



TOWN OF KEENESBURG  
FOUNDED JULY, 1906  
A MUNICIPAL CORPORATION SINCE JULY, 1919

ANNEXATION PETITION

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 Rattler Ridge Annexation Annexation 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 471.797 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 is  
Heavy Industrial

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 executed Pre-annexation Agreement.
- b. All conditions set out in the annexation agreement executed by the petitioner.
- c. Other:

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 statues of the State of Colorado.

## 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 14 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 )

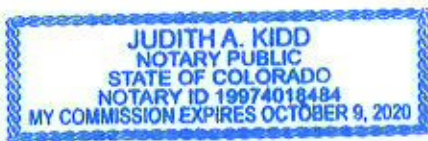
COUNTY OF Weld )

)ss

The above and foregoing Affidavit of Circulator was subscribed and sworn to before me this \_\_\_\_ day of MARCH 20, 2020.

Witness my hand and official seal.

My commission expires on: 10/09/2020



Notary Public



Address

13492 CR 80

EATON, Co. 80615

(SEAL)

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

Mailing Address

Date

WJW Properties LLC

DANETTE L. WILSON - Manager

12002 CR 59

Printed Name

Danette L. Wilson

Keenesburg CO 80643

3-16-2020

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

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

Mailing Address

Date

Printed Name

Signature

In support of:

Travis Bachman  
Printed Name

[Signature]  
Signature

1921 1216a CT

Windsor, CO 80530

3/19/2020

Kent Pendley  
Printed Name

[Signature]  
Signature

1135 Osprey Rd

Ennis CO 80615

3/19/20

Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

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

Mailing Address

Date

Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

In support of:

Robert S. Yost

Printed Name

Roy J. Yost

Signature

10905 E. 163<sup>rd</sup> Dr

Brighton, CO 80602

3/19/20

Printed Name

Signature

Printed Name

Signature



## Exhibit A

### PROPERTY DESCRIPTION Rattler Ridge Annexation No. 1

A tract of land, being a portion of Sections Twenty-two (22) and Twenty-three (23), Township Two North (T.2N.), Range Sixty-four West (R.64W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

**BEGINNING** at the West Quarter corner of said Section 23 and assuming the West line of the Northwest Quarter (NW1/4) of said Section 23 as bearing North 00°53'17" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2642.60 feet with all other bearings contained herein relative thereto;

THENCE South 89°27'56" West along the North line of Erger Annexation No. 2 recorded June 14, 2018 at Reception No. 4407038 of the Records of Weld County a distance of 30.00 feet to a line parallel with and 30.00 feet West of, as measured at a right angle to the West line of said NW1/4;  
THENCE North 00°53'17" West along said parallel line a distance of 10.00 feet;  
THENCE North 89°27'56" East a distance of 10.00 feet;  
THENCE North 06°01'03" East a distance of 124.75 feet;  
THENCE North 89°06'43" East a distance of 10.00 feet;  
THENCE South 07°46'49" East a distance of 125.00 feet;  
THENCE North 89°27'56" East a distance of 10.00 feet to a line parallel with and 30.00 feet East of, as measured at a right angle to the West line of said NW1/4;  
THENCE South 00°53'17" East along said parallel line a distance of 10.00 feet to the North line of said Erger Annexation No. 2;  
THENCE South 89°27'56" West along said North line a distance of 30.00 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 3,699 Square Feet or 0.085 Acres, more or less (±), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

### Ratler Ridge Annexation No. 2

A tract of land, being a portion of Sections Twenty-two (22) and Twenty-three (23), Township Two North (T.2N.), Range Sixty-four West (R.64W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

**COMMENCING** at the West Quarter corner of said Section 23 and assuming the West line of the Northwest Quarter (NW1/4) of said Section 23 as bearing North 00°53'17" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2642.60 feet with all other bearings contained herein relative thereto;

THENCE South 89°27'56" West along the North line of Erger Annexation No. 2 recorded June 14, 2018 at Reception No. 4407038 of the Records of Weld County a distance of 30.00 feet to a line parallel with and 30.00 feet West of, as measured at a right angle to the West line of said NW1/4; THENCE North 00°53'17" West along said parallel line a distance of 10.00 feet to the **POINT OF BEGINNING**;

THENCE North 00°53'17" West continuing along said parallel line a distance of 99.63 feet;  
THENCE North 89°06'43" East a distance of 10.00 feet;  
THENCE North 00°34'57" East a distance of 584.50 feet;  
THENCE North 89°06'43" East a distance of 10.00 feet;  
THENCE South 02°21'31" East a distance of 584.50 feet;  
THENCE North 89°06'43" East a distance of 10.00 feet to a line parallel with and 30.00 feet East of, as measured at a right angle to the West line of said NW1/4;  
THENCE South 00°53'17" East along said parallel line a distance of 100.00 feet;  
THENCE South 89°27'56" West a distance of 10.00 feet;  
THENCE North 07°46'49" West a distance of 125.00 feet;  
THENCE South 89°06'43" West a distance of 10.00 feet;  
THENCE South 06°01'03" West a distance of 124.75 feet;  
THENCE South 89°27'56" West a distance of 10.00 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 17,497 Square Feet or 0.402 Acres, more or less (±), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

### **Rattler Ridge Annexation No. 3**

A tract of land, being a portion of Sections Fourteen (14), Fifteen (15), Twenty-two (22) and Twenty-three (23), Township Two North (T.2N.), Range Sixty-four West (R.64W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

**COMMENCING** at the West Quarter corner of said Section 23 and assuming the West line of the Northwest Quarter (NW1/4) of said Section 23 as bearing North 00°53'17" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2642.60 feet with all other bearings contained herein relative thereto;

THENCE South 89°27'56" West along the North line of Erger Annexation No. 2 recorded June 14, 2018 at Reception No. 4407038 of the Records of Weld County a distance of 30.00 feet to a line parallel with and 30.00 feet West of, as measured at a right angle to the West line of said NW1/4; THENCE North 00°53'17" West along said parallel line a distance of 109.63 feet to the **POINT OF BEGINNING**;

THENCE North 00°53'17" West continuing along said parallel line a distance of 300.00 feet;  
THENCE North 89°06'43" East a distance of 10.00 feet;  
THENCE North 00°27'58" West a distance of 2236.41 feet;  
THENCE North 89°35'51" East a distance of 455.50 feet;



THENCE South 00°31'53" East a distance of 5.00 feet;  
THENCE South 89°20'15" West a distance of 448.41 feet;  
THENCE South 01°18'42" East a distance of 2229.32 feet;  
THENCE North 89°06'43" East a distance of 10.00 feet to a line parallel with and 30.00 feet East of, as measured at a right angle to the West line of said NW1/4;  
THENCE South 00°53'17" East along said parallel line a distance of 300.00 feet;  
THENCE South 89°06'43" West a distance of 10.00 feet;  
THENCE North 02°21'31" West a distance of 584.50 feet;  
THENCE South 89°06'43" West a distance of 10.00 feet;  
THENCE South 00°34'57" West a distance of 584.50 feet;  
THENCE South 89°06'43" West a distance of 10.00 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 58,641 Square Feet or 1.346 Acres, more or less ( $\pm$ ), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

#### **Rattler Ridge Annexation No. 4**

A tract of land, being a portion of Sections Thirteen (13), Fourteen (14), Fifteen (15), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Township Two North (T.2N.), Range Sixty-four West (R.64W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

**COMMENCING** at the West Quarter corner of said Section 23 and assuming the West line of the Northwest Quarter (NW1/4) of said Section 23 as bearing North 00°53'17" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2642.60 feet with all other bearings contained herein relative thereto;

THENCE South 89°27'56" West along the North line of Erger Annexation No. 2 recorded June 14, 2018 at Reception No. 4407038 of the Records of Weld County a distance of 30.00 feet to a line parallel with and 30.00 feet West of, as measured at a right angle to the West line of said NW1/4;  
THENCE North 00°53'17" West along said parallel line a distance of 409.63 feet to the **POINT OF BEGINNING**;

THENCE North 00°53'17" West continuing along said parallel line a distance of 2262.99 feet to a line extended and parallel with and 30.00 feet North of, as measured at a right angle to the North line of said Section 23;

The following Two (2) courses and distances are along said parallel lines;

THENCE North 89°28'07" East a distance of 2669.72 feet;  
THENCE North 89°27'47" East a distance of 2609.30 feet to a line parallel with and 30.00 feet West of, as measured at a right angle to the West line of said Section 13;  
THENCE North 00°54'48" West along said parallel line a distance of 100.00 feet;  
THENCE North 89°05'12" East a distance of 10.00 feet;  
THENCE North 00°34'15" West a distance of 2508.92 feet;

THENCE North 00°55'37" West a distance of 2200.00 feet;  
THENCE North 89°04'23" East a distance of 10.00 feet;  
THENCE South 00°55'37" East a distance of 2200.00 feet;  
THENCE South 01°15'21" East a distance of 2508.92 feet;  
THENCE North 89°05'12" East a distance of 10.00 feet to a line parallel with and 30.00 feet East of, as measured at a right angle to the West line of said Section 13;  
THENCE South 00°54'48" East along said parallel line a distance of 160.40 feet to a line extended and parallel with and 30.00 feet South of, as measured at a right angle to the North line of said Section 23;

The following Two (2) courses and distances are along said parallel lines;

THENCE South 89°27'47" West a distance of 2669.70 feet;  
THENCE South 89°28'07" West a distance of 2609.35 feet to a line parallel with and 30.00 feet East of, as measured at a right angle to the West line of NW1/4 of said Section 23;  
THENCE South 00°53'17" East along said parallel line a distance of 2202.62 feet;  
THENCE South 89°06'43" West a distance of 10.00 feet;  
THENCE North 01°18'42" West a distance of 2229.32 feet;  
THENCE North 89°20'15" East a distance of 448.41 feet;  
THENCE North 00°31'53" West a distance of 5.00 feet;  
THENCE South 89°35'51" West a distance of 455.50 feet;  
THENCE South 00°27'58" East a distance of 2236.41 feet;  
THENCE South 89°06'43" West a distance of 10.00 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 11.203 Acres, more or less ( $\pm$ ), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

#### **Rattler Ridge Annexation No. 5**

A tract of land, being a portion of Sections One (1), Two (2), Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14), Township Two North (T.2N.), Range Sixty-four West (R.64W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

**COMMENCING** at the Southwest corner of said Section 13 and assuming the West line of the Southwest Quarter of said Section 13 as bearing North 00°54'48" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2639.07 feet with all other bearings contained herein relative thereto;

THENCE North 00°54'48" West along the West line of said Section 13 a distance of 130.20 feet;  
THENCE South 89°05'12" West a distance of 20.00 feet to the **POINT OF BEGINNING**;

THENCE South 89°05'12" West a distance of 10.00 feet to a line parallel with and 30.00 feet West of, as measured at a right angle to the West line of said Section 13;

The following Two (2) courses and distances are along said parallel lines;

THENCE North 00°54'48" West a distance of 2508.87 feet;



THENCE North 00°55'37" West a distance of 2584.94 feet to a line parallel with and 30.00 feet West of, as measured at a right angle to the West line of said Section 12;

The following Two (2) courses and distances are along said parallel lines;

THENCE North 00°06'31" West a distance of 2693.27 feet;

THENCE North 00°06'02" West a distance of 2638.60 feet to a line parallel with and 30.00 feet West of, as measured at a right angle to the West line of said Section 1;

THENCE North 01°30'34" West along said parallel line a distance of 2290.50 feet;

THENCE North 88°29'26" East a distance of 10.00 feet;

THENCE North 01°11'28" West a distance of 2700.00 feet;

THENCE North 88°29'26" East a distance of 10.00 feet;

THENCE South 01°49'40" East a distance of 2700.00 feet;

THENCE North 88°29'26" East a distance of 10.00 feet to a line parallel with and 30.00 feet East of, as measured at a right angle to the West line of said Section 1;

THENCE South 01°30'34" East along said parallel line a distance of 2291.24 feet to a line parallel with and 30.00 feet East of, as measured at a right angle to the West line of said Section 12;

The following Two (2) courses and distances are along said parallel lines;

THENCE South 00°06'02" East a distance of 2639.34 feet;

THENCE South 00°06'31" East a distance of 2692.84 feet to a line parallel with and 30.00 feet East of, as measured at a right angle to the West line of said Section 13;

The following Two (2) courses and distances are along said parallel lines;

THENCE South 00°55'37" East a distance of 2584.52 feet

THENCE South 00°54'48" East a distance of 2508.88 feet;

THENCE South 89°05'12" West a distance of 10.00 feet;

THENCE North 01°15'21" West a distance of 2508.92 feet;

THENCE North 00°55'37" West a distance of 2200.00 feet;

THENCE South 89°04'23" West a distance of 10.00 feet;

THENCE South 00°55'37" East a distance of 2200.00 feet;

THENCE South 00°34'15" East a distance of 2508.92 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 17.120 Acres, more or less ( $\pm$ ), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

#### **Rattler Ridge Annexation No. 6**

A tract of land, being a portion of Sections Thirty-five (35) and Thirty-six (36), Township Three North (T.3N.), Range Sixty-four West (R.64W.) and of Sections One (1) and Two (2), Township Two North (T.2N.), Range Sixty-four West (R.64W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

**COMMENCING** at the Southwest corner of said Section 36 and assuming the West line of the Southwest Quarter (SW1/4) of said Section 36 as bearing North 00°04'04" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2636.36 feet with all other bearings contained herein relative thereto;

THENCE South 89°12'41" West a distance of 30.00 feet to a line parallel with and 30.00 feet West of, as measured at a right angle to the West line of said Section 36 and to the **POINT OF BEGINNING**;

The following Two (2) courses and distances are along said parallel lines;  
THENCE North 00°04'04" West a distance of 2636.74 feet;  
THENCE North 00°05'01" West a distance of 1317.71 feet to the North line of Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section 36, said line prolonged to the West;  
THENCE North 89°11'27" East along said North line a distance of 1345.86 feet to the Northwest Sixteenth corner;  
THENCE South 00°02'48" East a distance of 659.55 feet to the Center-South-Northwest Sixty-fourth corner;  
THENCE North 89°14'01" East a distance of 1315.59 feet to the Center-South-North Sixty-fourth corner;  
THENCE North 89°13'27" East along the North line of S1/2SW1/4NE1/4 a distance of 1415.80 feet;  
THENCE North 00°02'52" East a distance of 659.85 feet to South line of N1/2NE1/4;  
THENCE North 89°12'49" East along said South line a distance of 1216.30 feet to the North Sixteenth corner;  
THENCE South 00°05'28" West a distance of 1320.16 feet to the East Quarter corner;  
THENCE South 00°05'43" West a distance of 2640.17 feet to the Southeast corner;  
THENCE South 89°17'04" West a distance of 2626.40 feet to the South Quarter corner;  
THENCE South 89°15'56" West a distance of 2596.64 feet to a line parallel with and 30.00 feet East of, as measured at a right angle to the West line of said Section 1;  
THENCE South 01°30'34" East along said parallel line a distance of 3000.00 feet;  
THENCE South 88°29'26" West a distance of 10.00 feet;  
THENCE North 01°49'40" West a distance of 2700.00 feet;  
THENCE South 88°29'26" West a distance of 10.00 feet;  
THENCE South 01°11'28" East a distance of 2700.00 feet;  
THENCE South 88°29'26" West a distance of 10.00 feet to a line parallel with and 30.00 feet West of, as measured at a right angle to the West line of said Section 1;  
THENCE North 01°30'34" West along said parallel line a distance of 3000.78 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 441.641 Acres, more or less ( $\pm$ ), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.