

TOWN OF SEVERANCE, COLORADO

NOTICE OF PUBLIC HEARINGS FOR A PROJECT

Hunters Crossing Annexation & Zoning

NOTICE IS HEREBY GIVEN that the Public Hearing required by C.R.S. §31-12-108 before the Severance Board of Trustees on October 2, 2017 at the following time and place:

6:00 P.M.

Severance Administration Building
3 S. Timber Ridge Parkway
Severance, Colorado

In Addition, a Public Hearing shall be held before the Severance Planning Commission, pursuant to local Ordinance at the following time and place:

September 20, 2017, at 6:00 P.M.

Severance Administration Building
3 S. Timber Ridge Parkway
Severance, Colorado

Each hearing shall be for the purpose of taking applicant testimony and public comment on both the proposed annexation and zoning to both sub-urban perimeter and rural residential regarding the property described in Exhibit A, and for determining the eligibility of such property for annexation to the Town and the advisability of such an annexation, all as governed by Colorado statutes and the Severance Land Use Code.

GIVEN AND POSTED this 4th day of September, 2017

EXHIBIT A

Map 1

Annexation Description

That part of Section 3, Township 6 North, Range 67 West of the 6th P.M., Weld County, Colorado, being a part of that parcel described by Special Warranty Deed recorded October 28, 2016 at the Weld County, Colorado Clerk and Recorder's Office as Reception Number 4249056 and a part of Weld County Roads 19 and 74 adjacent thereto, the resulting perimeter of which is described as follows:

COMMENCING at the Northeast Corner of said Section 3 monumented with a 2 ½" Aluminum Cap in Range Box (unable to determine pipe or rebar size due to depth of the monument in the Range Box) stamped LS 12374;

Thence South 00°21'18" East for 30.00 feet on the East Line of the Northeast Quarter of said Section 3;

Thence South 89°16'11" West for 30.00 feet parallel with and 30.00 feet south of the North Line of the Northeast Quarter of said Section 3 to the **POINT OF BEGINNING**;

Thence South 00°21'18" East for 346.81 feet parallel with and 30.00 feet west of the East Line of the Northeast Quarter of said Section 3 on the West line of Summit View Fourth Annexation recorded April 7, 2000 at the Weld County, Colorado Clerk and Recorder's Office as Reception Number 2760548 to a point on the Northerly Line of that parcel described by Warranty Deed recorded on November 25, 1981 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 1875548;

Thence on the Northerly, West and South lines of said parcel the following three (3) courses:

- 1) Thence South 47°38'36" West for 409.60 feet;
- 2) Thence South 00°10'18" West for 543.18 feet (543.15 feet per Reception Number 4249056);
- 3) Thence South 86°51'54" East for 309.95 feet;

Thence South 00°21'18" East for 1,349.41 feet parallel with and 30.00 feet west of the East Line of the Northeast Quarter of said Section 3 on the West line of said Summit View Fourth Annexation and the West line of Mikelson Annexation recorded June 22, 2001 at the Weld County, Colorado Clerk and Recorder's Office as Reception Number 2859664 to the North Line of that parcel recorded by Quit Claim Deed on May 3, 2006 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 3384743;

Thence South 86°10'50" West for 1,971.00 feet on the North Line of that parcel recorded at said Reception Number 3384743 and the North Line of that parcel recorded by Grant Deed on May 18, 1992 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 2288346 to the Southeast Corner of that parcel recorded by Joint Tenancy Warranty Deed on February 3, 1999 at the Weld County, Colorado Clerk and Recorders office as Reception Number 2671203;

Thence North 14°25'02" West for 261.82 feet (260.97 feet per Reception Number 4249056) on the east line of said parcel recorded at Reception Number 2671203 to the Northeast Corner thereof;

Thence North 89°51'18" West for 728.73 feet on the North Line of said parcel recorded at Reception Number 2671203;

Thence North 01°06'21" West for 2,311.47 feet to the South line of Weld County Road 74 as recorded by

Agreement on October 6, 2006 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 3425640 and by Deed of Dedication on October 27, 2006 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 3430471;

Thence on said South line the following four (4) courses:

1) Thence Westerly through a central angle of $11^{\circ}49'47''$ on the arc of a 1,730.00 foot radius curve to the left, concave Southerly for 357.19 feet, said curve having a chord bearing South $74^{\circ}17'56''$ West for 356.56 feet;

2) Thence South $68^{\circ}22'49''$ West for 1,588.56 feet (1,588.62 feet per Reception Numbers 3425640 and 3430471);

3) Thence Westerly through a central angle of $20^{\circ}30'44''$ on the arc of a 1,270.00 foot radius curve to the right, concave Northerly for 454.67 feet (454.62 feet per Reception Numbers 3425640 and 3430471), said curve has a chord bearing South $78^{\circ}38'27''$ West for 452.24 feet (452.20 feet per Reception Numbers 3425640 and 3430471);

4) Thence South $88^{\circ}53'10''$ West for 115.11 feet (115.12 feet per Reception Numbers 3425640 and 3430471) to the East line of Weld County Road 19 recorded as by said Reception Number 3425640 and Reception Number 3430471;

Thence South $01^{\circ}16'58''$ East for 200.00 feet on said East line;

Thence South $02^{\circ}49'19''$ West for 359.64 feet (359.66 feet per Reception Numbers 3425640 and 3430471) to the Northwest corner of that parcel recorded by Special Warranty Deed on December 4, 2015 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 4162893;

Thence North $01^{\circ}06'35''$ West for 698.76 feet parallel with and 30.00 feet East of the West line of the Northwest Quarter of said Section 3 to the North line of Weld County Road 74 as referenced from unrecorded right of way plans completed by Farnsworth Group, Inc. (W.C.R. 74 AT W.C.R. 19);

Thence on the North line of said Weld County Road 74 the following eight (8) courses:

1) Thence North $88^{\circ}53'07''$ East for 60.27 feet;

2) Thence North $84^{\circ}20'45''$ East for 114.39 feet;

3) Thence Easterly through a central angle of $05^{\circ}26'00''$ on the arc of a 570.00 foot radius curve to the left, concave northerly for 54.05 feet, said curve having a chord bearing North $82^{\circ}34'40''$ East for 54.03 feet;

4) Thence North $79^{\circ}51'33''$ East for 259.16 feet;

5) Thence Easterly through a central angle of $00^{\circ}17'29''$ on the arc of a 2,195.00 foot radius curve to the left, concave Northerly for 11.16 feet, said curve having a chord bearing North $79^{\circ}43'38''$ East for 11.16 feet;

6) Thence Easterly through a central angle of $02^{\circ}09'38''$ on the arc of a 1,130.00 foot radius curve to the left, concave Northerly for 42.61 feet, said curve having a chord bearing North $69^{\circ}27'35''$ East for 42.61 feet;

7) Thence North $68^{\circ}22'49''$ East for 1,588.56 feet;

8) Thence Easterly through a central angle of $02^{\circ}03'56''$ on the arc of a 1,870.00 foot radius curve to the

right, concave southerly for 67.42 feet, said curve having a chord bearing North 69°24'46" East for 67.41 feet to the South line of Severance Shores Annexation recorded July 24, 2015 at the Weld County, Colorado Clerk and Recorder's Office as Reception Number 4127585;

Thence North 89°16'27" East for 517.33 feet parallel with and 30.00 feet south of the North line of the Northwest Quarter of said Section 3 on the South line of said Severance Shores Annexation;

Thence North 89°16'11" East for 703.63 feet parallel with and 30.00 feet south of the North line of the Northeast Quarter of said Section 3 on the South line of said Severance Shores Annexation to a point on the South line of said Weld County Road 74;

Thence South 00°43'55" East for 39.92 feet (40.00 feet per Reception Number 3430471) on said South line;

Thence South 89°15'50" West for 86.01 feet to a point on the north line of that parcel described by Special Warranty Deed recorded October 28, 2016 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 4249056;

Thence South 00°43'49" East for 585.75 feet (585.70 feet per Reception Number 4249056) on said North line;

Thence North 89°16'11" East for 341.32 feet (341.35 feet per Reception Number 4249056) on said North line;

Thence North 00°44'00" West for 625.68 feet on said north line to the South line of said Severance Shores Annexation;

Thence North 89°16'11" East for 1,645.19 feet parallel with and 30.00 feet south of the North Line of the Northeast Quarter of Said Section 3 on the South line of said Severance Shores Annexation and on the South line of Francis Felte Fourth Annexation recorded January 31, 2001 at the Weld County, Colorado Clerk and Recorder's Office as Reception Number 2822532 and to the **POINT OF BEGINNING**.

Contains: 159.52753 Acres more or less. Basis of Bearing: The North Line of the Northeast Quarter bears North 89°16'11" East between the Northwest Corner of the Northeast Quarter of said Section 3 monumented with a Number 6 rebar with 3 ½" aluminum cap stamped PLS 37067, 2017 in Range Box and the Northeast Corner Corner of said Section 3 monumented with a 2 ½" Aluminum Cap in Range Box (unable to determine pipe or rebar size due to depth of the monument in the Range Box) stamped LS 12374 with all other bearings referenced thereto.

Map 2

Annexation Description

That part of Section 3, Township 6 North, Range 67 West of the 6th P.M., Weld County, Colorado, being a part of that parcel described by Special Warranty Deed recorded October 28, 2016 at the Weld County, Colorado Clerk and Recorder's Office as Reception Number 4249056 and a part of Weld County Roads 19 and 74 adjacent thereto, the resulting perimeter of which is described as follows:

COMMENCING at the Northeast Corner of said Section 3 monumented with a 2 ½" Aluminum Cap in Range Box (unable to determine pipe or rebar size due to depth of the monument in the Range Box) stamped LS 12374;

Thence South 00°21'18" East for 30.00 feet on the East Line of the Northeast Quarter of said Section 3;

Thence South 89°16'11" West for 30.00 feet parallel with and 30.00 feet south of the North Line of the Northeast Quarter of said Section 3;

Thence South 00°21'18" East for 346.81 feet parallel with and 30.00 feet west of the East Line of the Northeast Quarter of said Section 3 on the West line of Summit View Fourth Annexation recorded April 7, 2000 at the Weld County, Colorado Clerk and Recorder's Office as Reception Number 2760548 to a point on the Northerly Line of that parcel described by Warranty Deed recorded on November 25, 1981 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 1875548;

Thence on the Northerly, West and South lines of said parcel the following three (3) courses:

- 1) Thence South 47°38'36" West for 409.60 feet;
- 2) Thence South 00°10'18" West for 543.18 feet (543.15 feet per Reception Number 4249056);
- 3) Thence South 86°51'54" East for 309.95 feet;

Thence South 00°21'18" East for 1,349.41 feet parallel with and 30.00 feet west of the East Line of the Northeast Quarter of said Section 3 on the West line of said Summit View Fourth Annexation and the West line of Mikelson Annexation recorded June 22, 2001 at the Weld County, Colorado Clerk and Recorder's Office as Reception Number 2859664 to the North Line of that parcel recorded by Quit Claim Deed on May 3, 2006 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 3384743;

Thence South 86°10'50" West for 1,971.00 feet on the North Line of that parcel recorded at said Reception Number 3384743 and the North Line of that parcel recorded by Grant Deed on May 18, 1992 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 2288346 to the Southeast Corner of that parcel recorded by Joint Tenancy Warranty Deed on February 3, 1999 at the Weld County, Colorado Clerk and Recorders office as Reception Number 2671203;

Thence North 14°25'02" West for 261.82 feet (260.97 feet per Reception Number 4249056) on the east line of said parcel recorded at Reception Number 2671203 to the Northeast Corner thereof;

Thence North 89°51'18" West for 728.73 feet on the North Line of said parcel recorded at Reception Number 2671203 to the **POINT OF BEGINNING**;

Thence continuing North 89°51'18" West for 500.12 feet on said North line to the to a point on the East Line of that parcel recorded by Special Warranty Deed on December 4, 2015 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 4162893;

Thence North 01°06'21" West for 1,301.21 feet on said East line and the Northerly extension thereof to the top of a proposed reservoir;

Thence North 78°16'50" East for 19.54 feet on said top;

Thence Northeasterly through a central angle of 78°35'12" on the arc of a 75.00 foot radius curve to the left, concave Northwesterly for 102.87 feet, said curve having a chord bearing North 38°59'14" East for 94.99 feet on said top;

Thence North $00^{\circ}18'23''$ West for 809.63 feet on said top and the Northerly extension thereof to the South line of Weld County Road 74 as recorded by Agreement on October 6, 2006 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 3425640 and by Deed of Dedication on October 27, 2006 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 3430471;

Thence North $68^{\circ}22'49''$ East for 67.55 feet on said South line;

Thence Easterly through a central angle of $11^{\circ}49'47''$ on the arc of a 1,730.00 foot radius curve to the left, concave Southerly for 357.19 feet, said curve having a chord bearing North $74^{\circ}17'56''$ East for 356.56 feet;

Thence South $01^{\circ}06'21''$ East for 2,311.47 feet to the **POINT OF BEGINNING**.

Contains: 24.06905 Acres more or less.

Basis of Bearing: The North Line of the Northeast Quarter bears North $89^{\circ}16'11''$ East between the Northwest Corner of the Northeast Quarter of said Section 3 monumented with a Number 6 rebar with $3\frac{1}{2}''$ aluminum cap stamped PLS 37067, 2017 in Range Box and the Northeast Corner Corner of said Section 3 monumented with a $2\frac{1}{2}''$ Aluminum Cap in Range Box (unable to determine pipe or rebar size due to depth of the monument in the Range Box) stamped LS 12374 with all other bearings referenced thereto.

Map 3

Annexation Description

That part of Section 3, Township 6 North, Range 67 West of the 6th P.M., Weld County, Colorado, being a part of that parcel described by Special Warranty Deed recorded October 28, 2016 at the Weld County, Colorado Clerk and Recorder's Office as Reception Number 4249056 and a part of Weld County Roads 19 and 74 adjacent thereto, the resulting perimeter of which is described as follows:

COMMENCING at the Northeast Corner of said Section 3 monumented with a $2\frac{1}{2}''$ Aluminum Cap in Range Box (unable to determine pipe or rebar size due to depth of the monument in the Range Box) stamped LS 12374; Thence South $00^{\circ}21'18''$ East for 30.00 feet on the East Line of the Northeast Quarter of said Section 3;

Thence South $89^{\circ}16'11''$ West for 30.00 feet parallel with and 30.00 feet south of the North Line of the Northeast Quarter of said Section 3;

Thence South $00^{\circ}21'18''$ East for 346.81 feet parallel with and 30.00 feet west of the East Line of the Northeast Quarter of said Section 3 on the West line of Summit View Fourth Annexation recorded April 7, 2000 at the Weld County, Colorado Clerk and Recorder's Office as Reception Number 2760548 to a point on the Northerly Line of that parcel described by Warranty Deed recorded on November 25, 1981 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 1875548;

Thence on the Northerly, West and South lines of said parcel the following three (3) courses:

- 1) Thence South $47^{\circ}38'36''$ West for 409.60 feet;
- 2) Thence South $00^{\circ}10'18''$ West for 543.18 feet (543.15 feet per Reception Number 4249056);
- 3) Thence South $86^{\circ}51'54''$ East for 309.95 feet;

Thence South $00^{\circ}21'18''$ East for 1,349.41 feet parallel with and 30.00 feet west of the East Line of the Northeast Quarter of said Section 3 on the West line of said Summit View Fourth Annexation and the

West line of Mikelson Annexation recorded June 22, 2001 at the Weld County, Colorado Clerk and Recorder's Office as Reception Number 2859664 to the North Line of that parcel recorded by Quit Claim Deed on May 3, 2006 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 3384743;

Thence South $86^{\circ}10'50''$ West for 1,971.00 feet on the North Line of that parcel recorded at said Reception Number 3384743 and the North Line of that parcel recorded by Grant Deed on May 18, 1992 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 2288346 to the Southeast Corner of that parcel recorded by Joint Tenancy Warranty Deed on February 3, 1999 at the Weld County, Colorado Clerk and Recorders office as Reception Number 2671203;

Thence North $14^{\circ}25'02''$ West for 261.82 feet (260.97 feet per Reception Number 4249056) on the east line of said parcel recorded at Reception Number 2671203 to the Northeast Corner thereof;

Thence North $89^{\circ}51'18''$ West for 728.73 feet on the North Line of said parcel recorded at Reception Number 2671203;

Thence continuing North $89^{\circ}51'18''$ West for 500.12 feet on said North line to the to a point on the East Line of that parcel recorded by Special Warranty Deed on December 4, 2015 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 4162893;

Thence North $01^{\circ}06'21''$ West for 1,301.21 feet on said East line and the Northerly extension thereof to the top of a proposed reservoir and the **POINT OF BEGINNING**;

Thence on said top the following six (6) courses:

- 1) Thence South $78^{\circ}16'50''$ West for 383.55 feet;
- 2) Thence Westerly through a central angle of $18^{\circ}36'27''$ on the arc of a 457.66 foot radius curve to the left, concave Southerly for 148.63 feet, said curve having a chord bearing South $68^{\circ}58'36''$ West for 147.98 feet;
- 3) Thence South $59^{\circ}40'23''$ West for 217.00 feet;
- 4) Thence South $49^{\circ}28'09''$ West for 455.00 feet;
- 5) Thence Southerly through a central angle of $38^{\circ}22'56''$ on the arc of a 47.75 foot radius curve to the left, concave Easterly for 31.99 feet, said curve having a chord bearing South $30^{\circ}16'41''$ West for 31.99 feet to the Easterly extension of the Northerly line of said parcel recorded Reception Number 4162893;

Thence North $74^{\circ}12'44''$ West for 881.76 feet on said Northerly line and the Easterly extension thereof to the East line of Weld County Road 19 as recorded by Agreement on October 6, 2006 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 3425640 and by Deed of Dedication on October 27, 2006 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 3430471;

Thence North $02^{\circ}49'19''$ East for 359.64 feet (359.66 feet per Reception Numbers 3425640 and 3430471);

Thence North $01^{\circ}16'58''$ West for 200.00 feet to the South line of Weld County Road 74 as recorded by said Agreement on October 6, 2006 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 3425640 and by said Deed of Dedication on October 27, 2006 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 3430471;

Thence on said South line the following three (3) courses;

- 1) Thence North $88^{\circ}53'10''$ East for 115.11 feet (115.12 feet per Reception Numbers 3425640 and

3430471) to the East line of Weld County Road 19 recorded as by said Reception Number 3425640 and Reception Number 3430471;

2) Thence Easterly through a central angle of 20°30'44" on the arc of a 1,270.00 foot radius curve to the right, concave Northerly for 454.67 feet (454.62 feet per Reception Numbers 3425640 and 3430471), said curve has a chord bearing North 78°38'27" East for 452.24 feet (452.20 feet per Reception Numbers 3425640 and 3430471);

3) Thence North 68°22'49" East for 1,521.01 feet to the said proposed reservoir top and the northerly extension thereof;

Thence South 00°18'23" East for 809.63 feet on said top and the northerly extension thereof;

Thence Southwesterly through a central angle of 78°35'12" on the arc of a 75.00 foot radius curve to the left, concave Northwesterly for 102.87 feet, said curve having a chord bearing South 38°59'14" West for 94.99 feet;

Thence South 78°16'50" West for 19.54 feet to the **POINT OF BEGINNING**.

Contains: 36.38667 Acres more or less. Basis of Bearing: The North Line of the Northeast Quarter bears North 89°16'11" East between the Northwest Corner of the Northeast Quarter of said Section 3 monumented with a Number 6 rebar with 3 ½" aluminum cap stamped PLS 37067, 2017 in Range Box and the Northeast Corner of said Section 3 monumented with a 2½" Aluminum Cap in Range Box (unable to determine pipe or rebar size due to depth of the monument in the Range Box) stamped LS 12374 with all other bearings referenced thereto.

Map 4

Annexation Description

That part of Section 3, Township 6 North, Range 67 West of the 6th P.M., Weld County, Colorado, being a part of that parcel described by Special Warranty Deed recorded October 28, 2016 at the Weld County, Colorado Clerk and Recorder's Office as Reception Number 4249056 and a part of Weld County Roads 19 and 74 adjacent thereto, the resulting perimeter of which is described as follows:

COMMENCING at the Northeast Corner of said Section 3 monumented with a 2 ½" Aluminum Cap in Range Box (unable to determine pipe or rebar size due to depth of the monument in the Range Box) stamped LS 12374;

Thence South 00°21'18" East for 30.00 feet on the East Line of the Northeast Quarter of said Section 3;
Thence South 89°16'11" West for 30.00 feet parallel with and 30.00 feet south of the North Line of the Northeast Quarter of said Section 3;

Thence South 00°21'18" East for 346.81 feet parallel with and 30.00 feet west of the East Line of the Northeast Quarter of said Section 3 on the West line of Summit View Fourth Annexation recorded April 7, 2000 at the Weld County, Colorado Clerk and Recorder's Office as Reception Number 2760548 to a point on the Northerly Line of that parcel described by Warranty Deed recorded on November 25, 1981 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 1875548;

Thence on the Northerly, West and South lines of said parcel the following three (3) courses:

1) Thence South 47°38'36" West for 409.60 feet;

2) Thence South 00°10'18" West for 543.18 feet (543.15 feet per Reception Number 4249056);

3) Thence South 86°51'54" East for 309.95 feet;

Thence South $00^{\circ}21'18''$ East for 1,349.41 feet parallel with and 30.00 feet west of the East Line of the Northeast Quarter of said Section 3 on the West line of said Summit View Fourth Annexation and the West line of Mikelson Annexation recorded June 22, 2001 at the Weld County, Colorado Clerk and Recorder's Office as Reception Number 2859664 to the North Line of that parcel recorded by Quit Claim Deed on May 3, 2006 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 3384743;

Thence South $86^{\circ}10'50''$ West for 1,971.00 feet on the North Line of that parcel recorded at said Reception Number 3384743 and the North Line of that parcel recorded by Grant Deed on May 18, 1992 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 2288346 to the Southeast Corner of that parcel recorded by Joint Tenancy Warranty Deed on February 3, 1999 at the Weld County, Colorado Clerk and Recorders office as Reception Number 2671203;

Thence North $14^{\circ}25'02''$ West for 261.82 feet (260.97 feet per Reception Number 4249056) on the east line of said parcel recorded at Reception Number 2671203 to the Northeast Corner thereof;

Thence North $89^{\circ}51'18''$ West for 728.73 feet on the North Line of said parcel recorded at Reception Number 2671203;

Thence continuing North $89^{\circ}51'18''$ West for 500.12 feet on said North line to the to a point on the East Line of that parcel recorded by Special Warranty Deed on December 4, 2015 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 4162893;

Thence on the East and South lines of said parcel the following four (4) courses:

- 1) Thence South $01^{\circ}06'36''$ East for 211.03 feet on said East line to the South line of the Northwest Quarter of said Section 3;
- 2) Thence continuing South $01^{\circ}06'36''$ East for 84.99 feet (84.83 feet per Reception Number 4162893) on said East line to the Southeast corner thereof;
- 3) Thence North $89^{\circ}48'45''$ West for 579.99 feet to **THE POINT OF BEGINNING**;
- 4) Thence continuing North $89^{\circ}48'45''$ West for 1,337.47 feet;

Thence North $01^{\circ}06'27''$ West for 64.41 feet parallel with and 30.00 feet east of the West line of the Southwest Quarter of said Section 3 to the South line of the Northwest Quarter of said Section 3;

Thence North $01^{\circ}06'35''$ West for 1,203.03 feet parallel with and 30.00 feet east of the West line of the Northwest Quarter of said Section 3 to the East Line that parcel recorded by Agreement on October 6, 2006 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 3425640 and by Deed of Dedication on October 27, 2006 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 3430471 and the Northerly line of that parcel recorded by Special Warranty Deed on December 4, 2015 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 4162893;

Thence South $74^{\circ}12'44''$ East for 881.76 feet on said Northerly line and the Easterly extension thereof to the top of a proposed reservoir;

Thence Southerly through a central angle of $38^{\circ}07'22''$ on the arc of a 47.75 foot radius curve to the left, concave Easterly for 31.77 feet, said curve having a chord bearing South $07^{\circ}58'28''$ East for 31.19 feet;

Thence South $27^{\circ}02'09''$ East for 641.32 feet on said top;

Thence South 89°48'45" East for 215.28 feet parallel with and 428.83 north of the South line of the of said Reception Number 4162893;

Thence South 00°19'11" East for 428.84 feet to the **POINT OF BEGINNING**.

Contains: 29.02420 Acres more or less.

Basis of Bearing: The North Line of the Northeast Quarter bears North 89°16'11" East between the Northwest Corner of the Northeast Quarter of said Section 3 monumented with a Number 6 rebar with 3 ½" aluminum cap stamped PLS 37067, 2017 in Range Box and the Northeast Corner Corner of said Section 3 monumented with a 2½" Aluminum Cap in Range Box (unable to determine pipe or rebar size due to depth of the monument in the Range Box) stamped LS 12374 with all other bearings referenced thereto.

Map 5

Annexation Description

That part of Section 3, Township 6 North, Range 67 West of the 6th P.M., Weld County, Colorado, being a part of that parcel described by Special Warranty Deed recorded October 28, 2016 at the Weld County, Colorado Clerk and Recorder's Office as Reception Number 4249056 and a part of Weld County Roads 19 and 74 adjacent thereto, the resulting perimeter of which is described as follows:

COMMENCING at the Northeast Corner of said Section 3 monumented with a 2 ½" Aluminum Cap in Range Box (unable to determine pipe or rebar size due to depth of the monument in the Range Box) stamped LS 12374;

Thence South 00°21'18" East for 30.00 feet on the East Line of the Northeast Quarter of said Section 3;

Thence South 89°16'11" West for 30.00 feet parallel with and 30.00 feet south of the North Line of the Northeast Quarter of said Section 3;

Thence South 00°21'18" East for 346.81 feet parallel with and 30.00 feet west of the East Line of the Northeast Quarter of said Section 3 on the West line of Summit View Fourth Annexation recorded April 7, 2000 at the Weld County, Colorado Clerk and Recorder's Office as Reception Number 2760548 to a point on the Northerly Line of that parcel described by Warranty Deed recorded on November 25, 1981 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 1875548;

Thence on the Northerly, West and South lines of said parcel the following three (3) courses:

- 1) Thence South 47°38'36" West for 409.60 feet;
- 2) Thence South 00°10'18" West for 543.18 feet (543.15 feet per Reception Number 4249056);
- 3) Thence South 86°51'54" East for 309.95 feet;

Thence South 00°21'18" East for 1,349.41 feet parallel with and 30.00 feet west of the East Line of the Northeast Quarter of said Section 3 on the West line of said Summit View Fourth Annexation and the West line of Mikelson Annexation recorded June 22, 2001 at the Weld County, Colorado Clerk and Recorder's Office as Reception Number 2859664 to the North Line of that parcel recorded by Quit Claim Deed on May 3, 2006 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 3384743;

Thence South 86°10'50" West for 1,971.00 feet on the North Line of that parcel recorded at said Reception Number 3384743 and the North Line of that parcel recorded by Grant Deed on May 18, 1992

at the Weld County, Colorado Clerk and Recorders Office as Reception Number 2288346 to the Southeast Corner of that parcel recorded by Joint Tenancy Warranty Deed on February 3, 1999 at the Weld County, Colorado Clerk and Recorders office as Reception Number 2671203;

Thence North $14^{\circ}25'02''$ West for 261.82 feet (260.97 feet per Reception Number 4249056) on the east line of said parcel recorded at Reception Number 2671203 to the Northeast Corner thereof;

Thence North $89^{\circ}51'18''$ West for 728.73 feet on the North Line of said parcel recorded at Reception Number 2671203;

Thence continuing North $89^{\circ}51'18''$ West for 500.12 feet on said North line to the to a point on the East Line of that parcel recorded by Special Warranty Deed on December 4, 2015 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 4162893 and the **POINT OF BEGINNING**;

Thence on the East and South lines of said parcel the following three (3) courses:

- 1) Thence South $01^{\circ}06'36''$ East for 211.03 feet on said East line to the South line of the Northwest Quarter of said Section 3;
- 2) Thence continuing South $01^{\circ}06'36''$ East for 84.99 feet (84.83 feet per Reception Number 4162893) on said East line to the Southeast corner thereof;
- 3) Thence North $89^{\circ}48'45''$ West for 579.99 feet;

Thence North $00^{\circ}19'11''$ West for 428.84;

Thence North $89^{\circ}48'45''$ West for 215.28 feet parallel with and 428.83 north of the South line of the of said Reception Number 4162893 to a point on the top of a proposed reservoir;

Thence on the said top the following six (6) courses:

- 1) Thence North $27^{\circ}02'09''$ East for 641.32 feet;
- 2) Thence Northerly through a central angle of $76^{\circ}30'18''$ on the arc of a 47.75 foot radius curve to the right, concave Easterly for 63.76 feet, said curve having a chord bearing North $11^{\circ}13'00''$ East for 59.13 feet;
- 3) Thence North $49^{\circ}28'09''$ East for 455.00 feet;
- 4) Thence North $59^{\circ}40'23''$ East for 217.00 feet;
- 5) Thence Easterly through a central angle of $18^{\circ}36'27''$ on the arc of a 457.66 foot radius curve to the right, concave Southerly for 148.63 feet, said curve having a chord bearing North $68^{\circ}58'36''$ East for 147.98 feet;
- 6) Thence North $78^{\circ}16'50''$ East for 383.55 feet to the Northerly extension of the East Line of said parcel recorded by Special Warranty Deed on December 4, 2015 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 4162893; Thence South $01^{\circ}06'21''$ East for 1,301.21 feet on said East line and the Northerly extension thereof to the **POINT OF BEGINNING**.

Contains: 27.73430 Acres more or less.

Basis of Bearing: The North Line of the Northeast Quarter bears North $89^{\circ}16'11''$ East between the Northwest Corner of the Northeast Quarter of said Section 3 monumented with a Number 6 rebar with 3 ½" aluminum cap stamped PLS 37067, 2017 in Range Box and the Northeast Corner Corner of said Section 3 monumented with a 2 ½" Aluminum Cap in Range Box (unable to determine pipe or rebar size due to depth of the monument in the Range Box) stamped LS 12374 with all other bearings referenced thereto.

This description was completed for the purpose of describing an annexation boundary and should not be used for the conveyance of real property or any rights therein. This is not intended to represent a Land Survey Plat, Improvement Survey Plat or Improvement Location Certificate and is based upon my knowledge, information and belief. It was completed by me or under my direct supervision using applicable standards of care and is not a guaranty or warranty, either expressed or implied.

July 6, 2017

For and on Behalf of Farnsworth Group, Inc.

David J. Berglund

Colorado PLS 38199

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