

BLUE EAGLE METROPOLITAN DISTRICT NO. 1

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTHWEST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34, MONUMENTED BY A 2.5" ALUMINUM CAP MARKED "PLS 28285 2013", FROM WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, BEARS SOUTH 00°10'48" EAST, TO THE EAST QUARTER CORNER OF SAID SECTION 34, MONUMENTED BY A 2.5" ALUMINUM CAP MARKED "PLS 28285 2013", WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 00°10'48" EAST, ALONG SAID EAST LINE, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF EAST 26TH AVENUE, AS RECORDED IN BOOK 5 AT PAGE 504 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE S89°55'08" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 662.77 FEET TO THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2222 AT PAGE 990 OF SAID RECORDS AND **POINT OF BEGINNING**;

THENCE SOUTH 00°12'49" EAST, ALONG SAID WEST LINE AND THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 2,599.93 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE NORTH 89°42'54" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 661.25 FEET TO SAID EAST QUARTER CORNER OF SECTION 34;


THENCE NORTH 89°54'04" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 2,645.84 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 00°13'43" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,921.71 FEET TO THE NORTHERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD;

THENCE SOUTH 53°03'48" WEST, ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 568.69 FEET TO A TANGENT CURVE TO THE RIGHT;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY AND CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 51°33'20", A RADIUS OF 2664.02 FEET, AN ARC LENGTH OF 2,397.13 FEET AND A CHORD THAT BEARS SOUTH 78°50'28" WEST, A DISTANCE OF 2,317.07 FEET TO A POINT OF TANGENCY;

THENCE NORTH 75°22'52" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 2,521.05 FEET TO THE SOUTHEASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 2019000033370 OF SAID RECORDS, AND A LINE 120.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

900 south broadway suite 320 denver, co 80209 p 303.561.3333 waremalcomb.com CIVIL ENGINEERING & SURVEYING		PROJECT NAME: BLUE EAGLE			SHEET 1 OF 3
		JOB NO.: DCS21-4017	DATE : 04/20/2021		
		DRAWN: KEB	PA/PM: JCS	SCALE: N/A	

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THENCE NORTH 00°18'44" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2,058.48 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, AND TO A LINE 120.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE NORTH 00°18'49" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2,606.58 FEET TO SAID SOUTHERLY RIGHT OF WAY OF EAST 26TH AVENUE;

THENCE NORTH 89°55'08" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 1,868.31 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 17,688,063 SQUARE FEET OR 406.062 ACRES, MORE OR LESS.

THE PREPARATION OF THIS LEGAL DESCRIPTION UTILIZED THE UNITED STATES SURVEY FOOT AS THE LINEAL DISTANCE UNIT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY, DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

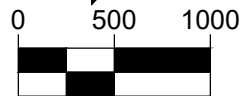
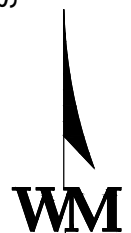
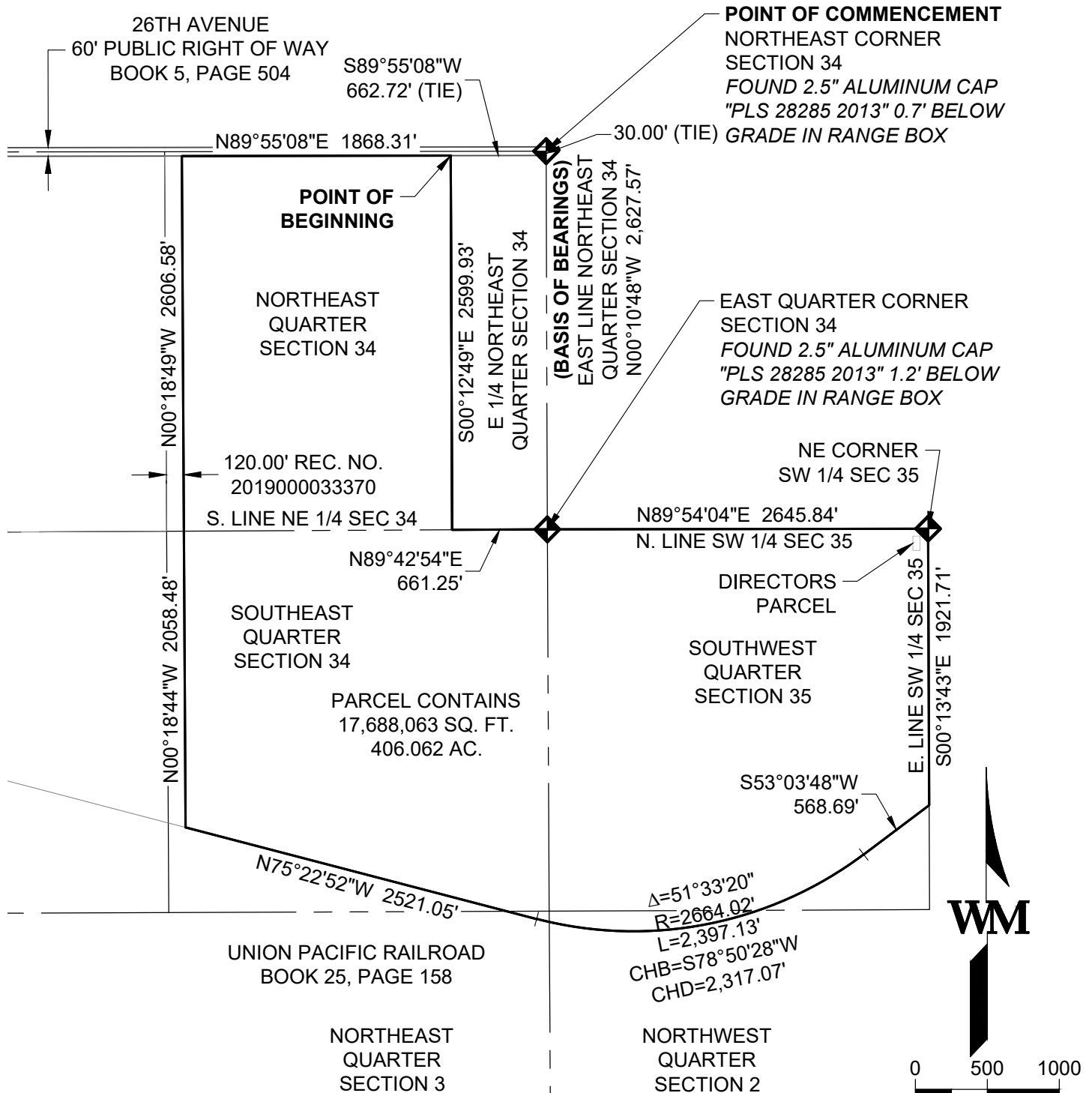
I, JUSTIN C. SCHEITLER, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT REPRESENT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JUSTIN C. SCHEITLER, P.L.S. 38430
FOR AND ON BEHALF OF WARE MALCOMB
990 SOUTH BROADWAY, SUITE 230
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SCALE: 1" = 1000'
ORIGINAL GRAPHIC SCALE

NOTE:
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY, IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

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