

SEELEY LAKE ANNEXATION No. 3

A Parcel of land located in the East Half of Section 23 and the Northeast Quarter of Section 26, 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 South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter Corner of said Section 23; thence along the West Line of the East Half of Section 23 North 00°07'07" East 30.00 feet to the North Corner of Seeley Lake Annexation No. 2 ANX2022-0002 and the **TRUE POINT OF BEGINNING**;

Thence continuing along said West Line North 00°07'07" East 10.00 feet;
 Thence departing said West Line South 89°45'07" East 1,336.46 feet to the East Line of 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;
 Thence along said East Line of Lot D South 00°29'59" West 40.00 feet to the Southeast Corner of said Lot D;
 Thence along the South Line of Lot D North 89°45'07" West 118.44 feet to a point on the Northeast Right of Way Line for County Road 66 / AA Street as depicted on said Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the plat recorded December 27, 2010, under Reception No. 3740825 in said Records of the Weld County Clerk and Recorder's Office being also a point on a non-tangent curve concave to the Southwest, having a central angle of 54°13'42" and a radius of 318.00 feet, the long chord of which bears South 37°33'00" East 289.87 feet;

Thence departing said South Line of Lot D and along said Northeast Right of Way Line for County Road 66 / AA Street the following ten (10) courses and distances:

1. Southeasterly along the arc of said curve 300.98 feet;
2. Tangent from said curve South 10°26'09" East 244.52 feet to a point on a curve concave to the Northeast, having a central angle of 17°40'57" and a radius of 890.00 feet, the long chord of which bears South 19°16'37" East 273.58 feet;
3. Southeasterly along the arc of said curve 274.67 feet;
4. Non-tangent from said curve South 28°07'07" East 91.07 feet to a point on a curve concave to the Northeast, having a central angle of 15°50'39" and a radius of 1,115.00 feet, the long chord of which bears South 36°02'26" East 307.35 feet;
5. Southeasterly along the arc of said curve 308.33 feet;
6. Non-tangent from said curve South 43°57'45" East 129.26 feet to a point on a curve concave to the Northeast, having a central angle of 21°58'05" and a radius of 920.00 feet, the long chord of which bears South 54°56'48" East 350.59 feet;
7. Southeasterly along the arc of said curve 352.74 feet;

8. Non-tangent from said curve South 65°55'51" East 174.76 feet to a point on a curve concave to the Northeast, having a central angle of 16°23'22" and a radius of 1,170.00 feet, the long chord of which bears South 74°07'32" East 333.54 feet;
9. Easterly along the arc of said curve 334.68 feet;
10. Tangent from said curve South 82°19'13" East 48.81 feet to the northerly prolongation of the West Right of Way Line for County Road 35 as depicted on said Recorded Exemption No. 0805-23-1 RE-5061;

Thence departing the Northeast Right of Way Line for County Road 66 / AA Street along said prolongation of the West Right of Way Line for County Road 35 South 00°35'46" East 60.63 feet to the Southwesterly Right of Way Line for said County Road 66 / AA Street;

Thence departing said prolongation of the West Right of Way Line for County Road 35 along said Southwesterly Right of Way Line and the South Right of Way Line for County Road 66 / AA Street the following Nine (9) courses and distances:

1. North 82°19'13" West 57.54 feet to a point on a curve concave to the Northeast, having a central angle of 16°23'22" and a radius of 1,230.00 feet, the long chord of which bears North 74°07'32" West 350.64 feet;
2. Westerly along the arc of said curve 351.84 feet;
3. Tangent from said curve North 65°55'51" West 174.76 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 21°58'05" and a radius of 980.00 feet, the long chord of which bears North 54°56'48" West 373.45 feet;
4. Northwesterly along the arc of said curve 375.75 feet;
5. Tangent from said curve North 43°57'45" West 129.26 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 15°50'39" and a radius of 1,175.00 feet, the long chord of which bears North 36°02'26" West 323.89 feet;
6. Northwesterly along the arc of said curve 324.93 feet;
7. Tangent from said curve North 28°07'07" West 91.07 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 17°40'57" and a radius of 950.00 feet, the long chord of which bears North 19°16'37" West 292.02 feet;
8. Northwesterly along the arc of said curve 293.19 feet;
9. Tangent from said curve North 10°26'09" West 229.40 feet to a point on the East Line of the Northeast Quarter of Section 26;

Thence continuing along said Southwesterly Right of Way Line and along said East Line of the Northeast Quarter of Section 26 South 00°26'20" East 57.60 feet to a point on the Southerly Right of Way Line for County Road 66 / AA Street as depicted on Recorded Exemption No. 0805-26-01 1AMRECX18-14-0060 as depicted on plat recorded January 30, 2019, under Reception No. 4463459 in the Records of the Weld County Clerk and Recorder's Office;

Thence departing said East Line and continuing along said Southerly Right of Way Line the following five (5) courses and distances:

1. North $10^{\circ}26'09''$ West 71.85 feet to a point on a curve concave to the Southwest, having a central angle of $79^{\circ}18'58''$ and a radius of 248.00 feet, the long chord of which bears North $50^{\circ}05'38''$ West 316.55;
2. Northwesterly along the arc of said curve 343.31 feet;
3. Tangent from said curve North $89^{\circ}45'07''$ West 699.69 feet to the West Line of Lot A, 1AMRECX18-14-0060;
4. Thence along said West Line of Lot A North $00^{\circ}16'40''$ West 10.00 feet;
5. Thence North $89^{\circ}45'07''$ West 382.86 feet to the South Corner of Seeley Lake Annexation No. 2 ANX2022-0002 being also a point on the Corporate Boundary Line of the City of Greeley;

Thence departing the South Right of Way Line for County Road 66 / AA Street contiguous to the City of Greeley and along the South and North Lines of said Seeley Lake Annexation No. 2 ANX2022-0002 the following two (2) courses and distances:

1. North $87^{\circ}56'08''$ East 743.43 feet to the East Corner Seeley Lake Annexation No. 2 ANX2022-0002;
2. North $87^{\circ}26'25''$ West 743.77 feet to North Corner of said Seeley Lake Annexation No. 2 ANX2022-0002 and the **TRUE POINT OF BEGINNING**.

Said parcel contains 4.95 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:
Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, CO 80537
970.669.0516