



**PROPERTY DESCRIPTION:**

A TRACT OF LAND BEING LOCATED IN THE SOUTH ONE-HALF OF THE NORTH-EAST ONE-QUARTER OF SECTION 23, AND A PART OF THE SOUTH ONE-HALF OF THE NORTH-WEST ONE QUARTER OF SECTION 24 TOWNSHIP 3 NORTH RANGE 68 WEST, OF THE 6th PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 23 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 23 BEARS N00°47'51"W (BASIS OF BEARING), SAID POINT BEING THE POINT-OF-BEGINNING, THENCE N88°54'09"E TO A POINT ON THE SOUTH LINE OF THE NORTH-WEST ONE QUARTER OF SECTION 24, TOWNSHIP 3 NORTH RANGE 68 WEST A DISTANCE OF 234.49 FEET,

THENCE N31°41'31"W A DISTANCE OF 456.68 FEET;

THENCE N00°47'51"W A DISTANCE OF 1.18 FEET;

THENCE N 22°10'25"W A DISTANCE OF 303.88 FEET,

THENCE N26°20'16"W A DISTANCE OF 28.73 FEET,

THENCE N43°50'41"W A DISTANCE OF 70.98 FEET;

THENCE N56°59'43"W A DISTANCE OF 91.21 FEET;

THENCE N68°07'55"W A DISTANCE OF 99.04 FEET;

THENCE N 74°21'36"W A DISTANCE OF 112.75 FEET,

THENCE N79°12'54"W A DISTANCE OF 264.99 FEET,

THENCE N84°09'55"W A DISTANCE OF 209.66 FEET.

THENCE N88°14'03"W A DISTANCE OF 275.21 FEET.

THENCE N81°07'19"W A DISTANCE OF 193.90 FEET.

THENCE 72°11'54"W A DISTANCE OF 119.46 FEET;

THENCE N78°18'10"W A DISTANCE OF 90.77 FEET;

THENCE N88°21'12"W A DISTANCE OF 142.77 FEET,

THENCE N72°25'57"W A DISTANCE OF 101.71 FEET;

THENCE N81°23'53"W A DISTANCE OF 138.56 FEET;

THENCE N88°32'06"W A DISTANCE OF 94.60 FEET;

THENCE S82°12'16"W A DISTANCE OF 297.30 FEET;

THENCE N77°21'38"W A DISTANCE OF 73.27 FEET;

THENCE S70°31'12"W A DISTANCE OF 67.06 FEET;

THENCE N80°42'56"W A DISTANCE OF 49.37 FEET;

THENCE N40°31'27"W A DISTANCE OF 54.28 FEET;

THENCE S03°08'24"W A DISTANCE OF 21.93 FEET;

THENCE S01°04'56"E A DISTANCE OF 664.30 FEET.

THENCE S03°48'49"E A DISTANCE OF 430.96 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH-EAST ONE QUARTER SECTION 23, TOWNSHIP 3 NORTH RANGE 68 WEST;

THENCE N89°27'22"E ALONG SAID SOUTH LINE NORTH EAST ONE QUARTER A DISTANCE OF 2541.82 FEET TO THE POINT OF BEGINNING.

THUS DESCRIBED TRACT OF LAND CONTAINS 57.752 ACRES MORE OR LESS.

**RECEIVED**

DEC 04 2018

Div of Local Government

JDV METROPOLITAN DISTRICT

SHEET 2 OF 2



**AGPRO**professionals  
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JDV METROPOLITAN DISTRICT  
BOUNDARY LEGAL DESCRIPTION  
WELD COUNTY, CO

DATE:  
5/7/18  
SCALE:  
AS NOTED