

1 Section 3

2 To the extent only that they conflict with this ordinance, the Council repeals any
3 conflicting ordinances or parts of ordinances.

4 Introduced this 25th day of May, 2004.

5 Passed and adopted this 15th day of June, 2004.

6
7
8
9
10 _____
MAYOR



11 ATTEST:

12 Valeria D. Skatt

13 CITY CLERK

14
15
16 NOTICE: THE COUNCIL WILL HOLD A PUBLIC HEARING ON THIS ORDINANCE AT
17 7:00 P.M. ON THE 15th DAY OF June, 2004, IN THE
18 LONGMONT COUNCIL CHAMBERS.

19
20 APPROVED AS TO FORM:

21
22
23 James W. Roub
24 DEPUTY CITY ATTORNEY

4/20/04
DATE

25
26
27 Julie A. Wolfe
28 PROOF READ

4-20-04
DATE

29
30 APPROVED AS TO FORM AND SUBSTANCE:

31
32
33 By [Signature]

4/22/04
DATE

34 ORIGINATING DEPARTMENT

35
36 CA File: 5135

1 EXHIBIT A

2
3 Harvest Junction North Legal Description

4 A Parcel Of Land Located In The Northeast Quarter Of Section 10 And The Northwest Quarter
5 Of Section 11, Township 2 North, Range 69 West Of The Sixth Principal Meridian, City Of
6 Longmont, County Of Boulder, State Of Colorado, More Particularly Described As Follows:
7

8 **Commencing** At The Southeast Corner Of The West Half Of The West Half Of The Northeast
9 Quarter Of Section 10 And Considering The East Line Of The Northwest Quarter Of Section 11
10 Bears North 00°01'58" East And Is Monumented As Shown Hereon;

11
12 Thence North 00°04'17" West, Along The East Line Of Said West Half Of The West Half Of
13 The Northeast Quarter Of Section 10 A Distance Of 191.74 Feet To A Point On The Northerly
14 Right-Of-Way Line Of Ken Pratt Boulevard, Said Point Also Being The **Point Of Beginning**;

15
16 Thence Continuing North 00°04'17" West, Along Said East Line A Distance Of 620.73 Feet To
17 A Point On The Centerline Of The St. Vrain River;

18
19 Thence Along Said Centerline The Following Fourteen (14) Courses:

- 20
21 1. South 80°39'40" East A Distance Of 136.42 Feet;
22 2. South 66°12'42" East A Distance Of 177.03 Feet;
23 3. North 69°33'21" East A Distance Of 397.36 Feet;
24 4. North 61°15'17" East A Distance Of 148.63 Feet;
25 5. North 79°11'16" East A Distance Of 84.99 Feet;
26 6. South 76°19'18" East A Distance Of 160.49 Feet;
27 7. South 68°48'14" East A Distance Of 210.23 Feet;
28 8. South 78°58'20" East A Distance Of 134.10 Feet;
29 9. North 77°40'49" East A Distance Of 456.41 Feet;
30 10. North 78°46'42" East A Distance Of 295.77 Feet;
31 11. South 88°29'04" East A Distance Of 132.31 Feet;
32 12. North 86°12'30" East A Distance Of 605.21 Feet;
33 13. North 83°26'40" East A Distance Of 298.00 Feet;
34 14. North 86°02'50" East A Distance Of 179.46 Feet To The East Line Of Said Northwest
35 Quarter Of Section 11;

36
37 Thence South 00°01'58" West, Along The East Line Of The Northwest Quarter Of Section 11 A
38 Distance Of 174.91 Feet To A Point On The Northerly Boundary Line Of The Barker Parcel
39 Permanent Easement As Described In The Instrument Recorded In The Boulder County Clerk
40 And Records Office At Reception No. 2270680;

41
42 Thence Along Said Boundary Line The Following Four (4) Courses:

- 43
44 1. South 48°58'40" West A Distance Of 629.79 Feet To A Point Of Curvature;

1 2. Along The Arc Of A Curve To The Left A Distance Of 220.68 Feet, Having A Central Angle
2 Of 20°13'49", A Radius Of 625.00 Feet, A Chord That Bears South 38°51'46" West A Distance
3 Of 219.53 Feet;
4 3. South 28°44'51" West A Distance Of 40.15 Feet To A Point Of Curvature;
5 4. Along The Arc Of A Curve To The Left A Distance Of 98.85 Feet, Having A Central Angle
6 Of 06°39'47", A Radius Of 850.00 Feet, A Chord That Bears South 25°24'58" West A Distance
7 Of 98.79 Feet, To A Point On Said Northerly Right-Of-Way Line Of Ken Pratt Boulevard;
8
9 Thence Along Said Northerly Right-Of-Way Line The Following Four (4) Courses:
10
11 1. South 85°35'44" West A Distance Of 584.65 Feet;
12 2. North 89°56'51" West A Distance Of 1,949.76 Feet;
13 3. North 44°57'06" West A Distance Of 106.07 Feet;
14 4. North 89°56'51" West A Distance Of 30.45 Feet To The **Point Of Beginning**;
15
16 Containing 2,290,370 Square Feet Or 52.580 Acres, More Or Less.
17

