

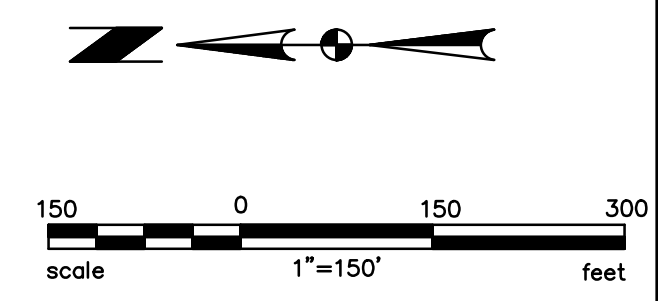
REVISIONS	DESCRIPTION

BY	
DATE	
DRAWN	JSL
CHECKED	DAP
DESIGNED	JSL
FILENAME	0411_Exhibit C - BOUNDARY MAP

WATER VALLEY METRO DISTRICT 3
EXHIBIT C - BOUNDARY MAP

TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO.	0732.0411.00
SCALE	1" = 150'
DATE	MAY 2022
SHEET	1 of 1



5/13/2022 3:15 PM

EXHIBIT "A"

LEGAL DESCRIPTION WATER VALLEY METROPOLITAN DISTRICT 3

COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

THENCE WEST A DISTANCE OF 10.57 FEET;

THENCE SOUTH A DISTANCE OF 832.50 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 87°13'59", AN ARC LENGTH OF 45.68 FEET AND A CHORD THAT BEARS S 38°24'41" E A DISTANCE OF 41.39 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1033.64 FEET, A CENTRAL ANGLE OF 59°33'30", AN ARC LENGTH OF 1074.46 FEET AND A CHORD THAT BEARS S 52°14'56" W A DISTANCE OF 1026.73 FEET;

THENCE N 65°05'12" E A DISTANCE OF 380.16 FEET;

THENCE S 4°49'13" W A DISTANCE OF 153.56 FEET;

THENCE S 85°49'42" E A DISTANCE OF 205.81 FEET;

THENCE S 4°50'29" W A DISTANCE OF 961.58 FEET;

THENCE S 49°53'29" W A DISTANCE OF 290.17 FEET;

THENCE S 4°49'13" W A DISTANCE OF 16.07 FEET;

THENCE S 4°52'06" W A DISTANCE OF 745.24 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5779.60 FEET, A CENTRAL ANGLE OF 04°16'53", AN ARC LENGTH OF 431.88 FEET AND A CHORD THAT BEARS S 41°07'43" E A DISTANCE OF 431.78 FEET;

THENCE S 38°59'16" W A DISTANCE OF 302.83 FEET;

THENCE N 88°32'20" W A DISTANCE OF 263.08 FEET;

THENCE N 58°06'59" E A DISTANCE OF 21.07 FEET;

THENCE N 20°11'59" E A DISTANCE OF 37.93 FEET;

THENCE N 68°29'14" E A DISTANCE OF 114.93 FEET;

THENCE N 39°28'08" E A DISTANCE OF 70.51 FEET;

THENCE N 84°47'03" W A DISTANCE OF 540.05 FEET;

THENCE N 13°14'44" E A DISTANCE OF 169.31 FEET;

THENCE S 76°42'24" E A DISTANCE OF 164.24 FEET;

THENCE N 74°21'00" E A DISTANCE OF 150.46 FEET;

THENCE N 28°04'59" W A DISTANCE OF 238.82 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 78.00 FEET, A CENTRAL ANGLE OF 168°04'48", AN ARC LENGTH OF 228.82 FEET AND A CHORD THAT BEARS N 34°32'48" W A DISTANCE OF 155.16 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 42°04'55", AN ARC LENGTH OF 36.72 FEET AND A CHORD THAT BEARS N 28°27'08" E A DISTANCE OF 35.90 FEET;

THENCE S 89°25'11" W A DISTANCE OF 293.18 FEET;

THENCE N 84°47'45" W A DISTANCE OF 65.00 FEET;

THENCE N 5°12'15" E A DISTANCE OF 612.23 FEET;

THENCE N 5°12'19" E A DISTANCE OF 1797.02 FEET;

THENCE S 84°47'41" E A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 78.73 ACRES MORE OR LESS AND IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS NOW IN USE OR OF RECORD.

EXHIBIT A – LEGAL DESCRIPTION
DATE: AUGUST 2022
JOB NO. 0732.0411.00
SHEET 1 OF 1



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