

LEGAL DESCRIPTION

River Bend PUD with Zoning Amendment 501 W. Main, Lyons CO

A TRACT OF LAND IN THE SW ¼ OF SECTION 18, T3N, R70W OF THE 6TH P.M., TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO. BEARINGS ARE BASED ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 18 AND ASSUMED AS BEARING N00°00'45"E, WITH ALL OTHER BEARINGS HEREIN RELATIVE THERETO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE C. 1/4 OF SAID SECTION 18;

THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 18, S00°00'45"W, 431.90 FEET TO A POINT ON THE SOUTH LINE OF THE R.O.W. OF STATE HIGHWAY NO. 66 (AKA HIGHWAY 36);

THENCE LEAVING SAID NORTH-SOUTH CENTERLINE AND ALONG SAID SOUTH R.O.W., N38°33'00"W, 28.98 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE CENTERLINE OF NORTH ST. VRAIN RIVER;

THENCE ALONG THE CENTERLINE OF SAID NORTH ST. VRAIN RIVER, THE FOLLOWING 7; CALLS:

S24°20'51"W, 172.60 FEET;

S44°05'12"W, 129.92 FEET;

S53°41'34"W, 77.56 FEET;

S71°42'55"W, 86.06 FEET;

N89°39'29"W, 187.06 FEET,

N68°22'42"W, 125.54 FEET;

N53°39'31"W, 122.97 FEET;

THENCE LEAVING SAID CENTERLINE, N71°07'35"E, 207.70 FEET;

THENCE N14°15'45"W, 132.83 FEET;

THENCE S71°07'35"W, 22.00 FEET;

THENCE S14°15'45"E, 21.50 FEET;

THENCE S71°07'35"W, 241.31 FEET;

THENCE N35°00'46"E, 189.59 FEET;

THENCE S86°58'00"E, 66.92 FEET;

THENCE N35°09'00"E, 174.68 FEET;

THENCE S83°32'00"E, 195.62 FEET;

THENCE N69°08'00"E, 162.09 FEET TO A POINT ON SAID SOUTH R.O.W. OF STATE HIGHWAY NO. 66 (AKA: HIGHWAY 36);

THENCE ALONG SAID SOUTH R.O.W., S38°33'00"E, 253.91 FEET TO THE POINT OF BEGINNING, SAID PORTION OF LAND CONTAINING 5.646 ACRES, MORE OR LESS.