

# JACOBY FARM METROPOLITAN DISTRICT MAP

Situate in the Southeast Quarter of Section 18, Township 6 North, Range 67 West of the 6th P.M.,  
Town of Windsor, County of Weld, State of Colorado

DATE: 8/6/2021  
FILE NAME: 20210434\_METRO  
SCALE: 1"=150'  
DRAWN BY: SMF  
CHECKED BY: MCD

**KING SURVEYORS**  
650 E. Garden Drive | Windsor, Colorado 80550  
phone: (970) 686-5011 | email: contact@KingSurveyors.com

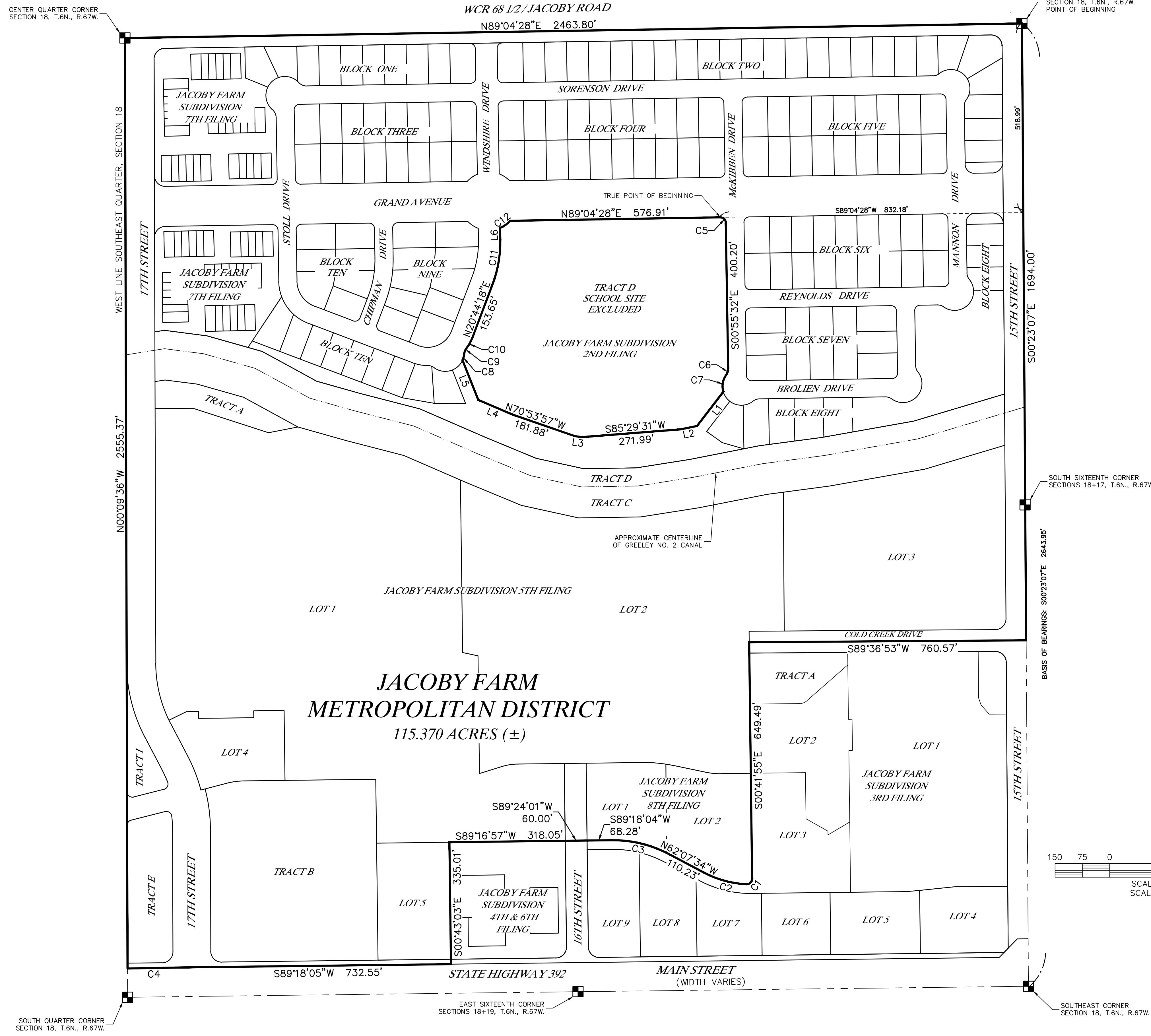


DATE: \_\_\_\_\_

REVISIONS:


JACOBY FARM METROPOLITAN DISTRICT  
FOR  
JACOBY FARM METRO DISTRICT  
2619 CANTON STREET, SUITE A  
FORT COLLINS, CO 80525

PROJECT #:  
20210434



PROPERTY DESCRIPTION – JACOBY FARM METROPOLITAN DISTRICT

A parcel of land being part of the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Six North (T.6N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), Town of Windsor, County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the East Quarter Corner of said Section 18 and assuming the East line of the Southeast Quarter (SE1/4) of said Section 18 as bearing South 00°23'07" East a distance of 2643.80 feet with all other bearings contained herein relative thereto:

THENCE South 00°23'07" East along said East line a distance of 1694.00 feet;  
THENCE South 89°36'53" West a distance of 760.57 feet;  
THENCE South 00°41'55" East a distance of 649.49 feet to a Point of Curvature (PC);  
THENCE along the Arc of a Curve which is concave to the Northwest a distance of 24.44 feet, whose Radius is 15.00 feet, whose Delta is 93°22'04" and whose Long Chord bears South 45°59'07" West a distance of 21.83 feet to a Point of Compound Curvature (PCC);  
THENCE along the Arc of a Curve which is concave to the North a distance of 120.97 feet, whose Radius is 275.00 feet, whose Delta is 25°12'17" and whose Long Chord bears North 74°43'43" West a distance of 120.00 feet to a Point of Tangency (PT);  
THENCE North 62°07'34" West a distance of 110.23 feet to a PC;  
THENCE along the Arc of a Curve which is concave to the South a distance of 162.07 feet, whose Radius is 325.00 feet, whose Delta is 28°34'21" and whose Long Chord bears North 76°24'45" West a distance of 160.40 feet to a PT;  
THENCE South 89°18'04" West a distance of 68.28 feet;  
THENCE South 89°24'01" West a distance of 60.00 feet;  
THENCE South 89°16'57" West a distance of 318.05 feet;  
THENCE South 00°43'03" East a distance of 335.01 feet;  
THENCE South 89°18'05" West a distance of 732.55 feet to a Point of Curvature (PC);  
THENCE along the Arc of a curve which is concave to the South a distance of 155.70 feet, whose Radius is 11,520.00 feet, whose Delta is 00°46'28", and whose Long Chord bears South 88°55'05" West a distance of 155.70 feet to the West line of said SE1/4;  
THENCE North 00°09'36" West along said West line a distance of 2555.37 feet to the Center Quarter Corner of said Section 18;  
THENCE North 89°04'28" East along the North line of said SE1/4 a distance of 2463.80 feet to the POINT OF BEGINNING.

Said described parcel of land contains 124.013 acres.

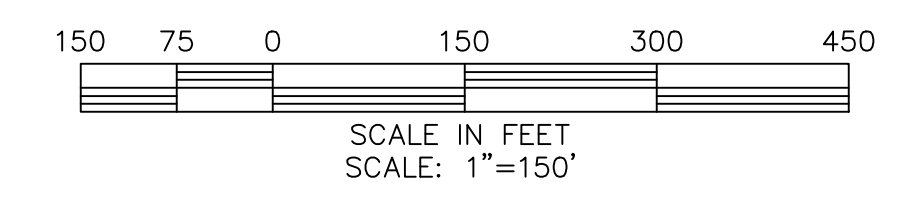
Excepting from above described parcel, Tract D, Jacoby Farm Second Filing, being more particularly described as follows:

BEGINNING at the East Quarter Corner of said Section 18 and assuming the East line of said SE1/4 as bearing South 00°23'07" East with all other bearings contained herein relative thereto:

THENCE South 00°23'07" East along said East line a distance of 518.99 feet;  
THENCE South 89°04'28" West a distance of 832.18 feet to a point on a curve, said curve being non-tangent to the aforesaid line, said point being the TRUE POINT OF BEGINNING;  
THENCE along the Arc of Curve which is concave to the Southwest a distance of 23.56 feet, whose Radius is 15.00 feet, whose Delta is 90°00'00" and whose Long Chord bears South 45°55'32" East a distance of 21.21 feet;  
THENCE South 00°55'32" East along a line being non-tangent to the aforesaid curve a distance of 400.20 feet to a Point of Curvature (PC);  
THENCE along the Arc of a Curve which is concave to the West a distance of 19.30 feet whose Radius is 30.00 feet, whose Delta is 36°51'44" and whose Long Chord bears South 17°30'20" West a distance of 18.97 feet to a Point of Reverse Curvature (PRC);  
THENCE along the Arc of a Curve which is concave to the East a distance of 48.23 feet, whose Radius is 52.00 feet, whose Delta is 53°08'34" and whose Long Chord bears South 09°21'55" West a distance of 46.52 feet;  
THENCE South 37°33'34" West along a line being non-tangent to the aforesaid curve a distance of 118.57 feet;  
THENCE South 78°31'20" West a distance of 46.27 feet;  
THENCE South 85°29'31" West a distance of 271.99 feet;  
THENCE North 81°39'20" West a distance of 19.18 feet;  
THENCE North 70°53'57" West a distance of 181.88 feet;  
THENCE North 66°47'08" West a distance of 101.60 feet;  
THENCE North 21°36'55" West a distance of 117.18 feet to a point on a curve, said curve being non-tangent to the aforesaid line;  
THENCE along the Arc of a Curve which is concave to the West a distance of 17.64 feet, whose Radius is 52.00 feet, whose Delta is 19°26'17" and whose Long Chord bears North 14°51'09" East a distance of 17.56 feet to a PRC;  
THENCE along the Arc of a Curve which is concave to the East a distance of 16.60 feet, whose Radius is 30.00 feet, whose Delta is 31°42'19" and whose Long Chord bears North 20°59'10" East a distance of 16.39 feet to a PRC;  
THENCE along the Arc of a Curve which is concave to the West a distance of 36.53 feet whose Radius is 130.00 feet, whose Delta is 16°06'02" and whose Long Chord bears North 28°47'19" East a distance of 36.41 feet to a PT;  
THENCE North 20°44'18" East a distance of 153.65 feet to a PC;  
THENCE along the Arc of a Curve which is concave to the West a distance of 124.77 feet, whose Radius is 330.00 feet, whose Delta is 21°39'50" and whose Long Chord bears North 09°54'23" East a distance of 124.03 feet to a PT;  
THENCE North 00°55'32" West a distance of 33.19 feet to a point on a curve, said curve being non-tangent to the aforesaid line;  
THENCE along the Arc of a Curve which is concave to the Northwest a distance of 34.27 feet, whose Radius is 80.00 feet, whose Delta is 24°32'35" and whose Long Chord bears North 54°46'43" East a distance of 34.01 feet;  
THENCE North 89°04'28" East along a line being non-tangent to the aforesaid curve a distance of 576.91 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 8.643 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.

Net area of parcel contains 115.370 acres more or less (±).



LINE TABLE

LINE	BEARING	LENGTH
L1	S37°33'34"W	118.57'
L2	S78°31'20"W	46.27'
L3	N81°39'20"W	19.18'
L4	N66°47'08"W	101.60'
L5	N21°36'55"W	117.18'
L6	N00°55'32"W	33.19'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	24.44'	15.00'	93°22'04"	21.83'	S45°59'07"W
C2	120.97'	275.00'	25°12'17"	120.00'	N74°43'43"W
C3	162.07'	325.00'	28°34'21"	160.40'	N76°24'45"W
C4	155.70'	11520.00'	0°46'28"	155.70'	S88°55'05"W
C5	23.56'	15.00'	90°00'00"	21.21'	S45°55'32"E
C6	19.30'	30.00'	36°51'44"	18.97'	S17°30'20"W
C7	48.23'	52.00'	53°08'34"	46.52'	S09°21'55"W
C8	17.64'	52.00'	19°26'17"	17.56'	N14°51'09"E
C9	16.60'	30.00'	31°42'19"	16.39'	N20°59'10"E
C10	36.53'	130.00'	16°06'02"	36.41'	N28°47'19"E
C11	124.77'	330.00'	21°39'50"	124.03'	N09°54'23"E
C12	34.27'	80.00'	24°32'35"	34.01'	N54°46'43"E