

SAGEBRUSH FARM METRO DISTRICT NO. 3

LGID 67611

LEGAL DESCRIPTION SAGEBRUSH FARM METRO DISTRICT NO. 3:

A PARCEL OF LAND IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17 AND CONSIDERING THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 17 TO BEAR NORTH 89°47'28" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 00°05'31" EAST ALONG THE WEST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 56TH AVENUE AS DEDICATED BY BOOK 3515 AT PAGE 942 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER; THENCE SOUTH 89°47'28" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 729.73 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°47'28" EAST CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 10.00 FEET;

THENCE SOUTH 00°12'32" WEST A DISTANCE OF 20.00 FEET;

THENCE NORTH 89°47'28" WEST A DISTANCE OF 10.00 FEET;

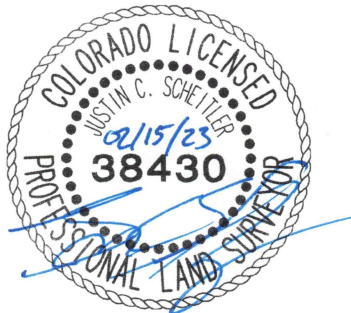
THENCE NORTH 00°12'32" EAST A DISTANCE OF 20.00 FEET TO **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 200 SQUARE FEET, OR 0.005 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

I, JUSTIN C. SCHEITLER, 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, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

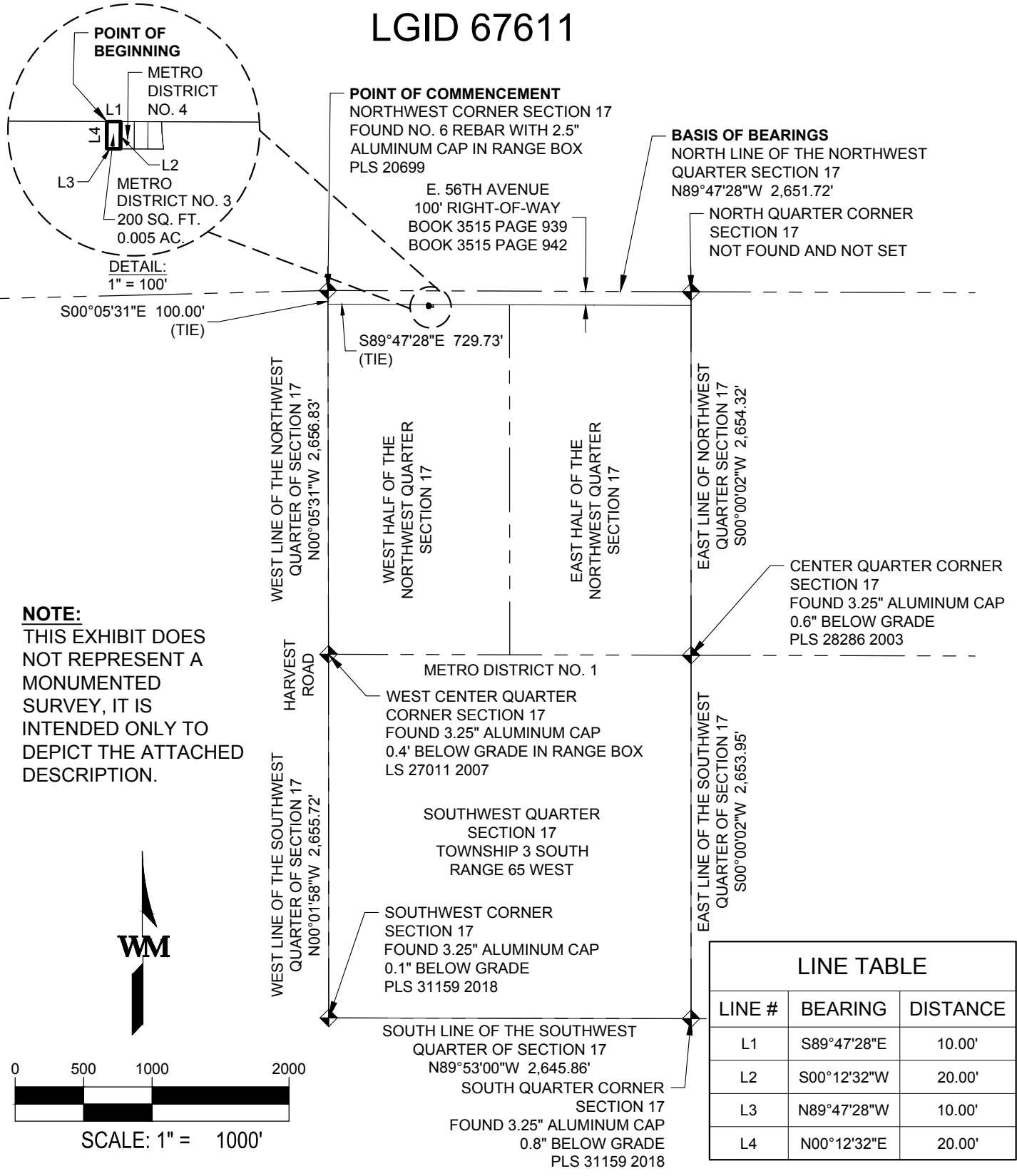
JUSTIN C. SCHEITLER, P.L.S. 38430
 FOR AND ON BEHALF OF
 WARE MALCOMB
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 DENVER, COLORADO 80209
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900 south broadway suite 320 denver, co 80209 p 303.561.3333 waremalcomb.com WM WARE MALCOMB CIVIL ENGINEERING & SURVEYING	PROJECT NAME: SAGEBRUSH FARM METRO DISTRICT NO. 3		SHEET 1 OF 2
	JOB NO.: DCS21-4030	DATE : 02/15/2023	
	DRAWN: CD	PA/PM: JCS SCALE: N/A	

SAGEBRUSH FARM METRO DISTRICT NO. 3 MAP

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CIVIL ENGINEERING & SURVEYING

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JOB NO.: DCS21-4030

DATE : 02/15/2023

DRAWN: CD

PA/PM: JCS

SCALE: 1" = 1000'

SHEET

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