

**TOWN OF ERIE  
RESOLUTION NO. 20-\_\_\_**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF ERIE AUTHORIZING NEGOTIATIONS, PURCHASE, AND IF NECESSARY AND APPROPRIATE, THE EXERCISE OF THE TOWN'S POWERS OF EMINENT DOMAIN TO ACQUIRE A FEE INTEREST IN, AND TEMPORARY CONSTRUCTION EASEMENTS ON CERTAIN REAL PROPERTY FOR THE CONSTRUCTION, OPERATION AND USE OF ROADWAY AND INTERSECTION IMPROVEMENTS AT AND ALONG ERIE PARKWAY AND WELD COUNTY ROAD 7**

**WHEREAS**, the Board of Trustees intends to install, construct, maintain, use, repair and replace pavement, drainage improvements, a traffic signal and related appurtenances at and along the intersection of Erie Parkway and Weld County Road 7 ("WCR7") on and across certain parcels of land located in Weld County, Colorado that are believed to be currently owned by the following five property owners: John T. Cleland and Shirley A. Cleland, Trustees of the John Cleland Living Trust, dated January 3, 1997; Erie Exchange, LLC, a Colorado Limited Liability Company; Swink Family Farms LLLP, a Colorado Limited Liability Limited Partnership; Farmers Reservoir and Irrigation Company, a Colorado Corporation;

**WHEREAS**, the Board of Trustees has determined that it needs to acquire from the above mentioned property owners a fee interest in a portion of these parcels of land that is adjacent to the Town's existing right of way for Erie Parkway and WCR7 for roadway and intersection improvements;

**WHEREAS**, the Board of Trustees has similarly determined that it needs to acquire temporary construction leases on some of the parcels for the construction of these improvements. A legal description of the property interests to be acquired from each property is shown in more detail in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Properties");

**WHEREAS**, the Board of Trustees has determined that the acquisition of the Properties is necessary for the construction, installation, maintenance, use, repair and replacement of the pavement, drainage improvements, a traffic signal and all related roadway and intersection improvements, appurtenances and facilities which constitutes a public use and purpose that will serve the Town and its residents;

**WHEREAS**, the Board of Trustees desires to accomplish the following: declare the intent to acquire the Properties for the public purposes and uses as described herein; authorize negotiations for and the acquisition of title to, and possession of the Properties as may be necessary for the roadway and intersection improvements and their timely installation and construction; and authorize the Town Attorney to institute condemnation proceedings to acquire the Properties necessary through the exercise of the Town's eminent domain authority, in the event that the Town is unable to acquire or secure the Properties voluntarily.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO, THAT:**

**Section 1.** The Board of Trustees hereby makes and adopts the determinations and findings contained in the recitals set forth above.

**Section 2.** The Board of Trustees hereby finds and determines that the roadway and intersection improvements described herein constitute a public use and purpose that will secure and enhance the safety of the traveling public, and that there is a need and necessity for the Town to acquire immediate possession of, and to obtain and secure title to the Properties.

**Section 3.** The Board of Trustees hereby authorizes the Town Administrator and the Town Attorney to take necessary and appropriate action to acquire the Properties, including good faith negotiations, acquisition, and if necessary, filing a petition in condemnation to acquire the Properties through the exercise of the Town's eminent domain authority under C.R.S. §§ 31-35-304, 38-6-101 and other authorities.

**Section 4.** The Town Administrator and the Town Attorney are authorized to establish a reasonable amount of compensation to be offered to the owners of the Properties that is reflective of the Properties' fair market value, to negotiate terms and conditions of the Properties acquired, and to incur reasonable transactional costs and expenses associated therewith.

**Section 5.** As appropriate and necessary, the Town Administrator and the Town Attorney are directed to undertake good faith negotiations with the owner(s) of the Properties to acquire the Properties on the basis of fair and reasonable value. Negotiations may be based upon appraisal reports and/or other valuation information which has been approved by the Town Administrator and the Town Attorney. The Town Administrator and the Town Attorney are further authorized to make binding offers to the owners of the Properties based upon appraisal reports and/or valuation information, and to execute agreements for, and close on the acquisition of clear title to and/or possession of the Properties. Should such negotiations fail, the Town is authorized to institute eminent domain proceedings and prosecute the same to completion so as to acquire immediate possession of, and good title to the Properties.

**Section 6.** The Board of Trustees finds and determines that it is necessary and in the interest of the public health, safety and welfare for it to acquire title to, and possession of the Property as soon as possible.

**Section 7.** The Town Administrator and the Town Attorney are authorized to incur reasonable costs associated with acquiring the Properties, including, without limitation, the cost of title examination, title insurance, appraisal fee payments for both the Town and the owners of the Properties, normal closing costs, litigation costs, such as attorney fees, filing fees and charges, expert witness fees, and all other related or incidental costs or expenses customarily associate with the acquisition and/or condemnation of the Properties.

**Section 8.** The Town Administrator and the Town Attorney are authorized to provide legal descriptions and to hereafter amend, adjust, or clarify the descriptions of the Properties to be

acquired and the terms, conditions and nature of the interests to be acquired so that the Town may acquire appropriate property interests necessary for the roadway and intersection improvements.

**Section 9.** If negotiations are not successful, the Board of Trustees hereby authorizes the Town Attorney to initiate eminent domain proceedings in District Court, to perfect service on the purported owners of, and others with interests in the Properties, by publication if necessary, to make such deposits of compensation into the Court Registry as may be ordered by the Court, to pay compensation for the Properties acquired, and to take such other actions that are reasonably necessary for the Town to acquire title to and immediate possession of all remaining interests owned by others, if any, in the Properties.

**ADOPTED this 9<sup>th</sup> day of June, 2020.**

---

Jennifer Carroll, Mayor

**ATTEST:**

---

Heidi Leatherwood, Town Clerk

**EXHIBIT A**

**(legal description of Properties)**

**EXHIBIT A  
(1 OF 2)  
PROPERTY DESCRIPTION**

A strip of land, being part of Lot B, Recorded Exemption No. 1467-15-3-RE-4787, recorded September 23, 2008 as Reception No. 3579819 of the records of the Weld County Clerk and Recorder, located in the Southwest Quarter (SW1/4) of Section Fifteen (15), Township One North (T.1N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, and being more particularly described as follows:

**COMMENCING** at the Southwest corner of said Section 15 and assuming the South line of the Southwest Quarter (SW1/4) of said Section 15, being monumentalized by a #4 rebar with a 2" diameter aluminum cap stamped "LS14083, 1994" in a monument box at the West end and by a finned aluminum rod with a 3 1/4" diameter aluminum cap stamped "LS8953, 2004" in a monument box at the East end, as bearing North 89°33'51" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2681.70 feet, with all other bearings contained herein relative thereto:

THENCE North 89°33'51" East along the South line of the Southwest Quarter (SW1/4) of said Section 15 a distance of 30.00 feet to a point being Thirty (30) feet, as measured at a right angle, East of the West line of the Southwest Quarter (SW1/4) of said Section 15;

THENCE North 00°22'38" West along a line being Thirty (30) feet, as measured at a right angle, East of and parallel with the West line of the Southwest Quarter (SW1/4) of said Section 15 a distance of 30.00 feet to the intersection of the North Right-of-way line of Erie Parkway as established by petition (See Book 48, Page 183 of the records of the Weld County Clerk and Recorder) with the East Right-of-way line of Weld County Road 7 as established by petition (See Book 48, Page 263 of the records of the Weld County Clerk and Recorder), said North Right-of-way line being Thirty (30) feet, as measured at a right angle, North of and parallel with the South line of the Southwest Quarter (SW1/4) of said Section 15, said East Right-of-way line being Thirty (30) feet, as measured at a right angle, East of and parallel with the West line of the Southwest Quarter (SW1/4) of said Section 15, said point being the Southwest corner of said Lot B, said point also being the **POINT OF BEGINNING**;

THENCE continuing North 00°22'38" West along said East Right-of-way line, also being along the West line of said Lot B, a distance of 235.88 feet;

THENCE North 89°37'22" East a distance of 40.00 feet to a point being Forty (40) feet, as measured at a right angle, East of said East Right-of-way line and the West line of said Lot B;

THENCE South 00°22'38" East along a line being Forty (40) feet, as measured at a right angle, East of and parallel with said East Right-of-way line and the West line of said Lot B a distance of 170.81 feet to a Point of Curvature (PC); THENCE along the arc of a curve, which is concave to the Northeast, a distance of 39.30 feet to a Point of Tangency (PT), said point being Forty (40) feet, as measured at a right angle, North of said North Right-of-way line and the South line of said Lot B, said curve having a radius of 25.00 feet, a central angle of 90°03'31" and a long chord bearing South 45°24'23" East a distance of 35.37 feet;

THENCE North 89°33'51" East along a line being Forty (40) feet, as measured at a right angle, North of and parallel with said North Right-of-way line and the South line of said Lot B a distance of 887.80 feet;

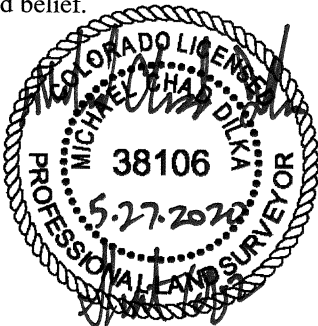
THENCE South 00°26'09" East a distance of 40.00 feet to said North Right-of-way line and the South line of said Lot B;

THENCE South 89°33'51" West along said North Right-of-way line and the South line of said Lot B a distance of 952.86 feet to the **POINT OF BEGINNING**.

Said described strip of land contains 46,082 sq. ft. or 1.058 acres, more or less (±), and may be subject to any rights-of-way or other easements of record or as now existing on said described strip of land.

**SURVEYORS STATEMENT**

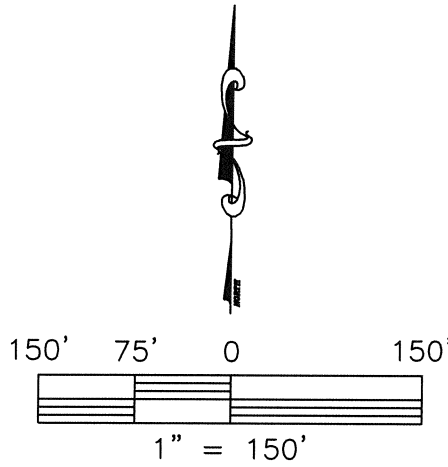
I, Michael Chad Dilka, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking and that it is true and correct to the best of my knowledge and belief.



Michael Chad Dilka - on behalf of King Surveyors  
Colorado Licensed Professional Land Surveyor #38106

**KING SURVEYORS**  
650 East Garden Drive  
Windsor, Colorado 80550  
(970) 686-5011

JN: 20180707



STATE OF COLORADO

WELD COUNTY ROAD 7 S00°22'38"E 2643.26'

EAST QUARTER CORNER  
SEC. 15, T.1N., R.68W.  
60' WIDE RIGHT-OF-WAY  
BY PETITION  
BOOK 48 at PAGE 263

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°33'51"E	30.00'
L2	N00°22'38"W	30.00'
L3	N00°22'38"W	235.88'
L4	N89°37'22"E	40.00'
L5	S00°22'38"E	170.81'
L6	N89°33'51"E	887.80'
L7	S00°26'09"E	40.00'
L8	S89°33'51"W	952.86'

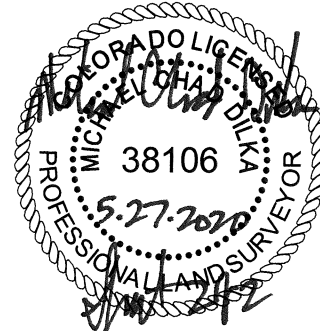
46,082 SQ. FT.  
1.058 ACRES

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	39.30'	25.00'	90°03'31"	35.37'	S45°24'23"E

50' WIDE PIPELINE EASEMENT  
PANHANDLE EASTERN  
PIPE LINE COMPANY  
REC NO. 1926650

CLELAND DAIRY FARMS, L.C.C.

LOT B  
RECORDED EXEMPTION  
NO. 1467-15-3-RE-4787  
(REC. NO. 3579819)



Michael Chad Dilka  
On Behalf Of King Surveyors  
Colorado Licensed Professional  
Land Surveyor #38106

SOUTH QUARTER CORNER  
SEC. 15, T.1N., R.68W.

POINT OF BEGINNING  
SOUTHWEST CORNER  
SEC. 15, T.1N., R.68W.  
POINT OF COMMENCEMENT  
**ERIE PARKWAY**

BASIS OF BEARINGS  
N89°33'51"E 2681.70'

SWINK FAMILY FARMS LLLP  
(REC. NO. 4008051)

FARMERS RESERVOIR &  
IRRIGATION COMPANY  
(REC. NO. 457658)

25' WIDE PIPELINE EASEMENT  
ROCK MOUNTAIN NATURAL GAS  
DIVISION OF K N ENERGY, INC.  
REC NO. 2391642

ERIE EXCHANGE, LLC.

LOT B  
RECORDED EXEMPTION  
NO. 1467-22-2-RE1059  
(REC. NOS. 2120491 & 2599503)

60' WIDE RIGHT-OF-WAY  
BY PETITION  
BOOK 48 at PAGE 183

ARNESON FAMILY, LLC

LOT A  
RECORDED EXEMPTION  
NO. 1467-22-2-RE1059  
(REC. NO. 212049)1

10' WIDE  
UTILITY EASEMENT  
UNITED POWER, INC.  
REC NO. 3177194

ERIE EXCHANGE, LLC.

LOT B  
RECORDED EXEMPTION  
NO. 1467-22-2-RE1059  
(REC. NOS. 2120491 & 2599503)

NOTE: This exhibit drawing is not intended to be a monumentalized land survey. Its sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.

**KING SURVEYORS**

650 E. Garden Drive | Windsor, Colorado 80550  
phone: (970) 686-5011 | fax: (970) 686-5821  
email: contact@KingSurveyors.com



PROJECT NO: 20180707

DATE: 5/27/2020

CLIENT: JUB ENGINEERS

DWG: ROW-CLELAND DAIRY-R1

DRAWN: SMF CHECKED: MCD

**EXHIBIT A  
(1 OF 2)  
PROPERTY DESCRIPTION**

A parcel of land, being part of Lot B, Recorded Exemption No. 1467-15-3-RE-4787, recorded September 23, 2008 as Reception No. 3579819 of the records of the Weld County Clerk and Recorder, located in the Southwest Quarter (SW1/4) of Section Fifteen (15), Township One North (T.1N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, and being more particularly described as follows:

**COMMENCING** at the Southwest corner of said Section 15 and assuming the South line of the Southwest Quarter (SW1/4) of said Section 15, being monumentalized by a #4 rebar with a 2" diameter aluminum cap stamped "LS14083, 1994" in a monument box at the West end and by a finned aluminum rod with a 3 1/4" diameter aluminum cap stamped "LS8953, 2004" in a monument box at the East end, as bearing North 89°33'51" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2681.70 feet, with all other bearings contained herein relative thereto:

THENCE North 89°33'51" East along the South line of the Southwest Quarter (SW1/4) of said Section 15 a distance of 30.00 feet to a point being Thirty (30) feet, as measured at a right angle, East of the West line of the Southwest Quarter (SW1/4) of said Section 15;

THENCE North 00°22'38" West along a line being Thirty (30) feet, as measured at a right angle, East of and parallel with the West line of the Southwest Quarter (SW1/4) of said Section 15 and along the East Right-of-way line of Weld County Road 7 as established by petition (See Book 48, Page 263 of the records of the Weld County Clerk and Recorder) and along the West line of said Lot B, a distance of 265.88 feet to the **POINT OF BEGINNING**, said East Right-of-way line being Thirty (30) feet, as measured at a right angle, East of and parallel with the West line of the Southwest Quarter (SW1/4) of said Section 15;

THENCE continuing North 00°22'38" West along said East Right-of-way line, also being along the West line of said Lot B, a distance of 256.68 feet;

THENCE South 23°12'30" East a distance of 38.66 feet to a point being Fifteen (15) feet, as measured at a right angle, East of said East Right-of-way line and the West line of said Lot B;

THENCE South 00°22'38" East along a line being Fifteen (15) feet, as measured at a right angle, East of and parallel with said East Right-of-way line and the West line of said Lot B a distance of 61.51 feet;

THENCE South 89°37'22" West a distance of 10.00 feet to a point being Five (5) feet, as measured at a right angle, East of said East Right-of-way line and the West line of said Lot B;

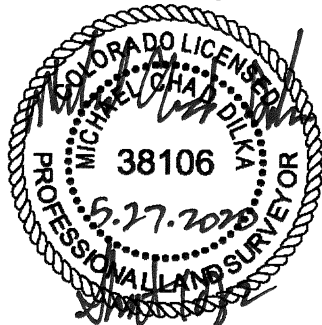
THENCE South 00°22'38" East along a line being Five (5) feet, as measured at a right angle, East of and parallel with said East Right-of-way line and the West line of said Lot B a distance of 159.54 feet;

THENCE South 89°37'22" West a distance of 5.00 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 1,988 sq. ft. or 0.046 acre, more or less (±), and may be subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

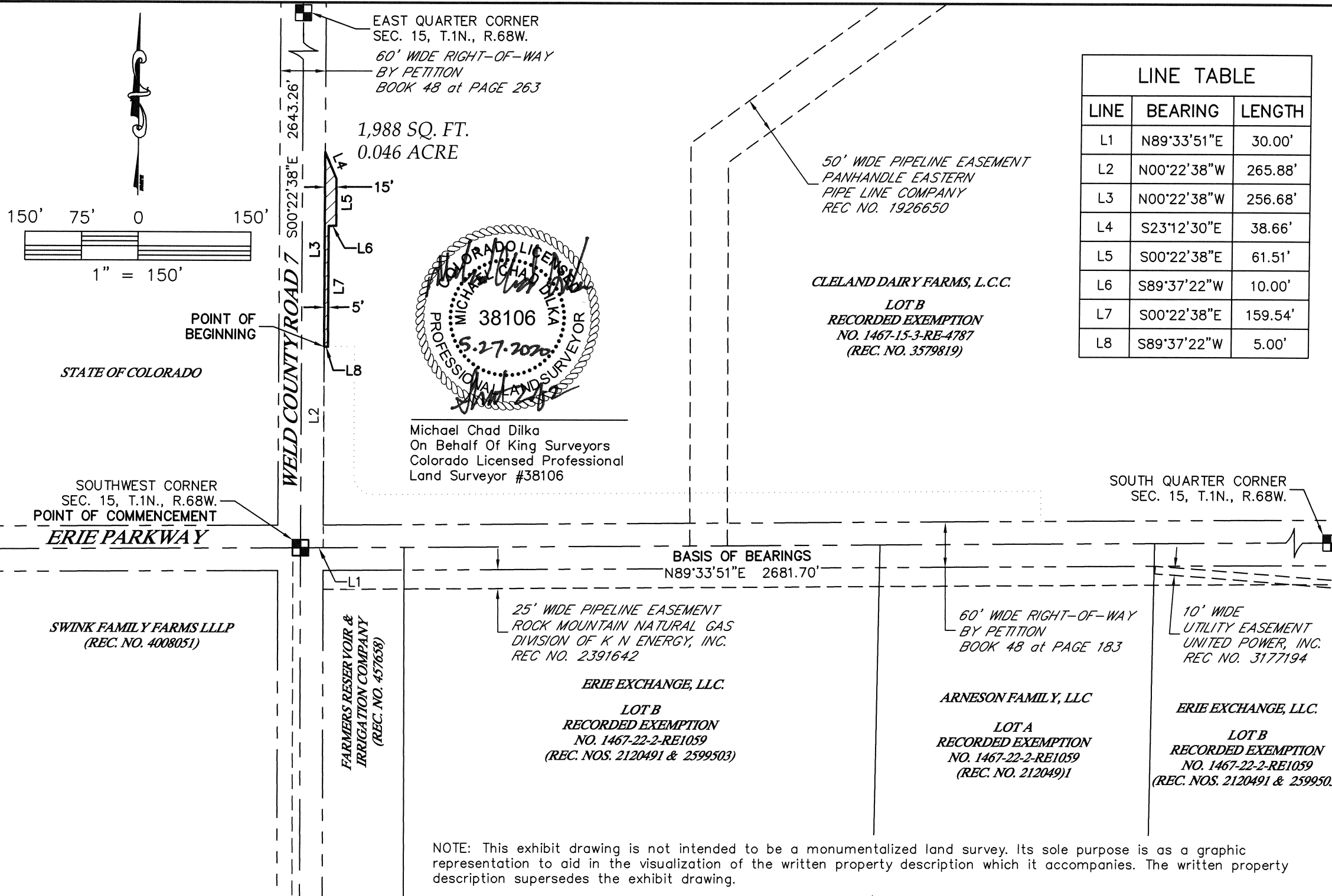
**SURVEYORS STATEMENT**

I, Michael Chad Dilka, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking and that it is true and correct to the best of my knowledge and belief.

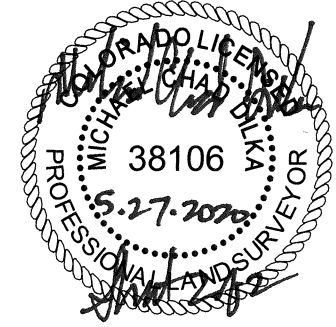


Michael Chad Dilka - on behalf of King Surveyors  
Colorado Licensed Professional Land Surveyor #38106

**KING SURVEYORS**  
650 East Garden Drive  
Windsor, Colorado 80550  
(970) 686-5011  
JN: 20180707



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°33'51"E	30.00'
L2	N00°22'38"W	265.88'
L3	N00°22'38"W	256.68'
L4	S23°12'30"E	38.66'
L5	S00°22'38"E	61.51'
L6	S89°37'22"W	10.00'
L7	S00°22'38"E	159.54'
L8	S89°37'22"W	5.00'



Michael Chad Dilka  
 On Behalf Of King Surveyors  
 Colorado Licensed Professional  
 Land Surveyor #38106

**KING SURVEYORS**  
 650 E. Garden Drive | Windsor, Colorado 80550  
 phone: (970) 686-5011 | fax: (970) 686-5821  
 email: contact@KingSurveyors.com

PROJECT NO: 20180707  
 DATE: 5/27/2020  
 CLIENT: JUB ENGINEERS  
 DWG: ROW-CLELAND DAIRY-TEMP  
 DRAWN: SMF CHECKED: MCD

NOTE: This exhibit drawing is not intended to be a monumentalized land survey. Its sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.



**EXHIBIT A  
(1 OF 2)  
PROPERTY DESCRIPTION**

A strip of land, Fifteen (15) feet in width, being part of Lot B, Recorded Exemption No. 1467-22-2-RE1059, recorded November 6, 1987 as Reception No. 02120491 of the records of the Weld County Clerk and Recorder, located in the Northwest Quarter (NW1/4) of Section Twenty-two (22), Township One North (T.1N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, and being more particularly described as follows:

The East Five Hundred Forty-five (545) feet of the South Fifteen (15) feet of the North Forty-five (45) feet of said Lot B lying West of Lot A of said Recorded Exemption No. 1467-22-2-RE1059.

Said described strip of land contains 8,175 sq. ft. or 0.188 acre, more or less ( $\pm$ ), and may be subject to any rights-of-way or other easements of record or as now existing on said described strip of land.

**SURVEYORS STATEMENT**

I, Michael Chad Dilka, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking and that it is true and correct to the best of my knowledge and belief.



---

Michael Chad Dilka - on behalf of King Surveyors  
Colorado Licensed Professional Land Surveyor #38106

**KING SURVEYORS**  
650 East Garden Drive  
Windsor, Colorado 80550  
(970) 686-5011

JN: 20180707

PROPERTY DEPICTION

EXHIBIT A (2 of 2)

NW¼ SEC. 22, T1N, R68W

SWINK FAMILY FARMS LLLP  
(REC. NO. 4008051)

STATE OF COLORADO

WELD COUNTY  
ROAD 7

N00°29'49"W 1322.30'

NORTH SIXTEENTH CORNER  
SEC. 22+21, T.1N., R.68W.

FARMERS RESERVOIR &  
IRRIGATION COMPANY  
(REC. NO. 457655)

NORTHWEST CORNER  
SEC. 22, T.1N., R.68W.

60' WIDE RIGHT-OF-WAY  
BY PETITION  
BOOK 48 at PAGE 263

ERIE PARKWAY

CLELAND DAIRY FARMS, L.C.C.  
LOT B  
RECORDED EXEMPTION  
NO. 1467-15-3-RE-4787  
(REC. NO. 3579819)

50' WIDE PIPELINE EASEMENT  
PANHANDLE EASTERN  
PIPE LINE COMPANY  
REC NO. 1926650

60' WIDE RIGHT-OF-WAY  
BY PETITION  
BOOK 48 at PAGE 183

NORTH QUARTER CORNER  
SEC. 22, T.1N., R.68W.

N89°33'51"E 2681.70'

30'

545'

15'

25' WIDE PIPELINE EASEMENT  
ROCK MOUNTAIN NATURAL GAS  
DIVISION OF K N ENERGY, INC.  
REC NO. 2391642

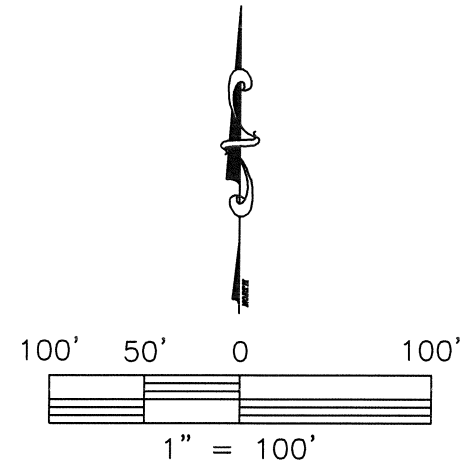
8,175 SQ. FT.  
0.188 ACRE

ERIE EXCHANGE, LLC.  
A PORTION OF LOT B RECORDED EXEMPTION NO. 1467-22-2-RE1059  
(REC. NOS. 2120491 & 2599503)

ARNESON FAMILY, LLC  
LOT A  
RECORDED EXEMPTION  
NO. 1467-22-2-RE1059  
(REC. NO. 2120491)



Michael Chad Dilka—On Behalf Of King Surveyors  
Colorado Licensed Professional Land Surveyor #38106



NOTE: This exhibit drawing is not intended to be a monumentalized land survey. Its sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.

KING SURVEYORS

650 E. Garden Drive | Windsor, Colorado 80550

phone: (970) 686-5011 | fax: (970) 686-5821

email: contact@KingSurveyors.com

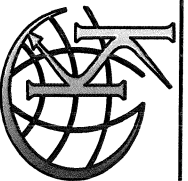
PROJECT NO: 20180707

DATE: 3/11/2020

CLIENT: JUB ENGINEERS

DWG: ROW-ERIE EXCHANGE-SEC.22-R1

DRAWN: SMF CHECKED: MCD



**EXHIBIT A  
(1 OF 2)  
PROPERTY DESCRIPTION**

A parcel of land, being part of Lot B, Recorded Exemption No. 1467-22-2-RE1059, recorded November 6, 1987 as Reception No. 02120491 of the records of the Weld County Clerk and Recorder, located in the Northwest Quarter (NW1/4) of Section Twenty-two (22), Township One North (T.1N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, and being more particularly described as follows:

**COMMENCING** at the Northwest corner of said Section 22 and assuming the North line of the Northwest Quarter (NW1/4) of said Section 22, being monumentalized by a #4 rebar with a 2" diameter aluminum cap stamped "LS14083, 1994" in a monument box at the West end and by a finned aluminum rod with a 3 1/4" diameter aluminum cap stamped "LS8953, 2004" in a monument box at the East end, as bearing North 89°33'51" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2681.70 feet, with all other bearings contained herein relative thereto:

THENCE North 89°33'51" East along the North line of the Northwest Quarter (NW1/4) of said Section 22 a distance of 137.00 feet to the Northwest corner of said Lot B;

THENCE South 00°29'49" East along the West line of said Lot B a distance of 30.00 feet to the intersection with the South Right-of-way line of Erie Parkway as established by petition (See Book 48, Page 183 of the records of the Weld County Clerk and Recorder), said South Right-of-way line being Thirty (30) feet, as measured at a right angle, South of and parallel with the North line of the Northwest Quarter (NW1/4) of said Section 22, said point being the **POINT OF BEGINNING**;

THENCE North 89°33'51" East along said South Right-of-way line a distance of 87.36 feet;

THENCE South 00°43'51" West, parallel with the West line of Lot A of said Recorded Exemption No. 1467-22-2-RE1059, a distance of 15.00 feet to a point being Fifteen (15) feet, as measured at a right angle, South of said South Right-of-way line;

THENCE North 89°33'51" East along a line being Fifteen (15) feet, as measured at a right angle, South of and parallel with said South Right-of-way line a distance of 78.67 feet;

THENCE South 00°43'51" West, parallel with the West line of Lot A of said Recorded Exemption No. 1467-22-2-RE1059, a distance of 10.00 feet to a point being Twenty-five (25) feet, as measured at a right angle, South of said South Right-of-way line;

THENCE South 89°33'51" West along a line being Twenty-five (25) feet, as measured at a right angle, South of and parallel with said South Right-of-way line a distance of 88.67 feet;

THENCE North 00°43'51" East, parallel with the West line of Lot A of said Recorded Exemption No. 1467-22-2-RE1059, a distance of 20.00 feet to a point being Five (5) feet, as measured at a right angle, South of said South Right-of-way line;

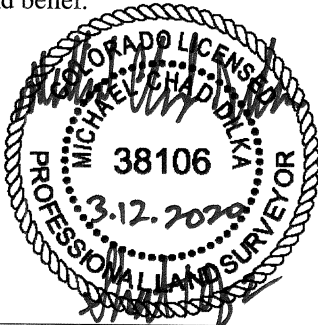
THENCE South 89°33'51" West along a line being Five (5) feet, as measured at a right angle, South of and parallel with said South Right-of-way line a distance of 77.25 feet to the West line of said Lot B;

THENCE North 00°29'49" West along the West line of said Lot B a distance of 5.00 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 1,423 sq. ft. or 0.033 acre, more or less ( $\pm$ ), and may be subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

**SURVEYORS STATEMENT**

I, Michael Chad Dilka, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking and that it is true and correct to the best of my knowledge and belief.



Michael Chad Dilka - on behalf of King Surveyors  
Colorado Licensed Professional Land Surveyor #38106

**KING SURVEYORS**  
650 East Garden Drive  
Windsor, Colorado 80550  
(970) 686-5011

JN: 20180707

SWINK FAMILY FARMS LLLP  
(REC. NO. 4008051)

STATE OF COLORADO

WELD COUNTY  
ROAD 7

N00°29'49"W 1322.30'

FARMERS RESERVOIR &  
IRRIGATION COMPANY  
(REC. NO. 457655)

NORTH SIXTEENTH CORNER  
SEC. 22+21, T.1N., R.68W.

CLELAND DAIRY FARMS, L.C.C.  
LOT B  
RECORDED EXEMPTION  
NO. 1467-15-3-RE-4787  
(REC. NO. 3579819)

50' WIDE PIPELINE EASEMENT  
PANHANDLE EASTERN  
PIPE LINE COMPANY  
REC NO. 1926650

60' WIDE RIGHT-OF-WAY  
BY PETITION  
BOOK 48 at PAGE 183

NORTH QUARTER CORNER  
SEC. 22, T.1N., R.68W.

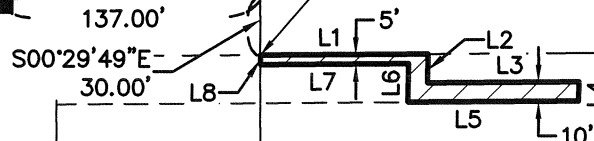
60' WIDE RIGHT-OF-WAY  
BY PETITION  
BOOK 48 at PAGE 263

NORTHWEST CORNER  
SEC. 22, T.1N., R.68W.  
POINT OF COMMENCEMENT

ERIE PARKWAY

POINT OF BEGINNING

BASIS OF BEARINGS: N89°33'51"E 2681.70'



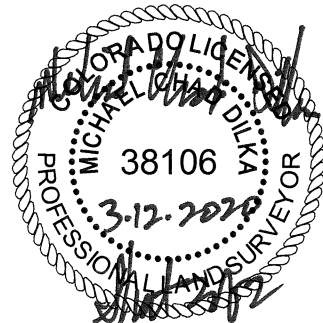
1,423 SQ. FT.  
0.033 ACRE

25' WIDE PIPELINE EASEMENT  
ROCK MOUNTAIN NATURAL GAS  
DIVISION OF K N ENERGY, INC.  
REC NO. 2391642

ERIE EXCHANGE, LLC.  
A PORTION OF LOT B  
RECORDED EXEMPTION  
NO. 1467-22-2-RE1059  
(REC. NOS. 2120491 & 2599503)

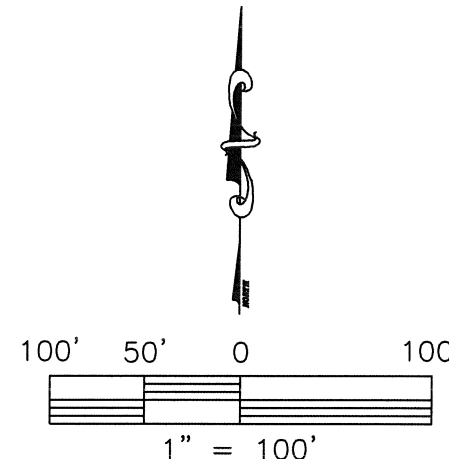
LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°33'51"E	87.36'
L2	S00°43'51"W	15.00'
L3	N89°33'51"E	78.67'
L4	S00°43'51"W	10.00'
L5	S89°33'51"W	88.67'
L6	N00°43'51"E	20.00'
L7	S89°33'51"W	77.25'
L8	N00°29'49"W	5.00'

ARNESON FAMILY, LLC  
LOT A  
RECORDED EXEMPTION  
NO. 1467-22-2-RE1059  
(REC. NO. 2120491)



Michael Chad Dilka—On Behalf Of King Surveyors  
Colorado Licensed Professional Land Surveyor #38106

NOTE: This exhibit drawing is not intended to be a monumentalized land survey. Its sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.



KING SURVEYORS

650 E. Garden Drive | Windsor, Colorado 80550  
phone: (970) 686-5011 | fax: (970) 686-5821  
email: contact@KingSurveyors.com

PROJECT NO: 20180707  
DATE: 3/11/2020  
CLIENT: JUB ENGINEERS  
DWG: ROW-ERIE EXCHANGE-SEC.22-TEMP  
DRAWN: SMF CHECKED: MCD

**EXHIBIT A  
(1 OF 2)  
PROPERTY DESCRIPTION**

A strip of land, being part of the Northeast Quarter (NE1/4) of Section Twenty-one (21), Township One North (T.1N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, and being more particularly described as follows:

**COMMENCING** at the Northeast corner of said Section 21 and assuming the North line of the Northeast Quarter (NE1/4) of said Section 21, being monumentalized by a #4 rebar with a 2" diameter aluminum cap stamped "LS14083, 1994" in a monument box at the East end and by a #6 rebar with a 2" diameter aluminum cap stamped "LS14083, 1994" in a monument box at the West end, as bearing South 89°38'32" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2663.38 feet, with all other bearings contained herein relative thereto:

THENCE South 89°38'32" West along the North line of the Northeast Quarter (NE1/4) of said Section 21 a distance of 30.00 feet to a point being Thirty (30) feet, as measured at a right angle, West of the East line of the Northeast Quarter (NE1/4) of said Section 21;

THENCE South 00°29'49" East along a line being Thirty (30) feet, as measured at a right angle, West of and parallel with the East line of the Northeast Quarter (NE1/4) of said Section 21 a distance of 30.00 feet to the intersection of the South Right-of-way line of Erie Parkway as established by petition (See Book 48, Page 183 of the records of the Weld County Clerk and Recorder) with the West Right-of-way line of Weld County Road 7 as established by petition (See Book 48, Page 263 of the records of the Weld County Clerk and Recorder), said South Right-of-way line being Thirty (30) feet, as measured at a right angle, South of and parallel with the North line of the Northeast Quarter (NE1/4) of said Section 21, said West Right-of-way line being Thirty (30) feet, as measured at a right angle, West of and parallel with the East line of the Northeast Quarter (NE1/4) of said Section 21, said point being the **POINT OF BEGINNING**;

THENCE continuing South 00°29'49" East along said West Right-of-way line a distance of 524.05 feet;

THENCE South 89°30'11" West a distance of 40.00 feet to a point being Forty (40) feet, as measured at a right angle, West of said West Right-of-way line;

THENCE North 00°29'49" West along a line being Forty (40) feet, as measured at a right angle, West of and parallel with said West Right-of-way line a distance of 459.20 feet to a Point of Curvature (PC);

THENCE along the arc of a curve, which is concave to the Southwest, a distance of 39.21 feet to a Point of Tangency (PT), said point being Forty (40) feet, as measured at a right angle, South of said South Right-of-way line, said curve having a radius of 25.00 feet, a central angle of 89°51'39" and a long chord bearing North 45°25'38" West a distance of 35.31 feet;

THENCE South 89°38'32" West along a line being Forty (40) feet, as measured at a right angle, South of and parallel with said South Right-of-way line a distance of 912.61 feet;

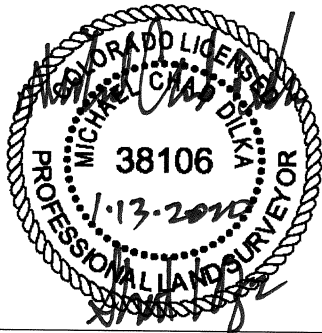
THENCE North 00°21'28" West a distance of 40.00 feet to said South Right-of-way line;

THENCE North 89°38'32" East along said South Right-of-way line a distance of 977.45 feet to the **POINT OF BEGINNING**.

Said described strip of land contains 58,597 sq. ft. or 1.345 acres, more or less ( $\pm$ ), and may be subject to any rights-of-way or other easements of record or as now existing on said described strip of land.

**SURVEYORS STATEMENT**

I, Michael Chad Dilka, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking and that it is true and correct to the best of my knowledge and belief.



Michael Chad Dilka - on behalf of King Surveyors  
Colorado Licensed Professional Land Surveyor #38106

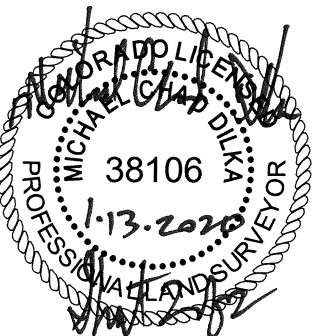
**KING SURVEYORS**  
650 East Garden Drive  
Windsor, Colorado 80550  
(970) 686-5011

JN: 20180707

**EXHIBIT A (2 of 2)**

PROPERTY DEPICTION

NE 1/4 SEC. 21, T1N., R68W



Michael Chad Dilka  
On Behalf Of King Surveyors  
Colorado Licensed Professional  
Land Surveyor #38106

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	39.21'	25.00'	89°51'39"	35.31'	N45°25'38"W

STATE OF COLORADO

60' WIDE RIGHT-OF-WAY  
BY PETITION  
BOOK 48 at PAGE 263

CLELAND DAIRY FARMS, L.C.C.  
  
LOT B  
RECORDED EXEMPTION  
NO. 1467-15-3-RE-4787  
(REC. NO. 3579819)

NORTHEAST CORNER  
SEC. 21, T.1N., R.68W.  
POINT OF COMMENCEMENT

60' WIDE RIGHT-OF-WAY  
BY PETITION  
BOOK 48 at PAGE 183

S89°38'32"W 2663.38'  
BASIS OF BEARINGS

ERIE PARKWAY

WELD COUNTY  
ROAD 7

NORTH QUARTER CORNER  
SEC. 21, T.1N., R.68W.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°38'32"W	30.00'
L2	S00°29'49"E	30.00'
L3	S00°29'49"E	524.05'
L4	S89°30'11"W	40.00'
L5	N00°29'49"W	459.20'
L6	S89°38'32"W	912.61'
L7	N00°21'28"W	40.00'
L8	N89°38'32"E	977.45'

58,597 SQ. FT.  
1.345 ACRES

SWINK FAMILY FARMS LLLP  
(REC. NO. 4008051)

50' WIDE PIPELINE EASEMENT  
LEFT HAND WATER DISTRICT  
REC NO. 3833970

60' WIDE RIGHT-OF-WAY  
BY PETITION  
BOOK 48 at PAGE 263

POINT OF BEGINNING

FARMERS RESERVOIR &  
IRRIGATION COMPANY  
(REC. NO. 457658)

ERIE EXCHANGE, LLC.  
  
LOT B  
RECORDED EXEMPTION  
NO. 1467-22-2-RE1059  
(REC. NOS. 2120491 & 2599503)

50' WIDE COMMUNITY  
DITCH RIGHT-OF-WAY  
BOOK 63 at PAGE 464  
REC NO. 4008051  
REC NO. 4392696

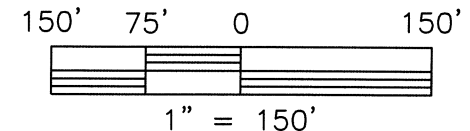
COMMUNITY DITCH

10' WIDE PIPELINE EASEMENT  
VESSELS OIL & GAS COMPANY  
REC NO. 2078820

NOTE: FURTHER REVIEW OF THIS EASEMENT MIGHT  
BE NEEDED. THE EASEMENT IS DRAWN PER  
THE DOCUMENT STATED, BUT THE CORRECT LOCATION  
MAY BE OUTSIDE OF THE ROAD RIGHT-OF-WAY.

NORTH SIXTEENTH CORNER  
SEC. 21+22, T.1N., R.68W.

NOTE: This exhibit drawing is not intended to be a monumentalized land survey. Its sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.



PROJECT NO: 20180707  
DATE: 1/10/2020  
CLIENT: JUB ENGINEERS  
DWG: ROW-SWINK FAMILY  
DRAWN: SMF CHECKED: MCD

**KING SURVEYORS**  
650 E. Garden Drive | Windsor, Colorado 80550  
phone: (970) 686-5011 | fax: (970) 686-5821  
email: contact@KingSurveyors.com



**EXHIBIT A  
(1 OF 2)  
PROPERTY DESCRIPTION**

A parcel of land, being part of the Northwest Quarter (NW1/4) of Section Twenty-two (22), Township One North (T.1N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, and being more particularly described as follows:

**COMMENCING** at the Northwest corner of said Section 22 and assuming the North line of the Northwest Quarter (NW1/4) of said Section 22, being monumentalized by a #4 rebar with a 2" diameter aluminum cap stamped "LS14083, 1994" in a monument box at the West end and by a finned aluminum rod with a 3 1/4" diameter aluminum cap stamped "LS8953, 2004" in a monument box at the East end, as bearing North 89°33'51" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2681.70 feet, with all other bearings contained herein relative thereto:

THENCE North 89°33'51" East along the North line of the Northwest Quarter (NW1/4) of said Section 22 a distance of 30.00 feet to a point being Thirty (30) feet, as measured at a right angle, East of the West line of the Northwest Quarter (NW1/4) of said Section 22;

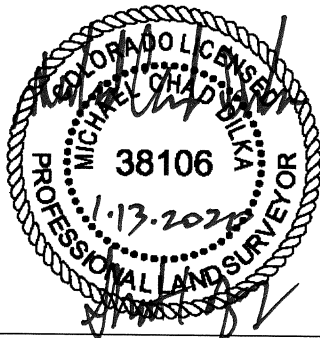
THENCE South 00°29'49" East along a line being Thirty (30) feet, as measured at a right angle, East of and parallel with the West line of the Northwest Quarter (NW1/4) of said Section 22 a distance of 30.00 feet to the intersection of the South Right-of-way line of Erie Parkway as established by petition (See Book 48, Page 183 of the records of the Weld County Clerk and Recorder) with the East Right-of-way line of Weld County Road 7 as established by petition (See Book 48, Page 263 of the records of the Weld County Clerk and Recorder), said South Right-of-way line being Thirty (30) feet, as measured at a right angle, South of and parallel with the North line of the Northwest Quarter (NW1/4) of said Section 22, said East Right-of-way line being Thirty (30) feet, as measured at a right angle, East of and parallel with the West line of the Northwest Quarter (NW1/4) of said Section 22, said point also being the **POINT OF BEGINNING**;

THENCE North 89°33'51" East along said South Right-of-way line a distance of 56.81 feet;  
THENCE South 69°17'36" West a distance of 60.53 feet to said East Right-of-way line;  
THENCE North 00°29'49" West along said East Right-of-way line a distance of 20.97 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 596 sq. ft. or 0.014 acre, more or less (±), and may be subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

**SURVEYORS STATEMENT**

I, Michael Chad Dilka, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking and that it is true and correct to the best of my knowledge and belief.



Michael Chad Dilka - on behalf of King Surveyors  
Colorado Licensed Professional Land Surveyor #38106

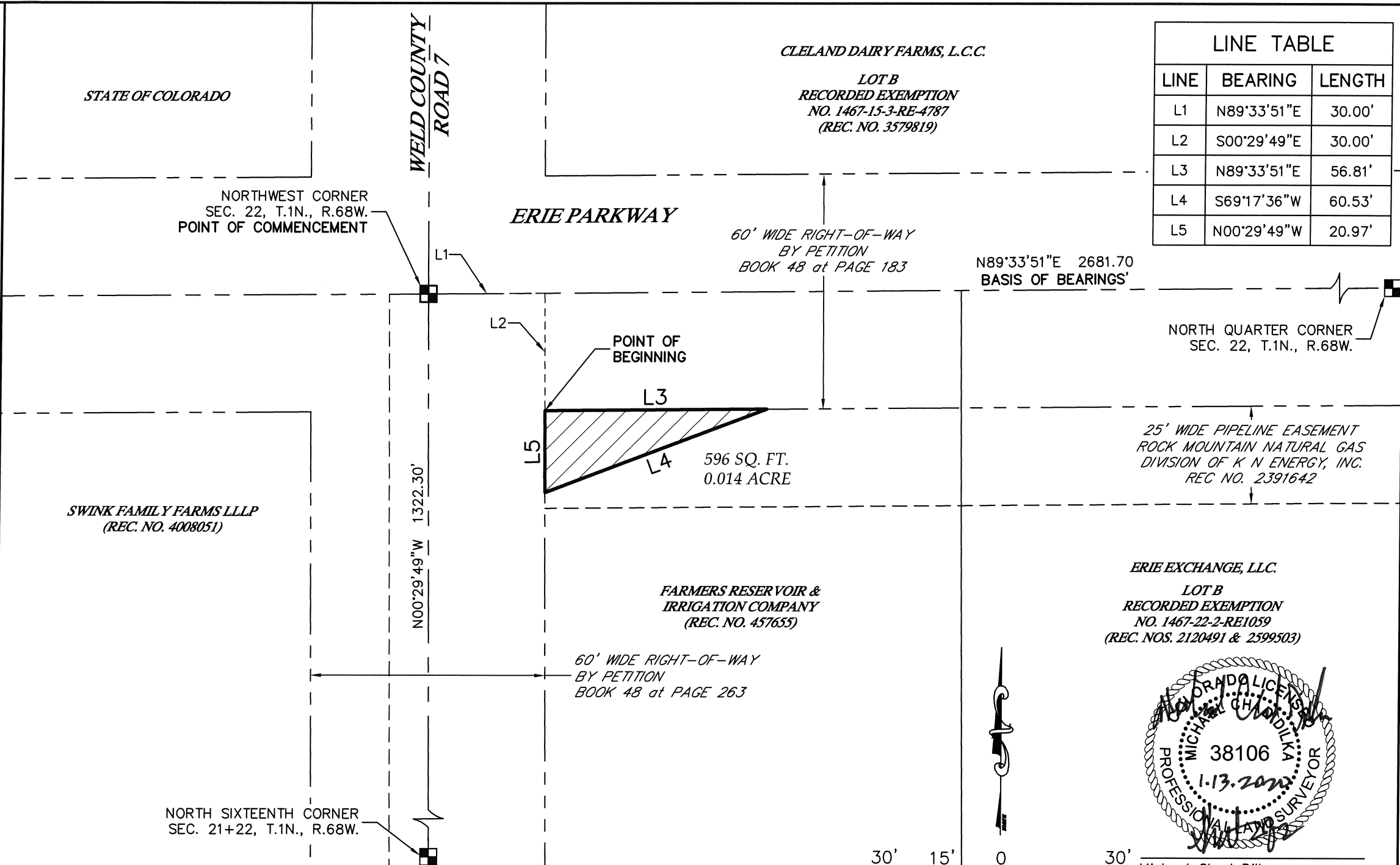
**KING SURVEYORS**, 650 East Garden Drive, Windsor, Colorado 80550, (970) 686-5011

JN: 20180707

**EXHIBIT A (2 of 2)**

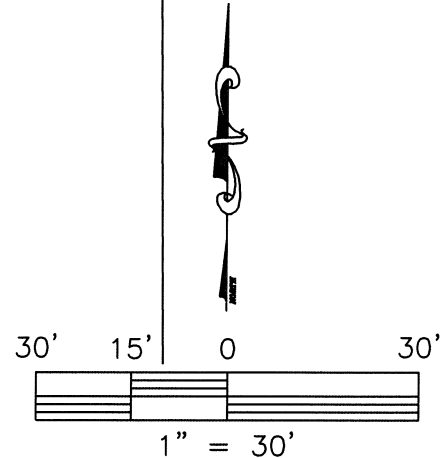
PROPERTY DEPICTION

NW¼ SEC. 22, T1N, R68W



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°33'51"E	30.00'
L2	S00°29'49"E	30.00'
L3	N89°33'51"E	56.81'
L4	S69°17'36"W	60.53'
L5	N00°29'49"W	20.97'

NOTE: This exhibit drawing is not intended to be a monumentalized land survey. Its sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.



Michael Chad Dilka  
On Behalf Of King Surveyors  
Colorado Licensed Professional  
Land Surveyor #38106



**KING SURVEYORS**

650 E. Garden Drive | Windsor, Colorado 80550  
phone: (970) 686-5011 | fax: (970) 686-5821  
email: contact@KingSurveyors.com

PROJECT NO: 20180707  
DATE: 1/13/2020  
CLIENT: JUB ENGINEERS  
DWG: ROW-FRICO  
DRAWN: SMF CHECKED: MCD



**EXHIBIT A**  
**(1 OF 2)**  
**PROPERTY DESCRIPTION**

A parcel of land, being part of the Northwest Quarter (NW1/4) of Section Twenty-two (22), Township One North (T.1N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, and being more particularly described as follows:

**COMMENCING** at the Northwest corner of said Section 22 and assuming the North line of the Northwest Quarter (NW1/4) of said Section 22, being monumentalized by a #4 rebar with a 2" diameter aluminum cap stamped "LS14083, 1994" in a monument box at the West end and by a finned aluminum rod with a 3 1/4" diameter aluminum cap stamped "LS8953, 2004" in a monument box at the East end, as bearing North 89°33'51" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2681.70 feet, with all other bearings contained herein relative thereto:

THENCE North 89°33'51" East along the North line of the Northwest Quarter (NW1/4) of said Section 22 a distance of 30.00 feet to a point being Thirty (30) feet, as measured at a right angle, East of the West line of the Northwest Quarter (NW1/4) of said Section 22;

THENCE South 00°29'49" East along a line being Thirty (30) feet, as measured at a right angle, East of and parallel with the West line of the Northwest Quarter (NW1/4) of said Section 22 a distance of 30.00 feet to the intersection of the South Right-of-way line of Erie Parkway as established by petition (See Book 48, Page 183 of the records of the Weld County Clerk and Recorder) with the East Right-of-way line of Weld County Road 7 as established by petition (See Book 48, Page 263 of the records of the Weld County Clerk and Recorder), said South Right-of-way line being Thirty (30) feet, as measured at a right angle, South of and parallel with the North line of the Northwest Quarter (NW1/4) of said Section 22, said East Right-of-way line being Thirty (30) feet, as measured at a right angle, East of and parallel with the West line of the Northwest Quarter (NW1/4) of said Section 22;

THENCE continuing South 00°29'49" East along said East Right-of-way line a distance of 20.97 feet to the **POINT OF BEGINNING**;

THENCE North 69°17'36" East a distance of 60.53 feet to said South Right-of-way line;

THENCE North 89°33'51" East along said South Right-of-way line a distance of 50.19 feet to the East line of that parcel of land described in that Deed recorded March 24, 1925 in Book 757 at Page 521, Reception No. 457658, of the records of the Weld County Clerk and Recorder;

THENCE South 00°29'49" East along the East line of that parcel of land described in said Deed a distance of 5.00 feet to a point being Five (5) feet, as measured at a right angle, South of said South Right-of-way line;

THENCE South 89°33'51" West along a line being Five (5) feet, as measured at a right angle, South of and parallel with said South Right-of-way line a distance of 49.30 feet;

THENCE South 69°16'30" West a distance of 56.16 feet;

THENCE South 00°25'34" East a distance of 63.27 feet;

THENCE North 90°00'00" East a distance of 17.81 feet;

THENCE South 00°00'00" East a distance of 96.19 feet;

THENCE South 89°59'52" West a distance of 16.90 feet to a point being Five (5) feet, as measured at a right angle, East of said East Right-of-way line;

THENCE South 00°29'49" East along a line being Five (5) feet, as measured at a right angle, East of and parallel with said East Right-of-way line a distance of 291.23 feet;

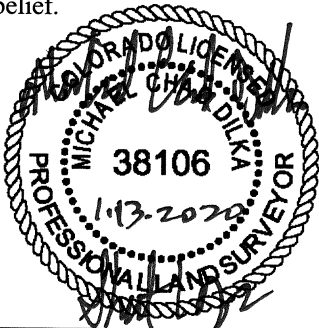
THENCE South 89°30'11" West a distance of 5.00 feet to said East Right-of-way line;

THENCE North 00°29'49" West along said East Right-of-way line a distance of 454.20 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 4,467 sq. ft. or 0.103 acre, more or less ( $\pm$ ), and may be subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

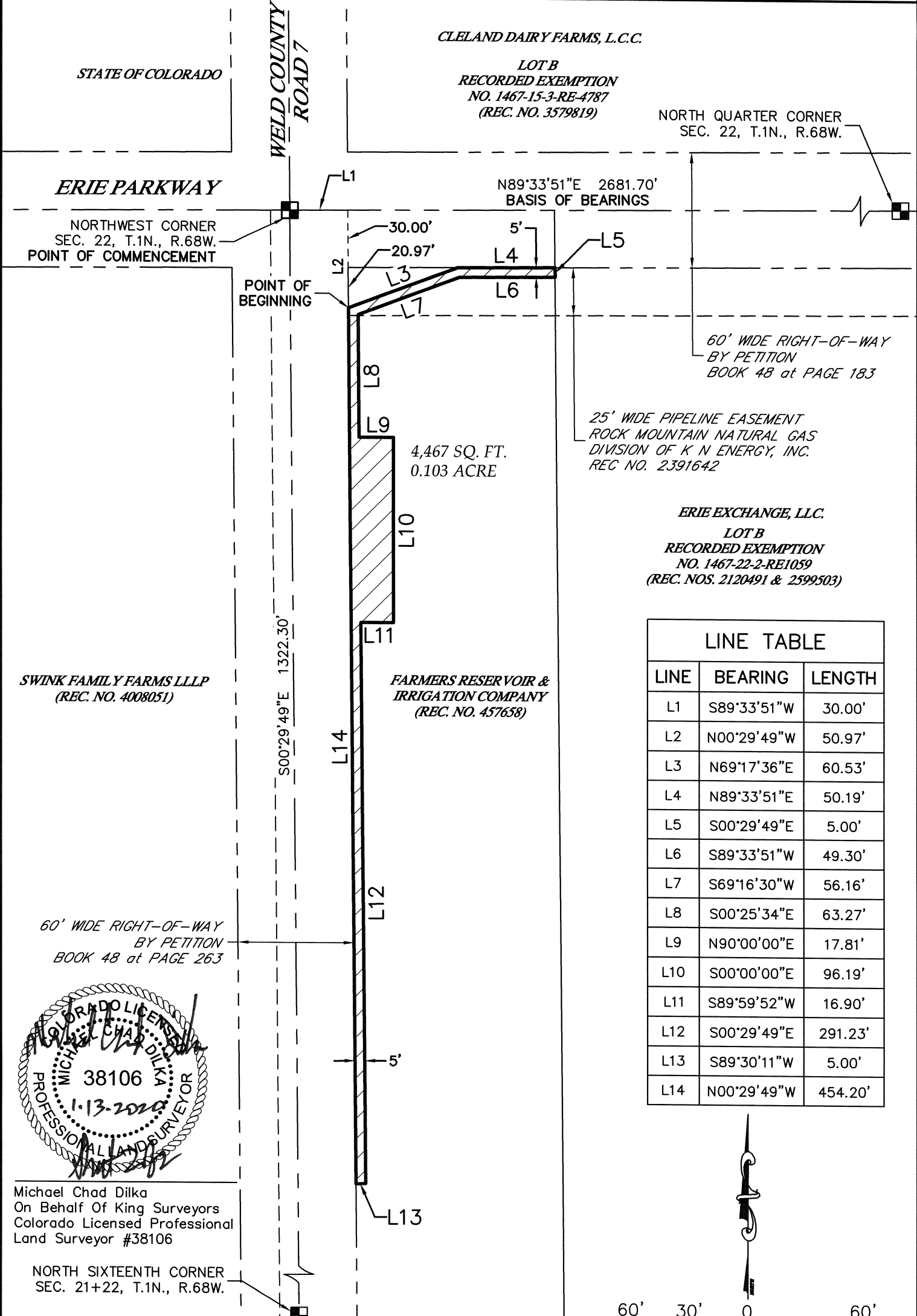
**SURVEYORS STATEMENT**

I, Michael Chad Dilka, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking and that it is true and correct to the best of my knowledge and belief.



Michael Chad Dilka - on behalf of King Surveyors  
Colorado Licensed Professional Land Surveyor #38106

**KING SURVEYORS**, 650 East Garden Drive, Windsor, Colorado 80550, (970) 686-5011  
JN: 20180707



NORTHWEST CORNER  
SEC. 22, T.1N., R.68W.  
POINT OF COMMENCEMENT

SWINK FAMILY FARMS LLLP  
(REC. NO. 4008051)

FARMERS RESERVOIR &  
IRRIGATION COMPANY  
(REC. NO. 457658)

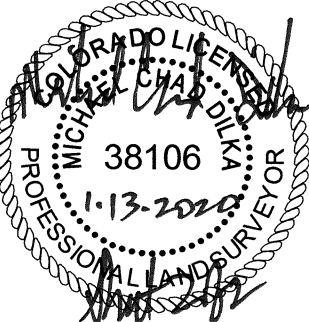
4,467 SQ. FT.  
0.103 ACRE

25' WIDE PIPELINE EASEMENT  
ROCK MOUNTAIN NATURAL GAS  
DIVISION OF K N ENERGY, INC.  
REC NO. 2391642

ERIE EXCHANGE, LLC.  
LOT B  
RECORDED EXEMPTION  
NO. 1467-22-2-RE1059  
(REC. NOS. 2120491 & 2599503)

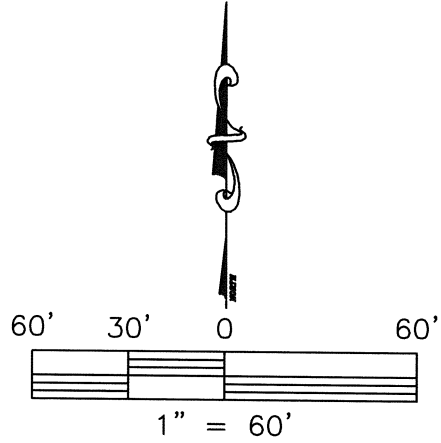
LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°33'51"W	30.00'
L2	N00°29'49"W	50.97'
L3	N69°17'36"E	60.53'
L4	N89°33'51"E	50.19'
L5	S00°29'49"E	5.00'
L6	S89°33'51"W	49.30'
L7	S69°16'30"W	56.16'
L8	S00°25'34"E	63.27'
L9	N90°00'00"E	17.81'
L10	S00°00'00"E	96.19'
L11	S89°59'52"W	16.90'
L12	S00°29'49"E	291.23'
L13	S89°30'11"W	5.00'
L14	N00°29'49"W	454.20'

60' WIDE RIGHT-OF-WAY  
BY PETITION  
BOOK 48 at PAGE 263



Michael Chad Dilka  
On Behalf Of King Surveyors  
Colorado Licensed Professional  
Land Surveyor #38106

NORTH SIXTEENTH CORNER  
SEC. 21+22, T.1N., R.68W.



NOTE: This exhibit drawing is not intended to be a monumentalized land survey. Its sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.



**KING SURVEYORS**  
650 E. Garden Drive | Windsor, Colorado 80550  
phone: (970) 686-5011 | fax: (970) 686-5821  
email: contact@KingSurveyors.com

PROJECT NO:20180707  
DATE: 1/13/2020  
CLIENT: JUB ENGINEERS  
DWG: ROW-FRICO TEMP  
DRAWN: SMF CHECKED: MCD

**EXHIBIT A  
(1 OF 3)  
PROPERTY DESCRIPTION**

A strip of land, being part of the Southeast Quarter (SE1/4) of Section Sixteen (16), Township One North (T.1N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, and being more particularly described as follows:

**COMMENCING** at the Southeast corner of said Section 16 and assuming the South line of the Southeast Quarter (SE1/4) of said Section 16, being monumentalized by a #4 rebar with a 2" diameter aluminum cap stamped "LS14083, 1994" in a monument box at the East end and by a #6 rebar with a 2" diameter aluminum cap stamped "LS14083, 1994" in a monument box at the West end, as bearing South 89°38'32" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2663.38 feet, with all other bearings contained herein relative thereto:

THENCE South 89°38'32" West along the South line of the Southeast Quarter (SE1/4) of said Section 16 a distance of 30.00 feet to a point being Thirty (30) feet, as measured at a right angle, West of the East line of the Southeast Quarter (SE1/4) of said Section 16;

THENCE North 00°22'38" West along a line being Thirty (30) feet, as measured at a right angle, West of and parallel with the East line of the Southeast Quarter (SE1/4) of said Section 16 a distance of 30.00 feet to the intersection of the North Right-of-way line of Erie Parkway as established by petition (See Book 48, Page 183 of the records of the Weld County Clerk and Recorder) with the West Right-of-way line of Weld County Road 7 as established by petition (See Book 48, Page 263 of the records of the Weld County Clerk and Recorder), said North Right-of-way line being Thirty (30) feet, as measured at a right angle, North of and parallel with the South line of the Southeast Quarter (SE1/4) of said Section 16, said West Right-of-way line being Thirty (30) feet, as measured at a right angle, West of and parallel with the East line of the Southeast Quarter (SE1/4) of said Section 16, said point being the **POINT OF BEGINNING**;

THENCE South 89°38'32" West along said North Right-of-way line a distance of 977.37 feet;

THENCE North 00°21'28" West a distance of 40.00 feet to a point being Forty (40) feet, as measured at a right angle, North of said North Right-of-way line;

THENCE North 89°38'32" East along a line being Forty (40) feet, as measured at a right angle, North of and parallel with said North Right-of-way line a distance of 912.35 feet to a Point of Curvature (PC);

THENCE along the arc of a curve, which is concave to the Northwest, a distance of 39.28 feet to a Point of Tangency (PT), said point being Forty (40) feet, as measured at a right angle, West of said West Right-of-way line, said curve having a radius of 25.00 feet, a central angle of 90°01'10" and a long chord bearing North 44°37'57" East a distance of 35.36 feet;

THENCE North 00°22'38" West along a line being Forty (40) feet, as measured at a right angle, West of and parallel with said West Right-of-way line a distance of 473.00 feet;

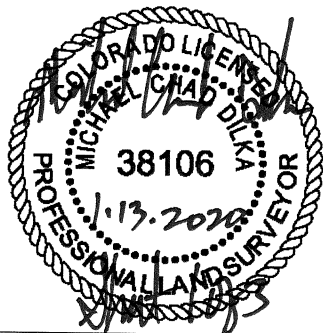
THENCE North 89°37'22" East a distance of 40.00 feet said West Right-of-way line;

THENCE South 00°22'38" East along said West Right-of-way line a distance of 538.02 feet to the **POINT OF BEGINNING**.

Said described strip of land contains 59,149 sq. ft. or 1.358 acres, more or less ( $\pm$ ), and may be subject to any rights-of-way or other easements of record or as now existing on said described strip of land.

**SURVEYORS STATEMENT**

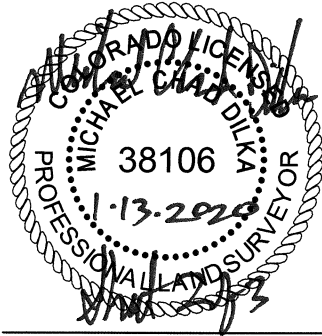
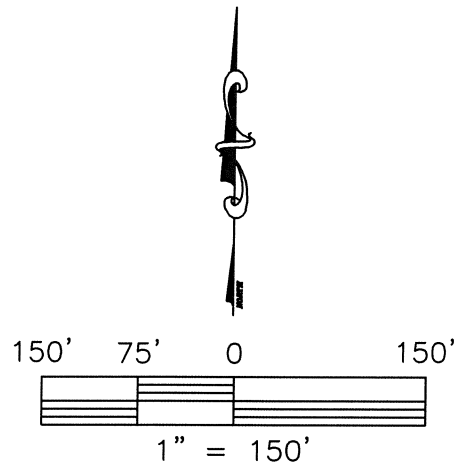
I, Michael Chad Dilka, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking and that it is true and correct to the best of my knowledge and belief.



Michael Chad Dilka - on behalf of King Surveyors  
Colorado Licensed Professional Land Surveyor #38106

**KING SURVEYORS**  
650 East Garden Drive  
Windsor, Colorado 80550  
(970) 686-5011

JN: 20180707



Michael Chad Dilka  
On Behalf Of King Surveyors  
Colorado Licensed Professional  
Land Surveyor #38106

STATE OF COLORADO

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°38'32"W	30.00'
L2	N00°22'38"W	30.00'
L3	S89°38'32"W	977.37'
L4	N00°21'28"W	40.00'
L5	N89°38'32"E	912.35'
L6	N00°22'38"W	473.00'
L7	N89°37'22"E	40.00'
L8	S00°22'38"E	538.02'

59,149 SQ. FT.  
1.358 ACRES

EAST QUARTER CORNER  
SEC. 16, T.1N., R.68W.

60' WIDE RIGHT-OF-WAY  
BY PETITION  
BOOK 48 at PAGE 263

CLELAND DAIRY FARMS, L.C.C.  
LOT B  
RECORDED EXEMPTION  
NO. 1467-15-3-RE-4787  
(REC. NO. 3579819)

POINT OF BEGINNING

SOUTHEAST CORNER  
SEC. 16, T.1N., R.68W.  
POINT OF COMMENCEMENT

60' WIDE RIGHT-OF-WAY  
BY PETITION  
BOOK 48 at PAGE 183

SOUTH QUARTER CORNER  
SEC. 16, T.1N., R.68W.

BASIS OF BEARINGS  
S89°38'32"W 2663.38'

SWINK FAMILY FARMS LLLP  
(REC. NO. 4008051)

50' WIDE PIPELINE EASEMENT  
LEFT HAND WATER DISTRICT  
REC NO. 3833970

60' WIDE RIGHT-OF-WAY  
BY PETITION  
BOOK 48 at PAGE 263

ERIE EXCHANGE, LLC.

LOT B  
RECORDED EXEMPTION  
NO. 1467-22-2-RE1059  
(REC. NOS. 2120491 & 2599503)

FARMERS RESERVOIR &  
IRRIGATION COMPANY  
(REC. NO. 457658)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	39.28'	25.00'	90°01'10"	35.36'	N44°37'57"E

NOTE: This exhibit drawing is not intended to be a monumentalized land survey. Its sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.

KING SURVEYORS

650 E. Garden Drive | Windsor, Colorado 80550  
phone: (970) 686-5011 | fax: (970) 686-5821  
email: contact@KingSurveyors.com



PROJECT NO: 20180707

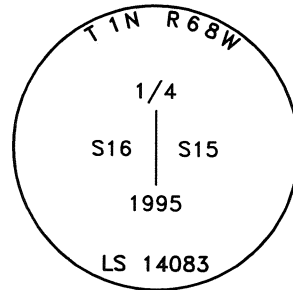
DATE: 1/10/2020

CLIENT: JUB ENGINEERS

DWG: ROW - STATE OF COLORADO

DRAWN: SMF CHECKED: MCD

EAST QUARTER CORNER  
SEC. 16, T.1N., R.68W.

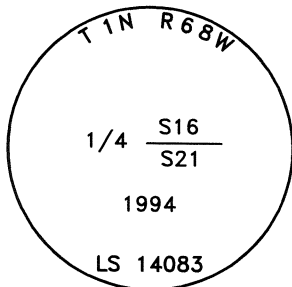


FOUND #6 REBAR  
2" ALUMINUM CAP  
IN RANGE BOX

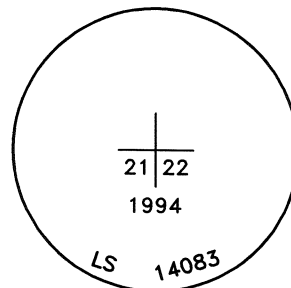
STATE OF COLORADO  
PARCEL NO. 146716000070  
SE 1/4, SECTION 16,  
T1N, R68W

WELD COUNTY ROAD 7

S00°22'38"E 2643.26'



FOUND #6 REBAR  
2" ALUMINUM CAP  
IN RANGE BOX



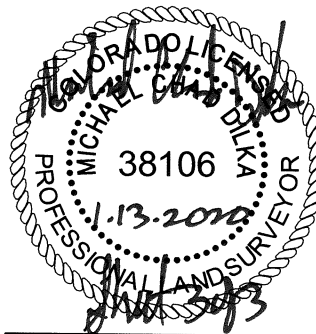
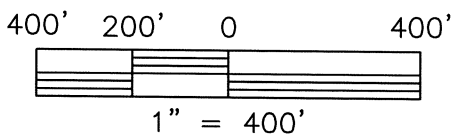
FOUND #4 REBAR  
2" ALUMINUM CAP  
IN RANGE BOX

ERIE PARKWAY

S89°38'32"W 2663.38'

SOUTH QUARTER CORNER  
SEC. 16, T.1N., R.68W.

SOUTHEAST CORNER  
SEC. 16, T.1N., R.68W.



Michael Chad Dilka—On Behalf Of King Surveyors  
Colorado Licensed Professional Land Surveyor #38106

NOTE: This exhibit drawing is not intended to be a monumentalized land survey. Its sole purpose is as a graphic representation to aid in the Visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.



**KING SURVEYORS**

650 E. Garden Drive | Windsor, Colorado 80550  
phone: (970) 686-5011 | fax: (970) 686-5821  
email: contact@KingSurveyors.com

PROJECT NO:20180707

DATE: 1/10/2020

CLIENT: JUB ENGINEERS

DWG: ROW—STATE OF COLORADO MONUMENTS

DRAWN: SMF CHECKED: MCD