LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 18 BEARS NORTH 89º40'56" EAST A DISTANCE OF 2641.21 FEET, SAID LINE FORMING THE BOUNDARY FOR THIS DESCRIPTION; THENCE NORTH 02º23'17" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18 A DISTANCE OF 39.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 02º23'17" WEST ALONG SAID WEST LINE A DISTANCE OF 835.30 FEET; THENCE SOUTH 08º47'43" WEST A DISTANCE OF 1600.00 FEET TO A POINT OF CURVE, THENCE 287.37 ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 375.00; A CENTRAL ANGLE OF 47º37'00" (THE CHORD OF SAID ARC BEAR SOUTH 89º50'46" WEST A DISTANCE OF 261.66 FEET TO A POINT OF TANGENT); THENCE SOUTH 89º50'46" WEST A DISTANCE OF 209.64 FEET TO A POINT ON A CURVE, THENCE 795.12 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 56º40'01" (THE CHORD OF SAID ARC BEARS NORTH 56º40'01" WEST A DISTANCE OF 780.13 FEET); THENCE NORTH 06º20'44" WEST A DISTANCE OF 247.42 FEET TO A POINT OF CURVE; THENCE 47º.06 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 74º01'09" (THE CHORD OF SAID ARC BEARS NORTH 30º39'47" EAST A DISTANCE OF 445.44 FEET) TO A POINT OF TANGENT; THENCE SOUTH 33º31'59" EAST A DISTANCE OF 232.80 FEET TO SAID WEST LINE OF THE SOUTHEAST QUARTER; BEING A POINT ON THE SOUTH LINE OF THE COMMUNITY DITCH AS DESCRIBED IN BOOK 690 PAGE 518 OF THE ADAMS COUNTY RECORDS;

THENCE NORTH 03º37'05" EAST ALONG SAID WEST LINE A DISTANCE OF 53.19 FEET TO THE NORTHERLY BOUNDARY LINE OF THE COMMUNITY DITCH AS DESCRIBED IN BOOK 690 PAGE 518 OF THE ADAMS COUNTY RECORDS; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING (4) COURSES:

1. NORTH 02º42'05" EAST A DISTANCE OF 39.00 FEET;
2. NORTH 08º52'05" EAST A DISTANCE OF 156.76 FEET;
3. NORTH 12º04'12" EAST A DISTANCE OF 156.56 FEET;
4. NORTH 08º54'04" EAST A DISTANCE OF 156.96 FEET;

THENCE SOUTH 05º23'17" EAST ALONG A LINE 390.00 FEET EASTERLY OF AND PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 50.68 FEET TO A POINT ON THE SOUTH LINE OF SAID COMMUNITY DITCH; THENCE SOUTH 02º03'09" EAST A DISTANCE OF 772.83 FEET;

THENCE SOUTH 02º23'17" EAST ALONG A LINE 498.00 FEET EASTERLY OF AND PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 498.00 FEET; THENCE SOUTH 19º13'30" EAST A DISTANCE OF 418.79 FEET; THENCE SOUTH 02º23'17" EAST ALONG A LINE 620.00 FEET EASTERLY OF AND PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 600.00 FEET; THENCE SOUTH 89º40'56" EAST A DISTANCE OF 1200.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 60.882 ACRES.

NOTES:

1. THE BEARINGS FOR THIS PARCEL ARE BASED ON THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO BEING NORTH 89º52'11" EAST.

2. \* DENOTES FOUND MONUMENT AS NOTED.

3. \* DENOTES SET NO. 5 REBAR WITH 1.25" PLASTIC CAP MARKED "1L 9320", UNLESS NOTED OTHERWISE.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREIN.

SHEET INDEX:

Sheets No. Description
1 Cover Sheet
2 Site Plan

VICTORY MAP
SCALE: 1" = 2000'