

EXHIBIT TO ACCOMPANY PARCEL DESCRIPTION

POINT OF COMMENCEMENT

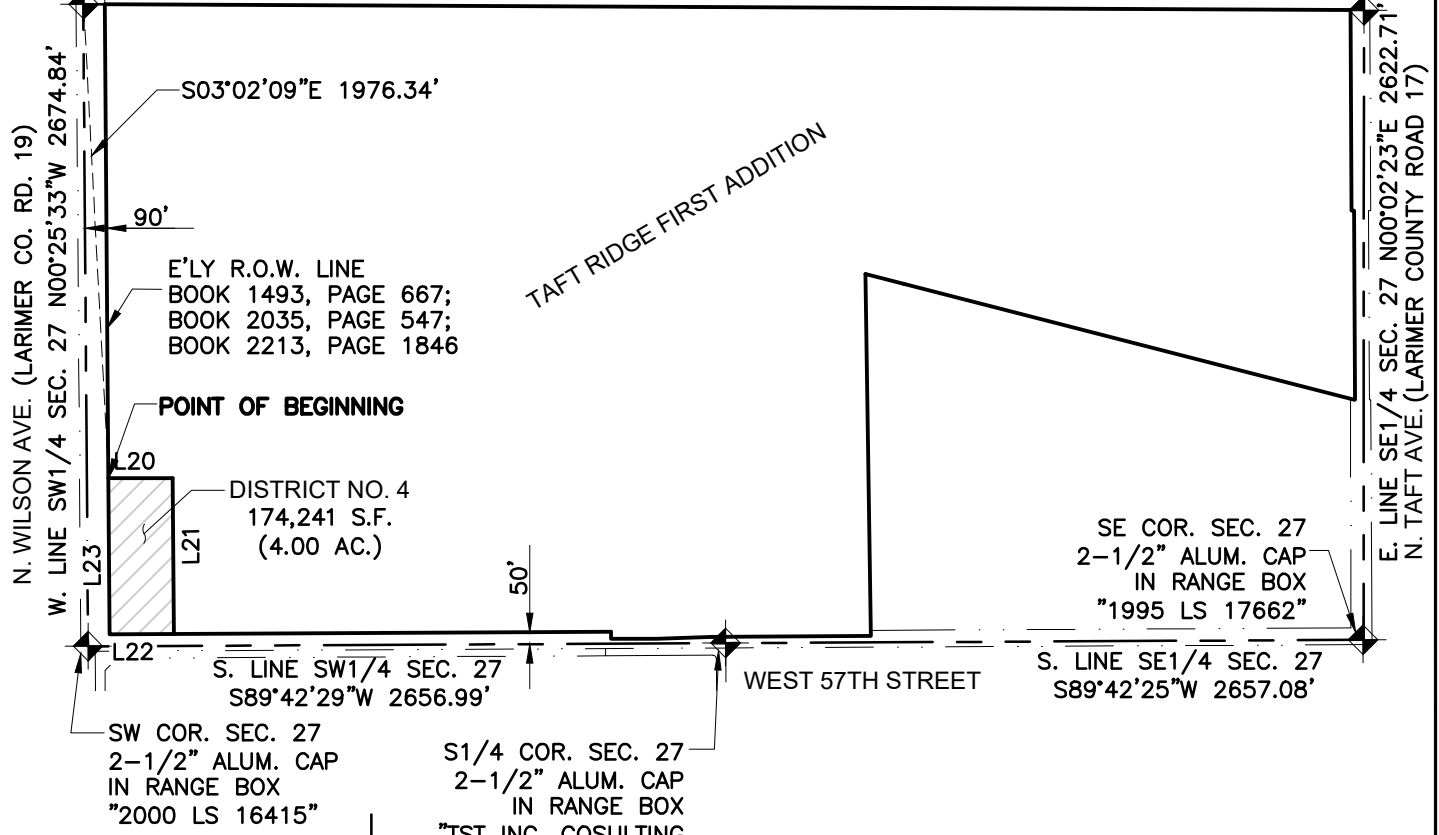
W1/4 COR. SEC. 27
2-1/2" ALUM. CAP
IN RANGE BOX
"LS 17662"

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"



NOTE: N'LY R.O.W. LINE OF WEST 57TH STREET PER DOCUMENTS RECORDED AT RECEPTION NUMBERS 20050020128 & 20060081642, OFFICIAL RECORDS OF SAID COUNTY.

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L20	N90°00'00"E	268.08'
L21	S00°25'08"E	649.39'
L22	S89°42'29"W	267.99'
L23	N00°25'33"W	650.76'

SCALE: 1"=800'

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 174,241 SQ. FT. OR 4.000 ACRES

TAFT RIDGE DISTRICT NO. 4

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.
2
OF
2



ATWELL
366.850.4200 www.atwell-group.com

143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

PARCEL DESCRIPTION

SITUATED IN THE SW1/4 OF SECTION 27, T6N, R69W, 6TH P.M.
COUNTY OF LARIMER, STATE OF COLORADO

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER 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 SOUTH 03°02'09" EAST 1976.34 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 NORTH 90°00'00" EAST 268.08 FEET;

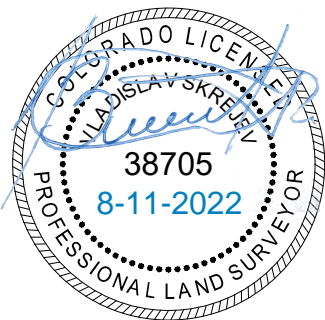
THENCE SOUTH 00°25'08" EAST 649.39 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST 57TH STREET AS DESCRIBED IN DOCUMENTS RECORDED AT RECEPTION NO. 20050020128 AND 20060081642, OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 89°42'29" WEST 267.99 FEET TO SAID EAST RIGHT-OF-WAY LINE OF N. WILSON AVE.;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°25'33" WEST 650.76 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL OF LAND CONTAINS 174,241 SQUARE FEET, OR 4.000 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

TAFT RIDGE DISTRICT NO. 4

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

ATWELL

866.850.4200 www.atwell-group.com
 143 UNION BOULEVARD, SUITE 700
 LAKEWOOD, CO 80228
 303.462.1100

K:\19000647\DWG\SURVEY\19000647_DISTRICT PARCELS.dwg, DIST 4, 8/11/2022 11:24:36 AM