ANNEXATION MAP

WANEKA OPEN SPACE ANNEXATION

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 2,
T1S, R69W OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 2, T1S, R69W OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SAID SECTION 2, FROM WHICH THE C1/4 CORNER OF SAID SECTION 2 BEARS N89°01'00"W, 2633.87 FEET (BASIS OF BEARING), THENCE N89°01'00"W, 81.54 FEET ALONG THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 2 TO THE WESTERLY LINE OF N. 119TH STREET EXTEND SOUTHERLY, ALSO BEING THE WESTERLY LINE OF THE LOWE'S–WANEKA ANNEXATION #1, AN ANNEXATION TO THE CITY OF LAFAYETTE RECORDED APRIL 5, 2007, AS RECEPTION NO. 2847636 OF THE RECORDS OF BOULDER COUNTY, COLORADO, AND THE POINT OF BEGINNING;

THENCE CONTINUING N89°01'00"W, 1781.26 FEET ALONG THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 2, ALSO BEING THE NORTHERLY LINE OF THE WILLOUGHBY ANNEXATION, AN ANNEXATION TO THE CITY OF LAFAYETTE BY ORDINANCE NO. 585 DATED AUGUST 6, 1973, AND ALONG THE NORTHERLY CORPORATE BOUNDARY OF THE CITY OF LAFAYETTE AS SHOWN ON SAID WILLOUGHBY ANNEXATION, TO THE EASTERLY RIGHT–OF–WAY LINE OF THE FORMER CHICAGO BURLINGTON & QUINCY RAILROAD; THENCE NORTHERLY, 184.64 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST AND ALONG THE WESTERLY RIGHT–OF–WAY LINE OF SAID FORMER CHICAGO BURLINGTON & QUINCY RAILROAD, ALSO BEING THE EASTERLY CORPORATE BOUNDARY OF THE CITY OF LAFAYETTE, TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 980.37 FEET, A CENTRAL ANGLE OF 10°47'28", AND BEING SUBTENDED BY A CHORD THAT BEARS N11°56'01"W, 184.37 FEET; THENCE N83°27'43"E, 50.00 FEET TO A POINT OF CURVATURE ALONG THE EASTERLY RIGHT–OF–WAY LINE OF SAID FORMER CHICAGO BURLINGTON & QUINCY RAILROAD; THENCE SOUTHERLY, 160.21 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST AND ALONG THE EASTERLY RIGHT–OF–WAY LINE OF SAID FORMER CHICAGO BURLINGTON & QUINCY RAILROAD TO THE NORTHERLY RIGHT–OF–WAY LINE OF EMMA STREET, SAID ARC HAVING A RADIUS OF 930.37 FEET, A CENTRAL ANGLE OF 9°52'00", AND BEING SUBTENDED BY A CHORD THAT BEARS S11°28'17"E, 160.02 FEET; THENCE S89°01'00"E, 210.09 FEET ALONG THE NORTHERLY RIGHT–OF–WAY LINE OF SAID EMMA STREET TO THE EASTERLY LINE OF THAT TRACT OF LAND FOR "STRUCTURES AND IMPROVEMENTS ONLY" AS DESCRIBED IN BARGAIN & SALE DEED RECORDED APRIL 3, 2009, AS RECEPTION NO. 2989821 OF THE RECORDS OF BOULDER COUNTY, COLORADO; THENCE N0°59'00"E, 170.00 FEET ALONG THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2989821 TO AN ANGLE POINT THEREOF; THENCE N89°01'00"W, 246.42 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2989821 TO THE EASTERLY RIGHT–OF–WAY LINE OF SAID FORMER CHICAGO BURLINGTON & QUINCY RAILROAD; THENCE S6°32'17"E, 13.87 FEET ALONG THE EASTERLY RIGHT–OF–WAY LINE OF SAID FORMER CHICAGO BURLINGTON & QUINCY RAILROAD TO A POINT OF CURVE TO THE LEFT; THENCE S83°27'43"W, 50.00 FEET TO A POINT OF CURVATURE ALONG THE WESTERLY RIGHT–OF–WAY LINE OF SAID FORMER CHICAGO BURLINGTON & QUINCY RAILROAD; THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE WESTERLY RIGHT–OF–WAY LINE OF SAID FORMER CHICAGO BURLINGTON & QUINCY RAILROAD, ALSO BEING THE EASTERLY CORPORATE BOUNDARY OF THE CITY OF LAFAYETTE: THENCE N6°32'17"W, 584.82 FEET TO A POINT OF CURVE TO THE LEFT; THENCE NORTHERLY, 200.73 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 930.37 FEET, A CENTRAL ANGLE OF 12°21'43", AND BEING SUBTENDED BY A CHORD THAT BEARS N12°43'08"W, 200.34 FEET; THENCE N18°54'00"W, 666.73 FEET; THENCE S89°38'38"W, 26.37 FEET; THENCE N18°54'00"W, 152.34 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHERLY, 248.17 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 766.78 FEET, A CENTRAL ANGLE OF 18°32'38", AND BEING SUBTENDED BY A CHORD THAT BEARS N9°37'41"W, 247.09 FEET; THENCE N0°21'22"W, 151.71 FEET; THENCE N89°38'38"E, 15.00 FEET; THENCE N0°21'22"W, 150.00 FEET TO THE NORTH LINE OF THE NE1/4 OF SAID SECTION 2; THENCE LEAVING THE WESTERLY RIGHT–OF–WAY LINE OF SAID FORMER CHICAGO BURLINGTON & QUINCY RAILROAD, N89°38'38"E, 60.00 FEET ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 2 TO THE EASTERLY RIGHT–OF–WAY LINE OF SAID FORMER CHICAGO BURLINGTON & QUINCY RAILROAD; THENCE S0°21'22"E, 190.00 FEET ALONG THE EASTERLY RIGHT–OF–WAY LINE OF SAID FORMER CHICAGO BURLINGTON & QUINCY RAILROAD, ALSO BEING THE WESTERLY LINE OF THAT LAFAYETTE ANNEXATION, AN ANNEXATION TO THE CITY OF LAFAYETTE RECORDED DECEMBER 27, 1988, AS RECEPTION NO. 959456 OF THE RECORDS OF BOULDER COUNTY, COLORADO, AND THE WESTERLY LINE OF THE ABAYETA ANNEXATION, AN ANNEXATION TO THE CITY OF LAFAYETTE RECORDED MARCH 4, 1977, AS RECEPTION NO. 213120 OF THE RECORDS OF BOULDER COUNTY, COLORADO, TO THE NORTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO THE CITY OF LAFAYETTE AS DESCRIBED IN WARRANTY DEED RECORDED MAY 12, 2020, AS RECEPTION NO. 3783560 OF THE RECORDS OF BOULDER COUNTY, COLORADO; THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE NORTHERLY, EASTERLY, AND SOUTHERLY LINES OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 3783560: THENCE N89°38'38"E, 12.51 FEET, ALSO BEING THE SOUTHERLY LINE OF SAID ABAYETA ANNEXATION; THENCE S0°37'49"W, 68.83 FEET; THENCE S3°52'08"E, 15.07 FEET; THENCE S12°20'05"E, 40.50 FEET TO A POINT OF CURVE TO THE LEFT; THENCE SOUTHEASTERLY, 15.62 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 35°48'20", AND BEING SUBTENDED BY A CHORD THAT BEARS S30°14'15"E, 15.37 FEET; THENCE S48°08'25"E, 361.62 FEET; THENCE S47°55'06"E, 184.75 FEET; THENCE S14°14'57"E, 55.39 FEET; THENCE S7°58'28"E, 25.38 FEET; THENCE S13°33'23"E, 60.99 FEET TO A POINT OF CURVE TO THE LEFT; THENCE SOUTHEASTERLY, 11.41 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 21°47'24", AND BEING SUBTENDED BY A CHORD THAT BEARS S24°27'05"E, 11.34 FEET; THENCE S35°20'47"E, 512.28 FEET; THENCE S3°56'37"W, 776.38 FEET; THENCE S0°59'00"W, 170.00 FEET; THENCE S89°01'00"E, 1457.43 FEET TO THE WESTERLY RIGHT–OF–WAY LINE OF SAID N. 119TH STREET; THENCE LEAVING THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 3783560, SOUTHERLY, 82.70 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST AND ALONG THE WESTERLY RIGHT–OF–WAY LINE AND THE WESTERLY RIGHT–OF–WAY LINE EXTENDED SOUTHERLY OF SAID N. 119TH STREET, ALSO BEING THE WESTERLY LINE OF SAID LOWE'S–WANEKA ANNEXATION NO. 1, TO THE POINT OF BEGINNING, SAID ARC HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 4°56'09", AND BEING SUBTENDED BY A CHORD THAT BEARS S13°38'15"E, 82.68 FEET.

AREA = 19.783 ACRES, MORE OR LESS.

ANNEXATION PETITION ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF LAFAYETTE, BEING THE OWNER OF THAT PARCEL OF LAND SHOWN AND DESCRIBED HEREON, HAVE PETITIONED THE CITY OF LAFAYETTE IN THE COUNTY OF BOULDER, STATE OF COLORADO, FOR ANNEXATION OF SAID PARCEL TO SAID CITY OF LAFAYETTE, AND DO HEREBY ACKNOWLEDGE SAID PETITION FOR ANNEXATION THIS _____ DAY OF _____, 20____, A.D.

_____
MAYOR

ACKNOWLEDGEMENT

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D., BY THE MAYOR OF THE CITY OF LAFAYETTE OF THE PROPERTY DESCRIBED HEREON.

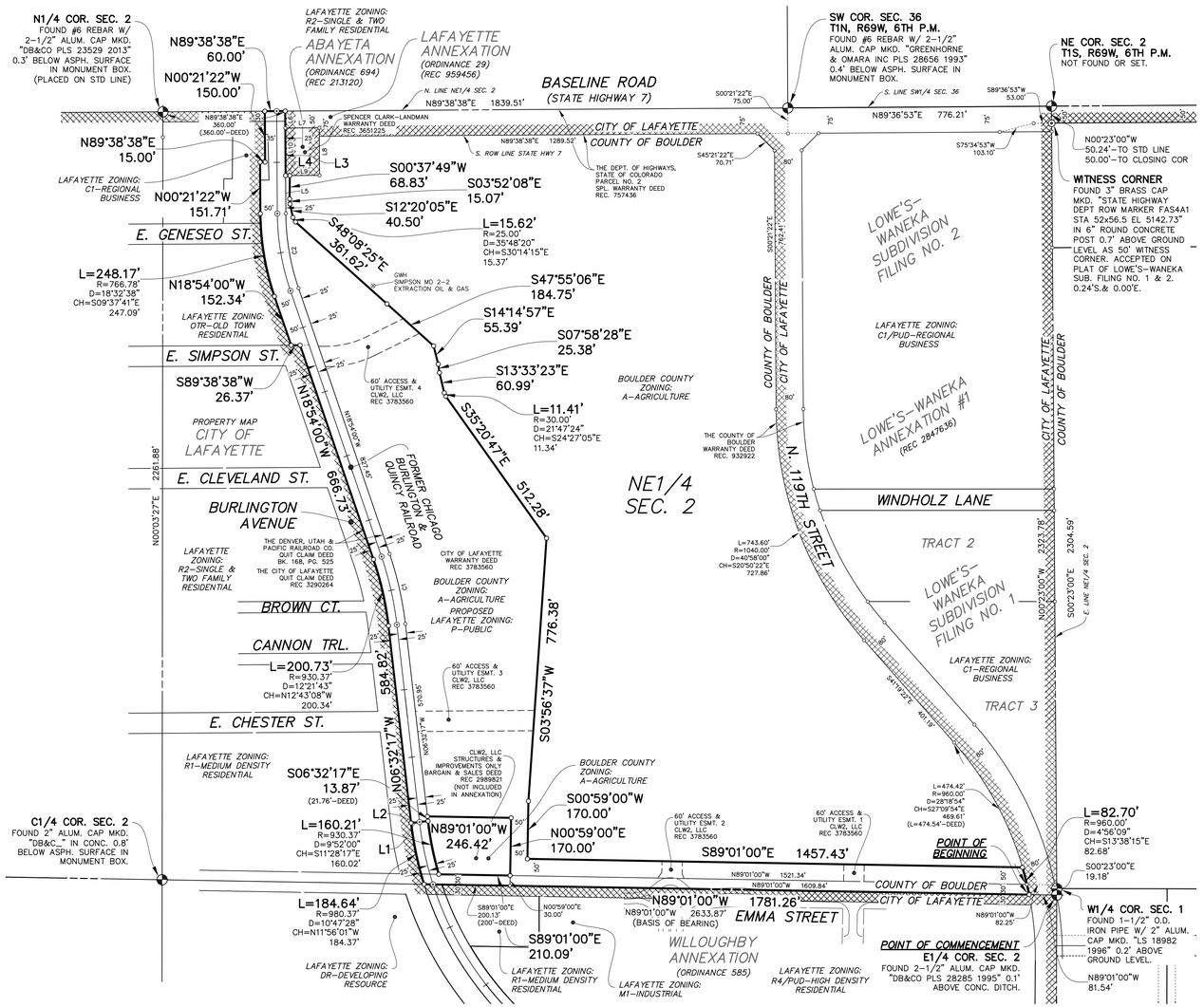
WITNESS MY HAND AND OFFICIAL SEAL.

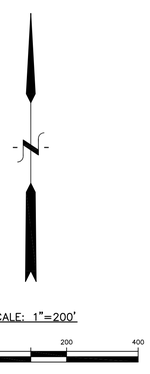
MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

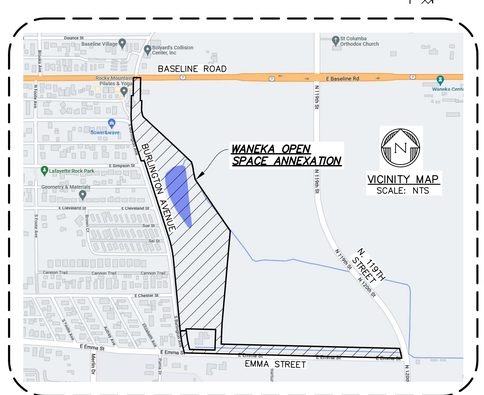
NOTES

1. BEARINGS SHOWN ON THIS MAP ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE NE1/4 OF SECTION 2, T1S, R69W OF THE 6TH P.M., BEARS N89°01'00"W AS MONUMENTED AND SHOWN HEREON.
2. THIS MAP WAS PREPARED EXCLUSIVELY FOR ANNEXATION PURPOSES AND IS NOT A LAND SURVEY PLAT ACCORDING TO COLORADO STATUTES.
3. AT THE REQUEST OF THE CLIENT NO RECORDED OR APPARENT EASEMENTS OR RIGHTS–OF–WAY ARE SHOWN ON THIS MAP, EXCEPT AS INDICATED.
4. THE TRACK OF THE FORMER CHICAGO BURLINGTON & QUINCY RAILROAD (CB&Q) HAS BEEN REMOVED. THE POSITION OF THE RIGHT–OF–WAY FOR THE CB&Q IS BASED ON COMPUTING THE TANGENT (STRAIGHT) SECTIONS OF THE RAILROAD HOLDING THE MONUMENTED POSITIONS OF THE RAILROAD FROM SURVEY LS–07–004.3, THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO SPENCER CLARK–LANDMAN AS DESCRIBED IN WARRANTY DEED RECORDED AS RECEPTION NO. 3651223, AND THE WESTERLY LINE OF COAL PARK SUBDIVISION ACCORDING TO THE RECORDED PLAT THEREOF. CURVED SECTIONS WERE COMPUTED BASED ON THE DEGREE OF CURVE SHOWN ON THE BURLINGTON NORTHERN & SANTA FE RAILROAD STATION MAP FOR LAFAYETTE COLORADO, LINE SEGMENT 179, AND FROM DEED RECORDED IN BOOK 168 AT PAGE 525.
5. LINEAR DIMENSIONS SHOWN ON THIS MAP ARE U.S. SURVEY FEET.
6. LEGAL DESCRIPTION PREPARED BY FRANK N. DREXEL, 1500 KANSAS AVE., SUITE 2–E, LONGMONT, COLORADO, 80501 (CRS 38–35–106.5).





LEGEND	
AC	ACRES
ALUM	ALUMINUM
BK	BOOK
CONC	CONCRETE
ESMT	EASEMENT
MKD	MARKED
±	MORE OR LESS
PG	PAGE
REC	RECEPTION NO.
ROW	RIGHT–OF–WAY
SF	SQUARE FEET
SPL	SPECIAL
STD	STANDARD
	PROPERTY CORNER
	CITY BOUNDARY



CONTIGUITY

TOTAL PERIMETER OF AREA TO BE ANNEXED	9163.22	FEET
CONTIGUITY WITH EXISTING TOWN LIMITS	4446.98	FEET
MINIMUM ALLOWABLE CONTIGUITY (1/6 TOTAL PERIMETER)	1,527.21	FEET
CONTIGUITY EXCEEDING 1/6 MINIMUM REQUIREMENT	2919.77	FEET
AREA OF ANNEXATION	19.783	ACRES

EXISTING ZONING
BOULDER COUNTY:
A–AGRICULTURE

PROPOSED ZONING
CITY OF LAFAYETTE:
P–PUBLIC

CITY COUNCIL CERTIFICATE

THIS ANNEXATION MAP IS APPROVED BY THE CITY COUNCIL OF THE CITY OF LAFAYETTE, COLORADO, THIS _____ DAY OF _____, 20_____, A.D. AND MAY BE FILED WITH THE CLERK AND RECORDER OF BOULDER COUNTY AND SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE CITY OF LAFAYETTE FOR THE FINANCING OR CONSTRUCTING OF IMPROVEMENTS ON LAND OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE CITY COUNCIL.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF LAFAYETTE

_____
ATTEST: MAYOR

_____
CITY CLERK

CITY ADMINISTRATOR CERTIFICATE

I, FRITZ SPRAGUE, CITY ADMINISTRATOR OF THE CITY OF LAFAYETTE, COLORADO, HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXATION AND IT APPEARS TO BE IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES OF THE CITY AND THAT A DEVELOPMENT AGREEMENT HAS BEEN EXECUTED BY THE DEVELOPER AND ACCEPTED BY THE CITY.

_____
CITY ADMINISTRATOR

_____
ATTEST: CITY CLERK

CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____M., THIS _____ DAY OF _____, 20_____, AND IS RECORDED UNDER RECEPTION #_____, FEES PAID $_____.

_____
CLERK AND RECORDER

_____
DEPUTY CLERK AND RECORDER

CERTIFICATION DEFINED

THE USE OF THE WORDS "CERTIFY" AND/OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS AND FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION; WAS PERFORMED BY OR UNDER THE REGISTERED PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE CHARGE; IS BASED ON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION, AND BELIEF; IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE; AND DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. (RULE 1.6.B.2 OF THE RULES AND REGULATIONS OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS)

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

SURVEYOR'S CERTIFICATE

I, FRANK N. DREXEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT AT LEAST ONE–SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF THE PARCELS SHOWN HEREON IS CONTIGUOUS THE PRESENT BOUNDARY OF THE CITY OF LAFAYETTE, AND THAT THIS PLAT COMPLIES WITH SECTION 31–12–107(d), COLORADO REVISED STATUTES, CONCERNING ANNEXATION PLATS.

COLORADO REGISTERED FRANK N. DREXEL 24305 PROFESSIONAL LAND SURVEYOR

_____
FRANK N. DREXEL
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 24305

DATE: _____

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N83°27'43"E	50.00'
L2	S83°27'43"W	50.00'
L3	S00°21'22"E	190.00'
L4	N89°38'38"E	12.51'
L5	N00°21'22"W	111.71'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L6	S00°21'22"E	50.00'
L7	N89°38'38"E	100.00'
L8	S00°21'22"E	140.00'
L9	S89°38'38"W	100.00'
L10	N00°21'22"W	140.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	211.52'	980.37'	12°21'43"	N12°43'08"W	211.11'
C2	223.90'	691.78'	18°32'38"	N09°37'41"W	222.92'

OWNER / DEVELOPER

CITY OF LAFAYETTE
1290 S. PUBLIC ROAD
LAFAYETTE, CO 80026
303–661–1463
ATTN: MILLISSA BERRY, AICP
SENIOR CITY PLANNER

SURVEYOR

CIVILARTS, INC.
1500 KANSAS AVENUE, SUITE 2–E
LONGMONT, CO 80501
303–682–1131
ATTN: FRANK N. DREXEL, PLS

CIVILARTS
ENGINEERING
PLANNING
SURVEYING
1500 Kansas Ave., Suite 2-E
Longmont, CO 80501
P 303.682.1131
F 303.682.1149

NOVEMBER 14, 2022 CH 14531–A.DWG