

# ANNEXATION MAP

## CU SOUTH

A PARCEL OF LAND LOCATED IN SECTIONS 9 AND 16,  
TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO  
TOTAL AREA = 308.154 ACRES  
SHEET 1 OF 2

### LEGEND



PROPERTY CONTIGUOUS TO EXISTING CITY  
OF BOULDER LIMITS

TOTAL PERIMETER OF AREA TO BE ANNEXED = 19013.2 FEET  
ONE SIXTH OF TOTAL PERIMETER = 1188.3 FEET  
PERIMETER CONTIGUOUS TO EXISTING CITY LIMITS = 6742.5 FEET

SURVEYOR: SCOTT, COX & ASSOCIATES, INC.  
1530 55TH STREET  
BOULDER, COLORADO 80303

### SURVEY NOTES

1. THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO SHOW THE AREA TO BE ANNEXED TO THE CITY OF BOULDER, COLORADO.
2. THIS ANNEXATION IS BASED ON THE AN ALTA/ACSM LAND TITLE SURVEY BY SCOTT, COX & ASSOCIATES, INC., LS-97-0048.
3. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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. CRS-13-80-105 (3)(g).

### CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE AREA TO BE ANNEXED TO THE CITY OF BOULDER, COLORADO, AND THAT AT LEAST ON SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT CITY OF BOULDER, COLORADO.

A. JOHN BURI, PLS 24302  
FOR AND ON BEHALF OF  
SCOTT, COX & ASSOCIATES, INC.

### LEGAL DESCRIPTION

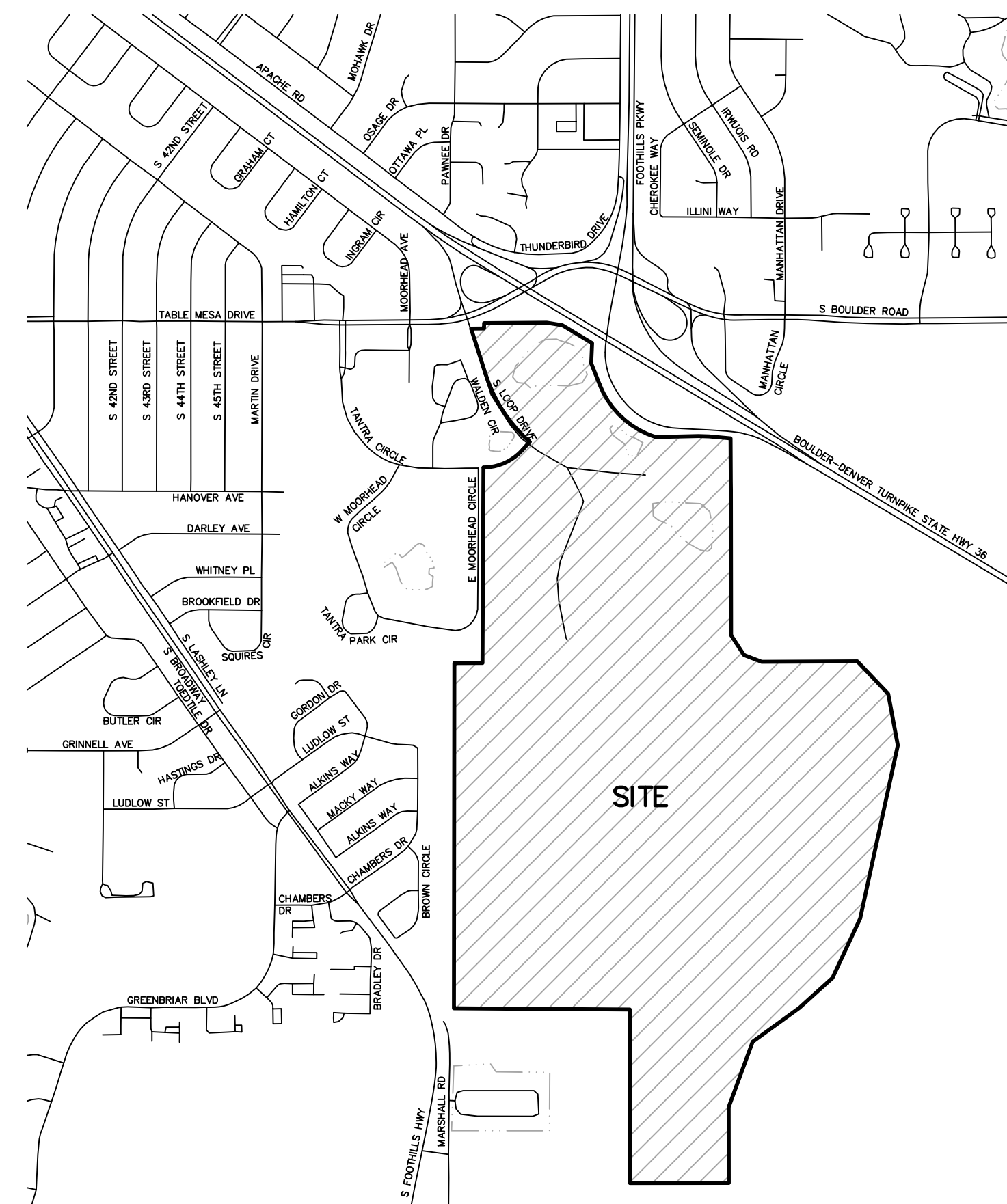
A PARCEL OF LAND LOCATED IN SECTION 9 AND THE NW 1/4, NE 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 9, SAID SOUTH LINE BEARS N89°25'00"E AND FORMS THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE S53°57'21"W, A DISTANCE OF 439.99 FEET;  
THENCE S20°10'00"W, A DISTANCE OF 530.00 FEET;  
THENCE S00°01'52"E, A DISTANCE OF 577.97 FEET TO THE SOUTH LINE OF SAID NW 1/4, NE 1/4 OF SECTION 16; THENCE ALONG SAID SOUTH LINE S89°55'51"W, A DISTANCE OF 752.64 FEET TO THE SOUTHWEST CORNER OF SAID NW 1/4, NE 1/4; THENCE ALONG THE WEST LINE OF SAID NW 1/4, NE 1/4, N00°01'52"W, A DISTANCE OF 1322.13 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 9;  
THENCE ALONG THE SOUTH LINE OF THE E 1/2, SW 1/4 OF SECTION 9, N89°36'36"W, A DISTANCE OF 1340.57 FEET TO THE SOUTHWEST CORNER OF SAID E 1/2, SW 1/4; THENCE ALONG THE WEST LINE OF SAID E 1/2, SW 1/4, N00°05'17"E, A DISTANCE OF 2631.36 FEET TO THE NW CORNER OF SAID E 1/2, SW 1/4; THENCE ALONG THE NORTH LINE OF SAID E 1/2, SW 1/4, N89°46'26"E, A DISTANCE OF 213.64 FEET;  
THENCE N00°16'56"E, A DISTANCE OF 1489.55 FEET; THENCE N89°36'37"E, A DISTANCE OF 0.48 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 48°09'54", AND A RADIUS OF 402.73 FEET (CHORD WHICH BEARS N65°31'42"E, 328.67 FEET) AN ARC DISTANCE OF 338.55 FEET; THENCE N41°26'43"E, A DISTANCE OF 79.42 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 30°57'14", A RADIUS OF 1152.56 FEET (CHORD BEARS N33°04'38"W, 615.12 FEET) AN ARC DISTANCE OF 622.66 FEET;  
THENCE N17°36'22"W, A DISTANCE OF 42.98 FEET; THENCE CONTINUING N17°36'22"W, A DISTANCE OF 321.87 FEET; THENCE N89°36'30"E, A DISTANCE OF 98.72 FEET; THENCE N00°15'30"E, A DISTANCE OF 41.00 FEET; THENCE N89°36'30"E, A DISTANCE OF 478.96 FEET; THENCE S80°40'06"E, A DISTANCE OF 118.04 FEET; THENCE S58°57'21"E, A DISTANCE OF 265.94 FEET; THENCE S02°34'39"W, A DISTANCE OF 153.50 FEET;  
THENCE S21°21'36"E, A DISTANCE OF 169.90 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 51°59'44", AND A RADIUS OF 673.00 FEET (CHORD BEARS S48°41'21"E, 590.00 FEET) AND ARC DISTANCE OF 610.74 FEET; THENCE N86°40'54"E, A DISTANCE OF 324.50 FEET; THENCE S87°41'21"E, A DISTANCE OF 81.60 FEET; THENCE S84°49'06"E, A DISTANCE OF 164.21 FEET;  
THENCE S00°45'27"E, A DISTANCE OF 329.40 FEET; THENCE S00°21'10"E, A DISTANCE OF 59.98 FEET;  
THENCE S00°06'17"E, A DISTANCE OF 1110.00 FEET; THENCE S33°06'00"E, A DISTANCE OF 180.00 FEET; THENCE S69°12'08"E, A DISTANCE OF 143.79 FEET; THENCE N89°44'39"E, A DISTANCE OF 728.83 FEET; THENCE S43°34'47"E, A DISTANCE OF 340.44 FEET; THENCE S10°34'47"E, A DISTANCE OF 400.00 FEET;  
THENCE S12°15'08"W, A DISTANCE OF 1349.94 FEET;  
THENCE S24°55'00"W, A DISTANCE OF 500.00 FEET;  
THENCE S47°55'00"W, A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING.

THE LEGAL DESCRIPTION DESCRIBED ABOVE IS PER THE MEASURED COURSES, AND DISTANCES AS MEASURED BY SCOTT, COX AND ASSOCIATES, INC., LS-97-0048 COMPLETED APRIL 25, 1996.

SAID PARCEL CONTAINS 308.15 ACRES MORE OR LESS.



### VICINITY MAP

SCALE: 1" = 1000'



**SCOTT, COX & ASSOCIATES, INC.**  
consulting engineers • surveyors  
1530 55th Street • Boulder, Colorado 80303  
(303) 444 - 3051

Designed by	AJB	Date	02/04/19	Scale	AS SHOWN	Drawing no.	18492A-1	Sheet	1
Drawn by	JAS	Revision	1	Description	CITY COMMENTS	Date	12/02/19	Project no.	18492A
Checked by	AJB								

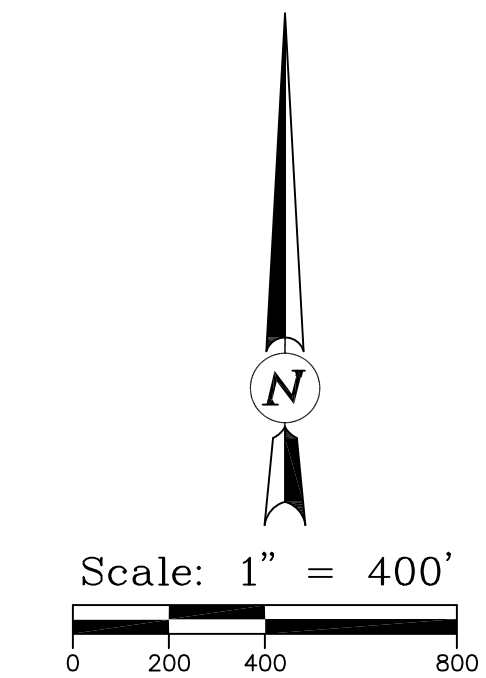
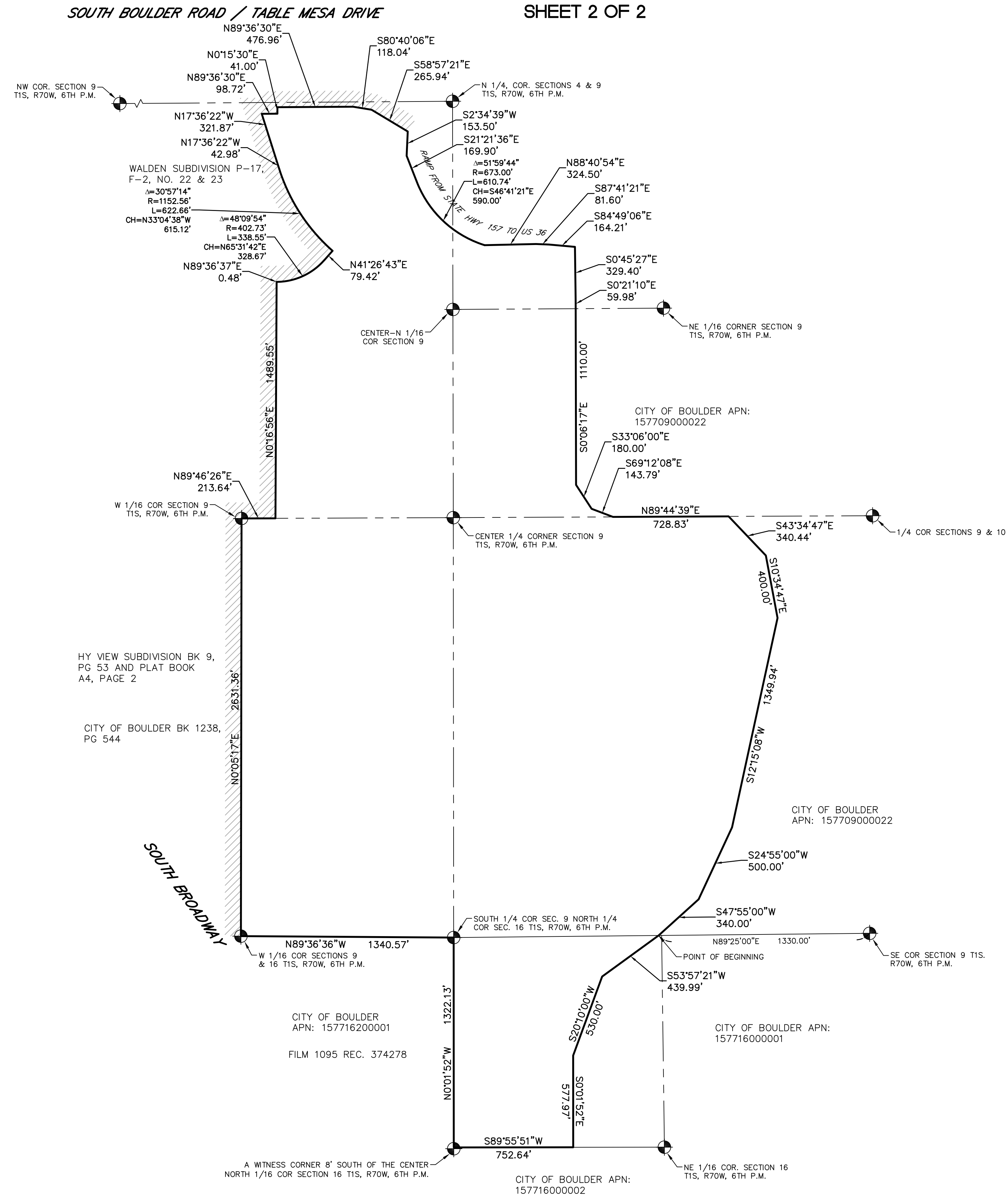
# ANNEXATION MAP

## CU SOUTH

A PARCEL OF LAND LOCATED IN SECTIONS 9 AND 16,  
TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO

TOTAL AREA = 308.154 ACRES

SHEET 2 OF 2



**SCOTT, COX & ASSOCIATES, INC.**  
 consulting engineers • surveyors  
 1530 55th Street • Boulder, Colorado 80303  
 (303) 444 - 3051

Designed by	AJB	Date	02/04/19	Scale	1"=200'	Drawing no.	18492A-1	Sheet	2
Drawn by	JAS	Revision	1	Description	CITY COMMENTS	Date	12/02/19	Project no.	18492A
Checked by	AJB								

X:\DATA\WINGS\2018 PROJECT FOLDER\18492 CU South\18492A.dwg, 11/27/2019 3:58:12 PM