



SUBDIVISION-MAJOR / FINAL

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 3) included in this packet for more information on each submittal item.

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

- ☒ 1. Development Application Form (pg. 5)
 - ☐ 2. Application Fees (pg. 2) *Will pay once the County sends the fees*
 - ☒ 3. Written Explanation of the Project
 - ☒ 4. Site Plan Showing Proposed Development
 - ☒ 5. Copy of Plat prepared by Registered Land Surveyor (pg. 7)
 - ☒ 6. Subdivision Improvement Agreement (SIA)
 - ☒ 7. School Impact Analysis (contact applicable District) *Was told by Greg Barnes we did not need to have the School Impact Analysis*
 - ☒ 8. Fire Protection Report (contact applicable District)
 - ☒ 9. Proof of Ownership
 - ☒ 10. Proof of Water and Sewer Services
 - ☒ 11. Proof of Utilities
 - ☒ 12. Legal Description
 - ☒ 13. Statement of Taxes Paid
 - ☒ 14. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 12) *Will do Mineral Estate and Surface Development notices 30 days before hearing*
 - ☒ 15. Certificate of Surface Development (pg. 13)
 - ☐ 16. Subdivision Engineering Review application (separate [application](#)) *Separate Submittal*
- continued on next page...*



DEVELOPMENT APPLICATION FORM

Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input checked="" type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME:

APPLICANT

Name(s): **Phone #:**

Address:

City, State, Zip:

2nd Phone #: **Email:**

OWNER

Name(s): **Phone #:**

Address:

City, State, Zip:

2nd Phone #: **Email:**

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: **Phone #:**

Address:

City, State, Zip:

2nd Phone #: **Email:**

DESCRIPTION OF SITE

Address:	Piggott Rd and E 26th Ave
City, State, Zip:	Strasburg, CO 80136
Area (acres or square feet):	179.5868 Acres
Tax Assessor Parcel Number	Parcel #: 0181329200007
Existing Zoning:	P-U-D(P)
Existing Land Use:	Vacant
Proposed Land Use:	SFD -9 Alley Loaded and SFD - 154 Front Load

Have you attended a Conceptual Review? YES ☒ NO ☐

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:
Owner's Printed Name

Date:

Name:
Owner's Signature



Adams County Planning Department
Attn: Greg Barnes, Senior Planner
Email: GJBarnes@adcogov.org

November 2, 2021

Attn: EPermits Center
Email: Epermitcenter@adcogov.org

RE: Wolf Creek Run West Filing 2A Final Plat – Submittal 1

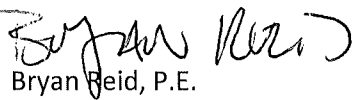
Dear Mr. Barnes,

Forestar is pleased to submit an application for Wolf Creek Run West Final Plat for 163 units under Filing 2. We have already submitted the Preliminary Plat and the FDP Amendment, and they were approved on September 30, 2021 Reception #2021000116370. The final plat will address all the Construction drawings and details to construct the 163 lots for filing 2. Filing 1 is currently under development and we are anticipating having this Filing 2a Final plat to be approved by February 2022 so we can continue construction.

Many of the standards included in the Wolf Creek Run West FDP were carried over from the 2003 Wolf Creek Run PUD however we did modify some of the standards and they were approved on September 30, 2021 in a FDP Amendment. The roads were re-oriented to create shorter road connections and also created wider road widths. The ball parks from filing one that are tracks G and L will be taken over by the Strasburger Parks and Rec District.

We look forward to building this new neighborhood for the Strasburg community. Please do not hesitate at any time to contact me in regards to any questions you may have or additional information you may need in the County's review of this application.

Best Regards,



Bryan Reid, P.E.
Entitlement Director
Forestar – Colorado Division
Bryanreid@forestar.com
303-669-5133

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the 21st day of June, 2001, by **PAULS AGRICULTURAL LAND COMPANY, INC.**, a Colorado corporation whose legal address is 56703 East 39th Avenue, Strasburg, Colorado 80136 ("**Grantor**"), for the benefit of **PAULS DEVELOPMENT EAST, LLC**, a Colorado limited liability company whose legal address is 3855 Lewiston Street, Suite 100, Aurora, Colorado 80011 ("**Grantee**").

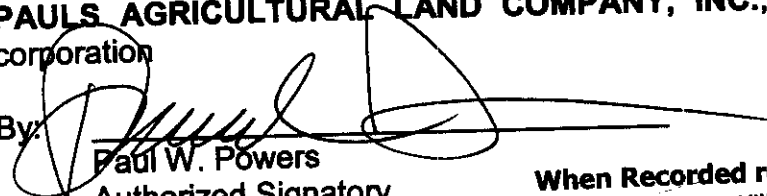
WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Adams, State of Colorado, as more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all and singular the rights, tenements, hereditaments, easements, appendages, ways, privileges and appurtenances, if any, thereto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the Real Estate (the "**Real Estate**"), subject to taxes and assessments for 2001 not yet due or payable and all other matters of record ("**Permitted Exceptions**").

TO HAVE AND TO HOLD the said Real Estate above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the Real Estate in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming or to claim the whole or any part thereof, except for the Permitted Exceptions.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by Grantor the day and year first above written.

GRANTOR:

PAULS AGRICULTURAL LAND COMPANY, INC., a Colorado corporation

By: 
Paul W. Powers
Authorized Signatory

When Recorded return to:
Campbell, Bohn, Killin, Brittan & Ray, LLC
270 St. Paul Street, Suite 200
Denver, CO 80206
Attention: Marguerite L. Sadler, Esq.



STATE OF COLORADO

)

) ss.

COUNTY OF ADAMS

)

The foregoing instrument was acknowledged before me this 21st day of June, 2001, by Paul W. Powers, as Authorized Signatory of Pauls Agricultural Land Company, Inc., a Colorado corporation.

WITNESS my hand and official seal.

My commission expires

Janet L.W. Bradbury
Notary Public

6/25/02

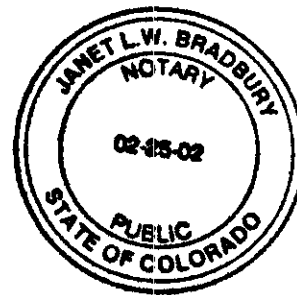


EXHIBIT A
TO
SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 30.00 FEET EAST OF AND 30.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 29, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF ROAD PETITION #538 AND THE EAST RIGHT-OF-WAY LINE OF ROAD PETITION #675 (WOLF CREEK ROAD) AND THE TRUE POINT OF BEGINNING; THENCE SOUTH $89^{\circ}53'10''$ EAST, 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29 AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ROAD PETITION #538 A DISTANCE OF 2629.32 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 29; THENCE SOUTH $00^{\circ}48'52''$ WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 29 A DISTANCE OF 2636.50 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 29; THENCE NORTH $89^{\circ}41'47''$ EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 29 A DISTANCE OF 2543.36 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID ROAD PETITION #538 (PIGGOTT ROAD); THENCE SOUTH $00^{\circ}33'44''$ WEST, 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29 AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID ROAD PETITION #538 A DISTANCE OF 2615.81 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD PETITION #675 (26TH AVENUE); THENCE NORTH $89^{\circ}59'43''$ WEST, 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29 AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD PETITION #675 A DISTANCE OF 2554.66 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 29; THENCE NORTH $89^{\circ}59'43''$ WEST, 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29 AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD PETITION #675 A DISTANCE OF 2490.07 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60.00 FOOT WIDE ROADWAY AS DESCRIBED BY DEED RECORDED IN BOOK 173 AT PAGE 67 OF SAID ADAMS COUNTY RECORDS; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BOOK 173 PAGE 67:

1. THENCE NORTH $03^{\circ}19'52''$ EAST A DISTANCE OF 727.26 FEET TO A POINT OF CURVE;
2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $09^{\circ}35'41''$, A RADIUS OF 1504.00 FEET AND AN ARC LENGTH OF 251.86 FEET, WHOSE CHORD BEARS NORTH $01^{\circ}27'58''$ WEST A DISTANCE OF 251.56 FEET;
3. THENCE NORTH $06^{\circ}15'49''$ WEST A DISTANCE OF 303.50 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29;

THENCE NORTH $89^{\circ}50'58''$ EAST ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29 A DISTANCE OF 1203.91 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29; THENCE NORTH $00^{\circ}24'31''$ EAST ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29 A DISTANCE OF 1312.50 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29; THENCE SOUTH $89^{\circ}41'47''$ WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 29 A DISTANCE OF 1281.12 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID ROAD PETITION #675 (WOLF CREEK ROAD); THENCE NORTH $00^{\circ}00'28''$ EAST, 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29 AND ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROAD PETITION #675 A DISTANCE OF 2655.19 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 18,447,419 SQUARE FEET OR 423.4945 ACRES.

TOGETHER WITH A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 30.00 FEET EAST OF AND 30.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 29, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF ROAD PETITION #675 AND THE NORTH RIGHT-OF-WAY LINE OF ROAD PETITION #675 (26TH AVENUE) AND THE TRUE POINT OF BEGINNING; THENCE NORTH 00°00'02" EAST, 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29 AND ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROAD PETITION #675 A DISTANCE OF 1347.38 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF A 60.00 FOOT WIDE ROADWAY AS DESCRIBED BY DEED RECORDED IN BOOK 173 AT PAGE 67 OF SAID ADAMS COUNTY RECORDS; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WEST LINE OF SAID BOOK 173 PAGE 67:

1. THENCE SOUTH 06°15'49" EAST A DISTANCE OF 378.68 FEET TO A POINT OF CURVE;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09°35'41", A RADIUS OF 1444.00 FEET AND AN ARC LENGTH OF 241.81 FEET;
3. THENCE SOUTH 03°19'52" WEST A DISTANCE OF 730.75 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD PETITION #675;

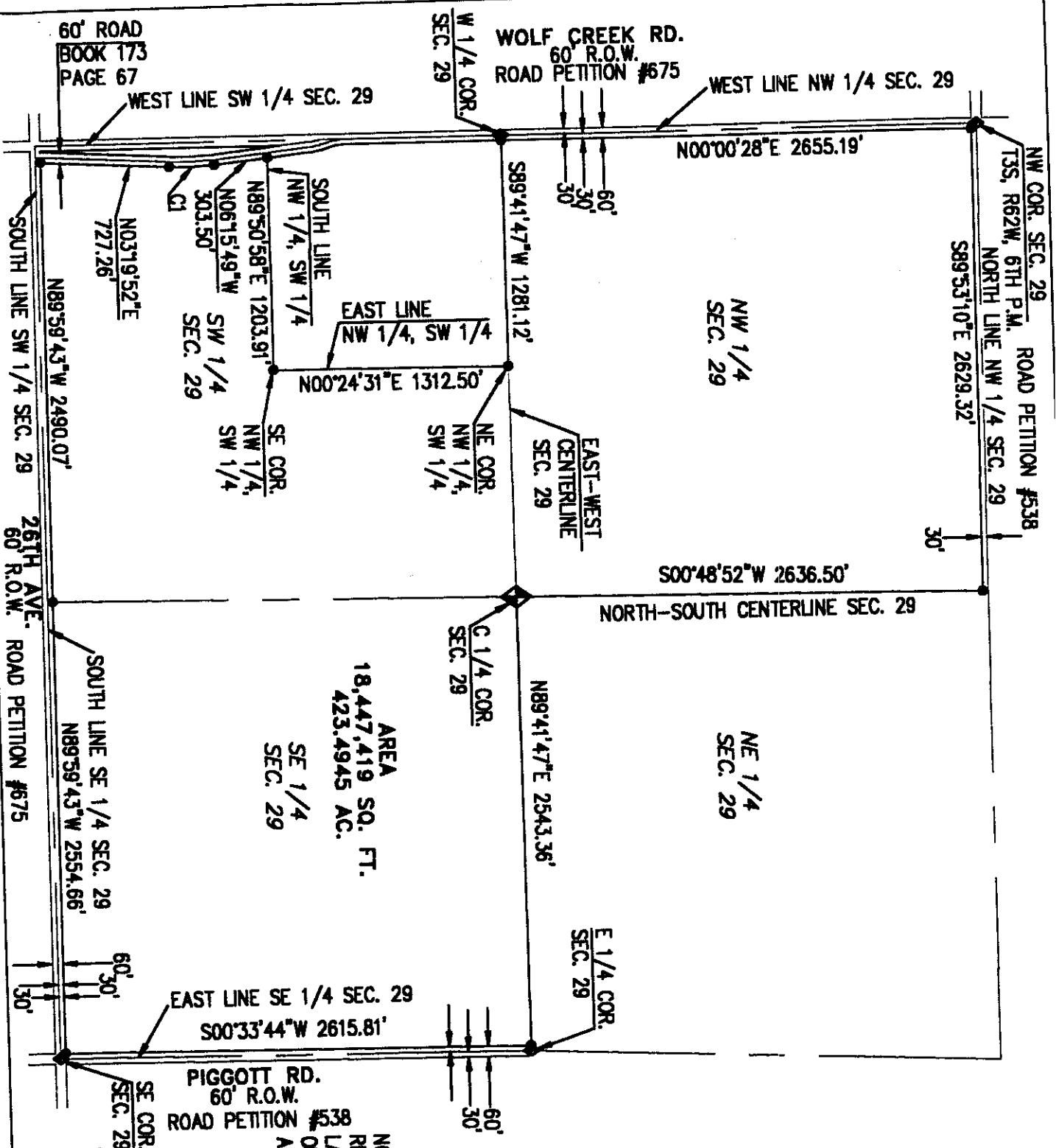
THENCE NORTH 89°59'26" WEST, 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29 AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD PETITION #675 A DISTANCE OF 5.05 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 38,481 SQUARE FEET OR 0.8834 ACRES.

TOTAL AREA = 18,485,900 SQUARE FEET OR 424.3779 ACRES.

JUNE 18, 2001
C. R. MOORE LAND SURVEYING
P. O. BOX 745153
ARVADA, CO. 80006-5153
303-422-1918

FILE: STRAS5.WPD

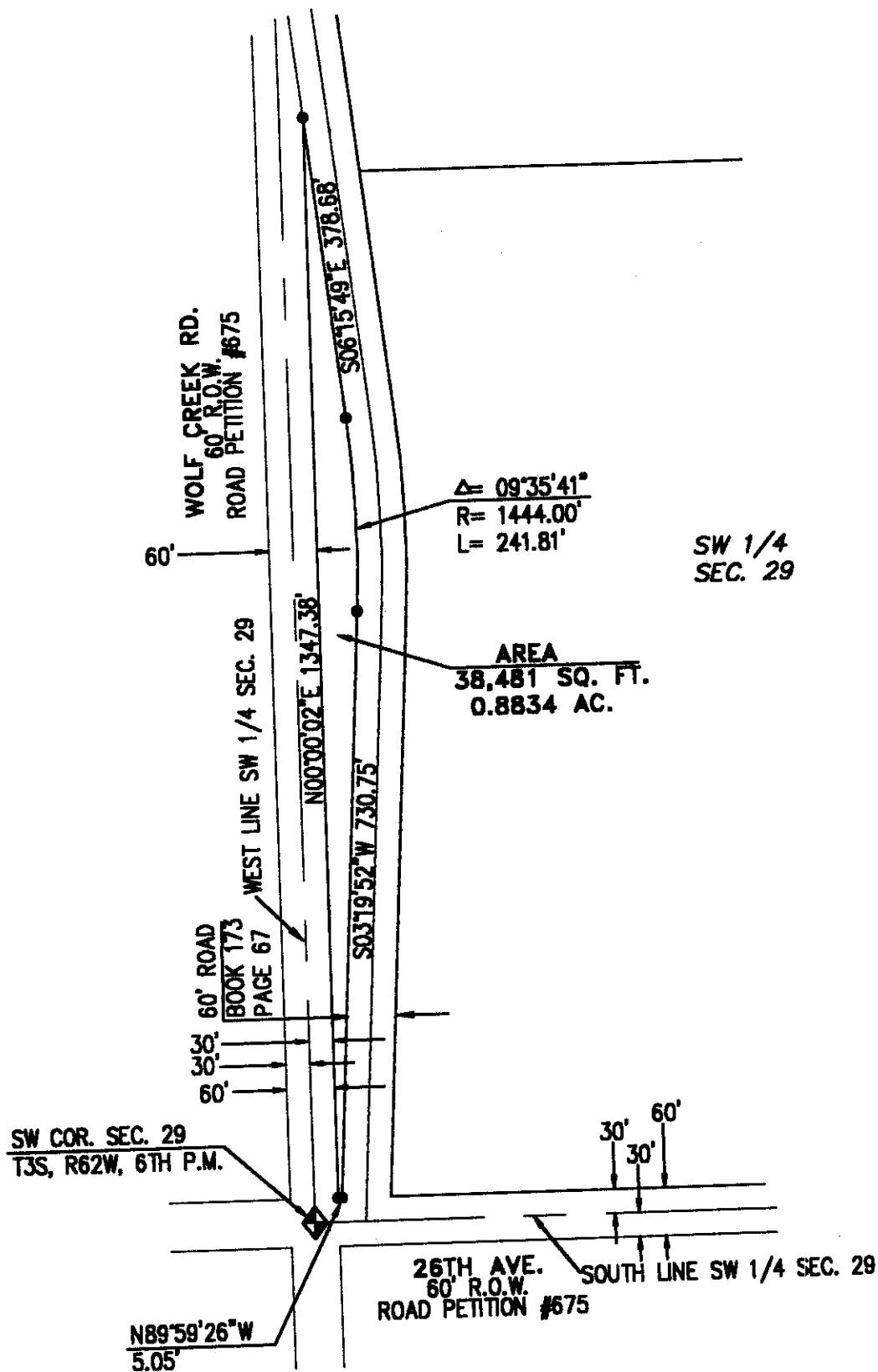


SCALE: 1"=800'
STRASS.DWG
6-18-01

CURVE 1
Δ= 09°35'41"
R= 1504.00'
L= 251.86'

NOTE: THIS EXHIBIT DOES NOT
REPRESENT A MONUMENTED
LAND SURVEY. IT IS INTENDED
ONLY TO DEPICT THE
ATTACHED DESCRIPTION.

C. R. MOORE LAND SURVEYING
P. O. BOX 745153
ARVADA, CO. 80006-5153
303-422-1918



N

SCALE: 1"=200'
STRAS58.DWG
6-18-01

NOTE: THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED LAND SURVEY. IT IS INTENDED
ONLY TO DEPICT THE ATTACHED DESCRIPTION.

C. R. MOORE LAND SURVEYING
P. O. BOX 745153
ARVADA, CO. 80006-5153
303-422-1918

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 30.00 FEET EAST OF AND 30.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 28, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF 26TH AVENUE AS DESCRIBED BY DEED RECORDED IN BOOK 7 AT PAGE 561 OF SAID ADAMS COUNTY RECORDS AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF ROAD PETITION #538 (PIGGOTT ROAD), SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH $00^{\circ}33'44''$ EAST, 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28 AND ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROAD PETITION #538 A DISTANCE OF 2616.09 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28; THENCE NORTH $89^{\circ}47'59''$ EAST ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28 A DISTANCE OF 2649.99 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 28; THENCE SOUTH $01^{\circ}59'30''$ WEST ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28 A DISTANCE OF 1378.08 FEET TO A POINT ON THE NORTH LINE OF THE STRASBURG SANITATION AND WATER DISTRICT PARCEL AS DESCRIBED BY DEED RECORDED IN BOOK 544 AT PAGE 559 OF SAID ADAMS COUNTY RECORDS; THENCE NORTH $89^{\circ}59'39''$ WEST ALONG THE NORTH LINE OF SAID BOOK 544 PAGE 559 A DISTANCE OF 720.06 FEET TO THE WEST LINE OF SAID BOOK 544 PAGE 559, SAID LINE ALSO REFERENCED AS THE WATER COURSE LINE IN SAID DOCUMENT; THENCE THE FOLLOWING ELEVEN (11) COURSES ALONG THE WEST LINE OF SAID BOOK 544 PAGE 559 AND THE WATER COURSE LINE:

1. THENCE SOUTH $01^{\circ}49'56''$ EAST A DISTANCE OF 15.33 FEET;
2. THENCE SOUTH $38^{\circ}22'30''$ WEST A DISTANCE OF 26.33 FEET;
3. THENCE SOUTH $01^{\circ}08'23''$ WEST A DISTANCE OF 147.40 FEET;
4. THENCE SOUTH $53^{\circ}32'09''$ EAST A DISTANCE OF 122.38 FEET;
5. THENCE SOUTH $10^{\circ}08'38''$ WEST A DISTANCE OF 133.58 FEET;
6. THENCE SOUTH $02^{\circ}57'37''$ EAST A DISTANCE OF 196.05 FEET;
7. THENCE SOUTH $26^{\circ}30'00''$ EAST A DISTANCE OF 199.66 FEET;
8. THENCE SOUTH $06^{\circ}35'22''$ WEST A DISTANCE OF 280.13 FEET;
9. THENCE SOUTH $40^{\circ}51'32''$ WEST A DISTANCE OF 186.00 FEET;
10. THENCE SOUTH $42^{\circ}35'48''$ WEST A DISTANCE OF 90.21 FEET;
11. THENCE SOUTH $23^{\circ}18'02''$ WEST A DISTANCE OF 0.93 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 26TH AVENUE;

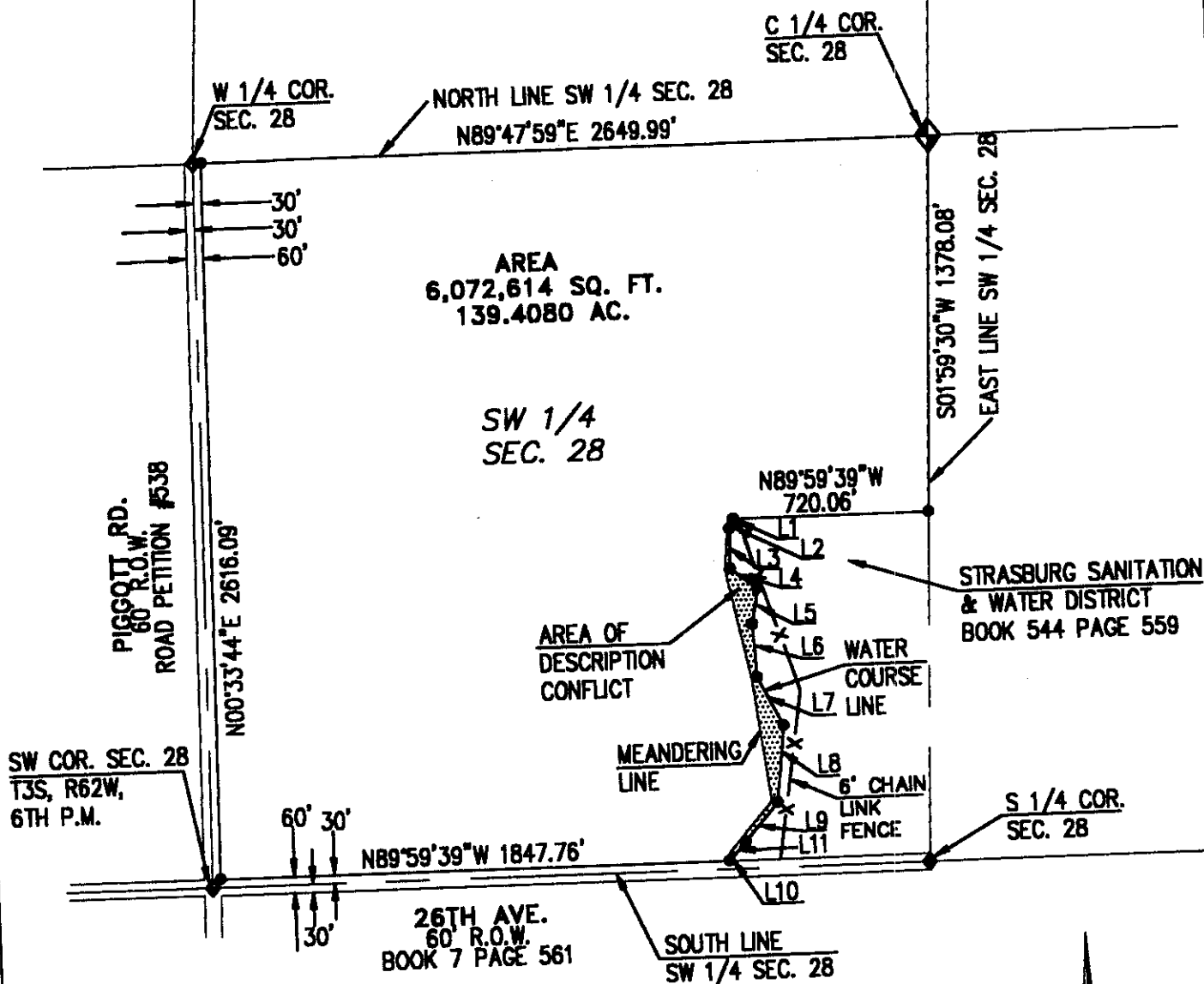
THENCE NORTH $89^{\circ}59'39''$ WEST, 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28 AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 26TH AVENUE A DISTANCE OF 1847.76 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6,072,614 SQUARE FEET OR 139.4080 ACRES.

THE ABOVE DESCRIBED PARCEL INCLUDES THE AREA OF DESCRIPTION CONFLICT.

JUNE 18, 2001
C. R. MOORE LAND SURVEYING
P. O. BOX 745153
ARVADA, CO. 80006-5153
303-422-1918

FILE: STRAS4.WPD



LINE	BEARING	DISTANCE
L1	S01°49'56"E	15.33'
L2	S38°22'30"W	26.33'
L3	S01°08'23"W	147.40'
L4	S53°32'09"E	122.38'
L5	S10°08'38"W	133.58'
L6	S02°57'37"E	196.05'
L7	S26°30'00"E	199.66'
L8	S06°35'22"W	280.13'
L9	S40°51'32"W	186.00'
L10	S42°35'48"W	90.21'
L11	S23°18'02"W	0.93'

C. R. MOORE LAND SURVEYING
P. O. BOX 745153
ARVADA, CO. 80006-5153
303-422-1918

NOTE: THIS EXHIBIT DOES NOT REPRESENT
A MONUMENTED LAND SURVEY. IT IS
INTENDED ONLY TO DEPICT THE
ATTACHED DESCRIPTION.

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SCALE: 1"=600'
STRAS4.DWG
6-18-01

EASTERN ADAM COUNTY METROPOLITAN DISTRICT

100 St. Paul Street, Suite 300
Denver, Colorado 80206

Forestar (USA) Real Estate Group Inc.
Attn: Matthew Napier
9555 Kingston Ct. Suite 200
Englewood, Colorado 90112

RE: Connector's Agreement and Will Serve

Dear Mr. Napier:

On February 17, 2021, Eastern Adams County Metropolitan District ("EACMD") and Forestar (USA) Real Estate Group Inc. entered into that certain Connector's Agreement recorded on February 17, 2021 in the records of the Adams County Clerk and Recorder's office at reception number 2021000019725 which Agreement sets forth the terms and conditions under which EACMD shall provide water and sanitary sewer services for up to but not more than 389 single family equivalents in the Wolf Creek Run West subdivisions.

EACMD hereby affirms its commitment to provide said water and sanitary sewer services in accordance with the terms of said Connector's Agreement.

Respectfully,



Eastern Adams County Metropolitan District
Mike Serra III, Vice President

Pc: Board Members
Matt Dalton, Spencer Fane
File



Brooks Kaufman
Lands and Rights of Way Manager

January 12, 2021

Forestar
955 S Kingston Ct
Englewood, CO 80112

Re: Wolf Creek Run West Filing No. 1

Lots 1-18 inclusive of Block 1;
Lots 1-12 inclusive of Block 2;
Lots 1-22 inclusive of Block 3;
Lots 1-23 inclusive of Block 4;
Lots 1-3 inclusive of Block 5;
Lots 1-11 inclusive of Block 6;
Lots 1-13 inclusive of Block 7;

Dear Mr. Reid:

We are an electric utility operating under the rules and regulations approved by our Board of Directors. The above-referenced parcel of land in Section 29, Township 3 South, and Range 62 West of the 6th P.M., County of Arapahoe, State of Colorado, and containing 103 residential lots is located within our service area.

We are willing to extend our facilities to the proposed project in accordance with our extension policies. When you submit an application for service, the designer assigned will be able to answer any questions concerning the location of electric facilities in relation to the project. Any attempt to identify facilities now may provide inaccurate information due to the phasing of your project and other developments in the vicinity, which may alter the location or type of facilities prior to your request for service.

If you have any further questions, please feel free to contact me.

Sincerely,

Brooks Kaufman
Lands and Rights-of-Way Manager

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

5496 N. U.S. Highway 85, P.O. Drawer A / Sedalia, Colorado 80135
Telephone (720)733-5493
bkaufman@irea.coop



Statement Of Taxes Due

Account Number R0164593

Assessed To

Parcel 0181329200007

PAULS DEVELOPMENT EAST LLC
270 SAINT PAUL ST STE 300
DENVER, CO 80206-5133

Legal Description

Situs Address

SECT.TWN.RNG:29-3-62 DESC: PARC IN SEC 29 DESC AS FOLS BEG AT A PT 30 FT E OF AND 30 FT S OF THE NW COR SD 0
SEC 29 SD PT BEING THE TRUE POB TH E 2629/32 FT TO A PT ON N/S C/L OF SD SEC 29 TH S 2639/50 FT TH E 2543/36 FT TO
A PT ON W ROW LN OF PIGGOTT RD TH S 2615/81 FT TH W 2554/66 FT TH W 2490/0... Additional Legal on File

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2020	\$1,386.88	\$0.00	\$0.00	(\$1,386.88)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 04/08/2021					\$0.00

Tax Billed at 2020 Rates for Tax Area 401 - 401

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6700000	\$56.55	AG DRY FARMING LAND	\$53,150	\$15,410
FIRE DISTRICT 8 - STRASBURG	7.7140000	\$118.87			
GENERAL	22.7730000	\$350.94	Total	\$53,150	\$15,410
NORTH KIOWA BIJOU GROUND WA	0.0230000	\$0.35			
RETIREMENT	0.3140000	\$4.84			
ROAD/BRIDGE	1.3000000	\$20.03			
DEVELOPMENTALLY DISABLED	0.2570000	\$3.96			
SD 31 BOND (Strasburg)	16.8700000	\$259.97			
SD 31 GENERAL (Strasburg)	29.8150000	\$459.45			
STRASBURG PARK & RECREATION	5.0100000	\$77.20			
SOCIAL SERVICES	2.2530000	\$34.72			
Taxes Billed 2020	89.9990000	\$1,386.88			

Tax amounts are subject to change due to endorsement, advertising, or fees.

Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway Suite C2436
Brighton, CO 80601
720-523-6160

11/9/2021 6:03 PM Dwg Name: P:\egiacco01.dwg \Surr\Final Drawings\Plat of Subdivision\Final Plat-Fig 2\FGIACCO01-5110_1 Cover- 2 Overall.dwg Updated By: jMills © 2021 MANHARD CONSULTING. ALL RIGHTS RESERVED.

WOLF CREEK RUN WEST FILING NO. 2A

LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 11

CASE NO.: PLT2021-00010

DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT PAULS DEVELOPMENT EAST, LLC, A COLORADO LIMITED LIABILITY COMPANY BY VESTING DEED RECORDED AT RECEPTION NO. C0818983 BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF (S1/2) OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 29, THENCE SOUTH 00°10'45" WEST, A DISTANCE OF 37.70 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN QUITCLAIM DEED RECORDED AT RECEPTION NUMBER C1065639 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND BEING THE POINT OF BEGINNING;

THENCE NORTH 88°13'23" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,338.50 FEET TO THE NORTHWEST CORNER OF TRACT O, WOLF CREEK RUN WEST FILING NO. 1, RECORDED AT RECEPTION NUMBER 2020000102832 IN SAID RECORDS;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID WOLF CREEK RUN WEST FILING NO. 1 THE FOLLOWING TWENTY-SIX (26) COURSES:

1. SOUTH 00°37'55" EAST, A DISTANCE OF 381.21 FEET;
2. SOUTH 89°22'05" WEST, A DISTANCE OF 42.78 FEET;
3. SOUTH 00°37'55" EAST, A DISTANCE OF 716.00 FEET;
4. SOUTH 89°22'05" WEST, A DISTANCE OF 135.00 FEET;
5. NORTH 45°37'55" WEST, A DISTANCE OF 21.21 FEET;
6. SOUTH 89°22'05" WEST, A DISTANCE OF 27.00 FEET;
7. SOUTH 00°37'55" EAST, A DISTANCE OF 28.50 FEET;
8. SOUTH 89°22'05" WEST, A DISTANCE OF 177.00 FEET;
9. SOUTH 00°37'55" EAST, A DISTANCE OF 268.65 FEET;
10. NORTH 89°22'05" EAST, A DISTANCE OF 177.00 FEET;
11. SOUTH 00°37'55" EAST, A DISTANCE OF 131.00 FEET;
12. SOUTH 44°22'05" WEST, A DISTANCE OF 21.21 FEET;
13. SOUTH 00°37'55" EAST, A DISTANCE OF 27.00 FEET;
14. NORTH 89°22'05" EAST, A DISTANCE OF 490.50 FEET;
15. SOUTH 45°37'55" EAST, A DISTANCE OF 21.21 FEET;
16. SOUTH 00°37'55" EAST, A DISTANCE OF 270.00 FEET;
17. SOUTH 44°22'05" WEST, A DISTANCE OF 21.21 FEET;
18. SOUTH 00°37'45" EAST, A DISTANCE OF 27.00 FEET;
19. SOUTH 45°37'55" EAST, A DISTANCE OF 21.22 FEET;
20. SOUTH 00°37'55" EAST, A DISTANCE OF 270.00 FEET;
21. SOUTH 44°22'05" WEST, A DISTANCE OF 21.21 FEET;
22. SOUTH 00°37'55" EAST, A DISTANCE OF 27.00 FEET;
23. SOUTH 45°37'55" EAST, A DISTANCE OF 21.21 FEET;
24. SOUTH 00°37'55" EAST, A DISTANCE OF 309.60 FEET;
25. SOUTH 44°22'05" WEST, A DISTANCE OF 28.61 FEET;
26. SOUTH 00°37'23" EAST, A DISTANCE OF 70.00 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 29;

THENCE SOUTH 89°22'32" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,625.44 FEET TO THE SOUTH QUARTER (S1/4) CORNER OF SAID SECTION 29;

THENCE SOUTH 89°22'09" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 29, A DISTANCE OF 2,491.44 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WOLF CREEK ROAD AS DESCRIBED AND RECORDED IN BOOK 173 AT PAGE 67 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. NORTH 02°41'48" EAST, A DISTANCE OF 757.29 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°35'41", A RADIUS OF 1,504.00 FEET, AN ARC LENGTH OF 251.86 FEET, THE CHORD OF WHICH BEARS NORTH 02°06'03" WEST, A DISTANCE OF 251.56 FEET;
3. NORTH 06°53'53" WEST, A DISTANCE OF 303.51 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SAID SECTION 29;

THENCE NORTH 89°12'52" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,203.92 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4);

THENCE NORTH 00°13'40" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4), A DISTANCE OF 809.65 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN QUITCLAIM DEED RECORDED AT RECEPTION NUMBER C0935218 IN SAID RECORDS;

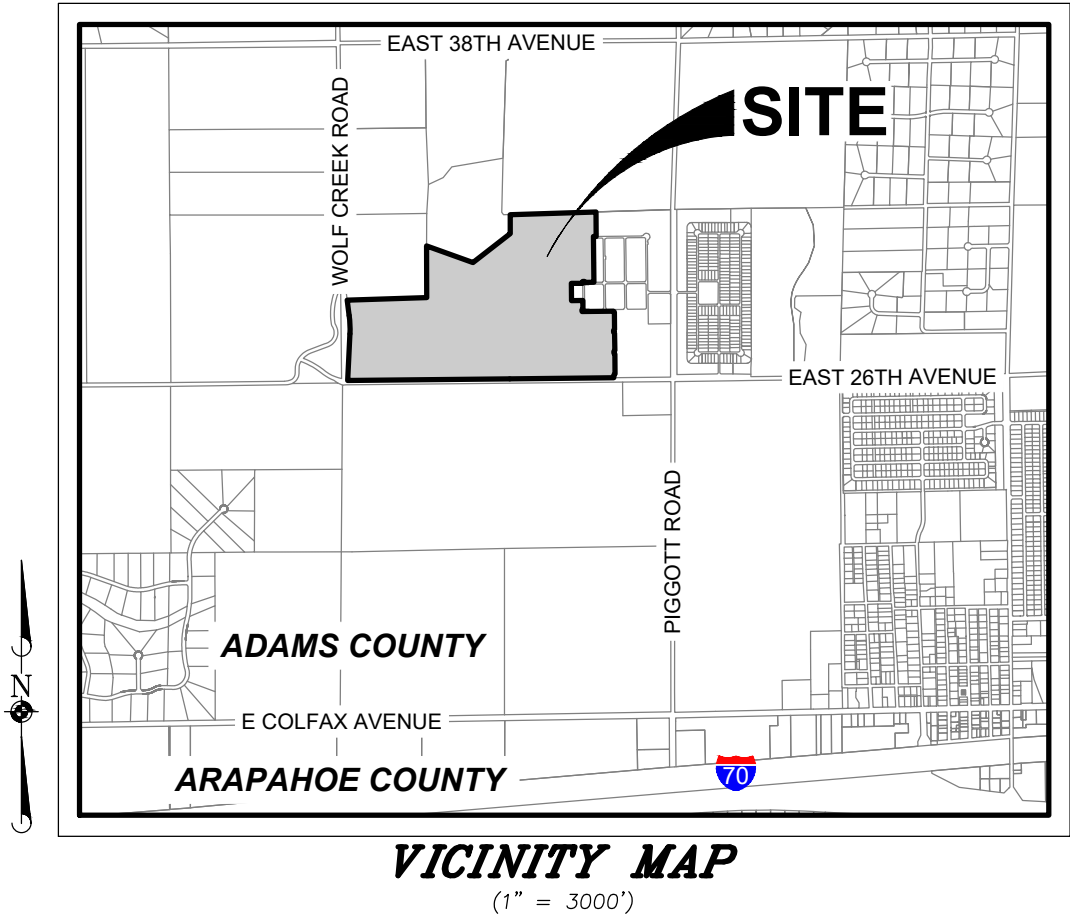
THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. SOUTH 70°17'39" EAST, A DISTANCE OF 771.28 FEET;
2. NORTH 52°11'47" EAST, A DISTANCE OF 736.37 FEET;
3. NORTH 00°10'45" EAST, A DISTANCE OF 295.30 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,822,801 SQUARE FEET OR 179.5868 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF WOLF CREEK RUN WEST FILING NO. 2A, AND ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE.

THE UNDERSIGNED DOES ALSO HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.



NOTES

1. 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.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. ABC70716288, WITH AN EFFECTIVE DATE: 04/01/2021 AT 5:00 PM.
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON(S) OR ENTITY(S).
5. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
6. BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 89°03'28" EAST, BEING MONUMENTED ON THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "PLS 25379" AND ON THE EAST END BY A 3.25" ILLEGIBLE ALUMINUM CAP.
7. FLOODPLAIN: A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE AE, BASE FLOOD ELEVATIONS DETERMINED AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 08001C0740H WITH A MAP REVISED DATE OF OF MARCH 5, 2007.
8. UTILITY EASEMENTS LOCATED AS SHOWN ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF THE UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.
9. SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
10. LANDSCAPE EASEMENTS SHOW HEREON SHALL BE OWNED AND MAINTAINED BY WOLF CREEK RUN WEST HOMEOWNERS ASSOCIATION.
11. ALLEYS SHALL BE OWNED AND MAINTAINED BY THE WOLF CREEK RUN WEST HOA, FOR RESIDENTIAL ACCESS TO THE LOTS AND TRASH SERVICE.
12. NO BUILDING PERMITS WILL BE ISSUED FOR ANY LOT UNTIL ALL PUBLIC IMPROVEMENTS, AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS, HAVE BEEN COMPLETED AND ARE UNDER PRELIMINARY ACCEPTANCE OF THE ADAMS COUNTY DEPARTMENT OF PUBLIC WORKS.
13. STATEMENT RESTRICTING ACCESS: A STATEMENT RESTRICTING ACCESS RIGHTS ACROSS THE RIGHT-OF-WAY LINES OF MAJOR HIGHWAYS, PARKWAYS, STREETS OR FREEWAYS, WHERE REQUIRED AS A PROVISION OF APPROVAL.
14. STORM DRAINAGE FACILITIES STATEMENT: THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLET, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHTS TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNER(S).
15. MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCROACH INTO UTILITY EASEMENTS.
16. THIS PLAT HEREBY DEDICATES A BLANKET ACCESS, DRAINAGE AND LANDSCAPE EASEMENT OVER AND ACROSS TRACTS I, J, K, L, M, ,N, O, Q, R, S, T AND U.

SHEET INDEX

SHEET 1: COVER SHEET, LEGAL DESCRIPTION, NOTES
SHEET 2: TRACT AND LAND SUMMARY CHARTS
SHEET 3: OVERALL BOUNDARY
SHEET 4-11: DETAIL SHEETS

SURVEYOR'S CERTIFICATION

I, THOMAS G. SAVICH JR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON _____, BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL MONUMENTS EXIST AS SHOWN HEREON AND THAT SAID PLAT ACCURATELY SHOWS THE SUBDIVISION DIMENSIONS AND DETAILS.

I ATTEST THE ABOVE ON _____, 20____.

THOMAS G. SAVICH JR
COLORADO PLS NO. 38361
FOR AND ON BEHALF OF MANHARD CONSULTING
7600 E. ORCHARD ROAD, SUITE 150-N
GREENWOOD VILLAGE, COLORADO 80111
303.531.3210

ACKNOWLEDGEMENT

EXECUTED THIS _____ DAY OF _____ A.D., 20____.

BY: PAULS DEVELOPMENT EAST, LLC., A COLORADO LIMITED LIABILITY COMPANY

NAME _____ AS _____
TITLE _____

STATE OF COLORADO }
COUNTY OF _____ } SS

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, 20____, BY MIKE SERRA III AS AUTHORIZED SIGNATORY

FOR PAULS DEVELOPMENT EAST, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ADDRESS _____

PLANNING COMMISSION APPROVAL

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION ON THIS _____ DAY

OF _____, 20____.

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY

OF _____, 20____. SUBJECT TO THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT RECORDED HEREWITH.

CHAIR

DRAWN		REVISIONS		DATE	

11/9/2021 6:03 PM Dwg Name: P:\fgiacco01.dwg \Surr\Final Drawings\Plat of Subdivision\Final Plat-Fig 2\FGIACCO01-5110_1 Cover- 2 Overall.dwg Updated By: jMills © 2021 MANHARD CONSULTING. ALL RIGHTS RESERVED.

WOLF CREEK RUN WEST FILING NO. 2A

LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 11

CASE NO.: PLT2021-00010

TRACT SUMMARY CHART					
TRACT	AREA (S.F.)	AREA (AC.)	USE	OWNERSHIP	MAINTENANCE
TRACT A	230,446	5.2903	EASTERN ADAMS COUNTY METRO DISTRICT (EACMD) UTILITIES *	EASTERN ADAMS COUNTY METRO DISTRICT	EASTERN ADAMS COUNTY METRO DISTRICT
TRACT B	611,859	14.0463	PRIVATE OPEN SPACE *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT C	930,043	21.3508	PRIVATE OPEN SPACE, DRAINAGE & EASTERN ADAMS COUNTY METRO DISTRICT UTILITIES *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT D	1,102,620	25.3127	PRIVATE OPEN SPACE *	PAULS DEVELOPMENT EAST, LLC.	PAULS DEVELOPMENT EAST, LLC.
TRACT E	825,103	18.9418	PRIVATE OPEN SPACE *	PAULS DEVELOPMENT EAST, LLC.	PAULS DEVELOPMENT EAST, LLC.
TRACT F	221,378	5.0821	PRIVATE PARK *	PAULS DEVELOPMENT EAST, LLC.	PAULS DEVELOPMENT EAST, LLC.
TRACT G	572,579	13.1446	FUTURE SINGLE FAMILY DEVELOPMENT *	PAULS DEVELOPMENT EAST, LLC.	PAULS DEVELOPMENT EAST, LLC.
TRACT H	176,610	4.0544	PRIVATE PARK *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT I	9,840	0.2259	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT J	6,623	0.1520	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT K	6,324	0.1452	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT L	6,324	0.1452	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT M	6,643	0.1525	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT N	7,420	0.1704	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT O	7,476	0.1716	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT P	1,109,731	25.4759	FUTURE SINGLE FAMILY DEVELOPMENT *	PAULS DEVELOPMENT EAST, LLC.	PAULS DEVELOPMENT EAST, LLC.
TRACT Q	4,455	0.1023	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT R	9,477	0.2176	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT S	8,039	0.1845	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT T	6,324	0.1452	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT U	6,324	0.1452	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT V	217,731	4.9984	PRIVATE OPEN SPACE *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION

* ALL TRACTS EXCEPT TRACTS A, D AND G MAY ALSO BE USED FOR DRAINAGE, LANDSCAPE, SIGNAGE, SNOW STORAGE, ACCESS, BUFFER, TRAILS, ALLEY AND PEDESTRIAN ACCESS, SIDEWALK AND UTILITIES. TRACTS A, D, G, AND P MAY BE USED FOR THE ABOVE DESCRIBED ITEMS, SUBJECT TO A SEPARATE EASEMENT AGREEMENT BETWEEN PARTIES.

LAND SUMMARY CHART			
TYPE	AREA (S.F.)	AREA (AC.)	% OF TOTAL
LOTS (163)	1,214,094	27.8718	15.52%
TRACTS (22)	6,083,368	139.6549	77.76%
ROW	525,339	12.0601	6.72%
TOTAL	7,822,801	179.5868	100.00%

FOR REVIEW ONLY

FOR AND ON BEHALF OF
MANHARD CONSULTING

Manhard CONSULTING

7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

WOLF CREEK RUN WEST FILING NO. 2A

COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT

PROJ MGR. DSB

PROJ ASSOC. TGS

DRAWN BY. JLM/TGS

DATE. 11/10/21

SCALE. N/A

SHEET

2 OF 11

FGIACCO01.5110

DATE

REVISIONS

DRAWN BY

11/9/2021 6:03 PM Dwg Name: P:\gigaco01.dwg \Surv\Final Drawings\Plot of Subdivision\Final Plot-Fig 2\FGIACCO01-5110_1 Cover- 2 Overall.dwg Updated By: JMills

SECTION AND BOUNDARY MONUMENT LEGEND

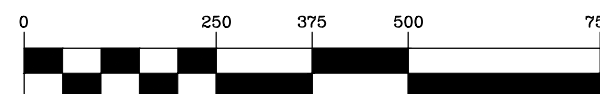
- SECTION CORNER AS NOTED
- CENTERLINE CONTROL MONUMENTS TO BE SET AS A REQUIREMENT FOR FINAL ACCEPTANCE OF ROADWAY BY ADAMS COUNTY. RESPONSIBILITY TO ARRANGE SETTING OF CENTERLINE CONTROL RESTS WITH THE DEVELOPER.
- FOUND NO. 5 REBAR W/ 1.25" PURPLE PLASTIC CAP STAMPED "AZTEC PLS 38636"
- FOUND NO. 5 REBAR W/ 1.25" YELLOW PLASTIC CAP STAMPED "LS 10945"
- FOUND NO. 5 REBAR W/ 1.25" RED PLASTIC CAP STAMPED "MANHARD PLS 38361"
- FOUND NO. 4 REBAR W/ 1" YELLOW PLASTIC CAP (ILLEGIBLE)
- SET NO. 5 REBAR W/ 1.25" RED PLASTIC CAP STAMPED "MANHARD PLS 38361"

WOLF CREEK RUN WEST FILING NO. 2A

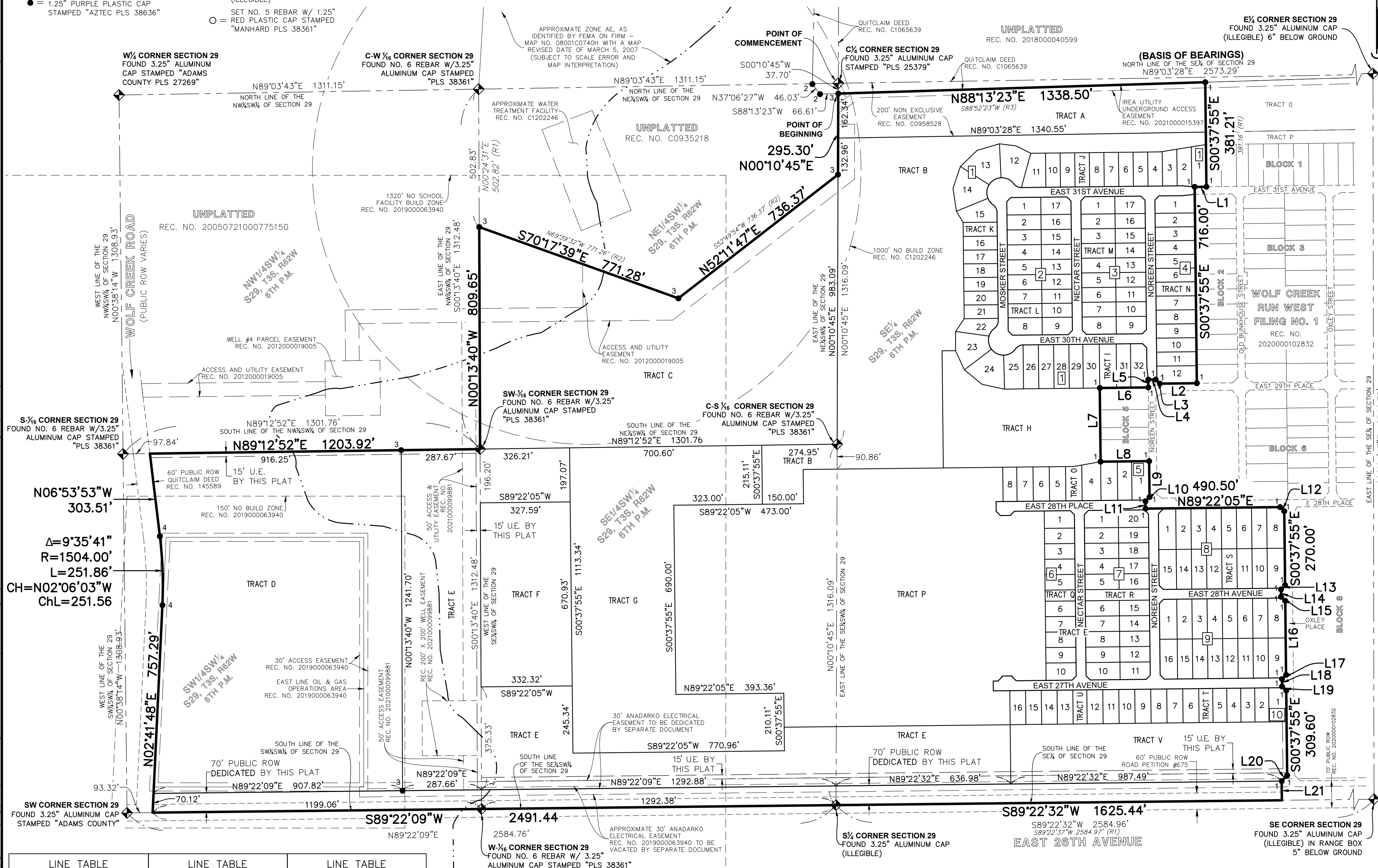
LOCATED IN THE SOUTH HALF OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 11

CASE NO.: PLT2021-00010

GRAPHIC SCALE



(IN FEET)
1 inch = 250 ft.



LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S89°22'05"W	42.78'	L8	N89°22'05"E	177.00'	L15	S45°37'55"E	21.22'
L2	S89°22'05"W	135.00'	L9	S00°37'55"E	131.00'	L16	S00°37'55"E	270.00'
L3	N45°37'55"W	21.21'	L10	S44°22'05"W	21.21'	L17	S44°22'05"W	21.21'
L4	S89°22'05"W	27.00'	L11	S00°37'55"E	27.00'	L18	S00°37'55"E	27.00'
L5	S00°37'55"E	28.50'	L12	S45°37'55"E	21.21'	L19	S45°37'55"E	21.21'
L6	S89°22'05"W	177.00'	L13	S44°22'05"W	21.21'	L20	S44°22'05"W	28.61'
L7	S00°37'55"E	268.65'	L14	S00°37'45"E	27.00'	L21	S00°37'23"E	70.00'

BOUNDARY LEGEND

- SECTION LINE
- BOUNDARY LINE
- EXISTING EASEMENT LINE
- FLOODPLAIN LIMIT LINE
- EXISTING RIGHT-OF-WAY
- DEDICATED RIGHT-OF-WAY
- ROW = RIGHT-OF-WAY
- REC. NO. = RECEPTION NUMBER
- U.E. = UTILITY EASEMENT
- MEASURED DIMENSION
- RECORD DIMENSION PER WOLF CREEK RUN WEST FILING NO. 1 REC. NO. 2020000102832
- QUITCLAIM DEED REC. NO. C0935218
- QUITCLAIM DEED REC. NO. C1065639
- **WHERE THERE ARE PARENTHESIS DENOTED (R1, R2, R3,) MEASURED DIMENSION DIFFERS FROM RECORD DIMENSION.

MANHARD CONSULTING

7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com

Civil Engineering | Surveying & Geospatial Services | GIS

Water Resource Management | Construction Management

WOLF CREEK RUN WEST FILING NO. 2A

COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT

PROJ MGR. DSB

PROJ ASSOC. TGS

DRAWN BY. TGS

DATE. 11/10/21

SCALE. 1" = 250'

SHEET

3 OF 11

FGIACCO01.5110

FOR REVIEW ONLY

FOR AND ON BEHALF OF
MANHARD CONSULTING

11/10/2021 7:58 AM Dwg Name: P:\FgIacc001\dwg\Surv\Final Drawings\Plot of Subdivision\Final Plat_Fig 2\FGIACC001-5110_3-10 Detail.dwg Updated By: JLMs

*SEE SHEET 3 FOR MONUMENT LEGEND
LEGEND
PROPOSED EASEMENTS DEDICATED BY THIS PLAT
AL.D.U.E. = ALLEY, DRAINAGE & UTILITY EASEMENT
S.U.L.D.E. = SIDEWALK, UTILITY, LANDSCAPE & DRAINAGE EASEMENT
D.U.E. = DRAINAGE & UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
A.E. = ACCESS EASEMENT

WOLF CREEK RUN WEST FILING NO. 2A

LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 11

CASE NO.: PLT2021-00010



REVISIONS

DATE

DRAWN BY

Manhard CONSULTING

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Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

WOLF CREEK RUN WEST FILING NO. 2A

COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT

PROJ MGR: DSB

PROJ ASSOC: TGS

DRAWN BY: JLM

DATE: 11/10/21

SCALE: 1" = 50'

SHEET

5 OF 11

FGIACC001.5110

11/10/2021 7:58 AM Dwg Name: P:\FgIacc001\dwg\Surv\Final Drawings\Plot of Subdivision\Final Plat_Fig 2\FGIACC001-5110_3-10_Detail.dwg Updated By: JLMs

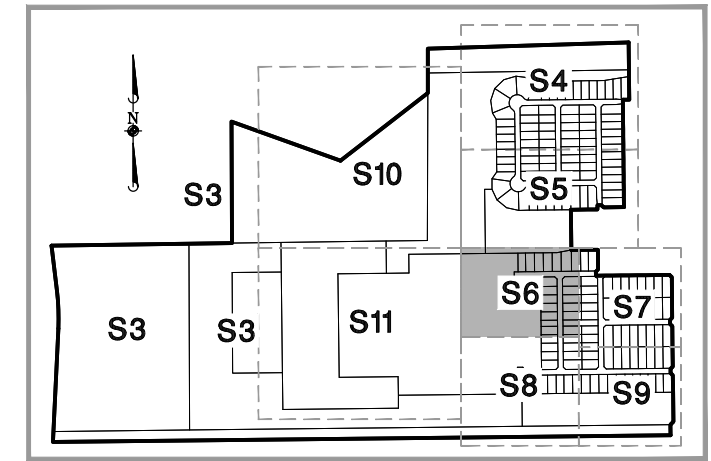
SEE SHEET 10 OF 11

*SEE SHEET 3 FOR MONUMENT LEGEND
LEGEND
PROPOSED EASEMENTS DEDICATED BY THIS PLAT
A.L.D.U.E. = ALLEY, DRAINAGE & UTILITY EASEMENT
S.U.L.D.E. = SIDEWALK, UTILITY, LANDSCAPE & DRAINAGE EASEMENT
D.U.E. = DRAINAGE & UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
A.E. = ACCESS EASEMENT

WOLF CREEK RUN WEST FILING NO. 2A

LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 11

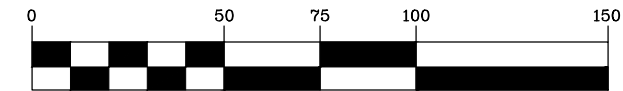
CASE NO.: PLT2021-00010



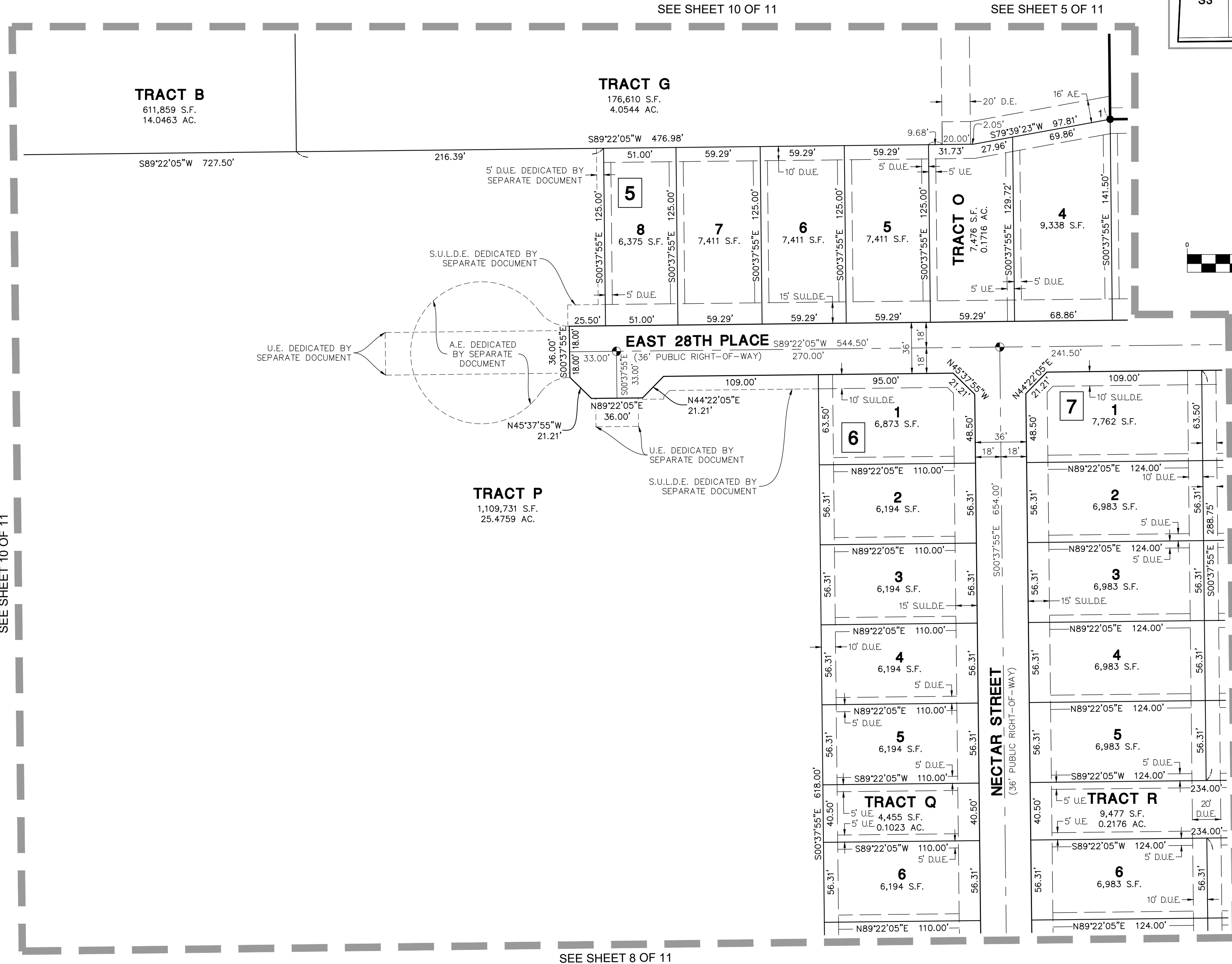
KEY MAP



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



SEE SHEET 8 OF 11

SEE SHEET 7 OF 11

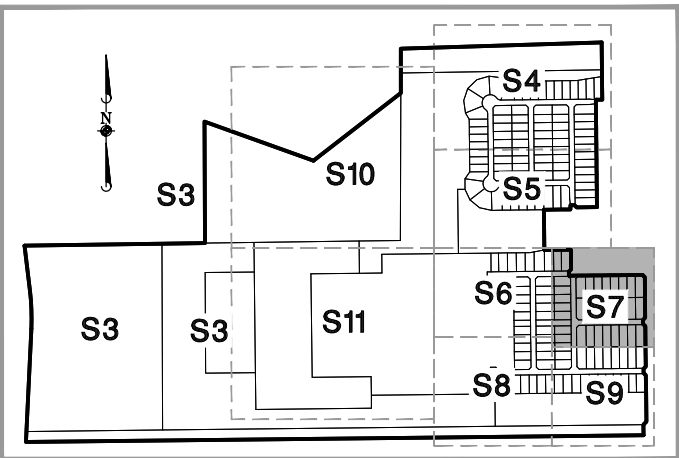
WOLF CREEK RUN WEST FILING NO. 2A		COUNTY OF ADAMS, STATE OF COLORADO		FINAL PLAT	
PROJ MGR.	DSB	PROJ ASSOC.	TGS	DRAWN BY.	JLM
DATE.	11/10/21	SCALE.	1" = 50'	SHEET	6 OF 11
FGIACC001.5110		FOR AND ON BEHALF OF MANHARD CONSULTING		Manhard CONSULTING 7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com Civil Engineering Surveying & Geospatial Services GIS Water Resource Management Construction Management	

11/10/2021 7:58 AM Dwg Name: P:\FgIacc001\dwg\Surf\Final Drawings\Plot of Subdivision\Final Plat_Fig 2\FgIacc001-5110_3-10 Detail.dwg Updated By: J.Mills
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WOLF CREEK RUN WEST FILING NO. 2A

LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 11

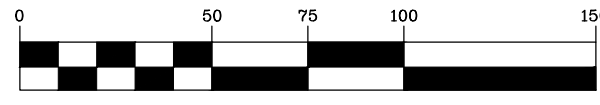
CASE NO.: PLT2021-00010



KEY MAP



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

*SEE SHEET 3 FOR MONUMENT LEGEND
LEGEND
PROPOSED EASEMENTS DEDICATED BY THIS PLAT
A.L.D.U.E. = ALLEY, DRAINAGE & UTILITY EASEMENT
S.U.L.D.E. = SIDEWALK, UTILITY, LANDSCAPE & DRAINAGE EASEMENT
D.U.E. = DRAINAGE & UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
A.E. = ACCESS EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L10	S44°22'05"W	21.21'
L11	S00°37'55"E	27.00'
L12	S45°37'55"E	21.21'
L13	S44°22'05"W	21.21'
L14	S00°37'45"E	27.00'
L15	S45°37'55"E	21.22'

PROJ MGR: DSB
PROJ ASSOC: TGS
DRAWN BY: JLM
DATE: 11/10/21
SCALE: 1" = 50'

WOLF CREEK RUN WEST FILING NO. 2A
COUNTY OF ADAMS, STATE OF COLORADO
FINAL PLAT

SHEET
7 OF 11
FGIACC001.5110

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DATE
DRAWN BY

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7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

11/10/2021 7:58 AM Dwg Name: P:\FgIacc001\dwg\Surv\Final Drawings\Plat of Subdivision\Final Plat_Fig 2\FgIacc001-5110_3-10_Detail.dwg Updated By: J.Mills

WOLF CREEK RUN WEST FILING NO. 2A

LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 11

CASE NO.: PLT2021-00010

GRAPHIC SCALE

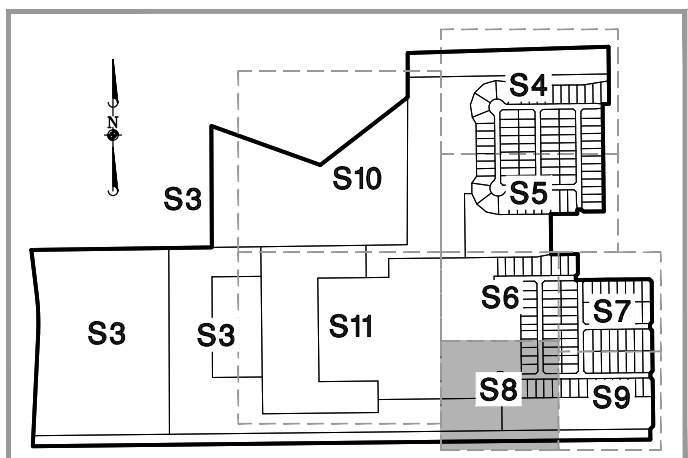


(IN FEET)
1 inch = 50 ft.



SEE SHEET 11 OF 11

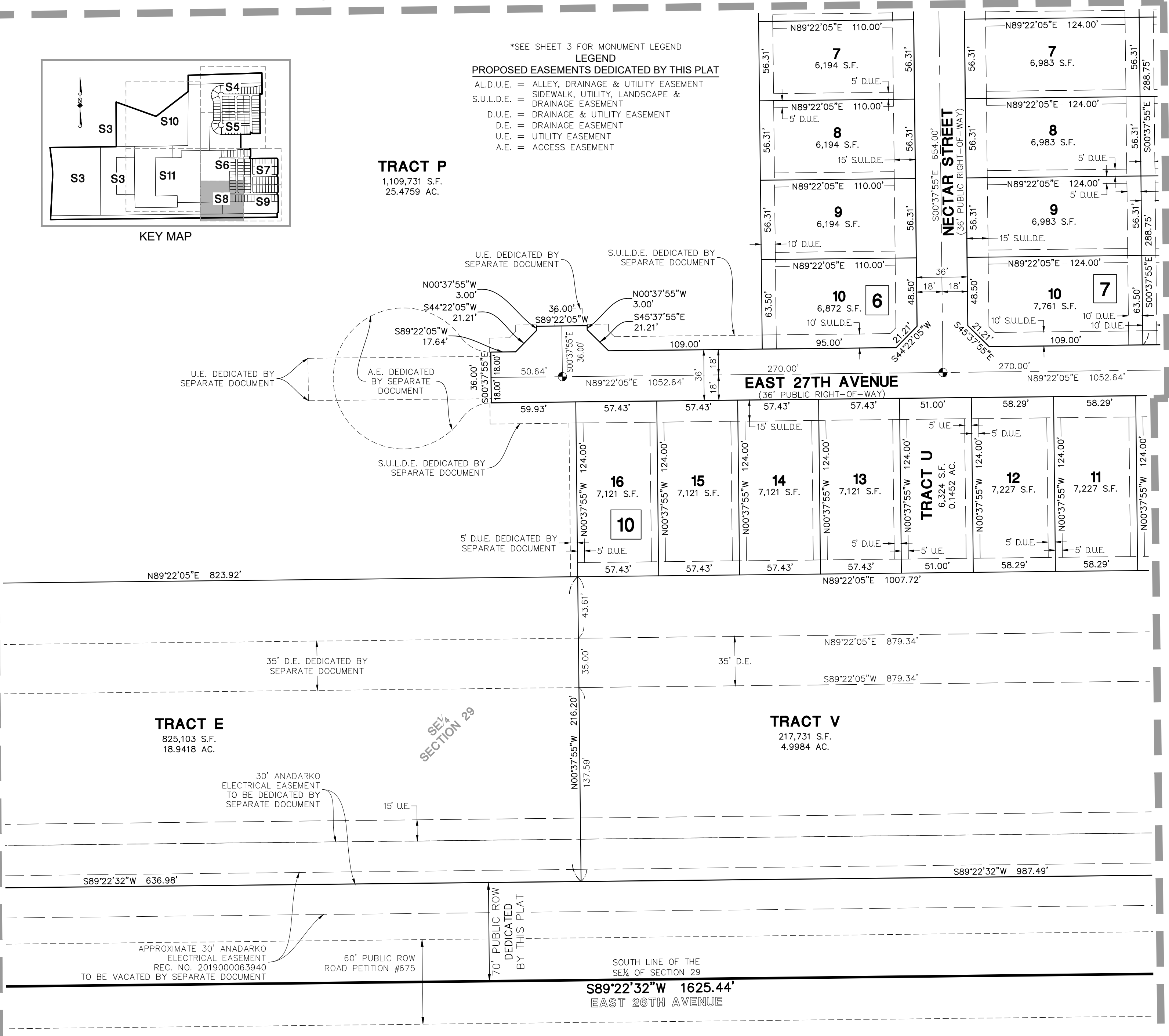
SEE SHEET 6 OF 11



KEY MAP

- *SEE SHEET 3 FOR MONUMENT LEGEND
- LEGEND**
- PROPOSED EASEMENTS DEDICATED BY THIS PLAT**
- AL.D.U.E. = ALLEY, DRAINAGE & UTILITY EASEMENT
S.U.L.D.E. = SIDEWALK, UTILITY, LANDSCAPE & DRAINAGE EASEMENT
D.U.E. = DRAINAGE & UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
A.E. = ACCESS EASEMENT

TRACT P
1,109,731 S.F.
25.4759 AC.



SEE SHEET 9 OF 11

SEE SHEET 11 OF 11

SEE SHEET 3 OF 11

WOLF CREEK RUN WEST FILING NO. 2A	
COUNTY OF ADAMS, STATE OF COLORADO	
FINAL PLAT	
PROJ MGR.	DSB
PROJ ASSOC.	TGS
DRAWN BY.	JLM
DATE.	11/10/21
SCALE.	1" = 50'
SHEET 8 OF 11	
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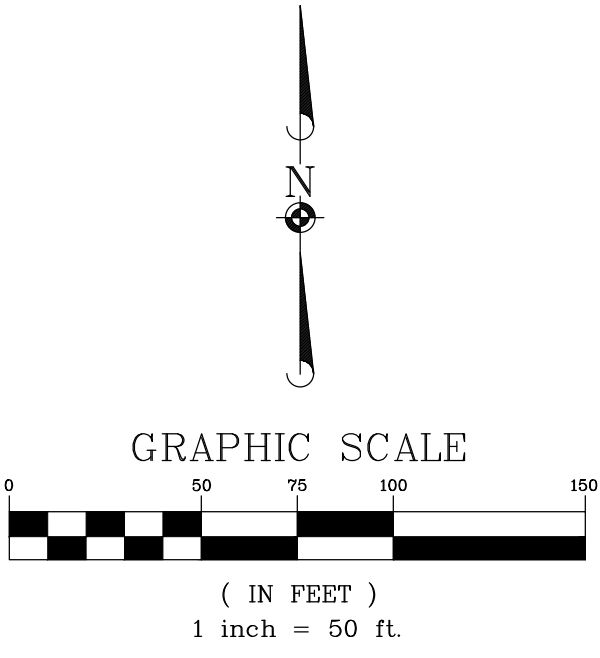
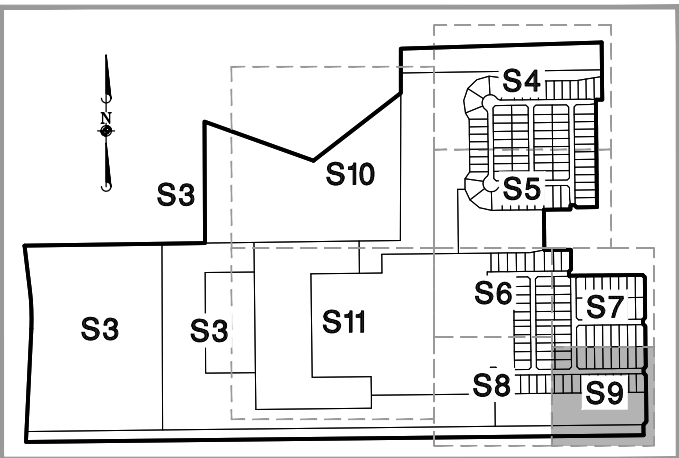
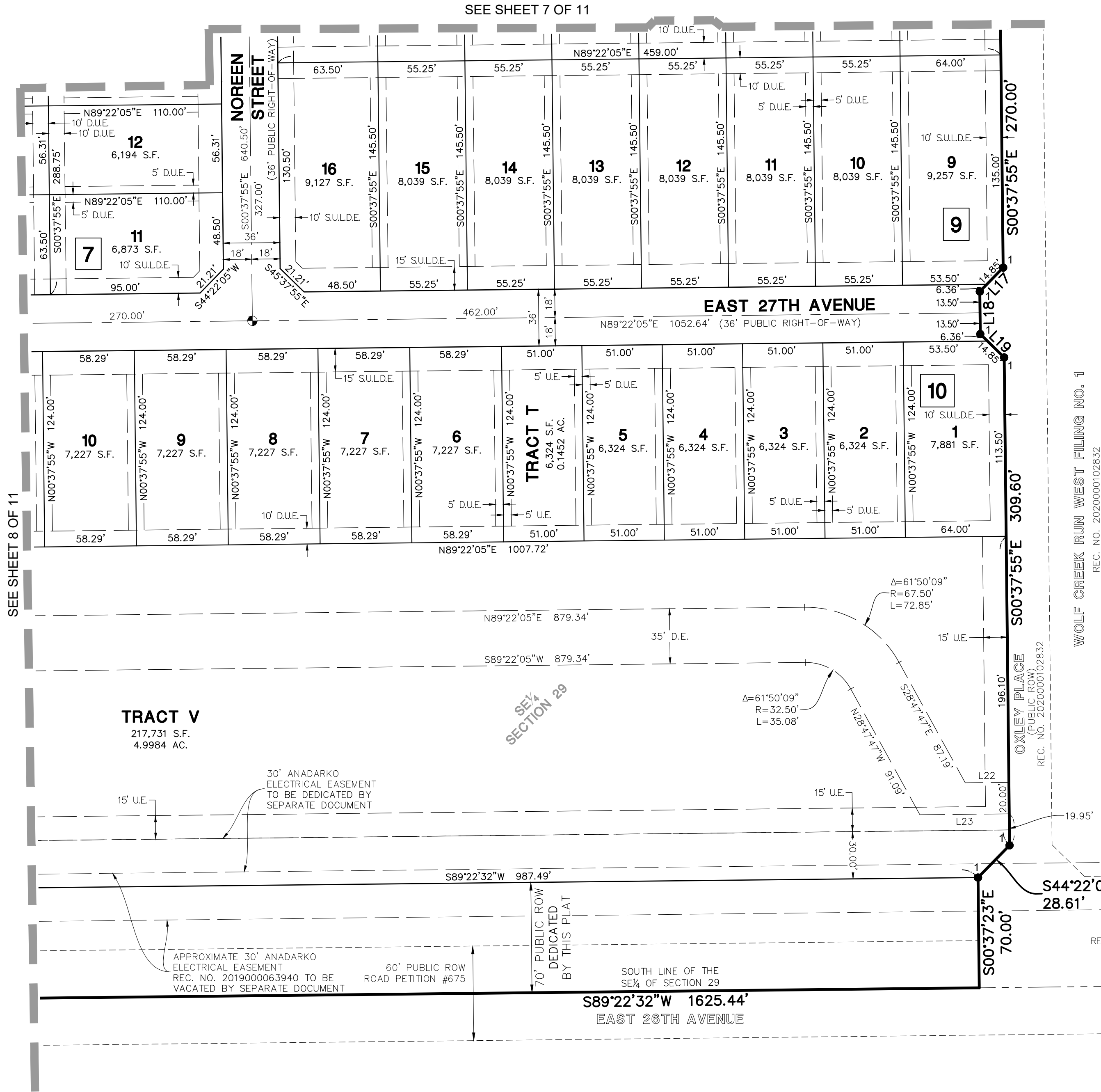
REVISIONS	DATE	DRAWN BY

FOR AND ON BEHALF OF
MANHARD CONSULTING

11/10/2021 7:58 AM Dwg Name: P:\FgIacc001\dwg\Surv\Final Drawings\Plat of Subdivision\Final Plat_Fig 2\FGIACC001-5110_3-10_Detail.dwg Updated By: JLMs © 2021 MANHARD CONSULTING. ALL RIGHTS RESERVED.

WOLF CREEK RUN WEST FILING NO. 2A
LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 11

CASE NO.: PLT2021-00010



- LEGEND
- PROPOSED EASEMENTS DEDICATED BY THIS PLAT
- AL.D.U.E. = ALLEY, DRAINAGE & UTILITY EASEMENT
 - S.U.L.D.E. = SIDEWALK, UTILITY, LANDSCAPE & DRAINAGE EASEMENT
 - D.U.E. = DRAINAGE & UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - A.E. = ACCESS EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L17	S44°22'05"W	21.21'
L18	S00°37'55"E	27.00'
L19	S45°37'55"E	21.21'
L22	N89°27'01"E	27.71'
L23	S89°27'01"W	56.73'

REVISIONS

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DATE

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WOLF CREEK RUN WEST FILING NO. 2A

COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT

PROJ MGR: DSB

PROJ ASSOC: TGS

DRAWN BY: JLM

DATE: 11/10/21

SCALE: 1" = 50'

SHEET 9 OF 11

FGIACC001.5110

FOR AND ON BEHALF OF
MANHARD CONSULTING

LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 10 OF 11

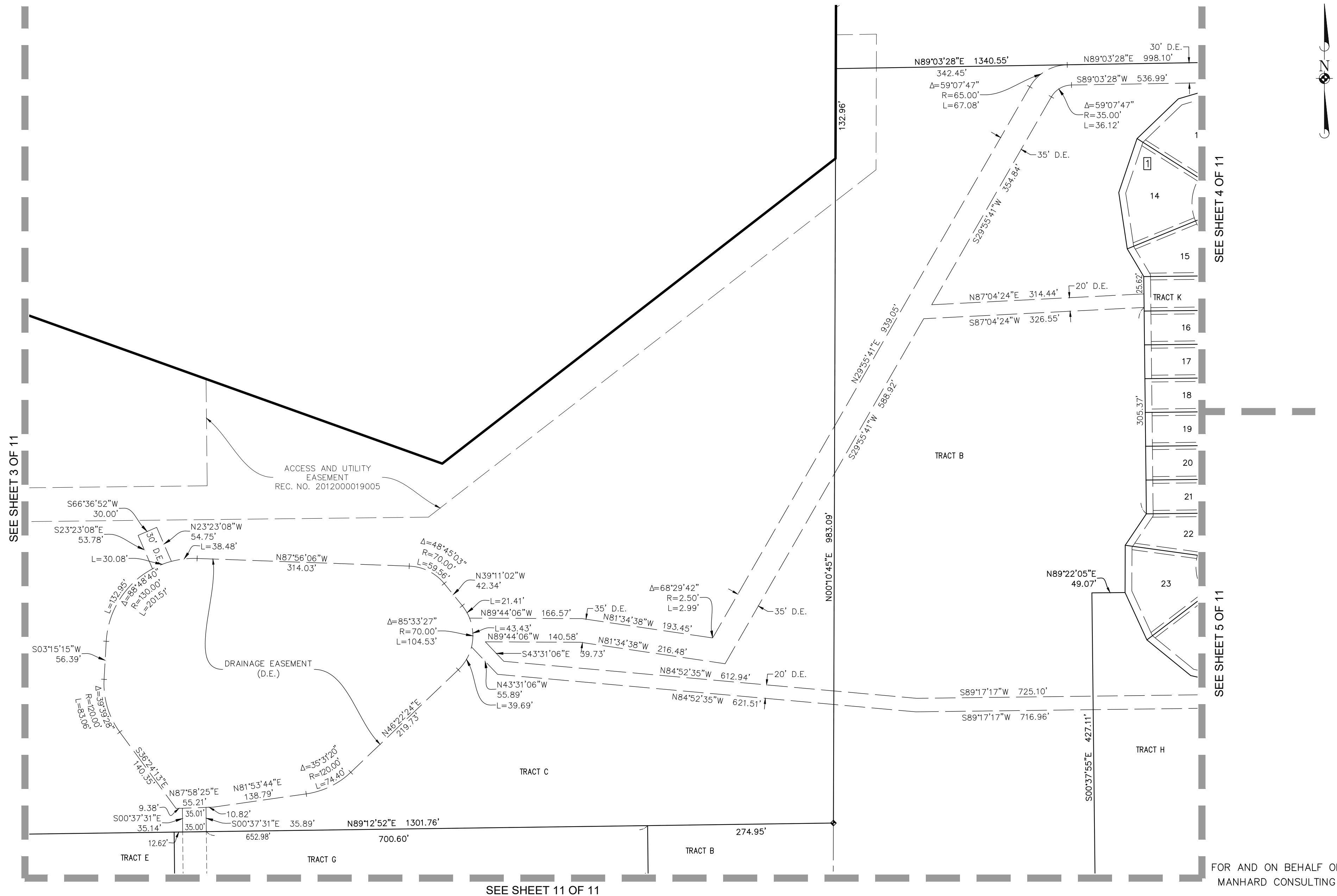
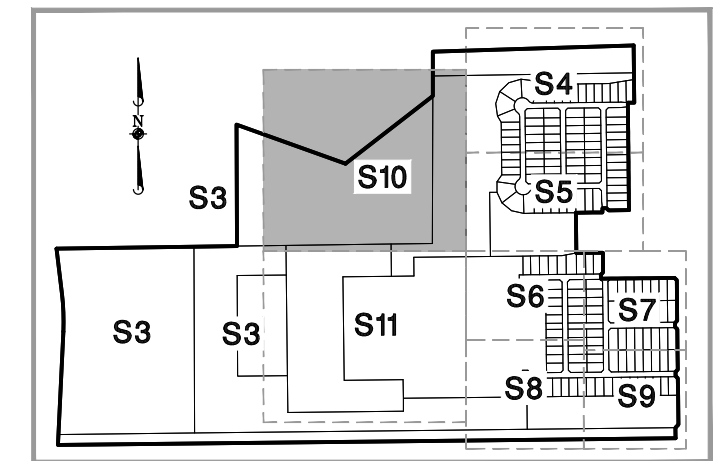
WOLF CREEK RUN WEST FILING NO. 2A

COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT


SHEET
10 OF 11
GIACC001.5110

A.L.D.U.E. = ALLEY, DRAINAGE & UTILITY EASEMENT
 S.U.L.D.E. = SIDEWALK, UTILITY, LANDSCAPE &
 DRAINAGE EASEMENT
 D.U.E. = DRAINAGE & UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
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LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 11 OF 11

GRAPHIC SCALE



0 100 150 200 300

(IN FEET)
inch = 100 ft

*SEE SHEET 3 FOR MONUMENT LEGEND

LEGEND

AL.D.U.E. = ALLEY, DRAINAGE & UTILITY EASEMENT
S.U.L.D.E. = SIDEWALK, UTILITY, LANDSCAPE &
DRAINAGE EASEMENT
D.U.E. = DRAINAGE & UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
A.E. = ACCESS EASEMENT

INDICATED BY

22.05 E
25.50'

125.000
N00°37'5

8

7

6

5

5

N00°37'55"W
70.00'

EAST 28TH PLACE
(70' PUBLIC RIGHT-OF-WAY)

S89°22'05"W
109.00'
S44°22'05"W

S89°22'05"W
36.00'

[illegible][illegible][illegible]

Figure 1 shows a schematic diagram of the experimental setup. A subject is seated at a table, looking at a video screen. A video camera is positioned above the screen. A target is placed on the table. A ruler is used to measure the distance from the subject's eye to the target, which is labeled as 60 cm. The target is labeled as 'TR'.

00°37'

<p> <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know </p>	<p> <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know </p>
--	--

[illegible]

36.00'

S00°37'55"E

21.21' S45°37'55"E
17.64' 21.21'

00°37'55"W EAST 27TH AVENUE

59.93' 124.1 0037 16 15 14
DEDICATED BY 10

[illegible]

----- FOR AND OF
MANHARD

SEE SHEET 6 OF 11

SEE SHEET 8 OF 11

WOLF CREEK RUN WEST FILING NO. 2A

COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT

PROJ MGR: DSB
PROJ ASSOC: TGS
DRAWN BY: JLM
DATE: 11/10/21
SCALE: 1" = 100'

SHEET
11 OF 11
FGIACC001.5110

FGIACC001.5110

PROPERTY DESCRIPTION (WOLF CREEK RUN WEST FILING NO. 2)

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF (S1/2) OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 29, THENCE SOUTH 00°10'45" WEST, A DISTANCE OF 37.70 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN QUITCLAIM DEED RECORDED AT RECEPTION NUMBER C1065639 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND BEING THE POINT OF BEGINNING;

THENCE NORTH 88°13'23" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,338.50 FEET TO THE NORTHWEST CORNER OF TRACT O, WOLF CREEK RUN WEST FILING NO. 1, RECORDED AT RECEPTION NUMBER 2020000102832 IN SAID RECORDS;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID WOLF CREEK RUN WEST FILING NO. 1 THE FOLLOWING TWENTY-SIX (26) COURSES:

1. SOUTH 00°37'55" EAST, A DISTANCE OF 381.21 FEET;
2. SOUTH 89°22'05" WEST, A DISTANCE OF 42.78 FEET;
3. SOUTH 00°37'55" EAST, A DISTANCE OF 716.00 FEET;
4. SOUTH 89°22'05" WEST, A DISTANCE OF 135.00 FEET;
5. NORTH 45°37'55" WEST, A DISTANCE OF 21.21 FEET;
6. SOUTH 89°22'05" WEST, A DISTANCE OF 27.00 FEET;
7. SOUTH 00°37'55" EAST, A DISTANCE OF 28.50 FEET;
8. SOUTH 89°22'05" WEST, A DISTANCE OF 177.00 FEET;
9. SOUTH 00°37'55" EAST, A DISTANCE OF 268.65 FEET;
10. NORTH 89°22'05" EAST, A DISTANCE OF 177.00 FEET;
11. SOUTH 00°37'55" EAST, A DISTANCE OF 131.00 FEET;
12. SOUTH 44°22'05" WEST, A DISTANCE OF 21.21 FEET;
13. SOUTH 00°37'55" EAST, A DISTANCE OF 27.00 FEET;
14. NORTH 89°22'05" EAST, A DISTANCE OF 490.50 FEET;
15. SOUTH 45°37'55" EAST, A DISTANCE OF 21.21 FEET;
16. SOUTH 00°37'55" EAST, A DISTANCE OF 270.00 FEET;
17. SOUTH 44°22'05" WEST, A DISTANCE OF 21.21 FEET;
18. SOUTH 00°37'45" EAST, A DISTANCE OF 27.00 FEET;
19. SOUTH 45°37'55" EAST, A DISTANCE OF 21.22 FEET;

20. SOUTH 00°37'55" EAST, A DISTANCE OF 270.00 FEET;
21. SOUTH 44°22'05" WEST, A DISTANCE OF 21.21 FEET;
22. SOUTH 00°37'55" EAST, A DISTANCE OF 27.00 FEET;
23. SOUTH 45°37'55" EAST, A DISTANCE OF 21.21 FEET;
24. SOUTH 00°37'55" EAST, A DISTANCE OF 309.60 FEET;
25. SOUTH 44°22'05" WEST, A DISTANCE OF 28.61 FEET;
26. SOUTH 00°37'23" EAST, A DISTANCE OF 70.00 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 29;

THENCE SOUTH 89°22'32" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,625.44 FEET TO THE SOUTH QUARTER (S1/4) CORNER OF SAID SECTION 29;

THENCE SOUTH 89°22'09" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 29, A DISTANCE OF 2,491.44 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WOLF CREEK ROAD AS DESCRIBED AND RECORDED IN BOOK 173 AT PAGE 67 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. NORTH 02°41'48" EAST, A DISTANCE OF 757.29 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°35'41", A RADIUS OF 1,504.00 FEET, AN ARC LENGTH OF 251.86 FEET, THE CHORD OF WHICH BEARS NORTH 02°06'03" WEST, A DISTANCE OF 251.56 FEET;
3. NORTH 06°53'53" WEST, A DISTANCE OF 303.51 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SAID SECTION 29;

THENCE NORTH 89°12'52" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,203.92 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4);

THENCE NORTH 00°13'40" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4), A DISTANCE OF 809.65 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN QUITCLAIM DEED RECORDED AT RECEPTION NUMBER C0935218 IN SAID RECORDS;

THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. SOUTH 70°17'39" EAST, A DISTANCE OF 771.28 FEET;
2. NORTH 52°11'47" EAST, A DISTANCE OF 736.37 FEET;
3. NORTH 00°10'45" EAST, A DISTANCE OF 295.30 FEET TO THE **POINT OF BEGINNING.**

CONTAINING A CALCULATED AREA OF 7,822,801 SQUARE FEET OR 179.5868 ACRES, MORE OR LESS.