

DESCRIPTION

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

BEGINNING at the Northeast Corner of the Northeast Quarter of said Section 2 being marked by a 3.25" aluminum cap, stamped "McRae & Short 1995 LS 7242", from which the Northwest Corner of the Northeast Quarter of Section 2 being marked by a 2.5" aluminum cap stamped "Fredrick 2004 PLS 32444" and bears South 88°51'05" West, a distance of 2676.89 feet with all other bearings relative thereto (Basis of Bearings);

Thence along the East line of said Northeast Quarter, South 00°09'38" East, a distance of 2743.43 feet to the Southeast Corner of said Northeast Quarter of Section 2; Thence along the South line of said Northeast Quarter, South 89°14'08" West, a distance of 1675.25 feet to the Southeast Corner of a tract of land described and recorded at Reception No. 4664785 in the Office of the Weld County Clerk and Recorder, also being North 89°14'08" East, a distance of 990.00 feet from the Southwest corner of said Northeast Quarter; Thence departing the said South line, along the East line of said tract of land, North 00°24'05" West, a distance of 2732.02 feet to the Northeast Corner of said tract of land, also being a point on the North line of said Northeast Quarter of Section 2; Thence along said North line, North 88°51'05" East, a distance of 1686.89 feet to the **POINT OF BEGINNING**.

Said tract of land contains 4,601,936 square feet or 105.646 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
DWC: F:\2021\07501-08000\021-07891\40-Design\Survey\SRVY\Xref\V_METRO_DISTRICT_3_02107891.dwg
DATE: Mar 28, 2023 3:00pm
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. 3**



1525 Raleigh Street
Suite 400
Denver, CO 80204
TEL 303.237.2072

EXHIBIT
A

EXHIBIT

NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 2
A FOUND 2.5" ALUMINUM CAP STAMPED "FREDRICK 2004 PLS 32444"

POINT OF BEGINNING
NORTHEAST CORNER OF NORTHEAST QUARTER OF SECTION 2
FOUND 3.25" ALUMINUM CAP STAMPED "MCRAE & SHORT 1995 LS 7242"

S88°51'05"W 2676.89' (BASIS OF BEARINGS)

990.00'

N88°51'05"E 1686.89'

BUFFALO HIGHLANDS METROPOLITAN DISTRICT NO. 3

OWNER:
DAVID LAND, LLC
PARCEL NO:
120702100020
RECEPTION NO.
4664785

OWNER:
ROXANNE L. HERRING
PARCEL NO:
120701200034

TOTAL AREA
4,601,936
105.646± AC

NE 1/4
SEC. 2

NE 1/4
SEC. 2

NW 1/4
SEC. 1

N00°24'00"W 2725.38'

N00°24'05"W 2732.02'

S00°09'38"E 2743.43'

OWNER:
BAS 2020, LLC
PARCEL NO:
120702000048

SOUTHWEST CORNER OF NORTHEAST QUARTER

990.00'

S89°14'08"W 1675.25'

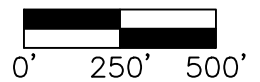
OWNER:
BAS 2020, LLC
PARCEL NO:
120701000023

OWNER:
BAS 2020, LLC
PARCEL NO:
120702000049

SE 1/4
SEC. 2

N89°14'08"E 2665.25'

SOUTHEAST CORNER OF NORTHEAST QUARTER
BUFFALO HIGHLANDS METROPOLITAN DISTRICT NO. 2



SCALE IN FEET

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

PROJECT NO: 021-07891

DRAWN BY: WML

DATE: 03/28/2023

BUFFALO HIGHLANDS METROPOLITAN DISTRICT NO. 3



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Suite 400
Denver, CO 80204
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EXHIBIT

B

DWG: F:\2021\07501-08000\021-07891\40-Design\Survey\SRVY\Xref\V_METRO_DISTRICT_3_02107891.dwg
DATE: Mar 28, 2023 3:00pm
XREFS: V_TBLK_WATER_DISTRICTS_021-07891 V_XBNDY_02107891
USER: nschrader