

# SEELEY LAKE ANNEXATION No. 2

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  
±0.41 Acres  
ANX2022-0002

## 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. 1 ANX2022-0001 and the **TRUE POINT OF BEGINNING**;

Thence departing said West Line South 87°26'25" East 743.77 feet to a point on the South Line of the West Half of the East Half of said Section 23;  
Thence South 87°56'08" West 743.43 feet to the South Corner of said Seeley Lake Annexation No. 1 ANX2022-0001 being also a point on the Corporate Boundary Line for the City of Greeley;

Thence along the South and North Lines of said Seeley Lake Annexation No. 1 being also along said Corporate Boundary Line for the City of Greeley the following two (2) courses and distances:

1. North 78°36'22" East 148.66 feet to the East Corner thereof;
2. North 78°08'11" West 149.00 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 17,916 square feet or 0.41 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 second 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.

## 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. 2 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 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:

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: 1,784.86 linear feet  
Contiguous Length to existing City of Greeley Boundary: 297.66 linear feet  
Total Allowable Perimeter (Contiguous x 6): 1,785.96 linear feet  
Minimum one-sixth (1/6) of total Annexation perimeter: 297.48 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 \_\_\_\_\_

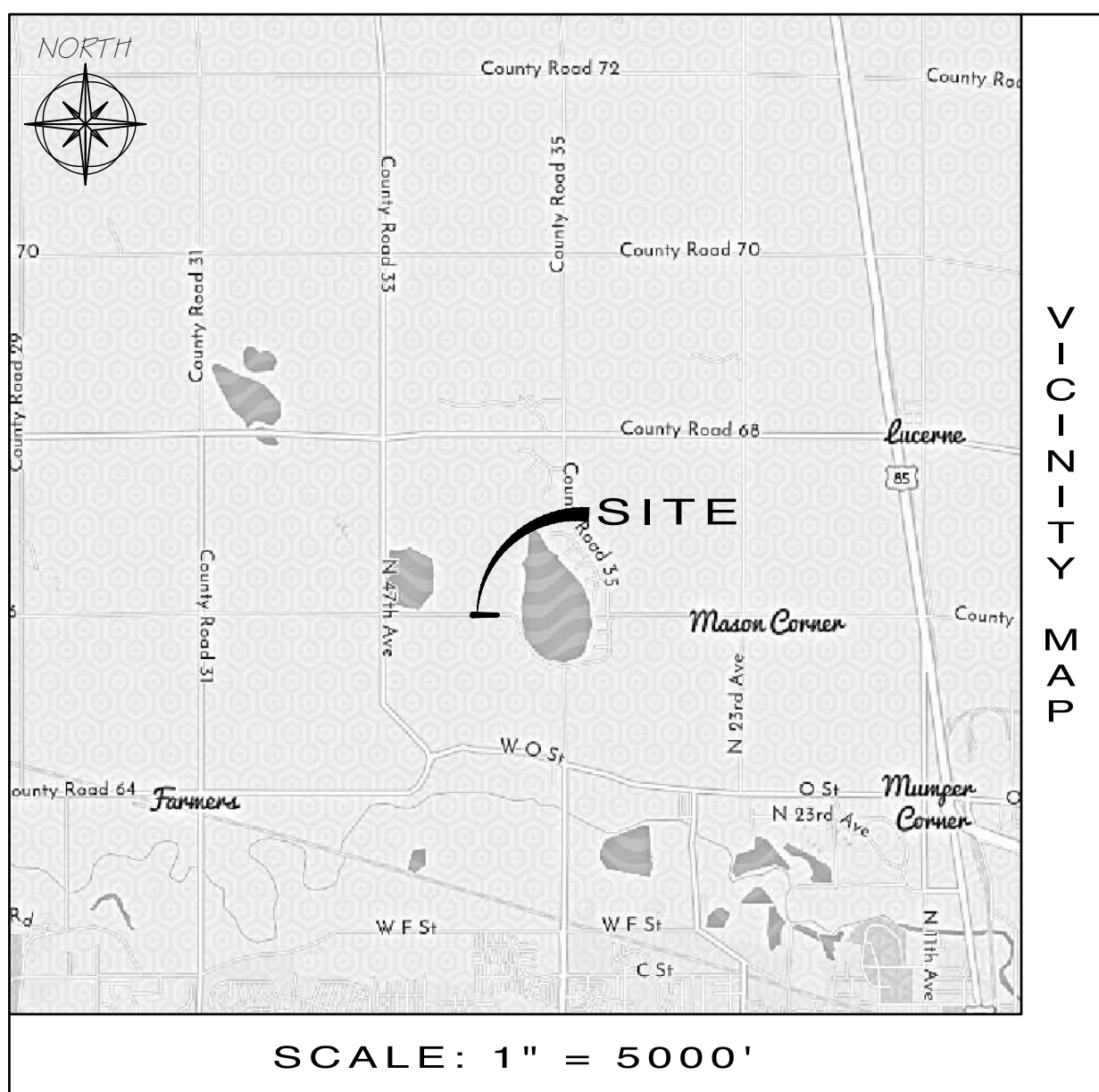
## SURVEYOR'S CERTIFICATE:

I, Steven John Stencil, 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

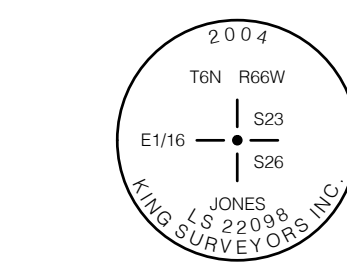
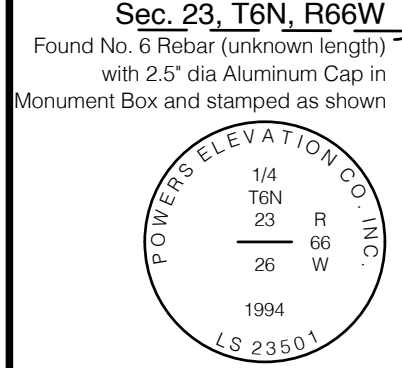
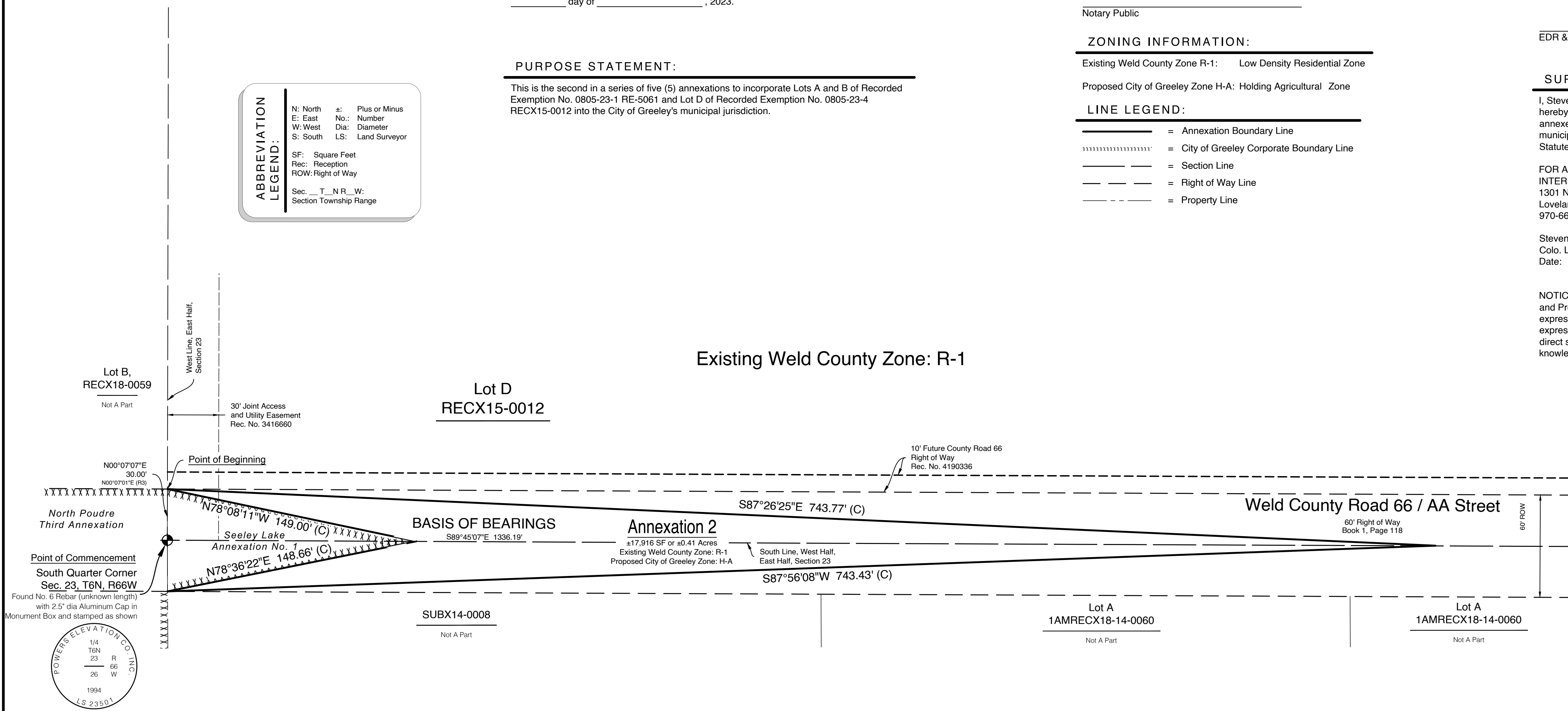
Steven John Stencil  
Colo. LS 30462  
Date: \_\_\_\_\_

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.



SCALE: 1" = 5000'

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 in a Monument Box; 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 1536.19 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.

REVISIONS:	DATE:
Address Round 4 Comments and Final Internal Review	2023.02.16
Address Round 3 Comments	LHB
Address Round 1 Comments from City of Greeley	LHB
Line Weight Changes per Request	LHB
Increased Annexation Due to Project Boundary Changes	LHB

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

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

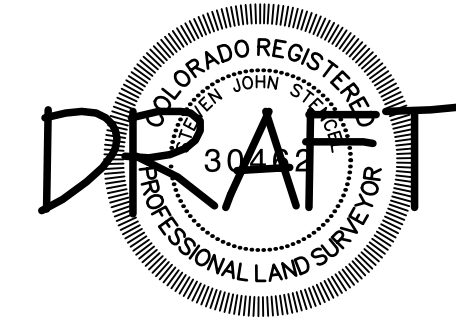
TITLE: SEELEY LAKE ANNEXATION No. 2 ANX2022-0002  
East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.  
City of Greeley, County of Weld, Colorado

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2023.02.17
SCALE:	1" = 40'
PROJECT NO.:	P-22-9219
SHEET	OF
1	1

# SEELEY LAKE ANNEXATION No. 2 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  
 ±0.41 Acres  
 ANX2022-0002

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



REVISIONS:	DATE:
Address Round 4 Comments and Final Internal Review	2023.02.16
Address Round 3 Comments	LHB
Address Round 2 Comments	LHB
Address Round 1 Comments from City of Greeley	2022.12.09
Line Weight Changes per Request	LHB
Increased Annexation Due to Project Boundary Changes	2022.07.07
	LHB
	2022.06.30

### LINE LEGEND:

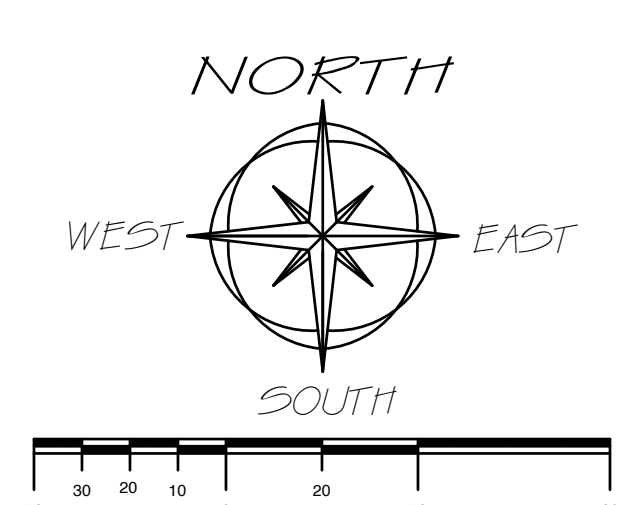
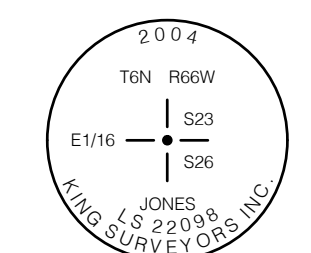
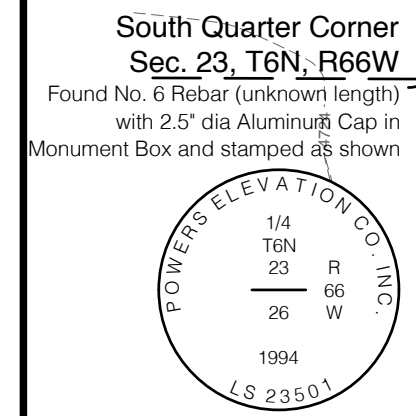
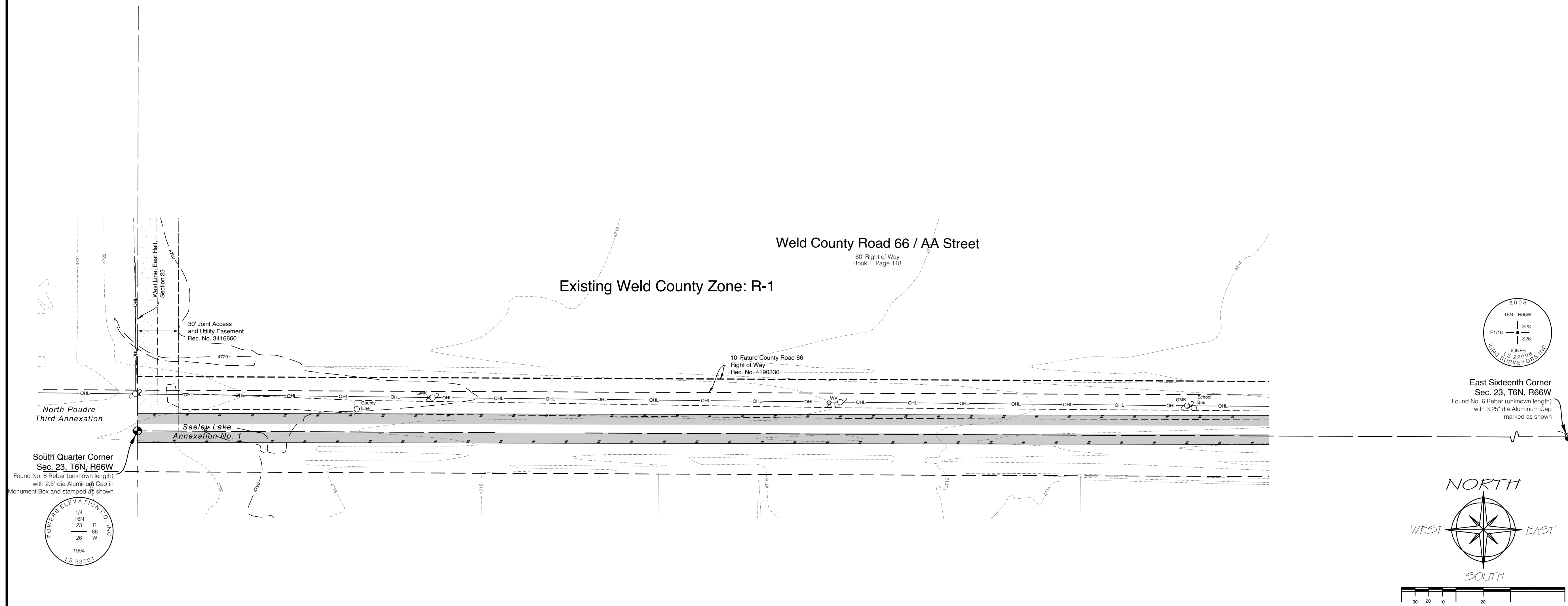
- = Boundary Line
- = Property Line
- = Section Line
- = Right of Way Line
- = Future Right of Way Line
- = Easement Line
- = Edge of Dirt Road
- = Edge of Asphalt Surface
- = Overhead Utility Line
- = Gas Line
- = Contour Line - Major
- = Contour Line - Minor

### 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



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. 2 ANX2022-0002  
 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" = 40'
PROJECT NO.:	P-22-9219
SHEET	OF
1	1