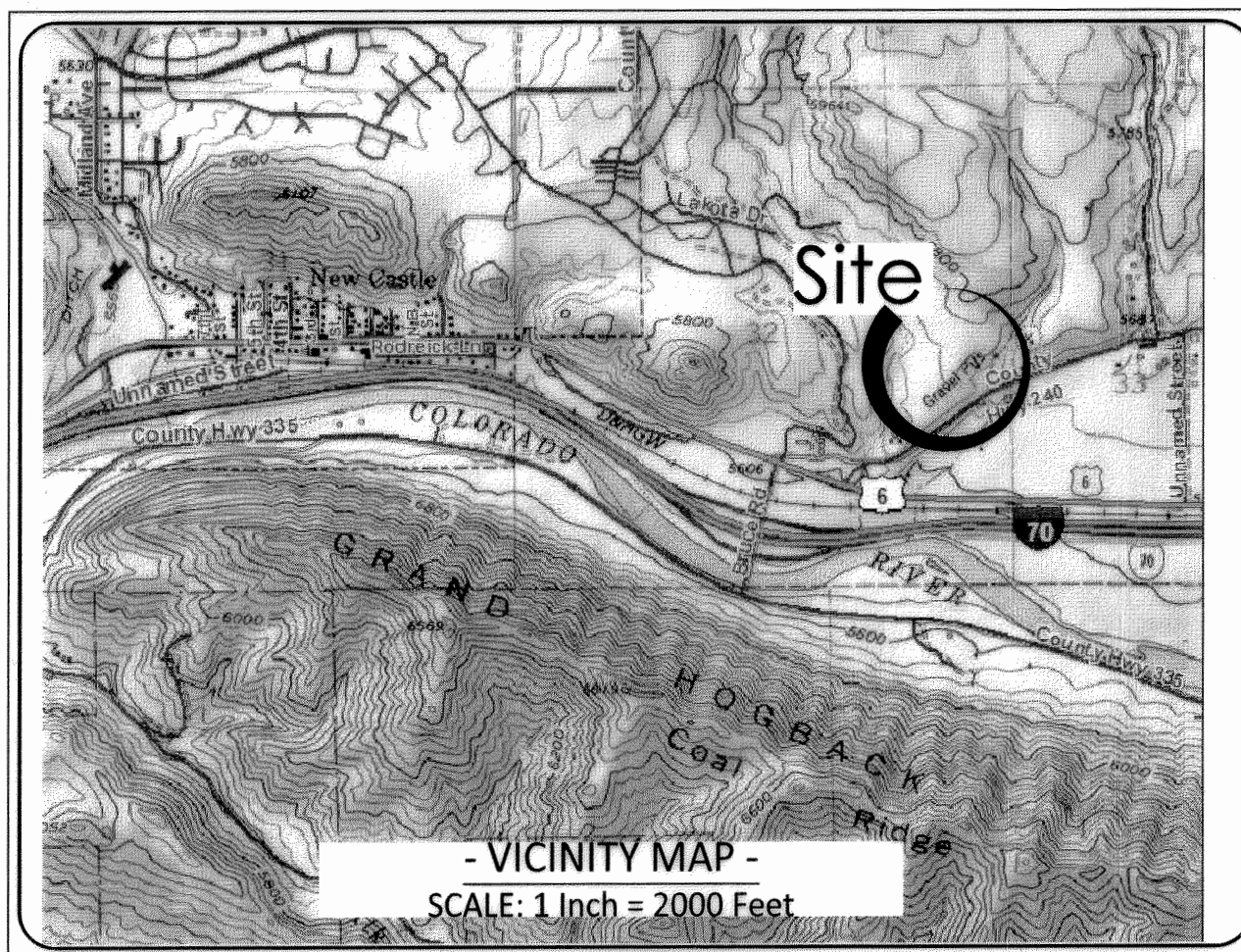


Turtlepoop Annexation Map
of 3.237 acres to be Annexed to the
Town of New Castle, Colorado
Section 32, T.5 S., R.90 W., of the 6th P.M.
Garfield County, Colorado



- VICINITY MAP -
SCALE: 1 inch = 2000 Feet



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

- LEGEND -



NOTES:

- This map has been prepared pursuant to client request for an Annexation Map.
- Units of linear measurements are displayed in US Survey Feet.
- This map does not represent a complete boundary of the parcels depicted hereon, and some information has been prepared solely upon documents of record.
- SGM will not be responsible for any changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this document must be compared to the original signed, sealed and dated document to insure the accuracy of the information shown on any such copy, and to insure that no such changes have been made.
- Property description shown hereon is based on Reception No. 887954 of the Garfield County records.

ANNEXATION PARCEL DESCRIPTION

A parcel or tract of land situated in the East 1/4 of the SE1/4 of Section 32, Township 5 South, Range 90 West of the 6th Principal Meridian, County of Garfield, State of Colorado, said parcel being a portion of that parcel of land described in Reception No. 887954 of the Garfield County records, and being more particularly described as follows:

Beginning at the Southwest Corner of said parcel described in Reception No. 887954, also being at the Northerly right-of-way of Garfield County Road No. 240, from which the East One-Quarter Corner of said Section 32 bears N44°08'57"E a distance of 1646.86 feet;

thence N 05°22'05" W along the Westerly Line of said parcel described in Reception No. 887954, distance of 846.96 feet;

thence N 90°00'00" E a distance of 162.87 feet;

thence S 08°00'00" E a distance of 722.72 feet to the Southerly Line of said parcel described in Reception No. 887954, also being the Northerly right-of-way of Garfield County Road No. 240;

thence S 55°18'00" W along said Southerly Line of said parcel described in Reception No. 887954, and also the Northerly right-of-way of Garfield County Road No. 240, a distance of 224.07 feet to the point of beginning, said parcel containing 3.237 acres (141006 square feet), more or less.

12/30/2017 10:17:15 - TurtlepoopAnnexationMap.dwg

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 legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SGM
118 West Sixth Street, Suite 200
Greenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Turtlepoop Annexation
New Castle, CO

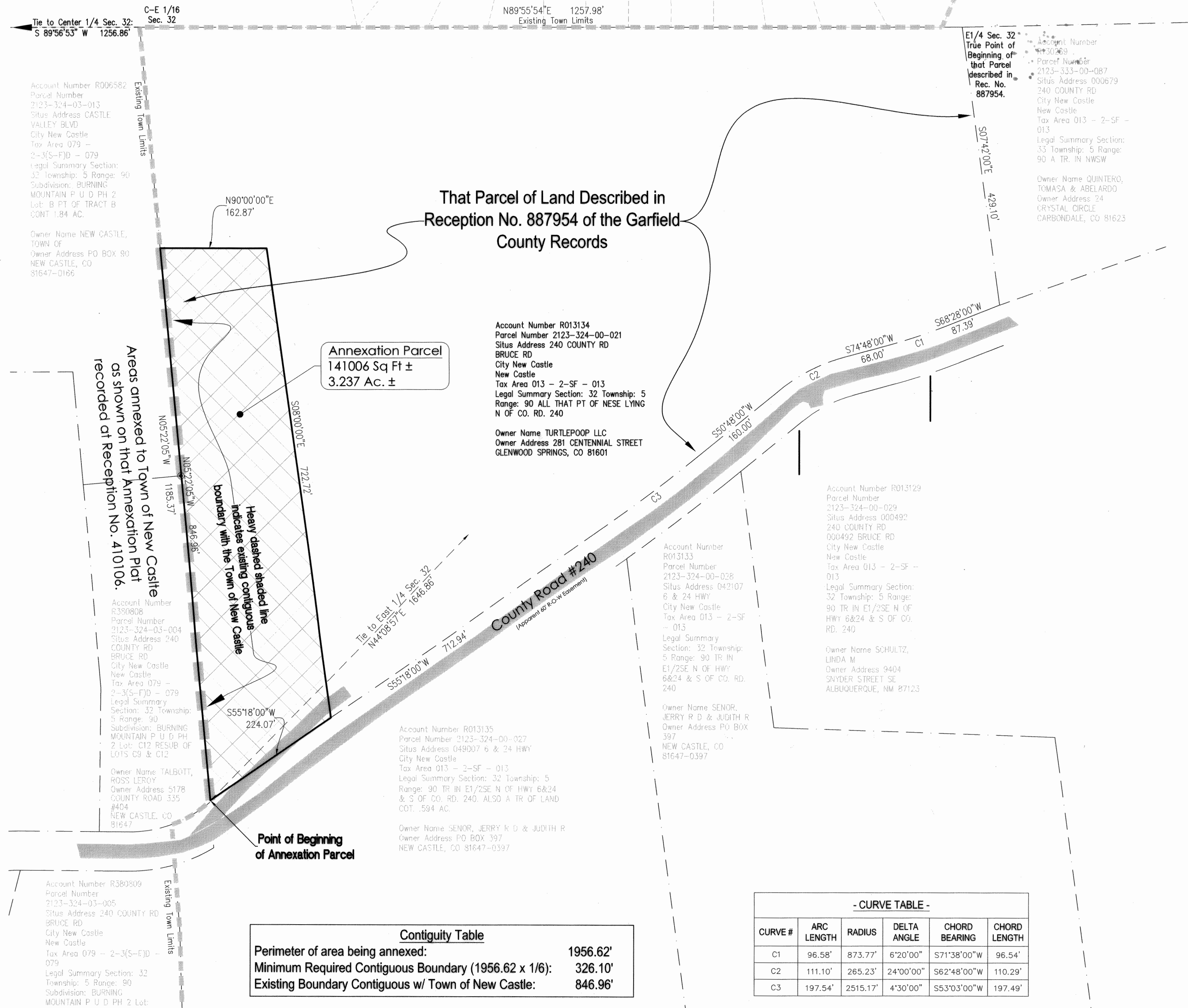
#	Revision	Date	By
1	fixed typo in Town Council Certificate	8/30/17	dac
2			
3			
4			
5			

Annexation Map

Job No. 2017-157.001
Drawn by: dac
Date: 8/30/17
Approved:
File: TurtlepoopAnnexationMap

1
1

Areas annexed to Town of New Castle as shown on the Facs
Annexation Plat recorded at Reception No. 547374.



Annexation Parcel
141006 Sq Ft ±
3.237 Ac. ±

That Parcel of Land Described in
Reception No. 887954 of the Garfield
County Records

Account Number R013134
Parcel Number 2123-324-00-021
Situs Address 240 COUNTY RD
BRUCE RD
City New Castle
New Castle
Tax Area 013 - 2-SF - 013
Legal Summary Section: 32 Township: 5
Range: 90 ALL THAT PT OF NESE LYING
N OF CO. RD. 240

Owner Name TURTLEPOOP LLC
Owner Address 281 CENTENNIAL STREET
GLENWOOD SPRINGS, CO 81601

Account Number R013129
Parcel Number 2123-324-00-029
Situs Address 000492
240 COUNTY RD
000492 BRUCE RD
City New Castle
New Castle
Tax Area 013 - 2-SF - 013
Legal Summary Section: 32 Township: 5
Range: 90 TR IN E1/2SE N OF
HWY 6&24 & S OF CO. RD. 240

Owner Name SCHULTZ,
LINDA M
Owner Address 9404
SANDER STREET SE
ALBUQUERQUE, NM 87123

Account Number R013133
Parcel Number 2123-324-00-028
Situs Address 042107
6 & 24 HWY
City New Castle
New Castle
Tax Area 013 - 2-SF - 013
Legal Summary Section: 32 Township: 5
Range: 90 TR IN E1/2SE N OF HWY 6&24 & S OF CO. RD. 240

Owner Name SENOR,
JERRY R D & JUDITH R
Owner Address PO BOX 397
NEW CASTLE, CO
81647-0397

Account Number R013135
Parcel Number 2123-324-00-027
Situs Address 049007 6 & 24 HWY
City New Castle
New Castle
Tax Area 013 - 2-SF - 013
Legal Summary Section: 32 Township: 5
Range: 90 TR IN E1/2SE N OF HWY 6&24 & S OF CO. RD. 240. ALSO A TR OF LAND
COT. 594 AC

Owner Name SENOR, JERRY R D & JUDITH R
Owner Address PO BOX 397
NEW CASTLE, CO 81647-0397

Contiguity Table

Perimeter of area being annexed: 1956.62'
Minimum Required Contiguous Boundary (1956.62 x 1/6): 326.10'
Existing Boundary Contiguous w/ Town of New Castle: 846.96'

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	96.58'	873.77'	6°20'00"	S71°38'00"W	96.54'
C2	111.10'	265.23'	24°00'00"	S62°48'00"W	110.29'
C3	197.54'	2515.17'	4°30'00"	S53°03'00"W	197.49'

Certificate of Ownership:

Turtlepoop LLC, the sole owner of the Annexation Parcel described hereon containing 3.237 acres, more or less, has by these presents laid out and mapped the same as shown hereon and designate the same as the Turtlepoop Annexation to the Town of New Castle, Colorado.

Executed this 18th day of October, 2017.

By: *David A. Cooper*
Mogli Cooper for Turtlepoop LLC

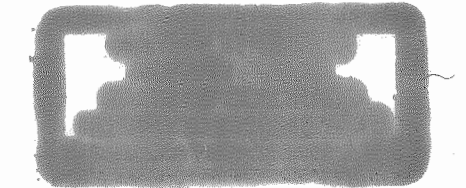
State of Colorado)

County of Garfield)

The foregoing was acknowledged before me this 18th day of October, 2017 by *David A. Cooper*

Witness my hand and official seal.

My Commission expires: 11/2/18
By: *Kathy Johnson*
Notary Public

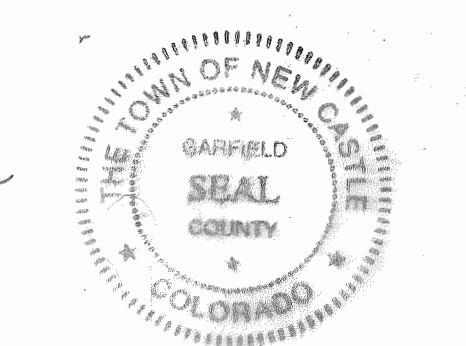


Town Council Certificate:

This Annexation Map is hereby approved by the Town Council of the Town of New Castle, Colorado this 28th day of October, 2017 for filing with the Clerk and Recorder of Garfield County, subject to the provisions that this approval does not obligate the Town of New Castle to finance or construct any improvements of the land, streets or easements which may be dedicated to the public, except as specifically agreed to by the Town Council. This map is approved for filing pursuant to the terms and conditions of Ordinance No. TC 2017-2 Series of 2017.

Witness my hand and the seal of the Town of New Castle this 28th day of October, 2017.

By: *Patrick P. Burwell*
Mayor
Attest: *Melany R. Fournier, CMC*
Town Clerk



Title Certificate:

Patrick P. Burwell does hereby certify that I have examined the title to all lands shown on this map and that title such lands is vested in Turtlepoop LLC free and clear of all liens, taxes, and encumbrances, except as follows:

Exceptions 1 through 13 on Owner's Policy,
Commonwealth File No. 1408095.

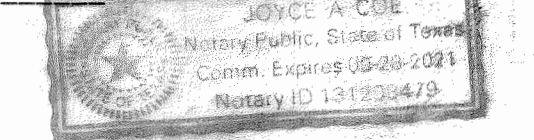
Executed this 13th day of October, 2017.

By: *C. J. C. C. C.*

Lienholder Consent and Subordination Certificate:

The undersigned lienholder hereby consents to and approves the recording of this Turtlepoop Annexation Map and hereby subordinates its lien recorded as Reception Number in the real property records for Garfield County hereto to this annexation map as approved by ordinance No. TC 2017-2.

By: *Patricia A. Burwell* *Kathleen Kuersten*
Joyce A. CBE



Clerk and Recorder's Certificate:

This Annexation Map was filed for record in the Office of the Clerk and Recorder of Garfield County, Colorado, at 2:07 o'clock PM, on this 30th day of DECEMBER, 2017, and is duly recorded as Reception No. 90677.

By: *David A. Cooper*
Clerk and Recorder
By: *Beverly Berde*
Deputy

Surveyor's Certificate:

I, David A. Cooper, a registered Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby certify that this Annexation Map was made under my direct supervision and that the information hereon is correct to the best of my knowledge and belief, and that no less than one-sixth (1/6) of the perimeter of the area as shown hereon is contiguous with the existing boundaries of the Town of New Castle, Colorado.

EXECUTED THIS 30th DAY OF AUGUST, 2017.

David A. Cooper
Colo. Reg. P.L.S. # 29030
For, and on
behalf of SGM

