

PARKDALE METROPOLITAN DISTRICT NO. 2 DESCRIPTION: SHEET 1 OF 4
05-05-2022

A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 BEING S 89°56'15" E AND MONUMENTED AS FOLLOWS:

-WEST CENTER 1/16 CORNER OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

-CENTER 1/4 CORNER OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

COMMENCING AT SAID WEST CENTER 1/16 OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846;

THENCE S 70°00'47" E A DISTANCE OF 1556.71 FEET TO THE **POINT OF BEGINNING**;

THENCE N 89°41'59" E A DISTANCE OF 1338.13 FEET;

THENCE N 67°04'01" E A DISTANCE OF 114.39 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A CHORD OF N 73°10'16" E 159.51 FEET, A RADIUS OF 750.00 FEET, AN ARC OF 159.81 FEET, AND A DELTA OF 12°12'30";

THENCE N 79°16'32" E A DISTANCE OF 471.08 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD OF N 60°23'41" E 307.42 FEET, A RADIUS OF 475.00 FEET, AN ARC OF 313.05 FEET, AND A DELTA OF 37°45'41" TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THAT RAILROAD RECORDED AT B149 P470, B149 P267 AND B113 P407;

THENCE ALONG THE EASTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD RECORDED AT B149 P470, B149 P267 AND B113 P407 THE FOLLOWING THREE (3) COURSES:

1) ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 24°03'20" W 394.20 FEET, A RADIUS OF 5550.80 FEET, AN ARC OF 394.28 FEET, AND A DELTA OF 4°04'11";

2) S 26°13'11" W A DISTANCE OF 910.50 FEET;

3) S 89°36'29" W A DISTANCE OF 25.53 FEET;

THENCE N 26°46'57" E A DISTANCE OF 81.86 FEET;

THENCE S 89°44'25" W A DISTANCE OF 46.02 FEET;

THENCE S 28°59'44" W A DISTANCE OF 83.70 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 1059115;

THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 1059115 THE FOLLOWING TWO (2) COURSES:

1) S 89°36'29" W A DISTANCE OF 371.00 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

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2) S 26°47'29" W A DISTANCE OF 1320.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 7 (AKA BASELINE ROAD), BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE S 89°36'29" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 710.33 FEET;

THENCE N 00°20'01" W A DISTANCE OF 2025.73 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 2,971,516 SQUARE FEET, OR 68.2166 ACRES MORE OR LESS.

TOGETHER WITH:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 36 BEING S 89°36'44" W AND MONUMENTED AS FOLLOWS:

-SOUTHWEST CORNER OF SECTION 36, BEING A FOUND 2.25" ALUMINUM CAP IN RANGE BOX, PLS 28656 PER MON REC DATED 12-2-93.

-SOUTH 1/4 CORNER OF SECTION 36, BEING A FOUND 3.25" ALUMINUM CAP, AS A 75' W.C. RLS 4846 PER MON REC DATED 9-10-08.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 36;

THENCE N 00°20'01" W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 36 A DISTANCE OF 75.00' FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 7 (BASELINE ROAD) AND THE **POINT OF BEGINNING;**

THENCE S 89°36'44" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 636.06 FEET;

THENCE N 00°11'08" W A DISTANCE OF 552.99 FEET;

THENCE S 89°36'44" W A DISTANCE OF 360.65 FEET;

THENCE N 00°00'00" E A DISTANCE OF 189.77 FEET;

THENCE N 89°36'44" E A DISTANCE OF 162.15 FEET;

THENCE N 87°00'35" E A DISTANCE OF 110.11 FEET;

THENCE N 89°36'44" E A DISTANCE OF 147.90 FEET;

THENCE N 00°11'08" W A DISTANCE OF 461.67 FEET;

THENCE S 87°03'19" E A DISTANCE OF 573.88 FEET;

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THENCE S 00°20'01" E A DISTANCE OF 1176.06 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 799,216 SQUARE FEET OR 18.3475 ACRES MORE OR LESS.

TOGETHER WITH:

A PORTION OF TRACT I-1 OF PLAT OF SURVEY BY EUGENE PADON RLS 2065 AND RECORDED AT RECEPTION NO. 807363 (AKA 90807363) AND LOCATED IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 36 BEING S 89°57'39" E AND MONUMENTED AS FOLLOWS:

-NORTHEAST CORNER OF SECTION 36, BEING A FOUND 3.25" ALUMINUM CAP IN RANGE BOX, PLS 14070.

-NORTH 1/4 CORNER OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, PLS 28656.

COMMENCING AT SAID NORTHEAST CORNER OF SECTION 36;

THENCE S 13°51'46" W A DISTANCE OF 129.19 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 3497939 SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF EAST COUNTY LINE ROAD AND THE **POINT OF BEGINNING**;

THENCE S 00°26'06" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1199.64 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT I-1 OF PLAT OF SURVEY BY EUGENE PADON RLS 2065 AND RECORDED AT RECEPTION NO. 807363 (AKA 90807363);

THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID TRACT I-1 OF PLAT OF SURVEY BY EUGENE PADON RLS 2065 AND RECORDED AT RECEPTION NO. 807363 (AKA 90807363) THE FOLLOWING TWO (2) COURSES:

1) S 89°59'09" W A DISTANCE OF 654.24 FEET;

2) N 00°02'56" W A DISTANCE OF 1295.67 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ARAPAHOE ROAD AS RECORDED IN BOULDER COUNTY COMMISSIONERS JOURNAL 4 AT PAGE 569;

THENCE S 89°57'39" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 559.57 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 3497939;

THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 3497939 TO FOLLOWING FIVE (5) COURSES;

1) S 00°02'23" W A DISTANCE OF 30.00 FEET;

2) S 89°57'37" E A DISTANCE OF 40.24 FEET;

3) ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 44°45'36" E 35.48 FEET, A RADIUS OF 25.00 FEET, AN ARC OF 39.44 FEET, AND A DELTA OF 90°23'23";

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4) S 00°26'06" W A DISTANCE OF 40.00 FEET;

5) S 89°33'54" E A DISTANCE OF 40.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 848,654 SQUARE FEET, OR 19.4824 ACRES MORE OR LESS.

AREA TOTAL:

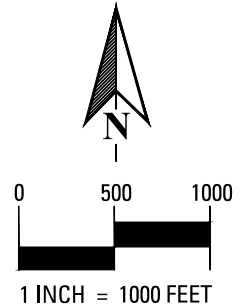
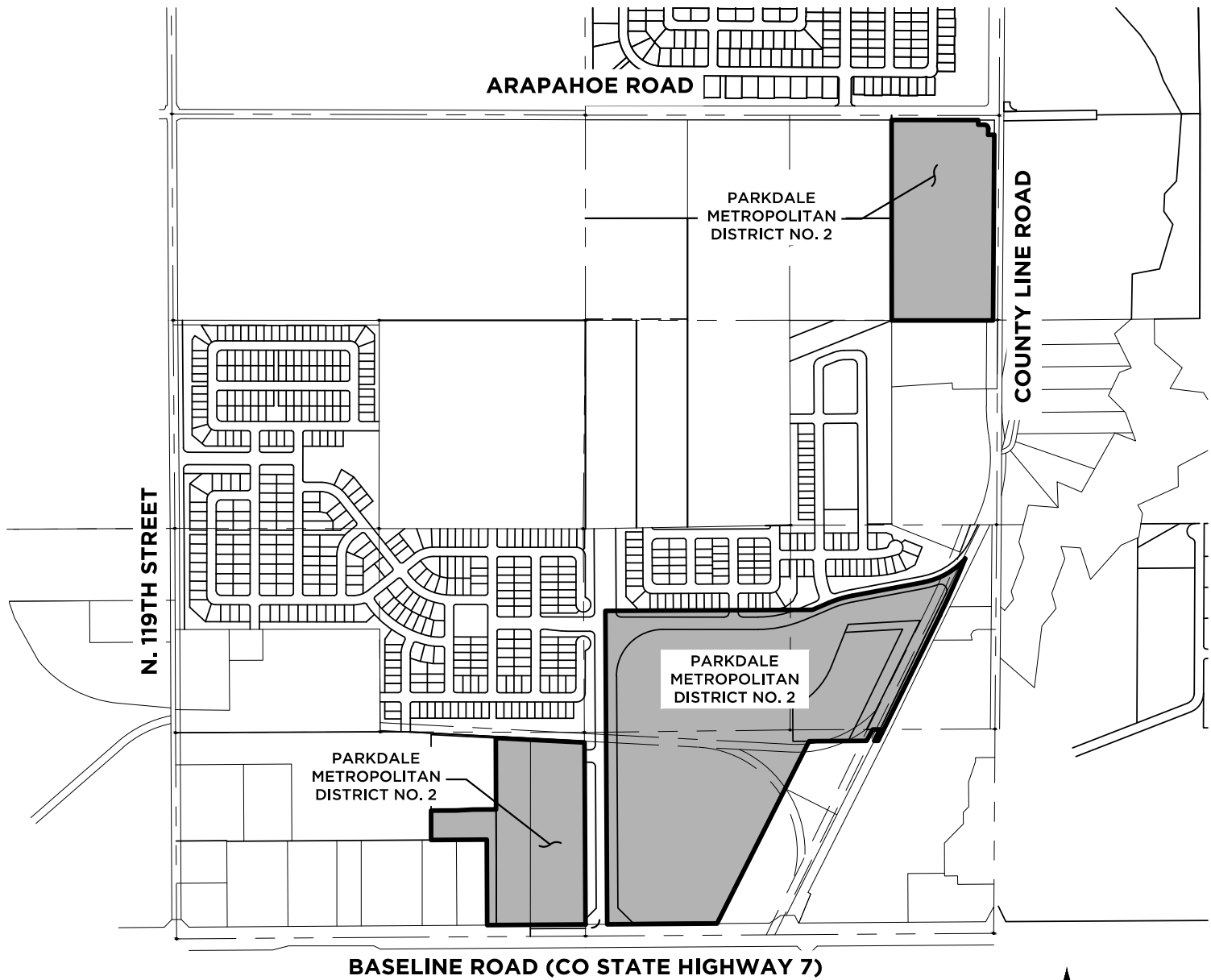
FIRST PARCEL CONTAINS AN AREA OF 2,971,516 SQUARE FEET, OR 68.2166 ACRES MORE OR LESS.

SECOND PARCEL CONTAINS AN AREA OF 799,216 SQUARE FEET OR 18.3475 ACRES MORE OR LESS.

THIRD PARCEL CONTAINS AN AREA OF 848,654 SQUARE FEET, OR 19.4824 ACRES MORE OR LESS.

THE COMBINED TOTAL OF ALL THREE PARCELS CONTAINS AN AREA OF 4,619,386 SQUARE FEET OR 106.0465 ACRES MORE OR LESS.

PARKDALE METROPOLITAN DISTRICT



TITLE:
PARKDALE METROPOLITAN DISTRICT - DISTRICT NO. 2

LOCATION:
A PORTION OF SECTION 36
TOWNSHIP 1 NORTH, RANGE 69 WEST, 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO

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| SCALE: 1"=1000' | DATE: 05.03.2022 | PROJECT NO: 0043-1532 | AREA: 106.047 AC | PATH: J:\0043\1532\SURVEY\DISTRICT BOUNDARIES\PARKDALE_DISTRICT-NO2.DWG |
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