

EXHIBIT TO ACCOMPANY PARCEL DESCRIPTION

POINT OF COMMENCEMENT

W1/4 COR. SEC. 27
2-1/2" ALUM. CAP
IN RANGE BOX
"LS 17662"

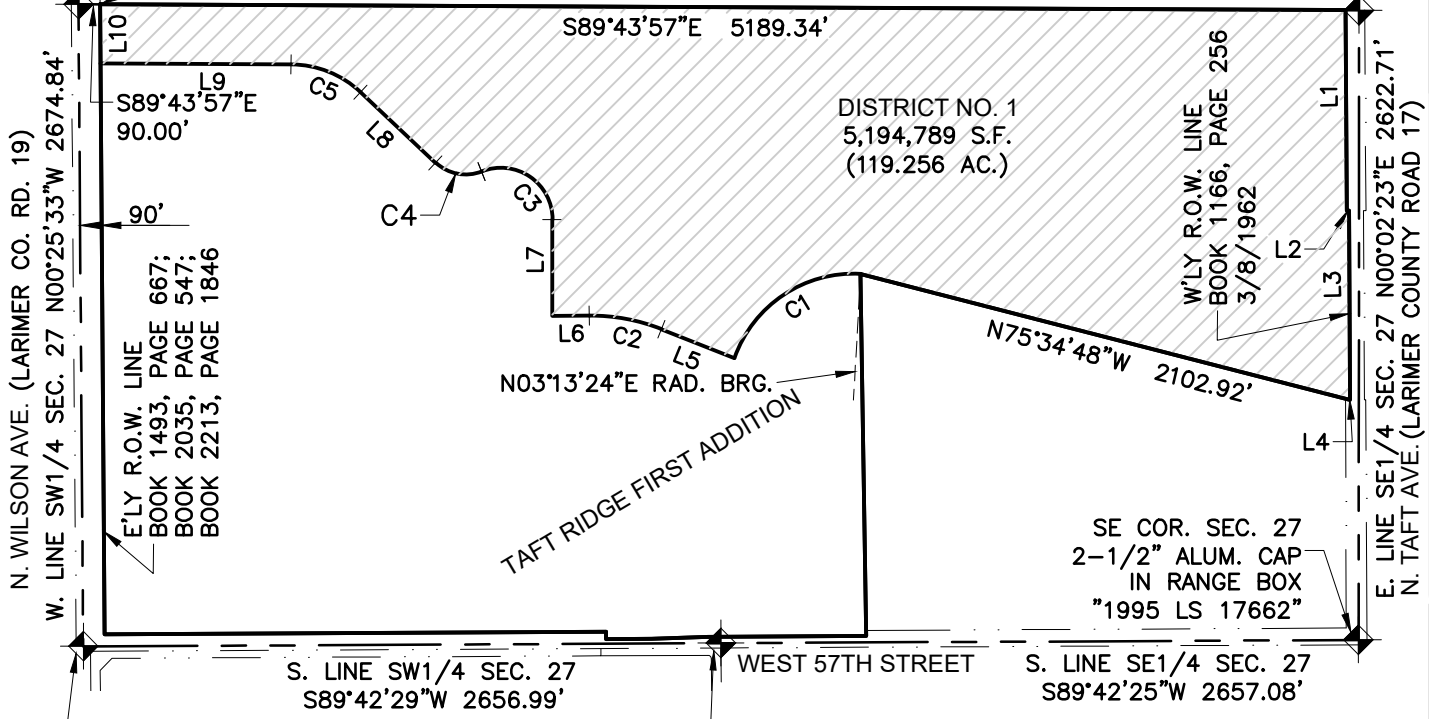
SITUATED IN THE S1/2 OF SECTION 27, T6N, R69W, 6TH P.M.
COUNTY OF LARIMER, STATE OF COLORADO

BASIS OF BEARINGS

N. LINE S1/2 SEC. 27
S89°43'57"E 5335.75'

E1/4 COR. SEC. 27
2-1/2" ALUM. CAP
IN RANGE BOX
"1995 LS 17662"

POINT OF BEGINNING



DISTRICT NO. 1
5,194,789 S.F.
(119.256 AC.)

E'LY R.O.W. LINE
BOOK 1493, PAGE 667;
BOOK 2035, PAGE 547;
BOOK 2213, PAGE 1846

W'LY R.O.W. LINE
BOOK 1166, PAGE 256
3/8/1962

TAFT RIDGE FIRST ADDITION

SE COR. SEC. 27
2-1/2" ALUM. CAP
IN RANGE BOX
"1995 LS 17662"

SW COR. SEC. 27
2-1/2" ALUM. CAP
IN RANGE BOX
"2000 LS 16415"

S1/4 COR. SEC. 27
2-1/2" ALUM. CAP
IN RANGE BOX
"TST INC. COSULTING
ENGINEERS 2005
LS 31169"

CURVE #	DELTA	RADIUS	LENGTH
C1	73°47'26"	526.00'	677.43'
C2	22°02'50"	800.00'	307.84'
C3	111°47'28"	215.00'	419.49'
C4	65°07'15"	182.00'	206.86'
C5	43°03'41"	425.00'	319.42'

LINE #	DIRECTION	LENGTH
L1	S00°19'07"E	835.34'
L2	N89°40'53"E	10.00'
L3	S00°19'07"E	787.60'
L4	S89°40'53"W	3.04'
L5	N68°22'43"W	326.90'
L6	S89°34'27"W	153.76'
L7	N00°00'00"E	401.40'
L8	N46°40'13"W	429.32'
L9	N89°43'55"W	793.59'
L10	N00°25'27"W	246.19'

NOTE
THIS EXHIBIT IS MEANT TO DEPICT THE ATTACHED PARCEL DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PARCEL CONTAINS 5,194,789 SQ. FT. OR 119.256 ACRES

TAFT RIDGE DISTRICT NO. 1	
S1/2 SEC. 27 T6N, R69W, 6TH P.M. COUNTY OF LARIMER STATE OF COLORADO	SHT. 3 OF 3
DATE: 08/12/2022	
DRAWN: TWK	
CHECKED: VS	
JOB NO.: 19000647	

ATWELL
366.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

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PARCEL DESCRIPTION

SITUATED IN THE S1/2 OF SECTION 27, T6N, R69W, 6TH P.M.
COUNTY OF LARIMER, STATE OF COLORADO

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "LS 17662" AND AT THE EAST END BY A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "1995 LS 17662". SAID NORTH LINE BEARS SOUTH 89°43'57" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 27;

THENCE ALONG SAID NORTH LINE SOUTH 89°43'57" EAST 90.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF N. WILSON AVE. (LARIMER COUNTY ROAD 19) AS DESCRIBED IN DOCUMENTS RECORDED AT BOOK 1493, PAGE 667; BOOK 2035, PAGE 547; AND BOOK 2213, PAGE 1846, OFFICIAL RECORDS OF SAID COUNTY, AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 89°43'57" EAST 5189.34 FEET TO THE WEST RIGHT-OF-WAY LINE OF N. TAFT AVE. (LARIMER COUNTY ROAD 17) AS DESCRIBED IN DOCUMENT RECORDED MARCH 8, 1962, AT BOOK 1166, PAGE 256, OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°19'07" EAST 835.34 FEET;
2. NORTH 89°40'53" WEST 10.00 FEET;
3. SOUTH 00°19'07" EAST 787.60 FEET;

THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE SOUTH 89°40'53" WEST 3.04 FEET;

THENCE NORTH 75°34'48" WEST 2102.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 526.00 FEET AND A RADIAL LINE TO SAID CURVE WHICH BEARS NORTH 03°13'24" EAST;

THENCE 677.43 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73°47'26" TO A POINT OF NON-TANGENCY;

THENCE NORTH 68°22'43" WEST 326.90 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 800.00 FEET;

THENCE 307.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°02'50" TO A POINT OF TANGENCY;

THENCE SOUTH 89°34'27" WEST 153.76 FEET;

THENCE NORTH 00°00'00" EAST 401.40 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 215.00 FEET;

THENCE 419.49 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 111°47'28" TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 182.00 FEET;

(CONTINUED ON SHEET 2)

TAFT RIDGE DISTRICT NO. 1

S1/2 SEC. 27 T6N, R69W, 6TH P.M. COUNTY OF LARIMER STATE OF COLORADO	DATE: 08/12/2022 DRAWN: TWK CHECKED: VS JOB NO.: 19000647	SHT. 1 OF 3
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PARCEL DESCRIPTION

SITUATED IN THE S1/2 OF SECTION 27, T6N, R69W, 6TH P.M.
COUNTY OF LARIMER, STATE OF COLORADO

(CONTINUED FROM SHEET 1)

THENCE 206.86 FEET ALONG THE ARC OF SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 65°07'15" TO A POINT OF TANGENCY;

THENCE NORTH 46°40'13" WEST 429.32 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET;

THENCE 319.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°03'41" TO A POINT OF TANGENCY;

THENCE NORTH 89°43'55" WEST 793.59 FEET TO SAID EAST RIGHT-OF-WAY LINE OF SAID N. WILSON AVE.;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°25'33" EAST 246.19 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL OF LAND CONTAINS 5,194,789 SQUARE FEET, OR 119.256 ACRES, MORE OR LESS.

I, VLADISLAV SKREJEV, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND THE SURVEY UPON WHICH IT WAS BASED, WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.



VLADISLAV SKREJEV, PLS
COLORADO REG. NO. 38705
FOR AND ON BEHALF OF ATWELL, LLC

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

TAFT RIDGE DISTRICT NO. 1		SHT. 2 OF 3
S1/2 SEC. 27	DATE: 08/12/2022	
T6N, R69W, 6TH P.M.	DRAWN: TWK	
COUNTY OF LARIMER	CHECKED: VS	
STATE OF COLORADO	JOB NO.: 19000647	



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