

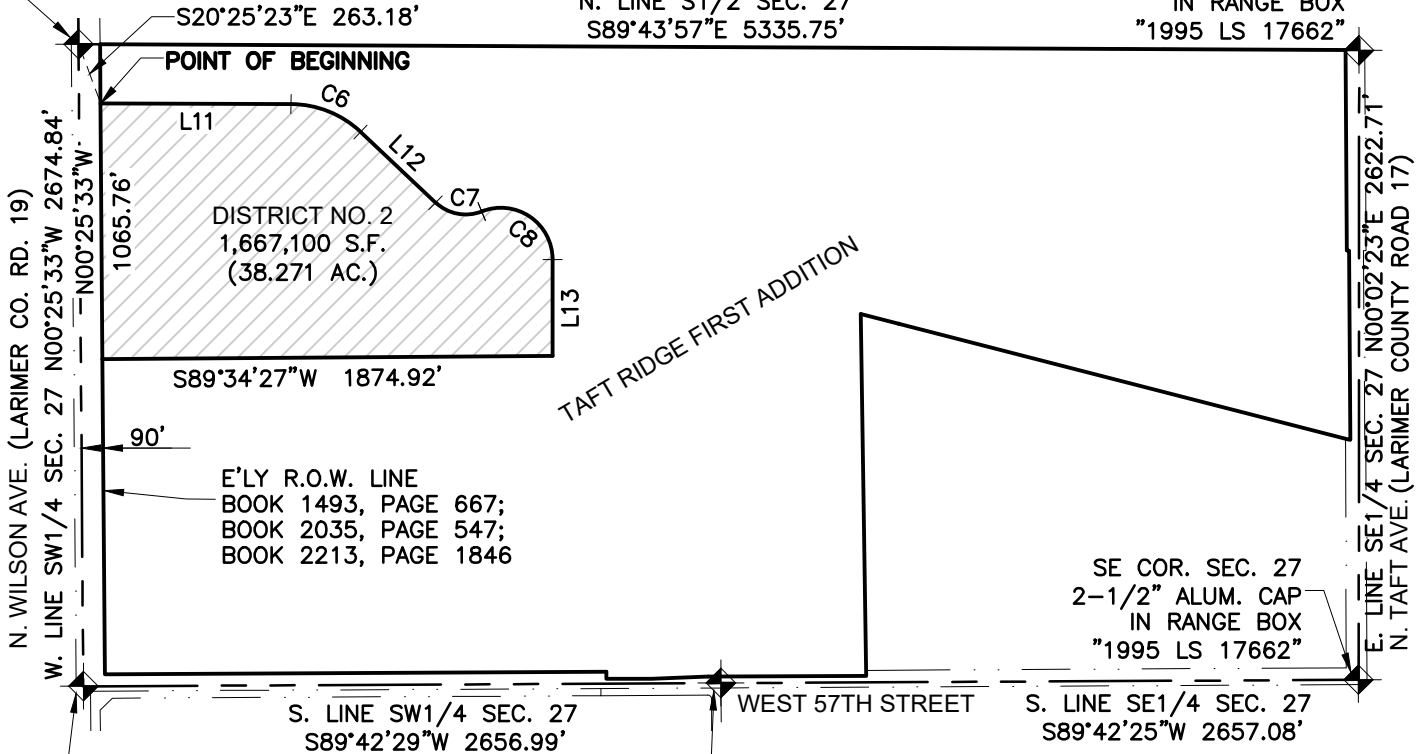
EXHIBIT TO ACCOMPANY PARCEL DESCRIPTION

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

SITUATED IN THE SW1/4 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"



CURVE DATA TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C6	43°03'41"	425.00'	319.42'
C7	65°07'15"	182.00'	206.86'
C8	111°47'28"	215.00'	419.49'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L11	S89°43'55"E	793.59'
L12	S46°40'13"E	429.32'
L13	S00°00'00"E	401.40'



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 1,667,100 SQ. FT. OR 38.271 ACRES

TAFT RIDGE DISTRICT NO. 2		SHT. 3 OF 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	

ATWELL
 966.850.4200 www.atwell-group.com
 143 UNION BOULEVARD, SUITE 700
 LAKEWOOD, CO 80228
 303.462.1100

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PARCEL DESCRIPTION

SITUATED IN THE 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 20°25'23" EAST 263.18 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 SOUTH 89°43'55" EAST 793.59 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT 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 SOUTH 46°40'13" EAST 429.32 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 182.00 FEET;

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

THENCE SOUTH 00°00'00" EAST 401.40 FEET;

THENCE SOUTH 89°34'27" WEST 1874.92 FEET TO SAID EAST RIGHT-OF-WAY LINE OF SAID N. WILSON AVE.;

(CONTINUED ON SHEET 2)

TAFT RIDGE DISTRICT NO. 2

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
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LAKEWOOD, CO 80228
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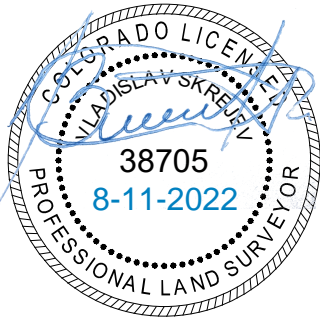
PARCEL DESCRIPTION

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

(CONTINUED FROM SHEET 1)


THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°25'33" WEST 1065.76 FEET TO THE **POINT OF BEGINNING**;
SAID PARCEL OF LAND CONTAINS 1,667,100 SQUARE FEET, OR 38.271 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. 2		SHT. 2 OF 3	 ATWELL 866.850.4200 www.atwell-group.com <small>143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100</small>
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		