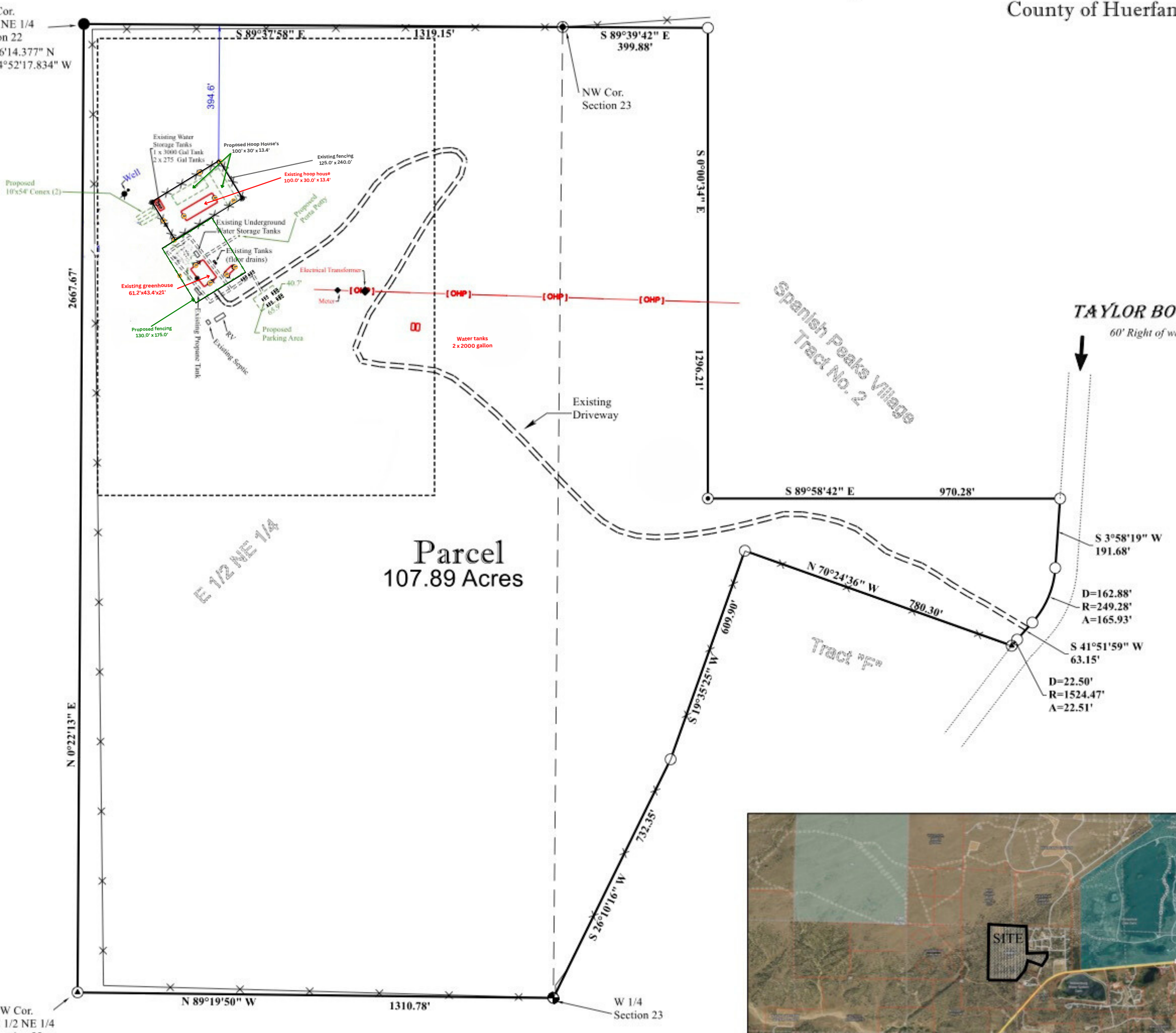
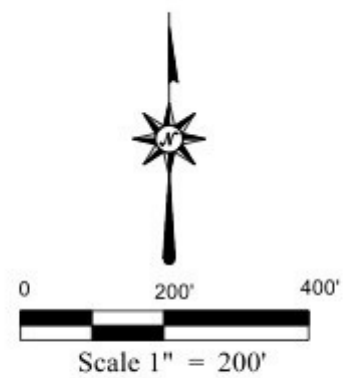


Plot Plan

BLUE SKY FARMS, LLP

A portion of Sections 22 & 23, Township 28 South, Range 67 West, 6th P.M.
County of Huerfano, State of Colorado

NW Cor.
E 1/2 NE 1/4
Section 22
Lat: 37°36'14.377" N
Long: 104°52'17.834" W



Parcel
107.89 Acres

TAYLOR BOULEVARD
60' Right of way

LEGAL DESCRIPTION

A PART OF THE WEST ONE-HALF OF SECTION 23 AND THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 22 BOTH IN TOWNSHIP 28 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF HUERFANO, STATE OF COLORADO, BEING NOW PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23 SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 09°39'42" EAST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 23 A DISTANCE OF 399.80 FEET TO THE NORTHWEST CORNER OF THE PLAT SPANISH PEAKS VILLAGE TRACT NUMBER 2; THENCE SOUTH 00°00'34" EAST ALONG THE WEST LINE OF SAID PLAT A DISTANCE OF 1256.21 FEET TO THE SOUTHWEST CORNER OF LOT 52 BEING COMMON TO THE SOUTHWEST CORNER OF LOT 93 OF SAID PLAT SPANISH PEAKS VILLAGE TRACT NUMBER 2; THENCE SOUTH 81°58'42" EAST ALONG THE SOUTH LINE OF SAID PLAT A DISTANCE OF 970.28 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF TAYLOR BOULEVARD AS PLATTED IN SPANISH PEAKS VILLAGE TRACT NUMBER 2; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES:

1. SOUTH 3°58'19" WEST A DISTANCE OF 191.68 FEET TO A POINT OF NON-TANGENT CURVE SAID POINT BEARS NORTH 86°16'39" WEST TO THE CENTER OF SAID CURVE.
2. ALONG THE CURVE TO THE RIGHT HAVING A DELTA OF 38°08'15" A RADIUS OF 249.28 FEET A DISTANCE OF 165.93 FEET TO A POINT OF TANGENT.
3. SOUTH 41°51'39" WEST A DISTANCE OF 63.15 FEET TO A POINT OF CURVE.
4. ALONG THE ARC OF CURVE LEFT HAVING A DELTA OF 00°50'45" A RADIUS OF 1524.47 FEET A DISTANCE OF 22.51 FEET TO THE NORTHEAST CORNER OF TRACT F-45 SHOWN PER THIS SURVEY;

THENCE NORTH 70°24'36" WEST ALONG THE NORTH LINE OF SAID TRACT F A DISTANCE OF 780.30 FEET TO THE NORTHWEST CORNER; THENCE SOUTH 19°25'24" WEST ALONG THE WEST LINE OF SAID TRACT F A DISTANCE OF 829.93 FEET TO THE SOUTHWEST CORNER; THENCE SOUTH 26°10'26" WEST A DISTANCE OF 732.35 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 22 NORTH 88°18'18" WEST A DISTANCE OF 1319.76 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 22 NORTH 00°22'13" EAST A DISTANCE OF 2667.67 FEET TO THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 22; THENCE ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 22 SOUTH 89°37'58" EAST A DISTANCE OF 1319.15 FEET TO THE TRUE POINT OF BEGINNING ACCORDING TO THE RECORDS OF THE CLERK AND RECORDER FOR HUERFANO COUNTY, COLORADO.

- LEGEND**
- FOUND 3/4" REBAR, WITH 2" ALUMINUM CAP, PLS 10895
 - FOUND 1/2" REBAR, WITH ALUMINUM CAP, PLS 10377
 - FOUND 1/2" REBAR, WITH YELLOW CAP (Illegible)
 - FOUND 1/2" REBAR, WITH YELLOW CAP, PLS 6128
 - FOUND 1/2" REBAR, WITH RED CAP, PLS 10895
 - FOUND 1/2" REBAR, NO CAP
 - WELL
 - EXISTING FENCE LINE
 - [OHP] - APPROXIMATE LOCATION OVERHEAD POWER LINE
 - - - PLATABLE ACERAGE
 - - - FOOT PATHS
 - ◆ PROPOSED HALF SQUARE
 - SECURITY CAMARAS
 - ⊠ OUTDOOR MOTION SENSING LIGHTING
 - - - PROPOSED FENCE LINE
 - DISTANCE FROM OBJECT TO PROPERTY LINE



VICINITY MAP
(not to scale)

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Scale 1" = 200'	Date: 7-14-2023	Drawn By: WSB
Sheet 1/1	Job No. 2023-073	