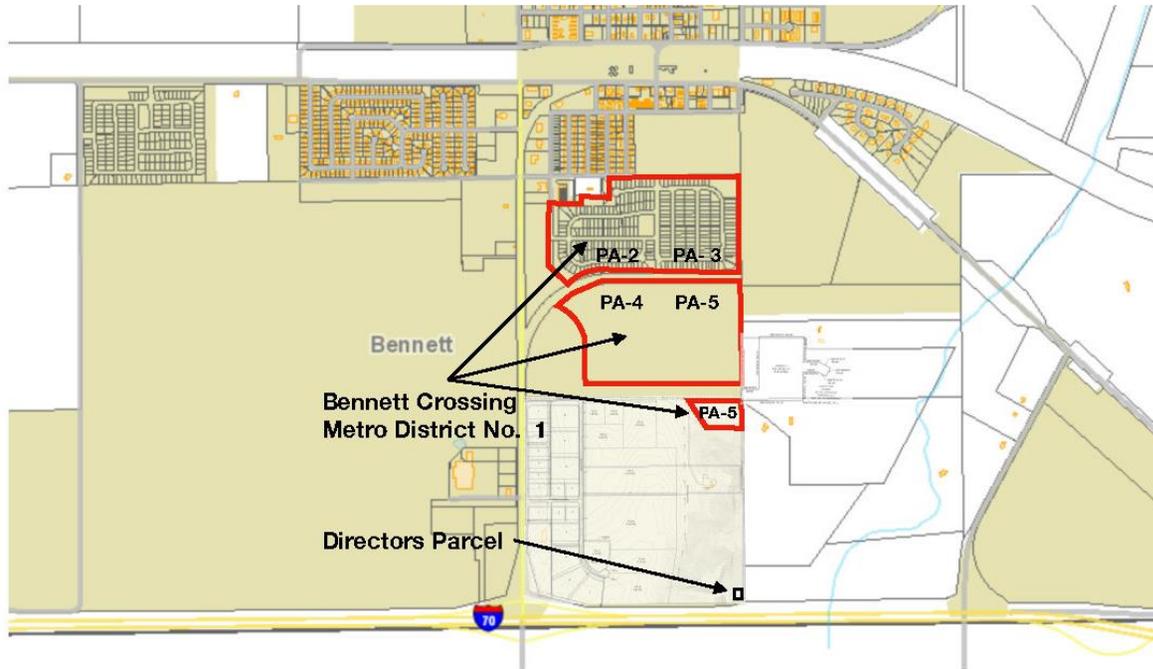




Bennett Crossing Metropolitan District No. 1 Map  
02/27/2020



Note: See legal description for specific boundaries, map reflects approximate boundaries

Legal Description and Boundary Map of District  
for  
Bennett Crossing Metropolitan District No. 1

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 34 AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 TO BEAR NORTH 00°24'47" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 48°11'56" EAST A DISTANCE OF 3,549.40 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°37'58" EAST A DISTANCE OF 10.00 FEET TO POINT ON THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 34;

THENCE SOUTH 00°22'02" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 10.00 FEET;

THENCE SOUTH 89°37'58" WEST A DISTANCE OF 10.00 FEET;

THENCE NORTH 00°22'02" WEST A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 100 SQUARE FEET, OR 0.002 ACRES, MORE OR LESS.

I, THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



THOMAS D. STAAB, P.L.S. 25965

FOR AND ON BEHALF OF

JANSEN STRAWN CONSULTING ENGINEERS, INC.

 <p>JANSEN STRAWN CONSULTING ENGINEERS 45 WEST 2ND AVENUE DENVER, CO 80223 P.303.561.3333 F.303.561.3339</p>	PROJECT: BENNETT	DATE : JULY 16, 2015	SHEET
	JOB NO.: 14043	SCALE: N/A	1 OF 2

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN; TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 TO BEAR NORTH 89°02'47" EAST, A DISTANCE OF 2,642.90 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE, ALONG SAID NORTH LINE NORTH 89°02'47" EAST, A DISTANCE OF 960.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°02'47" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 1,682.90 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 34;

THENCE SOUTH 00°22'10" EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,169.15 FEET;

THENCE THE FOLLOWING SIX (6) COURSES;

1. SOUTH 89°34'20" WEST A DISTANCE OF 1,557.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,144.00 FEET;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°05'35", AN ARC LENGTH OF 540.95 FEET;
3. NORTH 44°07'58" WEST A DISTANCE OF 247.29 FEET;
4. NORTH 00°24'33" WEST A DISTANCE OF 340.77 FEET;
5. SOUTH 89°34'20" WEST A DISTANCE OF 65.00 FEET;
6. NORTH 00°24'33" WEST A DISTANCE OF 453.89 FEET TO A POINT ON A LINE 300.00 SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34;

THENCE NORTH 89°02'47" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 334.95 FEET;

THENCE NORTH 00°57'13" WEST A DISTANCE OF 82.00 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER C0967828 IN SAID RECORDS;

THENCE, ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL, THE FOLLOWING TWO (2) COURSES;

1. NORTH 89°02'47" EAST A DISTANCE OF 300.00 FEET;
2. NORTH 00°57'13" WEST A DISTANCE OF 218.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 57.801 ACRES, (2,517,799 SQUARE FEET), MORE OR LESS.

### **LEGAL DESCRIPTION – PA 5 SOUTH**

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6<sup>th</sup> PRINCIPAL MERIDIAN; TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE CENTER QUARTER CORNER OF SAID SECTION 34, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 34 BEARS SOUTH 89°30'11" WEST, A DISTANCE OF 2640.73 FEET;

THENCE SOUTH 00°22'01" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 34, A DISTANCE OF 377.74 FEET TO THE NORTHEAST CORNER OF BENNETT CROSSING FILING NO. 3, AS PLATTED UNDER RECEPTION NUMBER 2019000012642 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID BENNETT CROSSING FILING NO. 3, THE FOLLOWING TWO (2) COURSES;

1. SOUTH 89°29'22" WEST, A DISTANCE OF 456.23 FEET;
2. NORTH 53°33'51" WEST, A DISTANCE OF 233.06 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRAIL EASEMENT DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2019000008912 IN SAID RECORDS, BEING THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE, ALONG SAID EASTERLY LINE, THE FOLLOWING TWO (2) COURSES;

1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°19'08", AN ARC LENGTH OF 13.96 FEET;
2. NORTH 00°14'43" WEST, A DISTANCE OF 225.75 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 34;

THENCE NORTH 89°30'11" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 648.38 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 5.307 ACRES, (231,161 SQUARE FEET), MORE OR LESS.

### **LEGAL DESCRIPTION – PA 4 & 5**

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6<sup>th</sup> PRINCIPAL MERIDIAN; TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 34, FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 34 BEARS NORTH 89°30'11" EAST, A DISTANCE OF 2640.73 FEET;

THENCE NORTH 77°54'32" EAST A DISTANCE OF 724.77 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE NORTHERLY BOUNDARY OF THAT DRAINAGE EASEMENT DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2019000008017 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE NORTH 00°14'43" WEST, A DISTANCE OF 296.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 800.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°10'38", AN ARC LENGTH OF 616.83 FEET;

THENCE NORTH 44°25'21" WEST, A DISTANCE OF 171.02 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF BENNETT CROSSING FILING NO. 2 AS PLATTED UNDER RECEPTION NUMBER 2017000074180 IN SAID RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1026.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 44°48'32" EAST;

THENCE, ALONG SAID SOUTHERLY BOUNDARY, THE FOLLOWING TWO (2) COURSES;

1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°22'52", AN ARC LENGTH OF 794.74 FEET;
2. NORTH 89°34'20" EAST, A DISTANCE OF 1557.07 FEET TO THE SOUTHEAST CORNER OF SAID BENNETT CROSSING FILING NO. 2, BEING A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34;

THENCE SOUTH 00°22'10" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1220.47 FEET TO THE NORTHEAST CORNER OF SAID DRAINAGE EASEMENT DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2019000008017;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID DRAINAGE EASEMENT, THE FOLLOWING THREE (3) COURSES;

1. SOUTH 89°30'11" WEST, A DISTANCE OF 1166.15 FEET;
2. SOUTH 86°02'03" WEST, A DISTANCE OF 720.59 FEET;
3. SOUTH 83°50'37" WEST, A DISTANCE OF 45.99 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 57.059 ACRES, (2,485,473 SQUARE FEET), MORE OR LESS.