

**Legal Description and Boundary Map of District for  
Lupton Village Commercial Metropolitan District**

A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 1 NORTH RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS PT OF NW4 8-1-66 BEG NW COR SEC 8 S89D46'E 1009.76' S 30' TO TPOB S89D46'E 963.82' TH S1000' N89D46'W 1137.14' N529.33' TH S89D46'E 174.00 N470.67' TO TPOB EXC FORT LUPTON FIRE DISTRICT EXC COMM SE COR S89D41'W 659.22 TPOB S89D41'W 626.40 N00D18'W 33' S89D41'W 510' N00D41'W 22' N89D41'E 746.51' N00D42'W 2327.46 N89D39'E 105' N00D42'W 228.60' N89D42'E 287.16' S00D39'E 25.00 S89D40'W 282.12' S00.42'E 2532.12' N89D41'E 279.81 S00D39'E 55.00 TO POB, AND WHICH MAY OTHERWISE BE REFERRED TO AS PARCEL NUMBER 147108200044, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

AND

A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 1 NORTH RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS PT NW4 8-1-66 BEG W4 COR SEC 8 S89'43'E 1351.47' TO POB N 33' N89'43'W 509.85' N 1577.47' S89'46'E 1137.14' S 1611.23' N89'43'W 626.24' TO POB EXC COMM SE COR S89D41'W 659.22 S89D41'W 626.40 TPOB COMM SE COR S89D41'W 659.22 S89D41'W 626.40 N00D18'W 33' S89D41'W 510' N00D41'W 22' N89D41'E 746.51' N00D42'W 2327.46 N89D39'E 105' N00D42'W 228.60' N89D42'E 287.16' S00D39'E 25.00 S89D40'W 282.12' S00.42'E 2532.12' N89D41'E 279.81 S00D39'E 55.00 TO POB, WHICH MAY OTHERWISE BE REFERRED TO AS PARCEL NO. 147108200045, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

AND

Block 5, Lots 13-14 of the Final Plat of Lupton Village, P.U.D. as recorded February 19, 2021, as Reception No. 4684462, of the records of Weld County Colorado.

AND

A parcel of land being a portion of that parcel of land described in Warranty Deed recorded August 13, 1974 at Reception No. 1642661 within the records of the Weld County Clerk and Recorder and being a portion of the West Half of the Southwest Quarter (W1/2SW1/4) of Section Five (5), Township One North (T.1N.), Range Sixty-six West (R.66W.) of the Sixth Principal Meridian (6<sup>th</sup> P.M.), City of Fort Lupton, County of Weld, State of Colorado, being more particularly described as follows;

**BEGINNING** at the Southwest corner of Section 5 and assuming the South line of the SW1/4 of said Section 5 as monumented by a #6 rebar at the West end and by a #6 rebar with an illegible 2.5" aluminum cap at the East end, as bearing North 89°40'24" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983, a distance of 2631.31 feet, with all other bearings contained herein being relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

THENCE North 00°30'45" West along the West line of the SW1/4 of Section 5 a distance of 225.00 feet;

THENCE North 89°40'24" East a distance of 434.16 feet to the East line of that parcel of land described in Warranty Deed recorded August 13, 1974 at Reception No. 1642661, said East line being the Westerly right-of-way line of the Union Pacific Railroad;

THENCE South 00°42'16" East along said line a distance of 225.00 feet to the South line of the SW1/4 of said Section 5;

THENCE South 89°40'24" West along said South line a distance of 434.91 feet to the **POINT OF BEGINNING**.

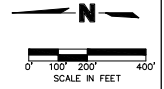
Said parcel of land contains 2.24 Acres (+/-97,770 sq.ft.) and is subject to any rights-of-way or other easements of record as now existing on said described parcel of land.

AND

15899 East Half of the East Half of the Northwest Quarter of Section 17, Township 1 North, Range 66 West of the 6th PM, excluding the Union Pacific Railroad RES, Weld County, Colorado. Also known as 13400 County Road 10, Fort Lupton, Colorado. Also currently known as Parcel No. 147117000054, Account No. R6234286.

# Current District Boundary Map Lupton Village Commercial Metropolitan District

## COMMERCIAL METROPOLITAN DISTRICT



**olsson**  
1425 Raleigh Street  
Suite 400  
Denver, CO 80204  
TEL: 303.237.2072  
www.olisson.com

**NOTE**  
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**Know what's below.**  
**Call before you dig.**  
CALL 811 TO REPORT ANY PROBLEMS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND UTILITIES.

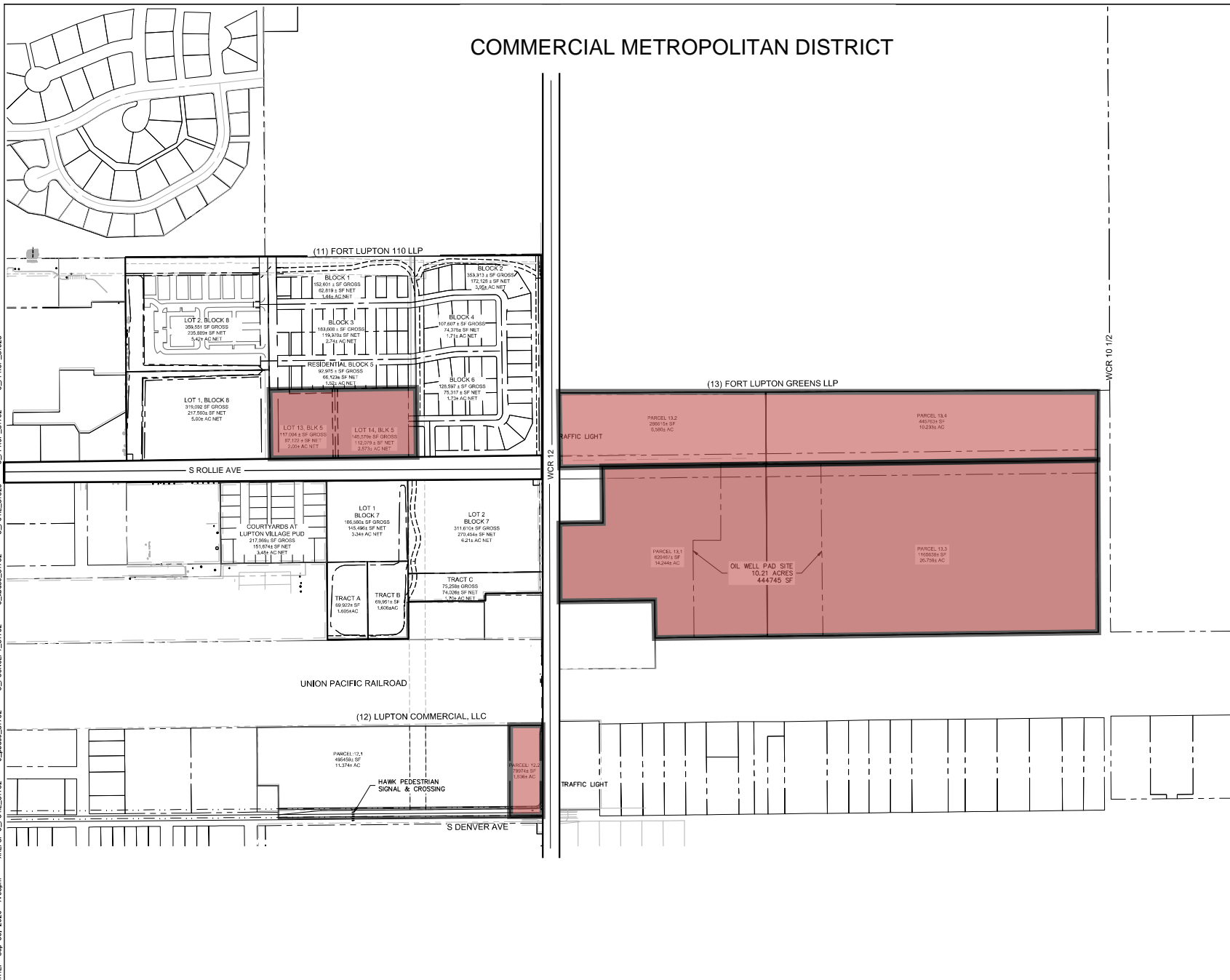
REV.	DATE	REVISION DESCRIPTION

2020

METRO DISTRICT MAP  
DEVELOPMENT PARCELS  
LUPTON VILLAGE  
METRO DISTRICTS  
FORT LUPTON, CO

Drawn by: MS  
Checked by: MS  
Approved by: MS  
QA/QC by: MS  
Project no.: 130817  
Date: 01-20-2020

SHEET  
A



DWG: F:\2018\1501-2000\018-1732-40-Design\Exhibits\Metro District\C-MDST-BOUNDARY EXHIBIT 0181732.dwg  
 DATE: Sep 30, 2020 7:08pm  
 XREFS: C:\P\1111\_81732 C:\P\COND\PI\_181732 C:\P\COND\PI\_181732 C:\P\COND\PI\_181732  
 USER: rbenning C:\P\1111\_81732 C:\P\PROP\_81732 C:\P\PROP\_81732

Lupton Village Commercial Metropolitan District  
(cont.)

