

ENCORE ON 34
METROPOLITAN DISTRICT NOS. 1-3

December 13, 2023

Larimer County
Office of the Clerk and Recorder
200 W. Oak St
Fort Collins, CO 80521

Via Online Filing Portal

Larimer County
Office of the Assessor
200 W. Oak St
Fort Collins, CO 80521

Via Email: LCassessor@co.larimer.co.us

Division of Local Government
1313 Sherman Street, Room 521
Denver, CO 80203

Via E-Filing Portal
Encore on 34 Metropolitan District Nos. 1-3

Dear Sir or Ma'am:

As required by statute C.R.S. 32-1-306 and C.R.S. 32-1-104, all Title 32 Special Districts are required to annually file a current, accurate map of the District's boundaries with the County Clerk and Recorder, Assessor, and Division of Local Government.

Please be advised that the boundary of the above-referenced District did not change in 2023. The current map on file is an accurate map of the District's boundaries. The District is wholly located within Larimer County.

Please feel free to contact me with any questions or concerns.

Sincerely,

ENCORE ON 34 METROPOLITAN DISTRICT

Jenna Pettit
District Administrator

Professionally Managed by:
Pinnacle Consulting Group, Inc.
550 W. Eisenhower, Loveland, CO 80537
Phone: 970-669-3611 | FAX: 970-669-3612
District Email: info@encoreon34md.live
District Website: www.encoreon34md.live

ENCORE ON 34 METROPOLITAN
DISTRICT NOS. 2-3

December 21, 2023

Larimer County
Office of the Clerk and Recorder
200 W. Oak St.
Ft. Collins, CO 80521

Via Online Filing Portal

Larimer County
Office of the Assessor
200 W. Oak Street
Fort Collins, CO 80522

Via Email: LCassessor@co.larimer.co.us

Division of Local Government
1313 Sherman Street, Room 521
Denver, CO 80203

Via E-Filing Portal

Encore on 34 Metropolitan District Nos. 2-3

Dear Sir or Ma'am:

As required by statute C.R.S. 32-1-306 and 32-1-104, all Title 32 Special Districts are required to annually file a current, accurate map of the District's boundaries with the County Clerk and Recorder, Assessor, and Division of Local Government.

Please be advised that the boundary of the above-referenced District did change in 2023. On behalf of Encore on 34 Metropolitan District Nos. 2-3, please accept the attached updated District boundary map.

Please feel free to contact me with any questions or concerns.

Sincerely,

ENCORE ON 34 METROPOLITAN DISTRICT NOS. 2-3

Jenna Pettit
District Administrator

Professionally Managed by:
Pinnacle Consulting Group, Inc.
550 W. Eisenhower, Loveland, CO 80537
Phone: 970-669-3611 | FAX: 970-669-3612
District Email: info@encoreon34md.live
District Website: www.encoreon34md.live

DISTRICT NO. 2 BOUNDARY

A PARCEL OF LAND BEING A PART OF THE SOUTH HALF OF SECTION TWELVE (12), TOWNSHIP FIVE NORTH (T.5N.), RANGE SIXTY-EIGHT WEST (R.68W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12 AND ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12 AS BEARING NORTH 00°48'14" EAST, A DISTANCE 2641.47 FEET, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°48'14" EAST, ON SAID WEST LINE, A DISTANCE OF 249.75 FEET;
THENCE SOUTH 89°11'46" EAST, A DISTANCE OF 30.00 FEET TO A LINE PARALLEL WITH AND 30.00 FEET EASTERLY OF, AS MEASURED AT A RIGHT ANGLE TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, SAID LINE BEING EAST RIGHT OF WAY LINE OF COUNTY ROAD 3 AND TO **THE POINT OF BEGINNING**;

THENCE NORTH 00°48'14" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 540.13 FEET TO A POINT ON THE CENTERLINE OF THE LOVELAND AND GREELEY CANAL;

THE FOLLOWING TWENTY-EIGHT (28) COURSES ARE ON THE CENTERLINE OF THE LOVELAND AND GREELEY CANAL.

THENCE NORTH 73°24'05" EAST, A DISTANCE OF 289.84 FEET;
THENCE NORTH 73°25'09" EAST, A DISTANCE OF 193.92 FEET;
THENCE NORTH 74°41'37" EAST, A DISTANCE OF 159.82 FEET;
THENCE NORTH 77°35'57" EAST, A DISTANCE OF 73.70 FEET;
THENCE NORTH 81°10'10" EAST, A DISTANCE OF 106.43 FEET;
THENCE NORTH 82°18'45" EAST, A DISTANCE OF 67.60 FEET;
THENCE NORTH 86°07'00" EAST, A DISTANCE OF 101.34 FEET;
THENCE NORTH 87°49'15" EAST, A DISTANCE OF 95.13 FEET;
THENCE NORTH 89°33'51" EAST, A DISTANCE OF 112.53 FEET;
THENCE NORTH 88°43'57" EAST, A DISTANCE OF 143.08 FEET;
THENCE NORTH 88°39'06" EAST, A DISTANCE OF 134.28 FEET;
THENCE NORTH 86°57'18" EAST, A DISTANCE OF 76.61 FEET;
THENCE NORTH 86°51'02" EAST, A DISTANCE OF 106.99 FEET;
THENCE NORTH 87°40'54" EAST, A DISTANCE OF 167.58 FEET;
THENCE NORTH 85°40'41" EAST, A DISTANCE OF 138.01 FEET;
THENCE NORTH 89°30'23" EAST, A DISTANCE OF 116.17 FEET;
THENCE NORTH 88°38'30" EAST, A DISTANCE OF 152.60 FEET;
THENCE SOUTH 87°33'11" EAST, A DISTANCE OF 75.86 FEET;
THENCE SOUTH 77°14'42" EAST, A DISTANCE OF 129.03 FEET;
THENCE SOUTH 82°02'01" EAST, A DISTANCE OF 81.52 FEET;
THENCE SOUTH 81°58'34" EAST, A DISTANCE OF 188.05 FEET;
THENCE SOUTH 80°36'13" EAST, A DISTANCE OF 321.49 FEET;
THENCE SOUTH 79°36'13" EAST, A DISTANCE OF 217.36 FEET;
THENCE SOUTH 76°39'32" EAST, A DISTANCE OF 207.76 FEET;
THENCE SOUTH 76°47'46" EAST, A DISTANCE OF 250.12 FEET;
THENCE SOUTH 77°14'18" EAST, A DISTANCE OF 256.48 FEET;
THENCE SOUTH 77°48'41" EAST, A DISTANCE OF 92.22 FEET;
THENCE SOUTH 77°11'47" EAST, A DISTANCE OF 370.19 FEET, TO A POINT OF DEPARTURE FROM THE CENTERLINE OF THE LOVELAND AND GREELEY CANAL;

DISTRICT NO. 2 BOUNDARY
DATE: DECEMBER 2023
JOB NO. 1245.0001.00
SHEET 1 OF 6



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Phone: 970.226.0557

DISTRICT NO. 2 BOUNDARY

THENCE NORTH 12°20'25" EAST, A DISTANCE OF 156.29 FEET;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, A DISTANCE OF 85.34 FEET, SAID CURVE HAS A RADIUS OF 435.00 FEET, A DELTA OF 11°14'27", AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 06°43'11" EAST A DISTANCE OF 85.21 FEET TO A POINT OF TANGENCY;
THENCE NORTH 01°05'58" EAST, A DISTANCE OF 9.31 FEET;
THENCE NORTH 01°05'57" EAST, A DISTANCE OF 564.43 FEET;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE 15.52 FEET, SAID CURVE HAS A RADIUS OF 10.00 FEET, A DELTA OF 88°54'02", AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 44°27'01" WEST A DISTANCE OF 14.01 FEET TO A POINT OF TANGENCY;
THENCE NORTH 88°54'02" WEST, A DISTANCE OF 394.39 FEET;
THENCE NORTH 00°51'44" EAST, A DISTANCE OF 81.84 FEET;
THENCE NORTH 89°11'25" EAST, A DISTANCE OF 394.95 FEET;
THENCE SOUTH 88°54'02" EAST, A DISTANCE OF 690.11 FEET;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 303.99 FEET, SAID CURVE HAS A RADIUS OF 977.00 FEET, A DELTA OF 17°49'38", AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 82°11'09" EAST A DISTANCE OF 302.76 FEET TO A POINT OF TANGENCY;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 31.09 FEET, SAID CURVE HAS A RADIUS OF 42.00 FEET, A DELTA OF 42°24'35", AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 52°04'02" EAST A DISTANCE OF 30.38 FEET TO A POINT OF TANGENCY;
THENCE NORTH 30°51'45" EAST, A DISTANCE OF 49.47 FEET;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 52.79 FEET, SAID CURVE HAS A RADIUS OF 77.00 FEET, A DELTA OF 39°17'02", AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 11°13'14" EAST A DISTANCE OF 51.77 FEET TO A POINT OF TANGENCY;
THENCE NORTH 14°50'53" WEST, A DISTANCE OF 40.14 FEET;
THENCE NORTH 09°08'15" WEST, A DISTANCE OF 27.15 FEET;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 35.26 FEET, SAID CURVE HAS A RADIUS OF 202.00 FEET, A DELTA OF 10°00'09", AND SUBTENDED BY A CHORD THAT BEARS NORTH 04°08'11" WEST A DISTANCE OF 35.22 FEET TO A POINT OF TANGENCY;
THENCE NORTH 00°51'11" EAST, A DISTANCE OF 302.03 FEET;
THENCE NORTH 89°03'59" WEST, A DISTANCE OF 528.33 FEET;
THENCE NORTH 0°08'28" WEST, A DISTANCE OF 149.18 FEET;
THENCE NORTH 0°51'44" EAST, A DISTANCE OF 294.00 FEET, TO THE NORTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 12;
THENCE SOUTH 88°54'02" EAST, ON SAID NORTH LINE, A DISTANCE OF 561.00 FEET, TO A LINE PARALLEL WITH AND 30.00 FEET WESTERLY OF, AS MEASURED AT A RIGHT ANGLE TO THE EAST LINE OF SOUTHEAST QUARTER OF SAID SECTION 12, SAID LINE BEING THE WEST RIGHT OF WAY LINE OF COUNTY LINE ROAD;
THENCE SOUTH 00°51'45" WEST, ON SAID PARALLEL LINE, A DISTANCE OF 2498.75 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 34;

THE FOLLOWING FIVE (5) COURSE ARE ON THE NORTHERLY RIGHT OF WAY LINES OF SAID HIGHWAY 34.

THENCE SOUTH 47°45'00" WEST, A DISTANCE OF 68.30 FEET, TO THE BEGINNING POINT OF A CURVE, NON-TANGENT TO THE AFORESAID LINE;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, A DISTANCE OF 408.87 FEET, SAID CURVE HAS A RADIUS OF 11334.20 FEET, A DELTA OF 02°04'01" AND IS SUBTENDED BY A CHORD BEARING NORTH 84°18'10" WEST A DISTANCE OF 408.85 FEET TO A POINT OF TANGENCY;
THENCE NORTH 83°16'09" WEST A DISTANCE OF 597.20 FEET;
THENCE NORTH 88°43'39" WEST A DISTANCE OF 4342.30 FEET;
THENCE NORTH 43°57'54" WEST A DISTANCE OF 71.00 FEET TO THE **POINT OF BEGINNING.**

SAID DESCRIBED PARCEL OF LAND CONTAINS 121.446 ACRES,
MORE OR LESS.

DISTRICT NO. 2 BOUNDARY
DATE: DECEMBER 2023
JOB NO. 1245.0001.00
SHEET 2 OF 6



748 Whalers Way, Suite 200
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Phone: 970.226.0557

DISTRICT NO. 2 BOUNDARY

TOGETHER WITH A PARCEL OF LAND BEING A PORTION OF THE MIRACLE ON 34 ANNEXATION NO. 3 RECORDED APRIL 14, 2006 AT RECEPTION NO. 20060027838 OF THE RECORDS OF LARIMER COUNTY, LOCATED IN THE NORTHWEST QUARTER OF SECTION TWELVE (12), TOWNSHIP FIVE NORTH (T.5N.), RANGE SIXTY-EIGHT WEST (R.68W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF JOHNSTOWN, COUNT OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 12 AS ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12 AS BEARING NORTH 00°48'14" EAST, A DISTANCE OF 2641.47 FEET, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 88°53'21" EAST, ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 30.00 FEET, TO A LINE PARALLEL WITH AND 30.00 FEET EASTERLY OF, AS MEASURED AT A RIGHT ANGLE TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12 AND TO THE POINT OF BEGINNING, SAID POINT BEGINNING BEING ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 3 WHICH IS COINCIDENTAL TO THE WEST LINE OF SAID MIRACLE ON 34 ANNEXATION NO. 3:

THE FOLLOWING FOUR (4) COURSES ARE ON THE WESTERLY LINE OF THE SAID MIRACLE ON 34 ANNEXATION NO. 3.

THENCE NORTH 00°48'14" EAST, ON SAID PARALLEL LINE, A DISTANCE OF 1214.88 FEET;
THENCE SOUTH 89°26'18" EAST, A DISTANCE OF 470.00 FEET;
THENCE NORTH 00°48'14" EAST, A DISTANCE OF 350.00 FEET;
THENCE NORTH 89°26'18" WEST, A DISTANCE OF 75.00 FEET TO THE EAST LINE OF THE KELIM SUBSTATION SUBDIVISION RECORDED NOVEMBER 16, 2010 AT RECEPTION NO. 201000071014 OF THE RECORDS OF LARIMER COUNTY;

THE FOLLOWING TWO (2) COURSES ARE ON THE EAST AND NORTH LINE OF THE SAID KELIM SUBSTATION SUBDIVISION.

THENCE NORTH 00°48'14" EAST, A DISTANCE OF 370.00 FEET;
THENCE NORTH 89°26'18" WEST, A DISTANCE 395.00 FEET, TO A LINE PARALLEL WITH AND 30.00 FEET EASTERLY OF, AS MEASURED AT A RIGHT ANGLE TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, SAID LINE BEING THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 3 AND ALSO BEING THE WEST LINE OF SAID MIRACLE ON 34 ANNEXATION NO. 3;
THENCE NORTH 00°48'14" EAST, ON SAID PARALLEL LINE, A DISTANCE OF 706.08 FEET, TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12;
THENCE SOUTH 88°26'47" EAST, ON THE SAID NORTH LINE, A DISTANCE OF 1367.71 FEET;
THENCE SOUTH 01°00'48" WEST, A DISTANCE OF 49.87 FEET;
THENCE SOUTH 88°26'47" EAST, A DISTANCE OF 873.44 FEET;
THENCE SOUTH 01°13'51" WEST, A DISTANCE OF 245.30 FEET;
THENCE SOUTH 88°26'47" EAST, A DISTANCE OF 295.16 FEET;
THENCE SOUTH 01°13'51" WEST, A DISTANCE OF 2326.16 FEET, TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12;
THENCE NORTH 88°53'21" WEST, ON SAID SOUTH LINE, A DISTANCE OF 2516.79 FEET, TO THE **POINT OF BEGINNING**.

SAID DESCRIBED PARCEL OF LAND CONTAINS 142.48 ACRES, MORE OR LESS.

DISTRICT NO. 2 BOUNDARY
DATE: DECEMBER 2023
JOB NO. 1245.0001.00
SHEET 3 OF 6



748 Whalers Way, Suite 200
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DISTRICT NO. 2 BOUNDARY

TOGETHER WITH A PARCEL OF LAND BEING A PART OF SOUTH HALF OF SECTION TWELVE (12), TOWNSHIP FIVE NORTH (T.5N.), RANGE SIXTY-EIGHT WEST (R.68W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 12 AND ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12 AS BEARING NORTH 00°48'14" EAST, A DISTANCE OF 2641.47 FEET, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 88°54'02" EAST, ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 355.33 FEET;

THENCE SOUTH 01°06'45" WEST, A DISTANCE OF 411.00 FEET;

THENCE NORTH 88°53'47" WEST, A DISTANCE OF 560.96 FEET;

THENCE NORTH 01°06'45" EAST, A DISTANCE OF 411.00 FEET, TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12;

THENCE SOUTH 88°53'21" EAST, ON SAID NORTH LINE, A DISTANCE OF 205.63 FEET, TO THE POINT OF BEGINNING;

SAID DESCRIBED PARCEL OF LAND CONTAINS 5.293 ACRES, MORE OR LESS.

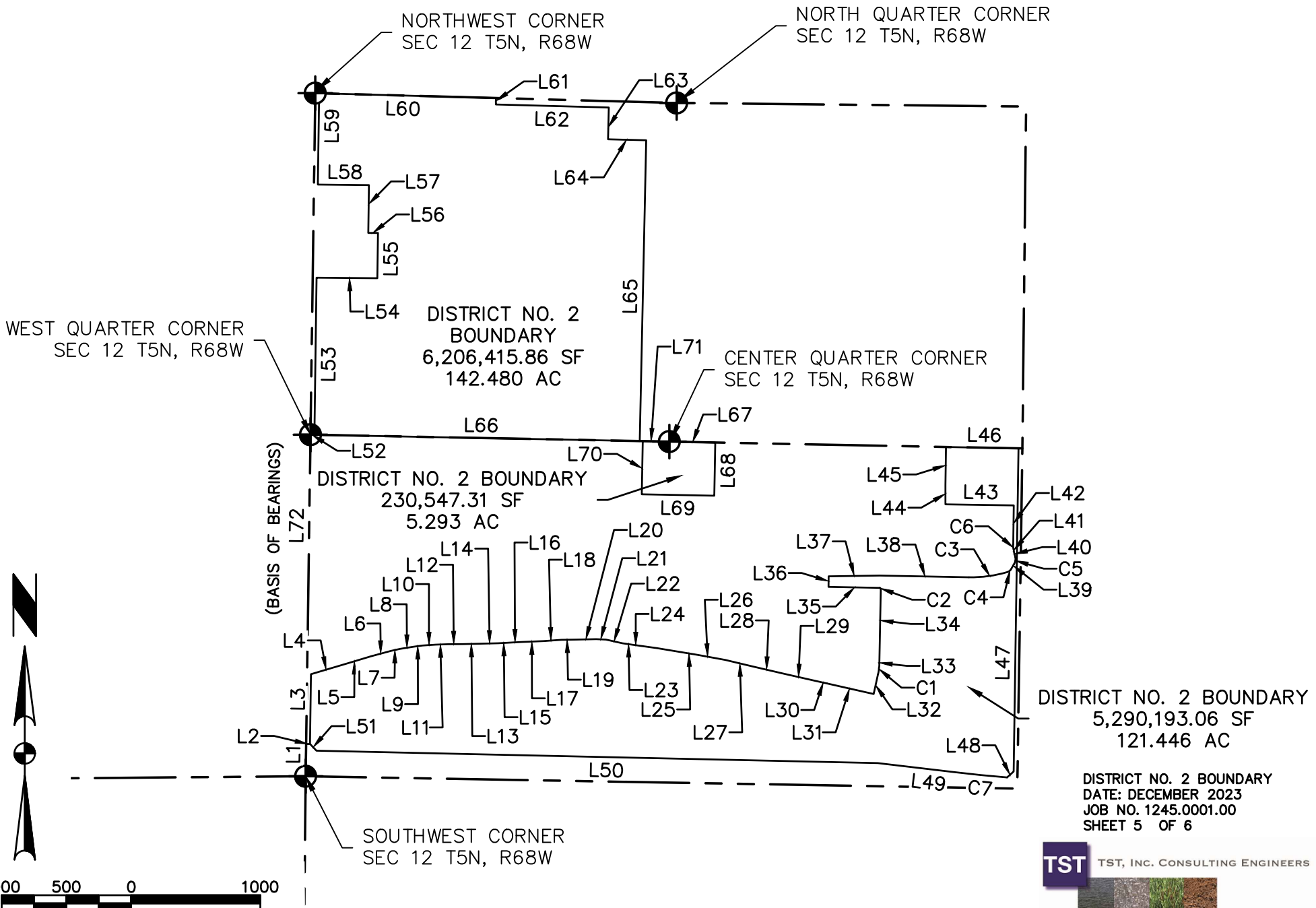
IN TOTAL, SAID DESCRIBED PARCELS OF LAND CONTAIN 289.721 ACRES, MORE OR LESS.

DISTRICT NO. 2 BOUNDARY
DATE: DECEMBER 2023
JOB NO. 1245.0001.00
SHEET 4 OF 6



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DISTRICT NO. 2 BOUNDARY



DISTRICT NO. 2 BOUNDARY

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	435.00'	85.34'	11°14'27"	N6°43'11"E	85.21'
C2	10.00'	15.52'	88°54'02"	N44°27'01"W	14.01'
C3	977.00'	303.99'	17°49'38"	N82°11'09"E	302.76'
C4	42.00'	31.09'	42°24'35"	N52°04'02"E	30.38'
C5	77.00'	52.79'	39°17'02"	N11°13'14"E	51.77'
C6	202.00'	35.26'	10°00'09"	N4°08'11"W	35.22'
C7	11334.20'	408.87'	2°04'01"	N84°18'10"W	408.85'

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	249.75	N0°48'14"E	L21	75.86	S87°33'11"E	L41	27.15	N9°08'15"W	L61	49.87	S1°00'48"W
L2	30.00	S89°11'46"E	L22	129.03	S77°14'42"E	L42	302.03	N0°51'11"E	L62	873.44	S88°26'47"E
L3	540.13	N0°48'14"E	L23	81.52	S82°02'01"E	L43	528.33	N89°03'59"W	L63	245.30	S1°13'51"W
L4	289.84	N73°24'05"E	L24	188.05	S81°58'34"E	L44	149.18	N0°08'28"W	L64	295.16	S88°26'47"E
L5	193.92	N73°25'09"E	L25	321.49	S80°36'13"E	L45	294.00	N0°51'44"E	L65	2326.16	S1°13'51"W
L6	159.82	N74°41'37"E	L26	217.36	S79°36'13"E	L46	561.00	S88°54'02"E	L66	2516.79	N88°53'21"W
L7	73.70	N77°35'57"E	L27	207.76	S76°39'32"E	L47	2498.75	S0°51'45"W	L67	355.33	S88°54'02"E
L8	106.43	N81°10'10"E	L28	250.12	S76°47'46"E	L48	68.30	S47°45'00"W	L68	411.00	S1°06'45"W
L9	67.60	N82°18'45"E	L29	256.48	S77°14'18"E	L49	597.20	N83°16'09"W	L69	560.96	N88°53'47"W
L10	101.34	N86°07'00"E	L30	92.22	S77°48'41"E	L50	4342.30	N88°43'39"W	L70	411.00	N1°06'45"E
L11	95.13	N87°49'15"E	L31	370.19	S77°11'47"E	L51	71.00	N43°57'54"W	L71	205.63	S88°53'21"E
L12	112.53	N89°33'51"E	L32	156.29	N12°20'25"E	L52	30.00	S88°53'21"E	L72	2641.47	N0°48'14"E
L13	143.08	N88°43'57"E	L33	9.31	N1°05'58"E	L53	1214.88	N0°48'14"E			
L14	134.28	N88°39'06"E	L34	564.43	N1°05'57"E	L54	470.00	S89°26'18"E			
L15	76.61	N86°57'18"E	L35	394.39	N88°54'02"W	L55	350.00	N0°48'14"E			
L16	106.99	N86°51'02"E	L36	81.84	N0°51'44"E	L56	75.00	N89°26'18"W			
L17	167.58	N87°40'54"E	L37	394.95	N89°11'25"E	L57	370.00	N0°48'14"E			
L18	138.01	N85°40'41"E	L38	690.11	S88°54'02"E	L58	395.00	N89°26'18"W			
L19	116.17	N89°30'23"E	L39	49.47	N30°51'45"E	L59	706.08	N0°48'14"E			
L20	152.60	N88°38'30"E	L40	40.14	N14°50'53"W	L60	1367.71	S88°26'47"E			

DISTRICT NO. 2 BOUNDARY
DATE: DECEMBER 2023
JOB NO. 1245.0001.00
SHEET 6 OF 6



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K:\1245\0001\Major Infrastructure\05 Drawings\Exhibits\Service Plan Documents\Exhibits\Service Plan Documents for Eve\2023-12-04 Service Plan Documents\DISTRICT BOUNDARY NO.2

DISTRICT NO. 3 BOUNDARY

A PARCEL OF LAND BEING A PART OF THE SOUTH HALF OF SECTION TWELVE (12), TOWNSHIP FIVE NORTH (T.5N.), RANGE SIXTY-EIGHT WEST (R.68W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12 AND ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12 AS BEARING NORTH 00°48'14" EAST, A DISTANCE 2641.47 FEET, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°48'14" EAST, ON SAID WEST LINE, A DISTANCE OF 789.88 FEET;
THENCE SOUTH 89°11'46" EAST, A DISTANCE OF 30.00 FEET, TO A LINE PARALLEL WITH AND 30.00 FEET EASTERLY OF, AS MEASURED AT A RIGHT ANGLE TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, SAID LINE BEING THE EAST RIGHT OF WAY LINE COUNTY ROAD 3 AND TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°48'14" EAST, ON SAID PARALLEL LINE, A DISTANCE OF 1851.43 FEET, TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12;
THENCE SOUTH 88°53'21" EAST, ON SAID NORTH LINE, A DISTANCE 2540.12 FEET;
THENCE SOUTH 01°06'45" WEST, A DISTANCE OF 411.00 FEET;
THENCE SOUTH 88°53'47" EAST, A DISTANCE OF 560.96 FEET;
THENCE NORTH 01°06'45" EAST, A DISTANCE OF 411.00 FEET, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12;
THENCE SOUTH 88°54'02" EAST, ON SAID NORTH LINE, A DISTANCE OF 1071.46 FEET;
THENCE SOUTH 00°43'35" WEST, A DISTANCE OF 57.56 FEET;
THENCE SOUTH 89°27'07" WEST, A DISTANCE OF 870.17 FEET;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST A DISTANCE OF 155.09 FEET, SAID CURVE HAS A RADIUS OF 100.00 FEET, A DELTA OF 88°51'30", AND SUBTENDED BY A CHORD THAT BEARS SOUTH 45°01'22" WEST A DISTANCE OF 140.01 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 00°35'37" WEST, A DISTANCE OF 835.58 FEET;
THENCE SOUTH 88°54'02" EAST, A DISTANCE OF 728.58 FEET;
THENCE NORTH 89°11'25" EAST, A DISTANCE OF 55.30 FEET;
THENCE SOUTH 00°51'44" WEST, A DISTANCE OF 81.84 FEET;
THENCE SOUTH 88°54'02" EAST, A DISTANCE OF 394.39 FEET;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE 15.52 FEET, SAID CURVE HAS A RADIUS OF 10.00 FEET, A DELTA OF 88°54'02", AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 44°27'01" EAST A DISTANCE OF 14.01 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 01°05'57" WEST, A DISTANCE OF 564.43 FEET;
THENCE SOUTH 01°05'58" WEST, A DISTANCE OF 9.31 FEET;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 85.34 FEET, SAID CURVE HAS A RADIUS OF 435.00 FEET, A DELTA OF 11°14'27", AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 06°43'11" WEST A DISTANCE OF 85.21 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 12°20'25" WEST, A DISTANCE OF 156.29 FEET, TO THE CENTERLINE OF THE LOVELAND AND GREELEY CANAL;

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THE FOLLOWING TWENTY-EIGHT (28) COURSES ARE ON THE CENTERLINE OF THE LOVELAND AND GREELEY CANAL.

THENCE NORTH 77°11'47" WEST A DISTANCE OF 370.19 FEET;
THENCE NORTH 77°48'41" WEST A DISTANCE OF 92.22 FEET;
THENCE NORTH 77°14'18" WEST A DISTANCE OF 256.48 FEET;
THENCE NORTH 76°47'46" WEST A DISTANCE OF 250.12 FEET;
THENCE NORTH 76°39'32" WEST A DISTANCE OF 207.76 FEET;
THENCE NORTH 79°39'13" WEST A DISTANCE OF 217.36 FEET;
THENCE NORTH 80°36'13" WEST A DISTANCE OF 321.49 FEET;
THENCE NORTH 81°58'34" WEST A DISTANCE OF 188.05 FEET;
THENCE NORTH 82°02'01" WEST A DISTANCE OF 81.52 FEET;
THENCE NORTH 77°14'42" WEST A DISTANCE OF 129.03 FEET;
THENCE NORTH 87°33'11" WEST A DISTANCE OF 75.86 FEET;
THENCE SOUTH 88°38'30" WEST A DISTANCE OF 152.60 FEET;
THENCE SOUTH 89°30'23" WEST A DISTANCE OF 116.17 FEET;
THENCE SOUTH 85°40'41" WEST A DISTANCE OF 138.01 FEET;
THENCE SOUTH 87°40'54" WEST A DISTANCE OF 167.58 FEET;
THENCE SOUTH 86°51'20" WEST A DISTANCE OF 106.99 FEET;
THENCE SOUTH 86°57'18" WEST A DISTANCE OF 76.61 FEET;
THENCE SOUTH 88°39'06" WEST A DISTANCE OF 134.28 FEET;
THENCE SOUTH 88°43'57" WEST A DISTANCE OF 143.08 FEET;
THENCE SOUTH 89°33'51" WEST A DISTANCE OF 112.53 FEET;
THENCE SOUTH 87°49'15" WEST A DISTANCE OF 95.13 FEET;
THENCE SOUTH 86°07'00" WEST A DISTANCE OF 101.34 FEET;
THENCE SOUTH 82°18'45" WEST A DISTANCE OF 67.60 FEET;
THENCE SOUTH 81°10'10" WEST A DISTANCE OF 106.43 FEET;
THENCE SOUTH 77°35'57" WEST A DISTANCE OF 73.70 FEET;
THENCE SOUTH 74°41'37" WEST A DISTANCE OF 159.82 FEET;
THENCE SOUTH 73°25'09" WEST A DISTANCE OF 193.92 FEET;
THENCE SOUTH 73°24'05" WEST A DISTANCE OF 289.84 FEET TO THE **POINT OF BEGINNING**.

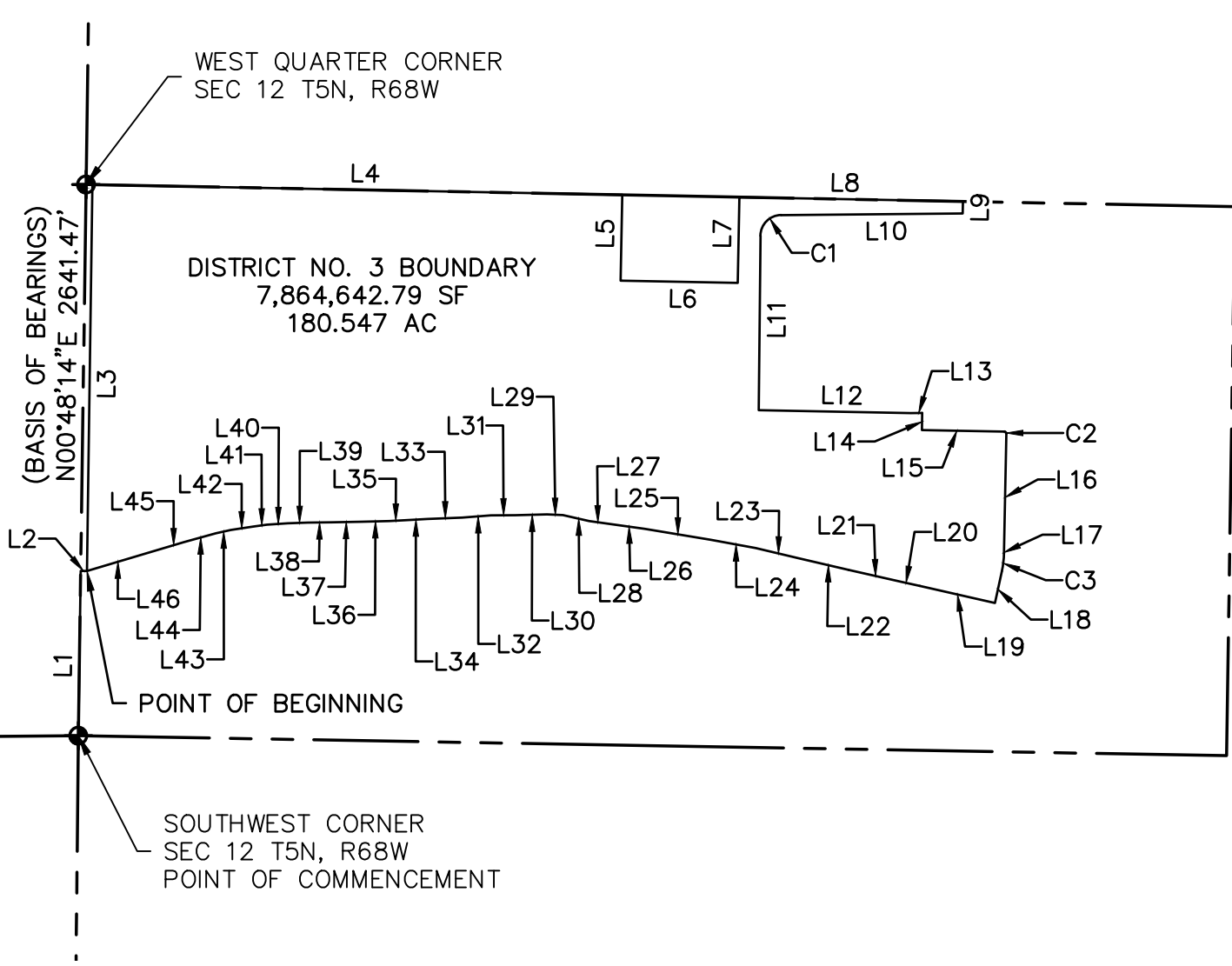
SAID DESCRIBED PARCEL OF LAND CONTAINS 180.547 ACRES, MORE OR LESS.

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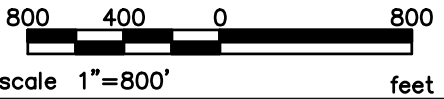


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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	100.00'	155.09'	88°51'30"	S45°01'22"W	140.01'
C2	10.00'	15.52'	88°54'02"	S44°27'01"E	14.01'
C3	435.00'	85.34'	11°14'27"	S6°43'11"W	85.21'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	789.88	N0°48'14"E
L2	30.00	S89°11'46"E
L3	1851.43	N0°48'14"E
L4	2540.12	S88°53'21"E
L5	411.00	S1°06'45"W
L6	560.96	S88°53'47"E
L7	411.00	N1°06'45"E
L8	1071.46	S88°54'02"E
L9	57.56	S0°43'35"W
L10	870.17	S89°27'07"W
L11	835.58	S0°35'37"W
L12	728.58	S88°54'02"E
L13	55.30	N89°11'25"E
L14	81.84	S0°51'44"W
L15	394.39	S88°54'02"E
L16	564.43	S1°05'57"W
L17	9.31	S1°05'58"W
L18	156.29	S12°20'25"W
L19	370.19	N77°11'47"W
L20	92.22	N77°48'41"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L21	256.48	N77°14'18"W
L22	250.12	N76°47'46"W
L23	207.76	N76°39'32"W
L24	217.36	N79°36'13"W
L25	321.49	N80°36'13"W
L26	188.05	N81°58'34"W
L27	81.52	N82°02'01"W
L28	129.03	N77°14'42"W
L29	75.86	N87°33'11"W
L30	152.60	S88°38'30"W
L31	116.17	S89°30'23"W
L32	138.01	S85°40'41"W
L33	167.58	S87°40'54"W
L34	106.99	S86°51'20"W
L35	76.61	S86°57'18"W
L36	134.28	S88°39'06"W
L37	143.08	S88°43'57"W
L38	112.53	S89°33'51"W
L39	95.13	S87°49'15"W
L40	101.34	S86°07'00"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L41	67.60	S82°18'45"W
L42	106.43	S81°10'10"W
L43	73.70	S77°35'57"W
L44	159.82	S74°41'37"W
L45	193.92	S73°25'09"W
L46	289.84	S73°24'05"W

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