

**LEGAL DESCRIPTION
TRANSFER AREA**

A PORTION OF "TOWN AND COUNTY SUBDIVISION" ON FILE IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, ADAMS COUNTY, COLORADO, AT PLAT BOOK 4, PAGE 64, LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, "BOYS AND GIRLS CLUB OF METRO DENVER SUBDIVISION FILING NO. 1" ON FILE IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, ADAMS COUNTY, COLORADO AT RECEPTION NO. 2014000087034;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 1 AND THE SOUTHERLY PROLONGATION THEREOF, SOUTH 00°14'27" EAST, 305.84 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 62ND AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 85°52'30" WEST, 80.18 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG A LINE 80 FEET WEST OF AND PARALLEL WITH THE AFOREMENTIONED WESTERLY LINE OF LOT 1 AND ITS SOUTHERLY PROLONGATION; NORTH 00°14'27" WEST, 311.27 FEET;

THENCE ALONG THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 1, NORTH 89°45'33" EAST, 80.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 24,684 SQUARE FEET / 0.567 ACRE OF LAND.

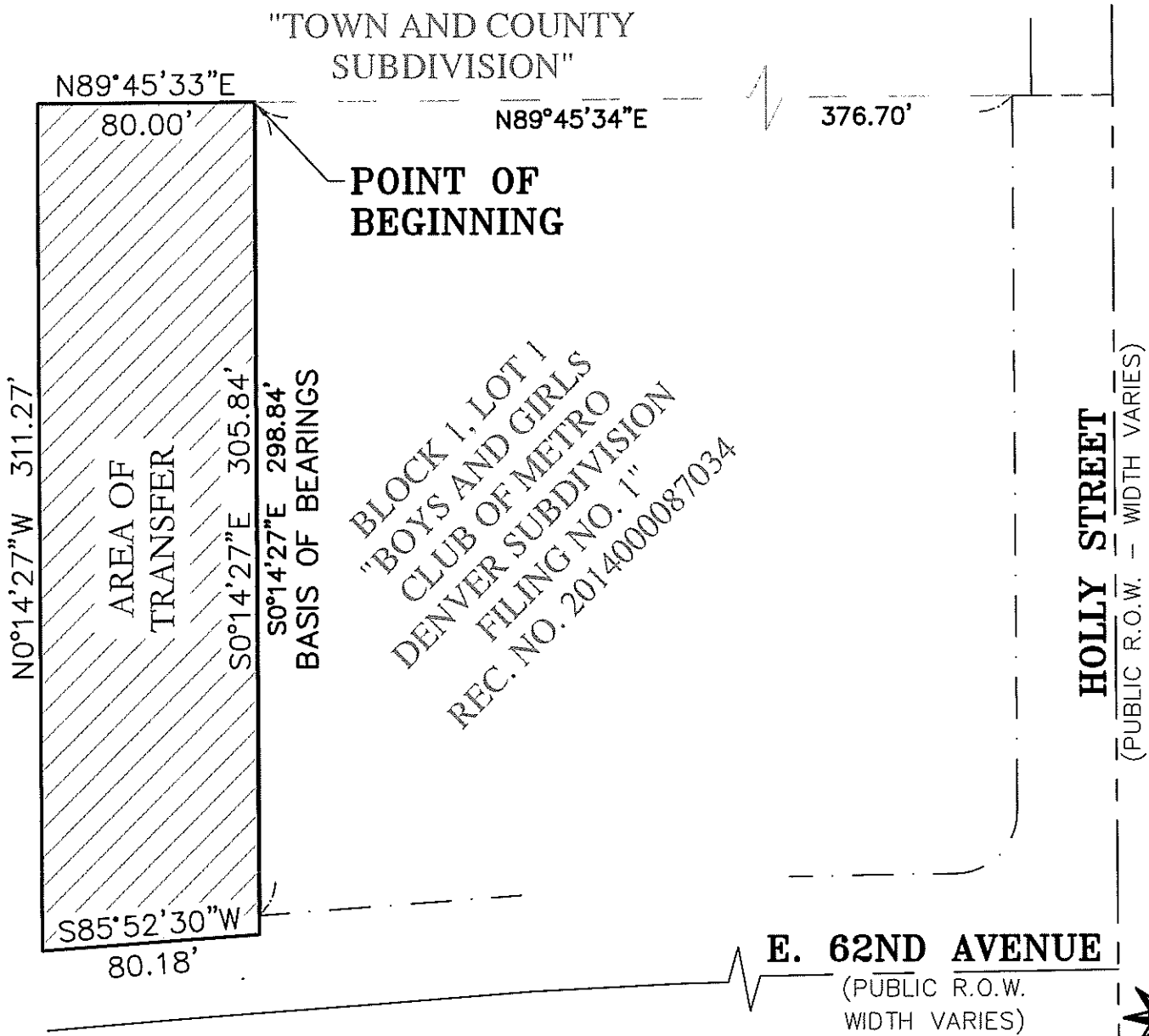
THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS THE WEST LINE OF LOT 1, BLOCK 1, "BOYS AND GIRLS CLUB OF METRO DENVER SUBDIVISION FILING NO. 1" ON FILE IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, ADAMS COUNTY, COLORADO. SAID LINE BEARS SOUTH 00°14'27" EAST.



PAUL W. SMITH, PLS
COLORADO REG. NO. 29430
FOR AND ON BEHALF OF ATWELL, LLC

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



NOTE

THIS DRAWING IS MEANT TO DEPICT THE ATTACHED LEGAL DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

SCALE: 1"=60'

PARCEL CONTAINS 24,684 SQ. FT. OR 0.567 ACRE

EASEMENT

Date: 07/31/2015
Drawn: SLB
Checked: PWS
Job No.: PC13.43

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ATWELL

866.850.4200 www.atwell-group.com

143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100