



SEELEY LAKE ANNEXATION No. 5

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
±72.66 Acres
ANX2022-0005

PROPERTY DESCRIPTION:

A Parcel of land located in the East Half of Section 23, 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 North Line of the West Half of said East Half of Section 23 as bearing South 89°39'04" East and with all bearings contained herein relative thereto:

COMMENCING at the North Quarter Corner of said Section 23; thence along the West Line of the East Half of said Section 23 South 00°07'09" East 1200.01 feet to Northwest Corner of that parcel known as 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 and the **TRUE POINT OF BEGINNING**;

Thence along the North and East Lines of said Parcel D the following five (5) courses and distances:
1. Departing said West Line South 46°59'23" East 273.05 feet;
2. South 89°39'09" East 367.68 feet;
3. North 67°59'54" East 576.73 feet to the Westerly Line of Ogilvey Ditch;
4. Also along said Westerly Line of Ogilvey Ditch South 21°59'49" East 666.26 feet to the East Line of the West Half of the East Half of said Section 23;
5. Also along said East Line of the West Half of the East Half South 00°03'36" West 207.10 feet to the Northwest Corner of Lot B, Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the plat recorded December 27, 2010 under Reception No. 3740825 in said Records;

Thence along the North Line of said Lot B and the North Line Lot A, said Recorded Exemption No. 0805-23-1 RE-5061 South 89°37'58" East 1323.04 feet to the West Right of Way Line of Weld County Road 35;
Thence along said West Right of Way Line South 00°00'06" West 276.30 feet to an angle point thereon;
Thence continuing along said West Right of Way Line South 19°39'50" East 89.15 feet to the East Line of said Lot A;

Thence along said East Line, the South Line and West Line of said Lot A the following eight (8) courses and distances:
1. South 00°00'06" West 303.10 feet;
2. North 89°37'42" West 940.48 feet;
3. South 32°49'26" East 211.29 feet;
4. North 82°45'33" East 79.90 feet;
5. South 54°46'12" East 179.94 feet;
6. South 06°47'13" East 154.95 feet;
7. South 38°22'26" West 230.69 feet;
8. North 28°05'27" West 460.47 feet to a point on the Easterly Line of said Lot B, Recorded Exemption No. 0805-23-1 RE-5061;

Thence along said Easterly Line and the South Line of said Lot B the following three (3) courses and distances:
1. South 14°54'10" West 703.61 feet;
2. South 00°29'56" West 1757.39 feet to said South Line of Lot B being also the South Line of the Southeast Quarter of Section 23;
3. North 89°45'07" West 119.52 feet to the Southeast Corner of Seeley Lake Annexation No. 4 ANX2022-0004 and a point on the Corporate Boundary for the City of Greeley;

Thence along said Corporate Boundary Line and the East Line of said Seeley Lake Annexation No. 4 ANX2022-0004 North 00°29'56" East 2638.54 feet to the Northeast Corner of said Annexation;
Thence continuing along said Corporate Boundary Line and along the North Line of said Seeley Lake Annexation No. 4 ANX2022-0004 North 89°37'36" West 1473.25 feet to a point on the West Line of the Southeast Quarter of Section 23;
Thence along said West Line of the Southeast Quarter North 00°07'09" East 1451.51 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 72.66 acres, more or less, and is subject to all existing easements and/or rights of way of record.

PLANNING COMMISSION RECOMMENDATION:

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

PURPOSE STATEMENT:

This is the fifth 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.

RECORD DOCUMENT NOTE:

- (R2) Record Bearings and Distances shown per Recorded Exemption No. 0805-23-1 RE-5061 recorded December 27, 2010, under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.
- (R3) Record Bearings and Distances shown per Recorded Exemption No. 0805-23-4 RECX15-0012 recorded March 25, 2016, under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

OWNER'S APPROVAL AND DEDICATION:

We, the undersigned, being sole owners to the land described herein, have caused said land to be laid out and annexed and rezoned under the name of SEELEY LAKE ANNEXATION No. 5 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

ZONING INFORMATION:

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

ANNEXATION TABLE:

Total Annexation Boundary Perimeter: 14,483.97 linear feet
Contiguous Length to existing City of Greeley Boundary: 4,111.79 linear feet
Total Allowable Perimeter (Contiguous x 6): 24,670.74 linear feet
Minimum one-sixth (1/6) of total Annexation perimeter: 2,414.00 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 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.

BASIS OF BEARINGS STATEMENT: Bearings are based upon the North Line of the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian being monumented at the North Quarter Corner with a No. 6 Rebar of unknown length and a 2.5" diameter Aluminum Cap marked 2016 in a Monument Box; at the Northeast Corner with a No. 6 Rebar of unknown length and a 2.5" diameter Aluminum Cap marked LS 38175 2014 in a Monument Box; and having an assumed bearing of South 89°39'04" East 2702.03 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.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970) 669-0516

CLIENT:

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

TITLE: SEELEY LAKE ANNEXATION No. 5 ANX2022-0005

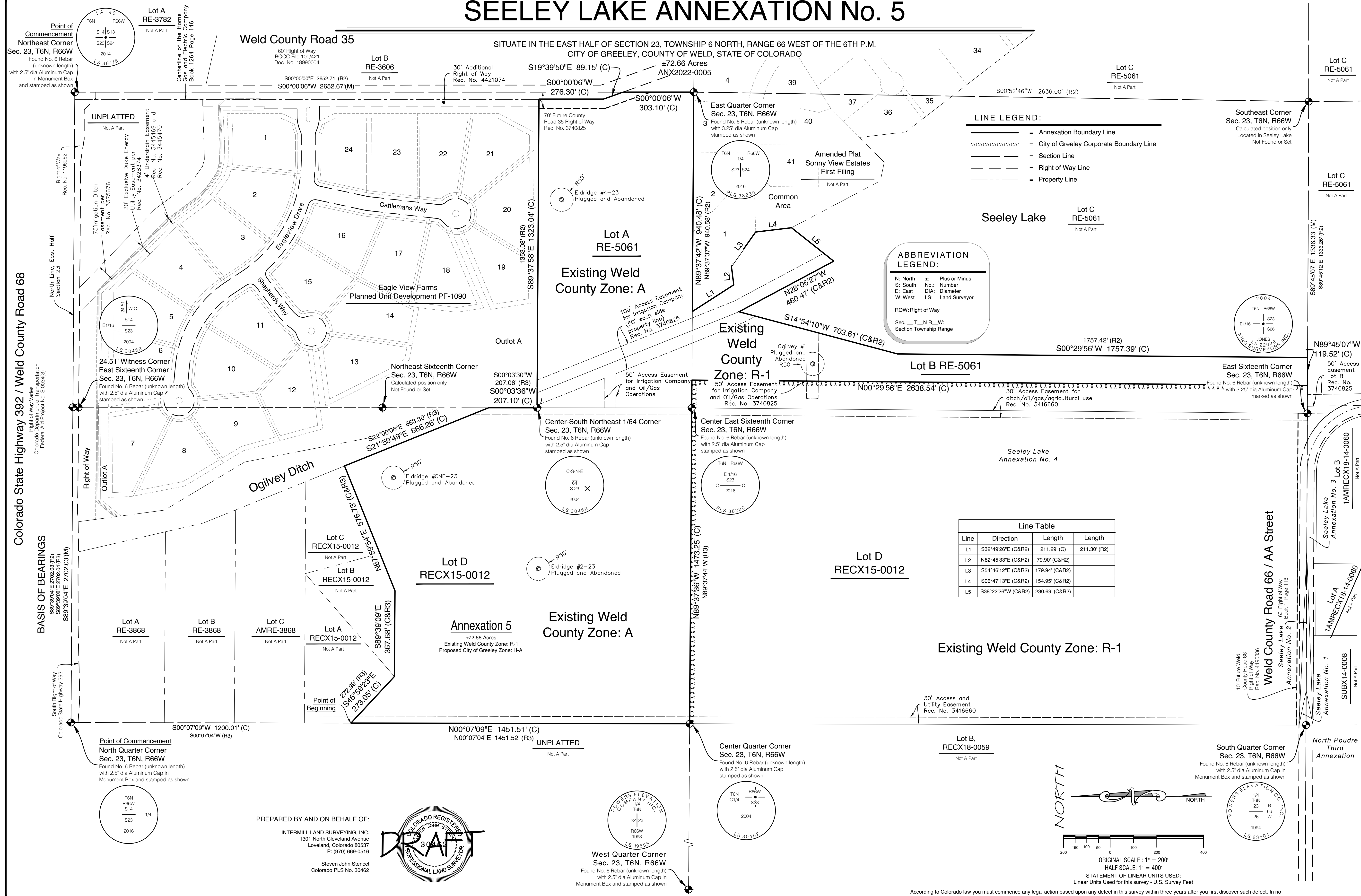
East Half of Section 23, Township 6 North, Range 66 West, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2023.02.17
SCALE: N/A

PROJECT NO.:
P-22-9219

SHEET OF
1 2

SEELEY LAKE ANNEXATION No. 5



DATE:	BY:	REVISIONS:
2023.03.30	LHB	Addressed Board 5 Comments
2023.02.15	LHB	Addressed Board 4 Comments and Final Internal Review
2022.12.07	LHB	Addressed Board 3 Comments
2022.10.05	LHB	Addressed Board 2 Comments
2022.08.30	LHB	Addressed Comments Round 1 from City of Greeley
2022.07.07	LHB	Line Weight Changes per Request
2022.06.21	LHB	Revised Annexation Due to Project Boundary Changes

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City of Greeley, County of Weld, Colorado

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

SEELEY LAKE ANNEXATION No. 5 SITE ANALYSIS

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SYMBOL LEGEND:

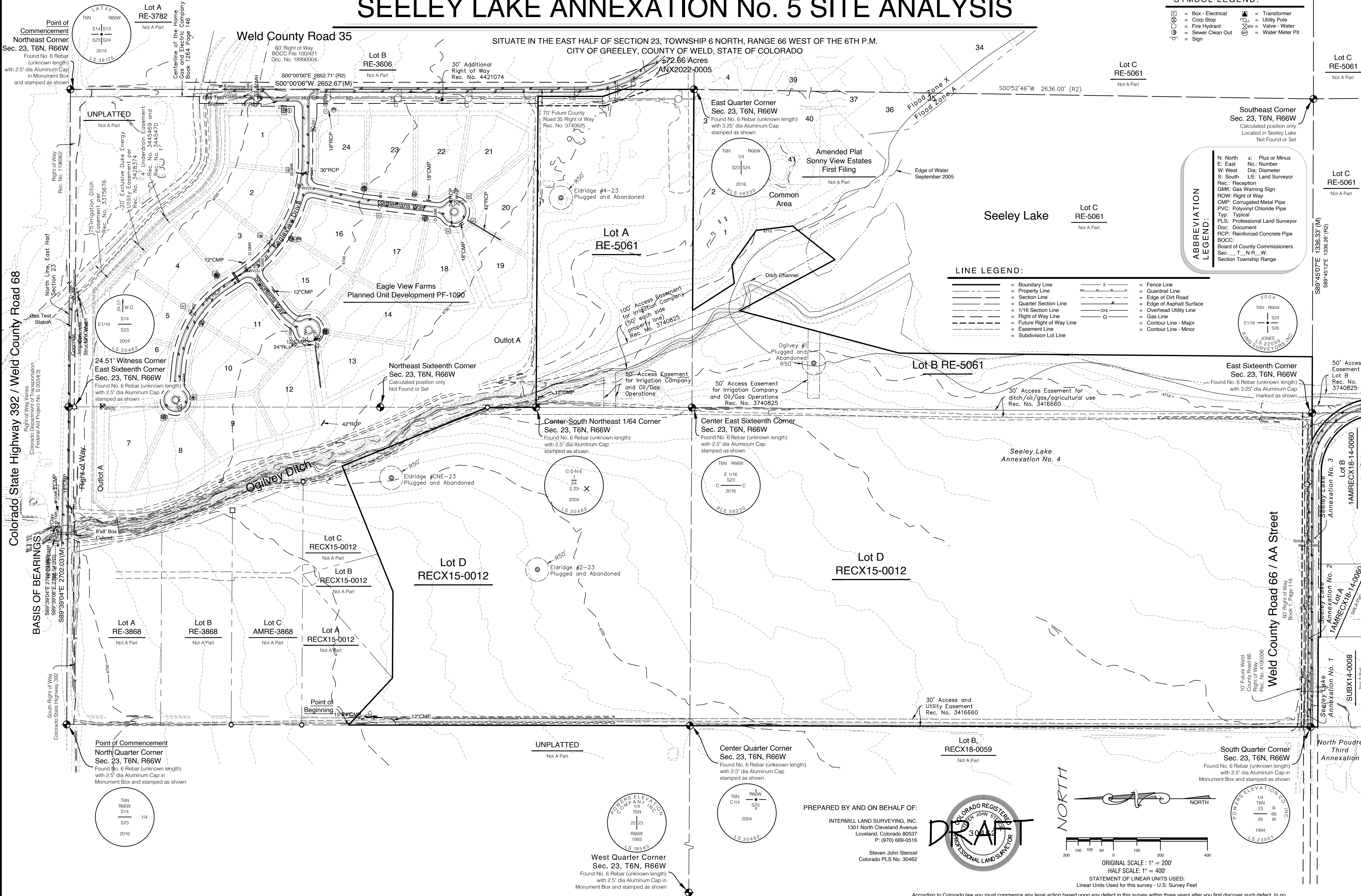
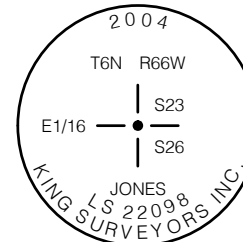
- Box - Electrical
- Corp Stop
- Fire Hydrant
- Sewer Clean Out
- Sign
- Transformer
- Utility Pole
- Valve - Water
- Water Meter Pit

ABBREVIATION

- N: North
- E: East
- W: West
- S: South
- Rec: Reception
- GMK: Gas Warning Sign
- ROW: Right of Way
- CMP: Corrugated Metal Pipe
- PVC: Polyvinyl Chloride Pipe
- Type: Typical
- PLS: Professional Land Surveyor
- Doc: Document
- BOCC: Board of County Commissioners
- Sec: Section
- T: Township
- R: Range
- ±: Plus or Minus
- No.: Number
- Dia: Diameter
- LS: Land Surveyor

LINE LEGEND:

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



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TITLE: SEELEY LAKE ANNEXATION No. 5 ANX2022-0005

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City of Greeley, County of Weld, Colorado

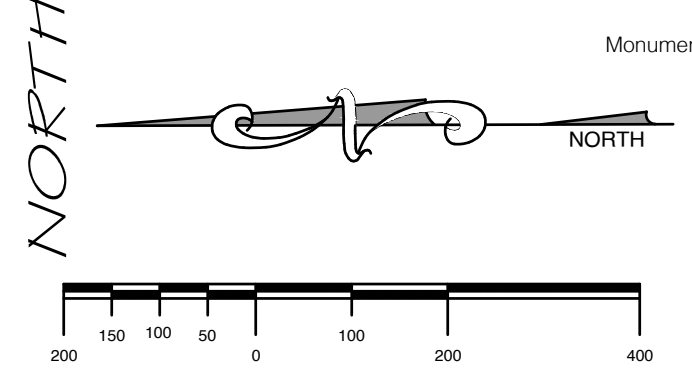
DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2022.10.26
SCALE: 1" = 200'

PROJECT NO.: P-22-9219

SHEET 2 OF 2



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



ORIGINAL SCALE: 1" = 200'
HALF SCALE: 1" = 400'
STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

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.