



# Legal Description

Keenesburg Annexation & Zoning Application

Prepared for

Front Range Resources, LLC

## FRONT RANGE RESOURCES ANNEXATION 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.

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

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

THENCE 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;

THENCE NORTH 88°57'45" EAST FOR A DISTANCE OF 31.74 FEET;

THENCE 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;

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 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 716.34 FEET;
6. THENCE NORTH 02°26'08" EAST FOR A DISTANCE OF 79.14 FEET;
7. THENCE NORTH 01°40'09" WEST FOR A DISTANCE OF 215.08 FEET;
8. 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 607.77 ACRES.