

DESCRIPTION

A tract of land in the Southeast Quarter of Section 2, 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 89°35'30" East, a distance of 2653.89 feet with all other bearings relative thereto (Basis of Bearings);

Thence along the South line of said Southeast Quarter North 89°35'30" East, a distance of 230.00 feet to the Southwest Corner of Lot B of recorded Exemption No. 1207-2-4-RE871 as recorded at Reception Number 02054589 in the Office of the Weld County Clerk and Recorder and the **POINT OF BEGINNING**; Thence leaving said South line and along the West line of said Lot B, North 00°24'16" West, a distance of 946.88 feet to a corner of said Lot B also being the Northeast Corner of Lot A of said Exemption; Thence along a southerly line of said Lot B, South 89°35'30" West, a distance of 230.00 feet to the West line of said Lot B, also being the West line of the Southeast Quarter of Section 2; Thence along said West line North 00°24'16" West, a distance of 1544.52 feet to a point being 150.00 feet South of the Northwest Corner of said Southeast Quarter of Section 2; Thence leaving said West line South 48°00'58" East, a distance of 1525.00 feet; Thence South 29°43'58" East, a distance of 350.00 feet; Thence South 50°32'32" East, a distance of 250.00 feet; Thence South 36°08'52" East, a distance of 860.00 feet; Thence South 52°23'41" East, a distance of 112.00 feet to 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 265.00 feet to a point on the South line of said Southeast Quarter of Section 2; Thence along said South line, South 89°35'30" West, a distance of 1720.16 feet to the **POINT OF BEGINNING**.

Said tract of land contains 2,775,294 square feet or 63.712 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

USER: nschroder
DWC: F:\2021\07501-08000\021-07891\40-Design\Survey\SRVY\Xref\V_METRO_DISTRICT_1_02107891.dwg
DATE: Mar 28, 2023 2:54pm
XREFS: V_TBLK_WATER_DISTRICTS_021-07891 V_XBNDY_02107891

PROJECT NO:	021-07891
DRAWN BY:	WML
DATE:	03/28/2023

**BUFFALO HIGHLANDS
METROPOLITAN
DISTRICT NO. 1**

	1525 Raleigh Street Suite 400 Denver, CO 80204 TEL 303.237.2072
	A

EXHIBIT
A

EXHIBIT

NW 1/4
SEC. 2

NE 1/4
SEC. 2

N89°14'08"E 2665.25'

OWNER:
PEPLER
FARMS
PARCEL NO:
120702000051

OWNER:
BAS 2020, LLC
PARCEL NO:
120702000049

TOTAL AREA
2,775,294± SF
63.712± AC

SE 1/4
SEC. 2

LOT B
EXEMPTION NO.
1207-2-4-RE871
RECEPTION NO.
02054589

SW 1/4
SEC. 2

BUFFALO HIGHLANDS
METROPOLITAN
DISTRICT NO. 1

S29°43'58"E
350.00'

S50°32'32"E
250.00'

S89°35'30"W
230.00'

100'
RAILROAD
R.O.W.
BOOK 212,
PAGE 329

LOT A
EXEMPTION NO.
1207-2-4-RE871
RECEPTION NO.
02054589

OWNER:
BAS 2020, LLC
PARCEL NO:
120702000048

LOT B
EXEMPTION NO.
1207-2-4-RE871
RECEPTION NO.
02054589

OWNER:
DANIEL &
ROBSON
PARCEL NO.
120702000046

S36°08'52"E 860.00'

OWNER:
GRAHAM
FARMS
PARCEL NO:
120702000030

N89°35'30"E
230.00'

**POINT OF
BEGINNING**

S52°23'41"E 112.00'
S29°00'38"W 265.00'

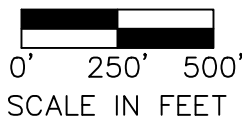
S89°35'30"W 1720.16'

**POINT OF
COMMENCEMENT**

N89°35'30"E 2653.89' (BASIS OF BEARINGS)
WELD COUNTY ROAD 36

SOUTHWEST
CORNER OF
THE SOUTHEAST
QUARTER OF
SECTION 2
A FOUND
2.5" ALUMINUM CAP
STAMPED "PLS 28285
CO 2012"

SOUTHWEST CORNER OF
THE SOUTHEAST QUARTER OF SECTION 2
A FOUND 3.25" ALUMINUM CAP
STAMPED "KING SURVEYORS, INC. 1992
LS 22098"



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SHEET 2 OF 2



USER: nschrader
 DWG: F:\2021\07501-08000\021-07891\40-Design\Survey\SRVY\Xref\V_METRO_DISTRICT_1_02107891.dwg
 DATE: Mar 28, 2023 2:55pm
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**BUFFALO HIGHLANDS
METROPOLITAN
DISTRICT NO. 1**

olsson

1525 Raleigh Street
Suite 400
Denver, CO 80204
TEL 303.237.2072

EXHIBIT
B