

BELFLOWER ANNEXATION

A PARCEL OF LAND BEING A PORTION OF WEST HALF OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 67 WEST, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 20, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 20 BEARS NORTH 00°42'49" WEST, A DISTANCE OF 2,640.47 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 89°06'34" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE CITY OF THORNTON BOUNDARY AS DESIGNATED BY ORDINANCE 2874 RECORDED UNDER RECEPTION NUMBER 20050411000373180 IN SAID RECORDS;

THENCE NORTH 00°42'49" WEST, ALONG SAID CITY BOUNDARY, A DISTANCE OF 659.92 FEET TO A POINT ON THE CITY OF THORNTON BOUNDARY AS DESIGNATED BY ORDINANCE 2703 RECORDED UNDER RECEPTION NUMBER C0937143 IN SAID RECORDS;

THENCE NORTH 89°06'32" EAST, ALONG SAID CITY BOUNDARY, A DISTANCE OF 1,272.93 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20;

THENCE SOUTH 00°42'26" EAST, ALONG SAID EAST LINE, A DISTANCE OF 659.93 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE SOUTH 89°06'34" WEST, A DISTANCE OF 954.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 748.84 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 05°44'03" EAST, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 140TH AVENUE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER C0802705 IN SAID RECORDS;

THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY, THE FOLLOWING TWO COURSES;

1. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°37'29", AN ARC LENGTH OF 86.58 FEET;
2. NORTH 89°06'34" EAST, A DISTANCE OF 868.08 FEET;

THENCE SOUTH 01°24'06" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON THE CITY OF THORNTON BOUNDARY AS DESIGNATED BY ORDINANCE 2259 RECORDED UNDER RECEPTION NUMBER B1182474 IN SAID RECORDS;

THENCE, ALONG SAID CITY BOUNDARY, THE FOLLOWING TWO (2) COURSES;

1. SOUTH 89°06'34" WEST, A DISTANCE OF 1,273.21 FEET;
2. NORTH 00°43'49" WEST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 20.054 ACRES, (873,571 SQUARE FEET), MORE OR LESS.