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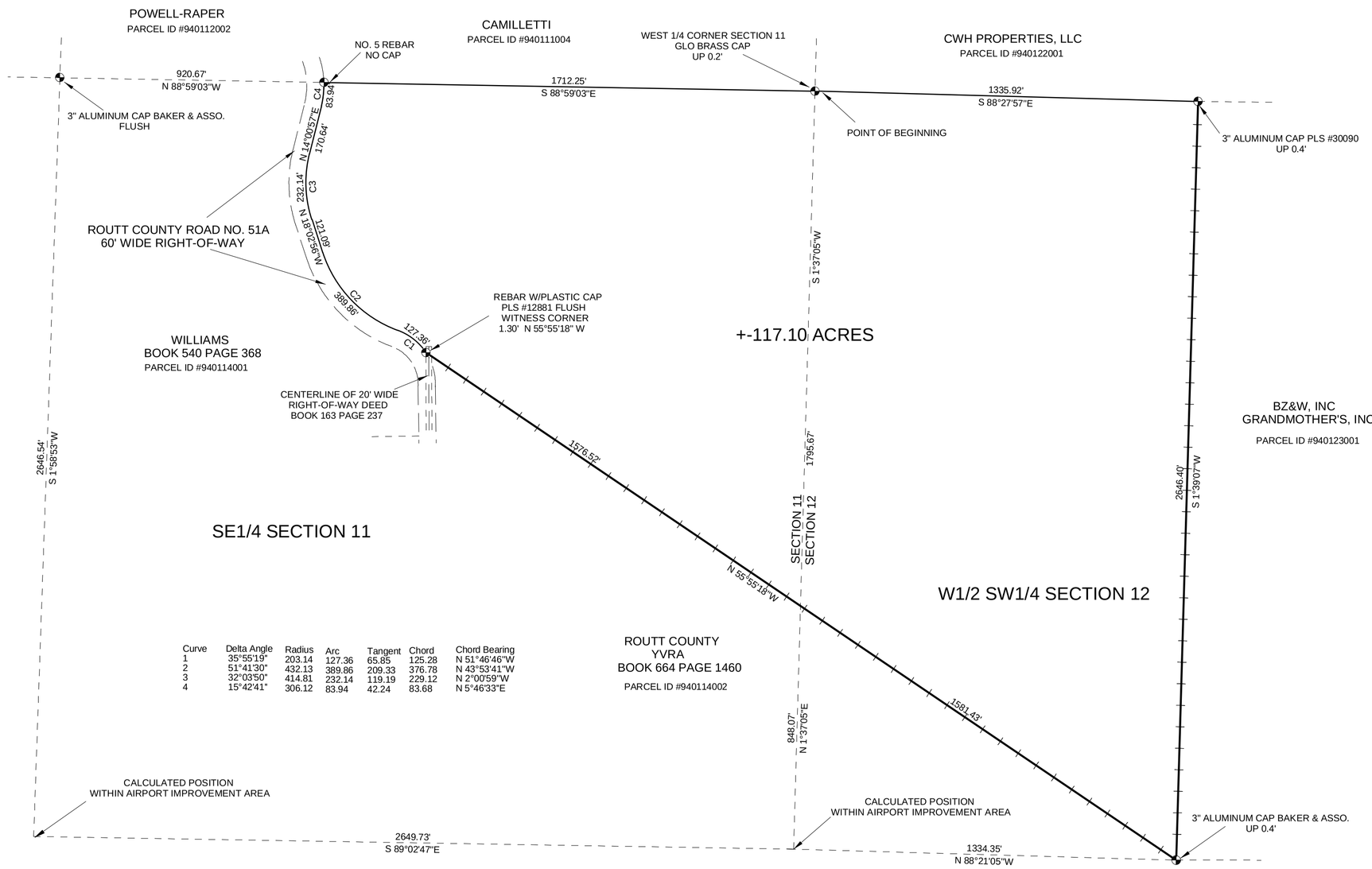
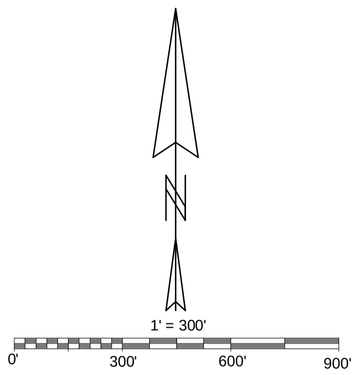
NORTHWEST COLORADO
BUSINESS PARK ANNEXATION

PORTIONS OF THE SE1/4 SECTION 11 AND OF THE W1/2 SW1/4 SECTION 12
T6N R88W, 6th P.M., ROUTT COUNTY, COLORADO



Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	35°55'19"	203.14	127.36	65.85	125.28	N 51°46'46"W
2	51°41'30"	432.13	389.86	209.33	376.78	N 43°53'41"W
3	32°03'50"	414.81	232.14	119.19	229.12	N 2°00'59"W
4	15°42'41"	306.12	83.94	42.24	83.68	N 5°46'33"E



- INDICATES MONUMENT FOUND AS NOTED
- ALL MEASUREMENTS, U.S. SURVEY FEET
- BEARINGS BASED ON THE TOWN OF HAYDEN HORIZONTAL DATUM
- PRESENT TOWN OF HAYDEN LIMITS

STATEMENT OF CONTIGUITY

TOTAL PERIMETER OF ANNEXATION PARCEL = 9977.55'
TOTAL LENGTH OF CONTIGUITY = 5804.35'
REQUIRED LENGTH OF CONTIGUITY = 1662.93'

NOTES:

1. This Annexation Plat does not constitute a Title Search by DOWLING LAND SURVEYORS, LLC., to determine title or easements of record, Title Commitment No. _____prepared by Fidelity National Title Company dated _____ was relied upon for all information regarding easements of record, Rights-of-Way and title of record.
2. This Annexation Plat does not represent a Monumented Land Survey.
3. The shown Books and Pages and Parcel ID #s are from Routt County Public Records.

CERTIFICATE OF OWNERSHIP
BE IT HEREBY MADE KNOWN: That SANHILL INVESTMENTS, LLC., A COLORADO LIMITED LIABLITY COMPANY,being the owner of the land described as follows:

A tract of land located in the SE1/4 of Section 11 and in the W1/2 SW1/4 of Section 12, all T6N R88W, 6th P.M., Routt County, Colorado, being more particularly described as follows: BEGINNING at the Northeast Corner of the SE1/4 (East ¼ Corner) of Section 11; thence S 88°27'57" E along the North line of said W1/2 SW1/4 of Section 12 a distance of 1335.92 feet, to the Northeast Corner thereof; thence S 1°39'07" W along the East line of said W1/2 SW1/4 a distance of 2646.40 feet, to the Southeast Corner thereof, further being the Northeast Corner of that parcel of land as described in Book 664 at Page 1460, records of Routt County; thence N 55°55'18" W along the Northerly line of said parcel a distance of 1581.43 feet, to a point on the West line of said W1/2 SW1/4 from which the Southwest Corner of said Section 12 bears S 1°37'05" W a distance of 848.07 feet; thence continuing along said Northerly line N 55°55'18" W a distance of 1576.52 feet, to the Northwest Corner of said parcel, being on the Northerly Right-of-Way line of Routt County Road No. 51A; thence Northerly along said Right-of-Way 127.36 feet along the arc of a curve to the left of Central Angle 35°55'19" and of Radius 203.14 feet, the Chord of which bears N 51°46'46" W for 125.28 feet; thence continuing along said Right-of-Way 389.86 feet along the arc of a curve to the right of Central Angle 51°41'30" and of Radius 432.13 feet, the Chord of which bears N 43°53'41" W for 376.78 feet; thence continuing along said Right-of-Way N 18°02'56" W a distance of 121.09 feet; thence along said Right-of-Way 232.14 feet along the arc of a curve to the right of Central Angle 32°03'50" and of Radius 414.81 feet, the Chord of which bears N 2°00'59" W for 229.12 feet; thence along said Right-of-Way N 14°00'57" E a distance of 170.64 feet; thence along said Right-of-Way 83.94 feet along the arc of a curve to the left of Central Angle 15°42'41" and of Radius 306.12 feet, the Chord of which bears N 5°46'33" E for 83.68 feet, to a point on the North line of said SE1/4 of Section 11; thence departing said Right-of-Way S 88°59'03" E along said North line a distance of 1712.25 feet, to the POINT OF BEGINNING, containing 117.10 acres, more or less

Does hereby Annex to the Town of Hayden the above described Parcel of land.

In witness whereof, the said SANDHILL INVESTMENTS, LLC.,has caused its name to be here unto subscribed this _____ day of_____, 20___.

SANDHILL INVESTMENTS, LLC.

By: _____

STATE OF COLORADO)
) ss.
COUNTY OF ROUTT)
The foregoing Certificate of Ownership and Dedication was acknowledged before me this _____ day of _____, 20__ by _____, as _____ of _____.

WITNESS my hand and official seal.
My commission expires: _____

_____
Notary Public

APPROVAL OF BOARD OF TRUSTEES
The Board of Trustees of the TOWN OF HAYDEN, do hereby authorize and approve this Annexation on this _____day of _____, 2022, A.D.

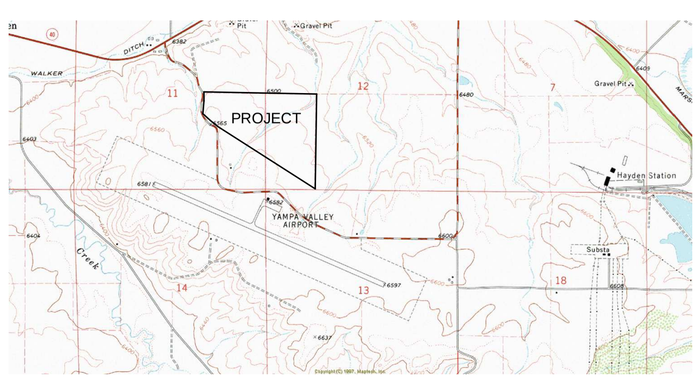
_____
Zachary Wuestewalt, Mayor

Attest _____
Sharon Johnson, Hayden Town Clerk

HAYDEN PLANNING COMMISSION APPROVAL
The Planning Commission of Hayden, Colorado, does hereby authorize and approve this Annexation on this _____day of _____, 2022, A.D.

_____
, Chairman

VICINITY MAP NTS



SURVEYOR'S CERTIFICATE
I, Gordon R. Dowling, PLS # 30090, a duly registered land surveyor in the State of Colorado, do hereby certify that this Annexation Plat was prepared by me or under my direct supervision, and further certify that the contiquity requirements as noted hereon, and this Annexation Plat, are accurate to the best of my knowledge, information and belief.

Dated this ____day of _____, 2022.

_____
Gordon R. Dowling
PLS #30090

ROUTT COUNTY CLERK AND RECORDERS' ACCEPTANCE

This Plat was accepted for filing in the Office of the Routt Clerk and Recorder on this _____day of _____, 2022, A.D.

File No. _____ Reception No. _____ Time _____.m.

_____
JENNY THOMAS, ROUTT COUNTY CLERK & RECORDER

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BE COMMENCED MORE THEN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

TOWN OF HAYDEN	NORTHWEST COLORADO BUSINESS PARK ANNEXATION
SE1/4 SECTION 11 W1/2 SW1/4 SECTION 12	
T6N R88W, 6th P.M., ROUTT COUNTY, COLORADO	

SCALE	DWG	DATE	REV	FILE
1" = 300'	GRD	5/3/22		SNDH22B

DOWLING
LAND SURVEYORS
P.O. BOX 954
HAYDEN, CO. 81639
(970) 276-3613
FAX 276-4595