

**LUPTON VILLAGE RESIDENTIAL METROPOLITAN DISTRICT
CITY OF FORT LUPTON, WELD COUNTY, COLORADO**

DISTRICT BOUNDARY MAP AND LEGAL DESCRIPTION
August 5, 2021

DISTRICT BOUNDARY MAP

\40-Design\Exhibits\Metro District\C_MDIST__BOUNDARY EXHIBIT 0181732.dwg USER: rbanning
REFS: C_PUTIL_81732 c_pbase_81732 C_PCONCEPT_81732 c_xbase_81732 C_PUTIL_81325 C_PPROP_81732 C_PPROP_81325



LEGAL DESCRIPTION

- 1) A Tract of land being part of Tract B, FORT LUPTON COMMUNITY CENTER SUBDIVISION, a subdivision of land in the City of Fort Lupton, Weld County, Colorado and lying in the Southwest quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, the plat of said subdivision recorded as Reception Number 2766474, said Tract more particularly described as follows:

Commencing at the Southwest corner of said Section 5 monumented by a found 3-1/4 inch aluminum cap marked "PLS 13155", from which the South Quarter-Corner of said Section 5 monumented by 3-1/4 inch aluminum cap marked "PLS 13155" bears North 89° 40' 33" East a ground distance of 2631.61 feet; and all bearings herein are relative thereto; Thence North 89° 40' 33" East 835.49 feet on the South line of said Southwest Quarter; Thence North 00° 43' 28" West 662.79 feet to a 3/4 inch metal rod found at a corner on the westerly line of said Tract B; Thence North 00° 39' 34" West 190.92 feet on said westerly line to the POINT OF BEGINNING; Thence continuing North 00° 39' 34" West 190.92 feet on said westerly line to the Southwest corner of Lot 1, FORT LUPTON COMMUNITY CENTER SUBDIVISION SECOND AMENDMENT, a subdivision of land in said city, county and state, the plat of said subdivision recorded as Reception Number 4380390; Thence North 89° 38' 16" East 365.85 feet on the South line of said Lot 1 to a 2 inch aluminum cap marked "PLS 37971" found at the Southeast corner of said Lot 1; Thence South 00° 42' 20" East 191.24 feet; Then South 89° 41' 15" West 366.01 feet to the POINT OF BEGINNING; said Tract containing 69,922 square feet or 1.605 acres.

AND

- 2) Lots 1- 73 and Outlot A of Lupton Village PUD Second Filing as recorded June 14, 2021, as Reception No. 4725741, of the records of Weld County, Colorado.

AND

- 3) Lots 1-12, Block 1;
Lots 1-23, Block 2;
Lots 1-22, Block 3;
Lots 1-10, Block 4;
Lots 1-12, Block 5;
Lots 1-11, Block 6;
Lots 1-2, Block 7;
Tracts C, D, E, F, G, H, I, J, K, N, O and P,

of the Final Plat of Lupton Village P.U.D. as recorded February 19, 2021, as Reception No. 4684462, of the records of Weld County Colorado.

AND

- 4) A parcel of land being a portion of that parcel of land described in Warranty Deed recorded August 13, 1974 at Reception No. 1642661 within the records of the Weld County Clerk and Recorder and being a portion of the West Half of the Southwest Quarter(W1/2SW1/4) of Section Five(5), Township One North (T.1N.), Range Sixty-six West (R.66W.) of the Sixth Principal Meridian (6thP.M.), City of Fort Lupton, County of Weld, State of Colorado, being more particularly described as follows;

COMMENCING at the Southwest corner of Section 5 and assuming the South line of theSW1/4of said Section 5 as monumented by a #6rebar at the West end and by a #6 rebar with an illegible2.5” aluminum cap at the East end, as bearing North 89°40’24” East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983, a distance of 2631.31 feet, with all other bearings contained herein being relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

THENCE North 00°30’45” West along the West line of the SW1/4 of Section 5 a distance of 225.00 feet to the **POINT OF BEGINNING**;

THENCE continuing North 00°30’45” West along said West line a distance of 1050.86 feet;

THENCE North 89°38’25"East a distance of 155.05 feet;

THENCE North 00°18’46” West a distance of 99.99 feet;

THENCE North 89°39’07” East a distance of 274.91 feet to the Westerly right-of-way line of the Union Pacific Railroad;

THENCE South00°42’16"East along said Westerly right-of-way line a distance of 1151.07 feet;

THENCE South 89°40’24"West a distance of 434.16 feet to the West line of the SW1/4 of said Section 5 and to the **POINT OF BEGINNING**.

Said parcel of land contains 11.06Acres (+/-481,961 sq.ft.) and is subject to any rights-of-way or other easements of record as now existing on said described parcel of land.

AND

- 5) Parcel No. 147105312002, City of Fort Lupton, County of Weld, State of Colorado; also known as Lot 2 FORT LUPTON COMMUNITY CENTER SECOND AMENDMENT; also known as 207 South Rollie Avenue, Fort Lupton, Colorado; also known as THE COURTYARDS AT LUPTON VILLAGE PUD, lying in the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the Sixth Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado, as recorded June 29, 2020 as Reception No. 4603635, of the records of Weld County Colorado.