

Zoning Application

Keenesburg Annexation & Zoning Application
Prepared for

Front Range Resources, LLC



Town Of Keenesburg 140 South Main Street PO BOX 312 Keenesburg, CO 80643 (303)732-4281

Zoning Application Fee \$250.00

Applicant(s) Name: Front Range Resources, LLC c/o Mark D. Sullivan

Address of Applicant (s) 1001 Bannock Street, Suite 482, Denver, CO 80204

Legal Description of Property: PT Sections 17 & 18, T 2N, R 64W, see attached parcel description and legal description.

Current Zoning A (Agriculture) Weld County

Requested Zoning Light Industrial District (LI) & Heavy Industrial District (HI)

Reason for requested zoning change: Consistent with Comprehensive Plan and adjacent				
land uses. See Annexation and Zoning Narrative and Zoning Exhibits included in				
application materials.				
Each applicant whose name appears upon the deed or title to this property must sign:				
Name Mark D. Sullivan, Manager of FRR Management, Date LLC, for Front Range Resources, LLC				
Name Date				
Name Date				

This application must be accompanied by a title commitment for proof of ownership issued within 30 days of hearing.

PROPERTY DESCRIPTION

Parcel 1:

Parcel Number:

130518200011

Legal Description:

PT NW4, Section 18, Township 2N, Range 64W

Address:

Not Assigned

Parcel 2:

Parcel Number:

130518200008

Legal Description:

PT NW4, Section 18, Township 2N, Range 64W

Address:

Not Assigned

Parcel 3:

Parcel Number:

130518100017

Legal Description:

N2NE4, Section 18, Township 2N, Range 64W

Address:

Not Assigned

Parcel 4:

Parcel Number:

130518100016

Legal Description:

PT S2NE4, Section 18, Township 2N, Range 64W, Lot B RE-3731

Address:

Not Assigned

Parcel 5:

Parcel Number:

130517000020

Legal Description:

PT N2N2, Section 17, Township 2N, Range 64W, Lot B RE-2827

Address:

Not Assigned

Parcel 6:

Parcel Number:

130517000015

Legal Description:

SW4NW4 / W2SW4, Section 17, Township 2N, Range 64W

Address:

9561 CR 51, Keenesburg, CO 80643

Parcel 7:

Parcel Number:

130517200029

Legal Description:

PT SE4NW4, Section 17, Township 2N, Range 64W

Address:

Not Assigned

Parcel 8:

Parcel Number:

130517300028

Legal Description:

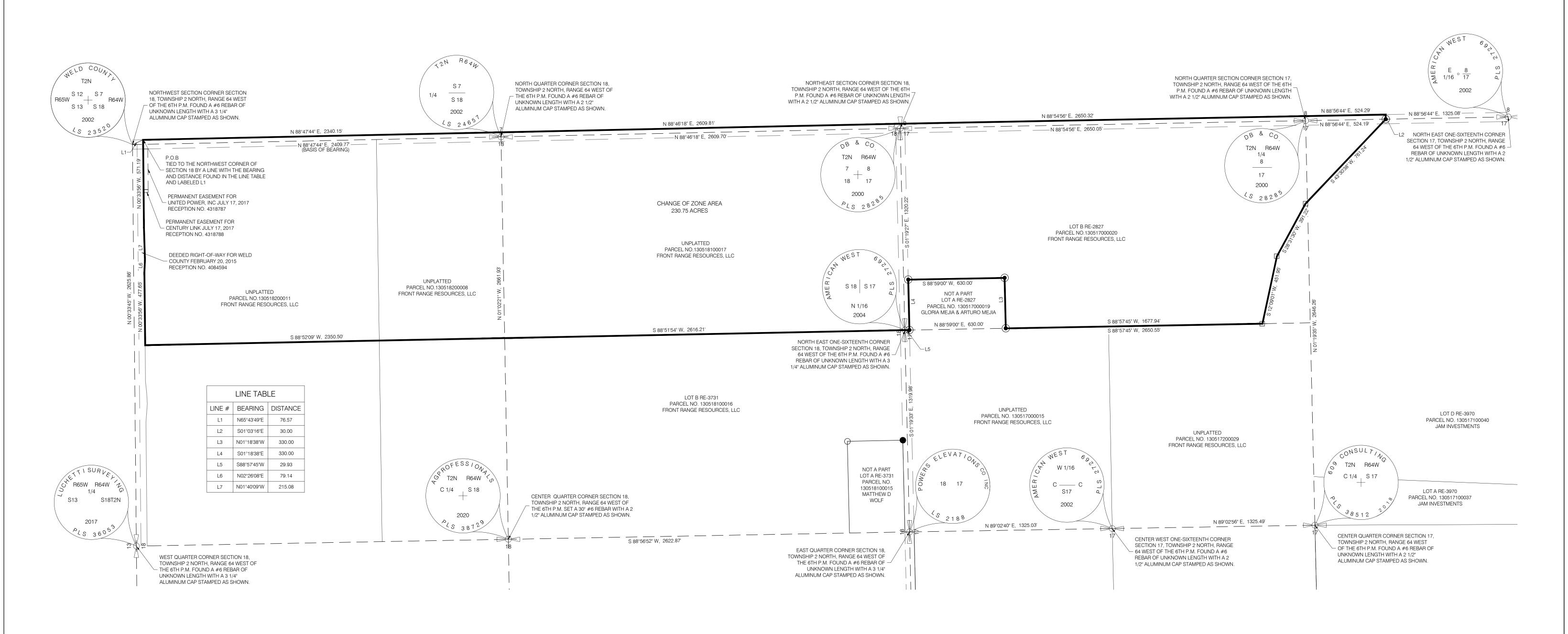
PT E2SW4, Section 17, Township 2N, Range 64W, Lot B RE-3467

Address:

Not Assigned

LIGHT INDUSTRIAL ZONING EXHIBIT A

BEING A PART OF THE SECTION 17 AND SECTION 18 OF TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., WELD COUNTY, CO



LEGEND	
	FOUND SECTION CORNER AS NOTED
	FOUND OR SET ONE-QUARTER CORNER AS NOTED
	FOUND #4 REBAR OF UNKNOWN LENGTH WITH A 1 1/2" ALUMINUM CAP STAMPED PLS 28285
	FOUND PROPERTY CORNER STAKES
•	FOUND #4 REBAR OF UNKNOWN LENGTH WITH ILLEGIBLE RED CAP
	METAL FENCE POST SET IN PLACE OF PROPERTY CORNER
	ROW LINE
	EASEMENT LINE
	BOUNDARY LINE
	SECTION LINE



P:\2600	-R\2642 - RENEW STRATEGIES, LLC\01 - KEENESBURG ANNEXATION\@AUTOCAD@\SURVEY\2642-01 LIGHT INDUSTRIAL ZONING	EXHIBIT.DWG
DATE:	April 16, 2021 DRAWN BY:	AGPRO
REVISIONS:		
R1		
R2		
R3		
R4		



3050 67th Avenue, Suite 200, Greeley, CO 80634 P (970) 535-9318 F (970) 535-9854

LIGHT INDUSTRIAL ZONING EXHIBIT A SECTION 17 & 18, TOWNSHIP 2 NORTH, RANGE 64 WEST, 6TH P.M., WELD COUNTY, CO

LIGHT INDUSTRIAL ZONING EXHIBIT B:

LEGAL DESCRIPTION:

BEING PART OF THE NORTH 1/2 OF SECTION 18 AND PART OF THE NORTH 1/2 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPT THE LOT A OF RE-2827 RECORDED NOVEMBER 15, 2000 AT RECEPTION NO. 2806942.

BASIS OF BEARING: ASSUMING THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 64 WEST AS BEARING NORTH 88°47'44" EAST BETWEEN THE FOUND MONUMENTS AS SHOWN ON THIS SURVEY, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO. SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST SECTION CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

THENCE NORTH 65°43'49" EAST FOR A DISTANCE OF 76.57 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 22 RIGHT-OF-WAY AND ALSO TO THE POINT OF BEGINNING:

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 22, NORTH 88°47'44" EAST FOR A DISTANCE OF 2340.15 FEET:

THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 22, NORTH 88°46'18" EAST FOR A DISTANCE OF 2609.81 FEET;

THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 22, NORTH 88°54'56" EAST FOR A DISTANCE OF 2650.32 FEET;

THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 22, NORTH 88°56'44" EAST FOR A DISTANCE OF 524.29 FEET;

THENCE SOUTH 01°03'16" EAST FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17;

THENCE DEPARTING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17, SOUTH 43°30'38" WEST FOR A DISTANCE OF 761.24 FEET;

THENCE SOUTH 28°31'30" WEST FOR A DISTANCE OF 391.22 FEET;

THENCE SOUTH 12°09'01" WEST FOR A DISTANCE OF 451.95 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 17;

THENCE ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 17, SOUTH 88°57'45" WEST FOR A DISTANCE OF 1677.94 TO A POINT ON THE EAST LINE OF LOT A OF RE-2827:

THENCE ALONG THE BOUNDRY OF LOT A OF THE RE 2827 FOR THE FOLLING 3 COURSES:

- 1. THENCE NORTH 01°18'38" WEST FOR A DISTANCE OF 330.00 FEET;
- 2. THENCE SOUTH 88°59'00" WEST FOR A DISTANCE OF 630.00 FEET;
- 3. THENCE SOUTH 01°18'38" EAST FOR A DISTANCE OF 330.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 17;

THENCE ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 17, SOUTH 88°57'45" WEST FOR A DISTANCE OF 29.93 FEET TO THE NORTH WEST ONE STIXTEENTH CORNER OF SAID SECTION 17:

THENCE ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18, SOUTH 88°51'54" WEST FOR A DISTANCE OF 2616.21 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18, SOUTH 88°52'09" WEST FOR A DISTANCE OF 2350.50 FEET TO A POINT ON THE EASTERLY LINE OF RIGHT OF WAY DEEDED TO WELD COUNTY;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY DEEDED TO WELD COUNTY RECEPTION NO. 4084594 FOR THE FOLLOWING 8 COURSES:

- 1. THENCE NORTH 00°33'56" WEST FOR A DISTANCE OF 477.65 FEET;
- 2. THENCE NORTH 02°26'08" EAST FOR A DISTANCE OF 79.14 FEET;
- 3. THENCE NORTH 01°40'09" WEST FOR A DISTANCE OF 215.08 FEET;
- 4. THENCE NORTH 00°33'56" WEST FOR A DISTANCE OF 571.19 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY COUNTY ROAD 22 AND ALSO BEING THE POINT OF BEGINNING:

CONTAINING A CALCULATED AREA OF 230.75 ACRES.

HEAVY INDUSTRIAL ZONING EXHIBIT A BEING A PART OF THE SECTION 17 AND SECTION 18 OF TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., WELD COUNTY, CO NORTHEAST SECTION CORNER SECTION 18, NORTH QUARTER CORNER SECTION 18 TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH S 7 TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH TOWNSHIP 2 NORTH, RANGE 64 WEST OF P.M. FOUND A #6 REBAR OF UNKNOWN LENGTH S12 S7 NORTHWEST SECTION CORNER SECTION P.M. FOUND A #6 REBAR OF UNKNOWN LENGTH THE 6TH P.M. FOUND A #6 REBAR OF WITH A 2 1/2" ALUMINUM CAP STAMPED AS SHOWN. 18, TOWNSHIP 2 NORTH, RANGE 64 WEST S 18 WITH A 2 1/2" ALUMINUM CAP STAMPED AS SHOWN. UNKNOWN LENGTH WITH A 2 1/2" OF THE 6TH P.M. FOUND A #6 REBAR OF S 13 ['] S 18 ALUMINUM CAP STAMPED AS SHOWN UNKNOWN LENGTH WITH A 3 1/4" 2002 N 88°56'44" E, 1325.08' —— ALUMINUM CAP STAMPED AS SHOWN. — N 88°47'44" E, 2409.77' —— NORTH EAST ONE-SIXTEENTH CORNER SECTION 17, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M. FOUND A #6 -T2N R64W REBAR OF UNKNOWN LENGTH WITH A 2 1/4 T2N R64W 1/2" ALUMINUM CAP STAMPED AS SHOWN. 17 2000 2000 FOUND SECTION CORNER AS NOTED LOT B RE-2827 FOUND OR SET ONE-QUARTER CORNER AS NOTED PARCEL NO.130517000020 FRONT RANGE RESOURCES, LLC UNPLATTED UNPLATTED FOUND #4 REBAR OF UNKNOWN LENGTH WITH A 1 PARCEL NO.130518100017 1/2" ALUMINUM CAP STAMPED PLS 28285 PARCEL NO.130518200011 FRONT RANGE RESOURCES, LLC FRONT RANGE RESOURCES, LLC FOUND PROPERTY CORNER STAKES FOUND #4 REBAR OF UNKNOWN LENGTH WITH ILLEGIBLE RED CAP S 88°59'00" W, 630.00' S 18 | S 17 PARCEL NO.130518200008 METAL FENCE POST SET IN PLACE OF PROPERTY FRONT RANGE RESOURCES, LLC NOT A PART LOT A RE-2827 DEEDED RIGHT-OF-WAY FOR WELD N 1/16 PARCEL NO. 130517000019 **ROW LINE** - COUNTY FEBRUARY 20, 2015 GLORIA MEJIA & ARTURO MEJIA 2004 RECEPTION NO. 4084594 EASEMENT LINE N 88°51'54" E, 2616.26' N 88°57'44" E, 2369.57 N 88°52'09" E, 2350.50' **BOUNDARY LINE** NORTH EAST ONE-SIXTEENTH CORNER SECTION 18, TOWNSHIP 2 NORTH, RANGE SECTION LINE 64 WEST OF THE 6TH P.M. FOUND A #6 REBAR OF UNKNOWN LENGTH WITH A 3 1/4" ALUMINUM CAP STAMPED AS SHOWN. CHANGE OF ZONE AREA 377.02 ACRES LOT B RE-3731 PARCEL NO. 130518100016 UNPLATTED FRONT RANGE RESOURCES, LLC LOT D RE-3970 PARCEL NO. 130517000015 PARCEL NO. 130517100040 FRONT RANGE RESOURCES, LLC JAM INVESTMENTS PARCEL NO. 130517200029 FRONT RANGE RESOURCES, LLC NOT A PART LOT A RE-3731 T2N R64W PARCEL NO. 130518100015 C 1/4 S 18 LOT A RE-3970 1/4 MATTHEW D CENTER QUARTER CORNER SECTION 18 PARCEL NO. 130517100037 WOLF TOWNSHIP 2 NORTH, RANGE 64 WEST OF TIED TO THE WEST QUARTER CORNER OF THE 6TH P.M. SET A 30" #6 REBAR WITH A 2 - SECTION 18 BY A LINE WITH THE BEARING 2020 1/2" ALUMINUM CAP STAMPED AS SHOWN. AND DISTANCE FOUND IN THE LINE TABLE 2017 N 89°02'56" E, 1325.49' N 89°02'40" E, 1325.03' CENTER QUARTER CORNER SECTION 17 CENTER WEST ONE-SIXTEENTH CORNER TOWNSHIP 2 NORTH, RANGE 64 WEST SECTION 17, TOWNSHIP 2 NORTH, RANGE OF THE 6TH P.M. FOUND A #6 REBAR OF EAST QUARTER CORNER SECTION 18, - 64 WEST OF THE 6TH P.M. FOUND A #6 UNKNOWN LENGTH WITH A 2 1/2" TOWNSHIP 2 NORTH, RANGE 64 WEST OF WEST QUARTER CORNER SECTION 18, REBAR OF UNKNOWN LENGTH WITH A 2 ALUMINUM CAP STAMPED AS SHOWN. TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M. FOUND A #6 REBAR OF -1/2" ALUMINUM CAP STAMPED AS SHOWN. THE 6TH P.M. FOUND A #6 REBAR OF UNKNOWN LENGTH WITH A 3 1/4" ALUMINUM CAP STAMPED AS SHOWN. UNKNOWN LENGTH WITH A 3 1/4" ALUMINUM CAP STAMPED AS SHOWN. PARCEL NO. 130517000015 UNPLATTED FRONT RANGE RESOURCES, LLC PARCEL NO. 130518300021 LINE TABLE DONALD J BRATRSOVSKY SUSAN M BRATRSOVSKY LINE # | BEARING | DISTANCE LOT B AMEND RE-3503 L1 N88°56'52"E 70.26 PARCEL NO. 130517400034 THOMAS EDWARD WIDEN L2 N04°23'36"E 122.12 TERI ANN WIDEN L3 N03°36'41"W 76.57 N06°00'11"W 68.46 LOT B RE-3467 L5 N00°33'56"W 238.69 PARCEL NO. 130518300019 PARCEL NO. 130517300028 ANADARKO E&P ONSHORE LLC S01°19'06"E 318.15 FRONT RANGE RESOURCES, LLC S01°19'39"E 59.97 L8 S89°02'40"W 30.00 L9 S88°56'52"W 30.00 L10 S88°56'39"W 362.70 UNPLATTED LOT B AMEND RE-3268 PARCEL NO. 130518400007 PARCEL NO. 130518300023 PARCEL NO. 130517400025 GEORGE TRENT COOK CHARLES MORRIS THOMAS EDWARD WIDEN GLORIA KUGLER GLORIA RAMERIZ JOEL D KUGLER **INES PLIEGO** 100' RIGHT-OF-WAY FOR MCGEE GATHERING LLC MAY 10, 2013 -RECEPTION NO. 3931212 UNPLATTED SOUTH QUARTER CORNER SECTION 17, - PARCEL NO. 130518400006 TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M. FOUND A #6 REBAR OF SOUTHWEST SECTION CORNER SECTION 18, PIONEER COMMUNITIES INTEREST LLC TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE UNKNOWN LENGTH WITH A 2 1/2" - 6TH P.M. FOUND A #6 REBAR OF UNKNOWN ALUMINUM CAP STAMPED AS SHOWN. LENGTH WITH A 2 1/2" ALUMINUM CAP DIRECTLY S 89°08'14" W, 466.97 EAST 30 FEET. STAMPED AS SHOWN. T2N R6 LOT A RE-3467 PARCEL NO. 130518000005 SOUTH WEST ONE-SIXTEENTH CORNER PARCEL NO. SOUTHWEST SECTION CORNER SECTION T2N THOMAS JOHN STEWART S 18 SECTION 17, TOWNSHIP 2 NORTH, RANGE 130517300027 17, TOWNSHIP 2 NORTH, RANGE 64 WEST R S 13 | S 18 6 MARCI K CARDEN - 64 WEST OF THE 6TH P.M. FOUND A #6 OF THE 6TH P.M. FOUND A #6 REBAR OF SOUTH QUARTER CORNER SECTION 18, KELLI K NEUMANN REBAR OF UNKNOWN LENGTH WITH A 2 S 19 UNKNOWN LENGTH WITH A 2 1/2" ⁵ S 24 S 19 TOWNSHIP 2 NORTH, RANGE 64 WEST OF 1/2" ALUMINUM CAP STAMPED AS SHOWN ALUMINUM CAP STAMPED AS SHOWN. THE 6TH P.M. FOUND A #6 REBAR OF -UNKNOWN LENGTH WITH A 2 1/2" ALUMINUM CAP STAMPED AS SHOWN. N 89°07'32" E, 2635.66' N 89°07'15" E, 2454.52' DRAWN BY: AGPRO HEAVY INDUSTRIAL ZONING EXHIBIT A JOB NO. 2642-0 3050 67th Avenue, Suite 200, SHEET Greeley, CO 80634 SECTION 17 & 18, TOWNSHIP 2 NORTH, RANGE 64 WEST, 6TH P.M., P (970) 535-9318

WELD COUNTY, CO

DEVELOPERS OF AGRICULTURE

F (970) 535-9854

2 of 2

HEAVY INDUSTRIAL ZONING EXHIBIT B:

LEGAL DESCRIPTION:

BEING PART OF THE NORTH 1/2 OF SECTION 18 AND PART OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

BASIS OF BEARING: ASSUMING THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 64 WEST AS BEARING NORTH 00°33'45" EAST BETWEEN THE FOUND MONUMENTS AS SHOWN ON THIS SURVEY, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO. SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18, NORTH 88°56'52" EAST FOR A DISTANCE OF 70.26 FEET TO THE EASTERLY SIDE OF RIGHT-OF-WAY DEEDED TO WELD COUNTY RECEPTION NO. 4084594 AND ALSO TO THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY DEEDED TO WELD COUNTY RECEPTION NO. 4084594 FOR THE FOLLOWING 5 COURSES:

- 1. THENCE NORTH 00°33'56" WEST FOR A DISTANCE OF 808.01 FEET:
- 2. THENCE NORTH 04°23'36" EAST FOR A DISTANCE OF 122.12 FEET:
- 3. THENCE NORTH 03°36'41" WEST FOR A DISTANCE OF 76.57 FEET;
- 4. THENCE NORTH 06°00'11" WEST FOR A DISTANCE OF 68.46 FEET;
- 5. THENCE NORTH 00°33'56" WEST FOR A DISTANCE OF 238.69 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18;

THENCE ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18, NORTH 88°52'09" EAST FOR A DISTANCE OF 2350.50 FEET;

THENCE ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18, NORTH 88°51'54" EAST FOR A DISTANCE OF 2616.26 FEET TO THE NORTH EAST ONE-SIXTEENTH CORNER OF SAID SECTION 18:

THENCE ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 17, NORTH 88°57'44" EAST FOR A DISTANCE OF 2369.57 FEET;

THENCE DEPARTING THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 17, SOUTH 05°44'43" EAST FOR A DISTANCE OF 527.78 FEET;

THENCE SOUTH 27°53'08" EAST FOR A DISTANCE OF 537.34 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17;

THENCE ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, SOUTH 01°19'06" EAST FOR A DISTANCE OF 318.15 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 17:

THENCE ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, SOUTH 01°19'39" EAST FOR A DISTANCE OF 2147.06 FEET TO THE NORTHEAST CORNER OF LOT A OF RE-3467;

THENCE ALONG THE LOT LINE OF LOT A OF RE-3467 THE FOLLOWING 3 COURSES:

- 1. THENCE SOUTH 89°08'14" WEST FOR A DISTANCE OF 466.97 FEET;
- 2. THENCE SOUTH 01°19'42" EAST FOR A DISTANCE OF 466.69 FEET:
- 3. THENCE NORTH 89°08'14" EAST FOR A DISTANCE OF 466.96 FEET TO A POINT OF THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 20;

THENCE SOUTH 01°19'39" EAST FOR A DISTANCE OF 59.97 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 20;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 20, SOUTH 89°07'49" WEST FOR A DISTANCE OF 1325.75 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 20, SOUTH 89°07'38" WEST FOR A DISTANCE OF 1295.31 FEET TO THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 51;

THENCE ALONG EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 51, NORTH 01°18'56" WEST FOR A DISTANCE OF 2669.95 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17 SOUTH 89°02'40" WEST FOR A DISTANCE OF 30.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 18:

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18 SOUTH 88°56'52" WEST FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 51 AND LOT A OF RE-3731;

THENCE ALONG WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 51 AND LOT A OF RE-3731, NORTH 01°19'33" WEST FOR A DISTANCE OF 600.44 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 51:

THENCE ALONG THE LOT LINE OF LOT A OF RE-3731 FOR THE FOLLOWING 2 COURSES:

- 1. THENCE SOUTH 88°56'39" WEST FOR A DISTANCE OF 362.70 FEET;
- 2. THENCE SOUTH 01°19'43" EAST FOR A DISTANCE OF 600.42 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18 SOUTH 88°56'52" WEST FOR A DISTANCE OF 2230.20 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 18:

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18, SOUTH 88°56'52" WEST FOR A DISTANCE OF 2361.35 FEET TO EASTERLY RIGHT-OF-WAY DEEDED TO WELD COUNTY AND ALSO BEING THE POINT OF BEGINNING:

CONTAINING A CALCULATED AREA OF 377.02 ACRES.