

SEELEY LAKE ANNEXATION No. 3

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
±4.95 Acres
ANX2022-0003



ANNEXATION TABLE:

Total Annexation Boundary Perimeter:	8,905.59 linear feet
Contiguous Length to existing City of Greeley Boundary:	1,487.20 linear feet
Total Allowable Perimeter (Contiguous x 6):	8,923.20 linear feet
Minimum one-sixth (1/6) of total Annexation perimeter:	1,484.27 linear feet

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 plat substantially 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.

ZONING INFORMATION:

Weld County Zone R-1:
Low Density Residential Zone

City of Greeley Zone H-A:
Holding Agricultural Zone

PURPOSE STATEMENT:

This is the third 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.

PLANNING COMMISSION RECOMMENDATION:

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

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. 3 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: Keirnes Land Company LLC

Name and Title _____

NOTARY PUBLIC:

STATE OF COLORADO _____)
COUNTY OF _____) §

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by _____ as _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public _____

COMMUNITY DEVELOPMENT DIRECTOR:

Community Development _____ Date _____

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

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:

COMMENCING at the South Quarter Corner of said Section 23; thence along the West Line of the East Half of Section 23 North 00°07'07" East 30.00 feet to the North Corner of Seeley Lake Annexation No. 2 ANX2022-0002 and the **TRUE POINT OF BEGINNING**;

Thence continuing along said West Line North 00°07'07" East 10.00 feet;
Thence departing said West Line South 89°45'07" East 1,336.46 feet to the East Line of Lot D, Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the plat recorded March 25, 2016, under Reception No. 4190336 in the Records of the Weld County Clerk and Recorder's Office;
Thence along said East Line of Lot D South 00°29'59" West 40.00 feet to the Southeast Corner of said Lot D;

Thence along the South Line of Lot D North 89°45'07" West 118.44 feet to a point on the Northeast Right of Way Line for County Road 66 / AA Street as depicted on said Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the plat recorded December 27, 2010, under Reception No. 3740825 in said Records of the Weld County Clerk and Recorder's Office being also a point on a non-tangent curve concave to the Southwest, having a central angle of 54°13'42" and a radius of 318.00 feet, the long chord of which bears South 37°33'00" East 289.87 feet;
Thence departing said South Line of Lot D and along said Northeast Right of Way Line for County Road 66 / AA Street the following ten (10) courses and distances:

1. Southeasterly along the arc of said curve 300.98 feet;
2. Tangent from said curve South 10°26'09" East 244.52 feet to a point on a curve concave to the Northeast, having a central angle of 17°40'57" and a radius of 890.00 feet, the long chord of which bears South 19°18'37" East 273.58 feet;
3. Southeasterly along the arc of said curve 274.67 feet;
4. Non-tangent from said curve South 28°07'07" East 91.07 feet to a point on a curve concave to the Northeast, having a central angle of 15°50'39" and a radius of 1,115.00 feet, the long chord of which bears South 36°02'26" East 307.35 feet;
5. Southeasterly along the arc of said curve 308.33 feet;
6. Non-tangent from said curve South 43°57'45" East 129.26 feet to a point on a curve concave to the Northeast, having a central angle of 21°58'05" and a radius of 920.00 feet, the long chord of which bears South 54°56'48" East 350.59 feet;
7. Southeasterly along the arc of said curve 352.74 feet;
8. Non-tangent from said curve South 65°55'51" East 174.76 feet to a point on a curve concave to the Northeast, having a central angle of 16°23'22" and a radius of 1,170.00 feet, the long chord of which bears South 74°07'32" East 333.54 feet;
9. Easterly along the arc of said curve 334.68 feet;
10. Tangent from said curve South 82°19'13" East 48.81 feet to the northerly prolongation of the West Right of Way Line for County Road 35 as depicted on said Recorded Exemption No. 0805-23-1 RE-5061;

Thence departing the Northeast Right of Way Line for County Road 66 / AA Street along said prolongation of the West Right of Way Line for County Road 35 South 00°35'46" East 60.63 feet to the Southwestly Right of Way Line for said County Road 66 / AA Street;

Thence departing said prolongation of the West Right of Way Line for County Road 35 along said Southwestly Right of Way Line and the South Right of Way Line for County Road 66 / AA Street the following Nine (9) courses and distances:

1. North 82°19'13" West 57.54 feet to a point on a curve concave to the Northeast, having a central angle of 16°23'22" and a radius of 1,230.00 feet, the long chord of which bears North 74°07'32" West 350.64 feet;
2. Westerly along the arc of said curve 351.84 feet;
3. Tangent from said curve North 65°55'51" West 174.76 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 21°58'05" and a radius of 980.00 feet, the long chord of which bears North 54°56'48" West 373.45 feet;
4. Northwesterly along the arc of said curve 375.75 feet;
5. Tangent from said curve North 43°57'45" West 129.26 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 15°50'39" and a radius of 1,175.00 feet, the long chord of which bears North 36°02'26" West 323.89 feet;
6. Northwesterly along the arc of said curve 324.93 feet;
7. Tangent from said curve North 28°07'07" West 91.07 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 17°40'57" and a radius of 950.00 feet, the long chord of which bears North 19°16'37" West 292.02 feet;
8. Northwesterly along the arc of said curve 293.19 feet;
9. Tangent from said curve North 10°26'09" West 229.40 feet to a point on the East Line of the Northeast Quarter of Section 26;

Thence continuing along said Southwestly Right of Way Line and along said East Line of the Northeast Quarter of Section 26 South 00°26'20" East 57.60 feet to a point on the Southerly Right of Way Line for County Road 66 / AA Street as depicted on Recorded Exemption No. 0805-26-01 1AMREX18-14-0060 as depicted on plat recorded January 30, 2019, under Reception No. 4463459 in the Records of the Weld County Clerk and Recorder's Office;
Thence departing said East Line and continuing along said Southerly Right of Way Line the following five (5) courses and distances:

1. North 10°26'09" West 71.85 feet to a point on a curve concave to the Southwest, having a central angle of 79°18'58" and a radius of 248.00 feet, the long chord of which bears North 50°05'38" West 316.55;
2. Northwesterly along the arc of said curve 343.31 feet;
3. Tangent from said curve North 89°45'07" West 699.69 feet to the West Line of Lot A, 1AMREX18-14-0060;
4. Thence along said West Line of Lot A North 00°16'40" West 10.00 feet;
5. Thence North 89°45'07" West 382.86 feet to the South Corner of Seeley Lake Annexation No. 2 ANX2022-0002 being also a point on the Corporate Boundary Line of the City of Greeley;

Thence departing the South Right of Way Line for County Road 66 / AA Street contiguous to the City of Greeley and along the South and North Lines of said Seeley Lake Annexation No. 2 ANX2022-0002 the following two (2) courses and distances:

1. North 87°56'09" East 743.43 feet to the East Corner Seeley Lake Annexation No. 2 ANX2022-0002;
 2. North 87°26'25" West 743.77 feet to North Corner of said Seeley Lake Annexation No. 2 ANX2022-0002 and the **TRUE POINT OF BEGINNING**.
- Said parcel contains 4.95 acres, more or less, and is subject to all existing easements and/or rights of way of record.

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 1/2" diameter Aluminum Cap marked LS 23501 1994 in a Monument Box; at the East Sixteenth Corner with a No. 6 Rebar of unknown length and a 2 1/2" 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.

DATE:	2023.02.28
BY:	LHB
REVISIONS:	
Address Round 1 Comments	LHB
Address Round 2 Comments and Final Internal Review	LHB
Address Round 3 Comments	LHB
Address Round 4 Comments - Add WOR #67 / AA Street	LHB
Address Round 1 Comments from City of Greeley	LHB
Line Weight Changes per Request	LHB
Increased Annotation Due to Project Boundary Changes	LHB

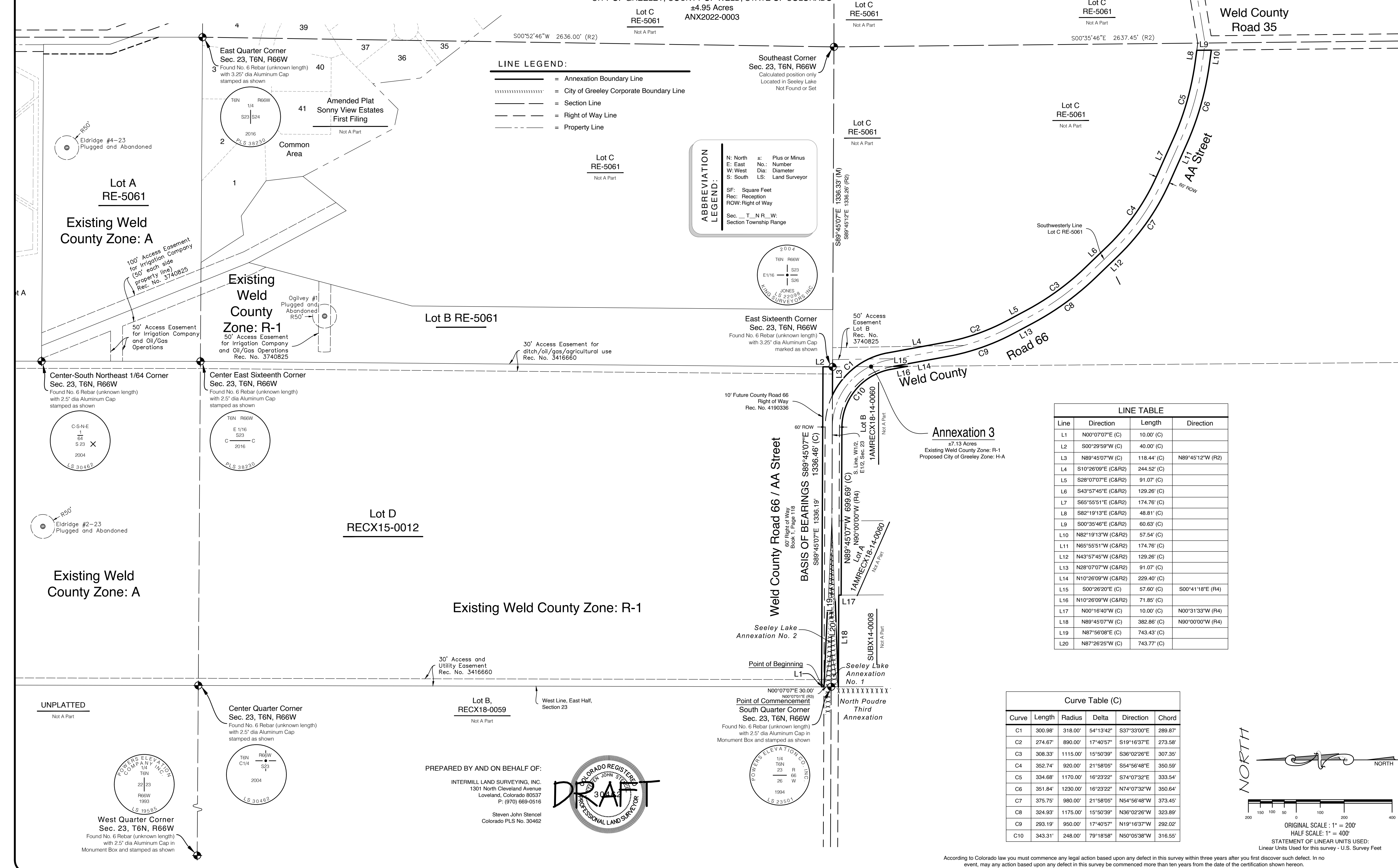
INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970)669-0516
CLIENT: Charles Keirnes
1813 91st Avenue, Suite 200
Greeley, CO 80634
TITLE: SEELEY LAKE ANNEXATION No. 3 ANX2022-0003
East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2023.02.17
SCALE:	1" = 200'
PROJECT NO.:	P-22-9219
SHEET	OF
1	2

SEELEY LAKE ANNEXATION No. 3

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

±4.95 Acres
ANX2022-0003



LINE LEGEND:

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

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

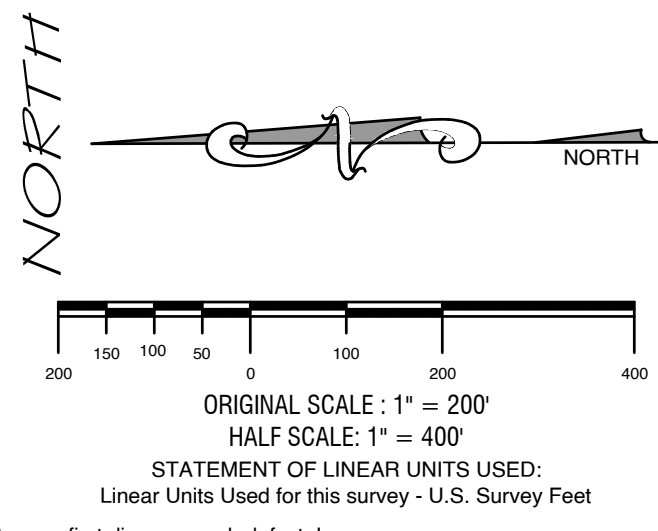
Sec. T N R W:
Section Township Range

LINE TABLE

Line	Direction	Length	Direction
L1	N00°07'07"E (C)	10.00' (C)	
L2	S00°29'59"W (C)	40.00' (C)	
L3	N89°45'07"W (C)	118.44' (C)	N89°45'12"W (R2)
L4	S10°26'09"E (C&R2)	244.52' (C)	
L5	S28°07'07"E (C&R2)	91.07' (C)	
L6	S43°57'45"E (C&R2)	129.26' (C)	
L7	S65°55'51"E (C&R2)	174.76' (C)	
L8	S82°19'13"E (C&R2)	48.81' (C)	
L9	S00°35'46"E (C&R2)	60.63' (C)	
L10	N82°19'13"W (C&R2)	57.54' (C)	
L11	N65°55'51"W (C&R2)	174.76' (C)	
L12	N43°57'45"W (C&R2)	129.26' (C)	
L13	N28°07'07"W (C&R2)	91.07' (C)	
L14	N10°26'09"W (C&R2)	229.40' (C)	
L15	S00°26'20"E (C)	57.60' (C)	S00°41'18"E (R4)
L16	N10°26'09"W (C&R2)	71.85' (C)	
L17	N00°16'40"W (C)	10.00' (C)	N00°31'33"W (R4)
L18	N89°45'07"W (C)	382.86' (C)	N80°00'00"W (R4)
L19	N87°56'08"E (C)	743.43' (C)	
L20	N87°26'25"W (C)	743.77' (C)	

Curve Table (C)

Curve	Length	Radius	Delta	Direction	Chord
C1	300.98'	318.00'	54°13'42"	S37°33'00"E	289.87'
C2	274.67'	890.00'	17°40'57"	S19°16'37"E	273.58'
C3	308.33'	1115.00'	15°50'39"	S36°02'28"E	307.35'
C4	352.74'	920.00'	21°58'05"	S54°56'48"E	350.59'
C5	334.68'	1170.00'	16°23'22"	S74°07'32"E	333.54'
C6	351.84'	1230.00'	16°23'22"	N74°07'32"W	350.64'
C7	375.75'	980.00'	21°58'05"	N54°56'48"W	373.45'
C8	324.93'	1175.00'	15°50'39"	N36°02'28"W	323.89'
C9	293.19'	950.00'	17°40'57"	N19°16'37"W	292.02'
C10	343.31'	248.00'	79°18'58"	N50°05'38"W	316.55'



REVISIONS:

REV	DATE	DESCRIPTION
1	2022.09.29	Address Round 1 Comments
2	2022.10.15	LHB
3	2022.10.27	Address Round 2 Comments and Final Internal Review
4	2022.10.26	LHB
5	2022.10.26	Address Round 3 Comments - Add WCR 66 / AA Street
6	2022.08.30	Address Round 1 Comments from City of Greeley
7	2022.07.07	Line Weight Changes per Request
8	2022.07.07	Increased Annexation Due to Project Boundary Changes
9	2022.06.21	LHB

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

CLIENT:
Charles Keirnes
1813 G St Avenue, Suite 200
Greeley, CO 80634

TITLE: SEELEY LAKE ANNEXATION No. 3 ANX2022-0003
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: 2022.06.21
SCALE: 1" = 200'

PROJECT NO.: **P-22-9219**

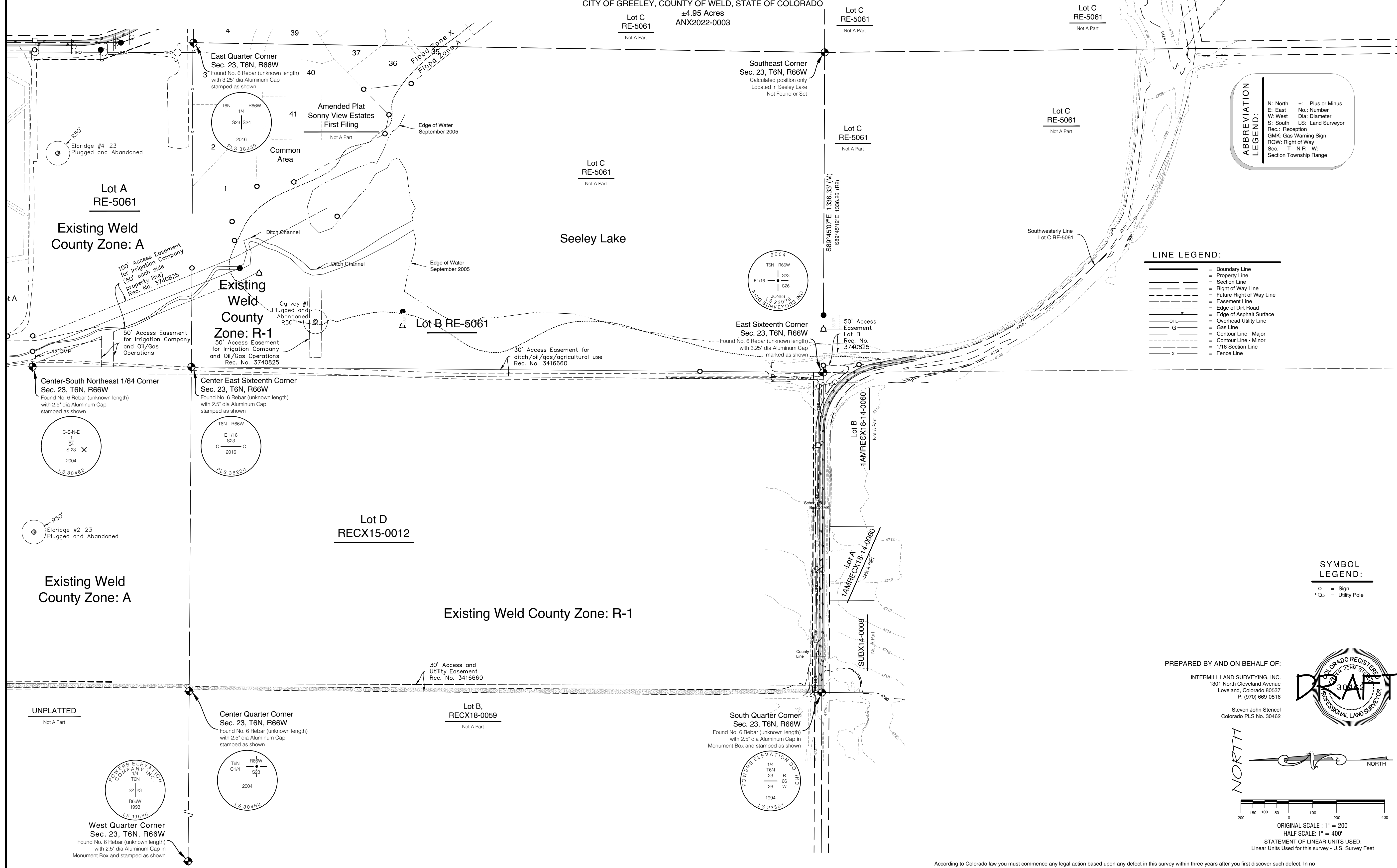
SHEET	OF
2	2

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.

SEELEY LAKE ANNEXATION No. 3 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

±4.95 Acres
ANX2022-0003



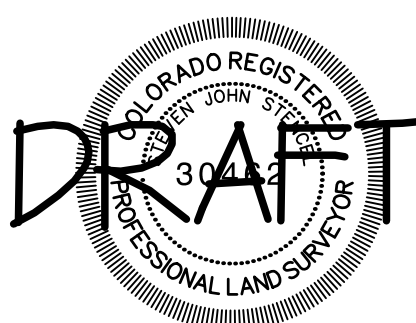
ABBREVIATION LEGEND:
 N: North ±: Plus or Minus
 E: East #: Number
 W: West Dia: Diameter
 S: South LS: Land Surveyor
 Rec.: Reception
 GMK: Gas Warning Sign
 ROW: Right of Way
 Sec.: T, N, R, W: Section Township Range

LINE LEGEND:

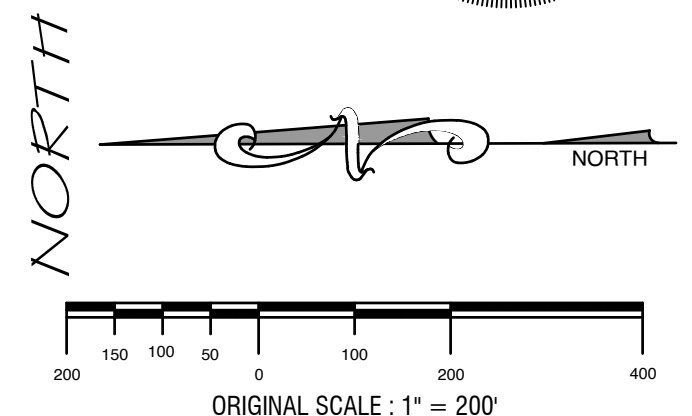
- Boundary Line
- - - Property Line
- - - Section Line
- - - Right of Way Line
- - - Future Right of Way Line
- - - Easement Line
- - - Edge of Dirt Road
- - - Edge of Asphalt Surface
- - - Overhead Utility Line
- - - Gas Line
- - - Contour Line - Major
- - - Contour Line - Minor
- - - 1/16 Section Line
- - - Fence Line

SYMBOL LEGEND:

- = Sign
- = Utility Pole



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. 30482



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.

DATE: 2022.06.15

REVISIONS:	BY:	DATE:
Address Round 4 Comments and Final Internal Review	LHB	2022.02.15
Address Round 3 Comments	LHB	2022.10.09
Address Round 2 Comments - Add WCR 66 / AA Street	LHB	2022.10.26
Address Round 1 Comments from City of Greeley	LHB	2022.08.30
Line Weight Changes per Request	LHB	2022.07.07
Revised Annexation Due to Project Boundary Changes	LHB	2022.06.21

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

CLIENT:
Charles Keirnes
 1813 G St Avenue, Suite 200
 Greeley, CO 80634

TITLE: SEELEY LAKE ANNEXATION No. 3 ANX2022-0003 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: 2022.06.21
SCALE: 1" = 200'
PROJECT NO.: P-22-9219
SHEET 1 OF 1