

PLANET BLUEGRASS FARM ANNEXATION MAP

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

TOTAL AREA = 1,232,215 SQ FT, OR 28.29 ACRES, MORE OR LESS

Parcel Description

(PROVIDED BY COLORADO ESCROW AND TITLE SERVICES, LLC)
A PORTION OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED WITH BOULDER COUNTY ON MAY 22, 2015 AT RECEPTION NO. 03447520, SAID POINT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHWEST QUARTER, SECTION 18, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER, SAID POINT BEING A STONE WITH A CROSS CHISELED ON TOP, FROM WHENCE THE WEST QUARTER CORNER OF SAID SECTION 18 BEARS SOUTH A DISTANCE OF 1313.65 FEET; THENCE SOUTH 86°20' EAST A DISTANCE OF 396.00 FEET; THENCE SOUTH A DISTANCE OF 1098.47 FEET TO A POINT ON A FENCE LINE, SAID FENCE LINE BEING THE NORTHERLY RIGHT OF WAY BOUNDARY OF THE OLD NORTH ST. VRAIN ROAD; THENCE ALONG SAID BOUNDARY FENCE LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 80°56'15" EAST A DISTANCE OF 97.07 FEET; NORTH 88°23'30" EAST A DISTANCE OF 214.50 FEET, NORTH 7°31' EAST A DISTANCE OF 101.32 FEET; NORTH 60°27'18" EAST A DISTANCE OF 140.74 FEET, NORTH 45°05' EAST A DISTANCE OF 286.37 FEET, NORTH 53°28'24" EAST A DISTANCE OF 130.58 FEET, NORTH 59°48'08" EAST A DISTANCE OF 155.21 FEET, NORTH 60°18'57" EAST A DISTANCE OF 336.15 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY BOUNDARY OF COLORADO STATE HIGHWAY NO. 66, THENCE ALONG SAID RIGHT OF WAY BOUNDARY 0.5 FEET SOUTH OF THE RIGHT OF WAY FENCE LINE AND APPROXIMATELY PARALLEL TO SAID FENCE LINE, THE FOLLOWING COURSES AND DISTANCES: NORTH 37°38'30" WEST A DISTANCE OF 103.72 FEET TO A FENCE CORNER ON THE NORTHERLY BANK OF NORTH ST. VRAIN CREEK, NORTH 37°38'30" WEST A DISTANCE OF 203.92 FEET, NORTH 41°56'30" WEST A DISTANCE OF 121.28 FEET, NORTH 49°45' WEST A DISTANCE OF 191.84 FEET, NORTH 58°39'30" WEST A DISTANCE OF 160.58 FEET, NORTH 68°12' WEST A DISTANCE OF 190.08 FEET, NORTH 77°05'30" WEST A DISTANCE OF 137.92 FEET, NORTH 84°02' WEST A DISTANCE OF 140.29 FEET, SOUTH 89°26' WEST A DISTANCE OF 121.08 FEET, SOUTH 82°18'30" WEST A DISTANCE OF 136.02 FEET, SOUTH 76°31'10" WEST A DISTANCE OF 145.00 FEET, SOUTH 74°05'30" WEST A DISTANCE OF 268.02 FEET TO A POINT ON THE WEST LINE OF THE AFOREMENTIONED NORTHWEST QUARTER OF SECTION 18; THENCE SOUTH A DISTANCE OF 25.59 FEET TO THE POINT OF BEGINNING.
COUNTY OF BOULDER, STATE OF COLORADO.

EXCEPTING THEREFROM THAT PORTION OF SUBJECT PROPERTY DEeded TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO
BY WARRANTY DEED RECORDED APRIL 7, 2006 AT RECEPTION NO. 2768625.

DESCRIPTION FOR ANNEXATION PURPOSES:

CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18 TO BEAR SOUTH 00°34' 54" EAST BEING THE NORTH 1/16 CORNER SECTION 13-18, BEING A FOUND PENTAGON SHAPED SANDSTONE WITH CHISELED CROSS ON TOP "1/16" AND WEST 1/4 CORNER SECTION 13-18, BEING A FOUND 2 1/4" BRASS CAP STAMPED "US GENERAL LAND OFFICE SURVEY, PENALTY \$250 FOR REMOVAL, S13-1/4-S18, 1912" AS SHOWN HEREON WITH BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

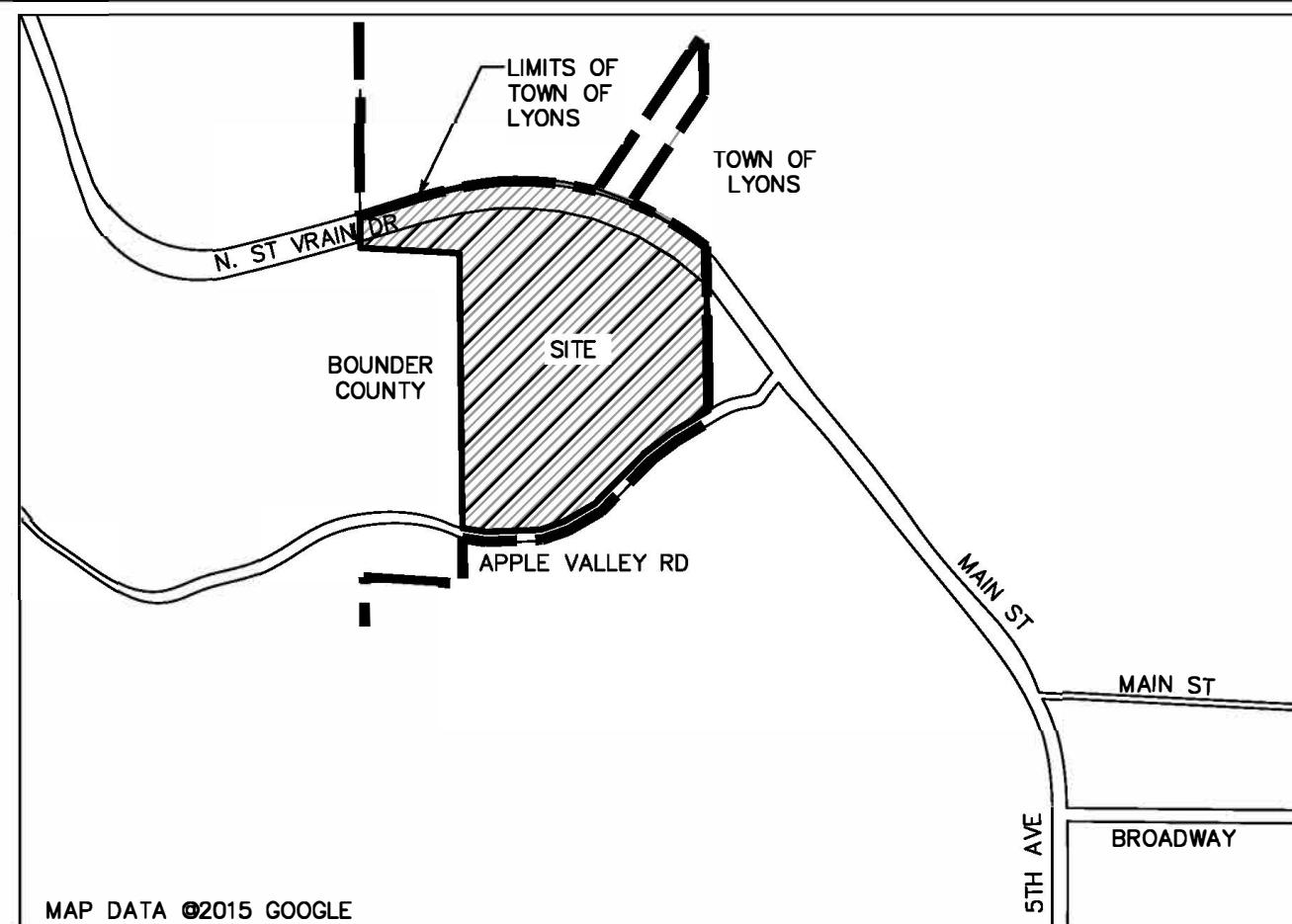
BEGINNING AT SAID NORTH SIXTEENTH (1/16) CORNER OF SECTION 13 AND 18, THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18 NORTH 00°36'05" WEST, A DISTANCE OF 25.54 FEET; THENCE CONTINUING ALONG SAID WEST LINE NORTH 00°36'05" WEST, A DISTANCE OF 101.20 FEET TO A POINT ON THE SOUTH LINE OF EAGLE CANYON SUBDIVISION, RECORDED WITH BOULDER COUNTY ON MAY 23, 1985 AT RECEPTION NO. 00690040 SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF COLORADO HIGHWAY 36; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) NORTH 72°38'31" EAST, A DISTANCE OF 169.87 FEET TO A POINT OF CURVATURE;
- 2) THENCE 408.17 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1790.53 FEET AND AN INCLUDED ANGLE OF 130°3'41", SUBTENDED BY A CHORD BEARING NORTH 77°34'41" EAST, A DISTANCE OF 407.29 FEET TO A POINT OF CURVATURE;
- 3) THENCE 385.16 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 1243.25 FEET AND AN INCLUDED ANGLE OF 174°5'01", SUBTENDED BY A CHORD BEARING SOUTH 84°18'01" EAST, A DISTANCE OF 383.62 FEET TO A POINT OF CURVATURE;
- 4) THENCE 146.34 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 1243.00 FEET AND AN INCLUDED ANGLE OF 06°44'44", SUBTENDED BY A CHORD BEARING SOUTH 71°27'58" EAST, A DISTANCE OF 146.26 FEET TO A POINT OF CURVATURE;

5) THENCE 348.21 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 1198.30 FEET AND AN INCLUDED ANGLE OF 16°38'58" SUBTENDED BY CHORD BEARING SOUTH 59°46'29" WEST, A DISTANCE OF 17.36 FEET;

- 2) THENCE SOUTH 59°08'55" WEST, A DISTANCE OF 155.21 FEET;
- 3) THENCE SOUTH 52°47'31" WEST, A DISTANCE OF 130.34 FEET;
- 4) THENCE SOUTH 44°29'15" WEST, A DISTANCE OF 286.37 FEET;
- 5) THENCE SOUTH 59°51'33" WEST, A DISTANCE OF 140.74 FEET;
- 6) THENCE SOUTH 70°55'15" WEST, A DISTANCE OF 101.32 FEET;
- 7) THENCE SOUTH 87°47'45" WEST, A DISTANCE OF 214.50 FEET;
- 8) THENCE NORTH 81°32'00" WEST, A DISTANCE OF 97.07 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED WITH BOULDER COUNTY ON AUGUST 2, 2011 AT RECEPTION NO. 3162974, THENCE ALONG SAID EAST LINE OF SAID PARCEL AND ALSO ALONG THE EAST LINES OF THOSE PARCELS OF LAND DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON SEPTEMBER 5, 2012 AT RECEPTION NO. 3249509 AND JULY 7, 2000 AT RECEPTION NO. 2058729, NORTH 00°36'52" WEST, A DISTANCE OF 1096.61 FEET TO THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN SAID RECEPTION NO. 2058729; THENCE ALONG THE SOUTH LINE OF SAID PARCEL NORTH 86°55'45" WEST, A DISTANCE OF 395.74 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,232,215 S.F. OR 28.29 ACRES OF LAND, MORE OR LESS.



Vicinity Map

NOT TO SCALE

Planning and Community Development Commission Certificate

THIS IS TO CERTIFY THAT THIS ANNEXATION MAP OF "PLANET BLUEGRASS FARM" HAS BEEN RECOMMENDED FOR APPROVAL TO THE BOARD OF TRUSTEES OF THE TOWN OF LYONS, COLORADO

APPROVED THIS _____ DAY OF _____, 20____

CHAIRMAN

Surveyor's Certificate

I, JOHN B. GUYTON, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS ANNEXATION MAP OF THE ABOVE DESCRIBED LAND WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE ON DECEMBER 30, 2015 AND THAT AT LEAST 1/6TH OF THE TOTAL PERIMETER OF THAT LAND TO BE ANNEXED IS CONTIGUOUS TO THE EXISTING TOWN OF LYONS LIMITS.

JOHN B. GUYTON
COLORADO P.L.S. #16406
CHAIRMAN/CEO, FLATIRONS, INC.

Mayor's Certificate

THIS IS TO CERTIFY THAT A PETITION FOR THE ANNEXATION OF THE HEREON DESCRIBED PROPERTY AND MAP ACCOMPANYING THE SAME WERE APPROVED BY ORDINANCE NO. _____ OF THE TOWN OF LYONS, PASSED AND ADOPTED ON THE _____ DAY OF _____, A.D., 201____ AND THE MAYOR OF THE TOWN OF LYONS ON BEHALF OF THE TOWN HEREBY ACKNOWLEDGES AND ADOPTS THE SAID MAP UPON WHICH THIS CERTIFICATE IS ENDORSED FOR THE PURPOSES INDICATED THEREON.

MAYOR, TOWN OF LYONS, COLO.

ATTEST:

TOWN CLERK, TOWN OF LYONS, COLO.

Clerk & Recorder's Certificate

STATE OF COLORADO _____)

COUNTY OF BOULDER _____)

SS.

I HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS FILED IN MY OFFICE AT _____ O'CLOCK ON THE _____ DAY OF _____, 201____ AND WAS RECORDED AT RECEPTION # _____

SIGNATURE

BOULDER COUNTY CLERK AND RECORDER

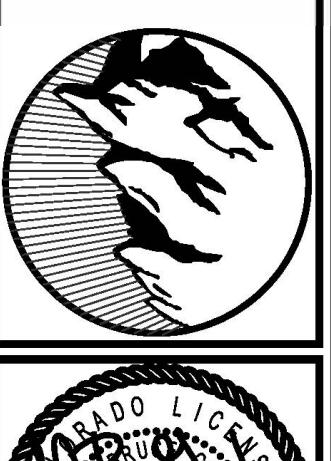
Contiguity

TOTAL PERIMETER 4873.44'
1/6TH PERIMETER 812.24'
CONTIGUOUS TO CITY LIMITS..... 3254.36'

DATE	1/1/17 M. VOYLES
REVISION	1-REVISE BOUNDARY
	2-REVISE FOR COMMENTS
	3-REVISE ANNEX BOUNDARY
	4-REVISE FOR PLANNING COMMISSION CERT.
	5-REVISE FOR CITY COMMENTS
	6-REVISE
	7-REVISE
	8-REVISE

ANNEXATION MAP	PLANET BLUEGRASS FARM
FLATIRONS, INC.	FLATIRONS, INC.

Surveying, Engineering & Geomatics	www.flatironsinc.com
655 FOURTH AVE. LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355	3825 IRIS AVE, STE 395 BOULDER, CO 80301 PH: (303) 443-9330 FAX: (303) 443-6937



JOB NUMBER:	15-66,693
DATE:	01-07-2015
DRAWN BY:	B. HAAS/M. VOYLES
CHECKED BY:	JZG/WW/SB/ETB
SHEET 1 OF 2	

PLANET BLUEGRASS FARM ANNEXATION MAP

Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- × FOUND CHISELED CROSS
- FOUND MONUMENT AS DESCRIBED
- 1 FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP
"MD JOHNSON LS 6716"
- 2 FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP
"RA ENGLAND LS 29415"
- FOUND 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP
"FLATIRONS SURV 16406"
- CALCULATED POSITION (NOT FOUND OR SET)

 CURRENT LIMITS OF TOWN OF LYONS

 AREA TO BE ANNEXED

AREA TO BE ANNEXED

(R) PER DEED RECORDED WITH BOULDER COUNTY ON MAY 22, 2015 AT RECEPTION NO. 03447520

(P) PER THE PLAT OF EAGLE CANYON SUBDIVISION RECORDED WITH BOULDER COUNTY ON MAY 23, 1985 AT RECEPTION NO. 00690040

N 1/4 SECTION 18
FOUND 0.7' X 1.5' STONE
WITH CHISELED CROSS ON TOP,
IN A MOUND OF STONES 1/4"
(PER MON REC DATED 03/14/2001)

NW COR SEC 18
FOUND 2 1/4" BRASS CAP
STAMPED "U.S. GENERAL LAND
OFFICE SURVEY 1912,
T3N, R71W, R70W, S12-S7-S13-S18"
(PER MON REC DATED 10/16/1992)

W 1/4 COR SEC 13-18
FOUND 2 1/4" BRASS CAP
STAMPED "U.S. GENERAL LAND OFFICE
SURVEY, PENALTY \$250 FOR REMOVAL,
S13, 1/4, S18, 1912"
(PER MON REC DATED 07/31/1996)

N 1/16 COR SEC 13-18
FOUND PENTAGON SHAPED SANDSTONE
WITH CHISELED CROSS ON TOP 1/16"
(PER MON REC DATED 10/31/2013)
(ACCEPTED)

W/2 1/2" ALUMINUM CAP 1.8' OUT OF
THE GROUND STAMPED "LS 29415"
(PER MON REC DATED 10/31/2013)
(NOT ACCEPTED)

W 1/4 COR SEC 13-18
FOUND #6 REBAR
1.8' OUT OF THE GROUND
STAMPED "LS 29415"
(PER MON REC DATED 10/31/2013)
(NOT ACCEPTED)

BASIS OF BEARINGS
S00°34'54"E 1314.25' (AM)
SOUTH 1313.65'

900.61' (AM)
N00°36'52"W 1096.61' (AM)
SOUTH 1096.47'

221.90' (AM)
S86°19'06"E 396.37' (AM)
N86°37'W 395.97' (R)

STAMPED 2' W/C

ST. VRAIN DRIVE
(AKA HIGHWAY 36 & 66)
(R.O.W. VARIES)

APPLE VALLEY ROAD
(R.O.W. VARIES)

EAGLE CANYON
SUBDIVISION
REC. NO. 006800040
DATED 05/23/1985

LOT 6
EAGLE CANYON
SUBDIVISION
REC. NO. 006800040
DATED 05/23/1985

STATE HIGHWAY
DEPARTMENT

TRACT
REC. NO. 2058729
DATED 07/07/2000

TRACT
REC. NO. 3131211
DATED 02/04/2011

TRACT
REC. NO. 03447520
DATED 05/22/2016

TRACT
REC. NO. 3249309
DATED 09/05/2012

TRACT
REC. NO. 3162974
DATED 08/02/2011

TRACT
REC. NO. 1966312
DATED 07/30/1999

LOT 2
FORSBERG MINOR
SUBDIVISION NO. 1
REC. NO. 01241648
DATED 11/19/1992

LOT 3
FORSBERG MINOR
SUBDIVISION NO. 1
REC. NO. 01241648
DATED 11/19/1992

EX

POINT OF BEGINNING
(ACCEPTED)

POINT OF BEGINNING
(NOT ACCEPTED)
N 2.81', W 0.12'

FOUND #3 REBAR
NO CAP

FOUND #5 REBAR
W/1 1/2" ALUMINUM CAP
"ILLEGIBLE"

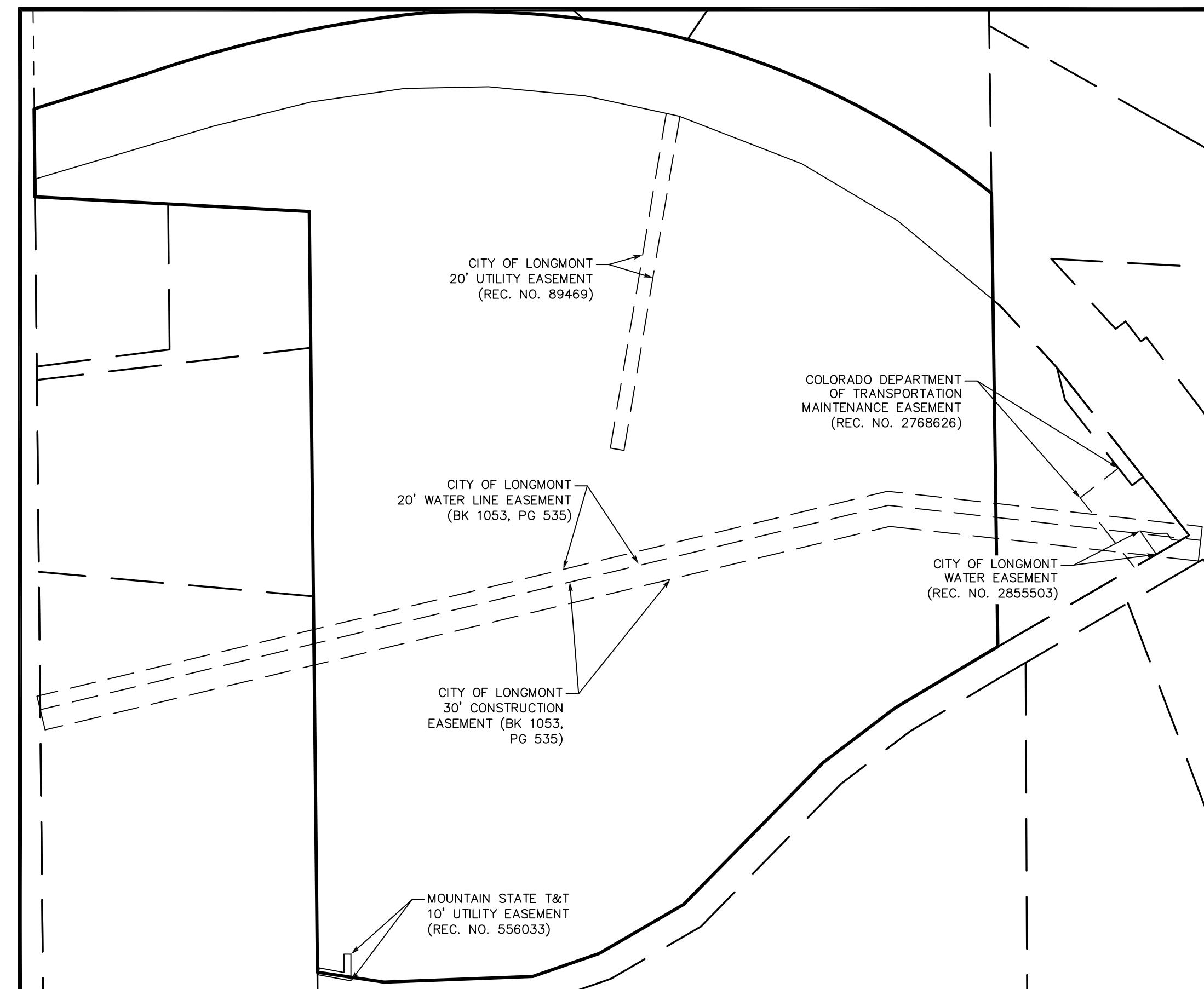
EX

SHEET 2 OF 2

Boundary Closure Report

COURSE: N00°36'05" W LENGTH: 25.54'
 COURSE: N00°36'05" W LENGTH: 101.20'
 COURSE: N72°38'31" E LENGTH: 169.87'
 LENGTH: 408.17' RADIUS: 1790.53'
 DELTA: 013°03'41" CHORD: 407.29' COURSE: N77°34'41" E
 LENGTH: 385.16' RADIUS: 1243.25'
 DELTA: 017°45'01" CHORD: 383.62' COURSE: S84°18'01" E
 LENGTH: 146.34' RADIUS: 1243.00'
 DELTA: 006°44'44" CHORD: 146.26' COURSE: S71°27'58" E
 LENGTH: 348.21' RADIUS: 1198.30'
 DELTA: 016°38'58" CHORD: 346.99' COURSE: S59°38'35" E
 COURSE: S00°47'55" E LENGTH: 653.68'
 COURSE: S59°46'29" W LENGTH: 17.36'
 COURSE: S59°08'55" W LENGTH: 155.21'
 COURSE: S52°47'31" W LENGTH: 130.34'
 COURSE: S44°29'15" W LENGTH: 286.37'
 COURSE: S59°51'33" W LENGTH: 140.74'
 COURSE: S70°55'15" W LENGTH: 101.32'
 COURSE: S87°47'45" W LENGTH: 214.50'
 COURSE: N81°32'00" W LENGTH: 97.07'
 COURSE: N00°36'52" W LENGTH: 1096.61'
 COURSE: N86°55'45" W LENGTH: 395.74'
 PERIMETER: 4873.44'
 ERROR CLOSURE: 0.02
 PRECISION 1: 243671

EXISTING EASEMENTS



Flatirons, Inc.
Surveying, Engineering & Geomatics
www.FlatironsInc.com

A stylized, high-contrast illustration of a mountain peak. The peak is rendered with thick, dark lines and diagonal hatching, giving it a rugged, textured appearance. The base of the mountain is partially obscured by a dark, shadowed area. The entire illustration is enclosed within a thick, solid black circular border.

A black and white photograph of a Colorado license plate. The plate is rectangular with a decorative scalloped edge. The text 'COLORADO' is at the top, 'LICENSE' is in the center, and '16406' is the serial number. The plate is mounted on a dark, textured background.

DB NUMBER:
5-66,693
DATE:
-07-2015
DRAWN BY:
HAAS/M. VOYLES
CHECKED BY:
KG/WW/SB/ETB/JK

SHEET 2 OF 2