



**NORTHERN
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**RESERVOIR'S EDGE
METROPOLITAN DISTRICT**

LOVELAND
COLORADO

DESCRIPTION

**PROJECT
AREA BOUNDARY MAP**

DRAWN BY

F. Wegert

DATE

July 23, 2020

SCALE

1" = 300'

PROJECT

884-007

EXHIBIT

A



DESCRIPTION: Reservoir's Edge Metropolitan District

A parcel of land being comprised of Tract I and Tract II as described in that Special Warranty Deed recorded April 20, 2018 as Reception No. 20180023170 of the Records of Larimer County and being situate in the South Half of Section Twenty-seven (27), Township Five North (T.5N.), Range Sixty-nine West (R.69W.), of the Sixth Principal Meridian (6th P.M.), City of Loveland, County of Larimer, State of Colorado, and being more particularly described as follows:

BEGINNING at the South Quarter Corner of said Section 27 and assuming the South line of the Southeast Quarter of said Section 27 to bear North 89°53'03" East a distance of 2629.63 feet with all bearings herein relative thereto;

THENCE South 89°52'34" West along the South line of the Southwest Quarter of said Section 27 a distance of 922.13 feet (Record = 922.24 feet) to a found #4 rebar with a yellow plastic cap, LS12374;
THENCE North 00°08'11" East a distance of 1482.74 feet (Record = 1482.40 feet) to a found #4 rebar with a yellow plastic cap, LS12374;

THENCE North 51°13'59" East a distance of 179.34 feet to a found #4 rebar with a yellow plastic cap, LS12374 on the Southerly boundary line of Ryan Gulch Lake;

The following Nine (9) courses are along the Southerly boundary lines of the Ryan Gulch Lake:
THENCE South 52°05'23" East a distance of 24.41 feet to a found #4 rebar with a yellow plastic cap, LS12374;

THENCE North 89°21'54" East a distance of 643.01 feet (Record = 643.24 feet) to a found #4 rebar;

THENCE North 70°09'11" East a distance of 355.50 feet (Record = 355.66 feet) to a found #4 rebar;

THENCE North 00°21'24" West a distance of 368.32 feet to a found #4 rebar;

THENCE North 58°04'24" West a distance of 271.65 feet to a found #4 rebar;

THENCE North 10°24'36" East a distance of 216.89 feet;

THENCE North 55°18'36" East a distance of 210.16 feet;

THENCE South 73°22'54" East a distance of 489.04 feet to a found #4 rebar;

THENCE South 29°39'27" East a distance of 652.26 feet to the Northerly boundary of Lot 1 of the Lakeside Terrace Third addition;

THENCE North 89°54'43" East along the Northerly boundary of said Lot 1 a distance of 155.46 feet to the Westerly boundary of Tract B of the Lakeside Terrace Commons P.U.D. recorded February 11, 1992 as Reception No. 19920006965 of the Records of Larimer County;

THENCE South 02°59'34" East along the Westerly boundary of said Tract B a distance of 20.22 feet (Record = 20.00 feet) to the beginning point of a curve, non-tangent to this course on the Westerly boundary of Tract A of said Lakeside Terrace Commons P.U.D.:

The next Eight (8) courses are along the Westerly boundary of Tract A of said Lakeside Terrace Commons P.U.D.:

THENCE along the arc of a Curve concave to the Southeast a distance of 142.05 feet (Record = 141.76 feet), said curve has a Radius of 50.00 feet, a Delta of 162°46'23" and is subtended by a Chord bearing South 05°40'39" West a distance of 98.87 feet (Record = 98.83 feet) to a Point of Reverse Curvature;

THENCE along the arc of a Curve concave to the Southwest a distance of 39.54 feet, said curve has a Radius of 30.00 feet, a Delta of 75°31'12" and is subtended by a Chord bearing South 37°56'52" East a distance of 36.74 feet to a Point of Tangency;

THENCE South 00°11'12" East a distance of 207.17 feet to a Point of Curvature;



THENCE along the arc of a Curve concave to the Northwest a distance of 90.20 feet (Record = 90.11 feet), said curve has a Radius of 130.00 feet, a Delta of $39^{\circ}45'23''$ and is subtended by a Chord bearing South $19^{\circ}39'07''$ West a distance of 88.41 feet (Record = 88.32 feet) to a Point of Tangency;

THENCE South $39^{\circ}31'48''$ West a distance of 11.75 feet;

THENCE South $32^{\circ}46'22''$ West a distance of 40.00 feet to the beginning point of a curve non-tangent to this course;

THENCE along the arc of a Curve concave to the Southwest a distance of 129.42 feet, said curve has a Radius of 130.00 feet, a Delta of $57^{\circ}02'26''$ and is subtended by a Chord bearing South $28^{\circ}42'25''$ East a distance of 124.14 feet to a Point of Tangency;

THENCE South $00^{\circ}11'12''$ East a distance of 754.89 feet to an angle point on the Westerly boundary of Tract E of the Lakeside Terrace Estate P.U.D. Second Addition and Subdivision recorded March 30, 1994 as Reception No. 19940027928 of the Records of Larimer County;

The next Four (4) courses are along the Westerly boundary lines of said Tract E:

THENCE South $24^{\circ}01'55''$ West a distance of 225.78 feet;

THENCE South $00^{\circ}07'52''$ East a distance of 180.00 feet;

THENCE South $89^{\circ}52'08''$ West a distance of 10.00 feet;

THENCE South $00^{\circ}07'52''$ East a distance of 111.52 feet to the South line of the Southeast Quarter of said Section 27;

THENCE South $89^{\circ}53'03''$ West along the South line of the Southeast Quarter of said Section 27 a distance of 1060.32 feet (Record = 1059.46 feet) to the **POINT OF BEGINNING**.

Said parcel contains or 90.81 acres, more or less (\pm).

LMS

June 30, 2020

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