SURVEYOR'S STATEMENT**

I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS LEGAL DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT IT IS NOT A MONUMENTED LAND SURVEY.

---

AARON ALVIN DEMO, PROFESSIONAL LAND SURVEYOR  
COLORADO PLS NO. 38285  
FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.

BASELINE ENGINEERING CORP.  
4862 INNOVATION DRIVE, SUITE 100  
FORT COLLINS, COLORADO 80525  
(970) 353-7600

**LEGAL DESCRIPTION**  
(11818 KENOSHA ROAD)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEING THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 5 REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 22579 AT THE NORTH SIXTEENTH CORNER OF SECTIONS 11 AND 12 OF SAID TOWNSHIP 1 NORTH, RANGE 69 WEST AND A NO. 6 REBAR WITH 2 INCH ALUMINUM CAP STAMPED PLS 23500 AT THE NORTH CENTER CORNER OF SAID SECTION 11 AND IS ASSUMED TO BEAR SOUTH 88°19'38" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2952.40 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH SIXTEENTH CORNER OF SAID SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 WEST:

THENCE SOUTH 88°19'38" WEST ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 289.29 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°26'53" WEST A DISTANCE OF 661.46 FEET;

THENCE SOUTH 88°18'39" WEST A DISTANCE OF 330.00 FEET;

THENCE NORTH 00°26'52" EAST A DISTANCE OF 661.56 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11;

THENCE NORTH 88°19'38" EAST ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING;

TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

SAID PARCEL CONTAINING 218,148 SQUARE FEET OR 5.01 ACRES MORE OR LESS.

**SURVEYOR'S STATEMENT**

I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS LEGAL DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT IT IS NOT A MONUMENTED LAND SURVEY.

---

AARON ALVIN DEMO, PROFESSIONAL LAND SURVEYOR  
COLORADO PLS NO. 38285  
FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.

BASELINE ENGINEERING CORP.  
4862 INNOVATION DRIVE, SUITE 100  
FORT COLLINS, COLORADO 80525  
(970) 353-7600



**LEGAL DESCRIPTION**  
(11964 KENOSHA ROAD)

LOT 2, MCCONNELL TDR/PUD BEING A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 5 REBAR WITH 2 INCH ALUMINUM CAP ILLEGIBLE AT THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 12 AND A NO. 5 REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 22579 AT THE NORTH SIXTEENTH CORNER OF SECTIONS 11 AND 12 OF SAID TOWNSHIP 1 NORTH, RANGE 69 WEST TO IS ASSUMED TO BEAR NORTH 89°50'02" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 1332.05 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 12, TOWNSHIP 1 NORTH, RANGE 69 WEST:

THENCE SOUTH 89°50'02" EAST ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12 A DISTANCE OF 732.55 FEET;

THENCE SOUTH 00°29'17" EAST A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING;

THENCE ON THE EXTERIOR BOUNDARY OF LOT 2 OF SAID MCCONNELL TDR/PUD THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 00°29'17" EAST A DISTANCE OF 290.00 FEET;
2. NORTH 89°50'02" WEST A DISTANCE OF 314.09 FEET TO THE SOUTHERN CORNER COMMON WITH LOT 1 OF SAID MCCONNELL TDR/PUD;
3. NORTH 00°29'17" WEST ON THE COMMON LINE OF LOTS 1 AND 2 OF SAID MCCONNELL TDR/PUDA DISTANCE OF 290.00 FEET TO A POINT ON TRACT A OF SAID MCCONNELL TDR/PUD;
4. SOUTH 89°50'02" EAST ON THE COMMON LINE OF TRACT A AND LOT 2 OF SAID MCCONNELL TDR/PUD A DISTANCE OF 314.14 FEET TO THE POINT OF BEGINNING.

TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

SAID PARCEL CONTAINING 91,080 SQUARE FEET OR 2.09 ACRES MORE OR LESS.

**SURVEYOR'S STATEMENT**

I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS LEGAL DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT IT IS NOT A MONUMENTED LAND SURVEY.

---

AARON ALVIN DEMO, PROFESSIONAL LAND SURVEYOR  
COLORADO PLS NO. 38285  
FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.

BASELINE ENGINEERING CORP.  
4862 INNOVATION DRIVE, SUITE 100  
FORT COLLINS, COLORADO 80525  
(970) 353-7600

## LEGAL DESCRIPTION

11975 (~~11995~~ KENOSHA ROAD)

UNPLATTED LANDS RECORDED AT RECEPTION NO. 01319993, BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 5 REBAR WITH 2 INCH ALUMINUM CAP ILLEGIBLE AT THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 12 AND A NO. 5 REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 22579 AT THE NORTH SIXTEENTH CORNER OF SECTIONS 11 AND 12 OF SAID TOWNSHIP 1 NORTH, RANGE 69 WEST IS ASSUMED TO BEAR NORTH 89°50'02" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 1332.05 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 12, TOWNSHIP 1 NORTH, RANGE 69 WEST:

THENCE NORTH 89°50'02" WEST ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12 A DISTANCE OF 55.09 FEET TO THE POINT OF BEGINNING;

THENCE ON THE EXTERIOR BOUNDARY OF SAID UNPLATTED LANDS RECORDED AT RECEPTION NO. 01319993 THE FOLLOWING SIX (6) COURSES:

1. CONTINUING NORTH 89°50'02" WEST A DISTANCE OF 838.58 FEET;
2. NORTH 01°18'37" WEST A DISTANCE OF 280.07 FEET;
3. NORTH 89°50'02" WEST A DISTANCE OF 434.46 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12;
4. NORTH 00°29'17" WEST ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12 A DISTANCE OF 113.47 FEET;
5. SOUTH 89°50'02" EAST A DISTANCE OF 1276.14 FEET;
6. SOUTH 00°36'26" EAST A DISTANCE OF 393.48 FEET TO THE POINT OF BEGINNING.

TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

SAID PARCEL CONTAINING 380,076 SQUARE FEET OR 8.73 ACRES MORE OR LESS.

## SURVEYOR'S STATEMENT

I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS LEGAL DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT IT IS NOT A MONUMENTED LAND SURVEY.

---

AARON ALVIN DEMO, PROFESSIONAL LAND SURVEYOR  
COLORADO PLS NO. 38285  
FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.

BASELINE ENGINEERING CORP.  
4862 INNOVATION DRIVE, SUITE 100  
FORT COLLINS, COLORADO 80525  
(970) 353-7600

**LEGAL DESCRIPTION**  
(5075 NORTH 119TH STREET)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER, NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEING THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 5 REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 22579 AT THE NORTH SIXTEENTH CORNER OF SECTIONS 11 AND 12 OF SAID TOWNSHIP 1 NORTH, RANGE 69 WEST AND A NO. 6 REBAR WITH 2 INCH ALUMINUM CAP STAMPED PLS 23500 AT THE NORTH CENTER CORNER OF SAID SECTION 11 AND IS ASSUMED TO BEAR SOUTH 88°19'38" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2952.40 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**COMMENCING** AT THE NORTH SIXTEENTH CORNER OF SAID SECTIONS 11 AND 12 OF SAID TOWNSHIP 1 NORTH, RANGE 69 WEST:

THENCE SOUTH 88°17'48" WEST ON THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 20.00 FEET TO THE EXTENDED WEST RIGHT-OF-WAY LINE OF NORTH 119TH STREET;

THENCE SOUTH 00°29'17" EAST ON THE EXTENDED WEST RIGHT-OF-WAY LINE OF NORTH 119TH STREET A DISTANCE OF 661.23 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°29'17" EAST ON THE EXTENDED WEST RIGHT-OF-WAY LINE OF SAID 119TH A DISTANCE OF 660.93 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11;

THENCE SOUTH 88°17'48" WEST ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 613.91 FEET;

THENCE NORTH 00°26'52" EAST A DISTANCE OF 661.54 FEET;

THENCE NORTH 88°18'39" EAST A DISTANCE OF 330.00 FEET;

THENCE NORTH 88°20'32" EAST A DISTANCE OF 273.09 FEET TO THE POINT OF BEGINNING. TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

SAID PARCEL CONTAINING 402,177 SQUARE FEET OR 9.23 ACRES MORE OR LESS.

**SURVEYOR'S STATEMENT**

I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS LEGAL DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT IT IS NOT A MONUMENTED LAND SURVEY.

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AARON ALVIN DEMO, PROFESSIONAL LAND SURVEYOR  
COLORADO PLS NO. 38285  
FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.

BASELINE ENGINEERING CORP.  
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