

GENERAL IMPROVEMENT DISTRICT INCLUSION

PARCEL 1

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING PART OF SECOND CREEK FARM FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 2005 AT RECEPTION NO. 20050930001070140, AND PART OF SECOND CREEK FARM FILING NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2006 AT RECEPTION NO. 20060428000434700, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21 AND CONSIDERING THE SOUTH LINE OF SAID EAST HALF OF SECTION 21 TO BEAR SOUTH 89°22'09" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 78°41'58" WEST, A DISTANCE OF 193.48 FEET TO A SOUTHEASTERLY CORNER OF TRACT D, SAID SECOND CREEK FARM FILING NO. 1 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 88TH AVENUE AS DEDICATED BY SAID SECOND CREEK FARM FILING NO. 1, FOR THE FOLLOWING TEN (10) COURSES:

- 1) SOUTH 89°22'09" WEST, A DISTANCE OF 420.97 FEET TO A POINT OF CURVATURE;
- 2) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS NORTH 45°37'51" WEST, A DISTANCE OF 28.28 FEET TO A NON-TANGENT LINE;
- 3) NORTH 83°14'41" WEST, A DISTANCE OF 54.45 FEET TO A NON-TANGENT CURVE;
- 4) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS SOUTH 44°22'09" WEST, A DISTANCE OF 28.28 FEET;
- 5) SOUTH 89°22'09" WEST, A DISTANCE OF 948.00 FEET TO A POINT OF CURVATURE;
- 6) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS NORTH 45°37'51" WEST, A DISTANCE OF 28.28 FEET TO A NON-TANGENT LINE;
- 7) SOUTH 81°58'59" WEST, A DISTANCE OF 54.45 FEET TO A NON-TANGENT CURVE;
- 8) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS SOUTH 44°22'09" WEST, A DISTANCE OF 28.28 FEET;
- 9) SOUTH 89°22'09" WEST, A DISTANCE OF 452.15 FEET TO A POINT OF CURVATURE;
- 10) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°33'59", A RADIUS OF 410.00 FEET, AN ARC LENGTH OF 648.08 FEET, THE CHORD OF WHICH BEARS NORTH

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45°20'51" WEST, A DISTANCE OF 582.69 FEET TO A NON-TANGENT LINE, BEING THE EASTERLY RIGHT-OF-WAY LINE OF TELLURIDE STREET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF TELLURIDE STREET AS DEDICATED BY SAID SECOND CREEK FARM FILING NO. 1 AND SAID SECOND CREEK FARM FILING NO. 2, FOR THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 05°08'38" WEST, A DISTANCE OF 90.35 FEET;
- 2) NORTH 00°03'52" WEST, A DISTANCE OF 4663.64 FEET TO A POINT OF CURVATURE;
- 3) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°04'01", A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 55.02 FEET, THE CHORD OF WHICH BEARS NORTH 44°58'08" EAST, A DISTANCE OF 49.53 FEET TO A POINT OF TANGENCY, BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 96TH AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST 96TH AVENUE AS DEDICATED BY SAID SECOND CREEK FARM FILING NO. 2, FOR THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 89°59'51" EAST, A DISTANCE OF 1479.33 FEET TO A POINT OF CURVATURE;
- 2) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°24'28", A RADIUS OF 940.00 FEET, AN ARC LENGTH OF 170.75 FEET, THE CHORD OF WHICH BEARS SOUTH 84°47'37" EAST, A DISTANCE OF 170.52 FEET TO A POINT OF TANGENCY;
- 3) SOUTH 79°35'23" EAST, A DISTANCE OF 316.04 FEET TO A POINT OF CURVATURE;
- 4) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°24'28", A RADIUS OF 1060.00 FEET, AN ARC LENGTH OF 192.55 FEET, THE CHORD OF WHICH BEARS SOUTH 84°47'37" EAST, A DISTANCE OF 192.28 FEET TO A POINT OF TANGENCY;
- 5) SOUTH 89°59'51" EAST, A DISTANCE OF 299.35 FEET TO A POINT OF CURVATURE;
- 6) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°39'02", A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 54.76 FEET, THE CHORD OF WHICH BEARS SOUTH 45°10'20" EAST, A DISTANCE OF 49.35 FEET TO A POINT OF TANGENCY, BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF TOWER ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF TOWER ROAD AS DEDICATED BY SAID SECOND CREEK FARM FILING NO. 1 AND SAID SECOND CREEK FARM FILING NO. 2, FOR THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 00°20'49" EAST, A DISTANCE OF 2452.65 FEET;
- 2) SOUTH 00°20'45" EAST, A DISTANCE OF 2407.31 FEET TO A SOUTHEASTERLY CORNER OF SAID TRACT D, SECOND CREEK FARM FILING NO. 1;

THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT D FOR THE FOLLOWING TWO (2) COURSES:

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- 1) SOUTH 89°22'09" WEST, A DISTANCE OF 114.50 FEET;
- 2) SOUTH 00°20'45" EAST, A DISTANCE OF 190.04 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 13,009,133 SQUARE FEET OR 298.6486 ACRES, MORE OR LESS.

PARCEL 2

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING PART OF SECOND CREEK FARM FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 2005 AT RECEPTION NO. 20050930001070140, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE NORTH LINE OF SAID EAST HALF OF SECTION 28 TO BEAR SOUTH 89°22'09" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 72°16'55" WEST, A DISTANCE OF 136.14 FEET TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MARCH 28, 2018 AT RECEPTION NO. 2018000025001 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER AND THE **POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN SPECIAL WARRANTY DEED FOR THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 00°29'02" EAST, A DISTANCE OF 10.97 FEET;
- 2) SOUTH 45°29'02" EAST, A DISTANCE OF 77.82 FEET THE WESTERLY RIGHT-OF-WAY LINE OF TOWER ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF TOWER ROAD AS DEDICATED BY SAID SECOND CREEK FARM FILING NO. 1 FOR THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 00°29'02" EAST, A DISTANCE OF 2560.30 FEET;
- 2) SOUTH 00°28'01" EAST, A DISTANCE OF 268.97 FEET TO THE SOUTHEAST CORNER OF TRACT E, SAID SECOND CREEK FARM FILING NO. 1;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID SECOND CREEK FARM FILING NO. 1 FOR THE FOLLOWING SIX (6) COURSES:

- 1) NORTH 84°25'18" WEST, A DISTANCE OF 589.94 FEET;
- 2) NORTH 14°25'18" WEST, A DISTANCE OF 600.00 FEET;
- 3) NORTH 34°25'18" WEST, A DISTANCE OF 850.00 FEET;
- 4) NORTH 77°25'18" WEST, A DISTANCE OF 725.00 FEET;
- 5) NORTH 55°25'18" WEST, A DISTANCE OF 813.02 FEET;
- 6) NORTH 00°30'22" WEST, A DISTANCE OF 918.06 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 88TH AVENUE;

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THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST 88TH AVENUE AS DEDICATED BY SAID SECOND CREEK FARM FILING NO. 1 FOR THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 89°22'09" EAST, A DISTANCE OF 356.05 FEET TO A NON-TANGENT CURVE;
- 2) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°35'43", A RADIUS OF 490.00 FEET, AN ARC LENGTH OF 99.16 FEET, THE CHORD OF WHICH BEARS SOUTH 84°49'59" EAST, A DISTANCE OF 98.99 FEET TO A NON-TANGENT LINE;
- 3) NORTH 89°22'09" EAST, A DISTANCE OF 2068.29 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 4,739,857 SQUARE FEET OR 108.8121 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



BRIAN J. PFOHL, P.L.S. 38445
FOR AND ON BEHALF OF MANHARD CONSULTING