

**AMENDED NOTICE OF PROPERTY RESTRICTIONS
FOR THE MONTGOMERY FARM PROPERTY**

The **County of Boulder**, a body corporate and politic, owns an interest in the real property, described in Exhibit A, attached hereto and by this reference incorporated herein (the “Property”). A prior Notice of Property Restrictions on the property is recorded at Reception No. 0298161. The County’s interest in the Property is now held by a Reserved Deed of Conservation Easement in Gross dated August 10, 2021, and recorded in the Boulder County Clerk and Recorder's Office at Reception Number 03908130. The County’s interest in the Property was purchased with money acquired from a sales and use tax for acquisition of Open Space Land, approved by the voters of Boulder County. Pursuant to Resolution No. 93-174, as amended by Resolution No. 99-111, Resolution No. 2000-13, Resolution No. 2004-86, Resolution No. 2007-80, Resolution No. 2010-93, and Resolution No. 2016-77 of the Board of County Commissioners of Boulder County (“Resolutions”), which authorized the submission of the open space sales and use tax to the electors of Boulder County, the County is required to use the County’s interest in the Property solely for passive recreational purposes, for agricultural purposes, or for environmental preservation purposes, as described in the Resolutions. The Resolutions also restrict the use of the County’s interest in the Property as follows:

No open space land acquired through the revenues provided by this sales and use tax may be sold, leased, traded, or otherwise conveyed, nor may any exclusive license or permit on such open space land be given, until approval of such disposal by the Board of County Commissioners. Prior to such disposal, the proposal shall be reviewed by the Parks & Open Space Advisory Committee, and a recommendation shall be forwarded to the Board of County Commissioners. Approval of the disposal may be given only by a majority vote of the members of the Board of County Commissioners after a public hearing held with notice published at least ten (10) days in advance in the official newspaper of the County and of each city and incorporated town within the County, giving the location of the land in question and the intended disposal thereof. No such open space land shall be disposed of until sixty (60) days following the date of Board of County Commissioners' approval of such disposal. If, within such sixty (60) day period, a petition meeting the requirements of § 29-2-104, C.R.S., as amended, or its successor statute, is filed with the County Clerk, requesting that such disposal be submitted to a vote of the electors, such disposal shall not become effective until a referendum held in accordance with said statute has been held. The provisions of this paragraph shall not apply to agricultural leases for crop or grazing purposes for a term of ten (10) years or less.

If the real property or any interest therein acquired by use of proceeds of said sales and use tax pursuant to the above paragraph of this resolution be ever sold, exchanged, transferred or otherwise disposed of, the consideration for such sale, exchange, transfer or disposition shall be subject to the same expenditure and use restrictions as those set forth herein for the original proceeds of said sales and use tax, including restrictions set forth in this paragraph; and if such consideration is by its nature incapable of being subject, then the proposed sale, exchange, transfer or disposition shall be unlawful and shall not be made.

Dated this 7th day of December, 2021.

COUNTY OF BOULDER,
a body corporate and politic

By: _____
Matt Jones, Chair

State of Colorado
County of Boulder

The foregoing instrument was acknowledged before me this 7th day of December, 2021 by
Matt Jones, Chair, of the Board of County Commissioners of Boulder County, Colorado.

(Notary official signature)

NOTARY
S E A L

(Commission expiration)

EXHIBIT A

Legal Description

Parcel No. 1:

All that portion of the East Half of the Northeast Quarter of Section 25, Township 3 North, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, being described as follows:

Commencing at the Northeast Corner of Section 25;

Thence along the East line of the Northeast Quarter of Section 25, South 00°16'31" East 97.00 feet to the True Point of Beginning;

Thence continuing South 00°16'31" East 1,241.05 feet;

Thence South 88°03'21" West 1,337.13 feet to a point on the West line of the East Half of the Northeast Quarter of Section 25;

Thence along said West line, North 00°23'11" West 743.05 feet to a point whence the Northwest Corner of the East Half of the Northeast Quarter of Section 25 bears North 00°23'11" West 595.28 feet;

Thence North 88°04'14" East 416.71 feet;

Thence North 00°23'11" West 571.78 feet to a point on the South right-of-way line of State Highway 66;

Thence along said South right-of-way line, North 88°04'14" East 38.53 feet;

Thence South 00°43'16" East 7.40 feet;

Thence North 89°06'44" East 803.90 feet;

Thence South 45°30'46" East 70.63 feet;

Thence North 88°37'48" East 30.01 feet to the True Point of Beginning.

Together with:

Parcel No. 2:

All that portion of the East Half of the Northeast Quarter of Section 25, Township 3 North, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, being described as follows:

Commencing at the Northeast Corner of Section 25;

Thence along the East line of the Northeast Quarter of Section 25, South 00°16'31" East 1,338.05 feet to the True Point of Beginning;

Thence continuing South 00°16'31" East 586.92 feet;

Thence South 88°03'21" West 1,335.99 feet to a point on the West line of the East Half of the Northeast Quarter of Section 25;

Thence along said West line, North 00°23'11" West 586.88 feet;
Thence North 88°03'21" East 1,337.13 feet to the True Point of Beginning.

Together with:

Parcel No. 3:

All that portion of the East Half of the East Half of Section 25, Township 3 North, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, being described as follows:

Beginning at a point on the East line of the Northeast Quarter of Section 25, whence the Northeast Corner of said Section 25 bears North 00°16'31" West 1,924.97 feet;
Thence South 00°16'31" East 723.37 feet to the East One-Quarter Corner of Section 25;
Thence along the East line of the Southeast Quarter of Section 25, South 00°14'54" East 157.94 feet;
Thence South 88°03'21" West 1,334.25 feet to a point on the West line of the East Half of the Southeast Quarter of Section 25;
Thence along said West line, North 00°22'13" West 157.93 feet to the East Center One-Sixteenth Corner of Section 25;
Thence along the West line of the East Half of the Northeast Quarter of Section 25, North 00°23'11" West 723.33 feet;
Thence North 88°03'21" East 1,335.99 feet to the Point of Beginning.

Together with:

Parcel No. 4:

All that portion of the East Half of the Southeast Quarter of Section 25, Township 3 North, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, being described as follows:

Commencing at the East One-Quarter Corner of Section 25;
Thence along the East line of the Southeast Quarter of Section 25, South 00°14'54" East 157.94 feet to the True Point of Beginning;

Thence continuing South 00°14'54" East 1,691.55 feet;
Thence South 87°51'53" West 593.83 feet;
Thence North 78°58'03" West 42.90 feet;
Thence North 00°14'54" West 1,683.89 feet;
Thence North 88°03'21" East 635.86 feet to the True Point of Beginning.

Together with:

Parcel No. 5:

All that portion of the East Half of the Southeast Quarter of Section 25, Township 3 North, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, being described as follows:

Beginning at a Point on the East line of the Southeast Quarter of Section 25, whence the East One-Quarter Corner of Section 25 bears North 00°14'54" West, 1,849.49 feet;
Thence along said East Line, South 00°14'54" East, 50.00 feet to the Northeast Corner of that Tract of land described by deed recorded June 13, 1974 at Reception No. 106093 of Boulder County records;

Thence along the Northerly line of said Tract the following two courses:

Thence South 87°51'53" West 598.07 feet;

Thence North 78°58'03" West 747.00 feet to a point on the West line of the East half of the Southeast Quarter of Section 25;

Thence along said West line, North 00°22'13" West 569.57 feet;

Thence North 89°37'47" East 168.43 feet;

Thence North 00°22'13" West 646.66 feet;

Thence South 89°37'47" West 168.43 feet to a point on the West line of the East Half of the Southeast Quarter of Section 25;

Thence along said West line, North 00°22'13" West 359.40 feet to a point whence the East Center One-Sixteenth Corner of said Section 25 bears North 00°22'13" West 157.93 feet;

Thence North 88°03'21" East 698.39 feet;

Thence South 00°14'54" East 1,683.89 feet;

Thence South 78°58'03" East 42.90 feet;

Thence North 87°51'53" East 593.83 feet to the Point of Beginning.