

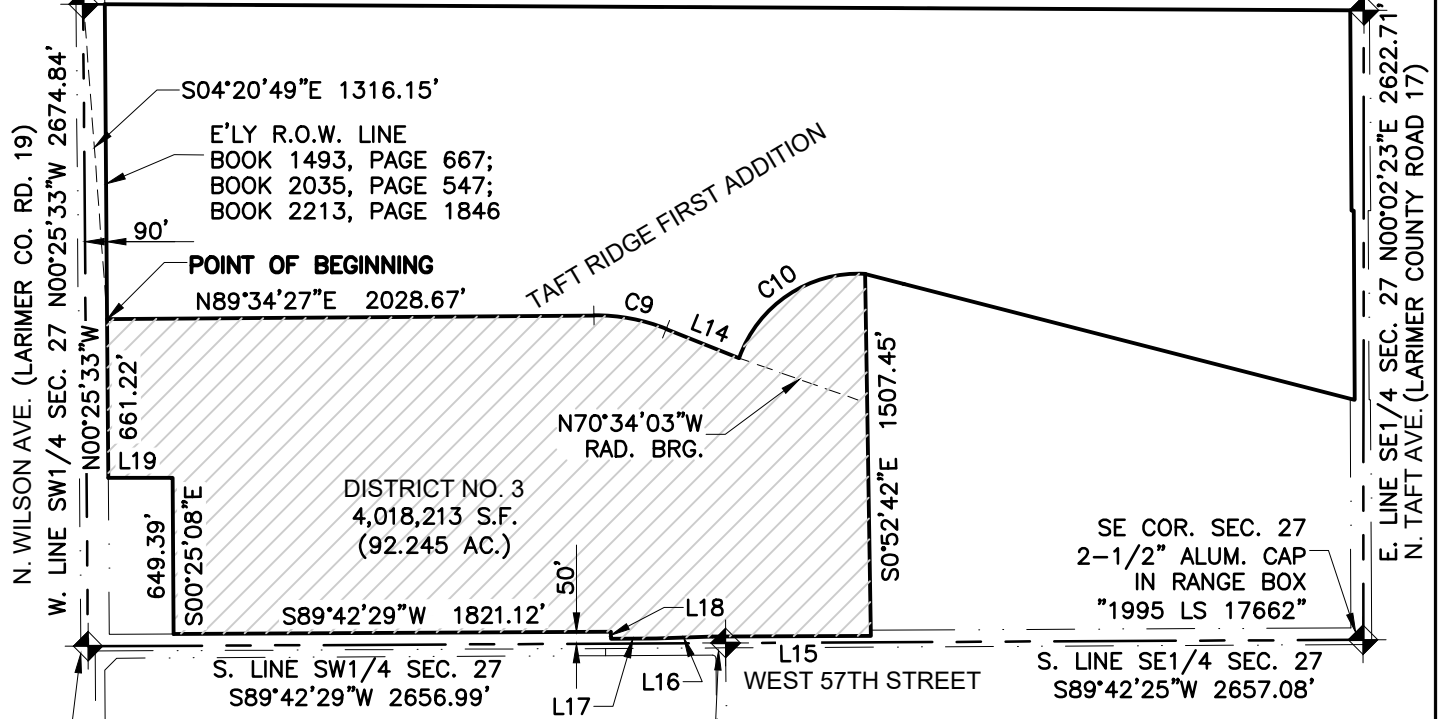
EXHIBIT TO ACCOMPANY PARCEL DESCRIPTION

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"



DISTRICT NO. 3
 4,018,213 S.F.
 (92.245 AC.)

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"

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



SCALE: 1"=800'

CURVE DATA TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C9	22°02'50"	800.00'	307.84'
C10	73°47'26"	526.00'	677.43'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L14	S68°22'43"E	326.90'
L15	S89°42'15"W	659.61'
L16	N87°59'48"E	234.66'
L17	N89°42'23"E	188.81'
L18	S00°20'37"E	30.03'
L19	N90°00'00"E	268.08'

PARCEL CONTAINS 4,018,213 SQ. FT. OR 92.245 ACRES

TAFT RIDGE DISTRICT NO. 3		SHT. 3 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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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 04°20'49" EAST 1316.15 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 89°34'27" EAST 2028.67 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT 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 68°22'43" EAST 326.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 526.00 FEET AND A RADIAL LINE TO SAID CURVE WHICH BEARS NORTH 70°34'03" WEST;

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 SOUTH 00°52'42" EAST 1507.45 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 THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 89°42'15" WEST 659.61 FEET;
2. SOUTH 87°59'48" WEST 234.66 FEET;
3. SOUTH 89°42'23" WEST 188.81 FEET;
4. NORTH 00°20'37" WEST 30.03 FEET;
5. SOUTH 89°42'29" WEST 1821.12 FEET;

(CONTINUED ON SHEET 2)

TAFT RIDGE DISTRICT NO. 3

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.
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OF
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ATWELL
866.850.4200 www.atwell-group.com

143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

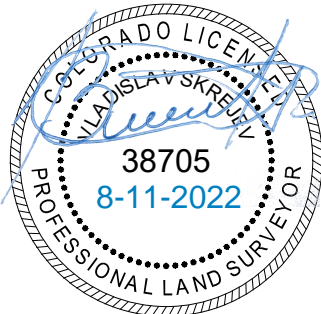
PARCEL DESCRIPTION

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

(CONTINUED FROM SHEET 1)

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE NORTH 00°25'08" WEST 649.39 FEET;
THENCE NORTH 90°00'00" WEST 268.08 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID N. WILSON AVE.;;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°25'33" WEST 661.22 FEET TO THE **POINT OF BEGINNING**;
SAID PARCEL OF LAND CONTAINS 4,018,213 SQUARE FEET, OR 92.245 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. 3

S1/2 SEC. 27
T6N, R69W, 6TH P.M.
COUNTY OF LARIMER
STATE OF COLORADO

DATE:	08/12/2022
DRAWN:	TWK
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JOB NO.:	19000647

SHT.
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OF
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