

WHEN RECORDED RETURN TO:
WHITE BEAR ANKELE TANAKA & WALDRON
2154 East Commons Avenue, Suite 2000
Centennial, CO 80122

Buffalo Highlands Metropolitan District No. 2
(In the Town of Mead, Weld County, Colorado)

SPECIAL DISTRICT PUBLIC DISCLOSURE
Pursuant to § 32-1-104.8 C.R.S.

Name of District:	Buffalo Highlands Metropolitan District No. 2 ("District")
Powers of the District:	All powers authorized in § 32-1-1004, C.R.S., including, but not limited to, mosquito control, parks or recreational facilities or programs, traffic and safety controls, street improvements, television relay and translator facilities, and transportation, subject to the limitations contained in the District's Service Plan.
Service Plan:	The District's Service Plan, which can be amended from time to time, includes a description of the District's powers and authority. A copy of the District's Service Plan is available from the Division of Local Government.
	Buffalo Highlands Metropolitan District No. 2 is authorized by Title 32 of the Colorado Revised Statutes to use a number of methods to raise revenues for capital needs and general operations costs. These methods, subject to the limitations imposed by section 20 of Article X of the Colorado Constitution, include issuing debt, levying taxes, and imposing fees and charges. Information concerning directors, management, meetings, elections and current taxes are provided annually in the Notice to Electors described § 32-1-809(1), C.R.S., which can be found at the District office, on the District's web site, on file at the Division of Local Government in the State Department of Local Affairs, or on file at the office of the clerk and recorder of each county in which the special district is located.
District Boundaries:	A map of the District's boundaries is attached hereto as Exhibit A. Please note that the District's boundaries may change from time to time. Please contact the District for the latest information.

EXHIBIT A District Boundary Map

DESCRIPTION

A tract of land in the Southwest Quarter of Section 1, the Northwest Quarter of Section 1 and the Southeast Quarter of Section 2, all in Township 3 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado, being more particularly described as follows:

COMMENCING at the Southwest Corner of the Southeast Quarter of said Section 2 being marked by a 2.5" aluminum cap stamped "PLS 28285 CO 2012", from which the Southeast Corner of the Southeast Quarter of Section 2 is marked by a 3.25" aluminum cap stamped "King Surveyors, Inc, 1992 LS 22098", bears North 88°35'30" East, a distance of 2653.89 feet with all other bearings relative thereto (Basis of Bearings);

Thence along the West line of said Southeast Quarter, North 00°24'16" West, a distance of 2491.40 feet to a point being 150.00 feet South of the Northwest Corner of said Southeast Quarter of Section 2 and the **POINT OF BEGINNING**; Thence continuing along the West line of said Southeast Quarter, North 00°24'16" West, a distance of 150.00 feet to the Northwest Corner of said Southeast Quarter of Section 2; Thence along the North line of said Southeast Quarter, North 89°14'08" East, a distance of 2665.25 feet to the Northeast Corner of said Southeast Quarter of Section 2, also being the Southwest Corner of the Northwest Quarter of Section 1; Thence along the West line of said Northwest Quarter, North 00°09'38" West, a distance of 1028.63 feet to a point being 1714.79 feet South of the Northwest Corner of the Northwest Quarter, said point also being the Southwest Corner of a tract of land described and recorded at Reception No. 4753423 in the Office of the Weld County Clerk and Recorder; Thence leaving said West line, continue along the southerly line of said tract, South 46°07'42" East, a distance of 720.43 feet to the Southeast Corner of said tract of land, also being the Southwest Corner of a tract of land described and recorded at Reception No. 4366040 in the Office of the Weld County Clerk and Recorder; Thence along the southerly line of said tract, South 46°07'42" East, a distance of 34.86 feet; Thence continuing along said southerly line, South 39°57'58" East, a distance of 430.88 feet; Thence continuing along said southerly line, South 29°07'51" East, a distance of 60.90 feet (60.84 feet Record) to the Southeast Corner of said tract, also being the westerly right-of-way line of a railroad as described and recorded in Book 212 at Page 329 in the Office of the Weld County Clerk and Recorder; Thence along said westerly right-of-way line, South 29°00'38" West, a distance of 2919.27 feet to a point being North 29°00'38" East, a distance of 265.00 feet from the intersection of said westerly right-of-way line and the South line of the Southeast Quarter of said Section 2; Thence leaving said westerly right-of-way line, North 52°23'41" West, a distance of 112.00 feet; Thence North 36°08'52" West, a distance of 860.00 feet; Thence North 50°32'32" West, a distance of 250.00 feet; Thence North 29°43'58" West, a distance of 350.00 feet; Thence North 48°00'58" West, a distance of 1525.00 feet to said West line of the Southeast Quarter of Section 2 and the **POINT OF BEGINNING**.

Said tract of land contains 4,668,324 square feet or 107,170 acres of land, more or less.

On behalf of Olsson,



Nicholas S. Schrader, P.L.S. 38693


Surveyor Notes:

1. This Legal Description and Sketch is not a Land Survey Plat.
2. The scope of this document is to describe and graphically depict a particular area of land.
3. This document which contains 2 pages is not valid without the seal and signature of the licensed surveyor noted hereon.

This sketch is not a boundary survey. It should not be used to locate property lines and does not meet the Standards for Property Boundary Surveys.

SHEET 1 OF 2

DWG: F:\2021\07501-08000\021-07891\40-Design\Survey\SRVY\Xref\V_METRO_DISTRICT_2_02107891.dwg
 DATE: Mar 28, 2023 2:58pm
 USER: nschrader
 V_XBNDY_02107891
 XREFS: V_TBLK_WATER_DISTRICTS_021-07891

PROJECT NO: 021-07891	BUFFALO HIGHLANDS METROPOLITAN DISTRICT NO. 2	 1525 Raleigh Street Suite 400 Denver, CO 80204 TEL 303.237.2072	EXHIBIT
DRAWN BY: WML			A
DATE: 03/28/2023			

