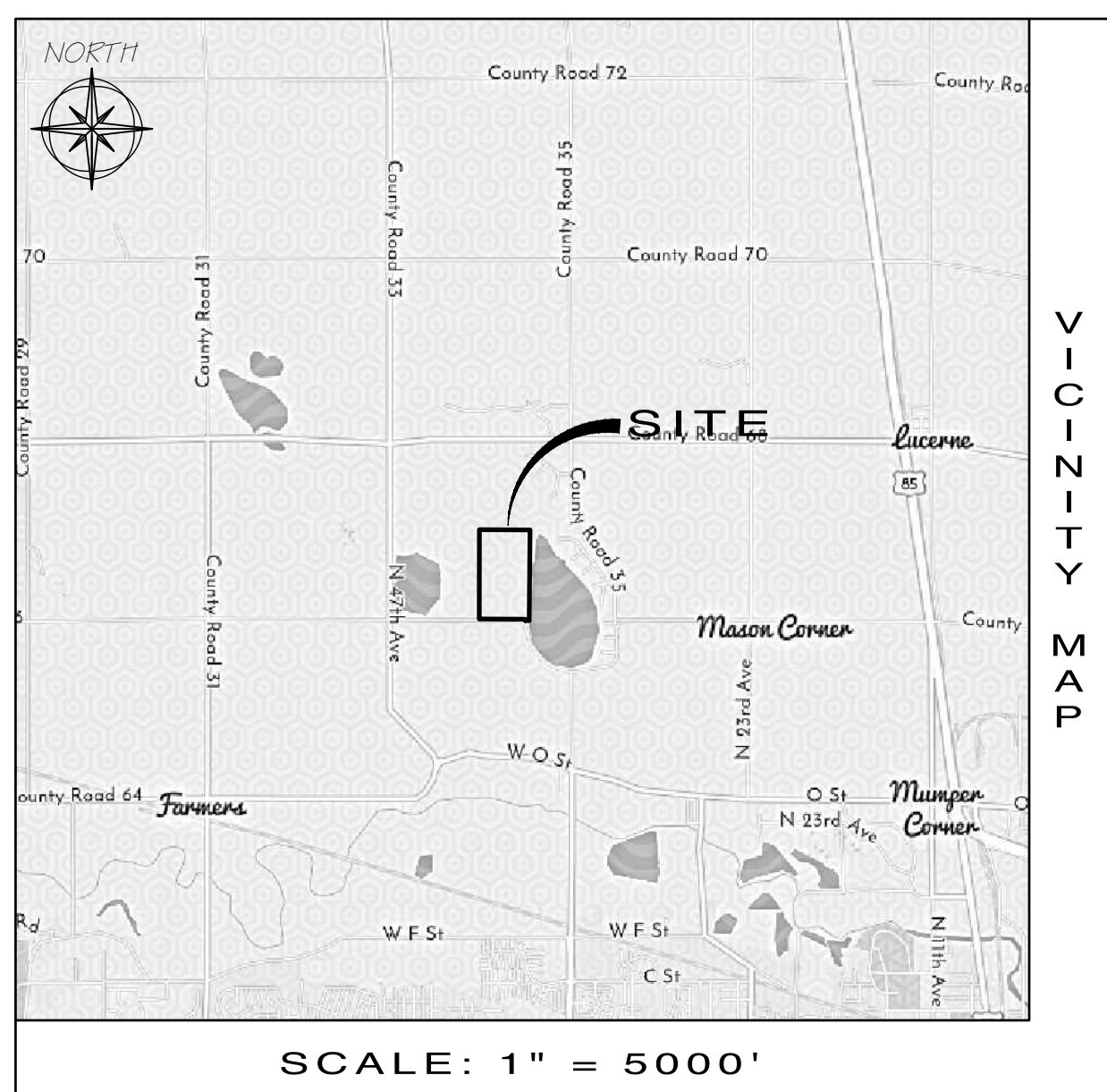


# SEELEY LAKE ANNEXATION No. 4

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  
±87.53 Acres  
ANX2022-0004



## 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 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 40.00 feet to the Northwest Corner of Seeley Lake Annexation No. 3 ANX2022-0003 and the **TRUE POINT OF BEGINNING**;

Thence continuing along said West Line of the East Half of Section 23 North 00°07'07" East 2601.74 feet to the Center Quarter Corner of Section 23;

Thence departing said West Line of the East Half of Section 23 and along the North Line of the Southeast Quarter of Section 23 South 89°37'36" East 1473.25 feet;

Thence departing said North Line of the Southeast Quarter of Section 23 South 00°29'56" West 2638.54 feet to a point on the South Line of said Southeast Quarter of Section 23;

Thence along said South Line of the Southeast Quarter of Section 23 North 89°46'07" West 119.52 feet to the East Line of the West Half of the Southeast Quarter of said Section 23 and a point on the Easterly Line of Seeley Lake Annexation No. 3 ANX2022-0003 being also a point on the Corporate Boundary of the City of Greeley;

Thence along the Easterly and the Northerly Lines of Seeley Lake Annexation No. 3 ANX2022-0003 and said Corporate Boundary Line the following two (2) courses and distances:

1. North 00°29'59" East 40.00 feet to the Easterly Prolongation of the North Right of Way Line for Weld County Road 66 / AA Street;
2. North 89°45'07" West 1336.46 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 87.53 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 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. 4 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 forgoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_ as \_\_\_\_\_.

Witness my hand and official seal.

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

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

## ZONING INFORMATION:

Existing Weld County Zone R-1: Low Density Residential Zone

Proposed City of Greeley Zone H-A: Holding Agricultural Zone

## ANNEXATION TABLE:

Total Annexation Boundary Perimeter: 8,209.51 linear feet  
Contiguous Length to existing City of Greeley Boundary: 1,376.46 linear feet  
Total Allowable Perimeter (Contiguous x 6): 8,258.76 linear feet  
Minimum one-sixth (1/6) of total Annexation perimeter: 1,368.25 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.

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

## COMMUNITY DEVELOPMENT DIRECTOR APPROVAL:

Approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023.

Community Development Director \_\_\_\_\_

## ENGINEERING DEVELOPMENT REVIEW MANAGER APPROVAL:

Approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023.

Engineering Development Review Manager \_\_\_\_\_

## 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.

## PLANNING COMMISSION RECOMMENDATION:

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

## PURPOSE STATEMENT:

This is the fourth 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.

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.

REVISIONS:	BY:	DATE:
Addressed Round 5 Comments	LHB	2023.02.28
Addressed Round 4 Comments and Final Internal Review	LHB	2023.02.15
Addressed Round 3 Comments	LHB	2022.10.08
Addressed Round 2 Comments	LHB	2022.10.08
Unrevised Comments Round 1 from City of Greeley	LHB	2022.08.30
Unrevised Comments 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 61st Avenue, Suite 200  
Greeley, CO 80634

TITLE: SEELEY LAKE ANNEXATION No. 4 ANX2022-0004  
East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.  
City of Greeley, County of Weld, Colorado

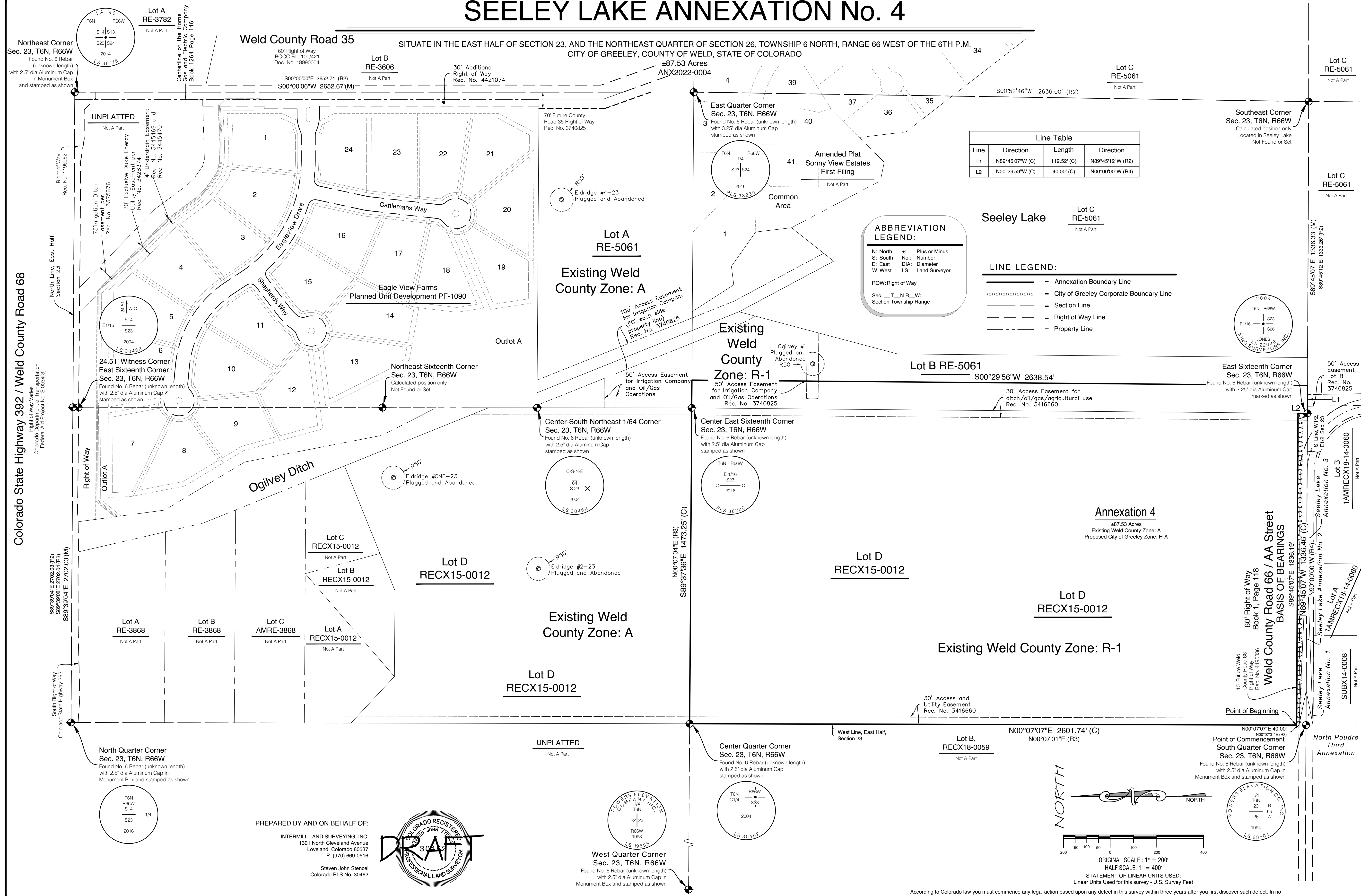
DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2023.02.17
SCALE:	N/A

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

SHEET	OF
1	2

# SEELEY LAKE ANNEXATION No. 4

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



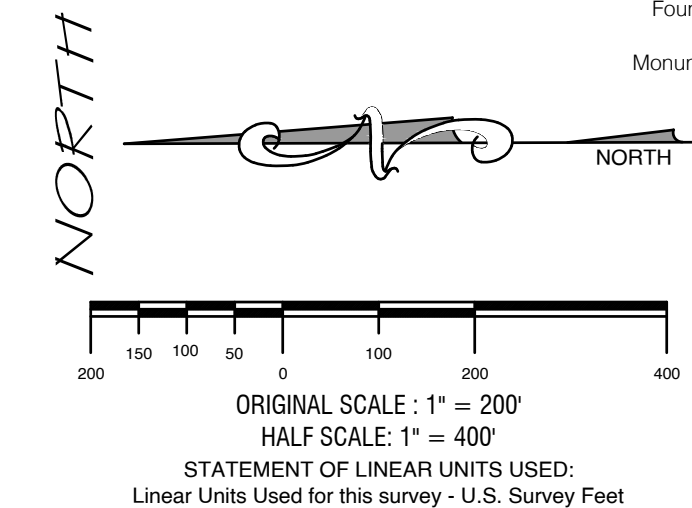
Line	Direction	Length	Direction
L1	N89°45'07"W (C)	119.52' (C)	N89°45'12"W (R2)
L2	N00°29'59"W (C)	40.00' (C)	N00°00'00"W (R4)

**ABBREVIATION LEGEND:**  
 N: North    ±: Plus or Minus  
 S: South    #: Number  
 E: East    DIA: Diameter  
 W: West    LS: Land Surveyor  
 ROW: Right of Way  
 Sec. T N R W: Section Township Range

**LINE LEGEND:**  
 ————— = Annexation Boundary Line  
 - - - - - = City of Greeley Corporate Boundary Line  
 - - - - - = Section Line  
 - - - - - = Right of Way Line  
 - - - - - = Property Line

Colorado State Highway 392 / Weld County Road 68

Colorado State Highway 392



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



West 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

DATE: 2023.02.17

REVISIONS:	DATE:
Address Round 5 Comments	2023.02.15
Address Round 4 Comments and Final Internal Review	2023.02.15
Address Round 3 Comments	2022.10.26
Address Round 2 Comments	2022.10.26
Unrevised Comments Round 1 from City of Greeley	2022.07.07
Unrevised Comments per Request	2022.07.07
Unrevised Annotations Due to Project Boundary Changes	2022.06.21

**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. 4 ANX2022-0004  
 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
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. 4 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

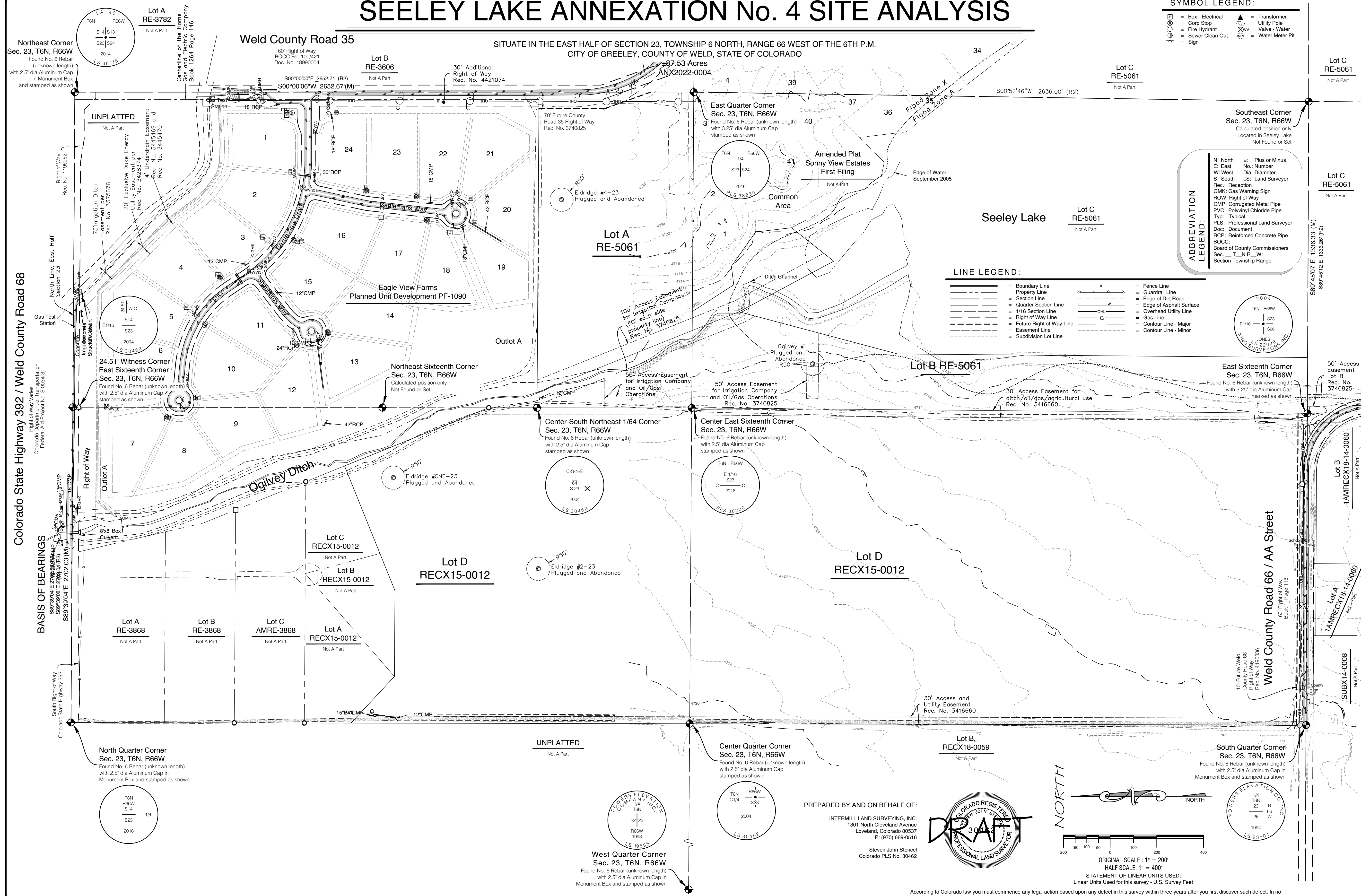
**ABBREVIATION LEGEND:**

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.: T, N, R, W,  
Section Township 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



Colorado State Highway 392 / Weld County Road 68

BASIS OF BEARINGS

Colorado Department of Transportation  
Federal Aid Project No. 3 0024(3)  
S89°30'04"E 2702.03(M)  
S89°30'04"E 2702.03(M)

South Right of Way  
Colorado State Highway 392  
S89°30'04"E 2702.03(M)  
S89°30'04"E 2702.03(M)

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

REVISIONS:

Address Round 4 Comments and Final Internal Review	Address Round 3 Comments	Address Round 2 Comments	Address Round 1 Comments	Address Round 0 Comments
LHB	LHB	LHB	LHB	LHB
2023.02.15	2022.12.09	2022.10.26	2022.08.30	2022.07.07
2022.12.09	2022.10.26	2022.08.30	2022.07.07	2022.06.21

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TITLE: SEELEY LAKE ANNEXATION No. 4 ANX2022-0004  
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: 2022.10.26

SCALE: 1" = 200'

PROJECT NO.: P-22-9219

SHEET	OF
2	2

PREPARED BY AND ON BEHALF OF:  
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