

RECEIVED

Proposed Tree Farm Metropolitan District

4/11/18

JUN 26 2018
LAND WEST
Local Government



PROPOSED
METROPOLITAN
DISTRICT
43.76 +/- ACRES

82



Not to Scale

TRACT A -TREE FARM PUD


A TRACT OF LAND SITUATED IN SECTION 2, TOWNSHIP 8 SOUTH, RANGE 87 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EAGLE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 35; THENCE S37°19'54"E A DISTANCE OF 1675.92 FEET TO A POINT IN THE CENTER OF ROBINSON DITCH, THE POINT OF BEGINNING; THENCE LEAVING SAID CENTER OF DITCH S22°30'00"E A DISTANCE OF 266.20 FEET; THENCE S42°30'00"E A DISTANCE OF 408.52 FEET; THENCE S17°30'00"W A DISTANCE OF 212.31 FEET; THENCE S42°30'00"E A DISTANCE OF 890.99 FEET; THENCE S68°32'28"E A DISTANCE OF 254.69 FEET; THENCE S42°30'00"E A DISTANCE OF 209.26 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE AMENDED PLAT OF LAURA J. ESTATES AS RECORDED IN BOOK 264 ON PAGE 119 IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF EAGLE, STATE OF COLORADO; THENCE ALONG SAID WESTERLY BOUNDARY OF LAURA J. ESTATES THE FOLLOWING TWELVE (12) COURSES:

- 1) S11°09'07"E A DISTANCE OF 60.86 FEET;
- 2) S17°15'53"W A DISTANCE OF 79.16 FEET;
- 3) S28°12'53"W A DISTANCE OF 90.82 FEET;
- 4) S82°15'53"W A DISTANCE OF 162.69 FEET;
- 5) S60°06'53"W A DISTANCE OF 135.86 FEET;
- 6) S05°49'07"E A DISTANCE OF 36.83 FEET;
- 7) S24°04'53"W A DISTANCE OF 96.33 FEET;
- 8) S33°15'53"W A DISTANCE OF 80.60 FEET;
- 9) S35°03'53"W A DISTANCE OF 104.58 FEET;
- 10) S09°40'53"W A DISTANCE OF 41.48 FEET;
- 11) S06°46'07"E A DISTANCE OF 134.08 FEET;
- 12) S35°57'53"W A DISTANCE OF 54.31 FEET TO A POINT ON THE EASTERLY LINE OF COLORADO STATE HIGHWAY NO. 82; THENCE LEAVING SAID WESTERLY BOUNDARY OF AMENDED PLAT OF LAURA J. ESTATES, ALONG THE EASTERLY LINE OF SAID COLORADO STATE HIGHWAY NO. 82 THE FOLLOWING NINE (9) COURSES:

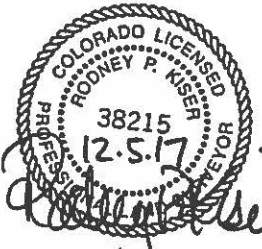
- 1) N02°35'48"E A DISTANCE OF 62.12 FEET;
- 2) N57°57'19"W A DISTANCE OF 224.17 FEET;
- 3) N26°10'11"W A DISTANCE OF 260.72 FEET;
- 4) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2969.79 FEET AND A CENTRAL ANGLE OF 13°49'34", A DISTANCE OF 716.64 FEET, (CHORD BEARS N31°11'14"W A DISTANCE OF 714.90 FEET)
- 5) N39°29'38"W A DISTANCE OF 213.84 FEET;
- 6) N43°04'19"W A DISTANCE OF 399.20 FEET;
- 7) N40°12'01"W A DISTANCE OF 700.00 FEET;
- 8) N44°40'59"W A DISTANCE OF 127.94 FEET;
- 9) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5804.58 FEET AND A CENTRAL ANGLE OF 02°27'59", A DISTANCE OF 249.87 FEET, (CHORD BEARS N41°26'01"W A DISTANCE OF 249.85 FEET); THENCE LEAVING SAID EASTERLY LINE, S86°16'27"E A DISTANCE OF 62.53 FEET; THENCE N19°50'03"W A DISTANCE OF 67.58 FEET; THENCE N26°04'13"W A DISTANCE OF 119.52 FEET; THENCE N10°47'33"W A DISTANCE OF 38.25 FEET; THENCE N05°45'28"W A DISTANCE OF 44.33 FEET; THENCE S72°02'43"E A DISTANCE OF 111.27 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 335 ON PAGE 987; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES:

- 1) S73°35'34"E A DISTANCE OF 292.72 FEET;
 - 2) N87°40'46"E A DISTANCE OF 252.41 FEET;
 - 3) S65°19'14"E A DISTANCE OF 169.34 FEET;
 - 4) N68°34'11"E A DISTANCE OF 238.80 FEET;
- THE POINT OF BEGINNING, SAID PARCEL CONTAINING 42.907 ACRES MORE OR LESS.



TRUE NORTH
COLORADO
A LAND SURVEYING AND MAPPING COMPANY

WOODY VENTURES, LLC
COUNTY OF EAGLE - STATE OF COLORADO



TRUE NORTH COLORADO, LLC.
A LAND SURVEYING AND MAPPING COMPANY
1118 BENNETT AVENUE
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PROJECT NO: 2017-163	DRAWN RPK	SHEET 1 OF 1
DATE: December 5, 2017	SURVEYED LDV	

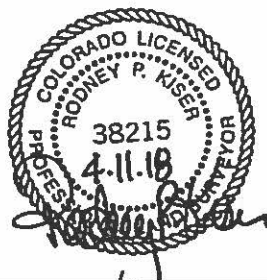
SCHOOL PARCEL

A TRACT OF LAND SITUATED IN SECTION 2 OF TOWNSHIP 8 SOUTH, RANGE 87 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EAGLE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PROJECT NO: 2017-163

DATE: April 11, 2018

DRAWN
RPK
SURVEYED

SHEET
1 OF 1