

Murata Farms Commercial Metropolitan District (67563)  
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT B OF RECORDED EXEMPTION NUMBER 1471-04-3-RE 879 RECORDED AUGUST 14, 1986 AT RECEPTION NO. 02065102 IN THE OFFICIAL RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE CENTER QUARTER CORNER OF SAID SECTION 4, WHENCE THE EAST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4 BEARS SOUTH 00°12'11" EAST, A DISTANCE OF 1,325.34 FEET, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE SOUTH 30°37'29" WEST, A DISTANCE OF 58.54 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 29 1/2 AND THE SOUTHERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY 52, BOTH RECORDED AT SAID RECEPTION NO. 02065102 AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°12'11" EAST, A DISTANCE OF 573.54 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, SOUTH 89°47'49" WEST, A DISTANCE OF 245.51 FEET;

THENCE NORTH 85°25'22" WEST, A DISTANCE OF 150.00 FEET;

THENCE NORTH 00°12'11" WEST, A DISTANCE OF 60.00 FEET;

THENCE NORTH 44°47'49" EAST, A DISTANCE OF 21.21 FEET;

THENCE NORTH 00°12'11" WEST, A DISTANCE OF 107.00 FEET;

THENCE NORTH 89°47'49" EAST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 00°12'11" WEST, A DISTANCE OF 267.47 FEET;

THENCE SOUTH 89°51'36" WEST, A DISTANCE OF 370.50 FEET;

THENCE SOUTH 70°17'35" WEST, A DISTANCE OF 362.86 FEET;

THENCE SOUTH 00°12'11" EAST, A DISTANCE OF 126.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 530.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 11°11'18" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'28", AN ARC LENGTH OF 105.37 FEET;

THENCE SOUTH 89°47'49" WEST, A DISTANCE OF 281.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 530.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°54'23", AN ARC LENGTH OF 63.89 FEET;

THENCE NORTH 00°12'11" WEST, A DISTANCE OF 203.14 FEET;

THENCE NORTH 55°55'51" EAST, A DISTANCE OF 106.86 FEET;

THENCE NORTH 00°12'11" WEST, A DISTANCE OF 76.70 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY 52 AS RECORDED AT SAID RECEPTION NO. 02065102;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°17'03" EAST, A DISTANCE OF 1,428.77 FEET TO THE **POINT OF BEGINNING.**

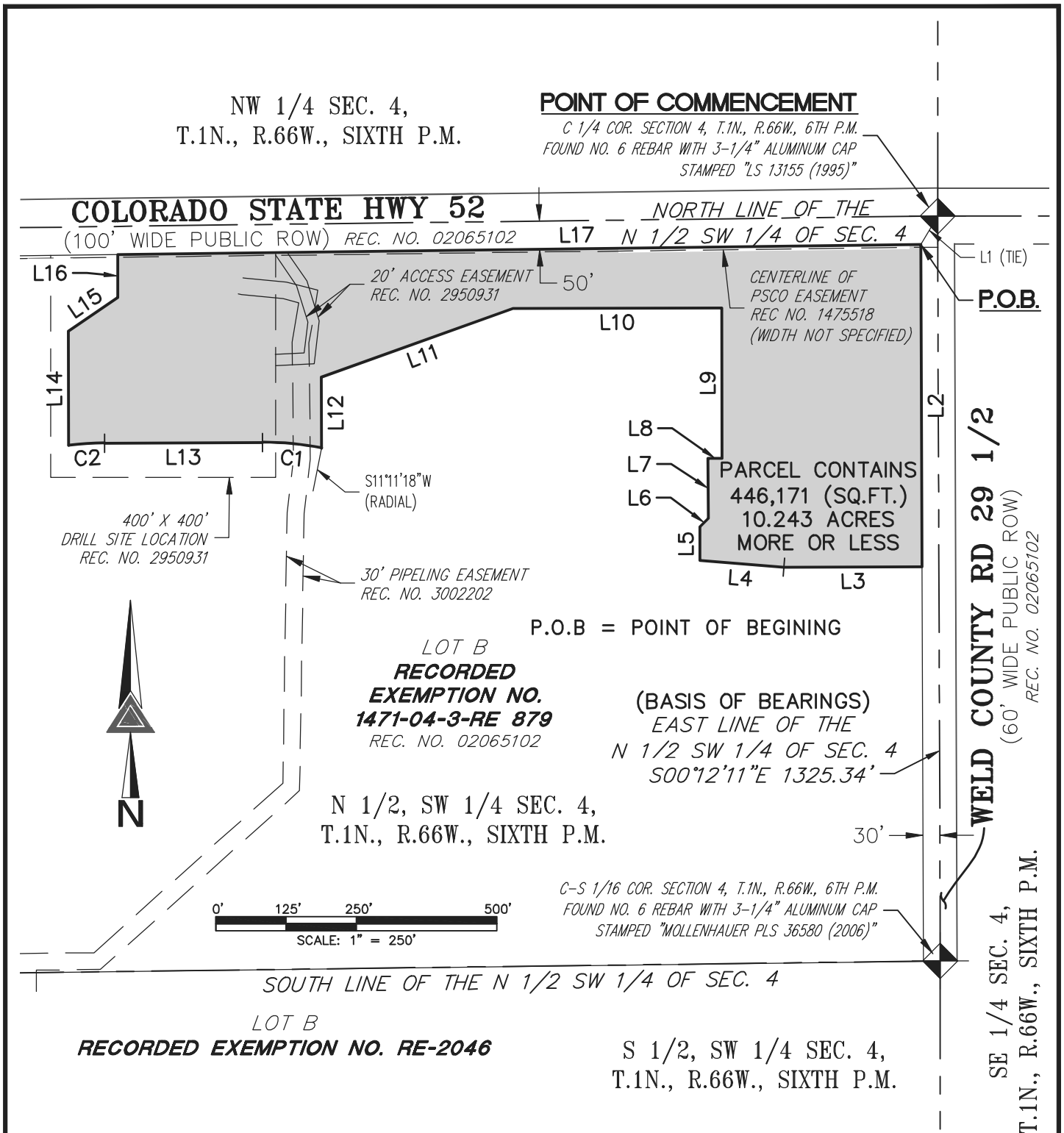
CONTAINING AN AREA OF 10.243 ACRES, (446,171 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



MICHAEL J. NOFFSINGER, PLS 38367  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1  
LITTLETON, CO 80122

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NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH:  
DWG NAME:  
DWG: BAM CHK: MJN  
DATE: 2021-06-10  
SCALE: 1" = 250'

COMMERCIAL DISTRICT OVERALL.DWG



300 East Mineral Ave,  
Suite 1  
Littleton, Colorado 80122  
Phone: (303)713-1898  
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Q:54819-48 - MURATA FARMS - 3D ALTA.DWG\EXHIBITS\DISTRICT BOUNDARIES\

**COMMERCIAL DISTRICT OVERALL**  
N1/2, SW1/4 SEC. 4, T.1N., R.66W., 6TH P.M.  
**WELD COUNTY, COLORADO**

JOB NUMBER 54819-48

3 OF 4 SHEETS

## ILLUSTRATION TO EXHIBIT A

LINE TABLE		
LINE	BEARING	LENGTH
L1	S30°37'29"W	58.54'
L2	S00°12'11"E	573.54'
L3	S89°47'49"W	245.51'
L4	N85°25'22"W	150.00'
L5	N00°12'11"W	60.00'
L6	N44°47'49"E	21.21'
L7	N00°12'11"W	107.00'
L8	N89°47'49"E	25.00'
L9	N00°12'11"W	267.47'

LINE TABLE		
LINE	BEARING	LENGTH
L10	S89°51'36"W	370.50'
L11	S70°17'35"W	362.86'
L12	S00°12'11"E	126.45'
L13	S89°47'49"W	281.51'
L14	N00°12'11"W	203.14'
L15	N55°55'51"E	106.86'
L16	N00°12'11"W	76.70'
L17	N89°17'03"E	1428.77'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	11°23'28"	530.00'	105.37'
C2	6°54'23"	530.00'	63.89'

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: \_\_\_\_\_  
 DWG NAME: \_\_\_\_\_  
 DWG: BAM      CHK: MJN  
 DATE: 2021-06-10  
 SCALE: N/A

COMMERCIAL DISTRICT OVERALL.DWG

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