

PROPERTY DESCRIPTION:

A TRACT OF LAND BEING LOCATED IN THE SOUTH ONE-HALF OF THE NORTH-EAST ONE-QUARTER OF SECTION 23, AND A PART OF THE SOUTH ONE-HALF OF THE NORTH-WEST ONE QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6th PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 23 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 23 BEARS N00°47'51"W (BASIS OF BEARING), SAID POINT BEING THE POINT-OF-BEGINNING; THENCE N88°54'09"E TO A POINT ON THE SOUTH LINE OF THE NORTH-WEST ONE QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST A DISTANCE OF 234.49 FEET;

THENCE N31°41'31"W A DISTANCE OF 456.68 FEET;

THENCE N00°47'51"W A DISTANCE OF 1.18 FEET;

THENCE N 22°10'25"W A DISTANCE OF 303.88 FEET;

THENCE N26°20'16"W A DISTANCE OF 28.73 FEET;

THENCE N43°50'41"W A DISTANCE OF 70.98 FEET;

THENCE N56°59'43"W A DISTANCE OF 91.21 FEET;

THENCE N68°07'55"W A DISTANCE OF 99.04 FEET;

THENCE N 74°21'36"W A DISTANCE OF 112.75 FEET;

THENCE N79°12'54"W A DISTANCE OF 264.99 FEET;

THENCE N84°09'55"W A DISTANCE OF 209.66 FEET;

THENCE N88°14'03"W A DISTANCE OF 275.21 FEET;

THENCE N81°07'19"W A DISTANCE OF 193.90 FEET;

THENCE 72°11'54"W A DISTANCE OF 119.46 FEET;

THENCE N78°18'10"W A DISTANCE OF 90.77 FEET;

THENCE N88°21'12"W A DISTANCE OF 142.77 FEET;

THENCE N72°25'57"W A DISTANCE OF 101.71 FEET;

THENCE N81°23'53"W A DISTANCE OF 138.56 FEET;

THENCE N88°32'06"W A DISTANCE OF 94.60 FEET;

THENCE S82°12'16"W A DISTANCE OF 297.30 FEET;

THENCE N77°21'38"W A DISTANCE OF 73.27 FEET;

THENCE S70°31'12"W A DISTANCE OF 67.06 FEET;

THENCE N80°42'56"W A DISTANCE OF 49.37 FEET;

THENCE N40°31'27"W A DISTANCE OF 54.28 FEET;

THENCE S03°08'24"W A DISTANCE OF 21.93 FEET;

THENCE S01°04'56"E A DISTANCE OF 664.30 FEET;

THENCE S03°48'49"E A DISTANCE OF 430.96 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH-EAST ONE QUARTER SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST;

THENCE N89°27'22"E ALONG SAID SOUTH LINE NORTH EAST ONE QUARTER A DISTANCE OF 2541.82 FEET TO THE POINT OF BEGINNING.

THUS DESCRIBED TRACT OF LAND CONTAINS 57.752 ACRES MORE OR LESS.

RECEIVED

DEC 04 2018

Div of Local Government

JDV METROPOLITAN DISTRICT

SHEET 2 OF 2



AGPROprofessionals
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JDV METROPOLITAN DISTRICT
BOUNDARY LEGAL DESCRIPTION
WELD COUNTY, CO

DATE:
5/7/18

SCALE:
AS NOTED