

LAW OFFICE OF MICHAEL E. DAVIS, LLC

December 31, 2023

VIA E-FILING PORTAL

Division of Local Government
Department of Local Affairs
1313 Sherman Street, Room 521
Denver, CO 80203

VIA EMAIL (Rbridges@adcogov.org)

Office of the Adams County Assessor
4430 South Adams Parkway, C2100
Brighton, CO 80601

VIA EMAIL (clerk@adcogov.org)

Office of the Adams County Clerk & Recorder
4430 South Adams Parkway
Brighton, CO 80601

VIA EMAIL (weld-districts@weldgov.com)

Office of the Weld County Clerk & Recorder
1402 North 17th Avenue
Greeley, CO 80631

VIA EMAIL (dkavl@weldgov.com)

Office of the Weld County Assessor
1400 North 17th Avenue
Greeley, CO 80631

RE: Map of District Boundaries
South Beebe Draw Metropolitan District

To Whom It May Concern:

Pursuant to §32-1-306, C.R.S., special districts must file a current, accurate map of its boundaries with the Division of Local Government, County Assessor, and County Clerk & Recorder on or before January 1, of each year. As such, attached please find a current map of the District boundaries showing the revised district boundaries.

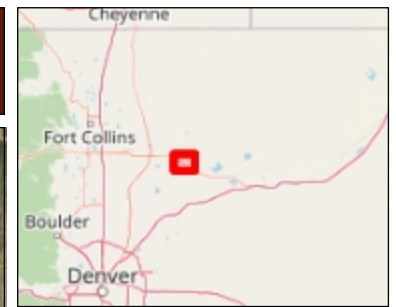
South Beebe Draw Metropolitan District

Should you require any additional information, please contact our office.

Very truly yours,

LAW OFFICE OF MICHAEL E. DAVIS, LLC

Enclosure



Legend

-  Parcels
-  Highway
-  Road
-  Highway
-  Road
-  County Boundary

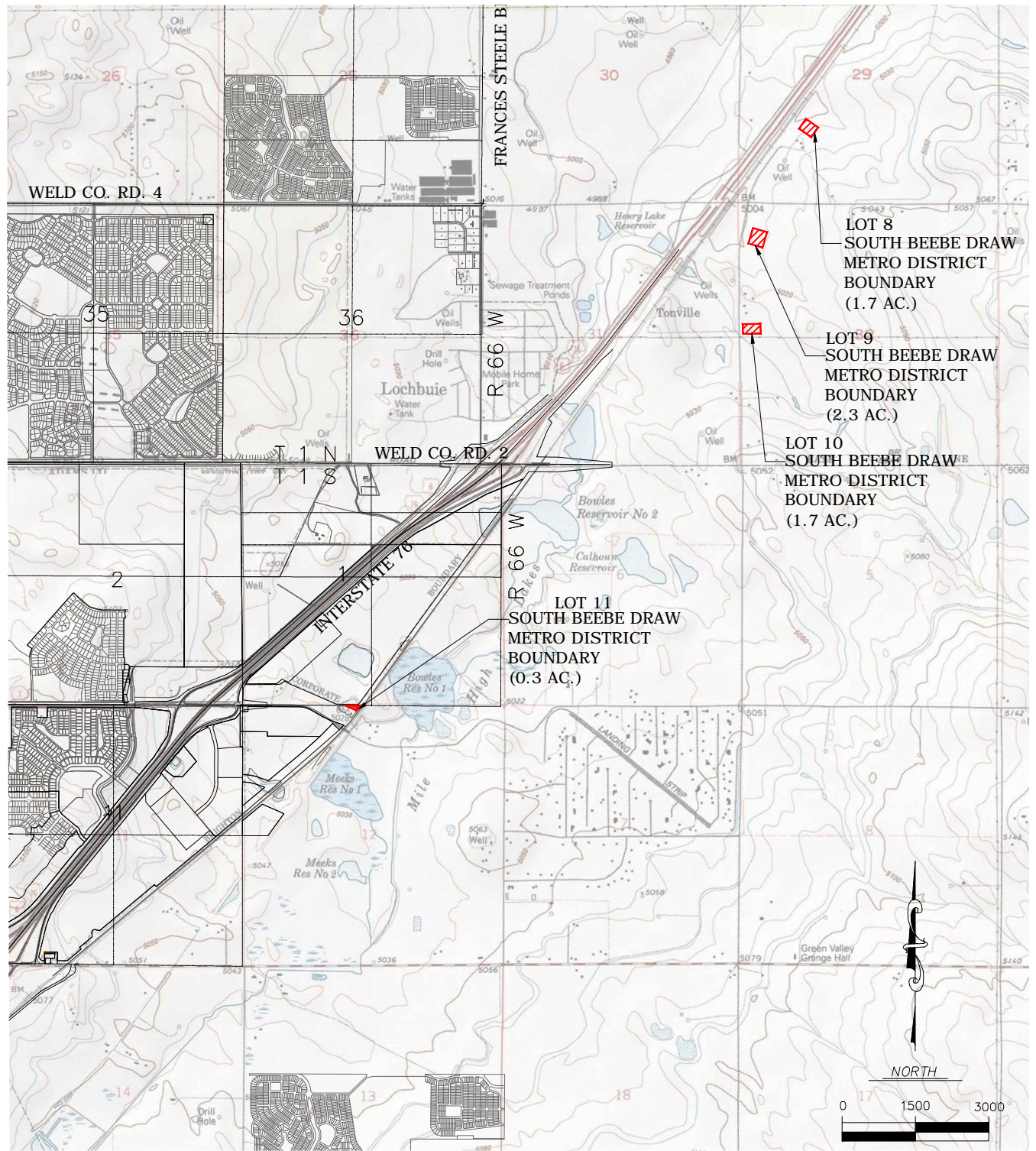
1: 53,622




8,936.9 0 4,468.46 8,936.9 Feet

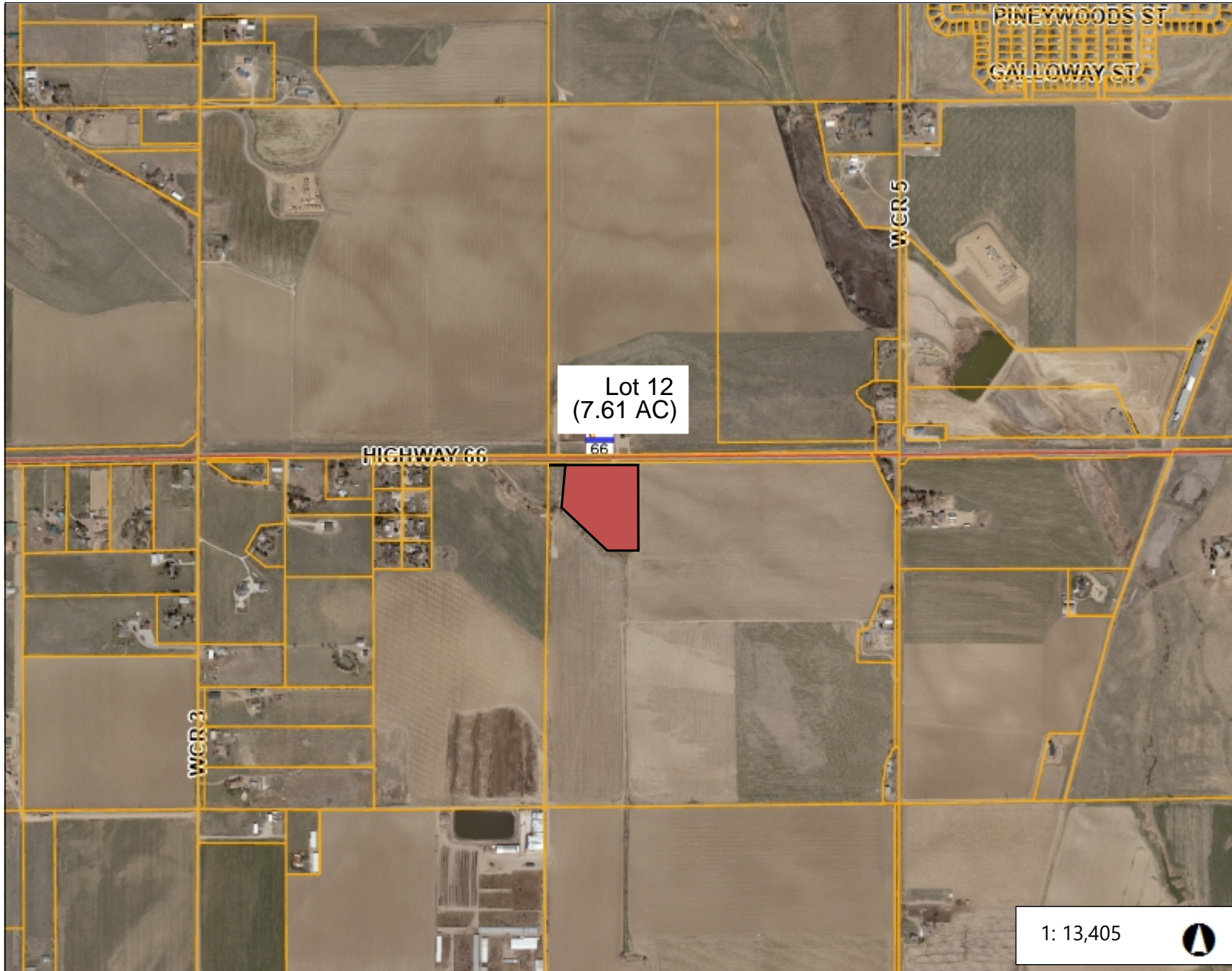
Notes

70 Ranch Lots 1-7




(IN FEET)

 CIVIL RESOURCES, LLC		I-76 DISTRICT BOUNDARY MAPPING
DATE: 10/2017	FIGURE: A	S. BEEBE DRAW METRO DISTRICT



Legend

 Parcels

Notes

2,234.2 0 1,117.12 2,234.2 Feet

Legal Description of 70 Ranch Lots 1-7

The property identified below located in Section 36, Township 5 North, Range 64 West of the 6th PM, and in Sections 31 and 33, Township 5 North, Range 63 West of the 6th PM, Count of Weld, State of Colorado:

LOTS 1-7, Central Weld Land Survey Plat recorded March 27, 2015 at reception number 4093867 in the records of the Weld County Clerk and Recorders Office, State of Colorado.

Lot 8

NO. 1473-294-AMRE-412, AS FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 3023607, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 29

PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOT A, OF AMENDED RECORDED EXEMPTION THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS AN ASSUMED BEARING OF N35°31'06"E ALONG THE WESTERLY LINE OF SAID LOT A.

TOWNSHIP 1 NORTH, RANGE 65 WEST, COUNTY OF WELD, STATE OF COLORADO, MORE COMMENCING AT THE MOST NORTHWESTERLY CORNER OF SAID LOT A; THENCE S13°06'26"E A DISTANCE OF 226.82 FEET TO THE POINT OF BEGINNING;

THENCE S54°28'56"E, A DISTANCE OF 305.00 FEET;

THENCE S35°31'06"E, A DISTANCE OF 245.00 FEET;

THENCE N54°28'56"W, A DISTANCE OF 305.00 FEET;

THENCE N35°31'06"E, A DISTANCE OF 245.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 74,725 SQUARE FEET, 1.715 ACRES, MORE OR LESS.

ALSO KNOWN AS PARCEL NO. 147329300005.

Lot 9

A PARCEL OF LAND BEING A PORTION OF LOT B , OF RECORDED EXEMPTION NO. 1473-32-2-RE-3620, AS FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 3105036, SITUATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 65 WEST, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS AN ASSUMED BEARING OF N89°41'25"E ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, TOWNSHIP 1 NORTH, RANGE 65 WEST.

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF SAID LOT B; THENCE S04°49'16"W, A DISTANCE OF 358.87 FEET TO THE POINT OF BEGINNING;

THENCE S72°54'06"E, A DISTANCE OF 301.66 FEET;

THENCE S17°05'54"W, A DISTANCE OF 330.00 FEET;

THENCE N72°54'06"W, A DISTANCE OF 301.66 FEET;

THENCE N17°05'54"E, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 99,546 SQUARE FEET, 2.285 ACRES, MORE OR LESS.

ALSO KNOWN AS PARCEL NO. 147332200007.

Lot 10

A PARCEL OF LAND BEING A PORTION OF LOT A, OF RECORDED EXEMPTION NO. 1473-32-2-RE-3620, AS FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 3105036, SITUATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 65 WEST, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS AN ASSUMED BEARING OF N01°10'26"W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 65 WEST.

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE N50°46'23"E, A DISTANCE OF 125.01 FEET TO THE POINT OF BEGINNING;

THENCE N01°10'26"W, A DISTANCE OF 200.00 FEET;

THENCE N89°32'04"E, A DISTANCE OF 362.24 FEET TO A POINT ON THE COMMON NORTH - SOUTH LINE BETWEEN SAID LOT A AND LOT B OF RECORDED EXEMPTION NO. 1473-32-2-RE-3620, AS FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 3105036;

THENCE S01°10'19"E ALONG WITH COMMON NORTH - SOUTH LINE OF SAID LOT A AND LOT B, A DISTANCE OF 200.00 FEET;

THENCE S89°32'04"W DEPARTING THE COMMON NORTH - SOUTH LINE OF SAID LOT A AND LOT B, A DISTANCE OF 362.24 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 72,442 SQUARE FEET, 1.663 ACRES, MORE OR LESS.

ALSO KNOWN AS PARCEL NO. 147332200009.

Lot 11

A PARCEL OF PROPERTY LOCATED IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO AND BEING DESCRIBED AS:

A PORTION OF THE PROPERTY AS SHOWN ON RECEPTION NUMBER 2007000091831 RECORDED ON SEPTEMBER 27, 2007 AND SPECIFICALLY INCLUDING THE FOLLOWING GENERALLY DESCRIBED PARCEL:

BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND (REC. NO. 2007000091831) WHICH IS DEFINED BY THE INTERSECTION OF THE SECTION 12 NORTH SECTION LINE AND THE WEST CHICAGO, BURLINGTON & QUINCY RAILROAD RIGHT OF WAY LIMIT:

THENCE BEARING WEST ALONG THE NORTH SECTION LINE OF SECTION 12 FOR A DISTANCE OF 290.00 FEET;

THENCE BEARING SOUTH SIXTY FIVE DEGREES EAST (S65°00'00"E) TO A POINT ON THE WEST CHICAGO, BURLINGTON & QUINCY RAILROAD RIGHT OF WAY LIMIT;

THENCE ALONG THE WEST CHICAGO, BURLINGTON & QUINCY RAILROAD RIGHT OF WAY LIMIT RETURNING TO THE POINT OF TRUE BEGINNING.

CONTAINING APPROXIMATELY 0.3 ACRES, MORE OR LESS.

ALSO KNOWN AS PARCEL NO. 0156912200005.

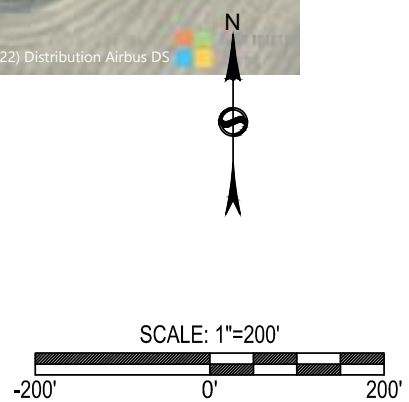
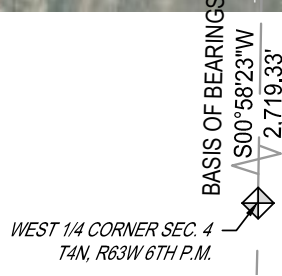
Lot 13

LEGAL DESCRIPTION

A PARCEL OF LAND WITHIN NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 4, A POINT ON THE CENTERLINE OF A 60 FOOT RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 50;
 WHENCE THE WEST 1/4 CORNER OF SAID SECTION 4 BEARS NORTH 00°58'23" EAST A DISTANCE OF 2719.33 FEET;
 THENCE NORTH 90°00'00" EAST, AND ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 4, AND THE CENTER OF SAID RIGHT-OF-WAY OF WELD COUNTY ROAD NO. 50, A DISTANCE OF 568.00 FEET TO A POINT;
 THENCE SOUTH 16°12'03" WEST A DISTANCE OF 315.91 FEET TO A POINT;
 THENCE SOUTH 43°37'41" WEST A DISTANCE OF 243.44 FEET TO A POINT;
 THENCE NORTH 89°07'59" WEST A DISTANCE OF 319.99 FEET TO A POINT ON THE WESTERLY LINE OF SAID NORTHWEST 1/4 OF SECTION 4, AND A POINT ON THE EASTERLY LINE OF LOT B, RECORDED EXEMPTION NO. 1051-05-01 RE-4062 AS RECORDED AT RECEPTION NO. 3374838;
 THENCE NORTH 00°58'23" EAST, AND ALONG SAID WESTERLY LINE, A DISTANCE OF 474.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 229,880 SQUARE FEET OR 5.277 ACRES, MORE OR LESS.



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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF SURVEY SYSTEMS INC.

ISSUE DATE: 1/18/2023	
DATE	REVISION COMMENTS

SURVEY SYSTEMS
 A Professional Land Surveying Company

P.O. Box 2168 - Evergreen, CO 80437 Tel: 303.679.8122 - Fax: 303.679.8123
 Info@SurveySystems.net www.SurveySystemsInc.com
 A Service-Disabled Veteran-Owned Small Business SDVOBS | SBE

CHECKED BY: JR DRAWN BY: MW JOB #: ### CLIENT CODE: 01_CLIENT CODE
SHEET NO. 1
1 OF 1

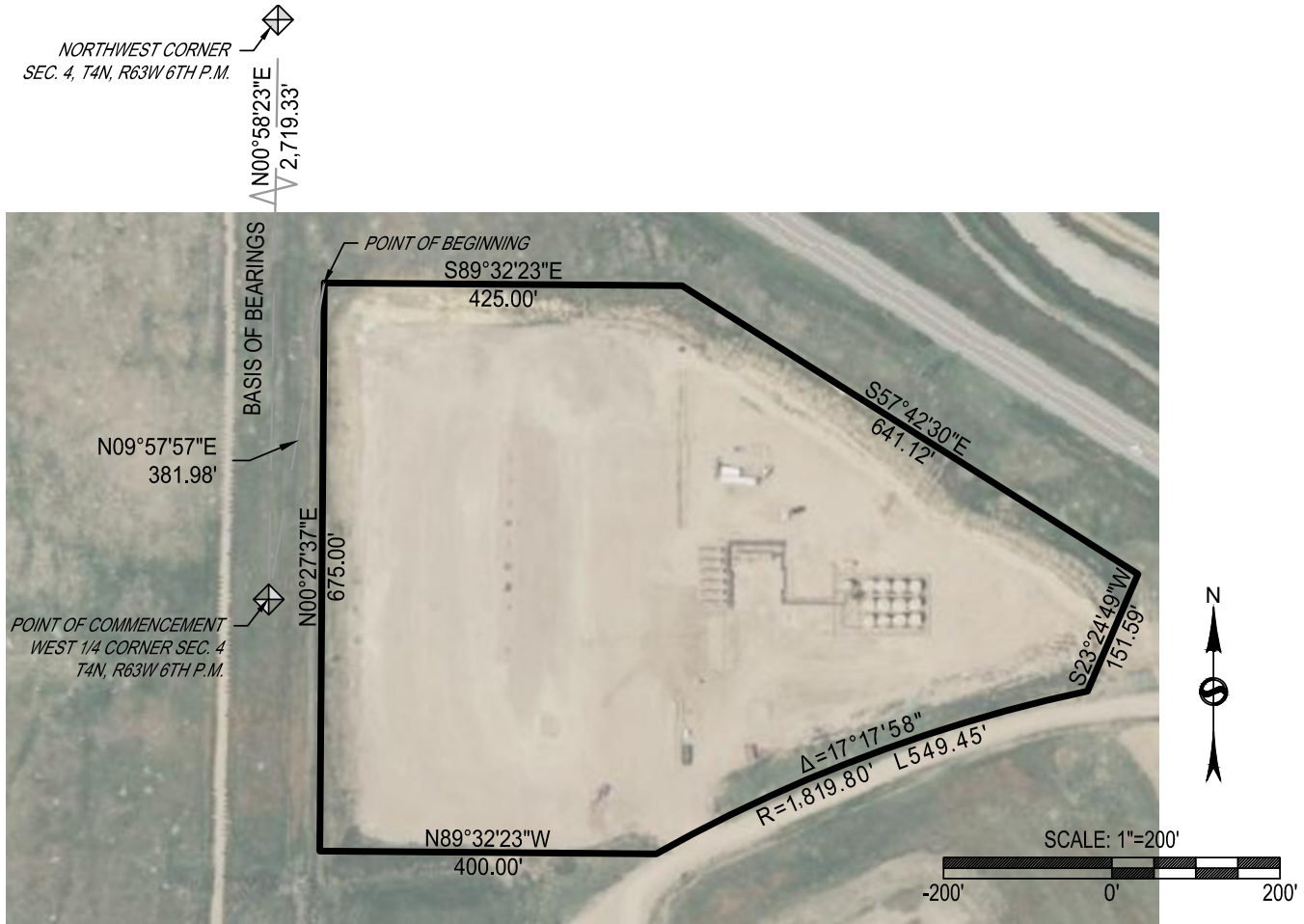
Lot 14

LEGAL DESCRIPTION

A PARCEL OF LAND WITHIN WEST 1/2 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 4; WHENCE THE NORTHWEST CORNER OF SAID SECTION 4 BEARS NORTH 00°58'23" EAST A DISTANCE OF 2719.33 FEET;
 THENCE NORTH 09°57'57" EAST A DISTANCE OF 381.98 FEET TO A POINT TO THE POINT OF BEGINNING;
 THENCE SOUTH 89°32'23" EAST A DISTANCE OF 425.00 FEET TO A POINT;
 THENCE SOUTH 57°42'30" EAST A DISTANCE OF 641.12 FEET TO A POINT;
 THENCE SOUTH 23°24'49" WEST A DISTANCE OF 151.59 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°17'58", A RADIUS OF 1,819.80 FEET AND AN ARC LENGTH OF 549.45 FEET (CHORD BEARS SOUTH 69°20'05" WEST, 547.37 FEET) TO A POINT;
 THENCE NORTH 89°32'23" WEST A DISTANCE OF 400.00 FEET TO A POINT;
 THENCE NORTH 00°27'37" EAST A DISTANCE OF 675.00 FEET TO A POINT TO THE POINT OF BEGINNING.

CONTAINING 488,740 SQUARE FEET OR 11.220 ACRES, MORE OR LESS.



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 A Service-Disabled Veteran-Owned Small Business SDVOSB | SBE

CHECKED BY: JR DRAWN BY: MW JOB #: ### CLIENT CODE: 01_CLIENT CODE
SHEET NO. 1
1 OF 1

Lot 15

LEGAL DESCRIPTION

A PARCEL OF LAND WITHIN WEST 1/2 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 4; WHENCE THE NORTHWEST CORNER OF SAID SECTION 4 BEARS NORTH 00°58'23" EAST A DISTANCE OF 2719.33 FEET;
 THENCE SOUTH 26°38'23" EAST A DISTANCE OF 598.54 FEET TO A POINT TO THE POINT OF BEGINNING;
 THENCE NORTH 61°26'01" EAST A DISTANCE OF 826.16 FEET TO A POINT;
 THENCE SOUTH 31°41'54" EAST A DISTANCE OF 390.00 FEET TO A POINT;
 THENCE SOUTH 58°18'42" WEST A DISTANCE OF 827.11 FEET TO A POINT;
 THENCE NORTH 31°24'36" WEST A DISTANCE OF 435.00 FEET TO A POINT TO THE POINT OF BEGINNING.

CONTAINING 340,756 SQUARE FEET OR 7.823 ACRES, MORE OR LESS.



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