

HUNTERS CROSSING ANNEXATION AND ZONING MAP

PART OF THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SEVERANCE, WELD COUNTY, STATE OF COLORADO
208.1232 ACRES

ANNEXATION DESCRIPTION:

THAT PART OF THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO BEING PART OF THAT CERTAIN PARCEL DESCRIBED BY SPECIAL WARRANTY DEED RECORDED OCTOBER 28, 2016 AT THE WELD COUNTY, COLORADO CLERK AND RECORDERS OFFICE AS RECEPTION NUMBER 4249056, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3 MONUMENTED WITH AN 2 1/2" ALUMINUM CAP IN RANGE BOX (0.8' DEEP) STAMPED LS 12374;

THENCE SOUTH 00°21'18" EAST FOR 30.00 FEET ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3;

THENCE SOUTH 89°16'11" WEST FOR 30 FEET PARALLEL WITH AND 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO THE POINT OF BEGINNING;

THENCE SOUTH 00°21'18" EAST FOR 346.81 FEET PARALLEL WITH AND 30.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL DESCRIBED BY WARRANTY DEED RECORDED ON NOVEMBER 25, 1981 AT THE WELD COUNTY, COLORADO CLERK AND RECORDERS OFFICE AS RECEPTION NUMBER 1875548;

THENCE ON THE NORTHERLY, WEST AND SOUTH LINES OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) THENCE SOUTH 47°38'36" WEST FOR 409.60 FEET;
- 2) THENCE SOUTH 00°10'18" WEST FOR 543.18 FEET;
- 3) THENCE SOUTH 86°51'54" EAST FOR 309.95 FEET;

THENCE SOUTH 00°21'18" EAST FOR 1,349.41 FEET PARALLEL WITH AND 30.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO THE NORTH LINE OF THAT PARCEL RECORDED BY QUIT CLAIM DEED ON MAY 3, 2006 AT THE WELD COUNTY, COLORADO CLERK AND RECORDERS OFFICE AS RECEPTION NUMBER 3384743;

THENCE SOUTH 86°10'50" WEST FOR 1971.00 FEET ON THE NORTH LINE OF THAT PARCEL RECORDED AT SAID RECEPTION NUMBER 3384743 AND THE NORTH LINE OF THAT PARCEL RECORDED BY GRANT DEED ON MAY 18, 1992 AT THE WELD COUNTY, COLORADO CLERK AND RECORDERS OFFICE AS RECEPTION NUMBER 2288346 TO THE SOUTHEAST CORNER OF THAT PARCEL RECORDED BY JOINT TENANCY WARRANTY DEED ON FEBRUARY 3, 1999 AT THE WELD COUNTY, COLORADO CLERK AND RECORDERS OFFICE AS RECEPTION NUMBER 2671203;

THENCE NORTH 14°25'02" WEST FOR 261.82 FEET (260.97 FEET PER RECEPTION NUMBER 4249056) ON THE EAST LINE OF SAID PARCEL RECORDED AT RECEPTION NUMBER 2671203 TO THE NORTHEAST CORNER THEREOF;

THENCE NORTH 89°51'18" WEST FOR 1,228.85 FEET (1,228.87 FEET PER RECEPTION NUMBER 4249056) ON THE NORTH LINE OF SAID PARCEL RECORDED AT RECEPTION NUMBER 2671203 TO A POINT ON THE EAST LINE OF THAT PARCEL RECORDED BY SPECIAL WARRANTY DEED ON DECEMBER 4, 2015 AT THE WELD COUNTY, COLORADO CLERK AND RECORDERS OFFICE AS RECEPTION NUMBER 4162893;

THENCE ON THE EAST AND NORTHERLY LINES OF SAID PARCEL THE FOLLOWING SEVEN (7) COURSES:

- 1) THENCE NORTH 01°06'21" WEST FOR 1,291.62 FEET (1,291.56 FEET PER RECEPTION NUMBER 4249056);
- 2) THENCE NORTH 84°40'29" WEST FOR 190.51 FEET (189.15 FEET PER RECEPTION NUMBER 4249056);
- 3) THENCE SOUTH 87°26'36" WEST FOR 184.32 FEET (184.71 FEET PER RECEPTION NUMBER 4249056);
- 4) THENCE SOUTH 75°29'25" WEST FOR 184.32 FEET (184.26 FEET PER RECEPTION NUMBER 4249056);
- 5) THENCE SOUTH 67°19'29" WEST FOR 134.09 FEET (134.15 FEET PER RECEPTION NUMBER 4249056);
- 6) THENCE SOUTH 58°54'04" WEST FOR 213.27 FEET (213.37 FEET PER RECEPTION NUMBER 4249056);
- 7) THENCE SOUTH 52°04'42" WEST FOR 492.99 FEET (493.29 FEET PER RECEPTION NUMBER 4249056);
- 8) THENCE NORTH 74°12'44" WEST FOR 689.84 FEET (690.96 FEET PER RECEPTION NUMBER 4249056) TO THE EAST LINE THAT PARCEL RECORDED BY AGREEMENT ON OCTOBER 6, 2006 AT THE WELD COUNTY, COLORADO CLERK AND RECORDERS OFFICE AS RECEPTION NUMBER 3425640 AND BY DEED OF DEDICATION ON OCTOBER 27, 2006 AT THE WELD COUNTY, COLORADO CLERK AND RECORDERS OFFICE AS RECEPTION NUMBER 3430471;

THENCE ON THE EAST AND SOUTHERLY LINES OF SAID PARCEL THE FOLLOWING SEVEN (7) COURSES:

- 1) THENCE NORTH 02°49'17" EAST FOR 359.65 FEET (358.57 FEET PER RECEPTION NUMBER 4249056);
- 2) THENCE NORTH 01°16'58" WEST FOR 200.00 FEET;
- 3) THENCE NORTH 88°53'10" EAST FOR 115.11 FEET (115.12 FEET PER RECEPTION NUMBER 4249056);
- 4) THENCE EASTERLY THROUGH A CENTRAL ANGLE OF 20°30'44" (20°30'36" PER RECEPTION NUMBER 4249056), ON THE ARC OF A 1,270.00 FOOT RADIUS CURVE TO THE LEFT, CONCAVE NORTHERLY FOR 454.67 FEET (454.62 FEET PER RECEPTION NUMBER 4249056), SAID CURVE HAVING A CHORD BEARING NORTH 78°38'27" EAST FOR 452.24 FEET (452.19' PER RECEPTION NUMBER 4249056);
- 5) THENCE NORTH 68°22'49" EAST FOR 1,588.56 FEET (1,588.62 FEET PER RECEPTION NUMBER 4249056);
- 6) THENCE EASTERLY THROUGH A CENTRAL ANGLE OF 20°53'11" (20°53'24" PER RECEPTION NUMBER 4249056), ON THE ARC OF A NON-TANGENT 1,730.00 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE SOUTHERLY FOR 630.64 FEET (630.67 FEET PER RECEPTION NUMBER 4249056), SAID CURVE HAVING A CHORD BEARING NORTH 78°49'37" EAST FOR 627.16 FEET (627.19 FEET PER RECEPTION NUMBER 4249056);
- 7) THENCE NORTH 89°15'50" EAST FOR 531.67 FEET (531.60 FEET PER RECEPTION NUMBER 4249056);

THENCE SOUTH 00°43'49" EAST FOR 585.75 FEET (585.70 FEET PER RECEPTION NUMBER 4249984);

THENCE NORTH 89°16'11" EAST FOR 341.32 FEET (341.35 FEET PER RECEPTION NUMBER 4249984);

THENCE NORTH 00°44'00" WEST FOR 625.68 FEET;

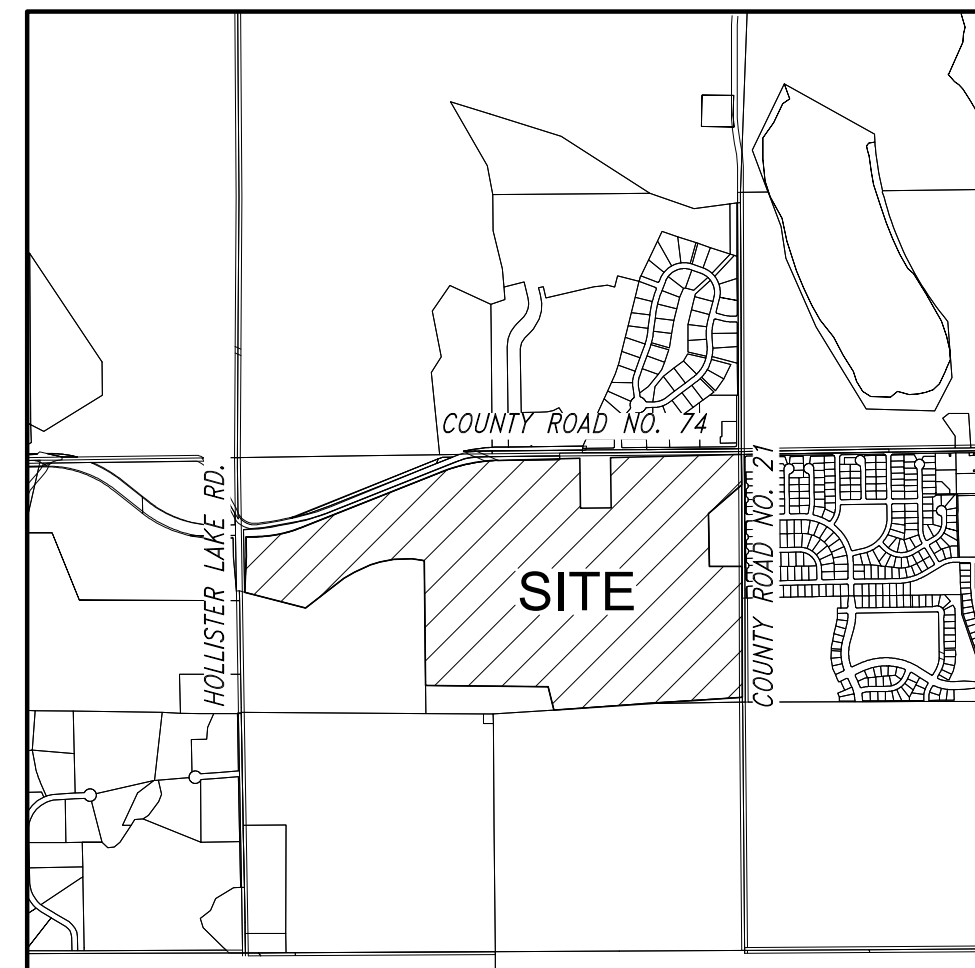
THENCE NORTH 89°16'11" EAST FOR 1,645.19 FEET PARALLEL WITH AND 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO THE POINT OF BEGINNING.

CONTAINS: 208.1232 ACRES MORE OR LESS.

BASIS OF BEARING: THE NORTH LINE OF THE NORTHEAST QUARTER BEARS NORTH 89°16'11" EAST BETWEEN THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 3 MONUMENTED WITH A NUMBER 6 REBAR AND THE NORTHEAST CORNER CORNER OF SAID SECTION 3 MONUMENTED WITH A 2 1/2" ALUMINUM CAP IN RANGE BOX (0.8' DEEP) STAMPED LS 12374 WITH ALL OTHER BEARINGS REFERENCED THERETO.

THIS DESCRIPTION WAS COMPLETED FOR THE PURPOSE OF DESCRIBING AN ANNEXATION BOUNDARY AND SHOULD NOT BE USED FOR THE CONVEYANCE OF REAL PROPERTY OR ANY RIGHTS THEREIN. THIS IS NOT INTENDED TO REPRESENT A LAND SURVEY PLAT, IMPROVEMENT SURVEY PLAT OR IMPROVEMENT LOCATION CERTIFICATE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF. IT WAS COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION USING APPLICABLE STANDARDS OF CARE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

MARCH 30, 2017
FOR AND ON BEHALF OF FARNSWORTH GROUP, INC.
DAVID J. BERGLUND
COLORADO PLS 38199
1612 SPECHT POINT ROAD, SUITE 105
FORT COLLINS, CO 80525
(970) 484-7477



VIC MAP
1"=2000'

OWNERS APPROVAL AND DEDICATION:

THE UNDERSIGNED, BEING OWNERS OF MORE THAN 50% OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE LAID OUT AND ANNEXED UNDER THE NAME OF HUNTERS CROSSING ANNEXATION AND ZONING MAP AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS AND UTILITY EASEMENTS AS INDICATED HEREON. 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__.

LARRY S. BUCKENDORF AS AUTHORIZED AGENT, HUNTERS CROSSING INVESTMENTS, LLC

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LARRY S. BUCKENDORF AS AUTHORIZED AGENT, HUNTERS CROSSING INVESTMENTS, LLC, THIS _____ DAY OF _____, 20__.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

BRYAN GUEST AS BUSINESS BANKING MANAGER, GREAT WESTERN BANK

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRYAN GUEST AS BUSINESS BANKING MANAGER, GREAT WESTERN BANK, THIS _____ DAY OF _____, 20__.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, DAVID J. BERGLUND, 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 BY ME OR UNDER MY DIRECT SUPERVISION FROM A FIELD SURVEY COMPLETED FEBRUARY 27 - 28 AND MARCH 1, 2017 AND 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. IT WAS COMPLETED USING APPLICABLE STANDARDS OF PRACTICE AND IS NOT A WARRANTY, EITHER EXPRESSED OR IMPLIED.

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.

DAVID J. BERGLUND - ON BEHALF OF FARNSWORTH GROUP, INC.
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR #38199

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 SEVERANCE.

ATTEST:

TOWN CLERK

MAYOR

TOWN ENGINEER'S REVIEW:

REVIEWED THIS _____ DAY OF _____, 20__.

TOWN ENGINEER

TOWN PLANNER'S REVIEW:

REVIEWED THIS _____ DAY OF _____, 20__.

TOWN PLANNER

PLANNING COMMISSION APPROVAL:

APPROVED THIS _____ DAY OF _____, 20__.

CHAIRMAN,
SEVERANCE PLANNING COMMISSION

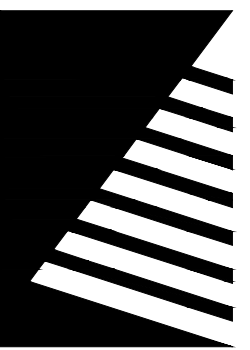
EASEMENT/ENCUMBRANCE NOTES:

THE INFORMATION CONTAINED HEREON IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH BY FARNSWORTH GROUP, INC. FOR RECORD INFORMATION SHOWN HEREON, FARNSWORTH GROUP, INC. RELIED UPON COMMONWEALTH LAND TITLE INSURANCE COMPANY.

POLICY NUMBER CO-FFAH-IMP-81306-1-16-H0482049,
DATED OCTOBER 28, 2016.

GENERAL NOTES:

1. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
2. EASEMENTS ARE ILLUSTRATED BASED ON THE RECORD DOCUMENTS SHOWN HEREON.



Farnsworth
GROUP

1612 SPECHT POINT ROAD, SUITE 105
FORT COLLINS, COLORADO 80525
(970) 484-7477 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
Date: Description:

PROJECT:
JOURNEY HOMES

HUNTERS CROSSING

A PORTION OF THE NORTH HALF
OF SECTION 3,
WELD COUNTY, COLORADO

Date: 03/30/2017

Design/Drawn: JDW

Reviewed: DJB

Field Book No.: 5030

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

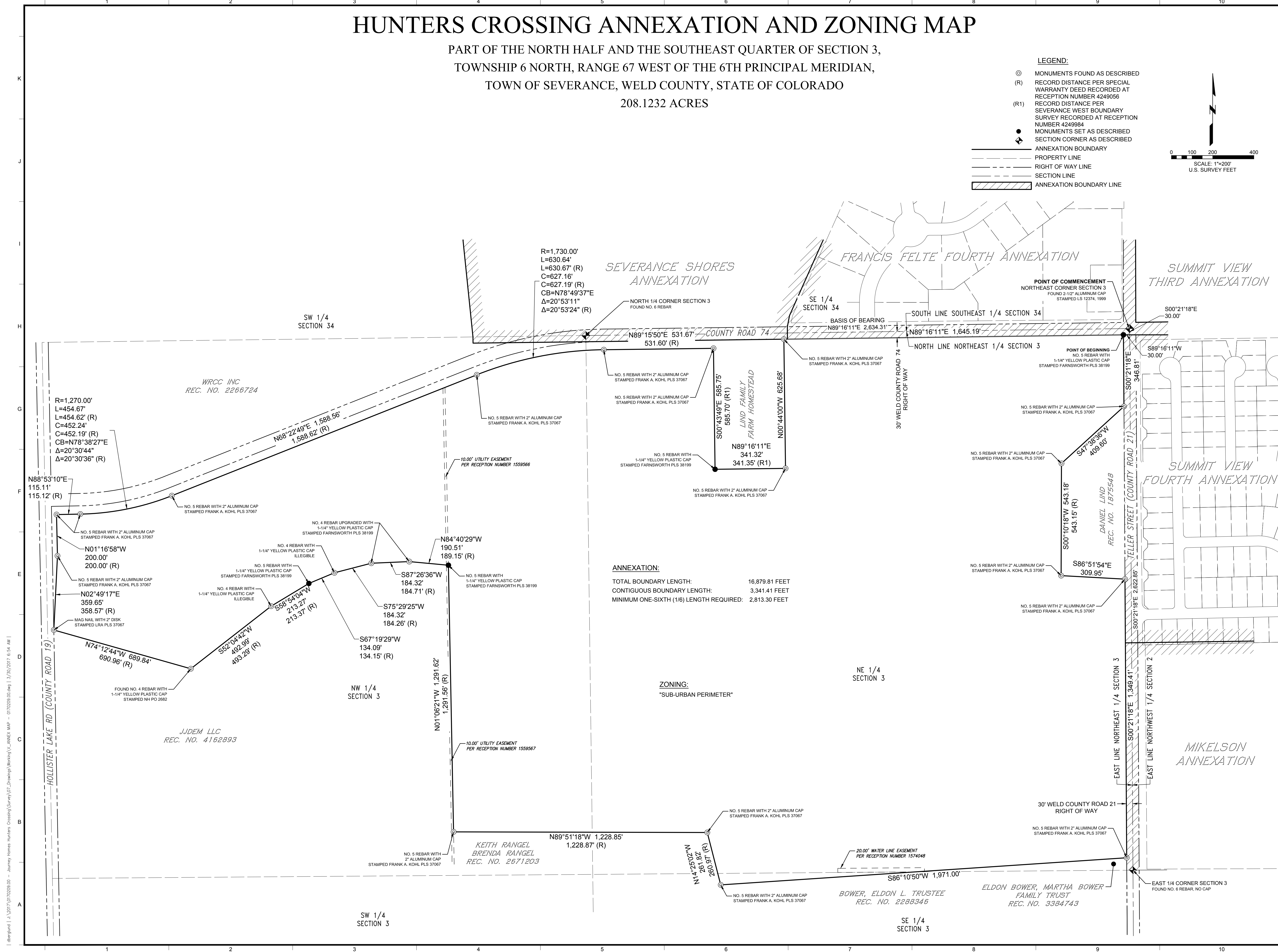
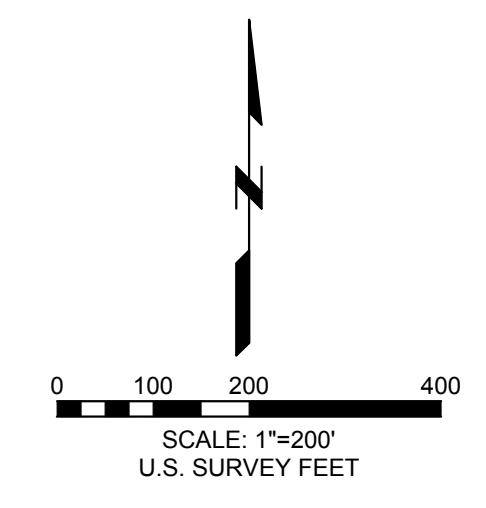
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Project No.: 0170209.00

HUNTERS CROSSING ANNEXATION AND ZONING MAP

PART OF THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SEVERANCE, WELD COUNTY, STATE OF COLORADO
208.1232 ACRES

- LEGEND:**
- ⊙ MONUMENTS FOUND AS DESCRIBED
 - (R) RECORD DISTANCE PER SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 4249056
 - (R1) RECORD DISTANCE PER SEVERANCE WEST BOUNDARY SURVEY RECORDED AT RECEPTION NUMBER 4249984
 - MONUMENTS SET AS DESCRIBED
 - ◆ SECTION CORNER AS DESCRIBED
 - ANNEXATION BOUNDARY
 - - - PROPERTY LINE
 - - - RIGHT OF WAY LINE
 - - - SECTION LINE
 - ▨ ANNEXATION BOUNDARY LINE



ANNEXATION:
TOTAL BOUNDARY LENGTH: 16,879.81 FEET
CONTIGUOUS BOUNDARY LENGTH: 3,341.41 FEET
MINIMUM ONE-SIXTH (1/6) LENGTH REQUIRED: 2,813.30 FEET

ZONING:
"SUB-URBAN PERIMETER"



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ISSUE:
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HUNTERS CROSSING

A PORTION OF THE NORTH HALF
OF SECTION 3,
WELD COUNTY, COLORADO

Date: 03/30/2017

Design/Drawn: JDW

Reviewed: DJB

Field Book No.: 5030

SHEET TITLE:

ANNEXATION MAP

SHEET NUMBER:

2

Project No.: 0170209.00

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