

PARCEL DESCRIPTION

ST. ACACIUS SUBDIVISION
 LOCATED IN THE NW 1/4 OF SECTION 35, T3N, R68W, 6TH P.M.
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

A PARCEL OF LAND AS DESCRIBED ON THE FINAL PLAT OF ST. ACACIUS SUBDIVISION, RECORDED AT RECEPTION NO. 3467127, WELD COUNTY, COLORADO RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE NORTHWEST CORNER BY A 3-1/2" ALUMINUM CAP STAMPED "CDOT 2009 PLS 29420" AND AT THE NORTH QUARTER CORNER BY A 3-1/2" ALUMINUM CAP STAMPED "JR ENG 2001 PLS 27936". SAID NORTH LINE BEARS NORTH 89°21'11" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID NORTH QUARTER CORNER;

THENCE SOUTH 41°36'00" WEST 74.30 FEET TO THE NORTHEAST CORNER OF OUTLOT J, SAID ST. ACACIUS SUBDIVISION, AND THE **POINT OF BEGINNING**;

THENCE ON THE EAST LINE OF SAID OUTLOT J SOUTH 00°42'00" EAST 2302.60 FEET TO THE SOUTHERLY LINE OF SAID ST. ACACIUS SUBDIVISION;

THENCE DEPARTING SAID EAST LINE OF OUTLOT J AND ON SAID SOUTHERLY LINE OF SAID ST. ACACIUS SUBDIVISION THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 89°31'35" WEST 1658.21 FEET;
2. SOUTH 04°17'48" EAST 264.07 FEET;
3. SOUTH 82°52'48" WEST 590.67 FEET;
4. SOUTH 00°57'12" EAST 172.05 FEET;
5. SOUTH 88°12'05" WEST 185.84 FEET;
6. SOUTH 00°12'13" EAST 379.20 FEET;
7. NORTH 88°39'32" WEST 130.88 FEET TO THE WESTERLY LINE OF SAID ST. ACACIUS SUBDIVISION;

THENCE DEPARTING SAID SOUTHERLY LINE AND ON SAID WESTERLY LINE THE FOLLOWING SIX (6) COURSES:

1. NORTH 00°56'59" WEST 553.28 FEET;
2. NORTH 00°56'43" WEST 1432.65 FEET;
3. NORTH 89°21'11" EAST 1199.70 FEET;
4. NORTH 00°56'43" WEST 523.00 FEET;
5. NORTH 89°21'11" EAST 0.40 FEET;
6. NORTH 00°56'43" WEST 669.10 FEET;

THENCE DEPARTING SAID WESTERLY LINE NORTH 89°21'11" EAST 1361.01 FEET TO THE **POINT OF BEGINNING**;

(CONTINUED ON SHEET 2)

PARCEL DESCRIPTION										
NW1/4 SEC. 35 T4N, R68W, 6TH P.M. TOWN OF MEAD WELD COUNTY, CO	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">DATE:</td> <td style="padding: 2px;">06/17/19</td> </tr> <tr> <td style="padding: 2px;">DRAWN:</td> <td style="padding: 2px;">TWK</td> </tr> <tr> <td style="padding: 2px;">CHECKED:</td> <td style="padding: 2px;">BCR</td> </tr> <tr> <td style="padding: 2px;">JOB NO.:</td> <td style="padding: 2px;">19001914</td> </tr> </table>	DATE:	06/17/19	DRAWN:	TWK	CHECKED:	BCR	JOB NO.:	19001914	SHT. 1 OF 4
DATE:	06/17/19									
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ATWELL

866.850.4200 www.atwell-group.com

143 UNION BOULEVARD, SUITE 700
 LAKEWOOD, CO 80228
 303.462.1100

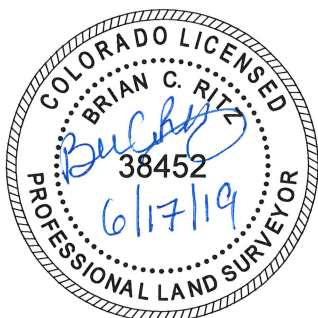
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ST. ACACIUS SUBDIVISION
 LOCATED IN THE NW 1/4 OF SECTION 35, T3N, R68W, 6TH P.M.
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

(CONTINUED FROM SHEET 1)

SAID PARCEL OF LAND CONTAINS 4,831,849 SQUARE FEET, OR 110.92 ACRES, MORE OR LESS.

I, BRIAN C. RITZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND THE SURVEY UPON WHICH IT WAS BASED, WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.



 BRIAN C. RITZ, PLS
 COLORADO REG. NO. 38452
 FOR AND ON BEHALF OF ATWELL, LLC

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

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PARCEL DESCRIPTION		SHT. 2 OF 4
NW1/4 SEC. 35 T4N, R68W, 6TH P.M. TOWN OF MEAD WELD COUNTY, CO		
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EXHIBIT TO ACCOMPANY PARCEL DESCRIPTION

ST. ACACIUS SUBDIVISION

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TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

POINT OF COMMENCEMENT
N1/4 COR. SEC.
3-1/2" ALUM. CAP
"JR ENG 2001 PLS
27936"

BASIS OF BEARINGS

N. LINE NW1/4 SEC. 35
N89°21'11"E 2661.57'

WCR .28

55'



NW COR. SEC. 35
3-1/2" ALUM. CAP
"CDOT 2009 PLS 29420"

N00°56'43"W
669.10'

N89°21'11"E
0.40'

N00°56'43"W
523.00'

N89°21'11"E 1199.70'

SEE SHEET 4

TRACT G

TRACT F

TRACT H

SEE SHEET 4

S04°17'48"E
264.07'

S89°31'35"W 1658.21'

C1/4 COR. SEC.
CALCULATED POSITION

S41°36'00"W
74.30'

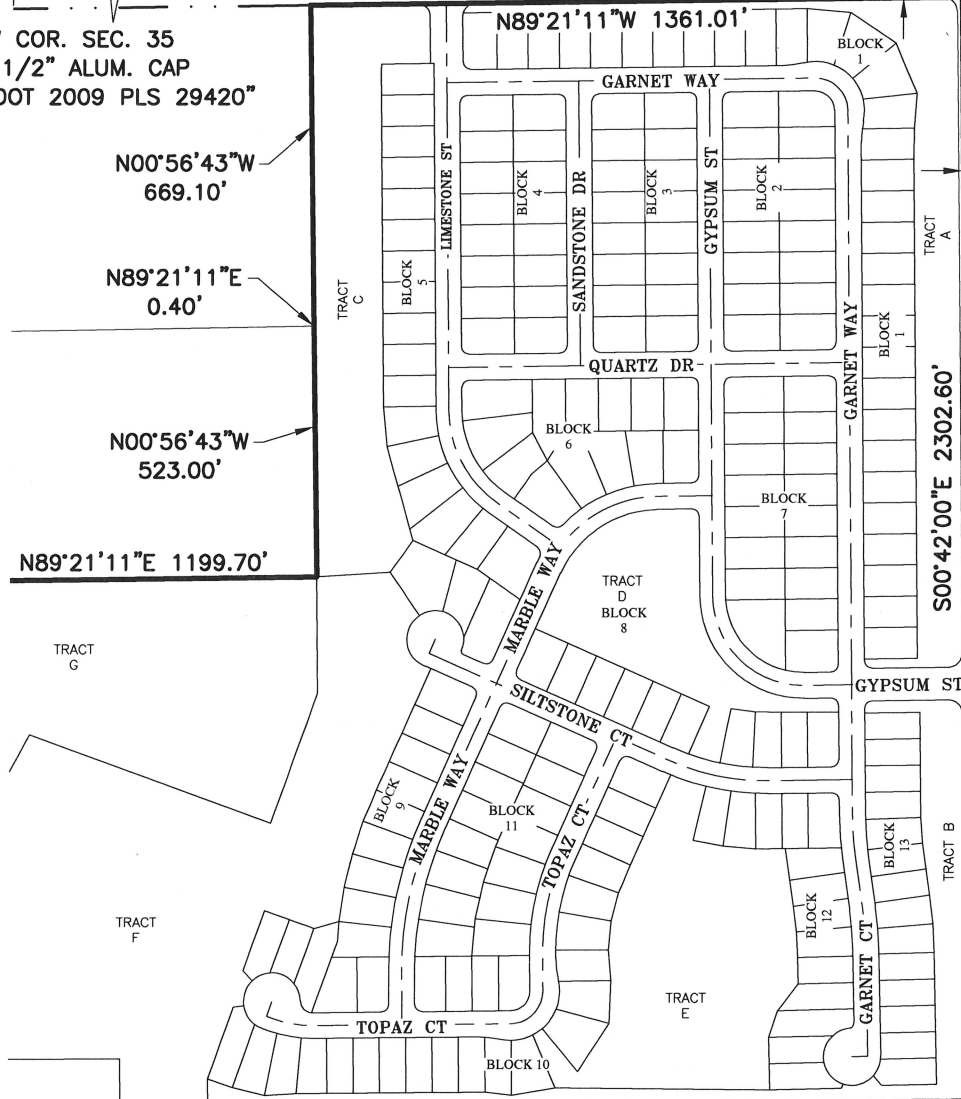
POINT OF BEGINNING

50'

E. LINE NW1/4 SEC. 35
S00°42'00"E 2675.73'

S00°42'00"E 2302.60'

WCR 9 1/2



NOTE

THIS EXHIBIT IS MEANT TO DEPICT THE ATTACHED PARCEL DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PARCEL CONTAINS 4,831,849 SQ. FT. OR 110.92 ACRES

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NW1/4 SEC. 35
T4N, R68W, 6TH P.M.
TOWN OF MEAD
WELD COUNTY, CO

DATE: 06/17/19
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JOB NO.: 19001914

SHT.
3
OF
4



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EXHIBIT TO ACCOMPANY PARCEL DESCRIPTION

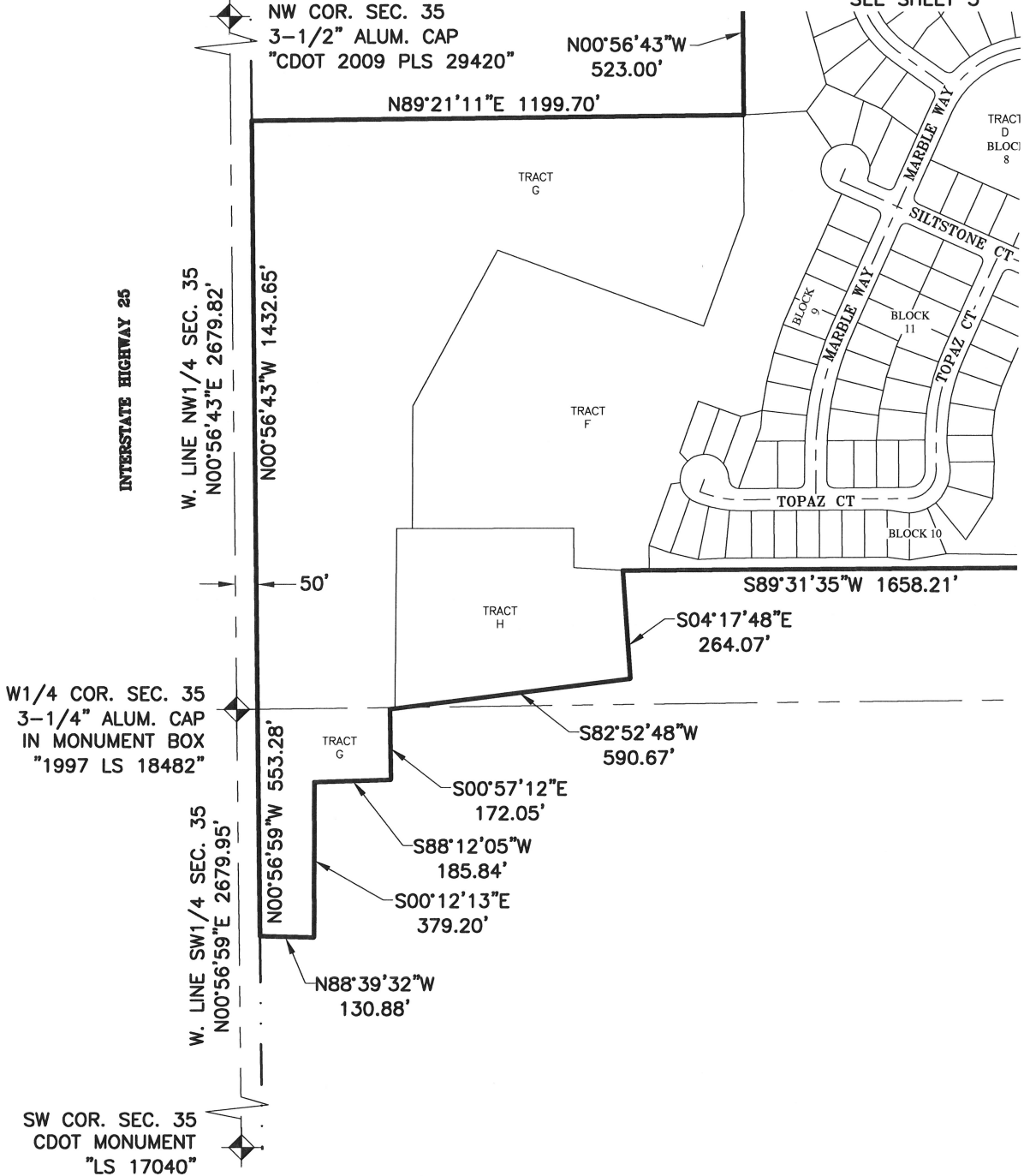
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SCALE:
1"=400'

INTERSTATE HIGHWAY 25



SEE SHEET 3

SEE SHEET 3

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