

REX RANCH FILING NO. 3 SKETCH PLAN

A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
3.76 ACRES - 10 SINGLE-FAMILY LOTS - 2 TRACTS
SK-000967-2018

LEGAL DESCRIPTION

LR ZONING:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26 AND CONSIDERING THE EAST LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26 TO BEAR SOUTH 00°19'39" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 00°19'39" EAST, ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 446.43 FEET;

THENCE SOUTH 89°41'36" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 119TH STREET AS RECORDED IN BOOK 148 AT PAGE 135 OF THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

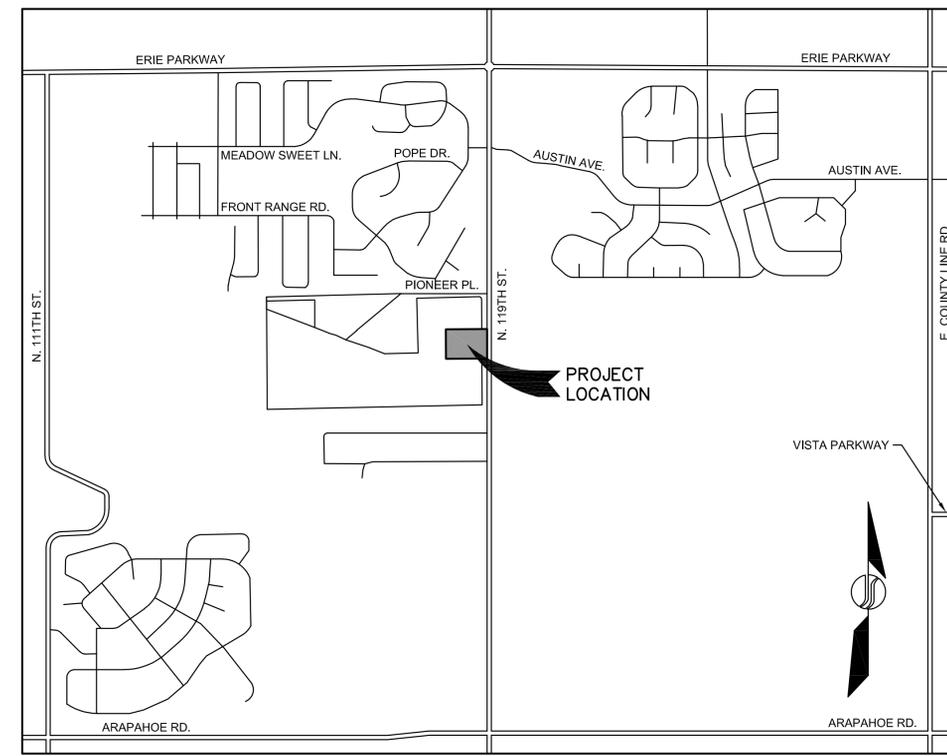
THENCE SOUTH 00°19'39" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 349.87 FEET;

THENCE SOUTH 89°39'19" WEST A DISTANCE OF 467.58 FEET;

THENCE NORTH 00°18'19" WEST A DISTANCE OF 350.18 FEET;

THENCE NORTH 89°41'36" EAST A DISTANCE OF 467.45 FEET TO THE **POINT OF BEGINNING**;

LR ZONING PARCEL CONTAINS A CALCULATED AREA OF 163,641 SQUARE FEET, OR 3.76 ACRES, MORE OR LESS.



VICINITY MAP

SCALE 1"=1000'

LAND SUMMARY CHART

TYPE	AREA (ACRES)	AREA (PERCENTAGE)
RESIDENTIAL LOTS	2.60	69.15%
TRACTS	0.37	9.840426
PUBLIC RIGHT-OF-WAY	0.79	21.01%
TOTAL	3.76	100.00%

TRACT SUMMARY CHART

TRACT	AREA (SQ. FT.)	AREA (ACRES)	LAND USE	OWNERSHIP	MAINTENANCE
A	16,122	0.37	OPEN SPACE/DRAINAGE	HOA	HOA
TOTAL	16,122	0.37			

NOTES:

1. **BASIS OF BEARINGS:** THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN WAS ASSUMED TO BEAR SOUTH 00°19'39" EAST AND IS MONUMENTED AS SHOWN HEREON.
2. **NOTICE:** ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAN IS THE U.S. SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

990 south broadway
suite 230
denver, co 80209
p 303.661.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

**REX RANCH FILING NO. 3
SKETCH PLAN
COVER SHEET**

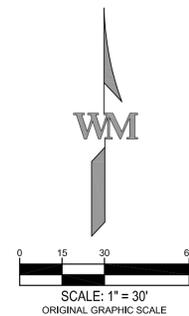
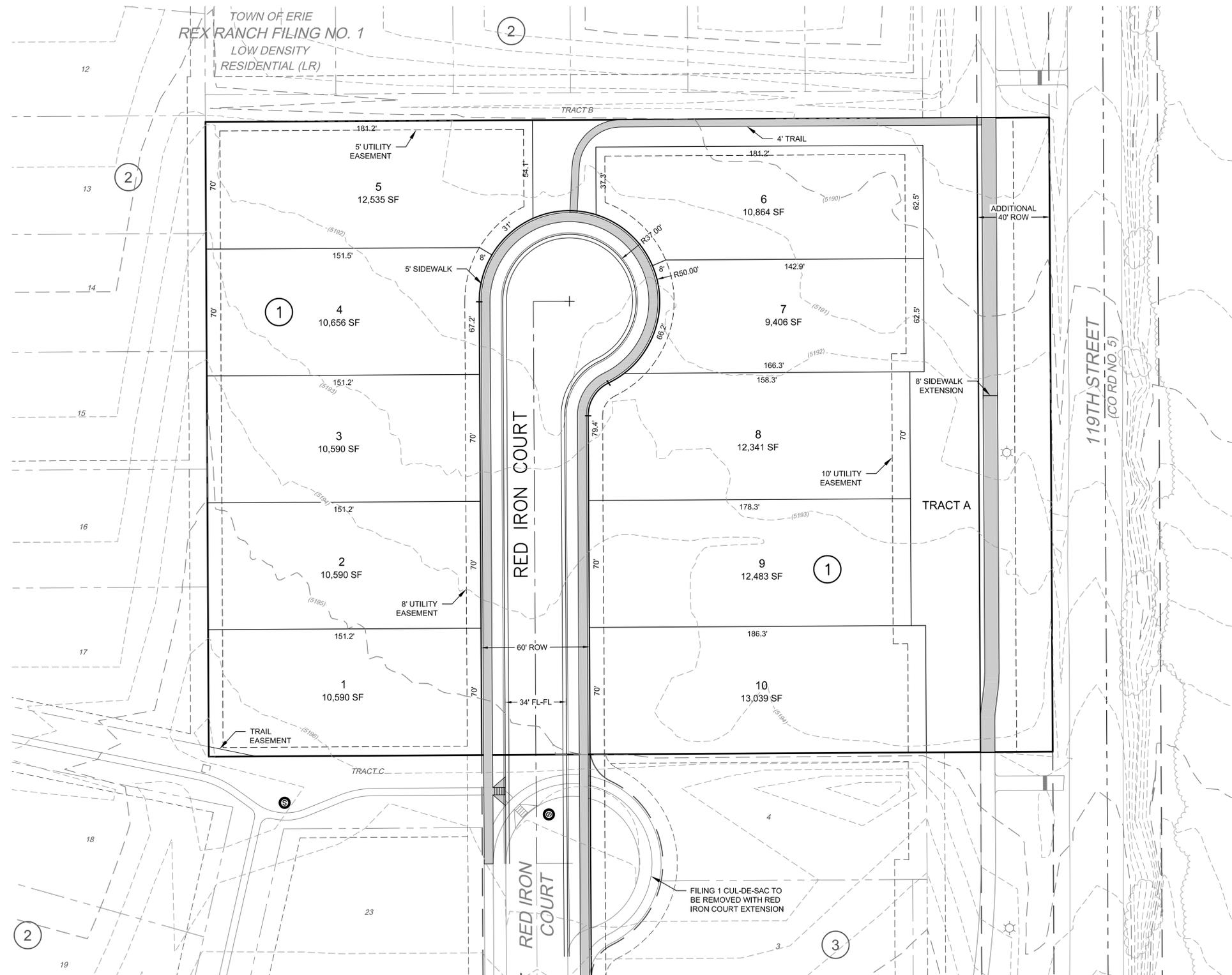
NO.	DATE	REMARKS

JOB NO.:	17000
PA / PM:	GDB
DRAWN BY:	GDB
DATE:	3-19-18

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 990 south broadway
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REX RANCH FILING NO. 3
 SKETCH PLAN

NO.	DATE	REMARKS

JOB NO.:	17000
PA / PM:	GDB
DRAWN BY:	GDB
DATE:	8-27-18

SHEET
EX-2
 Sheet 2 of 2

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