

**NOT FOR  
 CONSTRUCTION**

**THE VILLAGE AT  
 NORTH CREEK**  
 CITY OF THORNTON, CO  
 NORTH CREEK LLC

2019-04-18

35177002

**REVISION / ISSUANCE**

NO. DESCRIPTION DATE

NO.	DESCRIPTION	DATE

DESIGNED BY: BAK  
 DRAWN BY:  
 CHECKED BY:

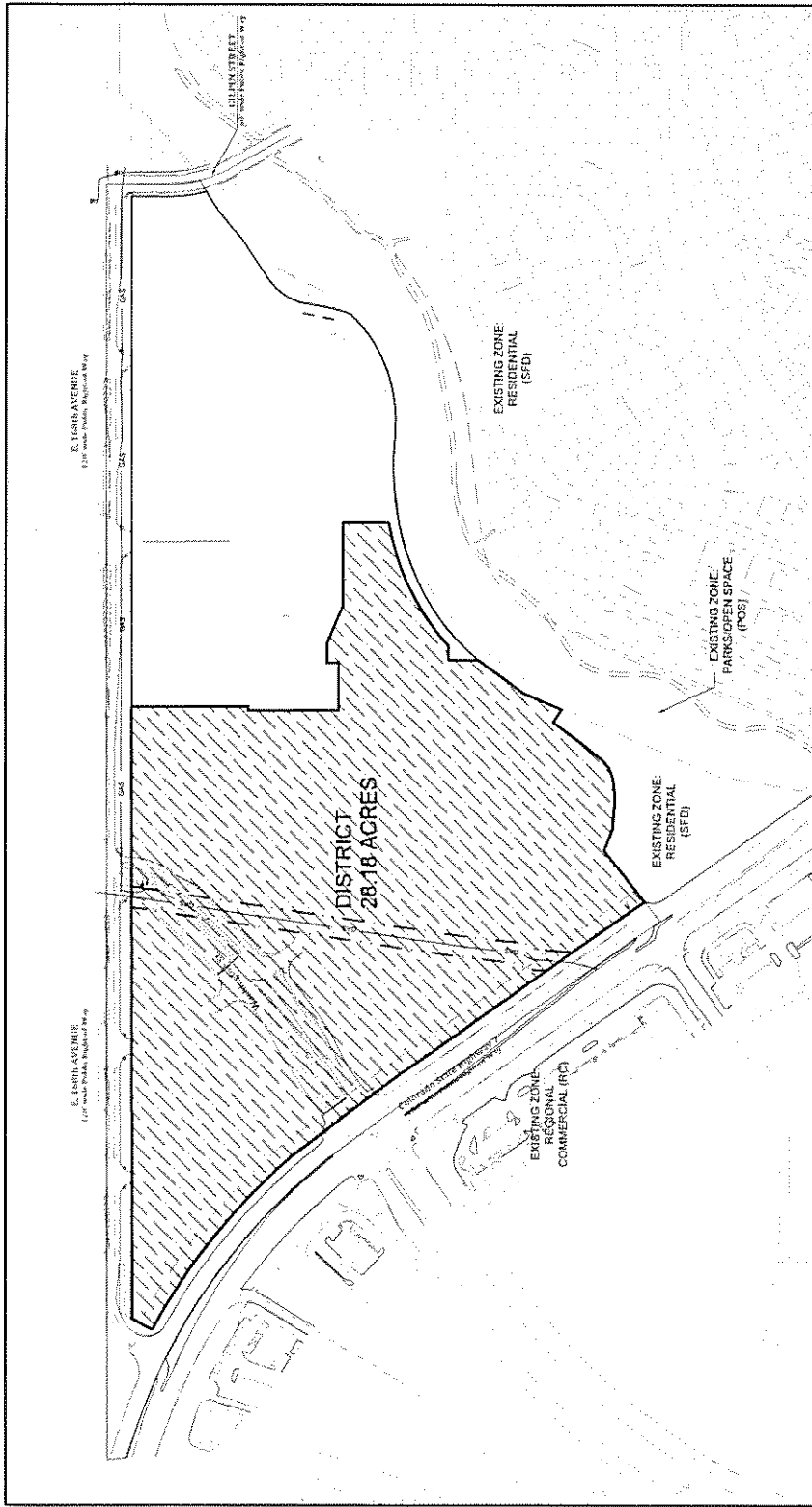


SCALE  
 METRIC: N/A  
 ANGLE: 1/4"=100'

0 100 200 400  
 FEET

METRO DISTRICT  
 BOUNDARY EXHIBIT

**EXHIBIT C**



**RECEIVED**

FEB 04 2020

**Div of Local Government**

## EXHIBIT A Parcel Description

# RECEIVED

FEB 04 2020

PARCEL DESCRIPTION - DISTRICT BOUNDARY

**Div of Local Government**

BEING A PORTION OF THE REAL PROPERTY AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED MAY 22, 2012 AT REC. #2012000036830, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, FROM WHENCE THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) BEARS NORTH 89°55'00" EAST A DISTANCE OF 2639.09 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;  
THENCE NORTH 89°55'00" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4), 623.89 FEET TO A POINT;  
THENCE LEAVING SAID NORTH LINE, SOUTH 00°05'00" EAST, 60.00 FEET TO A POINT ON THE SOUTH LINE OF EAST 168TH AVENUE, AND BEING THE POINT OF BEGINNING;

THENCE NORTH 89°55'00" EAST, ALONG SAID SOUTH LINE OF EAST 168TH AVENUE, 1480.79 FEET TO A POINT;  
THENCE LEAVING SAID SOUTH LINE, SOUTH 00°05'00" EAST, 280.53 FEET TO A POINT;  
THENCE SOUTH 89°55'00" WEST, 9.05 FEET TO A POINT;  
THENCE SOUTH 00°05'00" EAST, 220.25 FEET TO A POINT;  
THENCE NORTH 89°55'00" EAST, 115.75 FEET TO A POINT;  
THENCE NORTH 00°05'00" WEST, 28.75 FEET TO A POINT;  
THENCE NORTH 89°55'00" EAST, 50.00 FEET TO A POINT;  
THENCE SOUTH 65°34'09" EAST, 95.58 FEET TO A POINT;  
THENCE NORTH 89°55'00" EAST, 203.38 FEET TO A POINT;  
THENCE SOUTH 00°05'00" EAST, 109.76 FEET TO A NON-TANGENT CURVE TO THE LEFT CONCAVE SOUTHEASTERLY;  
THENCE SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 644.88 FEET, AND WHOSE LONG CHORD BEARS SOUTH 64°10'56" WEST AND HAS A CHORD LENGTH OF 331.49 FEET, THROUGH A CENTRAL ANGLE OF 29°47'13", FOR AN ARC LENGTH OF 335.26 FEET TO A POINT OF NON-TANGENCY;  
THENCE SOUTH 89°55'00" WEST, 35.53 FEET TO A POINT;  
THENCE SOUTH 00°05'00" EAST, 74.74 FEET TO A NON-TANGENT CURVE TO THE LEFT CONCAVE SOUTHEASTERLY;  
THENCE SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 507.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 37°13'17" WEST AND HAS A CHORD LENGTH OF 22.96 FEET, THROUGH A CENTRAL ANGLE OF 02°35'43", FOR AN ARC LENGTH OF 22.97 FEET TO A POINT OF NON-TANGENCY;  
THENCE SOUTH 35°55'25" WEST, 111.43 FEET TO A POINT;  
THENCE SOUTH 23°15'12" WEST, 102.53 FEET TO A POINT;  
THENCE NORTH 55°54'57" WEST, 37.15 FEET TO A POINT;  
THENCE SOUTH 36°23'52" WEST, 81.85 FEET TO A POINT;  
THENCE SOUTH 39°00'14" WEST, 73.18 FEET TO A POINT;  
THENCE SOUTH 50°52'27" WEST, 20.25 FEET TO A POINT;  
THENCE SOUTH 68°04'58" WEST, 26.57 FEET TO A POINT;  
THENCE SOUTH 83°17'26" WEST, 39.79 FEET TO A POINT;  
THENCE NORTH 87°22'02" WEST, 42.30 FEET TO A POINT;

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720 W. 84TH AVENUE, UNIT 349  
THORNTON, COLORADO 80260

PH. 303-702-1617  
FAX. 303-702-1488  
www.powersurveying.com

DRAWING BY: FMZ  
PROJECT NO.

DATE: 4-25-2019  
501-18-097(B)

## EXHIBIT A Parcel Description

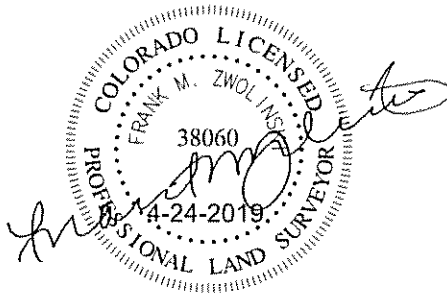
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THENCE NORTH 85°06'17" WEST, 43.10 FEET TO A POINT;  
THENCE NORTH 67°44'59" WEST, 53.68 FEET TO A POINT;  
THENCE SOUTH 51°52'34" WEST, 158.43 FEET TO A POINT ON THE NORTH LINE OF COLORADO STATE HIGHWAY 7;  
THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES:

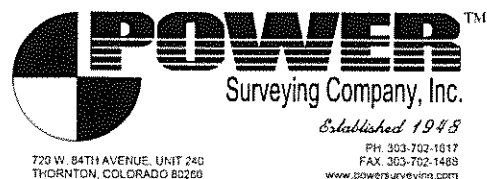
1. NORTH 35°11'45" WEST A DISTANCE OF 750.96 FEET TO A POINT;
2. NORTH 37°13'15" WEST A DISTANCE OF 307.70 FEET TO A NON-TANGENT CURVE TO THE LEFT CONCAVE SOUTHWESTERLY;
3. NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1507.50 FEET, AND WHOSE LONG CHORD BEARS NORTH 51°24'45" WEST AND HAS A CHORD LENGTH OF 534.85 FEET, THROUGH A CENTRAL ANGLE OF 20°26'10", FOR AN ARC LENGTH OF 537.69 FEET TO A POINT OF NON-TANGENCY;

THENCE LEAVING SAID NORTH LINE, NORTH 28°21'42" EAST, 56.11 FEET TO THE POINT OF BEGINNING.

Containing ±1,228,065 square feet or ±28.192 acres of land.



Frank M. Zwolinski, P.L.S.  
Colorado License #38060  
For and on behalf of Power Surveying Company, Inc.  
720 W. 84th Ave., Unit 240  
Thornton, CO 80260  
303-702-1617



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