

## SEELEY LAKE ANNEXATION No. 5

A Parcel of land located in the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the North Line of the West Half of said East Half of Section 23 as bearing South 89°39'04" East and with all bearings contained herein relative thereto:

**COMMENCING** at the North Quarter Corner of said Section 23; thence along the West Line of the East Half of said Section 23 South 00°07'09" East 1200.01 feet to Northwest Corner of that parcel known as Lot D, Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the plat recorded March 25, 2016 under Reception No. 4190336 in the Records of the Weld County Clerk and Recorder's Office and the **TRUE POINT OF BEGINNING**;

Thence along the North and East Lines of said Parcel D the following five (5) courses and distances:

1. Departing said West Line South 46°59'23" East 273.05 feet;
2. South 89°39'09" East 367.68 feet;
3. North 67°59'54" East 576.73 feet to the Westerly Line of Ogilvey Ditch;
4. Also along said Westerly Line of Ogilvey Ditch South 21°59'49" East 666.26 feet to the East Line of the West Half of the East Half of said Section 23;
5. Also along said East Line of the West Half of the East Half South 00°03'36" West 207.10 feet to the Northwest Corner of Lot B, Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the plat recorded December 27, 2010 under Reception No. 3740825 in said Records;

Thence along the North Line of said Lot B and the North Line Lot A, said Recorded Exemption No. 0805-23-1 RE-5061 South 89°37'58" East 1323.04 feet to the West Right of Way Line of Weld County Road 35;

Thence along said West Right of Way Line South 00°00'06" West 276.30 feet to an angle point thereon;

Thence continuing along said West Right of Way Line South 19°39'50" East 89.15 feet to the East Line of said Lot A;

Thence along said East Line, the South Line and West Line of said Lot A the following eight (8) courses and distances:

1. South 00°00'06" West 303.10 feet;
2. North 89°37'42" West 940.48 feet;
3. South 32°49'26" East 211.29 feet;
4. North 82°45'33" East 79.90 feet;
5. South 54°46'12" East 179.94 feet;
6. South 06°47'13" East 154.95 feet;

7. South  $38^{\circ}22'26''$  West 230.69 feet;
8. North  $28^{\circ}05'27''$  West 460.47 feet to a point on the Easterly Line of said Lot B, Recorded Exemption No. 0805-23-1 RE 5061;

Thence along said Easterly Line and the South Line of said Lot B the following three (3) courses and distances:

1. South  $14^{\circ}54'10''$  West 703.61 feet;
2. South  $00^{\circ}29'56''$  West 1757.39 feet to said South Line of Lot B being also the South Line of the Southeast Quarter of Section 23;
3. North  $89^{\circ}45'07''$  West 119.52 feet to the Southeast Corner of Seeley Lake Annexation No. 4 ANX2022-0004 and a point on the Corporate Boundary for the City of Greeley;

Thence along said Corporate Boundary Line and the East Line of said Seeley Lake Annexation No. 4 ANX2022-0004 North  $00^{\circ}29'56''$  East 2638.54 feet to the Northeast Corner of said Annexation;

Thence continuing along said Corporate Boundary Line and along the North Line of said Seeley Lake Annexation No. 4 ANX2022-0004 North  $89^{\circ}37'36''$  West 1473.25 feet to a point on the West Line of the Southeast Quarter of Section 23;

Thence along said West Line of the Southeast Quarter North  $00^{\circ}07'09''$  East 1451.51 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 72.66 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Steven John Stencil  
Colorado LS 30462

For and on behalf of:  
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