

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 89°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.

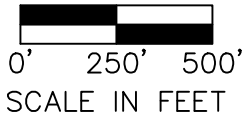
This sketch is not a boundary survey. It should not be used to locate property lines and does not meet the Standards for Property Boundary Surveys.

SHEET 1 OF 2

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

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

EXHIBIT



NE 1/4
SEC. 2

OWNER:
BAS 2020, LLC
PARCEL NO:
120702000044

BUFFALO HIGHLANDS
METROPOLITAN
DISTRICT NO. 3

NORTHWEST CORNER OF
THE NORTHWEST QUARTER

NW 1/4
SEC. 1

REC. NO.
4753423

S46°07'42"E /
720.43'

REC. NO.
4366040

PARCEL NO.
120701000023

S46°07'42"E
34.86'

S39°57'58"E
430.88'

S29°07'51"E
60.90'

N00°09'38"W 2743.43'
1714.80'
N00°09'38"W 1028.63'

N00°09'38"W 2658.00'

N00°09'38"W 2919.27'

N00°24'16"W

N89°14'08"E 2665.25'

150.00' **POINT OF BEGINNING**

BUFFALO HIGHLANDS
METROPOLITAN
DISTRICT NO. 2

OWNER:
BAS 2020, LLC
PARCEL NO:
120702000049

OWNER:
BAS 2020, LLC
PARCEL NO:
120701000023

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

TOTAL AREA
4,668,324± SF
107.170± AC

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

SE 1/4
SEC. 2

OWNER:
BAS 2020, LLC
PARCEL NO:
120702000048

SE 1/4
SEC. 2

BUFFALO HIGHLANDS
METROPOLITAN
DISTRICT NO. 1

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

N29°43'58"W
350.00'

N50°32'32"W
250.00'

N36°08'52"W
860.00'

N52°23'41"W
112.00'

SW 1/4
SEC. 1

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

OWNER:
GRAHAM
FARMS
PARCEL NO:
120702000030

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

N29°00'38"E
265.00'

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

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 2 OF 2

USER: nschrader
DWC: F:\2021\07501-08000\021-07891\40-Design\Survey\SRV\Xref\V_METRO_DISTRICT_2_02107891.dwg
DATE: Mar 28, 2023 2:59pm
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DRAWN BY: WML
DATE: 03/28/2023

BUFFALO HIGHLANDS
METROPOLITAN
DISTRICT NO. 2



1525 Raleigh Street
Suite 400
Denver, CO 80204
TEL 303.237.2072

EXHIBIT

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