

PHNSTOWN ZONE IAL (PUD-R)		of Section Twenty-six (26), Township Five North (1.51)	7 NP N.), Range Sir	
9'57"W	described as follows: COMMENCING at the Center Quarter Co Section 26 as bearing South 89°44'41" Eas North American Datum 1983/2011, a dista 38304 at said Center Quarter Corner and n Quarter Corner of said Section 26 and with	(6th P.M.), County of Larimer, State of Colorado and b orner of said Section 26 and assuming the north line of the st, being a Grid Bearing of the Colorado State Plane Co ance of 2,609.11 feet, monumented by a #6 rebar with 2 nonumented by a #6 rebar with a 2.5" aluminum cap st in all other bearings contained herein relative thereto; d north line, a distance of 30.00 feet to the east Right-o G;	the Southeast oordinate Syst 2.5" aluminur amped LS 38	Quarter of said tem, North Zone, n cap stamped LS 304 at the East
	 parcel of land described in Special Warranty Deed recorded March 17, 2023, as reception number 20230010204 of the records of the Larimer County Clerk and Recorder; THENCE along the southerly line of said reception number 20230010204 the following ten (10) courses; THENCE South 21°29'44" West a distance of 214.89 feet; THENCE South 41°08'25" West a distance of 155.88 feet; THENCE South 60°39'57" West a distance of 81.69 feet; THENCE South 51°54'58" West a distance of 149.44 feet; THENCE South 76°02'27" West a distance of 215.91 feet; THENCE South 62°10'08" West a distance of 149.44 feet; THENCE South 62°10'08" West a distance of 141.76 feet; THENCE South 62°10'08" West a distance of 215.02 feet; THENCE South 64°07'10" West a distance of 121.02 feet; THENCE South 76°34'04" West a distance of 30.00 feet to the west line of said Southeast Quarter; THENCE North 89°40'47" West a distance of 30.00 feet to the west line of South County Road 3E; THENCE North 00°19'13" East, along said west line, a distance of 1,323.16 feet to the POINT OF BEGINNING. 			
	OWNER: Blue Spruce Ridge HoldCO LLC			
	By:	As:		
	Witness my hand and seal this day	v of, 20		
	NOTARIAL CERTIFICATE			
	STATE OF COLORADO) ss COUNTY OF LARIMER)			
	The foregoing instrument was acknowledg day of, 20 Witness my Hand and Official Seal. My commission expires:	ged before me by as		this
	LIENHOLDERS			
	By:	As:		
	Witness my hand and seal this day of, 20			
	NOTARIAL CERTIFICATE			
o the Town Council own, Colorado at the	STATE OF COLORADO) ss COUNTY OF LARIMER) The foregoing instrument was acknowledged before me by as this day of, 20			
	Witness my Hand and Official Seal. My commission expires:			
PROJ. NO: 2022266-A	PROJECT NAME: BLUE SPRUCE	REVISIONS:	DATE:	_
DATE: 2-8-2024	CLIENT: H & G	REDLINES	1-4-24	1
DRAWN BY: MAK	FILE NAME: 2022266-A_ZONE			
CHECKED BY: MF	SCALE: 1" = 100'			SHEET 1 OF 1