

**RESOLUTION
OF THE
BOARD OF DIRECTORS
OF THE
GRANARY METROPOLITAN DISTRICT NO. 1

CONCERNING THE IMPOSITION OF OPERATIONS FEE**

WHEREAS, Granary Metropolitan District No. 1 (the “**Coordinating District**”) was formed pursuant to §§ 32-1-101, *et seq.*, C.R.S., as amended (the “**Special District Act**”), by order of the District Court for Weld County, Colorado, and after approval of the Coordinating District’s eligible electors at an election; and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the Board of Directors of the Coordinating District (the “**Board**”) shall have the management, control and supervision of all the business and affairs of the Coordinating District; and

WHEREAS, the Coordinating District has previously entered into a District Coordinating Services Agreement dated July 7, 2022 (the “**Services Agreement**”), with Granary Metropolitan District Nos. 2-9 (the “**Financing Districts**” and, together with the Coordinating District, the “**Districts**”); and

WHEREAS, the Services Agreement states:

The Districts acknowledge that the Coordinating District will incur certain direct and indirect costs associated with the provision of the O&M Services in order to provide;

1. Operation and maintenance of any Public Improvements not otherwise dedicated or conveyed to any other governmental entity or owners association for the benefit of the Districts;
2. Maintain common areas, parks, entry monuments, landscaping, open space tracts, recreational facilities and other community amenities;
3. Provide trash service, architectural review, and covenant enforcement services (as applicable);

(collectively the “**O&M Services**”) and to ensure that the health, safety and welfare of the Districts and their inhabitants may be safeguarded. The Financing Districts further recognize and acknowledge that the Coordinating District is providing the O&M Services for the direct benefit of the Financing Districts and the property owners within their boundaries, and that pursuant to § 32-1-1001(1)(j)(I), C.R.S., the Coordinating District is authorized to fix and impose fees, rates, tolls, penalties and charges for services

or facilities furnished by the Coordinating District which, until paid, shall constitute a perpetual lien on and against the property served. The Districts agree that the Coordinating District may from time to time establish a fair and equitable fee to provide a source of funding to pay for the O&M Services (the “**User Fees**”), which User Fees are to be reasonably related to the overall cost of providing the O&M Services, and be imposed on those who are reasonably likely to benefit from or use the O&M Services (the “**Users**”). The Financing Districts acknowledge that the Coordinating District will make determinations as to the appropriate User Fees, taking into account mill levy revenues to be received from the Financing Districts in each fiscal year. The Financing Districts agree to cooperate with the Coordinating District in the collection of all User Fees due and owing, including but not necessarily limited to foreclosure as against the statutory perpetual lien associated with such User Fees.

WHEREAS, the Board has determined it to be in the best interests of the Districts, and the property owners, taxpayers, and residents of the Districts, to acquire, construct, operate and maintain certain amenities and facilities benefitting property and inhabitants within the Districts, which amenities and facilities generally include streets, traffic safety controls, street lighting, sanitary sewer, water, landscaping, storm drainage, mosquito control and park and recreation improvements and facilities (collectively, the “**Facilities**”); and

WHEREAS, the Board has determined it to be in the best interests of the Districts, and the property owners, taxpayers, and residents of the Districts, to provide certain services to property and inhabitants within the boundaries of the Districts, including without limitation, street maintenance, landscape maintenance, and other services (collectively, the “**Services**”); and

WHEREAS, pursuant to § 32-1-1001(1)(j)(I), C.R.S., the Coordinating District is authorized to fix and impose fees, rates, tolls, penalties and charges for services or facilities furnished by the Coordinating District which, until such fees, rates, tolls, penalties and charges are paid, shall constitute a perpetual lien on and against the property served; and

WHEREAS, the Coordinating District incurs certain direct and indirect costs associated with the acquisition, construction, installation, repair, replacement, improvement, reconstruction operation and maintenance of the Facilities, as necessary, inclusive of the costs of utilities and capital replacement costs (collectively, the “**Facility Costs**”) in order that the Facilities may be properly provided and maintained; and

WHEREAS, the Coordinating District incurs certain direct and indirect costs associated with the provision of the Services in order that the Services may be properly provided, the property within the Districts maintained, and that the health, safety and welfare of the Districts and their inhabitants may be safeguarded (collectively, the “**Service Costs**”); and

WHEREAS, the establishment and continuation of a fair and equitable fee (the “**Operations Fee**”) to provide a source of funding to pay for the Facility Costs and the Service Costs, (collectively, the “**Operations Costs**”), which Operations Costs are generally attributable to the persons and/or properties subject to such Operations Fees, is necessary to provide for the common good and for the prosperity and general welfare of the Districts and their inhabitants and for the orderly and uniform administration of the Districts’ affairs; and

WHEREAS, the Coordinating District finds that the Operations Fee (as defined below), as set forth in this Resolution, are reasonably related to the overall cost of providing the Facilities and Services and paying the Operations Costs, and that imposition thereof is necessary and appropriate; and

NOW, THEREFORE, be it resolved by the Board as follows:

1. DEFINITIONS. Except as otherwise expressly provided or where the context indicates otherwise, the following capitalized terms shall have the respective meanings set forth below:

“**District Boundaries**” means the legal boundaries of the Districts, as the same are established and amended from time to time pursuant to §§32-1-101, *et seq.*, C.R.S., as more particularly set forth in the map and legal description attached hereto as **Exhibit B** and incorporated herein by this reference.

“**Due Date**” means the date by which the Operations Fee is due, which Due Date is reflected on the Schedule of Fees.

“**End User**” means any third-party homeowner or tenant of any homeowner occupying or intending to occupy a Residential Unit.

“**Fee Schedule**” or “**Schedule of Fees**” means the schedule of fees set forth in **Exhibit A**, attached hereto and incorporated herein by this reference, until and unless otherwise amended and/or repealed.

“**Residential Unit**” means each residential dwelling unit (including, without limitation, condominiums, townhomes, and any other attached dwelling unit and detached single family dwelling units) located within the District Boundaries which has been Transferred to an End User.

2. OPERATIONS FEE.

a. The Board has determined, and does hereby determine, that it is in the best interests of the Districts and their respective residents and property owners to impose, and does hereby impose an Operations Fee to fund the Operations Costs. The Operations Fee is hereby established and imposed in an amount as set forth by the Coordinating District from time to time pursuant to an annual “Fee Schedule” and shall constitute the rate in effect until such schedule is amended or

repealed. The initial Fee Schedule is set forth in **Exhibit A**, attached hereto and incorporated herein by this reference.

b. The Board has determined, and does hereby determine, that the Operations Fee is reasonably related to the overall cost of providing the Facilities and Services, and is imposed on those who are reasonably likely to benefit from or use the Facilities and Services.

c. The revenues generated by the Operations Fee will be accounted for separately from other revenues of the Coordinating District. The Operations Fee revenue will be used solely for the purpose of paying Operations Costs, and may not be used by the Coordinating District to pay for general administrative costs of the Coordinating District.

d. The Board has determined, and does hereby determine, that the Operations Fee is calculated to defray the cost of funding Operations Costs and reasonably distributes the burden of defraying the Operations Costs in a manner based on the benefits received by persons paying the fees and using the Facilities and Services.

3. LATE FEES AND INTEREST. Pursuant to § 29-1-1102(3), C.R.S., any Operations Fee not paid in full within fifteen (30) days after the scheduled due date will be assessed a late fee as follows:

- a. Fifteen dollars (\$15.00) per each Operations Fee not fully paid prior to the thirtieth (30) calendar day following the Due Date; or
- b. A late fee of five percent (5%) per each fee not fully paid prior to the thirtieth (30) calendar day following the Due Date, and each month thereafter, may be charged on unpaid fees until the Late Fee equals twenty-five percent (25%) of all outstanding Operations Fees.
- c. If a late fee is charged, the late fee charged shall be the greater of the two options listed above. Pursuant to §29-1-1102(7), C.R.S., interest may also accrue on any outstanding Operations Fees, exclusive of assessed late fees, at the rate of eighteen percent (18%) per annum.
- d. The Coordinating District may institute such remedies and collection procedures as authorized under Colorado law, including, but not limited to, foreclosure of its perpetual lien. The defaulting property owner shall pay all fees and costs, specifically including, but not limited to, attorneys' fees and costs and costs associated with the collection of delinquent fees, incurred by the Coordinating District and/or its consultants in connection with the foregoing.

4. PAYMENT. Payment for all fees shall be made through the online portal available through the Coordinating District's website or by check delivered to the address listed on the payment coupon, or equivalent form acceptable to the Coordinating District, made payable to "Granary Metropolitan District No. 1." All Operations Fees shall be due and payable within thirty (30) days of the Due Date. In the event that any Operations Fees established hereunder remain unpaid thirty-one (31) days after its respective Due Date, the Coordinating District may undertake collection efforts for any and all outstanding amounts, in accordance with

the Coordinating District's Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges, as may be amended from time to time.

5. LIEN. The fees imposed hereunder, together with any and all late fees, interest, penalties and costs of collection, shall, until paid, constitute a statutory, perpetual lien on and against the property served, and any such lien may be foreclosed in the manner provided by the laws of the State of Colorado for the foreclosure of mechanic's liens, pursuant to § 32-1-1001(1)(j)(I), C.R.S. Said lien may be foreclosed at such time as the Coordinating District, in its sole discretion, may determine. The lien shall be perpetual in nature (as defined by the laws of the State of Colorado) on the property and shall run with the land. This Resolution shall be recorded in the offices of the Clerk and Recorder of Larimer County, Colorado.

6. SEVERABILITY. If any portion of this Resolution is declared by any court of competent jurisdiction to be void or unenforceable, such decision shall not affect the validity of any remaining portion of this Resolution, which shall remain in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Resolution a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

7. THE PROPERTY. This Resolution shall apply to all property within the Coordinating District's boundaries, including, but not limited to, the property set forth in **Exhibit B**, attached hereto and incorporated herein by this reference, and any additional property included into the Coordinating District after the date of this Resolution.

8. EFFECTIVE DATE. This Resolution shall become effective on July 23, 2024.

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ADOPTED this 23rd day of July, 2024..

GRANARY METROPOLITAN DISTRICT NO. 1,
a quasi-municipal corporation and political
subdivision of the State of Colorado

Patrick McMeekin
Patrick McMeekin (Aug 14, 2024 07:32 MDT)

Officer of the Coordinating District

ATTEST:

Landon Hoover
Landon Hoover (Aug 14, 2024 09:16 MDT)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys At Law


General Counsel to the Coordinating District

Signature page to Resolution Concerning the Imposition of an Operations Fee

EXHIBIT A		
GRANARY METROPOLITAN DISTRICT NO. 1		
Schedule of Fees		
Effective August 19, 2024		
Schedule of Fees		
Fee Type	Classifications	Rate
Operations Fee	<u>Residential Unit</u>	\$750 per year collected quarterly
The Due Date for each Operations Fee for the preceding quarter is the 15 th day of each April, July, October and January.		

PAYMENTS:

Payment for all fees shall be made through the online portal available through the Coordinating District's website or by check delivered to the address listed on the payment coupon, or equivalent form acceptable to the Coordinating District, made payable to "Granary Metropolitan District No. 1."

EXHIBIT B
District Boundaries

LEGAL DESCRIPTION
DISTRICT NO. 1

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7, MONUMENTED WITH A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP, STAMPED LS 26606 IN MONUMENT BOX;

THENCE SOUTH 00°17'44" WEST, A DISTANCE OF 1497.28 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE NORTH 89°42'16" WEST, A DISTANCE OF 59.99 FEET MEASURED PERPENDICULAR TO SAID EAST LINE TO THE WEST RIGHT OF WAY OF WELD COUNTY ROAD 15 AND THE POINT OF BEGINNING;

THENCE S00°17'44"W, A DISTANCE OF 131.66 FEET ON SAID WEST RIGHT OF WAY LINE;

THENCE N89°42'16"W, A DISTANCE OF 70.61 FEET TO THE NORTH LINE OF A 30' NON-EXCLUSIVE STORM DRAINAGE EASEMENT RECORDED AT REC NO. 4553365 IN THE WELD COUNTY CLERK AND RECORDERS OFFICE ;

THENCE N56°14'30"W, A DISTANCE OF 43.69 FEET ON SAID NORTH LINE TO A POINT ON A NON-TANGENT CURVE;

THENCE ON SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 04°30'29", A DISTANCE OF 51.14 FEET, A CHORD BEARING OF N30°08'09"W WITH A CHORD DISTANCE OF 51.13 FEET;

THENCE N44°46'25"E, A DISTANCE OF 88.98 FEET;

THENCE S89°42'16"E, A DISTANCE OF 70.61 FEET TO THE POINT OF BEGINNING.

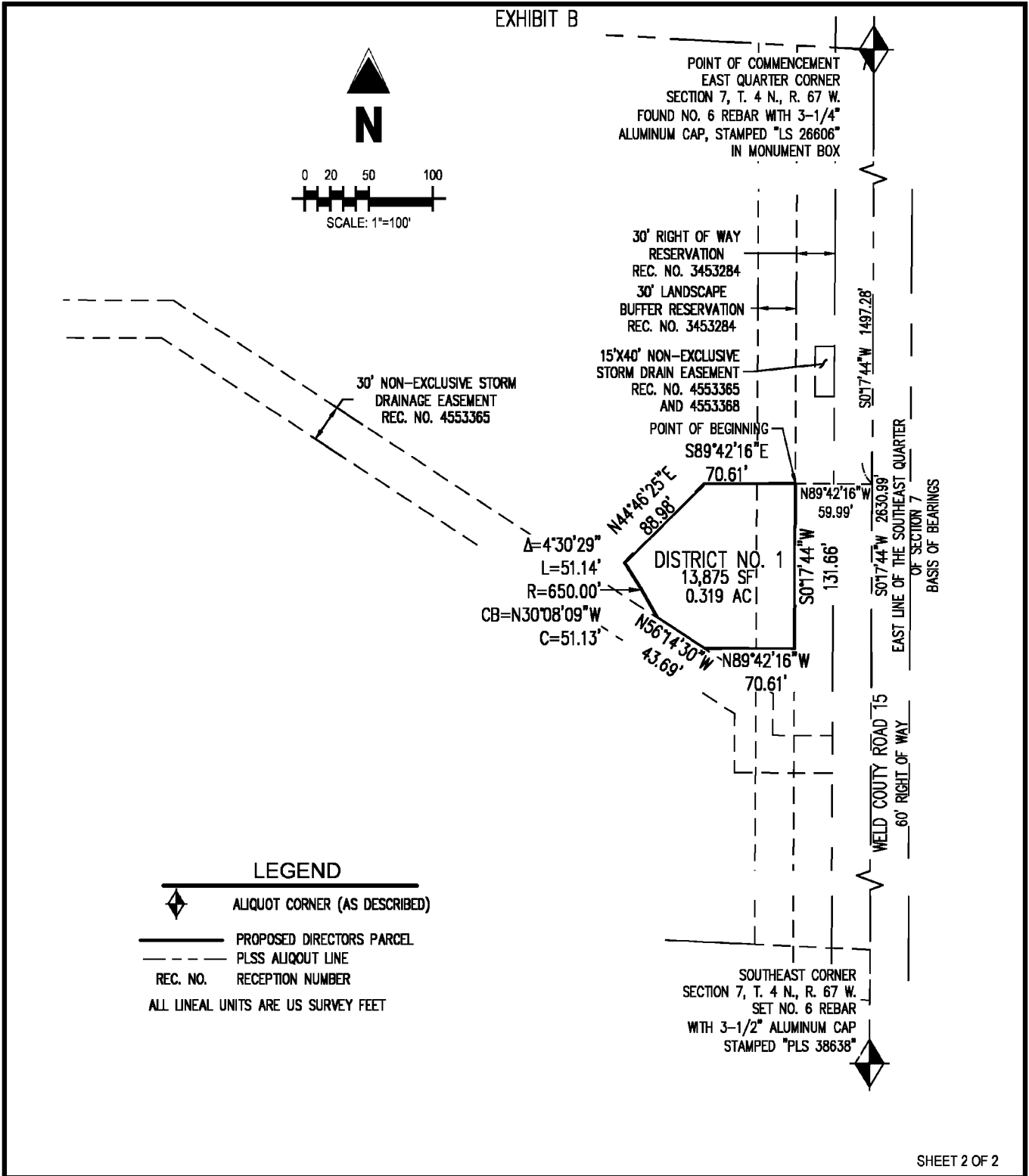
PARCEL CONTAINS 13,875 SQUARE FEET OR 0.319 ACRES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, IN WHICH THE EAST LINE OF SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO BEARS S 00°17'44" W AND DISTANCE OF 2630.99', MONUMENTED AT THE NORTH BY NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED "LS 26606" IN MONUMENT BOX AND AT THE SOUTH BY NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP, STAMPED "PLS 38638" WITH ALL OTHER BEARINGS RELATIVE THERETO.

SHEET 2 IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT SHEET 1 - LEGAL DESCRIPTION. IN THE EVENT THAT SHEET 1 CONTAINS AN AMBIGUITY, SHEET 2 MAY BE USED TO RESOLVE SAID AMBIGUITY.

PREPARED FOR AND ON BEHALF OF GALLOWAY
BY FRANK A KOHL, PLS# 37067





SHEET 2 OF 2

PART OF THE SOUTHEAST QUARTER
OF SECTION 7. T. 4 N., R. 67 W. OF THE 6TH P.M.
WELD COUNTY, COLORADO

DISTRICT NO. 1

Project No:	HFH0000020.10
Drawn By:	AN
Checked By:	FAK
Date:	3/30/2021

Galloway

5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
GallowayUS.com

LEGAL DESCRIPTION
DISTRICT NO. 2

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7, MONUMENTED WITH A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP, STAMPED LS 26606 IN MONUMENT BOX;

THENCE SOUTH 00°17'44" WEST, A DISTANCE OF 1391.91 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE NORTH 89°42'16" WEST, A DISTANCE OF 59.99 FEET MEASURED PERPENDICULAR TO SAID EAST LINE TO THE WEST RIGHT OF WAY OF WELD COUNTY ROAD 15 AND TO THE POINT OF BEGINNING;

THENCE S00°17'44"W, A DISTANCE OF 105.36 FEET ON SAID WEST RIGHT OF WAY LINE;

THENCE N89°42'16"W, A DISTANCE OF 70.61 FEET;

THENCE S44°46'25"W, A DISTANCE OF 88.98 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE ON SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 06°36'07", A DISTANCE OF 74.90 FEET, A CHORD BEARING OF N35°41'27"W WITH A CHORD DISTANCE OF 74.86 FEET;

THENCE N44°46'25"E, A DISTANCE OF 151.76 FEET;

THENCE S89°42'16"E, A DISTANCE OF 70.61 FEET TO THE POINT OF BEGINNING.

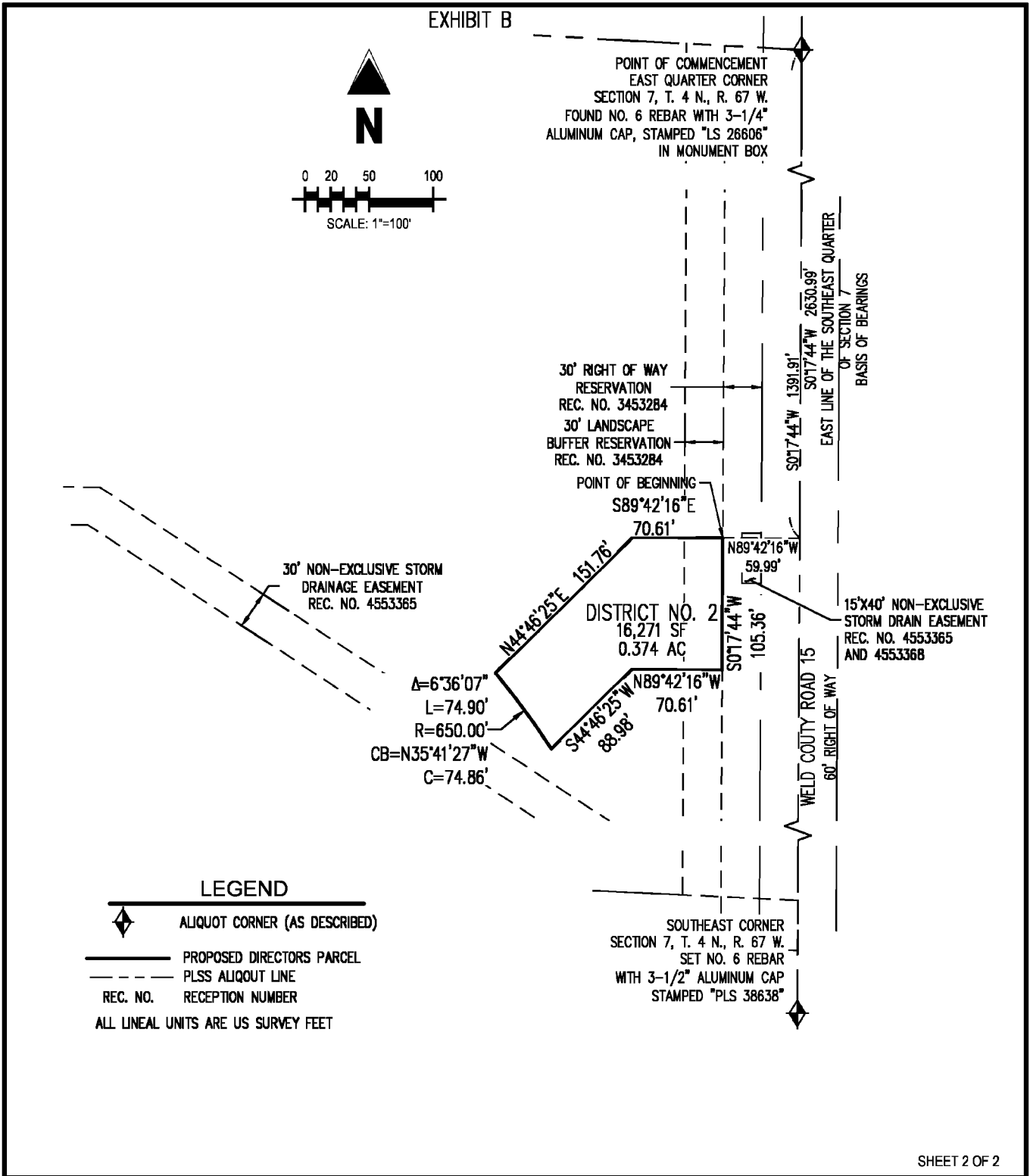
PARCEL CONTAINS 16,271 SQUARE FEET OR 0.374 ACRES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, IN WHICH THE EAST LINE OF SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO BEARS S 00°17'44" W AND DISTANCE OF 2630.99', MONUMENTED AT THE NORTH BY NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED "LS 26606" IN MONUMENT BOX AND AT THE SOUTH BY NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP, STAMPED "PLS 38638" WITH ALL OTHER BEARINGS RELATIVE THERETO.

SHEET 2 IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT SHEET 1 - LEGAL DESCRIPTION. IN THE EVENT THAT SHEET 1 CONTAINS AN AMBIGUITY, SHEET 2 MAY BE USED TO RESOLVE SAID AMBIGUITY.

PREPARED FOR AND ON BEHALF OF GALLOWAY
BY FRANK A KOHL, PLS# 37067





SHEET 2 OF 2

PART OF THE SOUTHEAST QUARTER
OF SECTION 7, T. 4 N., R. 67 W. OF THE 6TH P.M.
WELD COUNTY, COLORADO

DISTRICT NO. 2

Project No:	HFH0000020.10
Drawn By:	AN
Checked By:	FAK
Date:	3/30/2021



5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
GallowayUS.com

LEGAL DESCRIPTION
DISTRICT NO. 2

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, T. 4 N., R. 67 W. OF THE 6TH P.M., WELD COUNTY, STATE OF COLORADO: SAID PARCEL DESCRIBED AS FOLLOWS:

NOTE: ALL SECONDARY CALLS IN THIS LEGAL DESCRIPTION REFERENCING STREETS, LOTS, BLOCKS, AND OUTLOTS PERTAIN TO THE PROPOSED PLAT OF GRANARY FILING 1.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 7, MONUMENTED WITH A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP IN MONUMENT BOX STAMPED "LS 26606";

THENCE N86°51'23"W, A DISTANCE OF 179.39 FEET ON THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE S03°08'37"W, A DISTANCE OF 80.00 FEET TO THE NORTH ANGLE POINT OF LOT 17, BLOCK 1, THE NORTHWEST CORNER OF OUTLOT A AND THE POINT OF BEGINNING;

THENCE ON THE WEST LINE OF SAID OUTLOT A FOR THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE S56°33'11"E, A DISTANCE OF 111.27 FEET;
- 2) THENCE S00°17'44"W, A DISTANCE OF 170.61 FEET;
- 3) THENCE N89°51'16"W, A DISTANCE OF 6.48 FEET;
- 4) THENCE S00°08'52"E, A DISTANCE OF 789.41 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1;

THENCE S89°51'08"W, A DISTANCE OF 110.00 FEET ON THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF;

THENCE N88°06'00"W, A DISTANCE OF 60.04 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 4 AND THE NORTHEAST CORNER OF OUTLOT D;

THENCE ON THE NORTH LINE OF SAID OUTLOT D FOR THE FOLLOWING FIVE (5) COURSES:

- 1) THENCE S89°51'08"W, A DISTANCE OF 110.00 FEET;
- 2) THENCE N00°08'52"W, A DISTANCE OF 165.00 FEET;
- 3) THENCE S89°51'08"W, A DISTANCE OF 316.58 FEET;
- 4) THENCE S00°08'52"E, A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF LOT 15, BLOCK 4;
- 5) THENCE S89°51'08"W, A DISTANCE OF 104.71 FEET TO THE SOUTHWEST CORNER OF LOT 14, BLOCK 4;

THENCE ON THE WEST LINE OF SAID LOT 14, FOR THE FOLLOWING TWO (2) COURSES:

THENCE N07°53'26"E, A DISTANCE OF 8.82 FEET;

THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 14°04'01", A DISTANCE OF 81.02 FEET, A CHORD BEARING OF N00°51'25"E WITH A CHORD DISTANCE OF 80.82 FEET;

THENCE N83°17'32"W, A DISTANCE OF 61.91 FEET TO THE SOUTHEAST CORNER OF LOT 37, BLOCK 1;

THENCE S72°42'38"W, A DISTANCE OF 123.54 FEET ON THE SOUTH LINE OF SAID LOT 37, BLOCK 1 TO THE SOUTHWEST CORNER THEREOF AND THE EAST LINE OF THE 160' HILLSBOROUGH DITCH, BOOK 23, PAGE 510 AND BOOK 76, PAGE 203;

THENCE ON SAID EAST LINE OF THE FOR THE FOLLOWING TWO (2) COURSES:

1) THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 33°46'26", A DISTANCE OF 247.57 FEET, A CHORD BEARING OF N12°40'37"W WITH A CHORD DISTANCE OF 244.01 FEET;

2) THENCE N04°12'36"E, A DISTANCE OF 285.43 FEET TO THE SOUTHWEST CORNER OF OUTLOT B;

THENCE N56°10'12"E, A DISTANCE OF 561.89 FEET ON THE SOUTHEAST LINE OF SAID OUTLOT B TO THE EAST CORNER THEREOF AND THE SOUTH RIGHT OF WAY LINE OF THE GREAT WESTERN RAILROAD, BOOK 163, PAGE 246;

THENCE S86°51'23"E, A DISTANCE OF 357.56 FEET ON SAID SOUTH RIGHT OF LINE TO THE POINT OF BEGINNING;

PARCEL CONTAINS 756,953 SQUARE FEET OR 17.377 ACRES.

TOGETHER WITH THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, T. 4 N., R. 67 W. OF THE 6TH P.M., WELD COUNTY, STATE OF COLORADO;

NOTE: ALL SECONDARY CALLS IN THIS LEGAL DESCRIPTION REFERENCING STREETS, LOTS, BLOCKS, AND OUTLOTS PERTAIN TO THE PROPOSED PLAT OF GRANARY FILING 1.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 7, MONUMENTED WITH A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "LS 26606" IN MONUMENT BOX;

THENCE N86°51'23"W, A DISTANCE OF 1789.53 FEET ON THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE S03°08'37"W, A DISTANCE OF 106.99 FEET TO THE NORTHWEST CORNER OF LOT 61, BLOCK 1, THE SOUTH LINE OF OUTLOT B AND THE POINT OF BEGINNING;

THENCE ON SAID SOUTH LINE OF OUTLOT B FOR THE FOLLOWING TWO (2) COURSES:

1) THENCE N89°26'57"E, A DISTANCE OF 55.00 FEET;

2) THENCE S45°51'31"E, A DISTANCE OF 150.31 FEET;

THENCE S50°23'11"E, A DISTANCE OF 145.86 FEET TO THE WEST ANGLE POINT OF LOT 54, BLOCK 1 AND THE SOUTH LINE OF OUTLOT B;

THENCE ON THE SOUTH LINE OF SAID OUTLOT B FOR THE FOLLOWING SIX (6) COURSES:

1) THENCE N41°20'06"E, A DISTANCE OF 71.40 FEET;

2) THENCE N54°38'58"E, A DISTANCE OF 65.84 FEET;

3) THENCE N75°26'32"E, A DISTANCE OF 65.75 FEET;

4) THENCE S83°45'54"E, A DISTANCE OF 65.75 FEET;

5) THENCE S59°13'36"E, A DISTANCE OF 65.11 FEET;

6) THENCE S42°14'58"E, A DISTANCE OF 110.80 FEET TO THE WEST LINE OF THE 160' HILLSBOROUGH DITCH, BOOK 23, PAGE 510, AND BOOK 76, PAGE 203;

THENCE ON SAID WEST LINE OF SAID 160' HILLSBOROUGH DITCH FOR THE FOLLOWING TWO (2) COURSES:

1) THENCE S04°12'36"W, A DISTANCE OF 417.22 FEET;

2) THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 38°38'12", A DISTANCE OF 391.11 FEET, A CHORD BEARING OF S15°06'30"E WITH A CHORD DISTANCE OF 383.75 FEET TO THE NORTH RIGHT OF WAY LINE OF ROOSEVELT PARKWAY;

THENCE ON SAID NORTH RIGHT OF WAY LINE FOR THE FOLLOWING TWO (2) COURSES:

1) THENCE S69°09'21"W, A DISTANCE OF 210.70 FEET;

2) THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 2460.00 FEET, A CENTRAL ANGLE OF 15°13'25", A DISTANCE OF 653.63 FEET, A CHORD BEARING OF S76°46'03"W WITH A CHORD DISTANCE OF 651.71 FEET TO THE SOUTHWEST CORNER OF LOT 15, BLOCK 6;

THENCE N00°33'03"W, A DISTANCE OF 750.84 FEET ON THE WEST LINE OF SAID BLOCK 6 TO THE NORTHWEST CORNER OF LOT 1, BLOCK 6;

THENCE N89°26'57"E, A DISTANCE OF 100.00 FEET ON THE NORTH LINE OF SAID LOT 1, BLOCK 6;

THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 15.71 FEET, A CHORD BEARING OF S45°33'03"E WITH A CHORD DISTANCE OF 14.14 FEET TO THE WEST RIGHT OF WAY LINE OF GALLOWAY DRIVE;

THENCE N89°26'57"E, A DISTANCE OF 60.00 FEET TO THE EAST RIGHT OF WAY LINE OF SAID GALLOWAY DRIVE;

THENCE ON THE EAST LINE OF GALLOWAY DRIVE RIGHT OF WAY FOR THE FOLLOWING THREE (3) COURSES:

- 1) THENCE N00°33'03"W, A DISTANCE OF 203.01 FEET;
- 2) THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 196.50 FEET, A CENTRAL ANGLE OF 13°37'10", A DISTANCE OF 46.71 FEET, A CHORD BEARING OF N06°15'32"E WITH A CHORD DISTANCE OF 46.60 FEET TO A POINT OF REVERSE CURVE;
- 3) THENCE ON SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 88.00 FEET, A CENTRAL ANGLE OF 70°27'02", A DISTANCE OF 108.20 FEET, A CHORD BEARING OF N22°09'23"W WITH A CHORD DISTANCE OF 101.52 FEET TO AN ANGLE POINT IN THE WEST LINE OF LOT 61, BLOCK 1;

THENCE N00°33'03"W, A DISTANCE OF 136.34 FEET ON THE WEST LINE OF SAID LOT 61, BLOCK 1, TO THE POINT OF BEGINNING;

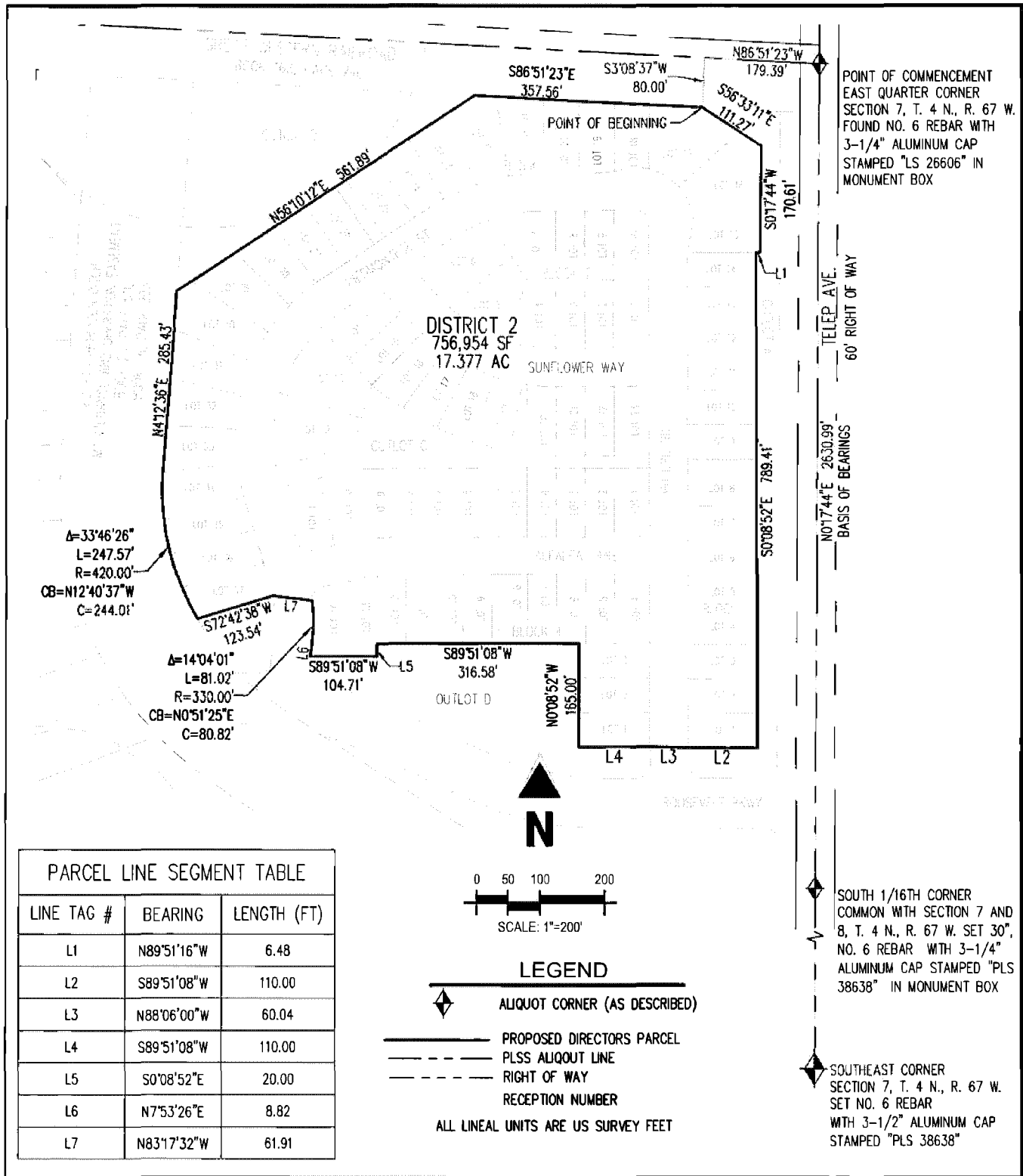
PARCEL CONTAINS 726,975 SQUARE FEET OR 16.689 ACRES.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE PROPOSED PLAT OF GRANARY FILING 1 IN WHICH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7 IS ASSUMED TO BEAR S00°17'44" W A DISTANCE OF 2630.99', MONUMENTED AT THE NORTH BY NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED "LS 26606" IN MONUMENT BOX AND AT THE SOUTH BY NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP, STAMPED "PLS 38638" WITH ALL OTHER BEARINGS RELATIVE THERETO.

SHEET 5 AND 6 ARE ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT SHEET 1 - 4 - LEGAL DESCRIPTION. IN THE EVENT THAT SHEET 1 - 4 CONTAINS AN AMBIGUITY, SHEET 5 AND 6 MAY BE USED TO RESOLVE SAID AMBIGUITY.

FRANK A. KOHL
PLS# 37067
1-19-2022

PREPARED FOR AND ON BEHALF OF GALLOWAY
BY FRANK A. KOHL, PLS# 37067



THE GRANARY
METRO DISTRICTS
JOHNSTOWN, COLORADO

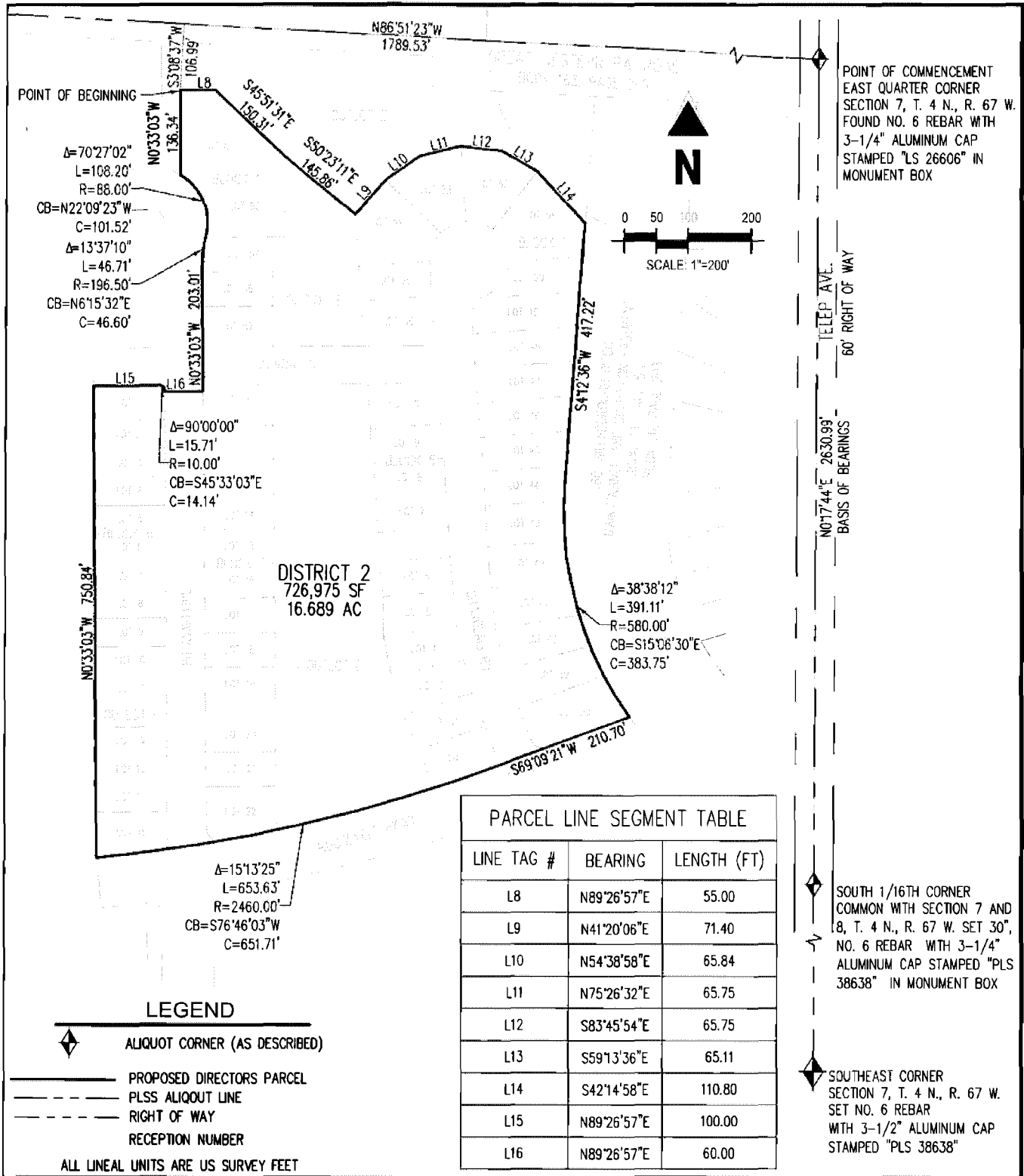
DISTRICT 2

Project No: HFH0000020
 Drawn By: ACS
 Checked By: FAK
 Date: 01/10/2022

Galloway

5265 Ronald Reagan Blvd., Suite 210
 Jefferson, CO 80534
 970 800 3300
 GallowayUS.com

SHEET 5



THE GRANARY
METRO DISTRICTS
JOHNSTOWN, COLORADO

DISTRICT 2

Project No:	HFH0000020
Drawn By:	ACS
Checked By:	FAK
Date:	01/10/2022

Galloway

5266 Rona e Reagan Blvd., Suite 210
Johnstown, CO 80531
970 800 3300
GallowayUS.com

LEGAL DESCRIPTION
DISTRICT NO. 3

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7, MONUMENTED WITH A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP, STAMPED LS 26606 IN MONUMENT BOX;

THENCE SOUTH 00°17'44" WEST, A DISTANCE OF 1311.53 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE NORTH 89°42'16" WEST, A DISTANCE OF 59.99 FEET MEASURED PERPENDICULAR TO SAID EAST LINE TO THE WEST RIGHT OF WAY OF WELD COUNTY ROAD 15 AND TO THE POINT OF BEGINNING;

THENCE S00°17'44"W, A DISTANCE OF 80.38 FEET ON SAID WEST RIGHT OF WAY LINE;

THENCE N89°42'16"W, A DISTANCE OF 70.61 FEET;

THENCE S44°46'25"W, A DISTANCE OF 151.76 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE ON SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 04°58'36", A DISTANCE OF 56.46 FEET, A CHORD BEARING OF N41°28'49"W WITH A CHORD DISTANCE OF 56.44 FEET;

THENCE N44°46'25"E, A DISTANCE OF 205.42 FEET;

THENCE S89°42'16"E, A DISTANCE OF 70.61 FEET TO THE POINT OF BEGINNING.

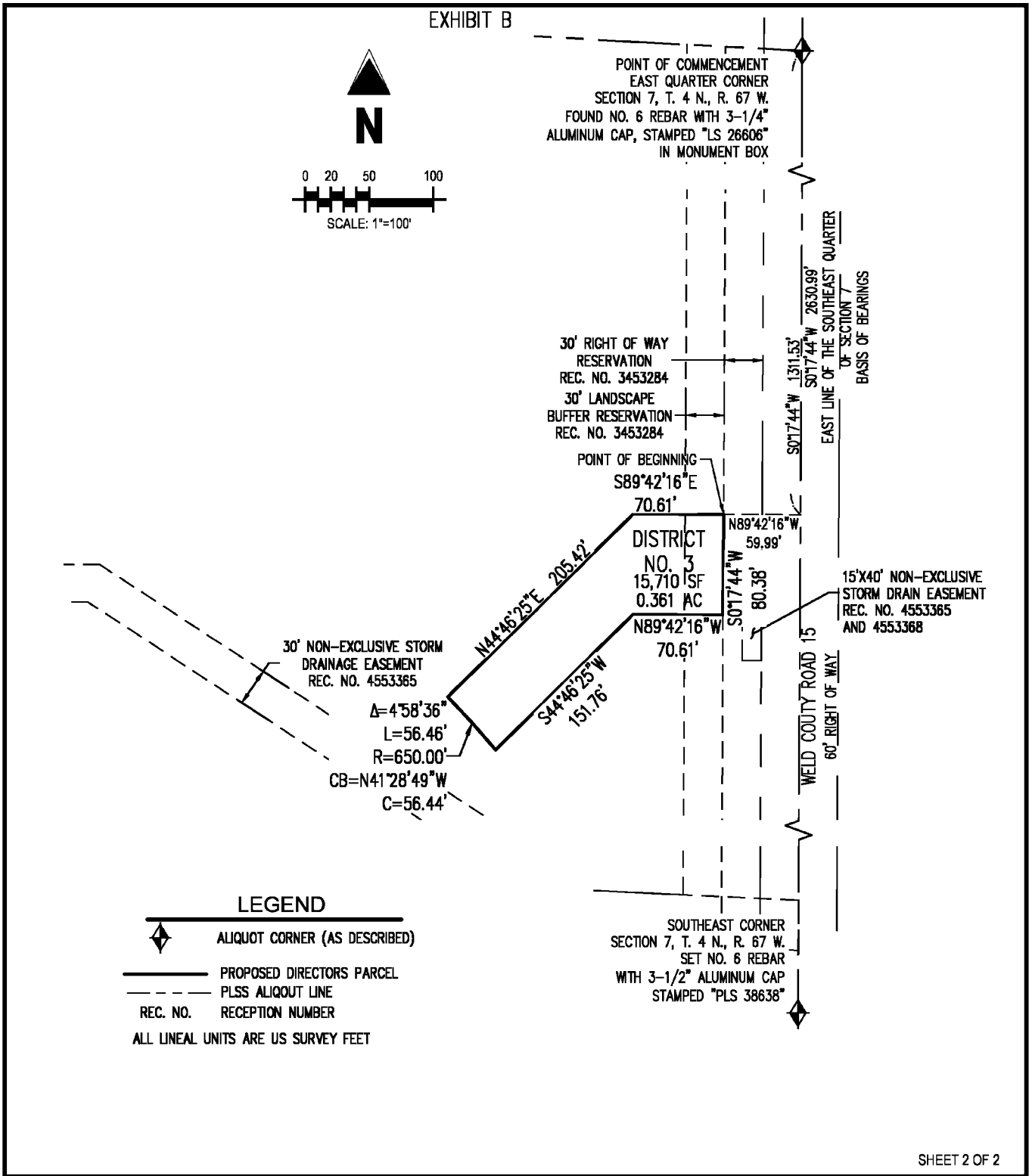
PARCEL CONTAINS 15,710 SQUARE FEET OR 0.361 ACRES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, IN WHICH THE EAST LINE OF SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO BEARS S 00°17'44" W AND DISTANCE OF 2630.99', MONUMENTED AT THE NORTH BY NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED "LS 26606" IN MONUMENT BOX AND AT THE SOUTH BY NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP, STAMPED "PLS 38638" WITH ALL OTHER BEARINGS RELATIVE THERETO.

SHEET 2 IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT SHEET 1 - LEGAL DESCRIPTION. IN THE EVENT THAT SHEET 1 CONTAINS AN AMBIGUITY, SHEET 2 MAY BE USED TO RESOLVE SAID AMBIGUITY.

PREPARED FOR AND ON BEHALF OF GALLOWAY
BY FRANK A KOHL, PLS# 37067





PART OF THE SOUTHEAST QUARTER
OF SECTION 7. T. 4 N., R. 67 W. OF THE 6TH P.M.
WELD COUNTY, COLORADO

DISTRICT NO. 3

Project No:	HFH0000020.10
Drawn By:	AN
Checked By:	FAK
Date:	3/30/2021

Galloway

5285 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
GallowayUS.com

LEGAL DESCRIPTION**DISTRICT NO. 3**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, T. 4 N., R. 67 W. OF THE 6TH P.M., WELD COUNTY, STATE OF COLORADO: SAID PARCEL DESCRIBED AS FOLLOWS:

NOTE: ALL SECONDARY CALLS IN THIS LEGAL DESCRIPTION REFERENCING STREETS, LOTS, BLOCKS, AND OUTLOTS PERTAIN TO THE PROPOSED PLAT OF GRANARY FILING 1.

COMMENCING AT THE EAST 1/16TH CORNER COMMON WITH SECTION 7 AND 18, MONUMENTED WITH A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 38638";

THENCE N87°14'19"W, A DISTANCE OF 409.37 FEET ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE N02°45'41"W, A DISTANCE OF 130.83 FEET TO THE SOUTHWEST CORNER OF LOT 52, BLOCK 7, THE EAST RIGHT OF WAY LINE OF GALLOWAY DRIVE AND THE POINT OF BEGINNING;

THENCE N00°33'03"W, A DISTANCE OF 845.91 FEET ON SAID EAST RIGHT OF WAY LINE OF GALLOWAY DRIVE TO THE NORTHWEST CORNER OF LOT 1, SAID BLOCK 7;

THENCE ON THE COMMON LINE OF SAID BLOCK 7 AND OUTLOT F FOR THE FOLLOWING 38 COURSES:

- 1) THENCE S83°46'30"E, A DISTANCE OF 80.63 FEET;
- 2) THENCE S84°32'31"E, A DISTANCE OF 42.44 FEET;
- 3) THENCE S86°18'11"E, A DISTANCE OF 55.00 FEET;
- 4) THENCE S88°17'28"E, A DISTANCE OF 55.00 FEET;
- 5) THENCE N89°16'41"E, A DISTANCE OF 79.48 FEET;
- 6) THENCE N86°50'50"E, A DISTANCE OF 55.00 FEET;
- 7) THENCE N84°51'32"E, A DISTANCE OF 55.00 FEET;
- 8) THENCE N82°52'15"E, A DISTANCE OF 55.00 FEET;
- 9) THENCE N80°52'57"E, A DISTANCE OF 55.00 FEET;
- 10) THENCE N78°53'40"E, A DISTANCE OF 55.00 FEET;
- 11) THENCE N76°54'22"E, A DISTANCE OF 55.00 FEET;
- 12) THENCE N77°12'13"E, A DISTANCE OF 55.08 FEET;
- 13) THENCE N70°38'40"E, A DISTANCE OF 55.08 FEET;

- 14) THENCE N71°10'19"E, A DISTANCE OF 55.00 FEET;
- 15) THENCE N70°54'16"E, A DISTANCE OF 165.00 FEET;
- 16) THENCE N77°17'26"E, A DISTANCE OF 81.18 FEET;
- 17) THENCE S87°39'28"E, A DISTANCE OF 84.26 FEET;
- 18) THENCE S72°17'09"E, A DISTANCE OF 84.26 FEET;
- 19) THENCE S82°54'05"E, A DISTANCE OF 53.00 FEET;
- 20) THENCE S56°14'30"E, A DISTANCE OF 86.49 FEET;
- 21) THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 56°32'14", A DISTANCE OF 414.44 FEET, A CHORD BEARING OF S27°58'23"E WITH A CHORD DISTANCE OF 397.83 FEET;
- 22) THENCE S00°17'44"W, A DISTANCE OF 224.85 FEET;
- 23) THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 295.00 FEET, A CENTRAL ANGLE OF 87°27'57", A DISTANCE OF 450.34 FEET, A CHORD BEARING OF S44°01'42"W WITH A CHORD DISTANCE OF 407.87 FEET;
- 24) THENCE S87°45'41"W, A DISTANCE OF 170.26 FEET;
- 25) THENCE N02°45'41"E, A DISTANCE OF 117.13 FEET;
- 26) THENCE N87°14'19"W, A DISTANCE OF 85.07 FEET;
- 27) THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 22°59'33", A DISTANCE OF 58.19 FEET, A CHORD BEARING OF S81°15'54"W WITH A CHORD DISTANCE OF 57.80 FEET;
- 28) THENCE S21°56'16"E, A DISTANCE OF 109.94 FEET;
- 29) THENCE S68°03'44"W, A DISTANCE OF 55.00 FEET;
- 30) THENCE S68°03'44"W, A DISTANCE OF 55.00 FEET;
- 31) THENCE S70°35'36"W, A DISTANCE OF 64.04 FEET;
- 32) THENCE S74°57'09"W, A DISTANCE OF 63.33 FEET;
- 33) THENCE S79°17'57"W, A DISTANCE OF 63.33 FEET;
- 34) THENCE S83°38'44"W, A DISTANCE OF 63.33 FEET;

- 35) THENCE S87°59'32"W, A DISTANCE OF 63.33 FEET;
- 36) THENCE N87°39'40"W, A DISTANCE OF 63.33 FEET;
- 37) THENCE N84°08'30"W, A DISTANCE OF 58.29 FEET;
- 38) THENCE N83°46'30"W, A DISTANCE OF 417.11 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,299,596 SQUARE FEET OR 29.835 ACRES.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE PROPOSED PLAT OF GRANARY FILING 1 IN WHICH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7 IS ASSUMED TO BEAR S00°17'44" W A DISTANCE OF 2630.99', MONUMENTED AT THE NORTH BY NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED "LS 26606" IN MONUMENT BOX AND AT THE SOUTH BY NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP, STAMPED "PLS 38638" WITH ALL OTHER BEARINGS RELATIVE THERETO.

SHEET 4 IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT SHEET 1 - 3 LEGAL DESCRIPTION. IN THE EVENT THAT SHEET 1 - 3 CONTAINS AN AMBIGUITY, SHEET 4 MAY BE USED TO RESOLVE SAID AMBIGUITY.



37067
1-19-2022
FRANK A. KOHL
IOWA
PROFESSIONAL LAND SURVEYOR

PREPARED FOR AND ON BEHALF OF GALLOWAY
BY FRANK A. KOHL, PLS# 37067

LEGEND

- ALIQUOT CORNER (AS DESCRIBED)
- PROPOSED DIRECTORS PARCEL
- PLSS ALIQUOT LINE
- RIGHT OF WAY
- RECEPTION NUMBER

ALL LINEAL UNITS ARE US SURVEY FEET

EAST QUARTER CORNER
SECTION 7, T. 4 N., R. 67 W.
FOUND NO. 6 REBAR
WITH 3-1/4" ALUMINUM CAP
STAMPED "LS 26606"
IN MONUMENT BOX.

SOUTH 1/16TH CORNER
COMMON WITH SECTION 7 AND
8, T. 4 N., R. 67 W. SET 30",
NO. 6 REBAR WITH 3-1/4"
ALUMINUM CAP STAMPED "PLS
38638" IN MONUMENT BOX.

A=56°32'14"
L=414.44'
R=420.00'
CB=S27°58'23"E
C=397.83'

A=87°27'57"
L=450.34'
R=295.00'
CB=S44°01'42"W
C=407.87'

A=22°59'33"
L=58.19'
R=145.00'
CB=S81°15'54"W
C=57.80'

SOUTHEAST CORNER
SECTION 7, T. 4 N., R. 67 W.
SET NO. 6 REBAR
WITH 3-1/2" ALUMINUM CAP
STAMPED "PLS 38638"

POINT OF COMMENCEMENT
EAST 1/16TH CORNER COMMON
WITH SECTION 7 AND 18, T. 4
N., R. 67 W. 30" NO. 6 REBAR
WITH 3-1/4" ALUMINUM CAP
STAMPED "PLS 38638"

WELD COUNTY ROAD 46
60' RIGHT OF WAY

TELEP. AVE.
60' RIGHT OF WAY

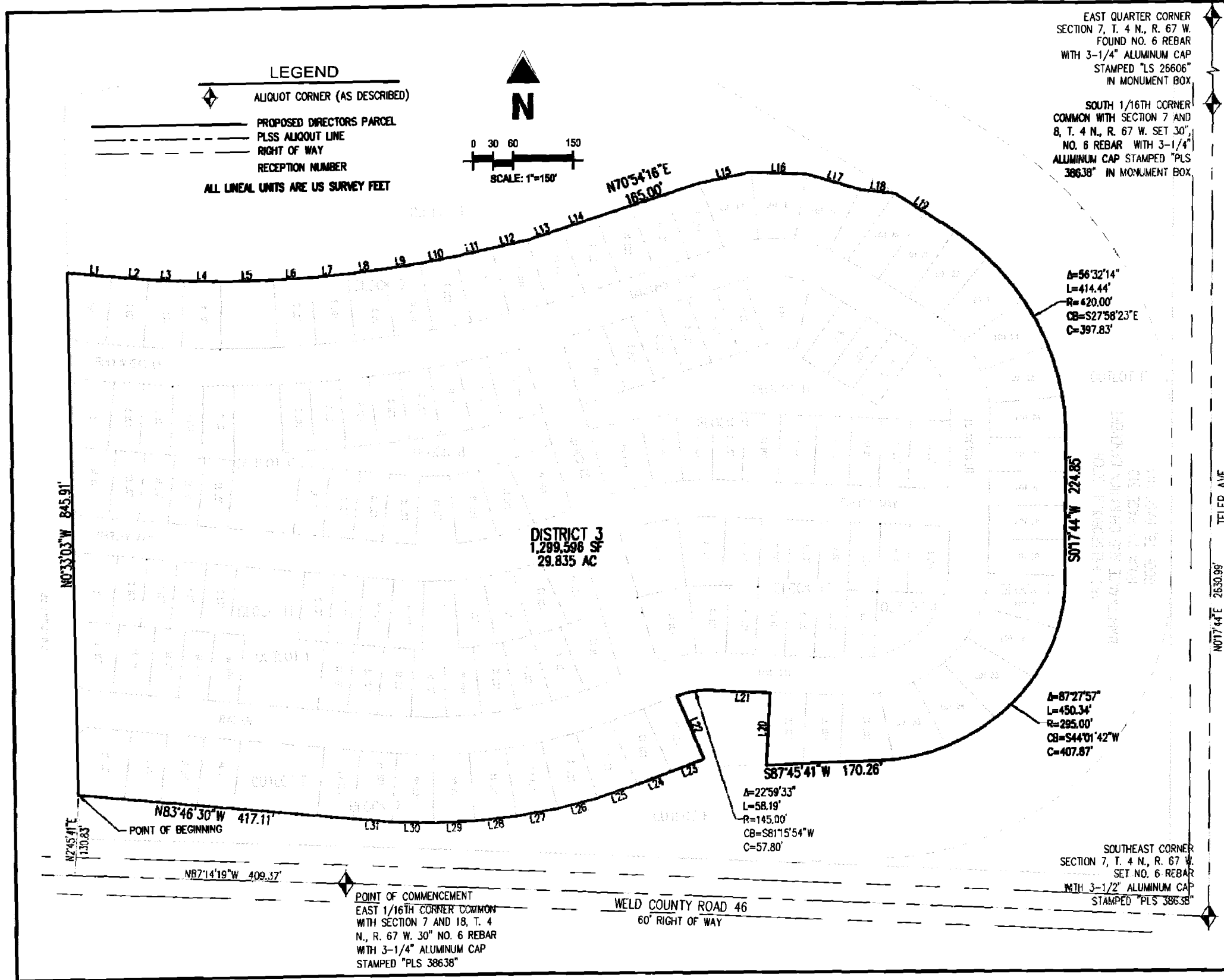
NOT 74°E 2630.99'
BASIS OF BEARINGS

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L1	S83°46'30"E	80.63
L2	S84°32'31"E	42.44
L3	S86°18'11"E	55.00
L4	S88°17'28"E	55.00
L5	N89°16'41"E	79.48
L6	N86°50'50"E	55.00
L7	N84°51'32"E	55.00
L8	N82°52'15"E	55.00
L9	N80°52'57"E	55.00
L10	N78°53'40"E	55.00
L11	N76°54'22"E	55.00
L12	N77°12'13"E	55.08
L13	N70°38'40"E	55.08
L14	N71°10'19"E	55.00
L15	N77°17'26"E	81.18
L16	S87°39'28"E	84.26
L17	S72°17'09"E	84.26
L18	S82°54'05"E	53.00
L19	S56°14'30"E	86.49
L20	N2°45'41"E	117.13
L21	N87°14'19"W	85.07
L22	S21°56'16"E	109.94
L23	S68°03'44"W	55.00
L24	S68°03'44"W	55.00
L25	S70°35'36"W	64.04
L26	S74°57'09"W	63.33
L27	S79°17'57"W	63.33
L28	S83°38'44"W	63.33
L29	S87°59'32"W	63.33
L30	N87°39'40"W	63.33
L31	N84°08'30"W	58.29

Gaiioway

Project No: HFH000020
Drawn By: ACS
Checked By: FAK
Date: 01/10/2022

THE GRANARY
METRO DISTRICTS
JOHNSTOWN, CO
DISTRICT 3



LEGAL DESCRIPTION
DISTRICT NO. 4

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7, MONUMENTED WITH A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP, STAMPED LS 26606 IN MONUMENT BOX;

THENCE SOUTH 00°17'44" WEST, A DISTANCE OF 1239.63 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE NORTH 89°42'16" WEST, A DISTANCE OF 59.99 FEET MEASURED PERPENDICULAR TO SAID EAST LINE TO THE WEST RIGHT OF WAY OF WELD COUNTY ROAD 15 AND TO THE POINT OF BEGINNING;

THENCE S00°17'44"W, A DISTANCE OF 71.90 FEET ON SAID WEST RIGHT OF WAY LINE;

THENCE N89°42'16"W, A DISTANCE OF 70.61 FEET;

THENCE S44°46'25"W, A DISTANCE OF 205.42 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE ON SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 04°47'51", A DISTANCE OF 54.43 FEET, A CHORD BEARING OF N46°22'02"W WITH A CHORD DISTANCE OF 54.41 FEET;

THENCE N44°46'25"E, A DISTANCE OF 281.50 FEET TO THE PROPOSED SOUTH RIGHT OF WAY LINE OF GRANARY WAY;

THENCE N89°51'08"E, A DISTANCE OF 36.73 FEET ON SAID PROPOSED SOUTH RIGHT OF WAY;

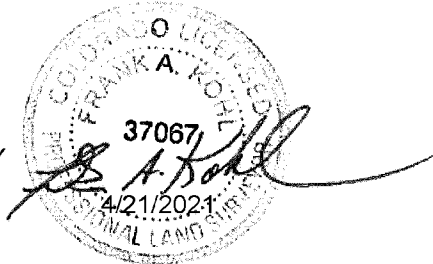
THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°26'36", A DISTANCE OF 31.57 FEET, A CHORD BEARING OF S44°55'34"E WITH A CHORD DISTANCE OF 28.39 FEET TO THE POINT OF BEGINNING.

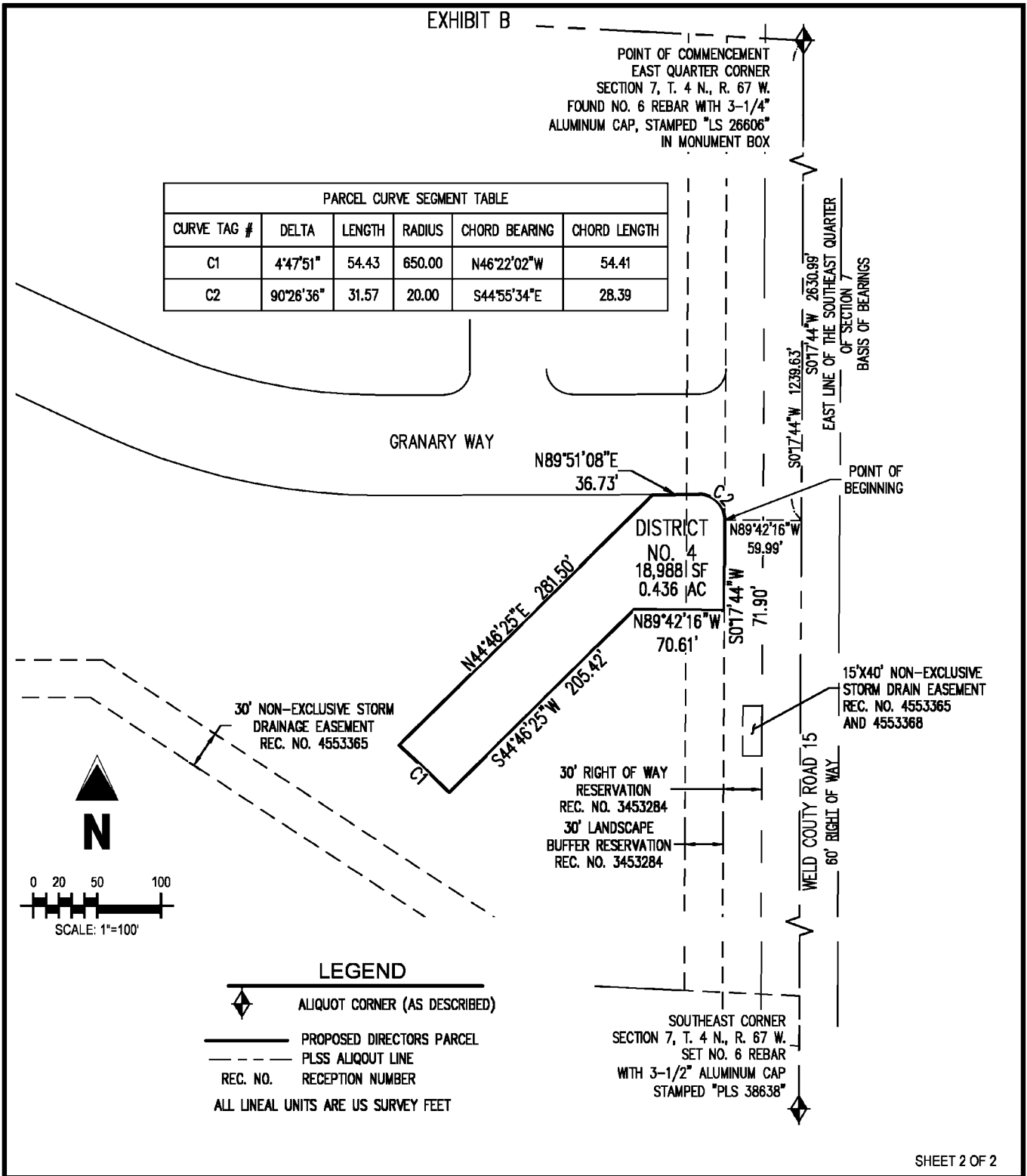
PARCEL CONTAINS 18,988 SQUARE FEET OR 0.436 ACRES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, IN WHICH THE EAST LINE OF SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO BEARS S 00°17'44" W AND DISTANCE OF 2630.99', MONUMENTED AT THE NORTH BY NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED "LS 26606" IN MONUMENT BOX AND AT THE SOUTH BY NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP, STAMPED "PLS 38638" WITH ALL OTHER BEARINGS RELATIVE THERETO.

SHEET 2 IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT SHEET 1 - LEGAL DESCRIPTION. IN THE EVENT THAT SHEET 1 CONTAINS AN AMBIGUITY, SHEET 2 MAY BE USED TO RESOLVE SAID AMBIGUITY.

PREPARED FOR AND ON BEHALF OF GALLOWAY
BY FRANK A KOHL, PLS# 37067





SHEET 2 OF 2

PART OF THE SOUTHEAST QUARTER
OF SECTION 7, T. 4 N., R. 67 W. OF THE 6TH P.M.
WELD COUNTY, COLORADO

DISTRICT NO. 4

Project No: HFH0000020.10
 Drawn By: AN
 Checked By: FAK
 Date: 3/30/2021



5265 Ronald Reagan Blvd., Suite 210
 Johnstown, CO 80534
 970.800.3300
 GallowayUS.com

LEGAL DESCRIPTION
DISTRICT NO. 4

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, T. 4 N., R. 67 W. OF THE 6TH P.M., WELD COUNTY, STATE OF COLORADO: SAID PARCEL DESCRIBED AS FOLLOWS:

NOTE: ALL SECONDARY CALLS IN THIS LEGAL DESCRIPTION REFERENCING STREETS, LOTS, BLOCKS, OR OUTLOTS PERTAIN TO THE PROPOSED PLAT OF GRANARY FILING 1.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 7, MONUMENTED WITH A NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "LS 24657";

THENCE N00°13'00"E, A DISTANCE OF 267.72 FEET ON THE WEST LINE OF SAID SOUTHEAST QUARTER;

THENCE S89°47'00"E, A DISTANCE OF 0.78 FEET TO THE POINT OF BEGINNING;

THENCE N00°13'00"E, A DISTANCE OF 78.24 FEET;

THENCE N01°34'12"E, A DISTANCE OF 181.06 FEET;

THENCE N10°57'07"E, A DISTANCE OF 62.46 FEET;

THENCE N01°34'12"E, A DISTANCE OF 374.74 FEET;

THENCE N03°41'54"E, A DISTANCE OF 43.82 FEET;

THENCE N06°06'17"E, A DISTANCE OF 5.72 FEET;

THENCE N06°22'57"E, A DISTANCE OF 105.02 FEET;

THENCE S83°47'03"E, A DISTANCE OF 110.00 FEET TO THE WEST RIGHT OF WAY LINE OF FREISIAN ROAD;

THENCE N81°54'37"E, A DISTANCE OF 61.97 FEET TO THE EAST RIGHT OF WAY LINE OF FREISIAN ROAD;

THENCE S83°37'03"E, A DISTANCE OF 110.00 FEET;

THENCE S06°22'57"W, A DISTANCE OF 109.84 FEET;

THENCE S88°25'48"E, A DISTANCE OF 8.44 FEET;

THENCE S86°30'55"E, A DISTANCE OF 58.50 FEET;

THENCE S85°13'10"E, A DISTANCE OF 58.50 FEET;

THENCE S84°06'52"E, A DISTANCE OF 25.40 FEET;

THENCE S83°46'30"E, A DISTANCE OF 360.34 FEET TO THE WEST RIGHT OF WAY LINE OF GALLOWAY DRIVE;

THENCE S00°33'03"E, A DISTANCE OF 845.91 FEET ON SAID WEST RIGHT OF WAY LINE OF GALLOWAY DRIVE;

THENCE N84°25'59"W, A DISTANCE OF 67.50 FEET;

THENCE N85°28'29"W, A DISTANCE OF 55.00 FEET;

THENCE N86°24'46"W, A DISTANCE OF 55.00 FEET;

THENCE N87°21'02"W, A DISTANCE OF 55.00 FEET;

THENCE N88°07'29"W, A DISTANCE OF 35.81 FEET;

THENCE N88°25'48"W, A DISTANCE OF 294.19 FEET;

THENCE S01°34'12"W, A DISTANCE OF 10.00 FEET;

THENCE N88°25'48"W, A DISTANCE OF 115.21 FEET;

THENCE N74°25'13"W, A DISTANCE OF 84.68 FEET;

THENCE N30°57'11"W, A DISTANCE OF 72.28 FEET;

THENCE N24°39'28"W, A DISTANCE OF 74.65 FEET; TO THE POINT OF BEGINNING.

PARCEL CONTAINS 727,261 SQUARE FEET OR 16.696 ACRES.

TOGETHER WITH THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, T. 4 N., R. 67 W. OF THE 6TH P.M., WELD COUNTY, STATE OF COLORADO;

NOTE: ALL SECONDARY CALLS IN THIS LEGAL DESCRIPTION REFERENCING STREETS, LOTS, BLOCKS, AND OUTLOTS PERTAIN TO THE PROPOSED PLAT OF GRANARY FILING 1.

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 7, MONUMENTED WITH A 24" NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 38638";

THENCE S00°13'00"W, A DISTANCE OF 80.39 FEET ON THE WEST LINE OF THE SOUTHEAST QUARTER TO THE NORTHWEST CORNER OF SAID FILING 1 AND THE POINT OF BEGINNING;

THENCE S86°51'33"E, A DISTANCE OF 805.15 FEET ON THE NORTH LINE OF SAID FILING 1;

THENCE S00°33'03"E, A DISTANCE OF 152.63 FEET TO THE NORTH RIGHT OF WAY LINE OF TRITICALE WAY;

THENCE S01°47'04"E, A DISTANCE OF 86.13 FEET TO THE WEST RIGHT OF WAY LINE OF GALLOWAY DRIVE;

THENCE S00°33'03"E, A DISTANCE OF 190.00 FEET ON SAID WEST RIGHT OF WAY LINE;

THENCE CONTINUING ON SAID WEST RIGHT OF WAY LINE AND ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 15.71 FEET, A CHORD BEARING OF S44°26'57"W WITH A CHORD DISTANCE OF 14.14 FEET TO THE NORTH RIGHT OF WAY LINE OF QUINOA LANE;

THENCE S89°26'57"W, A DISTANCE OF 100.00 FEET ON SAID NORTH RIGHT OF WAY LINE;

THENCE S00°33'03"E, A DISTANCE OF 810.84 FEET TO THE NORTH RIGHT OF WAY LINE OF GRANARY WAY;

THENCE ON SAID NORTH RIGHT OF WAY LINE AND ON A NONTANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2460.00 FEET, A CENTRAL ANGLE OF 16°40'26", A DISTANCE OF 715.90 FEET, A CHORD BEARING OF N87°17'01"W WITH A CHORD DISTANCE OF 713.38 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER AND SAID FILING 1;

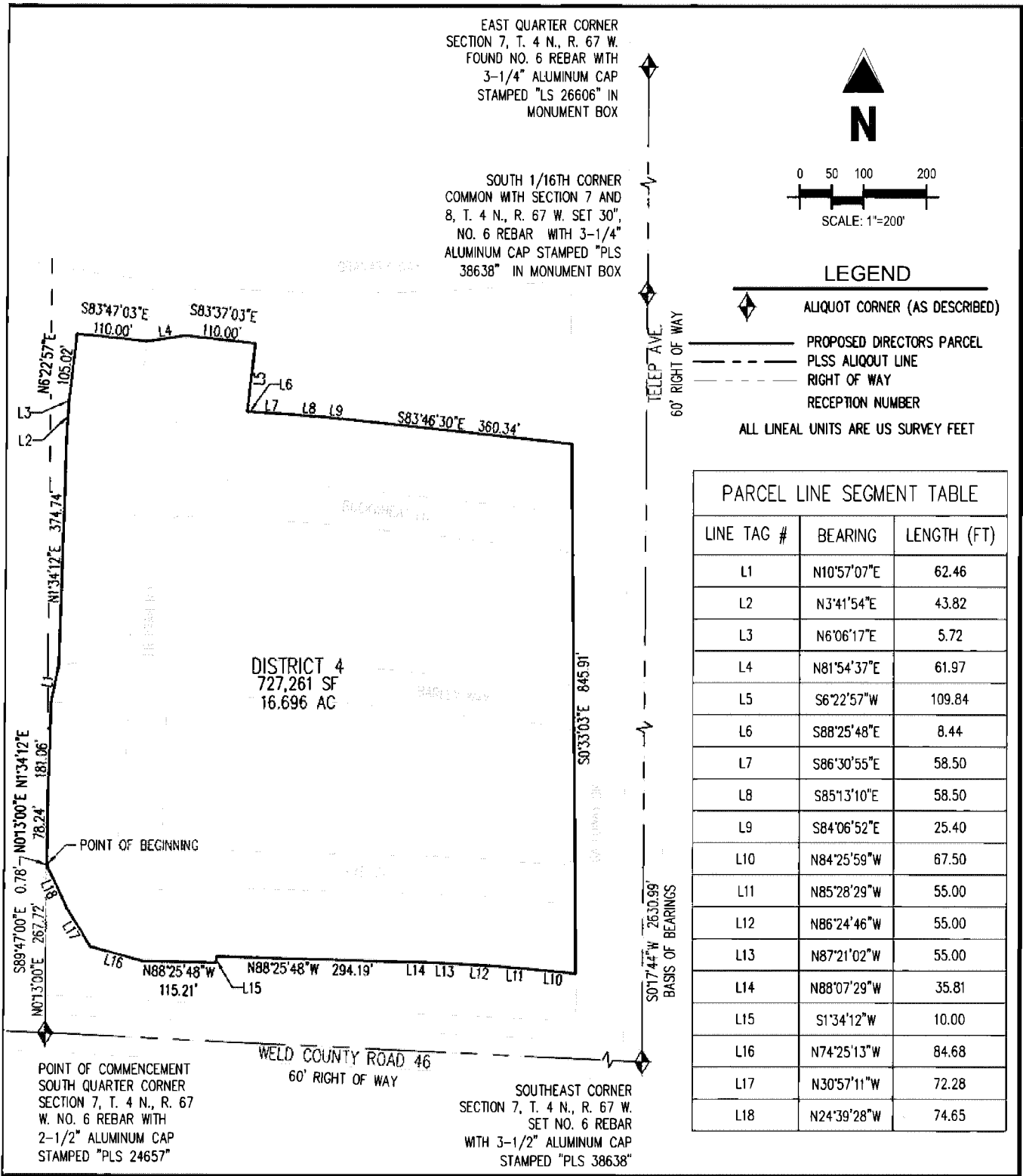
THENCE N00°13'00"E, A DISTANCE OF 1260.87 FEET ON SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 946,797 SQUARE FEET OR 21.735 ACRES.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE PROPOSED PLAT OF GRANARY FILING 1 IN WHICH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7 IS ASSUMED TO BEAR S00°17'44" W A DISTANCE OF 2630.99', MONUMENTED AT THE NORTH BY NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED "LS 26606" IN MONUMENT BOX AND AT THE SOUTH BY NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP, STAMPED "PLS 38638" WITH ALL OTHER BEARINGS RELATIVE THERETO.

SHEET 4 AND 5 ARE ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT SHEET 1 - 3 - LEGAL DESCRIPTION. IN THE EVENT THAT SHEET 1 - 3 CONTAINS AN AMBIGUITY, SHEET 4 AND 5 MAY BE USED TO RESOLVE SAID AMBIGUITY.

PREPARED FOR AND ON BEHALF OF GALLOWAY
BY FRANK A. KOHL, PLS# 37067



PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L1	N10°57'07"E	62.46
L2	N3°41'54"E	43.82
L3	N6°06'17"E	5.72
L4	N81°54'37"E	61.97
L5	S6°22'57"W	109.84
L6	S88°25'48"E	8.44
L7	S86°30'55"E	58.50
L8	S85°13'10"E	58.50
L9	S84°06'52"E	25.40
L10	N84°25'59"W	67.50
L11	N85°28'29"W	55.00
L12	N86°24'46"W	55.00
L13	N87°21'02"W	55.00
L14	N88°07'29"W	35.81
L15	S1°34'12"W	10.00
L16	N74°25'13"W	84.68
L17	N30°57'11"W	72.28
L18	N24°39'28"W	74.65

THE GRANARY
METRO DISTRICTS
JOHNSTOWN, COLORADO

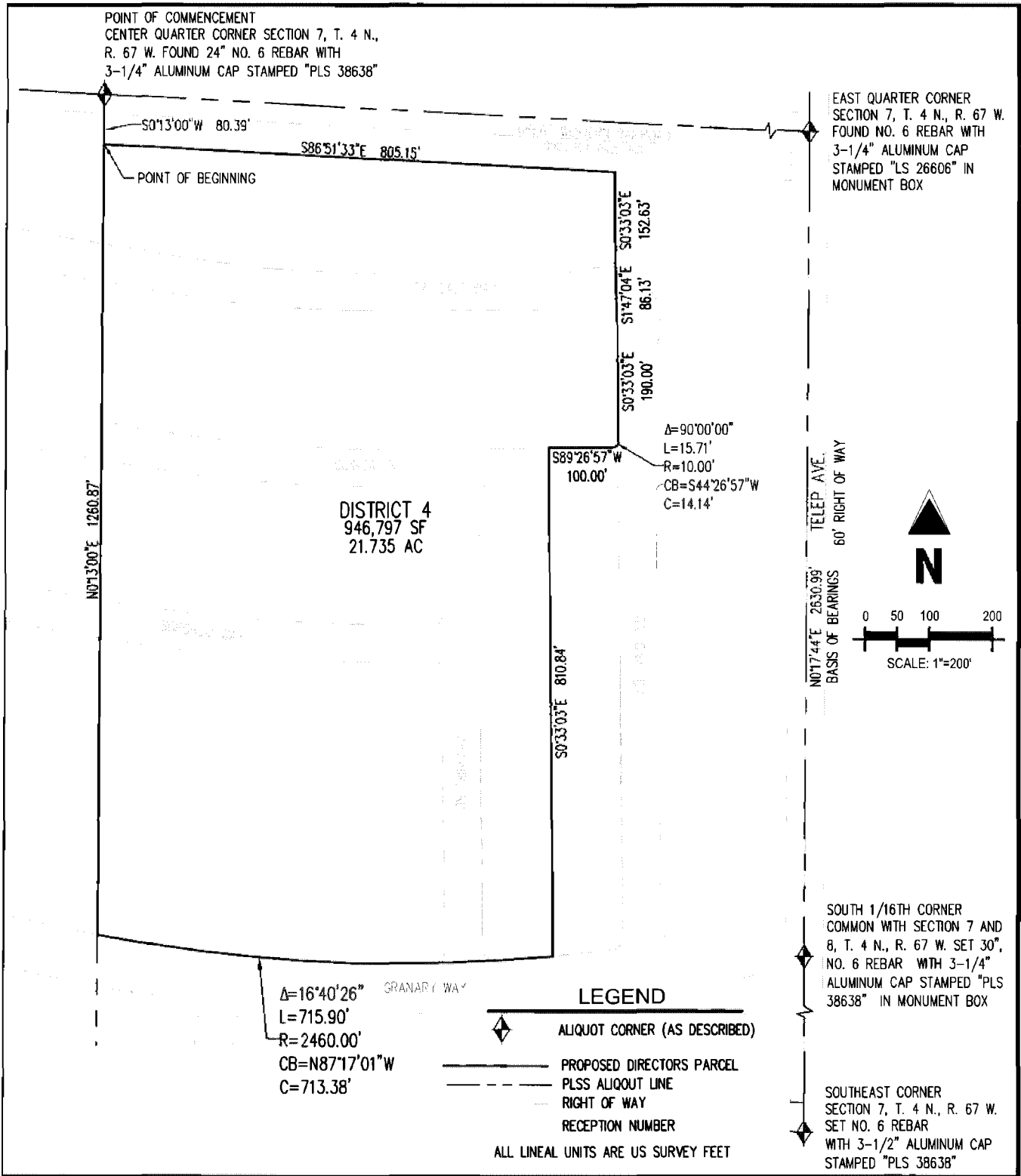
DISTRICT 4

Project No:	HFH0000020
Drawn By:	ACS
Checked By:	FAK
Date:	01/10/2022

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SHEET 4



THE GRANARY
METRO DISTRICTS
JOHNSTOWN, COLORADO

DISTRICT 4

Project No: HFH0000020
 Drawn By: ACS
 Checked By: FAK
 Date: 01/10/2022

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SHEET 5

LEGAL DESCRIPTION
DISTRICT NO. 5

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7, MONUMENTED WITH A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP, STAMPED LS 26606 IN MONUMENT BOX;

THENCE SOUTH 00°17'44" WEST, A DISTANCE OF 1219.01 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89°51'08" WEST, A DISTANCE OF 116.87 FEET ON THE PROPOSED EXTENDED SOUTH RIGHT OF WAY LINE OF GRANARY WAY TO THE POINT OF BEGINNING;

THENCE S44°46'25"W, A DISTANCE OF 281.50 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE ON SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 05°52'06", A DISTANCE OF 66.58 FEET, A CHORD BEARING OF N51°42'00"W WITH A CHORD DISTANCE OF 66.55 FEET;

THENCE N44°46'25"E, A DISTANCE OF 223.06 FEET TO SAID PROPOSED SOUTH RIGHT OF WAY LINE;

THENCE N89°51'08"E, A DISTANCE OF 93.38 FEET ON SAID PROPOSED SOUTH RIGHT OF WAY LINE THEREOF TO THE POINT OF BEGINNING.

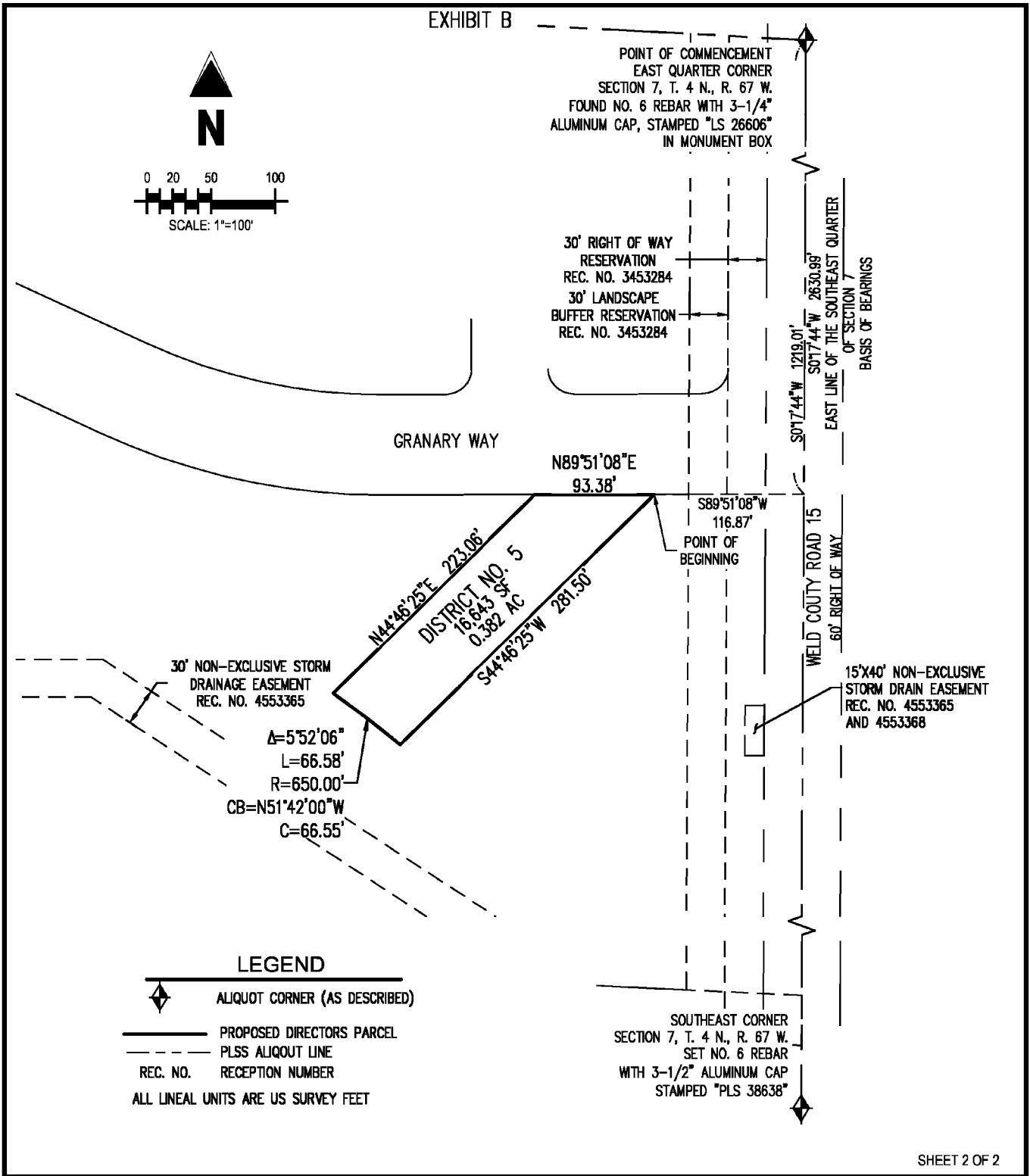
PARCEL CONTAINS 16,643 SQUARE FEET OR 0.382 ACRES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, IN WHICH THE EAST LINE OF SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO BEARS S 00°17'44" W AND DISTANCE OF 2630.99', MONUMENTED AT THE NORTH BY NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED "LS 26606" IN MONUMENT BOX AND AT THE SOUTH BY NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP, STAMPED "PLS 38638" WITH ALL OTHER BEARINGS RELATIVE THERETO.

SHEET 2 IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT SHEET 1 - LEGAL DESCRIPTION. IN THE EVENT THAT SHEET 1 CONTAINS AN AMBIGUITY, SHEET 2 MAY BE USED TO RESOLVE SAID AMBIGUITY.



PREPARED FOR AND ON BEHALF OF GALLOWAY
BY FRANK A KOHL, PLS# 37067



SHEET 2 OF 2

PART OF THE SOUTHEAST QUARTER
OF SECTION 7. T. 4 N., R. 67 W. OF THE 6TH P.M.
WELD COUNTY, COLORADO

DISTRICT NO. 5

Project No:	HFH0000020.10
Drawn By:	AN
Checked By:	FAK
Date:	4/1/2021

Galloway

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Johnstown, CO 80534
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LEGAL DESCRIPTION
DISTRICT NO. 6

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7, MONUMENTED WITH A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP, STAMPED LS 26606 IN MONUMENT BOX;

THENCE SOUTH 00°17'44" WEST, A DISTANCE OF 1219.01 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89°51'08" WEST, A DISTANCE OF 210.26 FEET ON THE PROPOSED EXTENDED SOUTH RIGHT OF WAY LINE OF GRANARY WAY TO THE POINT OF BEGINNING;

THENCE S44°46'25"W, A DISTANCE OF 223.06 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE ON SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 01°36'27", A DISTANCE OF 18.24 FEET, A CHORD BEARING OF N55°26'17"W WITH A CHORD DISTANCE OF 18.23 FEET;

THENCE N56°14'30"W, A DISTANCE OF 66.30 FEET;

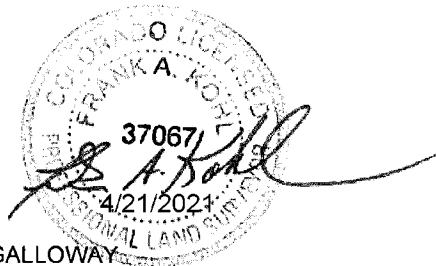
THENCE N44°46'25"E, A DISTANCE OF 156.16 FEET TO SAID PROPOSED SOUTH RIGHT OF WAY LINE;

THENCE N89°51'08"E, A DISTANCE OF 117.25 FEET ON SAID PROPOSED SOUTH RIGHT OF WAY LINE THEREOF TO THE POINT OF BEGINNING.

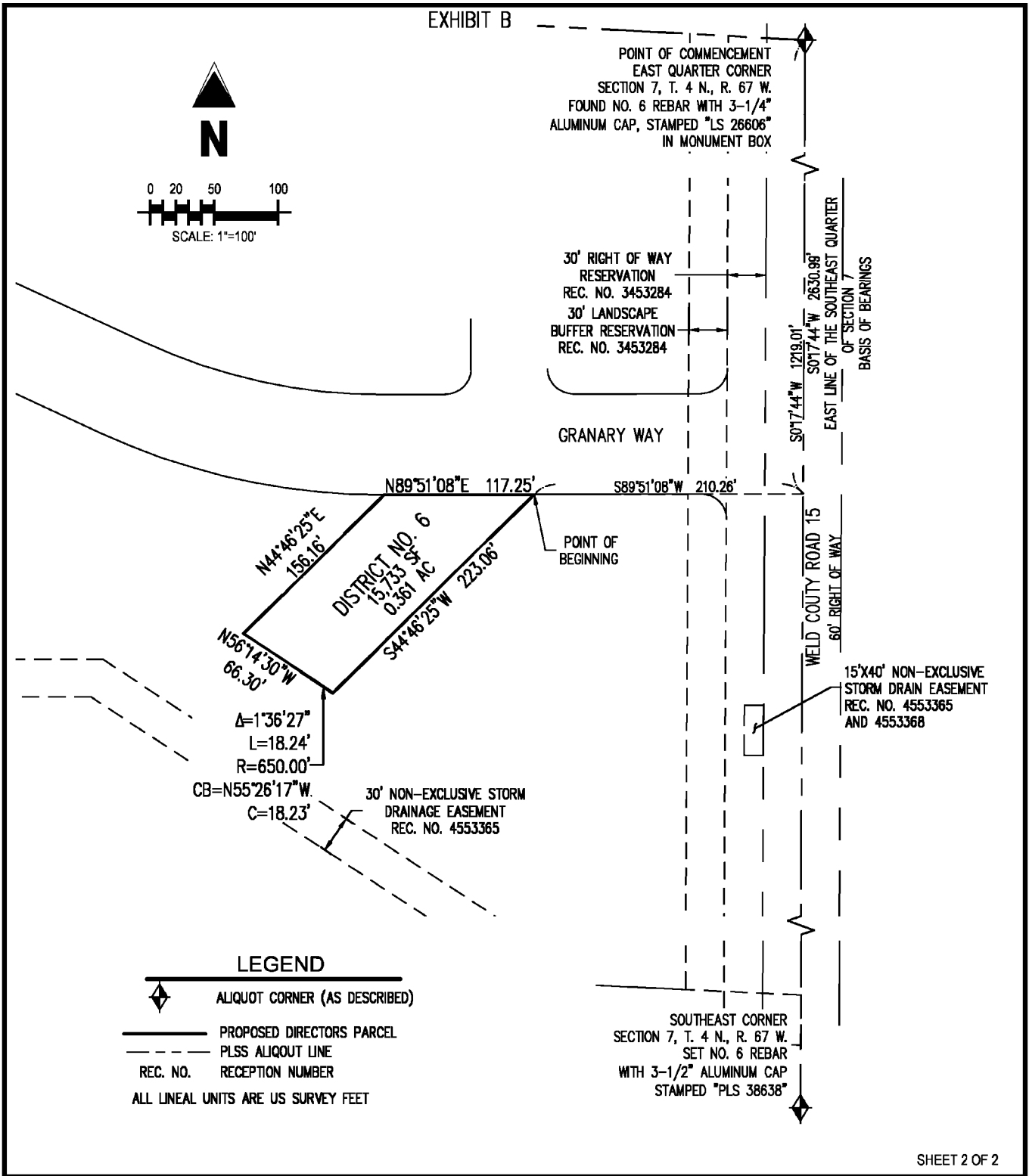
PARCEL CONTAINS 15,733 SQUARE FEET OR 0.361 ACRES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, IN WHICH THE EAST LINE OF SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO BEARS S 00°17'44" W AND DISTANCE OF 2630.99', MONUMENTED AT THE NORTH BY NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED "LS 26606" IN MONUMENT BOX AND AT THE SOUTH BY NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP, STAMPED "PLS 38638" WITH ALL OTHER BEARINGS RELATIVE THERETO.

SHEET 2 IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT SHEET 1 - LEGAL DESCRIPTION. IN THE EVENT THAT SHEET 1 CONTAINS AN AMBIGUITY, SHEET 2 MAY BE USED TO RESOLVE SAID AMBIGUITY.



PREPARED FOR AND ON BEHALF OF GALLOWAY
BY FRANK A KOHL, PLS# 37067



SHEET 2 OF 2

PART OF THE SOUTHEAST QUARTER
OF SECTION 7. T. 4 N., R. 67 W. OF THE 6TH P.M.
WELD COUNTY, COLORADO

DISTRICT NO. 6

Project No:	HFH0000020.10
Drawn By:	AN
Checked By:	FAK
Date:	4/1/2021

Galloway

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Johnstown, CO 80534
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LEGAL DESCRIPTION
DISTRICT NO. 7

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7, MONUMENTED WITH A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP, STAMPED LS 26606 IN MONUMENT BOX;

THENCE SOUTH 00°17'44" WEST, A DISTANCE OF 1219.01 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89°51'08" WEST, A DISTANCE OF 327.51 FEET ON THE PROPOSED EXTENDED SOUTH RIGHT OF WAY LINE OF GRANARY WAY TO THE POINT OF BEGINNING;

THENCE S44°46'25"W, A DISTANCE OF 156.16 FEET;

THENCE N56°14'30"W, A DISTANCE OF 151.94 FEET;

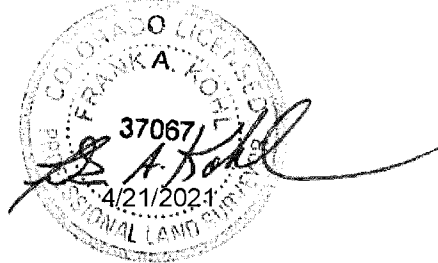
THENCE N44°46'25"E, A DISTANCE OF 81.66 FEET TO SAID PROPOSED SOUTH RIGHT OF WAY LINE AND TO A POINT ON A NON-TANGENT CURVE;

THENCE ON SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 515.00 FEET, A CENTRAL ANGLE OF 20°18'18", A DISTANCE OF 182.51 FEET, A CHORD BEARING OF S79°59'43"E WITH A CHORD DISTANCE OF 181.56 FEET ON SAID PROPOSED SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

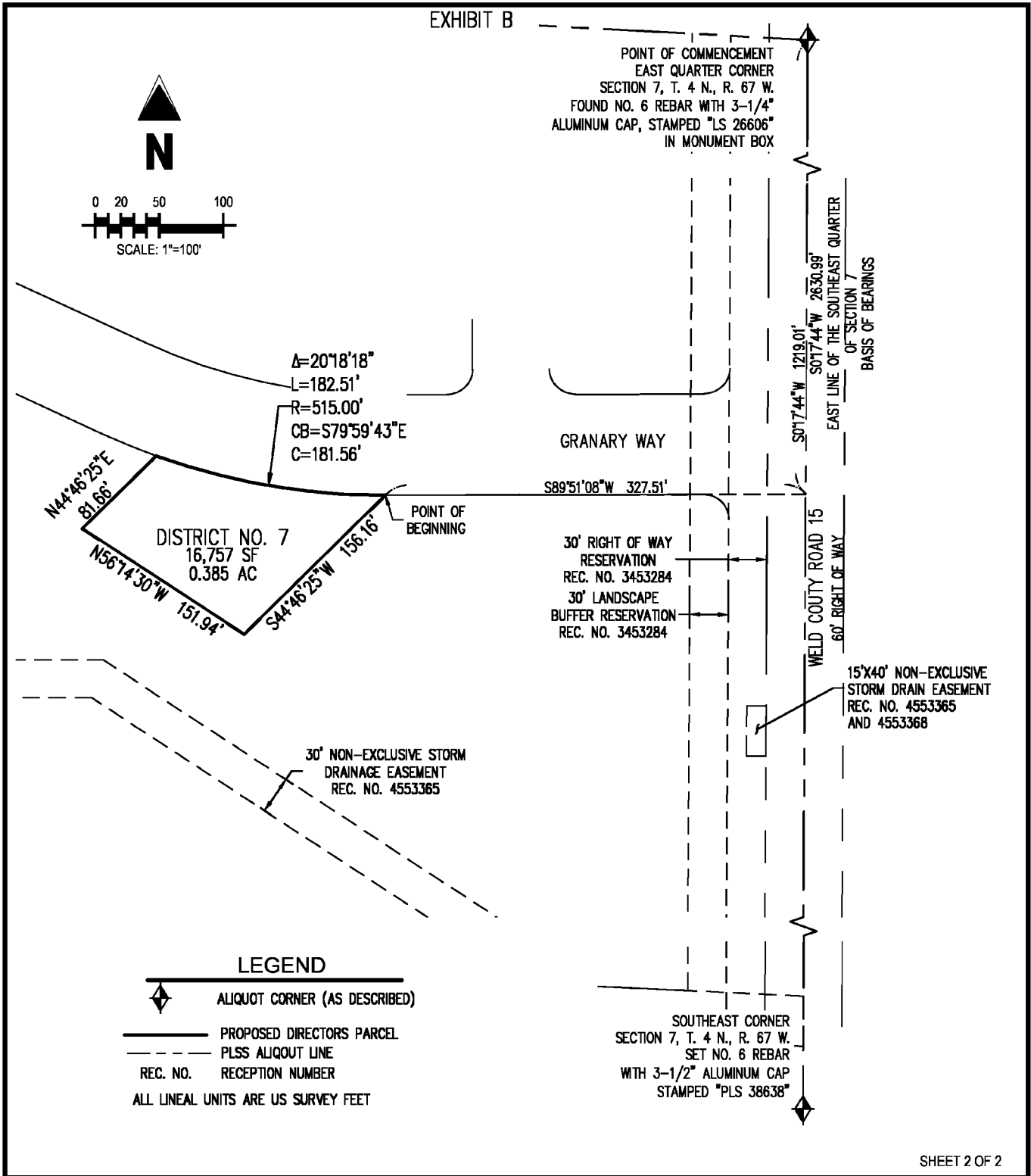
PARCEL CONTAINS 16,757 SQUARE FEET OR 0.385 ACRES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, IN WHICH THE EAST LINE OF SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO BEARS S 00°17'44" W AND DISTANCE OF 2630.99', MONUMENTED AT THE NORTH BY NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED "LS 26606" IN MONUMENT BOX AND AT THE SOUTH BY NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP, STAMPED "PLS 38638" WITH ALL OTHER BEARINGS RELATIVE THERETO.

SHEET 2 IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT SHEET 1 - LEGAL DESCRIPTION. IN THE EVENT THAT SHEET 1 CONTAINS AN AMBIGUITY, SHEET 2 MAY BE USED TO RESOLVE SAID AMBIGUITY.



PREPARED FOR AND ON BEHALF OF GALLOWAY
BY FRANK A KOHL, PLS# 37067



PART OF THE SOUTHEAST QUARTER
OF SECTION 7. T. 4 N., R. 67 W. OF THE 6TH P.M.
WELD COUNTY, COLORADO

DISTRICT NO. 7

Project No:	HFH0000020.10
Drawn By:	AN
Checked By:	FAK
Date:	4/1/2021

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Johnstown, CO 80534
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LEGAL DESCRIPTION
DISTRICT NO. 8

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7, MONUMENTED WITH A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP, STAMPED LS 26606 IN MONUMENT BOX;

THENCE SOUTH 00°17'44" WEST, A DISTANCE OF 1219.01 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89°51'08" WEST, A DISTANCE OF 327.51 FEET ON THE PROPOSED EXTENDED SOUTH RIGHT OF WAY LINE OF GRANARY WAY;

THENCE CONTINUING ON SAID PROPOSED SOUTH RIGHT OF WAY LINE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 515.00 FEET, A CENTRAL ANGLE OF 20°18'18", A DISTANCE OF 182.51 FEET, A CHORD BEARING OF N79°59'43"W WITH A CHORD DISTANCE OF 181.56 FEET TO THE POINT OF BEGINNING;

THENCE S44°46'25"W, A DISTANCE OF 81.66 FEET;

THENCE N56°14'30"W, A DISTANCE OF 344.47 FEET TO SAID PROPOSED SOUTH RIGHT OF WAY LINE AND TO A POINT ON A NON-TANGENT CURVE;

THENCE ON THE SAID PROPOSED SOUTH RIGHT OF WAY LINE FOR THE FOLLOWING 3 COURSES;

1. THENCE ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 435.00 FEET, A CENTRAL ANGLE OF 19°07'18", A DISTANCE OF 145.18 FEET, A CHORD BEARING OF S74°18'16"E WITH A CHORD DISTANCE OF 144.50 FEET;
2. THENCE S64°44'37"E, A DISTANCE OF 179.69 FEET;
3. THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 515.00 FEET, A CENTRAL ANGLE OF 05°05'57", A DISTANCE OF 45.83 FEET, A CHORD BEARING OF S67°17'35"E WITH A CHORD DISTANCE OF 45.82 FEET TO THE POINT OF BEGINNING.

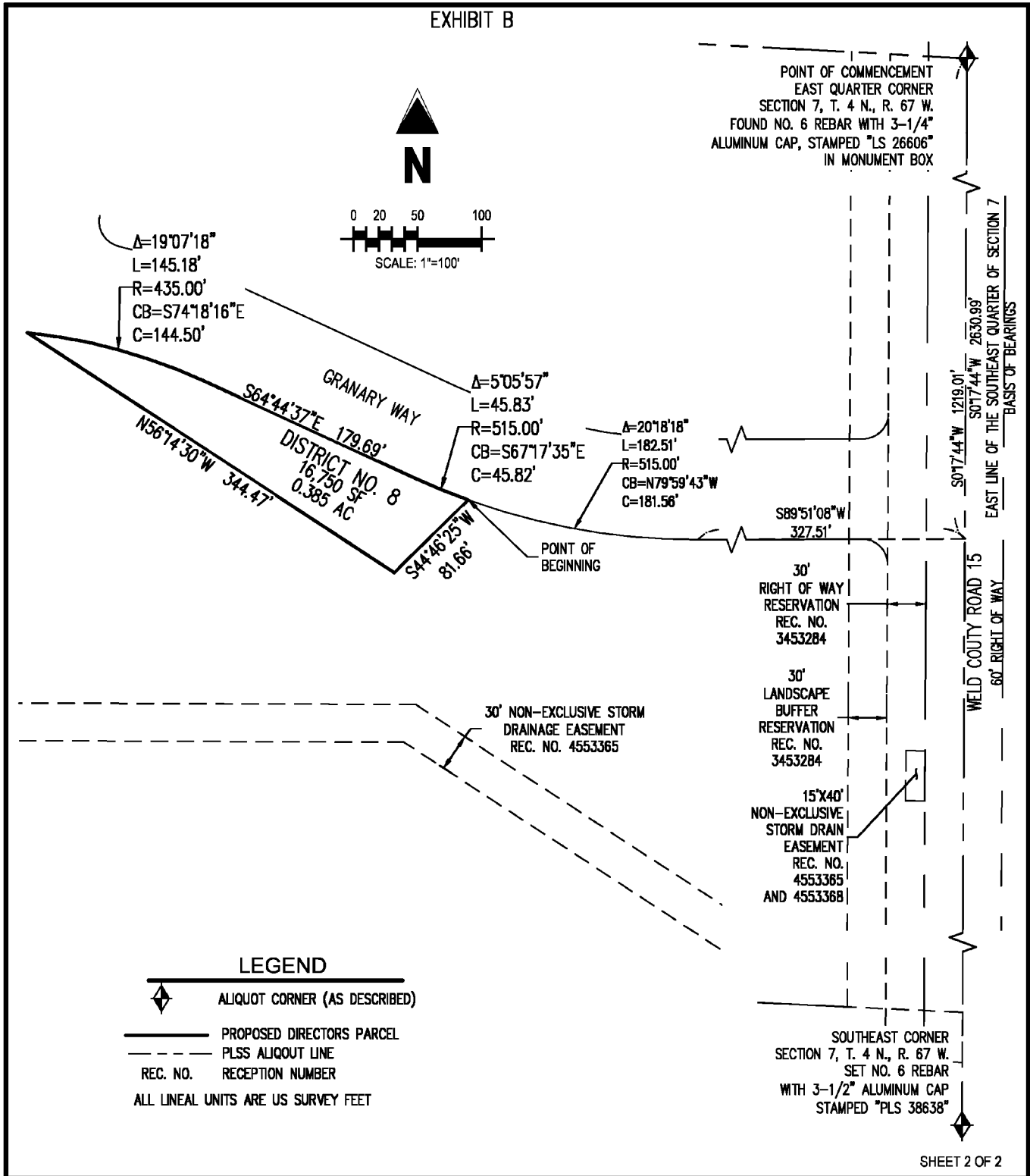
PARCEL CONTAINS 16,750 SQUARE FEET OR 0.385 ACRES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, IN WHICH THE EAST LINE OF SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO BEARS S 00°17'44" W AND DISTANCE OF 2630.99', MONUMENTED AT THE NORTH BY NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED "LS 26606" IN MONUMENT BOX AND AT THE SOUTH BY NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP, STAMPED "PLS 38638" WITH ALL OTHER BEARINGS RELATIVE THERETO.

SHEET 2 IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT SHEET 1 - LEGAL DESCRIPTION. IN THE EVENT THAT SHEET 1 CONTAINS AN AMBIGUITY, SHEET 2 MAY BE USED TO RESOLVE SAID AMBIGUITY.

PREPARED FOR AND ON BEHALF OF GALLOWAY
BY FRANK A KOHL, PLS# 37067





PART OF THE SOUTHEAST QUARTER
OF SECTION 7. T. 4 N., R. 67 W. OF THE 6TH P.M.
WELD COUNTY, COLORADO

DISTRICT NO. 8

Project No:	HFH0000020.10
Drawn By:	AN
Checked By:	FAK
Date:	4/1/2021

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Johnstown, CO 80534
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LEGAL DESCRIPTION
DISTRICT NO. 9

PART OF THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PM, WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 7, MONUMENTED WITH NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP, "STAMPED LS 38638";

THENCE N87°14'19"W, A DISTANCE OF 2626.11 FEET TO THE SOUTH QUARTER OF SAID SECTION 7 AND THE SOUTHEAST CORNER OF THAT PARCEL RECORDED IN THE WELD COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. 1577982, MONUMENTED WITH 2-1/2" ALUMINUM CAP, "STAMPED 24657";

THENCE ON THE EAST, NORTH AND WEST LINES OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. THENCE N00°13'00"E, A DISTANCE OF 248.03 FEET ON SAID EAST LINE, TO A 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 37911;
2. THENCE N87°15'06"W, A DISTANCE OF 199.97 FEET ON SAID NORTH LINE, TO A 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 37911;
3. THENCE S00°13'00"W, A DISTANCE OF 248.03 FEET ON SAID WEST LINE, TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WITNESSED BY A 24", NO. 4 REBAR WITH AN ILLEGIBLE 1-1/4" YELLOW PLASTIC CAP, SET 30.63' NORTH;

THENCE N87°15'06"W, A DISTANCE OF 312.79 FEET ON SAID SOUTH LINE TO THE SOUTHEAST CORNER OF THAT PARCEL RECORDED AT RECEPTION NO. 1636091 IN THE WELD COUNTY CLERK AND RECORDERS OFFICE, MONUMENTED WITH A NO. 4 REBAR WITH 1-1/4" ILLEGIBLE YELLOW PLASTIC CAP.

THENCE ON THE EAST AND WEST LINES OF SAID PARCEL THE FOLLOWING TWO (2) COURSES;

1. THENCE N27°01'39"W, A DISTANCE OF 470.75 FEET ON SAID EAST LINE, TO A NO. 4 REBAR, NO CAP;
2. THENCE S00°12'42"W, A DISTANCE OF 409.00 FEET ON SAID WEST LINE, TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER, MONUMENTED WITH A NO. 4 REBAR, NO CAP;

THENCE N87°15'06"W, A DISTANCE OF 484.10 FEET ON SAID SOUTH LINE TO THE WEST SIXTEENTH CORNER COMMON TO SECTION 7 AND 18, MONUMENTED WITH NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP, ILLEGIBLE;

THENCE N87°14'05"W, A DISTANCE OF 1168.87 FEET ON SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID SECTION 7, MONUMENTED WITH A NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP, STAMPED "LS 38512";

THENCE N00°00'51"W, A DISTANCE OF 667.34 FEET ON THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE SOUTHWEST CORNER OF THAT PARCEL RECORDED IN THE WELD COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. 3011360, WITNESSED BY A NO. 4 REBAR, WITH NO CAP, SET ON THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 13 AND ON THE SOUTH LINE OF SAID RECORDED PARCEL, 29.91' EAST OF SAID CORNER;

THENCE ON THE SOUTH, EAST AND NORTH LINES OF SAID PARCEL THE FOLLOWING THREE (3) COURSES;

1. THENCE FROM SAID SOUTHWEST CORNER RECORDED AT RECEPTION NO. 3011360, N89°59'43"E, A DISTANCE OF 275.07 FEET ON SAID SOUTH LINE TO A 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 37911";
2. THENCE N00°02'00"W, A DISTANCE OF 427.84 FEET ON SAID EAST LINE TO A NO.4 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED LS 22098";
3. THENCE S89°58'34"W, A DISTANCE OF 274.93 FEET ON SAID NORTH LINE TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 7, SAID POINT WITNESSED BY A NO. 4 REBAR WITH AN ILLEGIBLE 1-1/4" YELLOW PLASTIC CAP, SET ON THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 13 AND ON THE NORTH LINE OF SAID RECORDED PARCEL, SET 30.13' EAST OF SAID CORNER;

THENCE N00°00'51"W, A DISTANCE OF 237.72 FEET ON SAID WEST LINE TO THE SOUTH SIXTEENTH CORNER COMMON TO SECTION 7 AND 12, MONUMENTED WITH A NO. 6 REBAR WITH ALUMINUM CAP, STAMPED "LS 22098";

THENCE N00°00'37"W, A DISTANCE OF 1302.58 FEET ON SAID WEST LINE TO A POINT ON THE SOUTH LINE OF THAT PARCEL RECORDED AT BOOK 370, PAGE 451 IN THE WELD COUNTY CLERK AND RECORDERS OFFICE, MONUMENTED WITH 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 37911";

THENCE ON SAID SOUTH LINE RECORDED AT BOOK 370, PAGE 451 FOLLOWING TWO (2) COURSES;

1. THENCE S86°51'18"E, A DISTANCE OF 1176.26 FEET TO A 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, "STAMPED PLS 37911";
2. THENCE S86°51'18"E, A DISTANCE OF 1216.45 FEET TO AN A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER AND ON THE SOUTH LINE OF THAT PARCEL RECORDED AT BOOK 163, PAGE 246, MONUMENTED WITH 24", NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, "STAMPED PLS 38638";

THENCE CONTINUING ON SAID SOUTH LINE RECORDED AT BOOK 163, PAGE 246 FOR THE FOLLOWING THREE (3) COURSES;

1. THENCE S86°51'23"E, A DISTANCE OF 1233.02 FEET TO A NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, "STAMPED PLS 38638";
2. THENCE S03°08'37"W, A DISTANCE OF 50.00 FEET TO A NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, "STAMPED PLS 38638";
3. THENCE S86°51'23"E, A DISTANCE OF 1400.00 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, WITNESSED BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP, NOT STAMPED, SET ON THE AFORE REFERENCED LINE AND 29.79 FEET WEST OF SAID SECTION LINE;

THENCE S00°17'44"W, A DISTANCE OF 2550.89 FEET ON SAID EAST LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 12,833,939 SQUARE FEET OR 294.627 ACRES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, IN WHICH THE EAST LINE OF SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO BEARS S 00°17'44" W AND DISTANCE OF 2630.99', MONUMENTED AT THE NORTH BY NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED "LS 26606" IN MONUMENT BOX AND AT THE SOUTH BY NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP, STAMPED "PLS 38638" WITH ALL OTHER BEARINGS RELATIVE THERETO.

SHEET 3 IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT SHEETS 1 AND 2- LEGAL DESCRIPTION. IN THE EVENT THAT SHEETS 1 AND 2 CONTAINS AN AMBIGUITY, SHEET 3 MAY BE USED TO RESOLVE SAID AMBIGUITY.

PREPARED FOR AND ON BEHALF OF GALLOWAY
BY FRANK A KOHL, PLS# 37067

