

HIGH SCHOOL NO. 2 ANNEXATION TO THE TOWN OF SEVERANCE, COLORADO

Lot B, Recorded Exemption No. 0807-11-3 RE2005 and a Portion of Weld County Road 70 Right of Way,
Situate in the South Half of Section 11, Township 6 North, Range 67 West of the 6th P.M.,
County of Weld, State of Colorado

DATE:	11/7/2016
FILE NAME:	20160912
SCALE:	1"=200'
DRAWN BY:	CSK
CHECKED BY:	RL

LINE	BEARING	LENGTH
L1	S00°18'00"E	29.62'
L2	S00°15'01"W	30.39'
L3	S00°45'09"E	30.00'
L4	N00°45'23"W	30.00'
L5	S89°15'02"W	366.52'
L6	N201°17'36"E	98.82'
L7	N091°31'18"E	30.93'
L8	N01°03'37"W	88.21'
L9	N30°51'44"W	133.10'
L10	N16°11'33"W	60.38'
L11	N08°57'37"E	38.35'
L12	N23°36'57"E	65.87'
L13	N89°15'02"E	82.33'
L14	N66°23'03"W	25.00'
L15	N66°23'03"W	50.00'

PROPERTY DESCRIPTION

Lot B, Recorded Exemption No. 0807-11-3 RE2005 recorded April 22, 1997 as Reception No. 2544106 of the Records of Weld County and a portion of the Weld County Road 70 (WCR70) Right of Way (ROW), located in the South Half (S1/2) of Section Eleven (11), Township Six North (T.6N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 11 and assuming the South line of the Southeast Quarter of said Section 11 as bearing South 89°14'39" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2624.03 feet with all other bearings contained herein relative thereto;

THENCE South 00°45'09" East a distance of 30.00 feet to the Southerly ROW line of said WCR70 and to the POINT OF BEGINNING;

THENCE South 89°15'02" West along said Southerly ROW line a distance of 1205.70 feet to the Southeast corner of Hidden Valley Farm Annexation recorded February 14, 2006 as Reception No. 3363096 of the Records of Weld County;

THENCE North 23°36'57" East along the Easterly line of said Hidden Valley Farm Annexation a distance of 65.87 feet to the Northerly ROW line of said WCR70;

THENCE North 89°15'02" East along said Northerly ROW line a distance of 82.33 feet to the Westerly line of said Lot B, RE2005;

The following Eleven (11) courses are along the Westerly, Northerly and Easterly lines of said Lot B, RE2005:

THENCE North 23°36'57" East a distance of 667.07 feet;
 THENCE North 66°23'03" West a distance of 25.00 feet;
 THENCE North 23°36'57" East a distance of 788.68 feet;
 THENCE North 66°23'03" West a distance of 50.00 feet to the Easterly line of Hidden Valley Farm Annexation;
 THENCE North 23°36'57" East along said Easterly line a distance of 1447.19 feet to the Westerly line of Wical Annexation No. 3 recorded April 7, 2000 as Reception No. 2760547 of the Records of Weld County;

The following Five (5) courses are along the Westerly and Southerly lines of said Wical Annexation No. 3:

THENCE South 00°18'03" East a distance of 1302.85 feet;
 THENCE South 57°52'00" East a distance of 643.00 feet;
 THENCE North 81°49'00" East a distance of 350.00 feet;
 THENCE South 57°20'00" East a distance of 350.00 feet;
 THENCE South 89°48'00" East a distance of 929.03 feet;
 THENCE South 00°18'00" East a distance of 860.34 feet to the Northerly ROW line of WCR70;

THENCE North 89°14'39" East along said Northerly ROW line a distance of 470.02 feet to the Westerly line of Dalton's Run Annexation No. 1-4 recorded August 6, 2008 as Reception No. 3570763 of the Records of Weld County;

The following Two (2) courses are along the Westerly lines of said Dalton's Run Annexation No. 1-4:

THENCE South 00°18'00" East a distance of 29.62 feet;
 THENCE South 00°15'01" West a distance of 30.39 feet to the Southerly ROW line of WCR70;

THENCE South 89°14'39" West along said Southerly ROW line a distance of 2593.50 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM a portion of Lot A of said RE2005 and being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 11 and assuming the South line of the Southeast Quarter of said Section 11 as bearing South 89°14'39" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2624.03 feet with all other bearings contained herein relative thereto;

THENCE North 00°45'23" West a distance of 30.00 feet to the Northerly ROW line of said WCR70 and to the POINT OF BEGINNING;

THENCE South 89°15'02" West along said Northerly ROW line a distance of 366.52 feet to the Westerly line of said Lot A, RE2005;

The following Nine (9) courses are along the Westerly, Northerly and Easterly lines of said Lot A, RE2005:

THENCE North 201°17'36" East a distance of 98.82 feet;
 THENCE North 09°13'18" East a distance of 30.93 feet;
 THENCE North 01°03'37" West a distance of 88.21 feet to the beginning point of a curve, non-tangent this line;
 THENCE along the arc of a curve concave to the Southwest a distance of 71.75 feet, said curve has a Radius of 206.35 feet, a Delta of 19°55'21" and is subtended by a Chord bearing North 15°32'30" West a distance of 71.39 feet to a line non-tangent to this curve;
 THENCE North 30°51'44" West along a line non-tangent to the aforesaid curve a distance of 133.10 feet;
 THENCE North 16°11'33" West a distance of 60.38 feet;
 THENCE North 08°57'37" East a distance of 38.35 feet;
 THENCE North 89°21'18" East a distance of 420.72 feet;
 THENCE South 00°45'23" East a distance of 490.29 feet to the POINT OF BEGINNING.

Said described parcel of land contains a total of 83.935 Acres, more or less (±).

OWNERS APPROVAL AND DEDICATION

The undersigned, being 50% of the landowner(s) owning more than 50% of the land described herein, have caused said land to be laid out and Annexed under the name HIGH SCHOOL NO. 2 ANNEXATION, and do hereby dedicate to the public forever all streets, alleys and utility easements as indicated herein. In compliance with the Town of Severance Subdivision Regulations and by contractual agreement, the undersigned shall bear all expenses involved in improvements.

In witness whereof, we have hereunto set our hands and seals this _____ day of _____, 20____.

Owner: Weld County School Dist RE-4 A

NOTARIAL CERTIFICATE

(Name) _____
 STATE OF _____)
 COUNTY OF _____ ss)
 The foregoing dedication was acknowledged before me this _____ day of _____, 20____, by _____ as _____

Witness my hand and official seal. (SEAL)
 My commission expires _____
 _____ Notary Public

Planning Commission Approval

Recommended for Approval this _____ day of _____, 20____

Chairman, Severance Planning Commission

MAYOR'S CERTIFICATE

This is to certify that the within plat was approved by Ordinance No. _____ of the Town of Severance, County of Weld, State of Colorado adopted on the _____ day of _____, 20____, and the territory therein designated made a part of said Town of Severance and included within the limits and jurisdiction thereof.

ATTEST: _____ Town Clerk Mayor

SURVEYOR'S STATEMENT

I, Ronnie L. Edwards, a Colorado Licensed Professional Land Surveyor do hereby certify that this map of land proposed to be Annexed to the Town of Severance, County of Weld, State of Colorado was prepared under my direct supervision from existing documents of record and that the same is true and correct to the best of my knowledge, information, belief, and in my professional opinion.

I further state that not less than one-sixth of the perimeter of the land proposed to be annexed is contiguous to the boundary line of the Town of Severance, County of Weld, State of Colorado.

PRELIMINARY

Ronnie L. Edwards - On Behalf Of King Surveyors
 Colorado Licensed Professional Land Surveyor #38480

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Southeast Quarter of Section 11, T.6N., R.67W., as bearing South 89°14'39" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2624.03 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

FLOOD PLAIN NOTE

The subject property is in flood zone 'X', "areas determined to be outside the 0.2% annual chance of floodplain" and flood zone 'AE', "areas of 1% chance flood (100-year flood), base flood elevations determined," per FEMA flood map 08123C1213E and 08123C1501E both revised January 20, 2016.

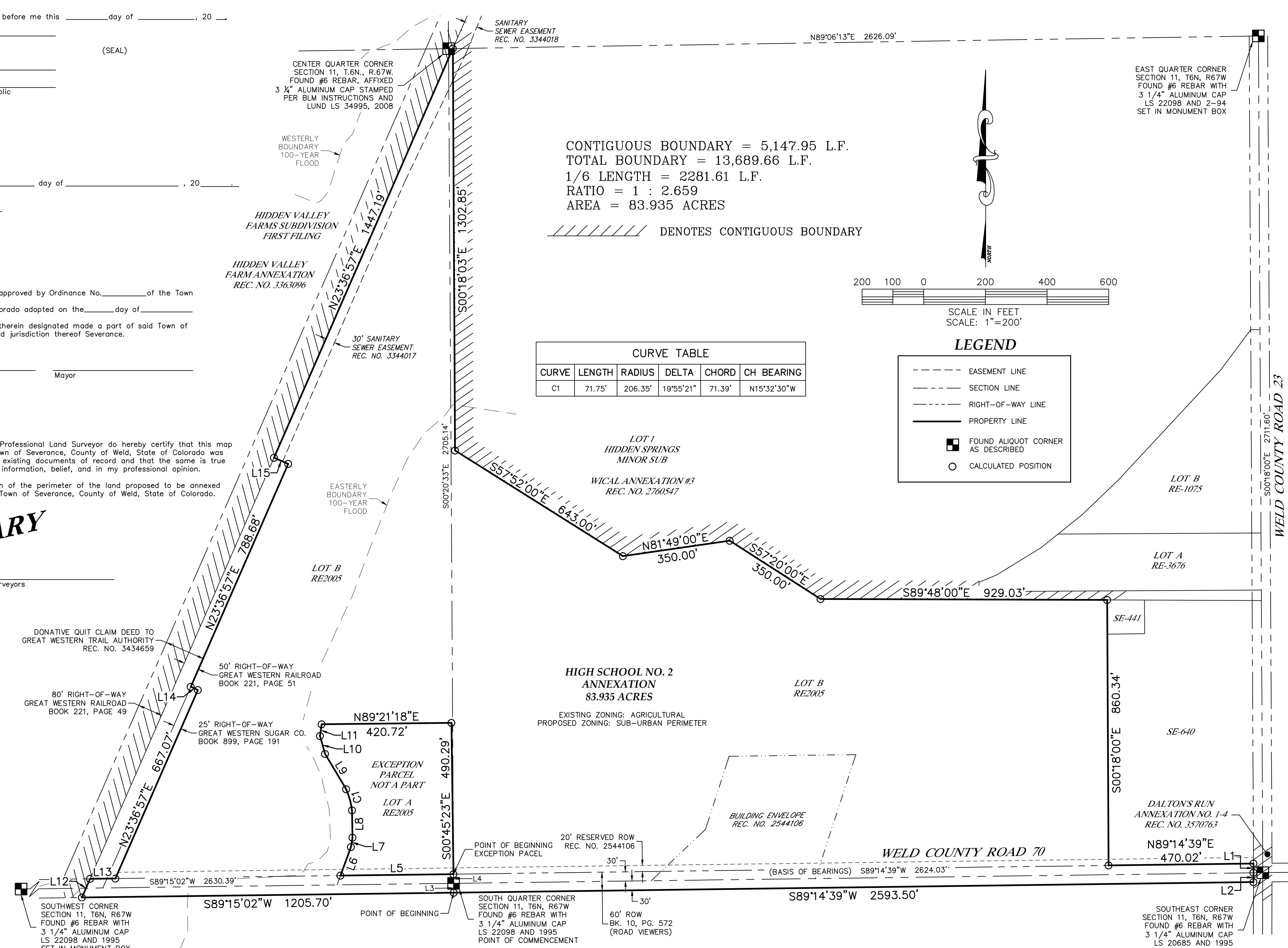
Floodplain lines indicated herein are approximate only. Lines are scaled from FEMA generated PDF files.

NOTICE

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. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Property Information Binders Number FCF25146458 and FCF25146460, both dated January 6, 2016 as prepared by Land Title Guarantee Company to delineate the aforesaid information.



KING SURVEYORS
 650 E. Garden Drive | Windsor, Colorado 80550
 phone: (970) 686-5011 | email: info@KingSurveyors.com

DATE:	
REVISIONS:	

High School No. 2 Annexation
 FOR
 KBN ENGINEERING
 820 8TH STREET
 GREENEY, CO 80631

PROJECT #:
20160912

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SHEET 1 OF 1