

**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 24-R-2004**

**A RESOLUTION REGARDING THE “HIGHLAND LAKE ESTATES  
ANNEXATION NO. 1, 2, 3 AND 4” ANNEXATION PUBLIC HEARING,  
ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS  
FAVORABLE TO THE ANNEXATION.**

**WHEREAS**, the Board of Trustees of the Town of Mead, Colorado, held a public hearing on Monday, August 9, 2004, pursuant to the published notice, on the petition of the Highland Lake Estates, LLC, P.O. Box 296, Mead, CO 80542 and Leonard and Geraldine Hergenreter, 4701 Jay Drive, Loveland, CO 80537- 8898, for the annexation of the following real property; to wit:

TRACTS OF LAND LOCATED IN THE S ½ OF SECTION 4, IN THE S ½ OF SECTION 5, IN THE N ½ OF SECTION 8, AND IN THE N ½ OF SECTION 9, ALL OF T3N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, AS MORE PRECISELY DESCRIBED IN EXHIBIT A.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF MEAD, COLORADO**, as follows:

**Section 1. Findings of Fact.** The applicant’s petition is in substantial compliance with subsection (1) of C.R.S. § 31-12-107. It contains the required allegations, the dated signatures of more than 50 % of the landowners of the property requested to be annexed exclusive of streets and alleys, the required affidavit of circulation, the required legal description of the area to be annexed, and the required annexation boundary map. As a petition of the owners of more than 50 % of the property to be annexed and a petition pursuant to C.R.S. § 31-12-107 (2) was not filed at least 10 days prior to the hearing date set for the annexation petition filed pursuant to subsection (1) of C.R.S. § 31-12-107, it is eligible for annexation by ordinance as provided by C.R.S. § 31-12-107 (1) (g). This finding was made and duly adopted by the Mead Board of Trustees in Resolution No. 18-R- 2004.

- a. With respect to compliance with C.R.S. § 31-12-104, the Board of Trustees makes the following findings of fact:
  - i. Through the series of annexations, not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the annexing municipality.
  - ii. A community of interest exists between the area proposed to be annexed and the annexing municipality; that said area is urban or will be urbanized in the near future; and that said area is integrated with or is capable of being integrated with the annexing municipality. The fact that the area proposed to be annexed has the required 1/6 th contiguity with the annexing municipality shall be a basis for a finding of compliance with these requirements.
  - iii. Because the petition was signed by 100% of the owners of the property to be annexed, the standard contained in C.R.S. § 31-12-104 (1) (b) (I) does not invoke the exception contained in C.R.S. § 31-12-104 (1) (b).

- iv. Because the petition was signed by 100% of the owners of the property to be annexed, the standard contained in C.R.S. § 31-12-104 (1) (b) ( II ) does not invoke the exception contained in C.R.S. § 31-12-104 (1) (b).
  - v. Because municipal utilities are not requested and the Town has the ability to provide all other municipal services to the area to be annexed on the same terms and conditions as such services are made available to all of its citizens, the standard contained in C.R.S. § 31-12-104 (1) (b) ( III ) does not invoke the exception contained in C.R.S. § 31-12-104 (1) (b).
- b. With respect to compliance with C.R.S. § 31-12-105, the Board of Trustees makes the following findings of fact:
- i. No land held in identical ownership has been divided into separate parts or parcels without the written consent of the landowners thereof.
  - ii. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) is included in the proposed annexation without the written consent of the landowners.
  - iii. No land is proposed to be annexed for which annexation proceedings have been commenced for the annexation of part or all of such territory to another municipality.
  - iv. The proposed annexation will not result in the detachment of the area from any school district and the attachment of the same to another school district.
  - v. The proposed annexation will not have the effect of extending a municipality boundary more than three miles in any direction from any point of such municipal boundary in any one year.
  - vi. The proposed annexation is in conformance with the “Three Mile Annexation Plan” duly adopted by the Planning Commission of the Town of Mead on March 19, 1997, as amended.
  - vii. The proposed annexation will not result in the annexation of a portion of a platted street without the annexation of the entire width of the street.
  - viii. The municipality will not deny reasonable access to landowners, owner of an easement, or the owner of a franchise adjoining a platted street or alley which has been annexed by the municipality but is not bounded on both sides by the municipality.
- c. With respect to compliance with C.R.S. § 31-12-107 (2), the Board of Trustees makes the

following findings of fact:

- i. A petition pursuant to C.R.S. § 31-12-107 (2) was not filed at least 10 days prior to the hearing date set for the annexation petition filed pursuant to subsection (1) of C.R.S. § 31-12-107, therefore the area is eligible for annexation by ordinance as provided by C.R.S. § 31-12-107 (1) (g).

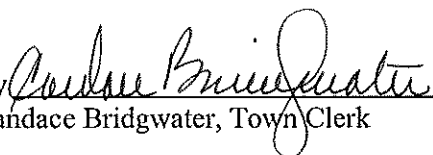
**Section 2. Conclusions and Order Annexing Portions of the S ½ of Section 4, the S ½ of Section 5, the N ½ of Section 8, and the N ½ of Section 9, all of T3N, R68W of the 6th P.M., County of Weld, State of Colorado, as More Precisely Described in Exhibit A.**


- a. The proposed Highland Lake Estates Annexation No. 1, 2, 3 and 4 to the Town of Mead, Weld County, Colorado complies with the applicable sections of the Municipal Annexation Act of 1965.
- b. The most appropriate zoning (land use) for the property shall be single-family residential.
- c. A detailed Annexation Agreement incorporating the conclusions and order of the Board of Trustees shall be prepared and signed at least ten (10) days before the annexation election. The Annexation Agreement shall contain the following items:
  - i. Pave that portion of WCR 36 from WCR 5 to the western edge of the property.
  - ii. Improve the drainage and safety of WCR 36 between WCR 5 and the property to the Town Engineer's specifications for shoulders and guardrails.
  - iii. The property shall petition for inclusion into the Mountain View Fire Protection District and for exclusion from the Berthoud Fire Protection District.
  - iv. The annexor shall participate in the school district voluntary capital mitigation program, in an amount to be mutually agreed between the Town and the School District. The annexor acknowledges that the TOWN may require written evidence of such participation prior to the issuance of a building permit for each single - family dwelling. The annexor will not be required to obtain a positive referral letter from the School District.
- d. If a majority of all the votes cast at the election to be held pursuant to Section 16-15-90 of the *Mead Municipal Code* shall be for annexation, the measure shall be deemed passed, and the Town of Mead shall be authorized to take all action necessary or appropriate to effectuate the annexation of the subject property.

**INTRODUCED, READ, PASSED AND ADOPTED THIS 9<sup>th</sup> DAY OF August, 2004.**

**ATTEST:**

**TOWN OF MEAD**

By   
Candace Bridgwater, Town Clerk

By   
Richard E. Kraemer, Mayor

**EXHIBIT A**  
**HIGHLAND LAKE ESTATES ANNEXATION NO. 1**

**LEGAL DESCRIPTION:**

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 4 AND IN THE NE1/4 OF SECTION 9, ALL OF T3N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 4, FROM WHICH THE S1/4 CORNER OF SAID SECTION 4 BEARS S89°40'25"W, 2655.13 FEET (BASIS OF BEARING), THENCE S89°40'25"W, 30.00 FEET ALONG THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 4 TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 7 AND THE **TRUE POINT OF BEGINNING**;

THENCE N00°16'19"E, 30.00 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7 TO THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 36;

THENCE S78°00'32"W, 148.38 FEET TO THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 4;

THENCE S78°36'50"E, 147.78 FEET TO THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 36;

THENCE N00°14'00"E, 30.00 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7 TO THE **TRUE POINT OF BEGINNING**.

AREA = 4,350 SQUARE FEET (0.100 ACRES), MORE OR LESS.

**EXHIBIT B**  
**HIGHLAND LAKE ESTATES ANNEXATION NO. 2**

**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 4 AND IN THE NE1/4 OF SECTION 9, ALL OF T3N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 4, FROM WHICH THE S1/4 CORNER OF SAID SECTION 4 BEARS S89°40'25"W, 2655.13 FEET (BASIS OF BEARING), THENCE S89°40'25"W, 30.00 FEET ALONG THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 4 TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 7; THENCE N00°16'19"E, 30.00 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7 TO THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 36 AND THE **TRUE POINT OF BEGINNING**;

THENCE S87°20'26"W, 736.92 FEET TO THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 4;

THENCE S87°59'28"E, 736.32 FEET TO THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 36, ALSO BEING AN ANGLE POINT OF HIGHLAND LAKE ESTATES ANNEXATION NO. 1., AN ANNEXATION TO THE TOWN OF MEAD LOCATED IN THE SE1/4 OF SAID SECTION 4 AND IN THE NE1/4 OF SAID SECTION 9, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF;

THENCE N78°36'50"W, 147.78 FEET ALONG THE SOUTHERLY LINE OF SAID HIGHLAND LAKE ESTATES ANNEXATION NO. 1 TO AN ANGLE POINT THEREOF;

THENCE N78°00'32"E, 148.38 FEET ALONG THE NORTHERLY LINE OF SAID HIGHLAND LAKE ESTATES ANNEXATION NO. 1 TO THE **TRUE POINT OF BEGINNING**.

AREA = 17,730 SQUARE FEET (0.407 ACRES), MORE OR LESS.

**EXHIBIT C  
HIGHLAND LAKE ESTATES ANNEXATION NO. 3**

**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN THE S1/2 OF SECTION 4 AND IN THE N1/2 OF SECTION 9, ALL OF T3N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4, FROM WHICH THE S1/4 CORNER OF SAID SECTION 4 BEARS S89°40'25"W, 2655.13 FEET (BASIS OF BEARING), THENCE S89°40'25"W, 30.00 FEET ALONG THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 4 TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 7; THENCE N00°16'19"E, 30.00 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7 TO THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 36 AND THE TRUE POINT OF BEGINNING;

THENCE S89°12'24"W, 2625.51 FEET;

THENCE S89°32'34"W, 1055.01 FEET TO THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 4;

THENCE S89°31'23"E, 1055.06 FEET;

THENCE S89°51'33"E, 2624.95 FEET TO THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 36, ALSO BEING AN ANGLE POINT OF HIGHLAND LAKE ESTATES ANNEXATION NO. 2., AN ANNEXATION TO THE TOWN OF MEAD LOCATED IN THE SE1/4 OF SAID SECTION 4 AND IN THE NE1/4 OF SAID SECTION 9, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF;

THENCE N87°59'28"W, 736.32 FEET ALONG THE SOUTHERLY LINE OF SAID HIGHLAND LAKE ESTATES ANNEXATION NO. 2 TO AN ANGLE POINT THEREOF;

THENCE N87°20'26"E, 736.92 FEET ALONG THE NORTHERLY LINE OF SAID HIGHLAND LAKE ESTATES ANNEXATION NO. 2 TO THE TRUE POINT OF BEGINNING.

AREA = 88,324 SQUARE FEET (2.028 ACRES), MORE OR LESS.

**EXHIBIT D  
HIGHLAND LAKE ESTATES ANNEXATION NO. 4**

**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN THE S1/2 OF SECTION 4, IN THE S1/2 OF SECTION 5, IN THE N1/2 OF SECTION 8, AND IN THE N1/2 OF SECTION 9, ALL OF T3N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4, FROM WHICH THE S1/4 CORNER OF SAID SECTION 4 BEARS S89°40'25"W, 2655.13 FEET (BASIS OF BEARING), THENCE S89°40'25"W, 30.00 FEET ALONG THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 4 TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 7; THENCE N00°16'19"E, 30.00 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7 TO THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 36 AND THE TRUE POINT OF BEGINNING;

THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 36:

THENCE S89°40'25"W, 2625.36 FEET;

THENCE N89°59'25"W, 1754.34 FEET;

THENCE N07°45'46"W, 327.90 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHWESTERLY, 246.44 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 68°52'36", AND BEING SUBTENDED BY A CHORD THAT BEARS N42°12'04"W, 231.86 FEET;

THENCE N76°38'22"W, 603.21 FEET;

THENCE NORTHWESTERLY, 940.82 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST TO A POINT OF COMPOUND CURVE TO THE LEFT, SAID ARC HAVING A RADIUS OF 9650.00 FEET, A CENTRAL ANGLE OF 05°35'10", AND BEING SUBTENDED BY A CHORD THAT BEARS N68°12'04"W, 940.45 FEET;

THENCE SOUTHWESTERLY, 394.46 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 85°17'13", AND BEING SUBTENDED BY A CHORD THAT BEARS S66°21'45"W, 359.04 FEET;

THENCE S23°43'08"W, 131.05 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, 317.54 FEET ALONG THE ARC OF SAID CURVE TO A

POINT TANGENT, SAID ARC HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 64°58'41", AND BEING SUBTENDED BY A CHORD THAT BEARS S56°12'29"W, 300.80 FEET;

THENCE S88°41'49"W, 86.01 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, 185.26 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 29°29'06", AND BEING SUBTENDED BY A CHORD THAT BEARS S73°57'16"W, 183.22 FEET;

THENCE S59°12'43"W, 102.85 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, 387.81 FEET ALONG THE ARC OF SAID CURVE TO THE EASTERLY LINE OF PARCEL B CONVEYED TO LEONARD A. HERGENRETER & GERALDINE S. HERGENRETER AS DESCRIBED IN WARRANTY DEED RECORDED APRIL 25, 1991, IN BOOK 1297 AS RECEPTION NO. 2248203 OF THE RECORDS OF WELD COUNTY, COLORADO, SAID ARC HAVING A RADIUS OF 1245.00 FEET, A CENTRAL ANGLE OF 17°50'50", AND BEING SUBTENDED BY A CHORD THAT BEARS S50°17'18"W, 386.24 FEET;

THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE EASTERLY LINE OF SAID PARCEL B AND ALONG THE EASTERLY LINE OF PARCEL A AS DESCRIBED IN SAID BOOK 1297 AS RECEPTION NO. 2248203;

THENCE N23°11'13"W, 215.45 FEET;

THENCE N26°46'01"W, 285.71 FEET;

THENCE N07°42'36"W, 510.04 FEET;

THENCE N07°46'19"E, 580.91 FEET;

THENCE N12°43'20"W, 519.00 FEET;

THENCE N14°28'41"W, 394.54 FEET TO THE NORTH LINE OF THE SE1/4 OF SAID SECTION 5;

THENCE LEAVING THE EASTERLY LINE OF SAID PARCEL A, S89°59'26"W, 165.18 FEET ALONG THE NORTH LINE OF THE SE1/4 OF SAID SECTION 5 TO THE C1/4 CORNER OF SAID SECTION 5;

THENCE S89°58'28"W, 1460.06 FEET ALONG THE NORTH LINE OF THE SW1/4 OF SAID SECTION 5 TO THE WESTERLY LINE OF SAID PARCEL A;

THENCE S00°00'38"W, 922.73 FEET ALONG THE WESTERLY LINE SAID PARCEL A TO AN ANGLE POINT THEREOF;

THENCE N61°21'41"E, 81.75 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL A TO



AN ANGLE POINT THEREOF;

THENCE S89°51'37"E, 902.60 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL A TO AN ANGLE POINT THEREOF;

THENCE S00°08'23"W, 1764.35 FEET ALONG THE WESTERLY LINE SAID PARCEL A AND ALONG THE WESTERLY LINE OF SAID PARCEL B TO THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 5;

THENCE CONTINUING S00°08'23"W, 30.00 FEET ALONG THE WESTERLY LINE EXTENDED SOUTHERLY OF SAID PARCEL B TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 36;

THENCE S89°52'15"E, 481.92 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 36 TO AN ANGLE POINT THEREOF;

THENCE S89°56'51"E, 357.42 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 36 TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHEASTERLY, 116.24 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 36 TO THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 5, SAID ARC HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 30°16'22", AND BEING SUBTENDED BY A CHORD THAT BEARS N74°54'59"E, 114.89 FEET;

THENCE S89°56'51"E, 133.81 FEET ALONG THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 5 TO THE EASTERLY LINE OF SAID PARCEL B;

THENCE N00°52'23"E, 154.49 FEET ALONG THE EASTERLY LINE OF SAID PARCEL B TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 36;

THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 36:

THENCE NORTHEASTERLY, 416.11 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 1185.00 FEET, A CENTRAL ANGLE OF 20°07'09", AND BEING SUBTENDED BY A CHORD THAT BEARS N49°09'08"E, 413.97 FEET;

THENCE N59°12'43"E, 102.85 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, 154.38 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 29°29'06", AND BEING SUBTENDED BY A CHORD THAT BEARS N73°57'16"E, 152.69 FEET;

THENCE N88°41'49"E, 86.01 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHEASTERLY, 385.59 FEET ALONG THE ARC OF SAID CURVE TO A

POINT TANGENT, SAID ARC HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 64°58'41", AND BEING SUBTENDED BY A CHORD THAT BEARS N56°12'29"E, 365.25 FEET;

THENCE N23°43'08"E, 131.05 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, 305.15 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF COMPOUND CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 85°17'13", AND BEING SUBTENDED BY A CHORD THAT BEARS N66°21'45"E, 277.75 FEET;

THENCE SOUTHEASTERLY, 940.86 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 9590.00 FEET, A CENTRAL ANGLE OF 05°37'16", AND BEING SUBTENDED BY A CHORD THAT BEARS S68°11'01"E, 940.48 FEET;

THENCE S76°38'22"E, 609.12 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, 174.31 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 68°52'36", AND BEING SUBTENDED BY A CHORD THAT BEARS S42°12'04"E, 164.00 FEET;

THENCE S07°45'46"E, 380.26 FEET;

THENCE S89°59'25"E, 1806.88 FEET;

THENCE N89°40'25"E, 2624.93 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7, ALSO BEING AN ANGLE POINT OF HIGHLAND LAKE ESTATES ANNEXATION NO. 3., AN ANNEXATION TO THE TOWN OF MEAD LOCATED IN THE S1/2 OF SAID SECTION 4 AND IN THE N1/2 OF SAID SECTION 9, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 36, N89°51'33"W, 2624.95 FEET ALONG THE SOUTHERLY LINE OF SAID HIGHLAND LAKE ESTATES ANNEXATION NO. 3 TO AN ANGLE POINT THEREOF;

THENCE N89°31'23"W, 1055.06 FEET ALONG THE SOUTHERLY LINE OF SAID HIGHLAND LAKE ESTATES ANNEXATION NO. 3 TO AN ANGLE POINT THEREOF;

THENCE N89°32'34"E, 1055.01 FEET ALONG THE NORTHERLY LINE OF SAID HIGHLAND LAKE ESTATES ANNEXATION NO. 3 TO AN ANGLE POINT THEREOF;

THENCE N89°12'24"E, 2625.51 FEET ALONG THE NORTHERLY LINE OF SAID HIGHLAND LAKE ESTATES ANNEXATION NO. 3 TO THE TRUE POINT OF BEGINNING.

AREA = 80.818 ACRES, MORE OR LESS.