



PRAIRIE CORNER - BOUNDARY MAP FOR DISTRICT EXHIBIT "B" - LEGAL DESCRIPTION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

RECEIVED

DEC 23 2020

Div of Local Government

LEGAL DESCRIPTION - CONTINUED

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 22, WHENCE THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS M02924.42°W...

- 1) BEARING 029°49'27" ALONG A LINE 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 22 A DISTANCE OF 423.02 FEET.

- THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY LINES OF SAID PARCEL 11A, CORNER IN BOOK 3010 AT PAGE 127: 1) N02035.54°W A DISTANCE OF 47.48 FEET;

BASIS OF BEARING FOR THIS PROPERTY DESCRIPTION IS THE EASTERLY LINE OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED BY THE EAST QUARTER CORNER OF SAID SECTION 16, A 3 1/4" ALUMINUM CAP ON NUMBER 6 REBAR 15# 23027 AND BY THE NORTHWEST CORNER OF SAID SECTION 22, A 3 1/4" ALUMINUM CAP ON A 2" PIPE 15# 10734, SAID LINE BEARS M02924.42°W (ASSUMED).

EXCEPT THAT PORTION CONVEYED BY INSTRUMENT RECORDED FEBRUARY 9, 2001 UNDER RECEPTION NO. C0729383, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 22, WHENCE THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS N00244.2°W...

- THENCE S0728.31°E A DISTANCE OF 571.08 FEET TO THE NORTHEAST CORNER OF PARCEL 11A OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NO. 10-1 (E-1) 76-1 (138) RECORDED IN BOOK 3010 AT PAGE 127 IN THE ADAMS COUNTY CLERK AND RECORDERS OFFICE, BEING THE POINT OF BEGINNING;

THENCE N07004.8°E ALONG A LINE 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 22 A DISTANCE OF 165.50 FEET;

BASIS OF BEARING FOR THIS PROPERTY DESCRIPTION IS THE EASTERLY LINE OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED BY THE EAST QUARTER CORNER OF SAID SECTION 16, A 3 1/4" ALUMINUM CAP ON NUMBER 6 REBAR 15# 23027 AND BY THE NORTHWEST CORNER OF SAID SECTION 22, A 3 1/4" ALUMINUM CAP ON A 2" PIPE 15# 10734, SAID LINE BEARS M02924.42°W (ASSUMED).

TOGETHER WITH:

A PARCEL OF LAND, KNOWN AS PARCEL 25-EX, DESCRIBED AT RECEPTION NUMBER 20180207164 AND BEING A PORTION OF PARCEL 25 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NUMBER F0031-023, RECORDED IN BOOK 3010 AT PAGE 127 IN THE ADAMS COUNTY CLERK AND RECORDERS OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 22, THENCE NORTH 87°00'49" EAST ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 22, A DISTANCE OF 930.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID PARCEL 25, NORTH 87°00'49" EAST, A DISTANCE OF 303.04 FEET;

THENCE SOUTH 38°28'34" WEST, A DISTANCE OF 1241.20 FEET;

THENCE NORTH 20°38'54" WEST, A DISTANCE OF 163.63 FEET TO THE NORTHERLY MOST INTERSECTION OF SAID PARCEL 25 AND PARCEL 11A, DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NUMBER 10-1 (E-1) 76-1 (138), RECORDED IN BOOK 4001 AT PAGE 758;

THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 25, NORTH 18°28'27" EAST, A DISTANCE OF 869.07 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE;

THENCE CONTINUING NORTH, ALONG THE WESTERLY LINE OF SAID PARCEL 25, NORTH 05°20'11" WEST, A DISTANCE OF 134.63 FEET TO THE POINT OF BEGINNING;

CONTAINING: 467.401 SQUARE FEET OR 10.73 ACRES.

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED BY THE WESTERLY LINE OF SAID SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, ALUMINUM CAP, 1.5 #1405. SAID LINE IS ASSUMED TO BEAR NORTH 87°00'49" EAST.

A PARCEL OF LAND, KNOWN AS PARCEL 25-EX, DESCRIBED AT RECEPTION NUMBER 20180207164 AND BEING A PORTION OF PARCEL 25 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NUMBER F0031-023, RECORDED IN BOOK 445 AT PAGE 514, LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 22, THENCE NORTH 87°00'49" EAST ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 22, A DISTANCE OF 930.50 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 25, AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID PARCEL 25, NORTH 87°00'49" EAST, A DISTANCE OF 303.04 FEET;

THENCE SOUTH 38°28'34" WEST, A DISTANCE OF 1241.20 FEET;

THENCE NORTH 20°38'54" WEST, A DISTANCE OF 163.63 FEET TO THE NORTHERLY MOST INTERSECTION OF SAID PARCEL 25 AND PARCEL 11A, DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NUMBER 10-1 (E-1) 76-1 (138), RECORDED IN BOOK 4001 AT PAGE 758;

THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 25, NORTH 38°28'27" EAST, A DISTANCE OF 869.07 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE;

THENCE CONTINUING NORTH, ALONG THE WESTERLY LINE OF SAID PARCEL 25, NORTH 05°20'11" WEST, A DISTANCE OF 134.63 FEET TO THE POINT OF BEGINNING;

CONTAINING: 467.401 SQUARE FEET OR 10.73 ACRES

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID LINE IS MONUMENTED ON THE WEST BY A 3.25" ALUMINUM CAP, 1.5 #10734, AND A POINT ON LINE, BEING A 1.5" ALUMINUM CAP, 1.5 #12405, SAID LINE IS ASSUMED TO BEAR NORTH 87°00'49" EAST.

LEGAL DESCRIPTION - AS SURVEYED

A PORTION OF LAND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22;

THENCE SOUTH 87°58'51" EAST, A DISTANCE OF 571.08 FEET;

THENCE NORTH 87°00'49" EAST ALONG A LINE 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 22, A DISTANCE OF 165.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE, NORTH 87°00'49" EAST, A DISTANCE OF 257.52 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 05°20'11" WEST, A DISTANCE OF 303.04 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 22;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 38°28'34" WEST, A DISTANCE OF 1240.63 FEET;

THENCE NORTH 21°00'35" WEST, A DISTANCE OF 163.62 FEET;

THENCE NORTH 20°38'54" WEST, A DISTANCE OF 47.48 FEET;

THENCE NORTH 5°28'31" WEST, A DISTANCE OF 258.02 FEET;

THENCE NORTH 05°33'42" WEST, A DISTANCE OF 107.87 FEET;

THENCE NORTH 35°12'27" EAST, A DISTANCE OF 413.09 FEET;

THENCE NORTH 62°36'58" EAST, A DISTANCE OF 286.47 FEET TO THE AFOREMENTIONED PARALLEL LINE AND TO THE POINT OF BEGINNING;

CONTAINING 467.316 SQUARE FEET OR 10.728 ACRE OF LAND

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS BASED ON A PORTION OF THE NORTH LINE OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, STATE OF COLORADO, AS MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 22 BY A ROUND 3.25" ALUMINUM CAP STAMPED "COLD DEPT OF TRANSPORTATION PLS NO POINT ALONG SAID LINE" WHEN THE SAID NORTHWEST CORNER BEARS SOUTH 87°00'49" WEST FOR A DISTANCE OF 111.45 FEET, MONUMENTED BY A REBAR AND 1.5" ALUMINUM CAP STAMPED "PLS 12405" SAID LINE IS ASSUMED TO BEAR NORTH 87°00'49" EAST.



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Drawn By: JMM Date Drawn: 9/26/2020 Checked By: JMM Job No.: DC18184

EXHIBIT "B" - LEGAL DESCRIPTION LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO