

EXHIBIT A (RW-1)
LEGAL DESCRIPTION
SHEET 1 OF 1

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 2, SUNCOR SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. 2013000042769 IN THE CLERK AND RECORDER'S OFFICE OF THE COUNTY OF ADAMS, SITUATED IN THE NORTH HALF OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 68 WEST, WITH BEARINGS REFERENCED TO A NON-ALIQUOT LINE BETWEEN A RECORDED PLSS MONUMENT FOR THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 68 WEST, A RANGE BOX WITH A 3-1/4" ALUMINUM CAP STAMPED WITH PLS NUMBER 17488 AND A RECORDED PLSS MONUMENT FOR THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 68 WEST, A 3-1/4" ALUMINUM CAP STAMPED WITH PLS NUMBER 9853, BEARING SOUTH 00°13'56" EAST, A DISTANCE OF 3,963.02 FEET; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID EAST QUARTER CORNER FOR SECTION 12;

THENCE SOUTH 38°54'03" WEST, A DISTANCE OF 3,461.32 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 00°09'11" EAST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 89°50'49" WEST, A DISTANCE OF 207.16 FEET;

THENCE NORTH 45°09'11" WEST, A DISTANCE OF 379.50 FEET TO SAID NORTHERLY BOUNDARY;

THENCE COINCIDENT WITH SAID NORTHERLY BOUNDARY, THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 45°06'19" EAST, A DISTANCE OF 10.00 FEET;
2. THENCE SOUTH 45°09'11" EAST, A DISTANCE OF 368.24 FEET;
3. THENCE NORTH 89°50'49" EAST, A DISTANCE OF 208.02 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 6,853 SQUARE FEET (0.1573 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED EXHIBIT B FOR REFERENCE. DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET, WHICH IS DEFINED AS 1200/3937 METERS.



JERRY RAY BESSIE, PLS 38576
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
707 17TH STREET, SUITE 3150
DENVER, COLORADO 80202

FILE LOCATION: R:\24, 157,009 56th Avenue_Commerce_City\400 Survey\400 CADD\405 EXHIBITS\ROW DEDICATIONS\SUNCOR\157,009-SURV-SUNCOR RW DED GRAPHICS.dwg

EXHIBIT B
(RW-1)
ILLUSTRATION
SHEET 1 OF 2

POINT OF COMMENCEMENT
E 1/4 COR. SEC. 12, T3S, R68W
RANGE BOX WITH 3-1/4" ALUM. CAP
STAMPED WITH PLS NO. 17488

MATCH POINT

S00°13'56"E 3963.02'
BASIS OF BEARINGS
(NOT AN ALIQUOT LINE)

MATCH POINT

LOT 1, BLOCK 1
SUNCOR SUBDIVISION
FILING NO. 2
REC NO. 2013000042769

15' ROW DEDICATION
REC. NO. 2013000042769

E 56TH AVE
(COUNTY ROAD 129)
(60' ROW)
BK 209 PG 62

N89°50'49"E 208.02'

S89°50'49"W 207.16'

POINT OF BEGINNING

S00°09'11"E 15.00'

LOT 1, BLOCK 2
SUNCOR SUBDIVISION
FILING NO. 2
REC NO. 2013000042769

SE COR. NE 1/4
NE 1/4 SEC. 13,
T3S, R68W
3-1/4" ALUM. CAP
STAMPED WITH
PLS NO. 9853

MATCHLINE SEE SHEET 2

THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED SURVEY. IT IS INTENDED ONLY
TO DEPICT THE ATTACHED LEGAL DESCRIPTION.
AREA: 0.1573 SQUARE FEET (6,853 ACRES), MORE OR LESS

DATE ISSUED: 06/18/2025

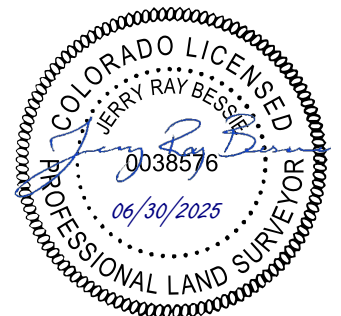
DRAWN BY: DH

CHECKED BY: JRB

0' 40' 80'
SCALE: 1" = 80'



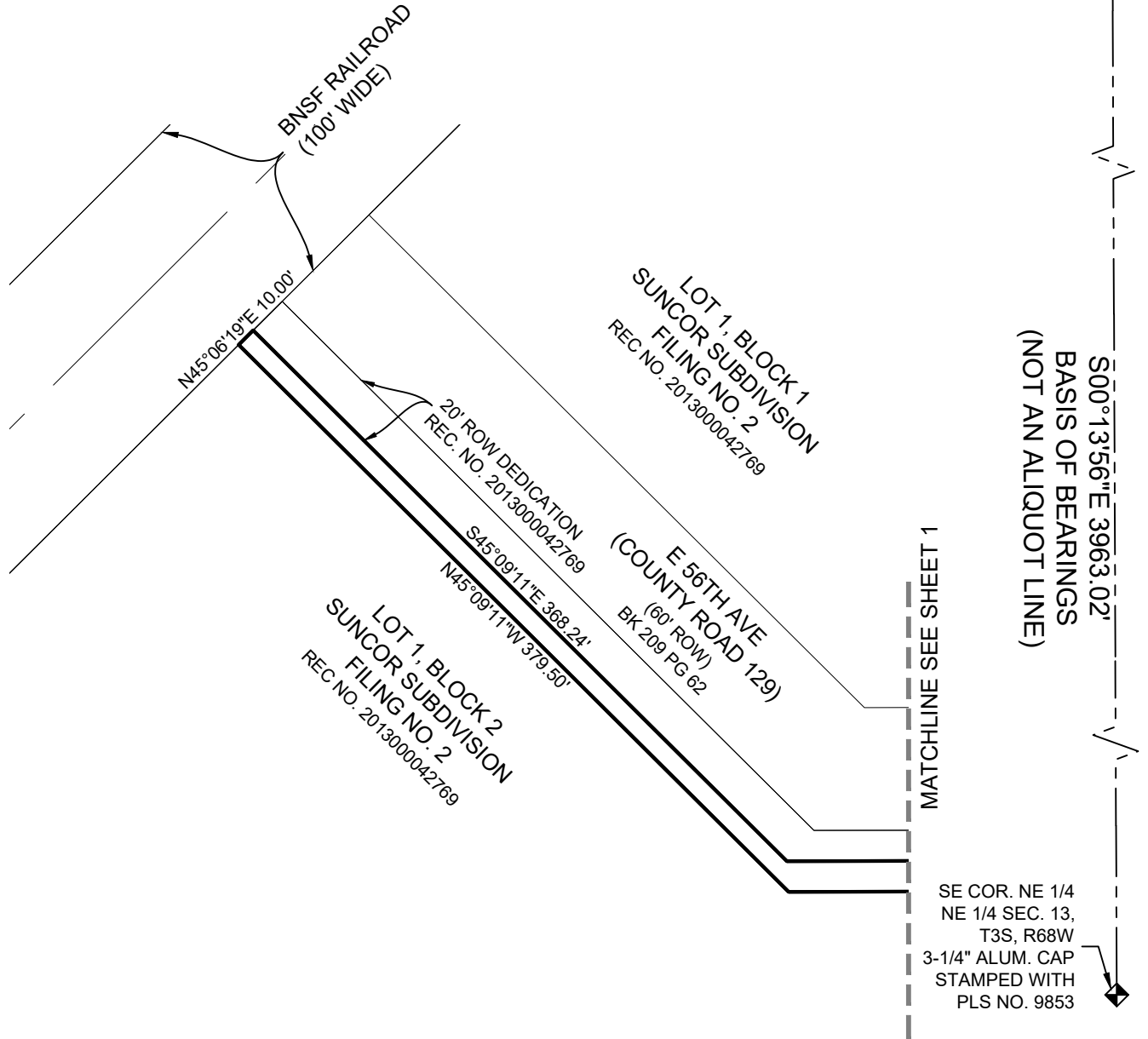
JERRY RAY BESSIE, PLS 38576
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC
707 17th STREET, SUITE 3150
DENVER, CO 80202



FILE LOCATION: R:\24, 157,009 56th Avenue_Commerce City\400 Survey\400 CADD\405 EXHIBITS\ROW DEDICATIONS\SUNCOR\157,009-SURV-SUNCOR RW DED GRAPHICS.dwg

EXHIBIT B
(RW-1)
ILLUSTRATION
SHEET 2 OF 2

POINT OF COMMENCEMENT
E 1/4 COR. SEC. 12, T3S, R68W
RANGE BOX WITH 3-1/4" ALUM. CAP
STAMPED WITH PLS NO. 17488



THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED SURVEY. IT IS INTENDED ONLY
TO DEPICT THE ATTACHED LEGAL DESCRIPTION.
AREA: 0.1573 SQUARE FEET (6,853 ACRES), MORE OR LESS

DATE ISSUED: 06/18/2025

DRAWN BY: DH

CHECKED BY: JRB

0' 40' 80'
SCALE: 1" = 80'



JERRY RAY BESSIE, PLS 38576
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC
707 17th STREET, SUITE 3150
DENVER, CO 80202



EXHIBIT C
LEGAL DESCRIPTION
SHEET 1 OF 4

FIVE PARCELS OF LAND BEING A PORTION OF SUNCOR SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. 2013000042769 IN THE CLERK AND RECORDER'S OFFICE OF THE COUNTY OF ADAMS, SITUATED IN SECTIONS 12 AND 13, TOWNSHIP 3 SOUTH, RANGE 68 WEST, WITH BEARINGS REFERENCED TO A NON-ALIQUOT LINE BETWEEN A RECORDED PLSS MONUMENT FOR THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 68 WEST, A RANGE BOX WITH A 3-1/4" ALUMINUM CAP STAMPED WITH PLS NUMBER 17488 AND A RECORDED PLSS MONUMENT FOR THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 68 WEST, A 3-1/4" ALUMINUM CAP STAMPED WITH PLS NUMBER 9853, BEARING SOUTH 00°13'56" EAST, A DISTANCE OF 3,963.02 FEET; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 (TCE-1A):

COMMENCING AT SAID EAST QUARTER CORNER FOR SECTION 12;

THENCE SOUTH 36°08'29" WEST, A DISTANCE OF 3,334.92 FEET TO THE NORTHERLY BOUNDARY OF LOT 1, BLOCK 2 OF SAID SUNCOR SUBDIVISION FILING NO. 2 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 00°09'11" EAST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 89°50'49" WEST, A DISTANCE OF 117.43 FEET;

THENCE SOUTH 44°50'49" WEST, A DISTANCE OF 17.34 FEET;

THENCE SOUTH 89°48'40" WEST, A DISTANCE OF 81.06 FEET;

THENCE NORTH 45°11'20" WEST, A DISTANCE OF 3.27 FEET;

THENCE SOUTH 89°50'49" WEST, A DISTANCE OF 198.66 FEET;

THENCE NORTH 45°09'11" WEST, A DISTANCE OF 88.18 FEET;

THENCE SOUTH 89°50'49" WEST, A DISTANCE OF 16.19 FEET;

THENCE SOUTH 44°50'49" WEST, A DISTANCE OF 18.54 FEET;

THENCE NORTH 45°09'11" WEST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 44°50'49" EAST, A DISTANCE OF 16.00 FEET;

THENCE NORTH 00°09'11" WEST, A DISTANCE OF 19.79 FEET;

THENCE NORTH 45°09'11" WEST, A DISTANCE OF 121.69 FEET;

THENCE NORTH 77°40'48" WEST, A DISTANCE OF 24.41 FEET;

THENCE SOUTH 44°50'49" WEST, A DISTANCE OF 9.27 FEET;

EXHIBIT C
LEGAL DESCRIPTION
SHEET 2 OF 4

THENCE NORTH 45°09'11" WEST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 44°50'49" EAST, A DISTANCE OF 16.00 FEET;

THENCE NORTH 00°09'11" WEST, A DISTANCE OF 11.87 FEET;

THENCE SOUTH 45°09'11" EAST, A DISTANCE OF 339.21 FEET;

THENCE NORTH 89°50'49" EAST, A DISTANCE OF 207.17 FEET;

THENCE NORTH 00°09'11" WEST, A DISTANCE OF 15.00 FEET TO SAID NORTHERLY BOUNDARY;

THENCE COINCIDENT WITH SAID NORTHERLY BOUNDARY, NORTH 89°50'49" EAST, A DISTANCE OF 206.74 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 7,229 SQUARE FEET (0.1660 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED EXHIBIT B FOR REFERENCE. DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET, WHICH IS DEFINED AS 1200/3937 METERS.

PARCEL 2 (TCE-1B):

COMMENCING AT SAID EAST QUARTER CORNER FOR SECTION 12;

THENCE SOUTH 46°27'51" WEST, A DISTANCE OF 3,511.19 FEET TO THE SOUTHERLY BOUNDARY OF LOT 1, BLOCK 1 OF SAID SUNCOR SUBDIVISION FILING NO. 2 AND THE **POINT OF BEGINNING**;

THENCE COINCIDENT WITH SAID BOUNDARY, NORTH 45°09'11" WEST, A DISTANCE OF 40.50 FEET;

THENCE NORTH 44°50'49" EAST, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 45°09'11" EAST, A DISTANCE OF 40.50 FEET;

THENCE SOUTH 44°50'49" WEST, A DISTANCE OF 5.00 FEET TO SAID SOUTHERLY BOUNDARY AND THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 202 SQUARE FEET (0.0046 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED EXHIBIT C FOR REFERENCE. DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET, WHICH IS DEFINED AS 1200/3937 METERS.

**EXHIBIT C
LEGAL DESCRIPTION
SHEET 3 OF 4**

PARCEL 3 (TCE-1C):

COMMENCING AT SAID EAST QUARTER CORNER FOR SECTION 12;

THENCE SOUTH 36°43'26" WEST, A DISTANCE OF 3,266.42 FEET TO THE SOUTHERLY BOUNDARY OF LOT 1, BLOCK 1 OF SAID SUNCOR SUBDIVISION FILING NO. 2 AND THE **POINT OF BEGINNING**;

THENCE COINCIDENT WITH SAID SOUTHERLY BOUNDARY, SOUTH 89°50'49" WEST, A DISTANCE OF 88.11 FEET;

THENCE NORTH 00°09'11" WEST, A DISTANCE OF 5.00 FEET;

THENCE NORTH 89°50'49" EAST, A DISTANCE OF 59.29 FEET;

THENCE NORTH 86°49'33" EAST, A DISTANCE OF 28.52 FEET;

THENCE SOUTH 03°10'27" EAST, A DISTANCE OF 6.51 FEET TO SAID SOUTHERLY BOUNDARY AND THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 461 SQUARE FEET (0.0106 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT D FOR REFERENCE. DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET, WHICH IS DEFINED AS 1200/3937 METERS.

PARCEL 4 (TCE-1D):

COMMENCING AT SAID EAST QUARTER CORNER FOR SECTION 12;

THENCE SOUTH 05°38'38" WEST, A DISTANCE OF 2,596.17 FEET TO THE SOUTHERLY BOUNDARY OF LOT 1, BLOCK 3 OF SAID SUNCOR SUBDIVISION FILING NO. 2 AND THE **POINT OF BEGINNING**;

THENCE COINCIDENT WITH SAID SOUTHERLY BOUNDARY, SOUTH 89°50'49" WEST, A DISTANCE OF 54.64 FEET;

THENCE NORTH 44°50'59" EAST, A DISTANCE OF 6.61 FEET;

THENCE NORTH 89°50'59" EAST, A DISTANCE OF 43.74 FEET;

THENCE SOUTH 53°16'50" EAST, A DISTANCE OF 7.79 FEET TO SAID SOUTHERLY BOUNDARY AND THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 230 SQUARE FEET (0.0053 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED EXHIBIT E FOR REFERENCE. DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET, WHICH IS DEFINED AS 1200/3937 METERS.

**EXHIBIT C
LEGAL DESCRIPTION
SHEET 4 OF 4**

PARCEL 5 (TCE-1E):

COMMENCING AT SAID EAST QUARTER CORNER FOR SECTION 12;

THENCE SOUTH 00°13'56" EAST, A DISTANCE OF 2,582.90 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF EAST 56TH AVENUE RECORDED IN SAID RECORDS AT BOOK 209 PAGE 62;

THENCE COINCIDENT WITH SAID RIGHT OF WAY LINE, SOUTH 89°50'49" WEST, A DISTANCE OF 13.31 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 3 OF SAID SUNCOR SUBDIVISION AND THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89°50'49" WEST AND COINCIDENT WITH SAID LINE, A DISTANCE OF 34.13 FEET;

THENCE NORTH 44°50'59" EAST, A DISTANCE OF 6.59 FEET;

THENCE NORTH 89°50'59" EAST, A DISTANCE OF 27.47 FEET TO THE EASTERLY BOUNDARY OF SAID PARCEL, A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 872.63 FEET;

THENCE SOUTHEASTERLY AND COINCIDENT WITH SAID BOUNDARY AND NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 00°19'59", AN ARC DISTANCE OF 5.07 FEET AND HAVING A CHORD THAT BEARS SOUTH 23°23'12" EAST, A DISTANCE OF 5.07 FEET TO SAID SOUTHEAST CORNER AND SAID NORTHERLY RIGHT OF WAY LINE AND THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 144 SQUARE FEET (0.0033 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED EXHIBIT F FOR REFERENCE. DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET, WHICH IS DEFINED AS 1200/3937 METERS.



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DENVER, COLORADO 80202

EXHIBIT D
ILLUSTRATION FOR PARCEL 1
(TCE-1A)
SHEET 1 OF 2

POINT OF COMMENCEMENT
E 1/4 COR. SEC. 12, T3S, R68W
RANGE BOX WITH 3-1/4" ALUM. CAP
STAMPED WITH PLS NO. 17488

MATCH POINT

LOT 1, BLOCK 1
SUNCOR SUBDIVISION
FILING NO. 2
REC NO. 2013000042769

MATCH POINT

S00°13'56"E 3963.02'
BASIS OF BEARINGS
(NOT AN ALIQUOT LINE)

S36°08'29"W 3334.92' (TIE)

E 56TH AVE
(COUNTY ROAD 129)
(60' ROW)
BK 209 PG 62

15' ROW DEDICATION
REC. NO. 2013000042769

MATCHLINE SEE SHEET 2

N89°51'00"E 207.17'
S89°50'49"W 198.66'

N00°09'11"W 15.00'
S89°48'40"W 81.06'

N89°50'49"E 206.74'

S89°50'49"W 117.43'
S44°50'49"W 17.34'
S00°09'11"E 10.00'

POINT OF BEGINNING

LOT 1, BLOCK 2
SUNCOR SUBDIVISION
FILING NO. 2
REC NO. 2013000042769

N45°11'20"W 3.27'

SE COR. NE 1/4
NE 1/4 SEC. 13,
T3S, R68W
3-1/4" ALUM. CAP
STAMPED WITH
PLS NO. 9853

THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED SURVEY. IT IS INTENDED ONLY
TO DEPICT THE ATTACHED LEGAL DESCRIPTION.
AREA: 7,229 SQUARE FEET (0.1660 ACRES), MORE OR LESS

DATE ISSUED: 06/18/2025

DRAWN BY: DH

CHECKED BY: JRB

0' 40' 80'
SCALE: 1" = 80'

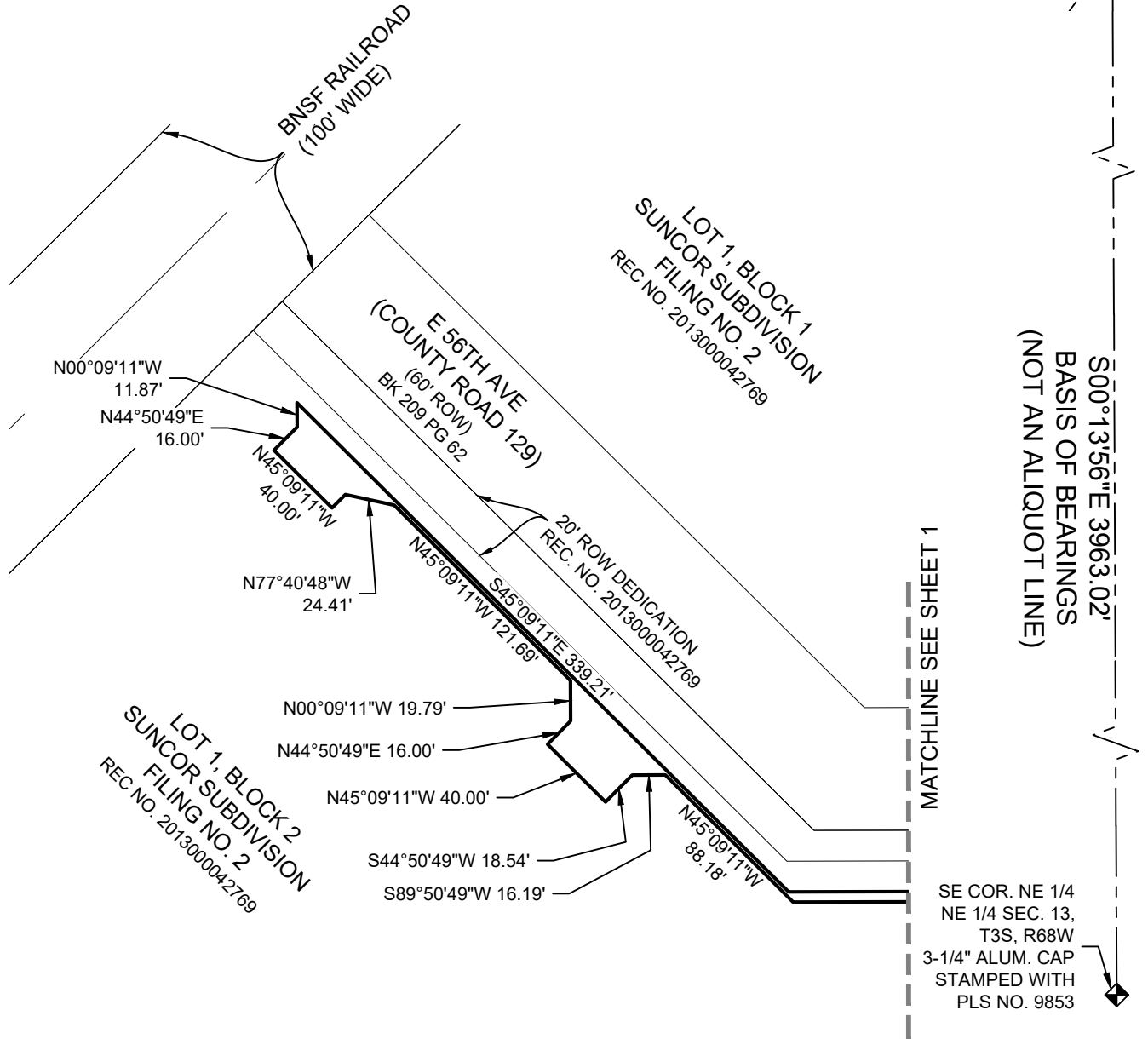


JERRY RAY BESSIE, PLS 38576
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC
707 17th STREET, SUITE 3150
DENVER, CO 80202



EXHIBIT D
ILLUSTRATION FOR PARCEL 1
(TCE-1A)
SHEET 2 OF 2

POINT OF COMMENCEMENT
E 1/4 COR. SEC. 12, T3S, R68W
RANGE BOX WITH 3-1/4" ALUM. CAP
STAMPED WITH PLS NO. 17488



THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED SURVEY. IT IS INTENDED ONLY
TO DEPICT THE ATTACHED LEGAL DESCRIPTION.
AREA: 0.1660 SQUARE FEET (7,229 ACRES), MORE OR LESS

DATE ISSUED: 06/18/2025

DRAWN BY: DH

CHECKED BY: JRB

0' 40' 80'
SCALE: 1" = 80'



JERRY RAY BESSIE, PLS 38576
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC
707 17th STREET, SUITE 3150
DENVER, CO 80202



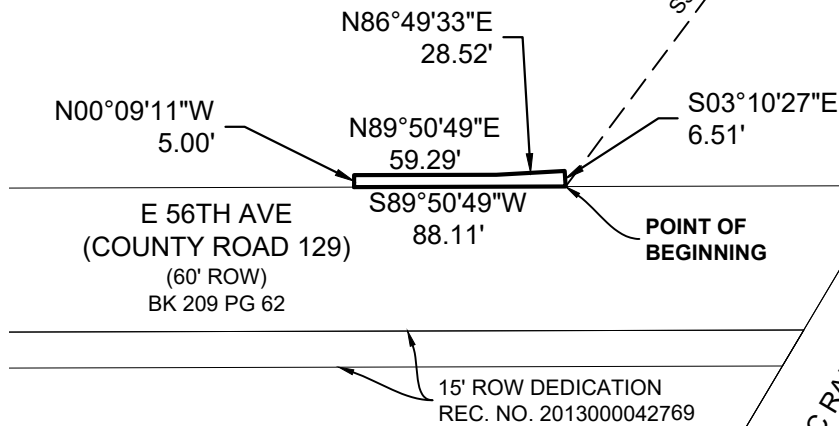


EXHIBIT F
ILLUSTRATION FOR PARCEL 3
(TCE-1C)
SHEET 1 OF 1

POINT OF COMMENCEMENT
E 1/4 COR. SEC. 12, T3S, R68W
RANGE BOX WITH 3-1/4" ALUM. CAP
STAMPED WITH PLS NO. 17488

MATCH POINT

LOT 1, BLOCK 1
SUNCOR SUBDIVISION
FILING NO. 2
REC NO. 2013000042769



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MONUMENTED SURVEY. IT IS INTENDED ONLY
TO DEPICT THE ATTACHED LEGAL DESCRIPTION.
AREA: 461 SQUARE FEET (0.0106 ACRES), MORE OR LESS

DATE ISSUED: 06/18/2025

DRAWN BY: DH

CHECKED BY: JRB

0' 40' 80'
SCALE: 1" = 80'

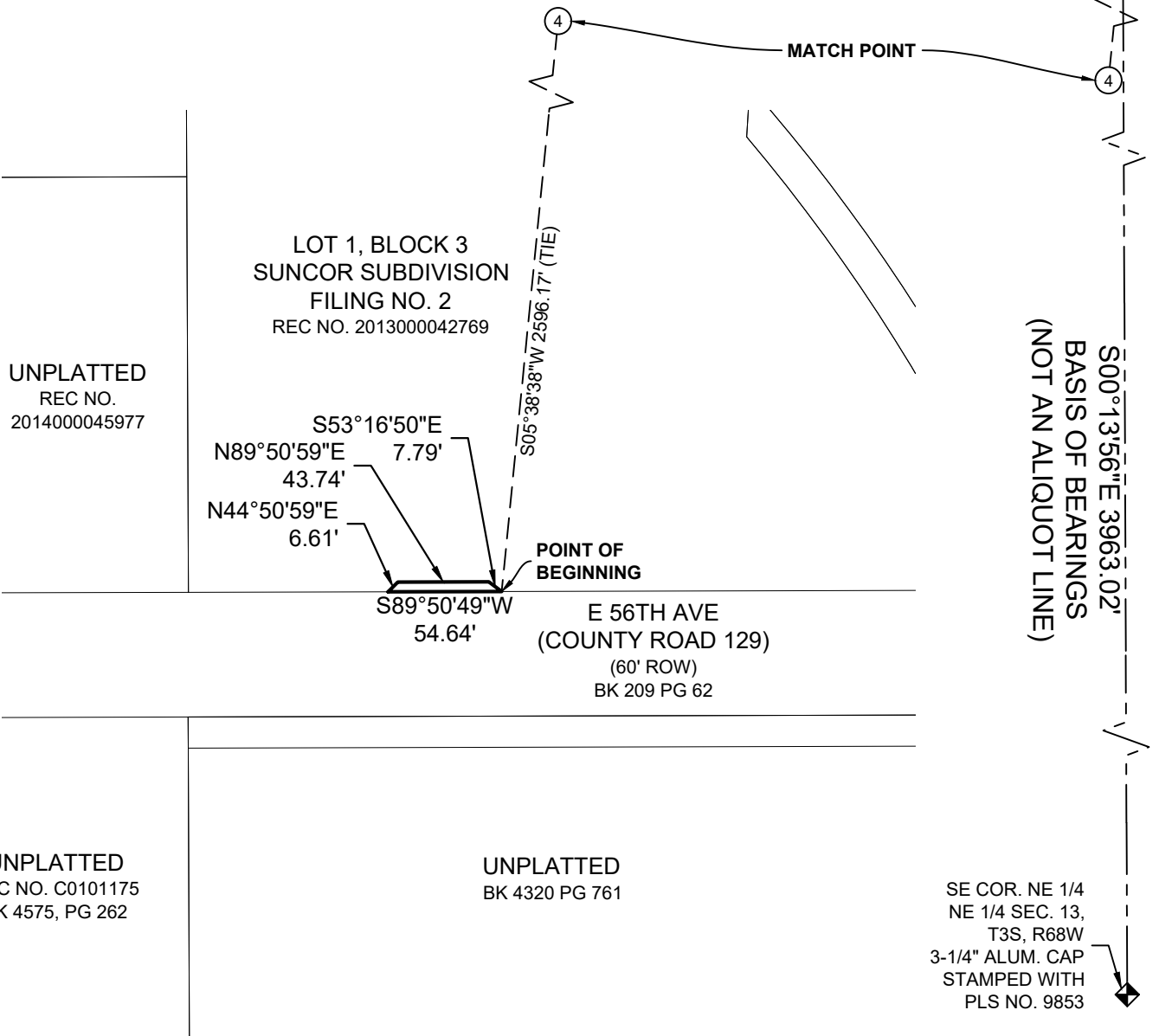
JERRY RAY BESSIE, PLS 38576
FOR AND ON BEHALF OF
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707 17th STREET, SUITE 3150
DENVER, CO 80202



FILE LOCATION: R:\24, 157.009 56th Avenue_Commerce_City\400 Survey\400 CADD\405 EXHIBITS\SEASUREMENT EXHIBITS\SUNCOR SUBDIVISION\157.009-SURV-SUNCOR TCE GRAPHICS.dwg

EXHIBIT G
ILLUSTRATION FOR PARCEL 4
(TCE-1D)
SHEET 1 OF 1

POINT OF COMMENCEMENT
E 1/4 COR. SEC. 12, T3S, R68W
RANGE BOX WITH 3-1/4" ALUM. CAP
STAMPED WITH PLS NO. 17488



THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED SURVEY. IT IS INTENDED ONLY
TO DEPICT THE ATTACHED LEGAL DESCRIPTION.
AREA: 230 SQUARE FEET (0.0053 ACRES), MORE OR LESS

DATE ISSUED: 06/18/2025

DRAWN BY: DH

CHECKED BY: JRB

0' 40' 80'
SCALE: 1" = 80'



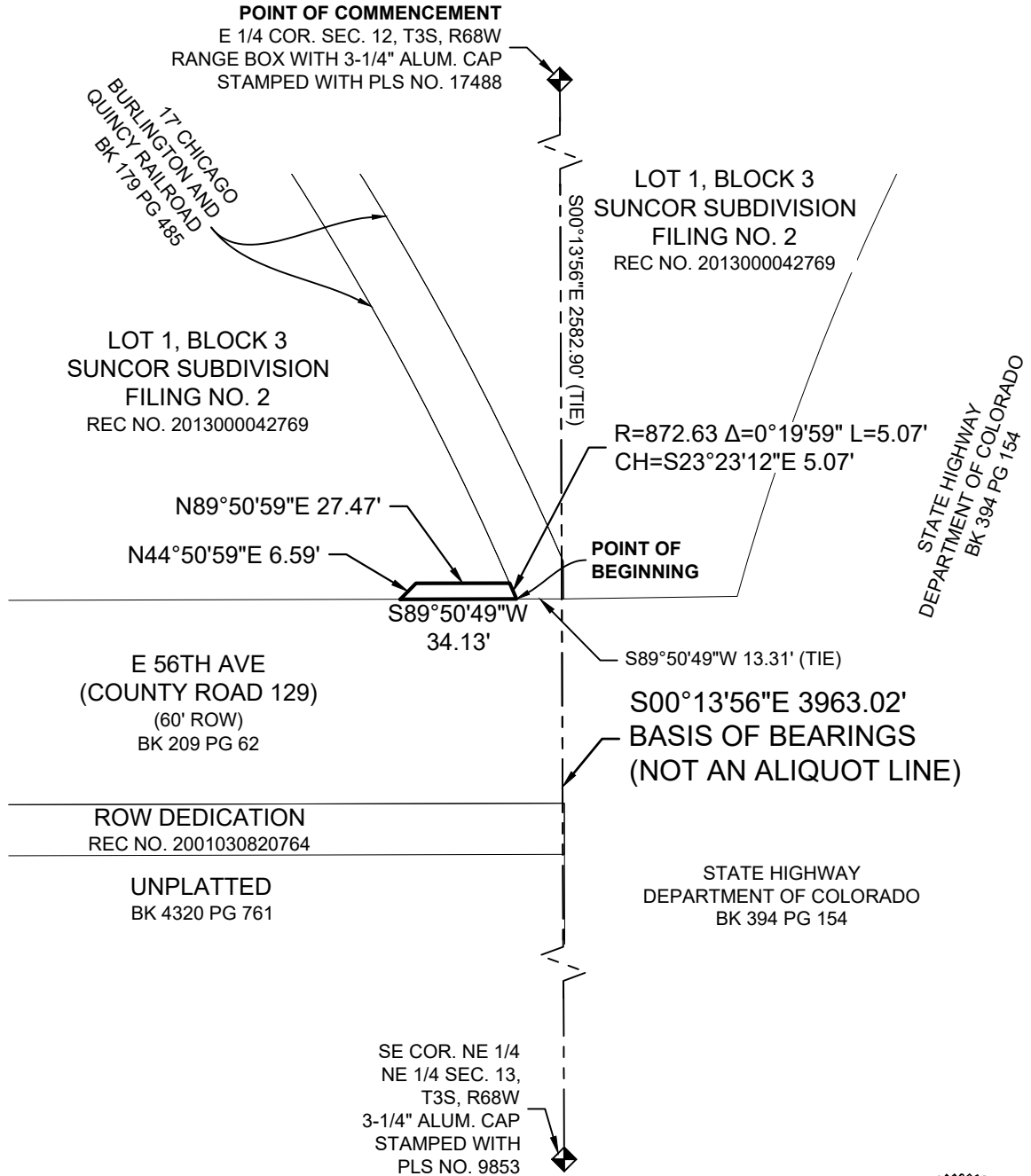
JERRY RAY BESSIE, PLS 38576
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DENVER, CO 80202



FILE LOCATION: R:\24_157.009 56th Avenue_Commerce City\400 Survey\400 CADD\405 EXHIBITS\SEASUREMENT EXHIBITS\SUNCOR SUBDIVISION\157.009-SURV-SUNCOR TCE GRAPHICS.dwg

EXHIBIT H
ILLUSTRATION FOR PARCEL 5

(TCE-1E) SHEET 1 OF 1



THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED SURVEY. IT IS INTENDED ONLY
TO DEPICT THE ATTACHED LEGAL DESCRIPTION.
AREA: 144 SQUARE FEET (0.0033 ACRES), MORE OR LESS

DATE ISSUED: 06/18/2025

DRAWN BY: DH

CHECKED BY: JRB

0' 25' 50'
SCALE: 1" = 50'



JERRY RAY BESSIE, PLS 38576
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC
707 17th STREET, SUITE 3150
DENVER, CO 80202



**EXHIBIT I
LEGAL DESCRIPTION
SHEET 1 OF 1**

A PARCEL OF LAND BEING A PORTION OF P66 PIPELINE SUBDIVISION RECORDED AT RECEPTION NO. 2019000032949 IN THE CLERK AND RECORDER'S OFFICE OF THE COUNTY OF ADAMS, SITUATED IN SECTION 13, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., WITH BEARINGS REFERENCED TO A NON-ALIQUOT LINE BETWEEN A RECORDED PLSS MONUMENT FOR THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 68 WEST, A RANGE BOX WITH A 3-1/4" ALUMINUM CAP STAMPED WITH PLS NUMBER 17488 AND A RECORDED PLSS MONUMENT FOR THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 68 WEST, A 3-1/4" ALUMINUM CAP STAMPED WITH PLS NUMBER 9853, BEARING SOUTH 00°13'56" EAST, A DISTANCE OF 3,963.02 FEET; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID EAST QUARTER CORNER FOR SECTION 12;

THENCE SOUTH 20°50'02" WEST, A DISTANCE OF 2,862.81 FEET TO THE NORTHERLY LINE OF SAID P66 PIPELINE SUBDIVISION AND THE **POINT OF BEGINNING**;

THENCE SOUTH 00°09'11" EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89°50'49" WEST, A DISTANCE OF 611.44 FEET;

THENCE NORTH 00°09'11" WEST, A DISTANCE OF 20.00 FEET TO SAID NORTHERLY LINE;

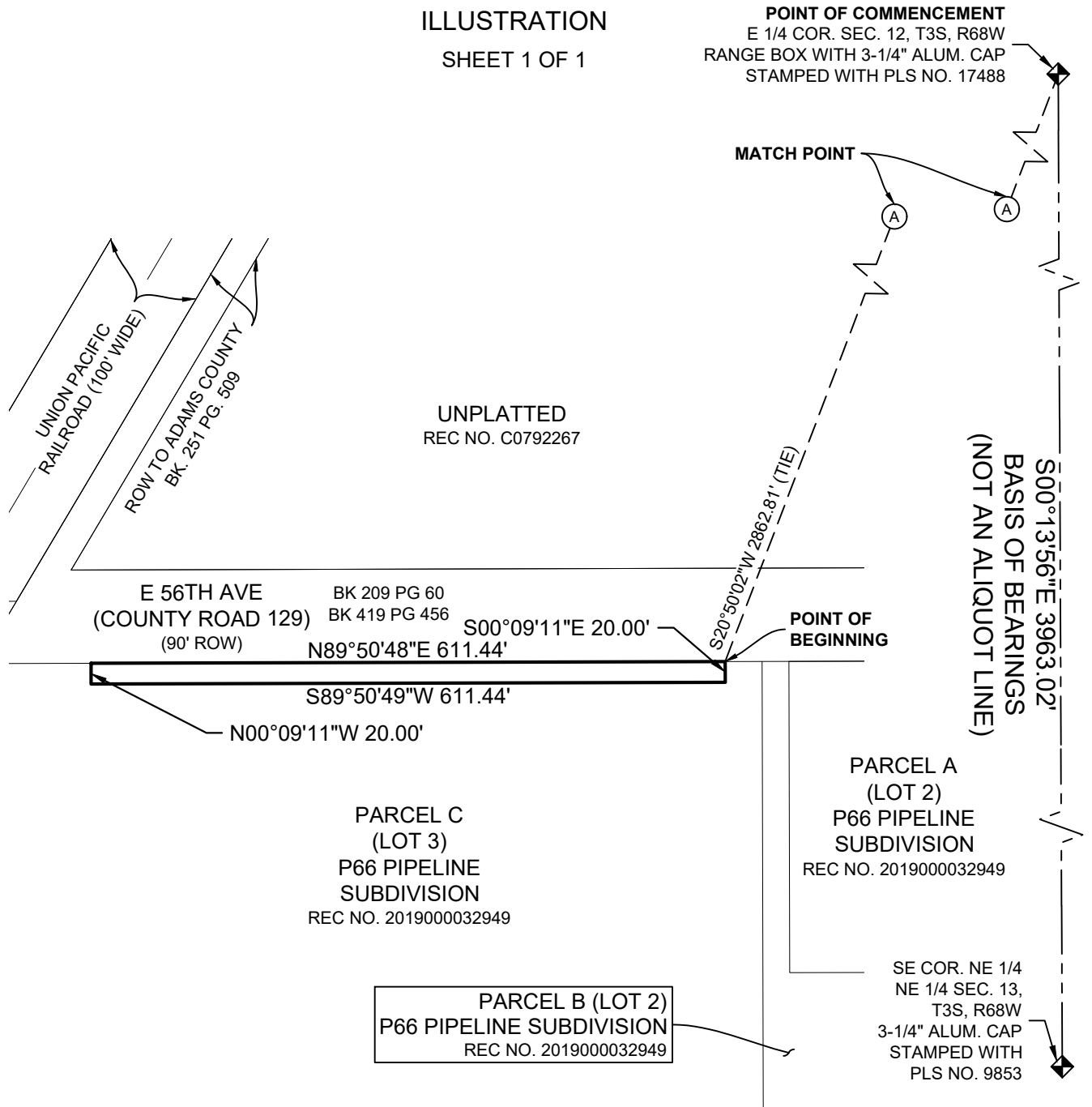
THENCE COINCIDENT WITH SAID NORTHERLY LINE, NORTH 89°50'49" EAST, A DISTANCE OF 611.44 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 12,229 SQUARE FEET (0.2807 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED EXHIBIT B FOR REFERENCE. DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET, WHICH IS DEFINED AS 1200/3937 METERS.



JERRY RAY BESSIE, PLS 38576
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
707 17TH STREET, SUITE 3150
DENVER, COLORADO 80202

EXHIBIT J
ILLUSTRATION
SHEET 1 OF 1



THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED SURVEY. IT IS INTENDED ONLY
TO DEPICT THE ATTACHED LEGAL DESCRIPTION.
AREA: 12,229 SQUARE FEET (0.2807 ACRES), MORE OR LESS

DATE ISSUED: 06/18/2025

DRAWN BY: DH

CHECKED BY: JRB

0' 75' 150'
SCALE: 1" = 150'

JERRY RAY BESSIE, PLS 38576
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC
707 17th STREET, SUITE 3150
DENVER, CO 80202



**EXHIBIT K
LEGAL DESCRIPTION
SHEET 1 OF 1**

A PARCEL OF LAND BEING A PORTION OF P66 PIPELINE SUBDIVISION RECORDED AT RECEPTION NO. 2019000032949 IN THE CLERK AND RECORDER'S OFFICE OF THE COUNTY OF ADAMS, SITUATED IN SECTION 13, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., WITH BEARINGS REFERENCED TO A NON-ALIQUOT LINE BETWEEN A RECORDED PLSS MONUMENT FOR THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 68 WEST, A RANGE BOX WITH A 3-1/4" ALUMINUM CAP STAMPED WITH PLS NUMBER 17488 AND A RECORDED PLSS MONUMENT FOR THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 68 WEST, A 3-1/4" ALUMINUM CAP STAMPED WITH PLS NUMBER 9853, BEARING SOUTH 00°13'56" EAST, A DISTANCE OF 3,963.02 FEET; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID EAST QUARTER CORNER FOR SECTION 12;

THENCE SOUTH 16°46'55" WEST, A DISTANCE OF 2,794.06 FEET TO A NORTHEASTERLY CORNER OF SAID P66 PIPELINE SUBDIVISION AND THE **POINT OF BEGINNING**;

THENCE COINCIDENT WITH THE BOUNDARY OF SAID P66 PIPELINE SUBDIVISION, SOUTH 00°09'11" EAST, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 89°50'49" WEST, A DISTANCE OF 183.26 FEET;

THENCE SOUTH 00°09'11" EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89°50'49" WEST, A DISTANCE OF 311.76 FEET;

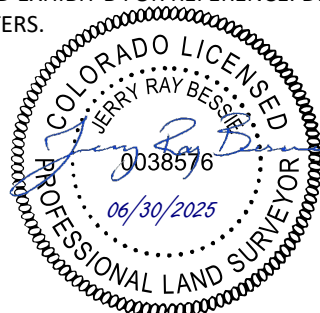
THENCE NORTH 00°09'11" WEST, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 89°50'49" WEST, A DISTANCE OF 283.56 FEET;

THENCE NORTH 00°09'11" WEST, A DISTANCE OF 20.00 FEET TO THE NORTHERLY BOUNDARY OF SAID P66 PIPELINE SUBDIVISION;

THENCE COINCIDENT WITH SAID NORTHERLY BOUNDARY, NORTH 89°50'49" EAST, A DISTANCE OF 211.46 FEET TO SAID NORTHEASTERLY CORNER AND THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 3,039 SQUARE FEET (0.0698 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED EXHIBIT B FOR REFERENCE. DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET, WHICH IS DEFINED AS 1200/3937 METERS.



JERRY RAY BESSIE, PLS 38576
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
707 17TH STREET, SUITE 3150
DENVER, COLORADO 80202

EXHIBIT L
ILLUSTRATION
SHEET 1 OF 1

POINT OF COMMENCEMENT
E 1/4 COR. SEC. 12, T3S, R68W
RANGE BOX WITH 3-1/4" ALUM. CAP
STAMPED WITH PLS NO. 17488

UNPLATTED
REC NO. C0792267

E 56TH AVE
(COUNTY ROAD 129)
(90' ROW)
BK 209 PG 60
BK 419 PG 456

N00°09'11"W 20.00'
N89°50'49"E 283.56'
S89°50'49"W 311.76'
N00°09'11"W 5.00'
S00°09'11"E 20.00'

PARCEL C
(LOT 3)
P66 PIPELINE
SUBDIVISION
REC NO. 2019000032949

PARCEL B (LOT 2)
P66 PIPELINE SUBDIVISION
REC NO. 2019000032949

S16°46'55"W
2794.06' (TIE)

POINT OF
BEGINNING

N89°50'49"E 211.46'
S89°50'49"W 183.26'
S00°09'11"E 5.00'

PARCEL A
(LOT 2)
P66 PIPELINE
SUBDIVISION
REC NO. 2019000032949

UNPLATTED
REC. NO.
1995030101175

SE COR. NE 1/4
NE 1/4 SEC. 13,
T3S, R68W
3-1/4" ALUM. CAP
STAMPED WITH
PLS NO. 9853

S00°13'56"E 3963.02'
BASIS OF BEARINGS
(NOT AN ALIQUOT LINE)

THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED SURVEY. IT IS INTENDED ONLY
TO DEPICT THE ATTACHED LEGAL DESCRIPTION.
AREA: 3,039 SQUARE FEET (0.0698 ACRES), MORE OR LESS

DATE ISSUED: 06/18/2025

DRAWN BY: DH

CHECKED BY: JRB

0' 50' 100'
SCALE: 1" = 100'



JERRY RAY BESSIE, PLS 38576
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC
707 17th STREET, SUITE 3150
DENVER, CO 80202



SUNCOR ENERGY (USA) INC
PARCEL NO. 0182512102002

BRIGHTON BLVD (SH 265)

BNSF RAILROAD (100' ROW)

E 56TH AVE (CR 129)

SUNCOR ENERGY (USA) INC
PARCEL NO. 0182512401001

SUNCOR ENERGY (USA) INC
PARCEL NO. 0182513102001

NH STAR LOGISTICS L P
PARCEL NO. 0182512400025

PHILLIPS PIPE LINE COMPANY
PARCEL NO. 0182513100003

PHILLIPS PIPE LINE COMPANY
PARCEL NO. 0182513100005

PHILLIPS PIPE LINE COMPANY
PARCEL NO. 0182513100006

PHILLIPS PIPE LINE COMPANY
PARCEL NO. 0182513100012

ASPHALT HOLDING SERVICES LLC
PARCEL NO. 0182513100018

COLORADO ASPHALT SERVICES INC
PARCEL NO. 0182513100014

NE/16 COR SEC 13/18, T3S, R68/67W
FOUND 3-1/4" ALUM. CAP
WATTS PE LS 9853

CHICAGO BURLINGTON QUINCY RAILROAD (50' ROW)

PSCCO
PARCEL NO. 0182512400022

SAND CREEK BUSINESS PARK LLC
PARCEL NO. 0182307300038

END ALIGNMENT
STA: 43+03.89
N: 716,541.76
E: 158,333.11

LAND TABLE

NAME	AREA (SF)	AREA (AC.)	OWNER
RW-1	6,853	0.157	SUNCOR ENERGY (USA) INC
RW-2	12,229	0.281	PHILLIPS PIPE LINE COMPANY
TCE-1A	7,225	0.166	SUNCOR ENERGY (USA) INC
TCE-1B	202	0.005	SUNCOR ENERGY (USA) INC
TCE-1C	461	0.011	SUNCOR ENERGY (USA) INC
TCE-1D	230	0.005	SUNCOR ENERGY (USA) INC
TCE-1E	144	0.003	SUNCOR ENERGY (USA) INC
TCE-2	3,039	0.070	PHILLIPS PIPE LINE COMPANY

LAND TABLE

NAME	AREA (SF)	AREA (AC.)	OWNER
TCE-3A	547	0.013	NU STAR LOGISTICS L P
TCE-3B	4,432	0.102	NU STAR LOGISTICS L P
TCE-4	463	0.011	ECONOMY PROPANE LLC DBA AFFORDABLE PROPANE
TCE-5A	1,209	0.028	ASPHALT HOLDING SERVICES LLC
TCE-5B	1,026	0.024	ASPHALT HOLDING SERVICES LLC
TCE-6	14	0.000	PSCCO
TCE-7	648	0.015	COLORADO ASPHALT SERVICES INC

BENCHMARK:
ADAMS COUNTY BENCHMARK 95.0236, FOUND 3.25" ALUMINUM DISK ON 5/8" FINISHED ALUMINUM ROD SET IN CONCRETE 0.2' BELOW GROUND LEVEL.
LOCATED 0.2 MILES EAST OF THE INTERSECTION OF BRIGHTON BOULEVARD AND EAST 56TH AVENUE, 287 FEET SOUTHWEST OF THE CENTERLINE OF EAST 56TH AVENUE, ELEVATION=5163.84 (NAVD88).

HORIZONTAL SCALE: 1" = 80'

MATCHLINE 28+00 - SEE ABOVE

MATCHLINE 28+00 - SEE BELOW

A key map showing the regional road network. A thick black line indicates the main road corridor, with a specific section highlighted in a darker shade to represent the study area. The map includes a north arrow and a scale bar.



E 56TH AVE RECONSTRUCTION BRIGHTON BLVD TO VASQUEZ BLVD						
CONSTRUCTION DOCUMENTS - BID SET COMMERCE CITY, ADAMS COUNTY, STATE OF COLORADO						
SURVEY CONTROL DIAGRAM						
DESIGNED BY:	MJ	SCALE		DATE ISSUED:	JUNE 2025	DRAWING No.
DRAWN BY:	ACR	HORIZ	1"=60'			
CHECKED BY:	JP	VERT.	N/A	SHEET	4 of 99	SV01