

SAGEBRUSH FARM METRO DISTRICT NO. 4

LGID 67612

LEGAL DESCRIPTION SAGEBRUSH FARM METRO DISTRICT NO. 4:

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 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 739.73 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.

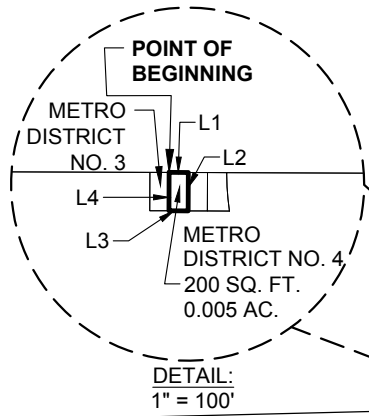
JUSTIN C. SCHEITLER, P.L.S. 38430
 FOR AND ON BEHALF OF
 WARE MALCOMB
 900 SOUTH BROADWAY
 SUITE 320
 DENVER, COLORADO 80209
 P 303.561.3333



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. 4		SHEET 1 OF 2
	JOB NO.: DCS21-4030	DATE : 02/15/2023	
	DRAWN: CD	PA/PM: JCS	

SAGEBRUSH FARM METRO DISTRICT NO. 4 MAP

LGID 67612



POINT OF COMMENCEMENT
 NORTHWEST CORNER SECTION 17
 FOUND NO. 6 REBAR WITH 2.5"
 ALUMINUM CAP IN RANGE BOX
 PLS 20699

BASIS OF BEARINGS
 NORTH LINE OF THE NORTHWEST
 QUARTER SECTION 17
 N89°47'28"W 2,651.72'

NORTH QUARTER CORNER
 SECTION 17
 NOT FOUND AND NOT SET

E. 56TH AVENUE
 100' RIGHT-OF-WAY
 BOOK 3515 PAGE 939
 BOOK 3515 PAGE 942

DETAIL:
 1" = 100'

S00°05'31"E 100.00'
 (TIE)

S89°47'28"E 739.73'
 (TIE)

WEST LINE OF THE NORTHWEST
 QUARTER OF SECTION 17
 N00°05'31"W 2,656.83'

WEST HALF OF THE
 NORTHWEST QUARTER
 SECTION 17

EAST HALF OF THE
 NORTHWEST QUARTER
 SECTION 17

EAST LINE OF NORTHWEST
 QUARTER SECTION 17
 S00°00'02"W 2,654.32'

CENTER QUARTER CORNER
 SECTION 17
 FOUND 3.25" ALUMINUM CAP
 0.6" BELOW GRADE
 PLS 28286 2003

NOTE:
 THIS EXHIBIT DOES
 NOT REPRESENT A
 MONUMENTED
 SURVEY, IT IS
 INTENDED ONLY TO
 DEPICT THE ATTACHED
 DESCRIPTION.

METRO DISTRICT NO. 1

HARVEST
 ROAD

WEST CENTER QUARTER
 CORNER SECTION 17
 FOUND 3.25" ALUMINUM CAP
 0.4" BELOW GRADE IN RANGE BOX
 LS 27011 2007

SOUTHWEST QUARTER
 SECTION 17
 TOWNSHIP 3 SOUTH
 RANGE 65 WEST

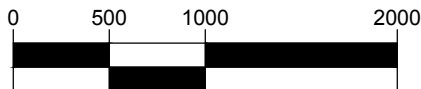
WEST LINE OF THE SOUTHWEST
 QUARTER OF SECTION 17
 N00°01'58"W 2,655.72'

SOUTHWEST CORNER
 SECTION 17
 FOUND 3.25" ALUMINUM CAP
 0.1" BELOW GRADE
 PLS 31159 2018

EAST LINE OF THE SOUTHWEST
 QUARTER OF SECTION 17
 S00°00'02"W 2,653.95'

SOUTH LINE OF THE SOUTHWEST
 QUARTER OF SECTION 17
 N89°53'00"W 2,645.86'

SOUTH QUARTER CORNER
 SECTION 17
 FOUND 3.25" ALUMINUM CAP
 0.8" BELOW GRADE
 PLS 31159 2018



SCALE: 1" = 1000'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S89°47'28"E	10.00'
L2	S00°12'32"W	20.00'
L3	N89°47'28"W	10.00'
L4	N00°12'32"E	20.00'

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CIVIL ENGINEERING & SURVEYING

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SCALE: 1" = 1000'

SHEET

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