

**Murata Farms Residential Metropolitan District (67564)**  
**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF LOT B OF RECORDED EXEMPTION NUMBER 1471-04-3-RE 879 RECORDED AUGUST 14, 1986 AT RECEPTION NO. 02065102 IN THE OFFICIAL RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTH SIXTEENTH (S 1/16) CORNER OF SAID SECTION 4 AND SECTION 5;

THENCE ALONG THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND THE WESTERLY BOUNDARY OF SAID LOT B, THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°06'50" WEST, A DISTANCE OF 726.59 FEET;
2. NORTH 89°17'07" EAST, A DISTANCE OF 316.82 FEET;
3. NORTH 00°06'50" WEST, A DISTANCE OF 550.00 FEET TO TO THE SOUTHERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY 52 AS RECORDED AT SAID RECEPTION NO. 02065102;

THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH 89°17'03" EAST, A DISTANCE OF 872.41 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 00°12'11" EAST, A DISTANCE OF 76.70 FEET;

THENCE SOUTH 55°55'51" WEST, A DISTANCE OF 106.86 FEET;

THENCE SOUTH 00°12'11" EAST, A DISTANCE OF 203.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 530.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 07°06'34" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°54'23", AN ARC LENGTH OF 63.89 FEET;

THENCE NORTH 89°47'49" EAST, A DISTANCE OF 281.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 530.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'28", AN ARC LENGTH OF 105.37 FEET;

THENCE NORTH 00°12'11" WEST, A DISTANCE OF 126.45 FEET;

THENCE NORTH 70°17'35" EAST, A DISTANCE OF 362.86 FEET;

THENCE NORTH 89°51'36" EAST, A DISTANCE OF 370.50 FEET;

THENCE SOUTH 00°12'11" EAST, A DISTANCE OF 267.47 FEET;

THENCE SOUTH 89°47'49" WEST, A DISTANCE OF 25.00 FEET;

THENCE SOUTH 00°12'11" EAST, A DISTANCE OF 107.00 FEET;  
THENCE SOUTH 44°47'49" WEST, A DISTANCE OF 21.21 FEET;  
THENCE SOUTH 00°12'11" EAST, A DISTANCE OF 60.00 FEET;  
THENCE SOUTH 85°25'22" EAST, A DISTANCE OF 150.00 FEET;

THENCE NORTH 89°47'49" EAST, A DISTANCE OF 245.51 FEET TO THE WESTERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 29 1/2 AS RECORDED AT SAID RECEPTION NO. 02065102 AND THE EASTERLY BOUNDARY OF SAID LOT B;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY AND SAID EASTERLY BOUNDARY, SOUTH 00°12'11" EAST, A DISTANCE OF 701.81 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND THE SOUTHERLY BOUNDARY OF SAID LOT B;

THENCE ALONG SAID SOUTH LINE AND SAID SOUTHERLY BOUNDARY, SOUTH 89°15'27" WEST, A DISTANCE OF 2,619.99 FEET TO THE **POINT OF BEGINNING.**

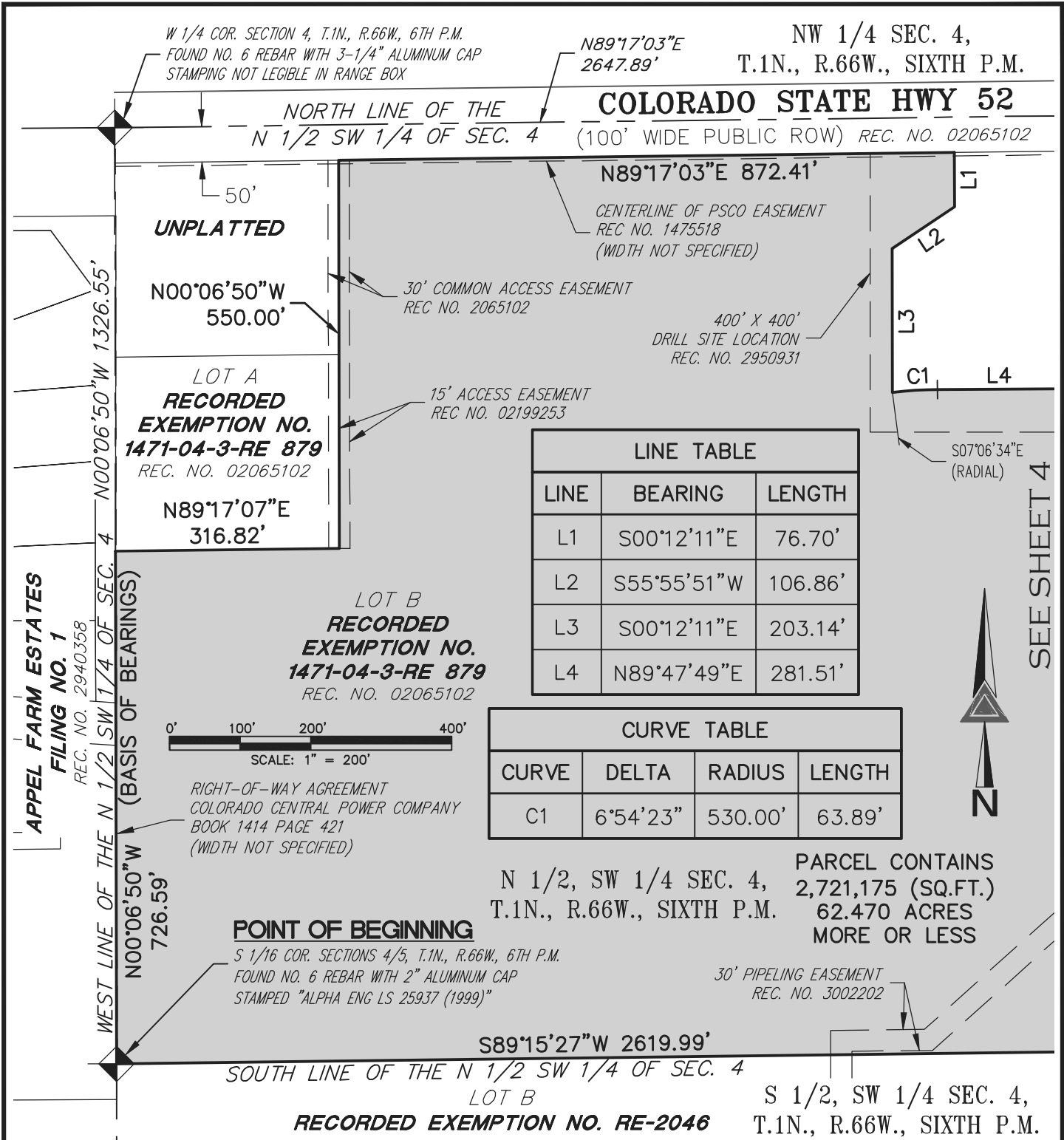
CONTAINING AN AREA OF 62.470 ACRES, (2,721,175 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



MICHAEL J. NOFFSINGER, PLS 38367  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1  
LITTLETON, CO 80122

Murata Farms Residential Metropolitan District (67564)



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: \_\_\_\_\_  
 DWG NAME: \_\_\_\_\_  
 DWG: BAM CHK: MJN  
 DATE: 2021-06-10  
 SCALE: 1" = 200'

RESIDENTIAL DISTRICT OVERALL.DWG

**AZTEC**  
 CONSULTANTS, INC.

300 East Mineral Ave,  
 Suite 1  
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Q:54819-48 - MURATA FARMS - 3D ALTA.DWG\EXHIBITS\DISTRICT BOUNDARIES\

**RESIDENTIAL DISTRICT OVERALL**  
 N1/2, SW1/4 SEC. 4, T.1N., R.66W., 6TH P.M.  
 WELD COUNTY, COLORADO  
 JOB NUMBER 54819-48  
 3 OF 4 SHEETS

NW 1/4 SEC. 4,  
T.1N., R.66W., SIXTH P.M.

**COLORADO STATE HWY 52**

(100' WIDE PUBLIC ROW) REC. NO. 02065102

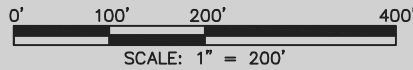
N89°17'03"E 2647.89'

NORTH LINE OF THE  
N 1/2 SW 1/4 OF SEC. 4

20' ACCESS EASEMENT  
REC. NO. 2950931

50' C 1/4 COR. SECTION 4, T.1N., R.66W., 6TH P.M.  
FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP  
STAMPED "LS 13155 (1995)"

N70°17'35"E 362.86'  
N89°51'36"E 370.50'



N00°12'11"W 1325.34'

EAST LINE OF THE N 1/2 SW 1/4 OF SEC. 4

**WELD COUNTY RD 29 1/2**

SE 1/4 SEC. 4,  
T.1N., R.66W., SIXTH P.M.

(60' WIDE PUBLIC ROW)  
REC. NO. 02065102

LOT B  
**RECORDED  
EXEMPTION NO.  
1471-04-3-RE 879**  
REC. NO. 02065102

400' X 400'  
DRILL SITE LOCATION  
REC. NO. 2950931

30' PIPELINE EASEMENT  
REC. NO. 3002202

LINE TABLE		
LINE	BEARING	LENGTH
L4	N89°47'49"E	281.51'
L5	N00°12'11"W	126.45'
L6	S89°47'49"W	25.00'
L7	S00°12'11"E	107.00'
L8	S44°47'49"W	21.21'
L9	S00°12'11"E	60.00'
L10	S85°25'22"E	150.00'
L11	N89°47'49"E	245.51'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	11°23'28"	530.00'	105.37'

PARCEL CONTAINS  
2,721,175 (SQ.FT.)  
62.470 ACRES  
MORE OR LESS

N 1/2, SW 1/4 SEC. 4,  
T.1N., R.66W., SIXTH P.M.

C-S 1/16 COR. SECTION 4, T.1N., R.66W., 6TH P.M.  
FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP  
STAMPED "MOLLENHAUER PLS 36580 (2006)"

S89°15'27"W 2619.99'

SOUTH LINE OF THE N 1/2 SW 1/4 OF SEC. 4

LOT B  
**RECORDED EXEMPTION NO. RE-2046**

S 1/2, SW 1/4 SEC. 4,  
T.1N., R.66W., SIXTH P.M.

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DWG NAME: \_\_\_\_\_  
DWG: BAM CHK: MJN  
DATE: 2021-06-10  
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RESIDENTIAL DISTRICT OVERALL.DWG



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Q: 54819-48 - MURATA FARMS - 3D ALTA DWG EXHIBITS DISTRICT BOUNDARIES

**RESIDENTIAL DISTRICT OVERALL**  
N1/2, SW1/4 SEC. 4, T.1N., R.66W., 6TH P.M.  
**WELD COUNTY, COLORADO**

JOB NUMBER 54819-48

4 OF 4 SHEETS