

# LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTIONS 9 AND 16 OF TOWNSHIP ONE SOUTH OF RANGE SEVENTY WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 9, T1S, R70W OF THE 6TH P.M., WHENCE THE SE CORNER OF SAID SECTION 9 BEARS N 89°25'00" E, 1330.00 FEET, SAID POINT BEING ON THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED ON FILM 1017 AS RECEPTION NO. 287026; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED ON FILM 1017 AS RECEPTION NO. 287026, THE FOLLOWING THREE COURSES: THENCE S 53°57'00" W, 439.99 FEET; THENCE S 20°10'00" W, 530.00 FEET; THENCE S 00°01'52" E, ALONG A LINE PARALLEL TO THE WEST LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 16, 577.97 FEET TO A POINT ON THE SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4; THENCE S 89°55'51" W, ALONG SAID SOUTH LINE, 752.64 FEET TO THE SW CORNER OF SAID NW 1/4 OF THE NE 1/4; THENCE N 00°01'52" W, ALONG THE WEST LINE OF SAID NW 1/4 OF THE NE 1/4, 1322.13 FEET TO THE 1/4 CORNER COMMON TO SAID SECTIONS 9 AND 16; THENCE N 89°36'36" W, ALONG THE SOUTH LINE OF THE E 1/2 OF THE SW 1/4 OF SAID SECTION 9, 1340.57 FEET TO THE SW CORNER OF SAID E 1/2 OF THE SW 1/4; THENCE N 00°05'17" E, ALONG THE WEST LINE OF THE E 1/2 OF THE SW 1/4 OF SAID SECTION 9, 2631.36 FEET TO THE NW CORNER OF SAID E 1/2 OF THE SW 1/4; THENCE N 89°46'26" E, ALONG THE NORTH LINE OF SAID E 1/2 OF THE SW 1/4, 213.64 FEET TO THE SW CORNER OF THE PARCEL OF LAND DESCRIBED IN BOOK 1287 AT PAGE 5 OF THE SAID BOULDER COUNTY RECORDS, FROM WHICH POINT THE CENTER 1/4 CORNER OF SAID SECTION 9 BEARS N 89°46'25" E, 1120.70 FEET; THENCE N 00°16'56" E, ALONG THE WEST LINE OF SAID PARCEL, 1489.55 FEET TO A POINT FROM WHICH THE SE CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 953 AT PAGE 413 BEARS N 00°16'56" E, 41.50 FEET; THEN FOLLOWING THE SOUTHERLY AND EASTERLY LINES OF THE PARCEL OF LAND DESCRIBED ON FILM 1023 AT RECEPTION NO. 294102 FOR THE FOLLOWING FIVE COURSES: THENCE N 89°36'37" E, 0.48 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE NORTHEASTERLY, ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, 338.55 FEET TO A POINT OF TANGENCY, SAID ARC OF CURVE HAVING A RADIUS OF 402.73 FEET, AN INTERIOR ANGLE OF 48°09'54" AND A CHORD BEARING N 65°31'42" E, 328.67 FEET; THENCE N 41°26'43" E, 79.42 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, 622.66 FEET TO A POINT OF TANGENCY, SAID ARC OF CURVE HAVING A RADIUS OF 1152.56 FEET, AN INTERIOR ANGLE OF 30°57'14" AND A CHORD BEARING N 33°04'38" W, 615.12 FEET; THENCE N 17°36'22" W, 42.98 FEET TO A POINT ON THE EAST LINE OF THE AFOREMENTIONED PARCEL DESCRIBED IN BOOK 953 AT PAGE 413; THEN FOLLOWING THE SOUTHWESTERLY LINE OF THE PARCEL OF LAND DESCRIBED ON FILM 1023 AT RECEPTION 294101 FOR THE FOLLOWING ONE COURSE; THENCE CONTINUING N 17°36'22" W, 321.87 FEET TO A POINT ON THE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED ON FILM 804 RECEPTION NO. 051988; THENCE N 89°36'30" E, ALONG THE SOUTH LINE OF SAID PARCEL OF LAND DESCRIBED ON FILM 804 RECEPTION NO. 051988, 98.72 FEET TO A POINT ON THE EAST LINE OF THE AFOREMENTIONED PARCEL DESCRIBED IN BOOK 953 AT PAGE 413; THENCE N 00°15'30" E, ALONG SAID EAST PARCEL LINE, 41.00 FEET TO THE NW CORNER OF THE PARCEL OF LAND DESCRIBED IN BOOK 1287 AT PAGE 5, A POINT ON THE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED IN BOOK 880 AT PAGE 92; THEN FOLLOWING THE SOUTH LINES OF THE PARCEL OF LAND DESCRIBED IN BOOK 880 AT PAGE 92 FOR THE FOLLOWING THREE COURSES: THENCE N 89°36'30" E, 476.96 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 880 AT PAGE 92; THENCE S 80°40'06" E, 118.04 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 880 AT PAGE 92; THENCE S 58°57'21" E, 265.94 FEET TO THE MOST NORTHERN POINT OF THE PARCEL OF LAND DESCRIBED ON FILM 763 AT RECEPTION NO. 010051; THEN FOLLOWING THE WESTERLY AND SOUTHERLY LINES OF SAID PARCEL OF LAND DESCRIBED ON FILM 763 AT RECEPTION NO. 010051 FOR THE FOLLOWING SIX COURSES: THENCE S 02°34'39" W, 153.50 FEET; THENCE S 21°21'36" E, 169.90 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 673.00 FEET, A DISTANCE OF 610.74 FEET (THE CHORD OF THIS ARC BEARS S 46°41'21" E, 590.00 FEET); THENCE N 88°40'54" E, 324.50 FEET;

THENCE S 87°41'21" E, 81.60 FEET; THENCE S 84°49'06" E, 164.21 FEET TO THE NW CORNER OF THE PARCEL OF LAND DESCRIBED ON FILM 1017 AT RECEPTION NO'S. 287022 AND 287025; THENCE S 00°45'27" E, ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED ON FILM 1017 AT RECEPTION NO'S. 287022 AND 287025, 329.40 FEET TO THE EAST LINE OF THAT TRACT OF LAND RECORDED ON FILM 602 AS RECEPTION NO. 846200; THENCE S 00°21'10" E, CONTINUING ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED ON FILM 1017 AT RECEPTION NO'S. 287022 AND 287025, 59.98 FEET TO A POINT ON THE SOUTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 9; THENCE ALONG THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED ON FILM 1017 AS RECEPTION NO. 287025, THE FOLLOWING 6 COURSES: THENCE S 00°06'17" E, 1110.00 FEET; THENCE S 33°06'00" E, 180.00 FEET; THENCE S 69°12'08" E, 143.79 FEET TO A POINT ON THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 9, WHENCE THE E 1/4 CORNER OF SAID SECTION 9 BEARS N 89°44'39" E, 1636.25 FEET; THENCE N 89°44'39" E, ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 9, 728.83 FEET; THENCE S 43°34'47" E, 340.44 FEET; THENCE S 10°34'47"E, 400.00 FEET; THENCE S 12°15'08" W, ALONG THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED ON FILM 1017 AS RECEPTION 287025 AND THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED ON FILM 1017 AS RECEPTION NO. 287026, 1349.94 FEET; THENCE ALONG THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED ON FILM 1017 AS RECEPTION NO. 287026, THE FOLLOWING 2 COURSES: THENCE S 24°55'00" W, 500.00 FEET; THENCE S 47°55'00" W, 340.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH, AN EASEMENT AS CREATED BY INSTRUMENT RECORDED JULY 5, 1978 ON FILM 1017 AS RECEPTION NO. 287021 DESCRIBED AS THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN AN EARTHEN DITCH, OR A PIPE OR OTHER UNDERGROUND STRUCTURE FOR THE TRANSMISSION OF WATER, AND ASSOCIATED DIVERSION AND DISCHARGE STRUCTURES, INLETS AND OUTLOTS, OVER AND UNDER A STRIP OF LAND 50 FEET IN WIDTH, BEING TWENTY-FIVE FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 9, T1S, R70W OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO; THENCE S 89°44'26"W, 907.42 FEET ALONG THE NORTH LINE OF THE SE 1/4 OF SECTION 9; THENCE S 43°35' E, 340.44 FEET; THENCE S 10°35' E, 25.89 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE N 64°21'55" E, 880 FEET TO A POINT ON THE CENTERLINE OF SOUTH BOULDER CREEK, SAID POINT BEING THE POINT OF TERMINUS OF SAID EASEMENT CENTERLINE; THE SIDELINES OF SAID EASEMENT BEING PROLONGED AND FORESHORTENED TO ABUT A LINE BEARING SOUTH 10°35' E AND N 10°35' W THROUGH THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE, AND TO ABUT A LINE BEARING N 29°25' E AND S 29°25' W THROUGH THE POINT OF TERMINUS OF SAID EASEMENT CENTERLINE;

AND TOGETHER WITH, AN EASEMENT AS CREATED BY INSTRUMENT RECORDED JULY 5, 1978 ON FILM 1017 AS RECEPTION NO. 287019 DESCRIBED AS THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN AN EARTHEN DITCH, OR A PIPE OR OTHER UNDERGROUND STRUCTURE FOR THE TRANSMISSION OF WATER, AND ASSOCIATED DIVERSION AND DISCHARGE STRUCTURES, INLETS AND OUTLOTS, OVER AND UNDER A STRIP OF LAND 50 FEET IN WIDTH, BEING TWENTY-FIVE FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, T1S, R70W OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO; THENCE N 89°25'00" E, 1,250.78 FEET ALONG THE NORTH LINE OF THE NE 1/4 OF SECTION 16 TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE S 12°35' E, 723 FEET, ACROSS SOUTH BOULDER CREEK, TO THE POINT OF TERMINUS OF SAID EASEMENT CENTERLINE; THE SIDELINES OF SAID EASEMENT BEING PROLONGED AND FORESHORTENED TO ABUT THE NORTH LINE OF SAID NE 1/4 OF SECTION 16;

AND TOGETHER WITH, A NON-EXCLUSIVE EASEMENT FOR WATER LINE PURPOSES AS CREATED BY INSTRUMENT RECORDED APRIL 10, 1995 ON FILM 2045 AS RECEPTION NO. 1509209 AS CORRECTED BY INSTRUMENT RECORDED JUNE 28, 1996 ON FILM 2137 AS RECEPTION NO. 1621118 DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF SECTION 16, T1S, R70W OF THE 6TH P.M., BOULDER COUNTY, COLORADO, SAID TRACT BEING LOCATED ON A PARCEL DESCRIBED IN A WARRANTY DEED TO LOVELAND READY MIX CONCRETE, INC., AS RECORDED ON FILM 781 AS RECEPTION NO. 027822 OF THE RECORDS OF BOULDER COUNTY, COLORADO, SAID PARCEL BEING 15 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT RECORDED ON FILM 781 AS RECEPTION NO. 027822, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO THE CITY OF BOULDER BY WARRANTY DEED, AS RECORDED ON FILM 1689 AS RECEPTION NO. 1125499 FROM WHICH THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 16 BEARS N 89°56'14" E, A DISTANCE OF 29.04 FEET; THENCE S 89°56'14" W, WITH THE NORTH LINE OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16, AND WITH THE NORTH LINE OF SAID LOVELAND READY MIX CONCRETE, INC. TRACT, A DISTANCE OF 749.35 FEET, TO A POINT IN THE SOUTH LINE OF A TRACT AS RECORDED ON FILM 1287 AS RECEPTION NO. 599838 AND THE POINT OF BEGINNING;

THENCE DEPARTING THE NORTH LINE OF SAID LOVELAND READY MIX CONCRETE, INC. TRACT AND THE SOUTH LINE OF SAID TRACT RECORDED ON FILM 1287 AS RECEPTION NO. 599868, THE FOLLOWING COURSES AND DISTANCES:

THENCE S 30°09'52" E, A DISTANCE OF 138.76 FEET;  
THENCE S 40°34'26" E, A DISTANCE OF 61.20 FEET;  
THENCE S 56°32'50" E, A DISTANCE OF 45.39 FEET;  
THENCE S 76°52'31" E, A DISTANCE OF 88.10 FEET;  
THENCE S 56°18'03" E, A DISTANCE OF 38.14 FEET;  
THENCE S 32°23'15" E, A DISTANCE OF 133.73 FEET;

THENCE S 26°25'46" E, A DISTANCE OF 136.23 FEET TO A POINT IN THE NORTH LINE OF SAID CITY OF BOULDER TRACT RECORDED ON FILM 1689 AS RECEPTION NO. 1125499, SAID POINT ALSO BEING IN THE NORTH LINE OF AN EXISTING 25 FEET CITY OF LAFAYETTE WATER TRANSMISSION LINE EASEMENT AND THE END OF SAID CENTERLINE ALIGNMENT;

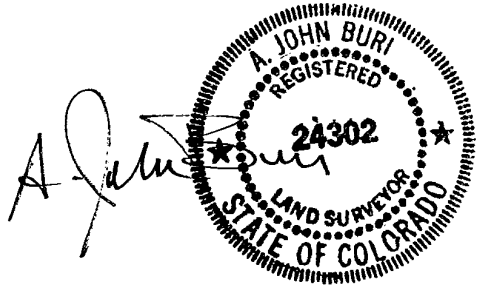
AND TOGETHER WITH, A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES AS CREATED BY INSTRUMENT RECORDED JANUARY 21, 1977 ON FILM 951 AS RECEPTION NO. 207943 DESCRIBED AS FOLLOWS: A PARCEL OF LAND WITHIN THE SE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 9, T1S, R70W, OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE SE 1/4 OF SECTION 9, T1S, R70W, OF THE 6TH P.M. AS BEARING N 89°25'00" E AND ALL LINES DESCRIBED HEREIN BEING RELATIVE THERETO; BEGINNING AT THE SE CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 9, THEN N 89°36'43" W, 49.01 FEET ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 9 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 93; THEN N 36°20'43" W, 101.07 FEET ALONG SAID STATE HIGHWAY 93 RIGHT-OF-WAY LINE TO A POINT; THEN S 89°36'43" E, 109.22 FEET ALONG A LINE PARALLEL TO AND 81.00 FEET DISTANT NORTHERLY FROM THE SOUTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 9 TO A POINT ON THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 9; THEN S 00°13'24" W, 81.00 FEET ALONG THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 9 TO THE POINT OF BEGINNING.

SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD OR EXISTING ON THE GROUND.

THE LEGAL DESCRIPTION DESCRIBED ABOVE IS PER THE MEASURED COURSES, AND DISTANCES AS MEASURED BY SCOTT, COX AND ASSOCIATES, INC.

SAID PARCEL CONTAINS 308.15 ACRES MORE OR LESS.



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02/04/19  
PROJECT NO. 18492A