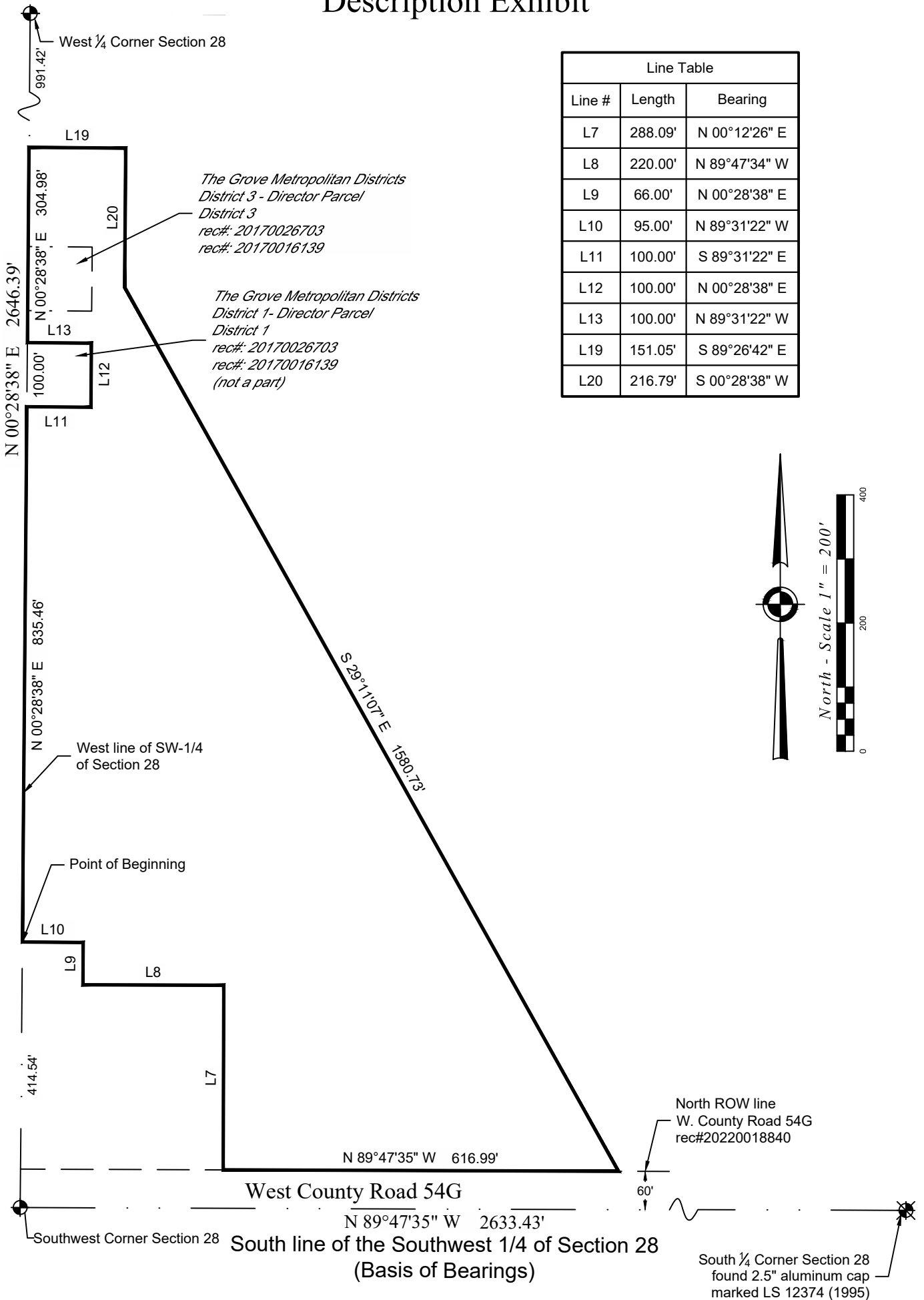


Description Exhibit



Line Table		
Line #	Length	Bearing
L7	288.09'	N 00°12'26" E
L8	220.00'	N 89°47'34" W
L9	66.00'	N 00°28'38" E
L10	95.00'	N 89°31'22" W
L11	100.00'	S 89°31'22" E
L12	100.00'	N 00°28'38" E
L13	100.00'	N 89°31'22" W
L19	151.05'	S 89°26'42" E
L20	216.79'	S 00°28'38" W

*The Grove Metropolitan Districts
District 3 - Director Parcel
District 3
rec#: 20170026703
rec#: 20170016139*

*The Grove Metropolitan Districts
District 1- Director Parcel
District 1
rec#: 20170026703
rec#: 20170016139
(not a part)*

N 00°28'38" E 2646.39'

N 00°28'38" E 304.98'

N 00°28'38" E 835.46'

414.54'

S 29°11'07" E 1580.73'

N 89°47'35" W 616.99'

N 89°47'35" W 2633.43'

North ROW line
W. County Road 54G
rec#20220018840

South ¼ Corner Section 28
found 2.5" aluminum cap
marked LS 12374 (1995)

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

see page 2 for description
page 1 of 2

C:\Users\PLSCPC\AppData\Local\Temp\AcPublish_1848\16104d015.dwg September 12, 2022 - 11:50am

#	Date	Revisions	Field Date N/A	Prepared for: Loveland Ready-Mix Concrete
			Party Chief N/A	<div style="display: flex; justify-content: space-between;"> Project#: 16104.015 </div> <div style="text-align: center;"> <p>PLS Corporation 1205 Des Moines Avenue Loveland, Colorado 80537 970.669.2100 · info@plscorporation.com</p> </div>
			Survey Tech N/A	
			Proj. Manager ZSW	

Description Exhibit

Legal Description - The Grove Metropolitan Districts District 3:

A parcel of land situated in the Southwest 1/4 of Section 28, Township 8 North, Range 69 West of the 6th P.M., Larimer County, State of Colorado, being more particularly described as follows:

Considering the South line of the Southwest 1/4 of Section 28, Township 8 North, Range 69 West of the 6th P.M., Larimer County, State of Colorado as bearing N 89°47'35" W with all bearings herein relative thereto.

COMMENCE at the Southwest Corner of Section 28, Township 8 North, Range 69 West of the 6th P.M., Larimer County, State of Colorado;

- thence N 00°28'38" E for a distance of 414.54 feet along the POINT OF BEGINNING;
- thence N 00°28'38" E for a distance of 835.46 feet continuing along said West line;
- thence S 89°31'22" E for a distance of 100.00 feet;
- thence N 00°28'38" E for a distance of 100.00 feet;
- thence N 89°31'22" W for a distance of 100.00 feet to said West line;
- thence N 00°28'38" E for a distance of 304.98 feet along said West line;
- thence S 89°26'42" E for a distance of 151.05 feet;
- thence S 00°28'38" W for a distance of 216.79 feet;
- thence S 29°11'07" E for a distance of 1580.73 feet to the North right of way line of West County Road 54G;
- thence N 89°47'35" W for a distance of 616.99 feet along said North right of way line;
- thence N 00°12'26" E for a distance of 288.09 feet;
- thence N 89°47'34" W for a distance of 220.00 feet;
- thence N 00°28'38" E for a distance of 66.00 feet;
- thence N 89°31'22" W for a distance of 95.00 feet to the POINT OF BEGINNING.

Containing 15.435 acres more or less.

Written by M. Bryan Short, Colorado LS 32444

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see page 1 for sketch
page 2 of 2

C:\Users\PLSCPC\AppData\Local\Temp\AcPublish_1848\16104d015.dwg September 12, 2022 - 11:50am

#	Date	Revisions	Field Date N/A	Prepared for: Project#: 16104.015
			Party Chief N/A	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> </div> <div style="text-align: center;"> <p>PLS Corporation 1205 Des Moines Avenue Loveland, Colorado 80537 970.669.2100 · info@plscorporation.com</p> </div> <div style="text-align: center;"> </div> </div>
			Survey Tech N/A	
			Proj. Manager ZSW	