



## ANNEXATION PETITION

### PIONEER ANNEXATION PETITION #6-11

TO THE MAYOR AND BOARD OF TRUSTEES OF THE TOWN OF KEENESBURG, COLORADO:

The undersigned, in accordance with Title 31, Article 12, Chapters 101 et seq., Colorado Revised Statutes, hereby petition the Board of Trustees of the Town of Keenesburg for annexation into the Town of Keenesburg the unincorporated territory, the legal description of which is attached hereto as Exhibit A and incorporated herein by this reference, located in the County of Weld and State of Colorado, and to be known as the Pioneer Annexation 6-11 to the Town of Keenesburg.

In support of this petition, the petitioner (s) further state to the Board of Trustees that:

1. It is desirable and necessary that the territory described in Exhibit A be annexed to the Town of Keenesburg.
2. The requirements of Section 31-12-104 and 31-12-105 of the Colorado Revised Statutes as amended, exist or have been met in that:
  - a. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the Town of Keenesburg or will be contiguous with the Town of Keenesburg within such time as required by Section 31-12-104..
  - b. A community of interest exists between the territory proposed to be annexed and the Town of Keenesburg.
  - c. The territory sought to be annexed is urban or will be urbanized in the near future.
  - d. The territory sought to be annexed is integrated with or is capable of being integrated with the Town of Keenesburg.
  - e.. No land within the boundary of the territory proposed to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels were separated by a dedicated street, road, or other public way.
  - f. No land within the boundary of the territory proposed to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or

more contiguous tracts or parcels of real estate, comprises twenty acres or more, and which, together with the buildings and improvements situated thereon, has an assessed value in excess of two hundred thousand dollars (\$200,000.00) for ad valorem tax purposes for the year next preceding the annexation, has been included within the area proposed to be annexed without the written consent of the landowner or landowners.

- g. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the Town of Keenesburg was held within twelve months preceding the filing of this petition.
- h. The territory proposed to be annexed does not include any area included in another annexation proceeding involving a town other than the Town of Keenesburg
- i. The annexation of the territory proposed to be annexed will not result in the detachment of area from any school district.
- j. The annexation of the territory proposed to be annexed will not have the effect of extending the boundary of the Town of Keenesburg more than three miles in any direction from any point of the boundary of the Town of Keenesburg in any one year.
- k. The territory proposed to be annexed is 1,414.287 acres in total area.
- l. Prior to completion of the annexation of the area proposed to be annexed, a plan will be in place, pursuant to Section 31-12-105(1)(e), C.R.S., which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, and sanitation to be provided by the Town of Keenesburg; including the providers of transportation, light, natural gas, and power, and the proposed land uses for the area; such plan to be updated at least once annually.
- m. In establishing the boundary of the area proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of the street or alley has been included within the area annexed, and reasonable access will not be denied to any landowners, owners of any easement, or the owners of any franchise adjoining any platted street or alley which is to be annexed to the Town of Keenesburg but is not bounded on both sides by the Town of Keenesburg.
3. The owners of more than fifty percent (50%) of the area proposed to be annexed, exclusive of dedicated streets and alleys, have signed this petition and hereby petition for annexation of such territory.
- The signatures on this petition comprise one-hundred percent (100%) of the landowners of the territory to be annexed and said landowners attesting to the facts and agreeing to the conditions herein contained will negate the necessity of any annexation election.
4. Accompanying this petition are four copies of an annexation map as well as an electronic file that will contain the following information:
- a. A written legal description of the boundaries of the area proposed to be annexed, in the form of a title commitment issued within 30 days of the application date;

- b. A map showing the boundary of the area proposed to be annexed said map prepared by and containing the seal of a registered engineer;
  - c. A surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies at least one-sixth (1/6) contiguity to the Town of Keenesburg.
  - d. Within the annexation boundary map, an identification of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks. Also within the boundary map, identification of any special districts the area proposed to be annexed may be part of.
  - e. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the Town of Keenesburg and the contiguous boundary of any other municipality abutting the area proposed to be annexed, and a showing of the dimensions of such contiguous boundaries.
  - f. A full legal description of property to be annexed in word format.
  - g. A tax certificate showing all taxing entities.
  - h. Mineral owner's notification certificate.
  - i. Acceptance block describing the acceptance action by the Mayor on behalf of the Town of Keenesburg and providing for the effective date and Town Clerk attest signature
5. Upon the annexation ordinance becoming effective, all lands within the area proposed to be annexed will become subject to all ordinances, resolutions, rules, and regulations of the Town of Keenesburg, except for general property taxes of the Town of Keenesburg, which shall become effective as of the January 1 next ensuing.
6. The zoning classification requested for the area proposed to be annexed will be as set forth in the zoning application to be submitted by Petition for the Property (the "Zoning Application").

The petitioners agree that said annexed land shall be brought under the provisions of Chapter 16 of the Keenesburg Municipal Code within ninety (90) days from the effective date of the annexation ordinance.

7. There shall be no duty or obligation upon the Town of Keenesburg to furnish water or sanitary sewer facilities to the area proposed to be annexed. Such services will be provided at such time, in the sole discretion of the Town, when such services for water and sanitary sewer can be economically and reasonably installed to service a sufficient number of inhabitants within the area so as to make the construction and establishment of such services feasible and at no additional cost for the same or similar type of services provided to inhabitants within the existing corporate limits of the Town.
8. If required by the Town, an annexation agreement has been or will be executed by the petitioners herein and the Town of Keenesburg relating to this annexation and the petitioners hereby expressly consent to the terms and conditions set forth in the annexation agreement.



9. The petitioners agree to the following terms and conditions, which shall be covenants running with the land, and which may, at the option of the Town, appear on the annexation map:
- a. Water rights shall be provided pursuant to Town ordinance.
  - b. In connection with the processing of this Petition, the Petitioner requests that the Town:
    - i. Institute zoning and preliminary plat subdivision approval processes for the Property in accordance with Section -115 of the Annexation Act and the Municipal Code of the Town; and
    - ii. Approve and execute an annexation and development agreement ("Annexation and Development Agreement") which establishes vested property rights for the Property for an agreed upon term greater than three years pursuant to Article 68, Title 24, Colorado Revised Statutes, and otherwise establishes the development plan for the Property.
  - c. Except for the terms and conditions of this Petition and of the Annexation and Development Agreement, which terms and conditions Petitioner expressly approves and therefore do not constitute an imposition of additional terms and conditions within the meaning of Section -107(1)(g) of the Annexation Act, Petitioner requests that no additional terms and conditions be imposed upon annexation of the Property to the Town.

THEREFORE, the petitioners, whose signatures are on the signature sheet on the next page, respectfully petitions the Board of Trustees of the Town of Keenesburg to annex the territory described and referenced to in Exhibit "A" to the Town of Keenesburg in accordance with and pursuant to the statutes of the State of Colorado.

Exhibits attached to this Petition include:

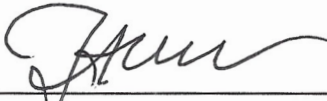
EXHIBIT A: Annexation Property (includes right-of-way)

EXHIBIT B: All Property Owned by Petitioners (without right-of-way)

**AFFIDAVIT OF CIRCULATOR**

The undersigned, being of lawful age, who being first duly sworn upon oath deposes and says:

That (he or she) was the circulator of the foregoing Petition for Annexation of lands to the Town of Keenesburg, Colorado, consisting of 23 pages, including this page and that each signature thereon was witnessed by your affiant and is the true signature of the person whose name it purports to be.

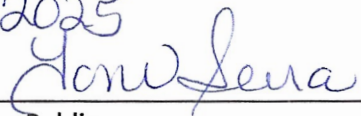
  
\_\_\_\_\_  
Circulator

**ACKNOWLEDGEMENT**

STATE OF COLORADO                    )  
COUNTY OF Arapahoe                    )ss

16th The above and foregoing Affidavit of Circulator was subscribed and sworn to before me this  
day of March, 2022

Witness my hand and official seal.

My commission expires on: 01-27-2025  
  
\_\_\_\_\_  
Notary Public

9033 E. Easter Pl #112  
Address

Centennial CO 80112-2105

(SEAL)

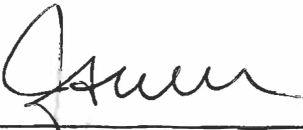


Land Owner (s) Name (s) and Signature (s)

Mailing Address

Date

Resource Colorado Water and Sanitation Metropolitan District Water Activity  
Enterprise, a quasi-municipal corporation and political subdivision of the State of  
Colorado

By:   
Joel H. Farkas, Treasurer

Date: 3-16-22


Address: 9033 E. Easter Place, Suite 112, Centennial, Colorado 80112

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF ARAPAHOE

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of March, 2022,  
by Joel H. Farkas, as Treasurer of Resource Colorado Water and Sanitation Metropolitan District, a quasi-  
municipal corporation and political subdivision of the State of Colorado

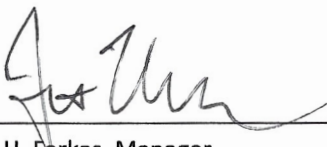
Witness my hand and official seal.



  
Notary Public  
My Commission Expires: 01-27-2025

Land Owner (s) Name (s) and Signature (s) \_\_\_\_\_ Mailing Address \_\_\_\_\_ Date \_\_\_\_\_

PIONEER HOLDCO, LLC  
a Delaware limited liability company

By:   
Joel H. Farkas, Manager

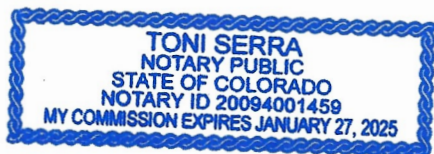
Date: 3-16-22

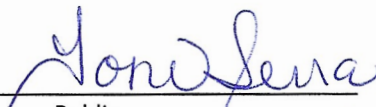
Address: 9033 E. Easter Place, Suite 112, Centennial, Colorado 80112

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF ARAPAHOE

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of March, 2022, by  
Joel H. Farkas, as Manager of PIONEER HOLDCO, LLC, a Delaware limited liability company

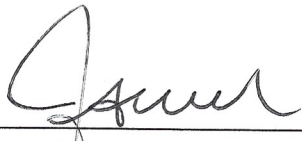
Witness my hand and official seal.



  
Notary Public  
My Commission Expires: 01-27-2025  
TS

Land Owner (s) Name (s) and Signature (s) \_\_\_\_\_ Mailing Address \_\_\_\_\_ Date \_\_\_\_\_

PIONEER COMMUNITY AUTHORITY BOARD  
an authority and separate legal entity formed pursuant to  
C.R.S § 29-1-203.5

By:   
Joel H. Farkas, President

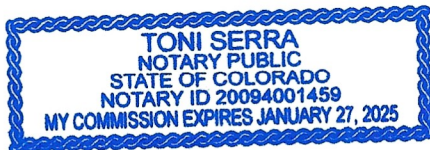
Date: 3-16-22

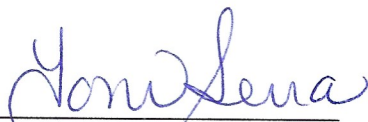
Address: 9033 E. Easter Place, Suite 112, Centennial, Colorado 80112

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF ARAPAHOE

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of March, 2022, by  
Joel H. Farkas, as President of PIONEER COMMUNITY AUTHORITY BOARD, an authority and separate legal  
entity formed pursuant to C.R.S § 29-1-203.5.

Witness my hand and official seal.



  
Notary Public  
My Commission Expires: 01-27-2025



Land Owner (s) Name (s) and Signature (s)

Mailing Address

Date

PIONEER METROPOLITAN DISTRICT No. 3  
a quasi-municipal corporation and political subdivision of  
the State of Colorado

By:   
Joel H. Farkas, President

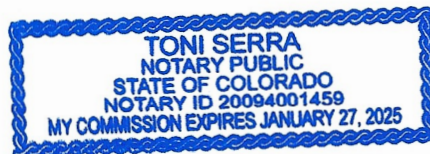
Date: 3-16-22

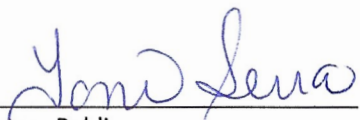
Address: 9033 E. Easter Place, Suite 112, Centennial, Colorado 80112

STATE OF COLORADO     )  
                                      ) ss.  
COUNTY OF ARAPAHOE

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of March, 2022, by  
Joel H. Farkas, as President of PIONEER METROPOLITAN DISTRICT No. 3 a quasi-municipal corporation and  
political subdivision of the State of Colorado

Witness my hand and official seal.



  
Notary Public  
My Commission Expires: 01-27-2025

**EXHIBIT A**  
**Annexation Property (Includes Right of Way)**

**PIONEER ANNEXATION 6**

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 5, FROM WHENCE THE NORTHWEST CORNER OF SAID SECTION 5 BEARS NORTH 00°36'46" WEST, A DISTANCE OF 2619.60 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, NORTH 88°58'12" EAST A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**;

THENCE ALONG A LINE 30 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 00°36'46" WEST, A DISTANCE OF 2619.58 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE DEPARTING SAID SOUTH LINE, ALONG A LINE 30 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 00°24'56" WEST, A DISTANCE OF 2,629.78 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER;

THENCE DEPARTING SAID NORTH LINE, ALONG A LINE 30 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, NORTH 00°25'15" WEST, A DISTANCE OF 2599.16 FEET;

THENCE ALONG A LINE 30 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, NORTH 88°47'37" EAST, A DISTANCE OF 2605.06 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32;

THENCE DEPARTING SAID WEST LINE, ALONG A LINE 30 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, NORTH 88°48'21" EAST, A DISTANCE OF 2,604.98 FEET;

THENCE ALONG A LINE 30 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, SOUTH 00°29'47" EAST, A DISTANCE OF 2,608.28 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE DEPARTING SAID SOUTH LINE, ALONG A LINE 30 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, SOUTH 00°29'55" EAST, A DISTANCE OF 2,638.92 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE DEPARTING SAID SOUTH LINE, ALONG A LINE 30 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, SOUTH 00°14'12" EAST, A DISTANCE OF 2,616.91 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PIONEER ANNEXATION NO. 5 TO THE TOWN OF KEENESBURG, RECORDED AT RECEPTION NO. 4553195 IN THE OFFICIAL RECORD'S OF THE WELD COUNTY CLERK AND RECORDERS OFFICE, SAID POINT HEREIN AFTER BEING REFERRED TO AS "POINT A";

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 88°58'12" WEST, A DISTANCE OF 5,199.92 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 939.942 ACRES, (40,943,855 SQUARE FEET), MORE OR LESS.

## **PIONEER ANNEXATION 7**

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 5, AND THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**BEGINNING** AT SAID "POINT A";

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, NORTH 88°58'12" EAST, A DISTANCE OF 30.00 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 4;

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, NORTH 89°11'29" EAST, A DISTANCE OF 2,624.62 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 4;

THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, SOUTH 00°04'11" EAST, A DISTANCE OF 2,623.38 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 4;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 89°13'14" WEST, A DISTANCE OF 2,616.60 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, SOUTH 88°55'42" WEST, A DISTANCE OF 30.00 FEET TO THE EASTERLY BOUNDARY OF SAID PIONEER ANNEXATION NO. 5;

THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 00°14'41" WEST, A DISTANCE OF 2,621.99 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 159.578 ACRES, (6,951,236 SQUARE FEET), MORE OR LESS.

## PIONEER ANNEXATION 8

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 65 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**BEGINNING** AT THE CENTER QUARTER CORNER OF SAID SECTION 12, FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 12 BEARS NORTH 00°14'16" WEST, A DISTANCE OF 2640.41 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89°01'07" EAST, A DISTANCE OF 2,489.90 FEET TO THE WESTERLY BOUNDARY OF PIONEER ANNEXATION NO. 4 TO THE TOWN OF KEENESBURG RECORDED AT RECEPTION NO. 4553195 IN THE OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 00°30'42" EAST, A DISTANCE OF 80.16 FEET;
2. SOUTH 07°38'14" EAST, A DISTANCE OF 182.16 FEET;
3. SOUTH 00°30'42" EAST, A DISTANCE OF 1,964.54 FEET;
4. SOUTH 09°00'12" WEST, A DISTANCE OF 125.91 FEET;
5. SOUTH 00°30'42" EAST, A DISTANCE OF 185.24 FEET;
6. SOUTH 59°02'22" WEST, A DISTANCE OF 94.05 FEET;
7. SOUTH 13°36'22" EAST, A DISTANCE OF 144.28 FEET;

THENCE ALONG A LINE 110 FEET SOUTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89°37'03" WEST, A DISTANCE OF 2,456.28 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID WEST LINE, NORTH 00°23'06" WEST, A DISTANCE OF 110.01 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID WEST LINE, NORTH 00°13'24" WEST, A DISTANCE OF 2,639.63 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 157.683 ACRES, (6,868,652 SQUARE FEET), MORE OR LESS.

## PIONEER ANNEXATION 9

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 12, AND THE SOUTH HALF OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 65 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**BEGINNING** AT THE CENTER QUARTER CORNER OF SAID SECTION 12, FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 12 BEARS NORTH 00°14'16" WEST, A DISTANCE OF 2640.41 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, NORTH 00°14'16" WEST, A DISTANCE OF 660.00 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 60°00'00" WEST, A DISTANCE OF 1,386.80 FEET;

THENCE NORTH 00°14'16" WEST, A DISTANCE OF 1,320.69 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12;

THENCE ALONG SAID NORTH LINE, SOUTH 88°23'24" EAST, A DISTANCE OF 840.62 FEET;

THENCE DEPARTING SAID NORTH LINE, NORTH 74°29'27" EAST, A DISTANCE OF 391.24 FEET;

THENCE NORTH 89°39'27" EAST, A DISTANCE OF 228.36 FEET;

THENCE SOUTH 00°21'33" EAST, A DISTANCE OF 1,576.15 FEET;

THENCE SOUTH 30°32'33" EAST, A DISTANCE OF 1,320.85 FEET;

THENCE SOUTH 87°00'34" EAST, A DISTANCE OF 1,576.75 FEET TO THE WESTERLY BOUNDARY OF PIONEER ANNEXATION NO. 4 TO THE TOWN OF KEENESBURG RECORDED AT RECEPTION NO. 4553195 IN THE OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARIES OF SAID ANNEXATION NO. 4 THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°30'28" EAST, A DISTANCE OF 3.16 FEET;
2. NORTH 89°01'07" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 2.62 FEET;

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89°01'07" WEST, A DISTANCE OF 2,489.90 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 72.313 ACRES, (3,149,945 SQUARE FEET), MORE OR LESS.



## PIONEER ANNEXATION 10

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 16, THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 15, ALL IN TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**BEGINNING** AT THE NORTHWEST CORNER OF SAID SECTION 15, FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 15 BEARS NORTH 89°34'06" EAST, A DISTANCE OF 2644.85 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 89°34'06" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 55 AS RECORDED IN BOOK 86 AT PAGE 273 BOTH IN THE OFFICIAL RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY SOUTH 00°32'51" EAST, A DISTANCE OF 1,321.62 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, SOUTH 89°32'15" WEST, A DISTANCE OF 60.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID COUNTY ROAD 55;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, NORTH 00°32'51" WEST, A DISTANCE OF 1,291.71 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, SOUTH 89°40'46" WEST, A DISTANCE OF 2,633.12 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID WEST LINE, NORTH 00°19'14" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9;

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°43'17" WEST, A DISTANCE OF 30.00 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°40'46" EAST, A DISTANCE OF 2,662.74 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID EAST LINE, SOUTH 01°13'28" EAST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 5.468 ACRES, (238,177 SQUARE FEET), MORE OR LESS.

## PIONEER ANNEXATION 11

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 15, FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 15 BEARS NORTH 89°34'06" EAST, A DISTANCE OF 2644.85 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE ALONG SAID NORTH LINE NORTH 89°34'06" EAST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°34'06" EAST, A DISTANCE OF 2,614.84 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 15;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, SOUTH 00°34'35" EAST, A DISTANCE OF 1,320.22 FEET TO THE SOUTH EAST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER;

THENCE ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER, SOUTH 89°32'15" WEST, A DISTANCE OF 2,615.51 FEET TO THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 55 AS RECORDED IN BOOK 86 AT PAGE 273 BOTH IN THE OFFICIAL RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°32'51" WEST, A DISTANCE OF 1,321.62 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 79.303 ACRES, (3,454,436 SQUARE FEET), MORE OR LESS.

## EXHIBIT B

### ALL PROPERTY OWNED BY PETITIONERS (WITHOUT RIGHT-OF-WAY)

#### PIONEER HOLDCO, LLC

##### PARCEL 1

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**BEGINNING** AT THE WEST QUARTER CORNER OF SAID SECTION 5;

THENCE NORTH 00°36'46" WEST (BASIS OF BEARINGS), ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 2619.60 FEET TO THE NORTHWEST CORNER OF SAID SECTION 5, BEING THE SOUTHWEST CORNER OF SAID SECTION 32;

THENCE NORTH 00°24'57" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 2,629.72 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 32;

THENCE NORTH 00°25'15" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 811.70 FEET;

THENCE NORTH 88°48'02" EAST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 00°25'15" WEST, A DISTANCE OF 1,315.95 FEET;

THENCE NORTH 89°34'45" EAST, A DISTANCE OF 775.58 FEET;

THENCE SOUTH 00°25'15" EAST, A DISTANCE OF 443.34 FEET;

THENCE NORTH 89°34'45" EAST, A DISTANCE OF 1,417.40 FEET;

THENCE NORTH 01°11'58" WEST, A DISTANCE OF 974.77 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 88°47'38" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 405.18 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 32;

THENCE NORTH 88°48'20" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2,634.89 FEET TO NORTHEAST CORNER OF SAID SECTION 32;

THENCE SOUTH 00°29'47" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2,638.64 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 32;

THENCE SOUTH 00°29'55" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2,638.65 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 32, BEING THE NORTHEAST CORNER OF SAID SECTION 5;

THENCE SOUTH 00°14'13" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 2,616.90 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 5;

THENCE SOUTH 88°58'12" WEST, ALONG THE SOUTH LINE OF SAID NORTH HALF OF SECTION 5, A DISTANCE OF 5,259.92 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 912.025 ACRES, (39,727,815 SQUARE FEET), MORE OR LESS.

**PARCEL 2**

A PARCEL OF LAND BEING THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**BEGINNING** AT SAID THE WEST QUARTER CORNER OF SAID SECTION 4;

THENCE NORTH 89°11'29" EAST (BASIS OF BEARINGS), ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 4, A DISTANCE OF 2,624.62 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 4;

THENCE SOUTH 00°04'11" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2,623.38 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 4;

THENCE SOUTH 89°13'14" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2,616.60 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4;

THENCE NORTH 00°14'41" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2,621.97 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 157.773 ACRES, (6,872,576 SQUARE FEET), MORE OR LESS.

**PARCEL 3**

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 65 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE NORTH 89°01'07" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 12, A DISTANCE OF 92.65 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 49 AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 4035678 IN THE RECORDS OF THE WELD COUNTY CLERK AN RECORDER;

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING SIX (6) COURSES;

1. SOUTH 00°30'42" EAST, A DISTANCE OF 80.16 FEET;
2. SOUTH 07°38'14" EAST, A DISTANCE OF 182.16 FEET;
3. SOUTH 00°30'42" EAST, A DISTANCE OF 1,964.54 FEET;
4. SOUTH 09°00'12" WEST, A DISTANCE OF 125.91 FEET;
5. SOUTH 00°30'42" EAST, A DISTANCE OF 185.24 FEET;
6. SOUTH 59°02'22" WEST, A DISTANCE OF 94.05 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 22 AS DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 83 AT PAGE 292 IN SAID RECORDS;

THENCE NORTH 89°37'03" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 2,046.46 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL 3 IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 3811207 IN SAID RECORDS;

THENCE, ALONG THE EASTERLY BOUNDARY OF SAID PARCEL, THE FOLLOWING SIX (6) COURSES;

1. NORTH 02°18'58" EAST, A DISTANCE OF 564.04 FEET;
2. NORTH 22°47'02" EAST, A DISTANCE OF 449.91 FEET;
3. NORTH 42°26'07" EAST, A DISTANCE OF 465.50 FEET;
4. NORTH 26°43'59" EAST, A DISTANCE OF 366.45 FEET;
5. NORTH 12°51'30" EAST, A DISTANCE OF 535.81 FEET;
6. NORTH 05°03'53" EAST, A DISTANCE OF 421.29 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12;

THENCE SOUTH 89°01'07" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,270.43 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 101.742 ACRES, (4,431,902 SQUARE FEET), MORE OR LESS.



**PIONEER COMMUNITY AUTHORITY BOARD**

A PARCEL OF LAND BEING A PORTION OF PARCEL A AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 3805831, AND PARCEL 3 AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 3811207, BOTH IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER; SITUATED IN THE SOUTH HALF OF SECTION 1 AND IN SECTION 12, TOWNSHIP 2 NORTH, RANGE 65 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**BEGINNING** AT THE CENTER QUARTER CORNER OF SAID SECTION 12, FROM WHICH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 BEARS NORTH 00°14'16" WEST, A DISTANCE OF 2640.41 FEET;

THENCE NORTH 00°14'16" WEST, ALONG SAID WEST LINE, A DISTANCE OF 660.00 FEET;

THENCE NORTH 60°00'00" WEST, A DISTANCE OF 1,386.80 FEET;

THENCE NORTH 00°14'16" WEST, A DISTANCE OF 1,320.69 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PARCEL A AS DESCRIBED IN SAID DOCUMENT RECORDED UNDER RECEPTION NUMBER 3805831, BEING A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12;

THENCE, ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL A, THE FOLLOWING SEVEN (7) COURSES;

1. SOUTH 88°23'24" EAST, ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 840.62 FEET;
2. THENCE NORTH 74°29'27" EAST, A DISTANCE OF 391.24 FEET;
3. THENCE NORTH 89°39'27" EAST, A DISTANCE OF 228.36 FEET;
4. THENCE SOUTH 00°21'33" EAST, A DISTANCE OF 123.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12;
5. SOUTH 00°21'33" EAST, A DISTANCE OF 1,453.15 FEET;
6. SOUTH 30°32'33" EAST, A DISTANCE OF 1,320.85 FEET;
7. SOUTH 87°00'34" EAST, A DISTANCE OF 1,576.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 49 AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 4169795 IN SAID RECORDS;

THENCE SOUTH 00°23'28" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 3.16 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

THENCE NORTH 89°01'07" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1,273.05 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3 AS DESCRIBED IN SAID DOCUMENT RECORDED UNDER RECEPTION NUMBER 3811207;

THENCE, ALONG THE BOUNDARY OF SAID PARCEL 3, THE FOLLOWING EIGHT (8) COURSES;

1. SOUTH 05°03'53" WEST, A DISTANCE OF 421.29 FEET;
2. SOUTH 12°51'30" WEST, A DISTANCE OF 535.81 FEET;
3. SOUTH 26°43'59" WEST, A DISTANCE OF 366.45 FEET;

4. SOUTH 42°26'07" WEST, A DISTANCE OF 465.50 FEET;
5. SOUTH 22°47'02" WEST, A DISTANCE OF 449.91 FEET;
6. SOUTH 02°18'58" WEST, A DISTANCE OF 564.04 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 22;
7. NORTH 89°37'03" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 376.74 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 12;
8. NORTH 00°13'24" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2,609.63 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 120.412 ACRES, (5,245,130 SQUARE FEET), MORE OR LESS.

### **PIONEER METROPOLITAN DISTRICT NO. 3**

#### **PARCEL A:**

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 15, FROM WHICH THE NORTH QUARTER OF SAID SECTION 15 BEARS NORTH 89°34'06" EAST;

THENCE SOUTH 01°57'15" EAST, A DISTANCE OF 1222.05 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 55;

THENCE NORTH 89°34'06" EAST, A DISTANCE OF 1,279.80 FEET;

THENCE NORTH 00°32'51" WEST, A DISTANCE OF 1,221.62 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 15;

THENCE NORTH 89°34'06" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1,335.04 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 00°34'35" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,320.22 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER;

THENCE SOUTH 89°32'15" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF, A DISTANCE OF 2,615.51 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 55;

THENCE NORTH 00°32'51" WEST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 100.00 FEET TO THE **POINT OF BEGINNING**, COUNTY OF WELD, STATE OF COLORADO.

#### **PARCEL B:**

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 15, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 15 BEARS NORTH 89°34'06" EAST;

THENCE NORTH 89°34'06" EAST ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°34'06" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 1,279.80 FEET;

THENCE SOUTH 00°32'51" EAST, A DISTANCE OF 1,221.62 FEET;

THENCE SOUTH 89°34'06" WEST, A DISTANCE OF 1,279.80 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 55;

THENCE NORTH 00°32'51" WEST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 1,221.62 FEET TO THE **POINT OF BEGINNING**, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING A TOTAL AREA OF 79.303 ACRES, (3,454,436 SQUARE FEET), MORE OR LESS.

**RESOURCE COLORADO WATER & SANITATION METROPOLITAN DISTRICT**  
**WATER ACTIVITY ENTERPRISE**

**PARCEL 1**

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID SECTION 32 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, TO BEAR NORTH 88°47'51" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 88°47'51" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2229.94 FEET;

THENCE SOUTH 01°12'09" EAST, A DISTANCE OF 974.51 FEET;

THENCE SOUTH 89°34'34" WEST, A DISTANCE OF 1417.40 FEET;

THENCE NORTH 00°25'26" WEST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 443.34 FEET;

THENCE SOUTH 89°34'34" WEST, A DISTANCE OF 825.58 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE NORTH 00°25'26" WEST, ALONG SAID WEST LINE, A DISTANCE OF 500.78 FEET TO THE **POINT OF BEGINNING**,

CONTAINING A CALCULATED AREA OF 1,779,353 SQUARE FEET OR 40.848 ACRES, MORE OR LESS.

**PARCEL 2**

A PARCEL OF LAND BEING A PART OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE WEST LINE OF THE NW-1/4 OF SECTION 32 WITH AN ASSUMED BEARING OF N00°25'26"W.

**COMMENCING** AT THE NW CORNER OF SAID SECTION 32; THENCE S00°25'26"E A DISTANCE OF 946.21 FEET ALONG THE WESTERLY LINE OF THE NW-1/4 OF SAID SECTION 32 TO THE **POINT OF BEGINNING**;

THENCE N88°47'51"E A DISTANCE OF 50.00 FEET;

THENCE S00°25'26"E A DISTANCE OF 871.20 FEET;

THENCE S88°47'51"W A DISTANCE OF 50.00 FEET TO THE WEST LINE OF THE NW-1/4 OF SAID SECTION 32;

THENCE N00°25'26"W A DISTANCE OF 871.20 FEET ALONG SAID LINE TO THE **POINT OF BEGINNING**,

CONTAINING AN AREA OF 43,560 SQUARE FEET OR 1.000 ACRES MORE OR LESS.

**PARCEL 3**

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 32, AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 TO BEAR NORTH 00°25'26" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 00°25'26" EAST, ALONG THE WEST UNE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 75.01 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 88°47'51" EAST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 00°25'26" EAST, A DISTANCE OF 871.20 FEET:

THENCE SOUTH 88°47'51' WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE NORTH 00°25'26" WEST, ALONG SAID WEST LINE, A DISTANCE OF 871.20 FEET TO THE **POINT OF BEGINNING**,

CONTAINING A CALCULATED AREA OF 43,560 SQUARE FEET OR 1.000 ACRE, MORE OR LESS.