

**EXHIBIT A**  
**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 4, WHENCE THE EAST LINE OF SAID NORTHEAST QUARTER, BEARS NORTH 00°08'02" EAST, A DISTANCE OF 2582.85 FEET, WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE ALONG SAID EAST LINE, NORTH 00°08'02" EAST, A DISTANCE OF 1,197.61 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89°51'58" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF TOWER ROAD RECORDED IN BOOK 3037, PAGE 988 RECORDED AT REC. NO. 593825 IN THE OFFICIAL RECORDS OF THE ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, NORTH 89°51'58" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 00°08'02" EAST, A DISTANCE OF 86.13 FEET;

THENCE SOUTH 89°29'02" WEST, A DISTANCE OF 692.06 FEET;

THENCE NORTH 00°08'12" EAST, A DISTANCE OF 1,211.98 FEET;

THENCE NORTH 18°59'48" WEST, A DISTANCE OF 27.74 FEET THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE RECORDED IN BOOK 3824 AT PAGE 214, RECEPTION NO. 1991021026874 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°29'25" EAST, A DISTANCE OF 31.63 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 18°59'48" EAST, A DISTANCE OF 22.76 FEET;

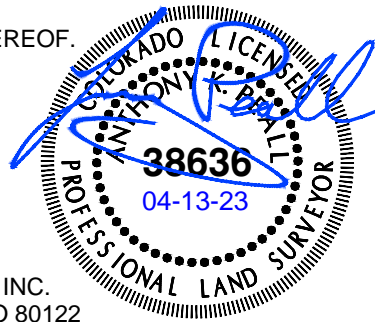
THENCE SOUTH 00°08'12" WEST, A DISTANCE OF 1,186.69 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2016000060218 IN SAID RECORDS;

THENCE ALONG SAID PROLONGATION AND SOUTHERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED, NORTH 89°29'02" EAST, A DISTANCE OF 692.05 FEET TO SAID WESTERLY RIGHT-OF-WAY OF TOWER ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°08'02" WEST, A DISTANCE OF 116.47 FEET TO THE **POINT OF BEGINNING**.

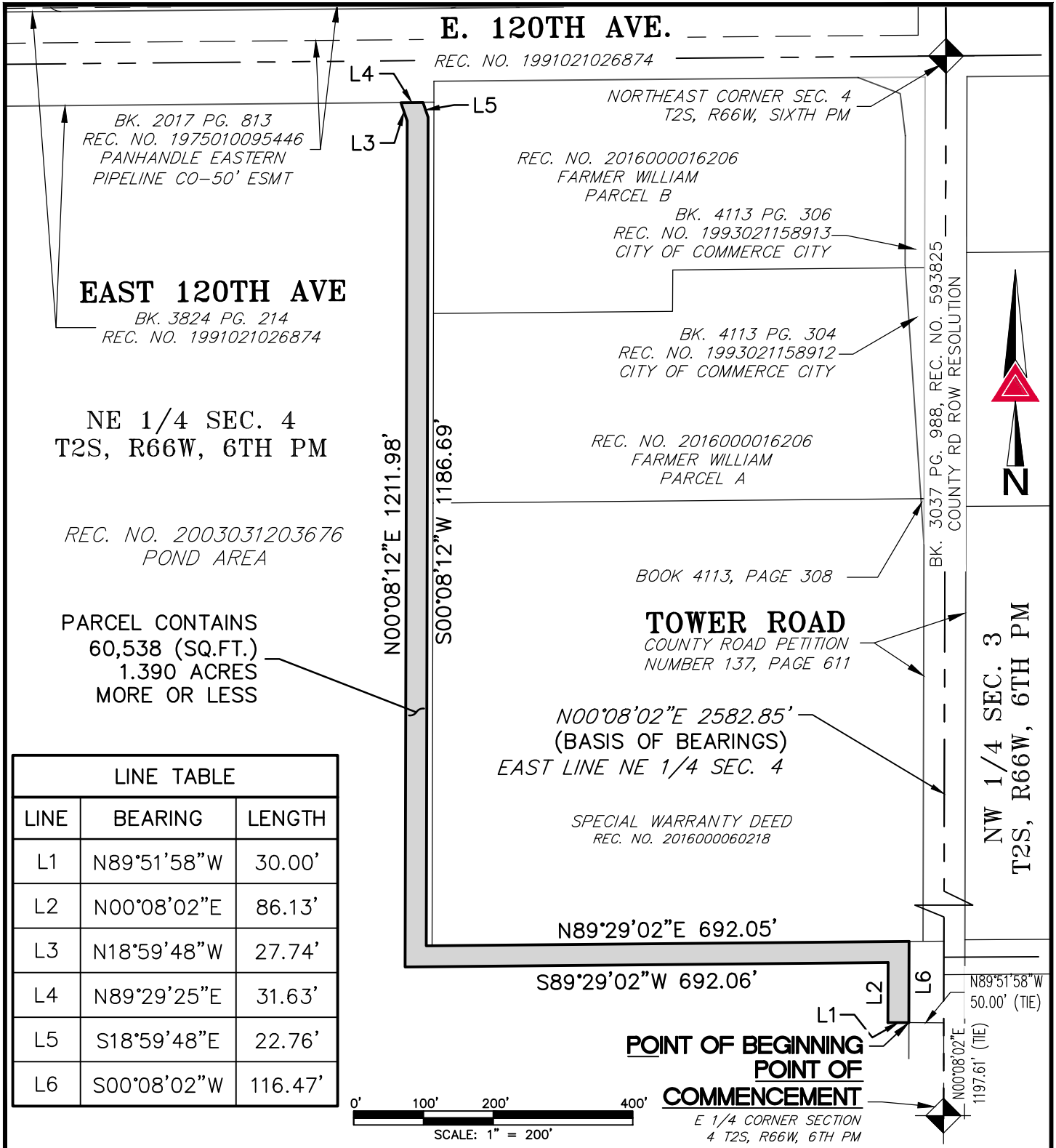
CONTAINING AN AREA OF 1.390 ACRES, (60,538 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

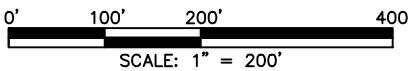


ANTHONY K. PEALL, PLS 38636  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122  
303-713-1898

# ILLUSTRATION TO EXHIBIT A



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°51'58"W	30.00'
L2	N00°08'02"E	86.13'
L3	N18°59'48"W	27.74'
L4	N89°29'25"E	31.63'
L5	S18°59'48"E	22.76'
L6	S00°08'02"W	116.47'



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: \_\_\_\_\_  
 DWG NAME: \_\_\_\_\_  
 DWG: **BAM** CHK: **AKP**  
 DATE: **04/11/2023**  
 SCALE: **1" = 200'**

1-SANITARY ESMNT.DWG

300 East Mineral Ave,  
 Suite 1  
 Littleton, Colorado 80122  
 Phone: (303)713-1898  
 Fax: (303)713-1897  
[www.aztecconsultants.com](http://www.aztecconsultants.com)

Q:\54819-55 - Third Creek Off Site Mapping\Dwg\EXHIBITS

**SANITARY EASEMENT**  
 NE 1/4 SEC. 4 T.2S., R.66W., SIXTH P.M.  
 COMMERCE CITY, COLORADO  
 JOB NUMBER 54819-55 2 OF 2 SHEETS