

# SEELEY LAKE ANNEXATION No. 1

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
±0.10 ACRES  
ANX2022-0001

## PROPERTY DESCRIPTION:

A Parcel of land located in the East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

**BEGINNING** at the South Quarter Corner of said Section 23 being also a point on the Corporate Boundary Line of the City of Greeley;  
Thence contiguous to the City of Greeley along the West Line of the East Half of Section 23 North 00°07'07" East 30.00 feet to the North Right of Way Line for Weld County Road 66 / AA Street;  
Thence departing said West Line and said Corporate Boundary South 78°08'11" East 149.00 feet to a point on the South Line of the West Half of the East Half of Section 23;  
Thence South 78°36'22" West 148.66 feet to the South Right of Way Line said Weld County Road 66 / AA Street being also a point on said Corporate Boundary Line;

Thence contiguous to the City of Greeley along West Line of the East Half of Section 26 North 00°16'34" West 30.00 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 4,376 square feet or 0.10 acres, more or less, and is subject to all existing easements and/or rights of way of record.

## OWNER'S APPROVAL AND DEDICATION:

We, the undersigned, being sole owners for the land described herein, have caused said land to be laid out and annexed and rezoned under the name of SEELEY LAKE ANNEXATION No. 1 ANX2022-0001 and do hereby dedicate to the public forever all streets, alleys and utility easements as dedicated hereon. In compliance with the City of Greeley land use code and by contractual agreement, the landowners shall bear all expenses involved in improvements.

Owner: Keimes Land Company LLC

Name and Title \_\_\_\_\_

## NOTARY PUBLIC:

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ ) §

The forgoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_ as \_\_\_\_\_.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

Notary Public \_\_\_\_\_

## PLANNING COMMISSION RECOMMENDATION:

Recommended / not recommended by the City of Greeley Planning Commission, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

## PURPOSE STATEMENT:

This is the first in a series of five (5) annexations to incorporate Lots A and B of Recorded Exemption No. 0805-23-1 RE-5061 and Lot D of Recorded Exemption No. 0805-23-4 RECX15-0012 into the City of Greeley's municipal jurisdiction.

## ZONING INFORMATION:

Existing Weld County Zone R-1: Low Density Residential Zone  
Proposed City of Greeley Zone H-A: Holding Agricultural Zone

## LINE LEGEND:

— = Annexation Boundary Line  
- - - - - = City of Greeley Corporate Boundary Line  
— — — — — = Section Line  
— — — — — = Right of Way Line  
- - - - - = Property Line

## ANNEXATION TABLE:

Total Annexation Boundary Perimeter:	357.67 linear feet
Contiguous Length to existing City of Greeley Boundary:	60.00 linear feet
Total Allowable Perimeter (Contiguous x 6):	360.00 linear feet
Minimum one-sixth (1/6) of total Annexation perimeter:	59.61 linear feet

## MAYOR'S CERTIFICATE:

Said Annexation Map has been accepted by the City of Greeley, Weld County, Colorado, and the territory designated hereon is made a part of the City of Greeley and included within the limits and jurisdiction thereof this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023.

Mayor \_\_\_\_\_

ATTEST: \_\_\_\_\_  
City Clerk

## COMMUNITY DEVELOPMENT DIRECTOR:

Community Development \_\_\_\_\_ Date \_\_\_\_\_

## ENGINEERING DEVELOPMENT REVIEW AND CIVIL INSPECTIONS MANAGER:

Construction must be in accordance with applicable City of Greeley construction standards. The City's acceptance shall not relieve the Design Engineer's responsibility for errors, omissions, or design deficiencies for which the City is held harmless.

EDR & Civil Inspections Manager \_\_\_\_\_ Date \_\_\_\_\_

## SURVEYOR'S CERTIFICATE:

I, Steven John Stencel, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed to the City of Greeley, Colorado, is contiguous with the boundaries of the annexing municipality, and that this annexation complies with the Colorado Revised Statutes and the City of Greeley, Colorado codes appertaining thereto.

FOR AND ON BEHALF OF:  
INTERMILL LAND SURVEYING, INC.  
1301 N. Cleveland Ave.  
Loveland, CO 80537  
970-669-0516

Steven John Stencel  
Colo. LS 30462  
Date: \_\_\_\_\_

NOTICE: Per the State of Colorado Board of Licensure for Architects, Professional Engineers, and Professional Land Surveyors Rule 6.2.2(D) the word "certify" as used hereon means an expression of professional opinion and does not constitute a warranty or guarantee, expressed or implied. The survey represented hereon has been performed by me or under my direct supervision in accordance with applicable standards of practice and is based upon my knowledge, information and belief.



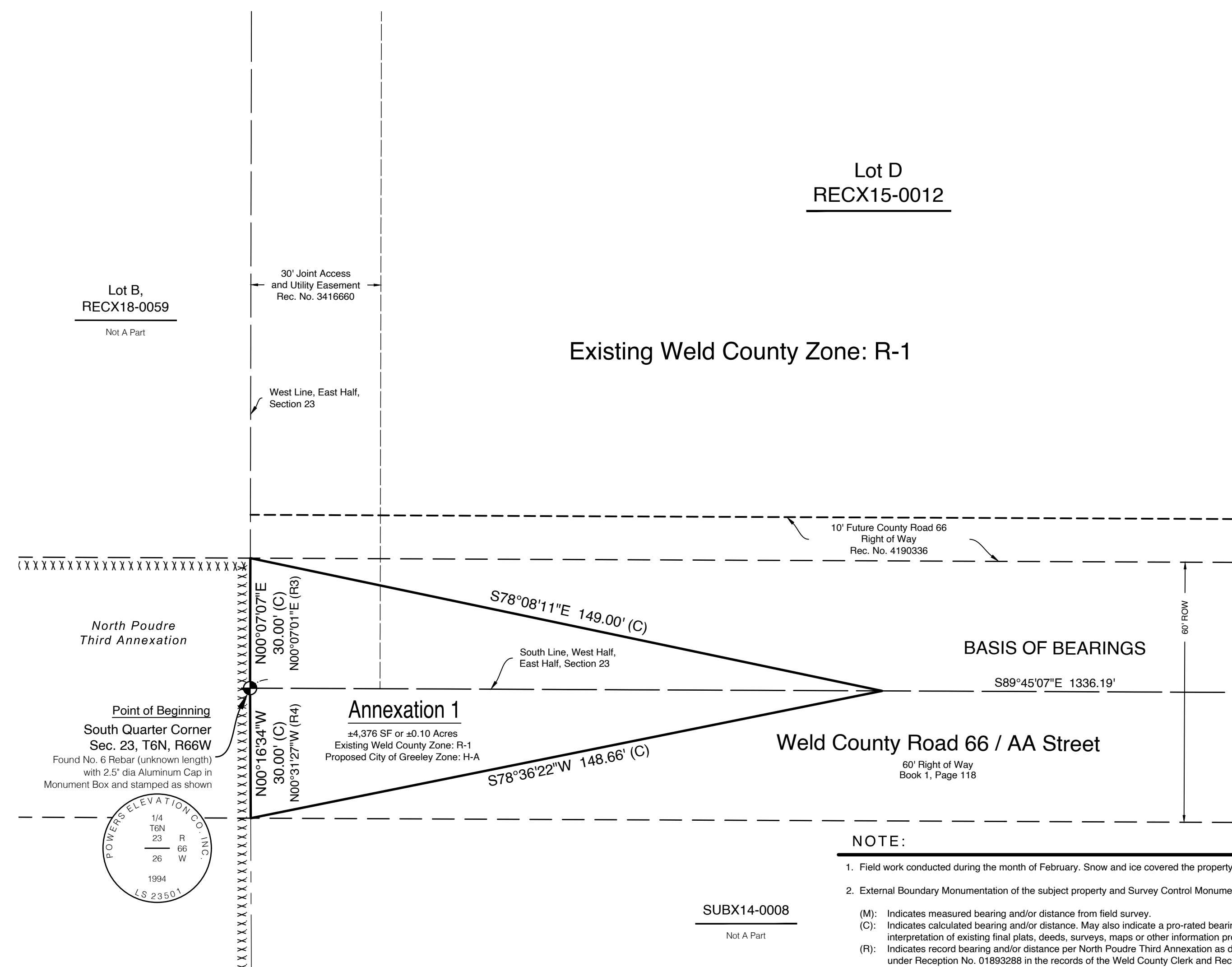
STATEMENT OF LINEAR UNITS USED:  
Linear Units Used for this survey - U.S. Survey Feet

### ABBREVIATION LEGEND:

N:	North	±:	Plus or Minus
E:	East	No.:	Number
W:	West	Dia:	Diameter
S:	South	LS:	Land Surveyor
SF:	Square Feet		
Rec:	Reception		
ROW:	Right of Way		
Sec.:	T N R W:		
	Section Township Range		

**BASIS OF BEARINGS STATEMENT:** Bearings are based upon the South Line of the West Half of the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian being monumented at the South Quarter Corner with a No. 6 Rebar of unknown length and a 2.5" diameter Aluminum Cap marked LS 23501 1994 at the East Sixteenth Corner with a No. 6 Rebar of unknown length and a 3.25" diameter Aluminum Cap marked KING SURVEYORS INC. JONES LS 22098 2004; and having an assumed bearing of South 89°45'07" East 1336.19 feet with all bearings contained herein relative thereto.

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.



## NOTE:

- Field work conducted during the month of February. Snow and ice covered the property.
  - External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:
- (M): Indicates measured bearing and/or distance from field survey.  
(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.  
(R): Indicates record bearing and/or distance per North Poudre Third Annexation as depicted on the plat recorded June 1, 1982, under Reception No. 01893288 in the records of the Weld County Clerk and Recorder's Office.  
(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2016, under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.  
(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010, under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.  
(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016, under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.  
(R4): Indicates record bearing and/or distance per Recorded Exemption No. 0805-26-1 1AMRECX18-14-0060 as depicted on the map recorded January 30, 2019, under Reception No. 4463459 in the records of the Weld County Clerk and Recorder's Office.

SUBX14-0008

Not A Part

**INTERMILL LAND SURVEYING, INC.**  
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970) 669-0516

CLIENT: **Charles Keimes**  
1813 91st Avenue, Suite 200  
Greeley, CO 80634

TITLE: SEELEY LAKE ANNEXATION No. 1 ANX2022-0001  
East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.  
City of Greeley, County of Weld, Colorado

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2023.02.17
SCALE:	1" = 20'
PROJECT NO.:	P-22-9219
SHEET	OF
1	1

# SEELEY LAKE ANNEXATION No. 1 SITE ANALYSIS

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
±0.10 ACRES  
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### LINE LEGEND:

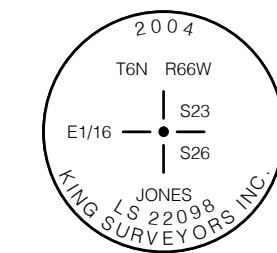
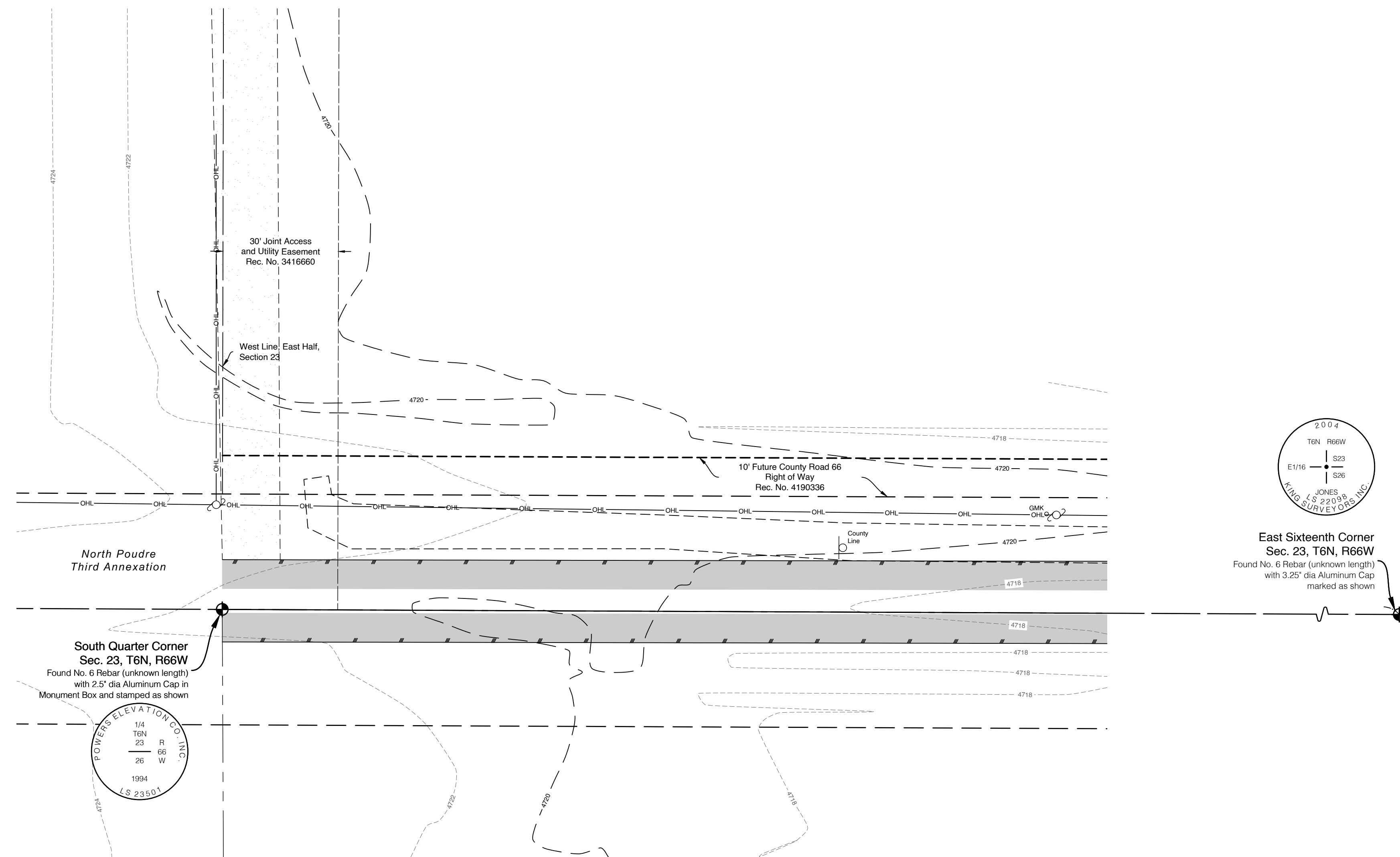
- = Boundary Line
- = Property Line
- - - = Section Line
- - - = Right of Way Line
- - - = Future Right of Way Line
- - - = Easement Line
- - - = Edge of Dirt Road
- - - = Edge of Asphalt Surface
- - - = Overhead Utility Line
- - - = Gas Line
- - - = Contour Line - Major
- - - = Contour Line - Minor

### ABBREVIATION LEGEND:

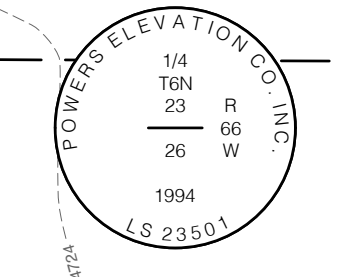
- N: North    ±: Plus or Minus
- E: East    No.: Number
- W: West    Dia.: Diameter
- S: South    LS: Land Surveyor
- Rec.: Reception
- GMK: Gas Warning Sign
- ROW: Right of Way
- Sec.: T\_N\_R\_W
- Section Township Range

### SYMBOL LEGEND:

- = Sign
- = Utility Pole

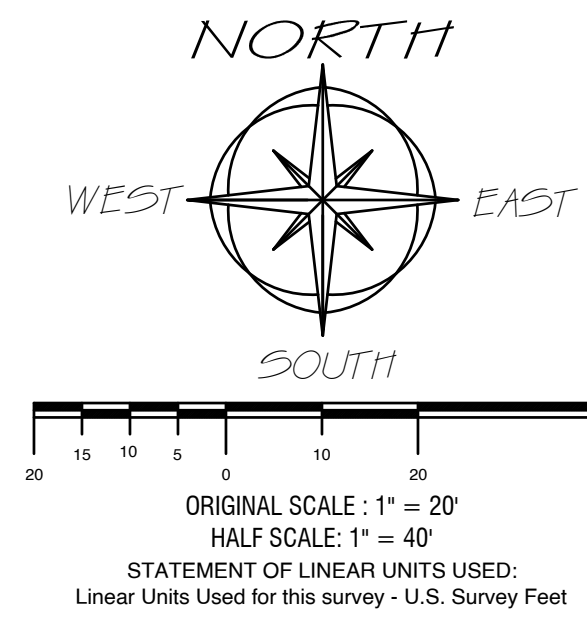
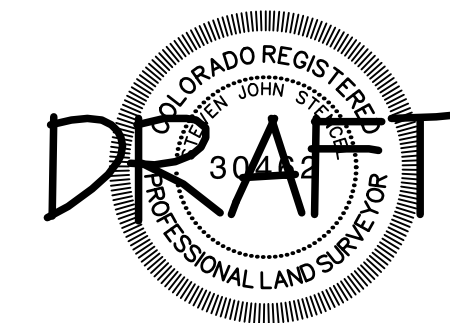


East Sixteenth Corner  
Sec. 23, T6N, R66W  
Found No. 6 Rebar (unknown length)  
with 3.25" dia Aluminum Cap  
marked as shown



South Quarter Corner  
Sec. 23, T6N, R66W  
Found No. 6 Rebar (unknown length)  
with 2.5" dia Aluminum Cap in  
Monument Box and stamped as shown

PREPARED BY AND ON BEHALF OF:  
INTERMILL LAND SURVEYING, INC.  
1301 North Cleveland Avenue  
Loveland, Colorado 80537  
P: (970) 669-0516  
Steven John Stencel  
Colorado PLS No. 30462



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REVISIONS:	BY:	DATE:
Address Round 4 Comments and Final Internal Review	LHB	2023.02.16
Address Round 3 Comments	LHB	2022.10.09
Address Round 2 Comments from City of Greeley	LHB	2022.10.25
Address Round 1 Comments from City of Greeley	LHB	2022.08.30
Line Weight Changes per Request	LHB	2022.07.07
Resurvey Annexation Due to Project Boundary Changes	LHB	2022.06.30

**INTERMILL LAND SURVEYING, INC.**  
1301 NORTH CLEVELAND AVENUE    LOVELAND, COLORADO 80537    BUS: (970) 669-0516

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East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.  
City of Greeley, County of Weld, Colorado

CLIENT:  
**Charles Keirnes**  
1813 61st Avenue, Suite 200  
Greeley, CO 80634

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2022.10.26
SCALE:	1" = 20'
PROJECT NO.:	P-22-9219
SHEET	OF
1	1