

**EXHIBIT "A"**  
**RIVERSIDE NORTH ACCESS**  
**PERMANENT EASEMENT**

**Date: February 20, 2017**

**DESCRIPTION**

A Permanent Easement for access being a portion of a York Street, located in the Northeast Quarter of Section 14, Township 3 South, Range 68 West of the Sixth Principal Meridian, Commerce City, Adams County, Colorado, being more particularly described as follows:

COMMENCING at the Northeast Corner of said Section 14 (a found 2-1/2" aluminum cap on a 1" aluminum pipe stamped "SURVEY MONUMENT 2003 T3S R68W S11 S12 S14 S13 LS 6935 ARCHER & ASSOC.") WHENCE the West Sixteenth Corner common to Section 12 and Section 13 of said township and range (a found 3-1/4" brass cap in monument box stamped "DMWW REUSE PLANT W 1/16 12 13 T3S R68W LS 7104 1976") bears N89°52'25"E a distance of 1326.83 feet (basis of bearing – assumed);  
THENCE S40°53'25"W a distance of 91.91 feet to the westerly line of the York Street Right of Way and the POINT OF BEGINNING;

THENCE N00°08'06"E, coincident with said westerly Right of Way line, a distance of 50.00 feet;

THENCE S89°51'54"E a distance of 15.49 feet;

THENCE S03°12'15"W, along the edge of the asphalt paving as it exists in December 2016, a distance of 50.07 feet;

THENCE N89°51'54"W a distance of 12.81 feet to the POINT OF BEGINNING.

Containing 707 square feet, (0.016 Acres), more or less.



Prepared by:

Kenneth W. Carlson, PLS 24942

For and on behalf of Jacobs Engineering Group Inc.

707 17th Street #2400

Denver, CO 80202

303.820.5240

NE 1/4 Sec. 14  
T3S, R68W  
6TH P.M.

West Sixteenth Corner common to  
Section 12 and Section 13  
Found 3.25" Brass Cap in monument  
box stamped "DMWW REUSE PLANT  
W 1/16 12 13 T3S R68W LS 7104 1976"

Point of Commencement  
Northeast Corner Section 14  
Found 2.5" Aluminum Cap on a  
1.0" Aluminum Pipe stamped  
"SURVEY MONUMENT 2003 T3S R68W  
S11 S12 S14 S13 LS 6935 ARCHER & ASSOC."

N89°52'25"E 1326.83'  
(Basis of Bearing - assumed)

S89°51'54"E  
15.49'

S40°53'25"W 91.91'

N00°08'06"E 50.00'

S03°12'15"W 50.07'

YORK ST.

Existing Gravel Road  
(20' Typ)

Point of  
Beginning

N89°51'54"W  
12.81'

Wty ROW Line

Asphalt Shoulder

Asphalt Shoulder

5' Sidewalk

80' ROW



Scale: 1" = 20'

This exhibit does not represent a  
monumented survey and is intended only  
to depict the attached property description.

2/17/2017 10:40:31 AM K:\072120\_Fairfield\NORTH METRO\Sign\NORTH Riverside Access\RiverSide\_PE North Access.dgn

DESIGNED BY: WML	DATE: 11-29-16	REV: 02-17-2017	MAH	HORZ. SCALE: 1" = 20'	FOR 8.5 x 11 PLOT	<b>JACOBS</b> 707 17th Street, Suite 2400 Denver, Colorado 80202 Phone: 303-820-5240 Fax: 303-820-5298	SHEET REFERENCE NUMBER:  1  FIG. 1
DRAWN BY: TWT	DATE: 12-05-16			VERT. SCALE: N/A			
<b>PROPERTY FOR RIVERSIDE NORTH ACCESS PERMANENT EASEMENT</b> CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO				TOTAL SQ FT = 707 TOTAL ACRES = 0.016		<b>EXHIBIT "A"</b>	