

05-04-2022

PARCEL A

A PORTION OF TRACT I-1 OF PLAT OF SURVEY BY EUGENE PADON RLS 2065 AND RECORDED AT RECEPTION NO. 807363 (AKA 90807363) AND LOCATED IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 36 BEING S 89°57'39" E AND MONUMENTED AS FOLLOWS:

-NORTHEAST CORNER OF SECTION 36, BEING A FOUND 3.25" ALUMINUM CAP IN RANGE BOX, PLS 14070.

-NORTH 1/4 CORNER OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, PLS 28656.

COMMENCING AT SAID NORTHEAST CORNER OF SECTION 36;

THENCE S 13°51'46" W A DISTANCE OF 129.19 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 3497939 SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF EAST COUNTY LINE ROAD AND THE **POINT OF BEGINNING**;

THENCE S 00°26'06" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1199.64 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT I-1 OF PLAT OF SURVEY BY EUGENE PADON RLS 2065 AND RECORDED AT RECEPTION NO. 807363 (AKA 90807363);

THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID TRACT I-1 OF PLAT OF SURVEY BY EUGENE PADON RLS 2065 AND RECORDED AT RECEPTION NO. 807363 (AKA 90807363) THE FOLLOWING TWO (2) COURSES:

1) S 89°59'09" W A DISTANCE OF 654.24 FEET;

2) N 00°02'56" W A DISTANCE OF 1295.67 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ARAPAHOE ROAD AS RECORDED IN BOULDER COUNTY COMMISSIONERS JOURNAL 4 AT PAGE 569;

THENCE S 89°57'39" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 559.57 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 3497939;

THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 3497939 TO FOLLOWING FIVE (5) COURSES;

1) S 00°02'23" W A DISTANCE OF 30.00 FEET;

2) S 89°57'37" E A DISTANCE OF 40.24 FEET;

3) ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 44°45'36" E 35.48 FEET, A RADIUS OF 25.00 FEET, AN ARC OF 39.44 FEET, AND A DELTA OF 90°23'23";

4) S 00°26'06" W A DISTANCE OF 40.00 FEET;

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5) S 89°33'54" E A DISTANCE OF 40.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 848,654 SQUARE FEET, OR 19.4824 ACRES MORE OR LESS.

TOGETHER WITH:

PARCEL B

A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 BEING S 89°56'15" E AND MONUMENTED AS FOLLOWS:

-WEST CENTER 1/16 CORNER OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

-CENTER 1/4 CORNER OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

BEGINNING AT SAID WEST CENTER 1/16 CORNER OF SECTION 36 BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846;

THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 36 THE FOLLOWING TWO (2) COURSES;

1) S 89°56'15" E A DISTANCE OF 1319.94 FEET TO SAID CENTER 1/4 CORNER OF SECTION 36 TO A POINT BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846;

2) N 89°00'36" E A DISTANCE OF 1341.46 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846;

THENCE N 00°18'01" W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36 A DISTANCE OF 1323.17 FEET TO THE NORTHWEST CORNER OF TRACT R-9 OF A PLAT OF SURVEY RECORDED AT RECEPTION NO. 90807363, BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE N 89°59'59" E ALONG THE NORTHERLY LINE OF SAID TRACT R-9 A DISTANCE OF 659.84 FEET TO THE NORTHWEST CORNER OF TRACT A, BLOCK 1, MUHR SUBDIVISION, A SUBDIVISION RECORDED AT RECEPTION NO. 03235164, BEING A FOUND 1.5" ALUMINUM CAP, PLS 25614;

THENCE S 00°00'51" E ALONG THE WESTERLY LINE OF SAID TRACT A, BLOCK 1 AND THE WESTERLY LINE OF LOT 1, BLOCK 1 OF SAID MUHR SUBDIVISION A DISTANCE OF 1321.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, BEING A FOUND 1.5" ALUMINUM CAP ON A NO. 5 REBAR, PLS 28283;

THENCE S 68°15'16" E ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1 A DISTANCE OF 473.67 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, SAID POINT BEING A FOUND 2" ALUMINUM CAP, PLS 25614;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF LOT 1, BLOCK 1 ALONG THE ARC OF A **CURVE TO THE LEFT** HAVING A CHORD OF N 20°28'27" E 188.54 FEET, A RADIUS OF 5500.00

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FEET, AN ARC OF 188.55 FEET, AND A DELTA OF 01°57'51" TO A POINT BEING A FOUND 1.25" ALUMINUM CAP, PLS 22561;

THENCE N 89°52'16" E CONTINUING ALONG SAID SOUTHERLY LINE OF LOT 1, BLOCK 1 AND THE EXTENSION THEREOF A DISTANCE OF 52.23 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THAT RAILROAD RECORDED AT B149 P470, B149 P267 AND B113 P407;

THENCE ALONG THE EASTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD RECORDED AT B149 P470, B149 P267 AND B113 P407 THE FOLLOWING THREE (3) COURSES:

1) ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 22°50'40" W 628.58 FEET, A RADIUS OF 5550.80 FEET, AN ARC OF 628.92 FEET, AND A DELTA OF 06°29'30";

2) S 26°13'11" W A DISTANCE OF 910.50 FEET;

3) S 89°36'29" W A DISTANCE OF 25.53 FEET;

THENCE N 26°46'57" E A DISTANCE OF 81.86 FEET;

THENCE S 89°44'25" W A DISTANCE OF 46.02 FEET;

THENCE S 28°59'44" W A DISTANCE OF 83.70 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 1059115;

THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 1059115 THE FOLLOWING TWO (2) COURSES:

1) S 89°36'29" W A DISTANCE OF 371.00 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

2) S 26°47'29" W A DISTANCE OF 1320.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 7 (AKA BASELINE ROAD), BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE S 89°36'29" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 850.33 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36;

THENCE S 89°36'44" W CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 636.06 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 436823;

THENCE N 00°11'08" W ALONG THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 436823 A DISTANCE OF 552.99 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND;

THENCE S 89°36'44" W ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NUMBER 436823 AND THE NORTHERLY LINES OF THOSE PARCELS OF LAND RECORDED AT RECEPTION NUMBERS: 749256, 3494053, 127324, 3222737 AND 3059458 A DISTANCE OF 1681.33 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND RECORDED AT RECEPTION NUMBER 3059458 SAID POINT ALSO BEING ON THE EASTERLY LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 1916822;

THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 1916822 THE FOLLOWING TWO (2) COURSES:

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1) N 00°20'16" W A DISTANCE OF 4.50 FEET;

2) S 89°36'44" W A DISTANCE OF 327.00 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36;

THENCE N 00°18'39" W ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 700.00 FEET;

THENCE N 89°45'33" E A DISTANCE OF 1322.75 FEET;

THENCE N 00°14'20" W ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 664.52 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 1147886, BEING A FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR, RLS 4846;

THENCE S 89°50'01" W ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 1147886 AND ALONG THE NORTHERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2377724 A DISTANCE OF 1322.37 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36;

THENCE N 00°12'21" W ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 654.37 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 36, BEING A FOUND 3.25" ALUMINUM CAP, RLS 4846 IN RANGE BOX;

THENCE N 00°27'02" W ALONG WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 36 A DISTANCE OF 1344.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, BEING A FOUND 2" ALUMINUM CAP AS A 30' WITNESS CORNER, PLS 28273;

THENCE S 89°58'46" E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36 A DISTANCE OF 1332.28 FEET THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 36, BEING A FOUND 2" ALUMINUM CAP, PLS 28273;

THENCE S 00°04'29" W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 36 A DISTANCE OF 1345.89 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A GROSS AREA OF 11,867,429 SQUARE FEET, OR 272.4387 ACRES MORE OR LESS

EXCEPT FROM PARCEL B, THE FOLLOWING PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 BEING S 89°56'15" E AND MONUMENTED AS FOLLOWS:

-WEST CENTER 1/16 CORNER OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

-CENTER 1/4 CORNER OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

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COMMENCING AT SAID WEST CENTER 1/16 CORNER OF SECTION 36;
THENCE S 14°10'20" E A DISTANCE OF 1373.49 FEET TO THE **POINT OF BEGINNING**;

THENCE S 87°03'19" E A DISTANCE OF 419.06 FEET;

THENCE S 00°11'08" E A DISTANCE OF 461.67 FEET;

THENCE S 89°36'44" W A DISTANCE OF 147.90 FEET;

THENCE S 87°00'35" W A DISTANCE OF 110.11 FEET;

THENCE S 89°36'44" W A DISTANCE OF 162.15 FEET;

THENCE N 00°00'00" E A DISTANCE OF 491.04 FEET **POINT OF BEGINNING.**

THE ABOVE DESCRIBED EXCEPTION PARCEL CONTAINS AN AREA OF 199,747 SQUARE FEET,
OR 4.5856 ACRES MORE OR LESS

AREA TOTAL:

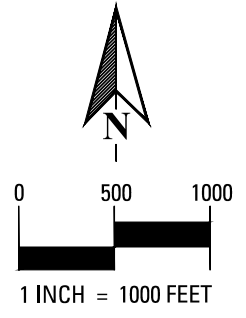
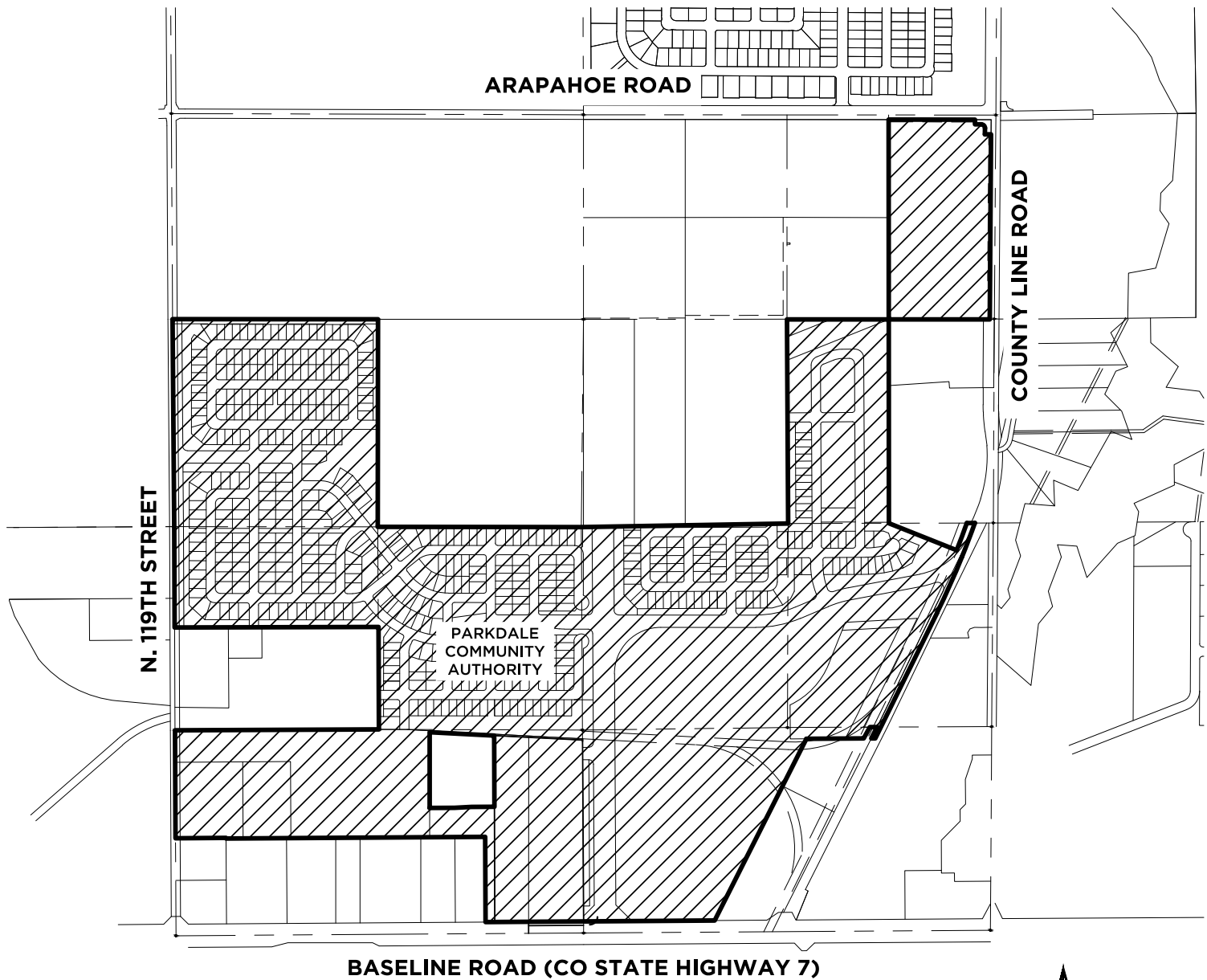
PARCEL A: CONTAINS AN AREA OF 848,654 SQUARE FEET, OR 19.4824 ACRES MORE OR LESS.

PARCEL B: CONTAINS A GROSS AREA OF 11,867,429 SQUARE FEET, OR 272.4387 ACRES MORE
OR LESS

EXCEPTION OF PARCEL B: CONTAINS AN AREA OF 199,747 SQUARE FEET, OR 4.5856 ACRES
MORE OR LESS

THE ABOVE DESCRIBED PARCEL CONTAINS A TOTAL NET AREA OF 12,516,336 SQUARE FEET,
OR 287.3355 ACRES MORE OR LESS

PARKDALE COMMUNITY AUTHORITY



TITLE:
PARKDALE COMMUNITY AUTHORITY

LOCATION:
A PORTION OF SECTION 36
TOWNSHIP 1 NORTH, RANGE 69 WEST, 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

SCALE: 1"=1000'	DATE: 05.03.2022	PROJECT NO: 0043-1532	AREA: 287.34 AC	PATH: J:\0043\1532\SURVEY\DISTRICT BOUNDARIES\PARKDALE_DISTRICT COMMUNITY AUTHORITY.DWG
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