

**LEGAL DESCRIPTION
ADDITIONAL RIGHT-OF-WAY**

A PORTION OF "TOWN AND COUNTRY SUBDIVISION" ON FILE IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, AT PLAT BOOK 4, PAGE 64, ADAMS COUNTY, COLORADO, 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:

COMMENCING 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, AT RECEPTION NO. 2014000087034, ADAMS COUNTY, COLORADO;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 1, SOUTH 00°14'27" EAST, 298.84 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 62ND AVENUE, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE SOUTHERLY PROLONGATION OF SAID WESTERLY LINE OF LOT 1, SOUTH 00°14'27" EAST, 7.00 FEET;

THENCE SOUTH 85°52'30"W, A DISTANCE OF 80.18 FEET;

THENCE NORTH 00°14'27"W, A DISTANCE OF 7.00 FEET;

THENCE NORTH 85°52'30"E, A DISTANCE OF 80.18 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING: 560 SQUARE FEET / 0.013 ACRE OF LAND.

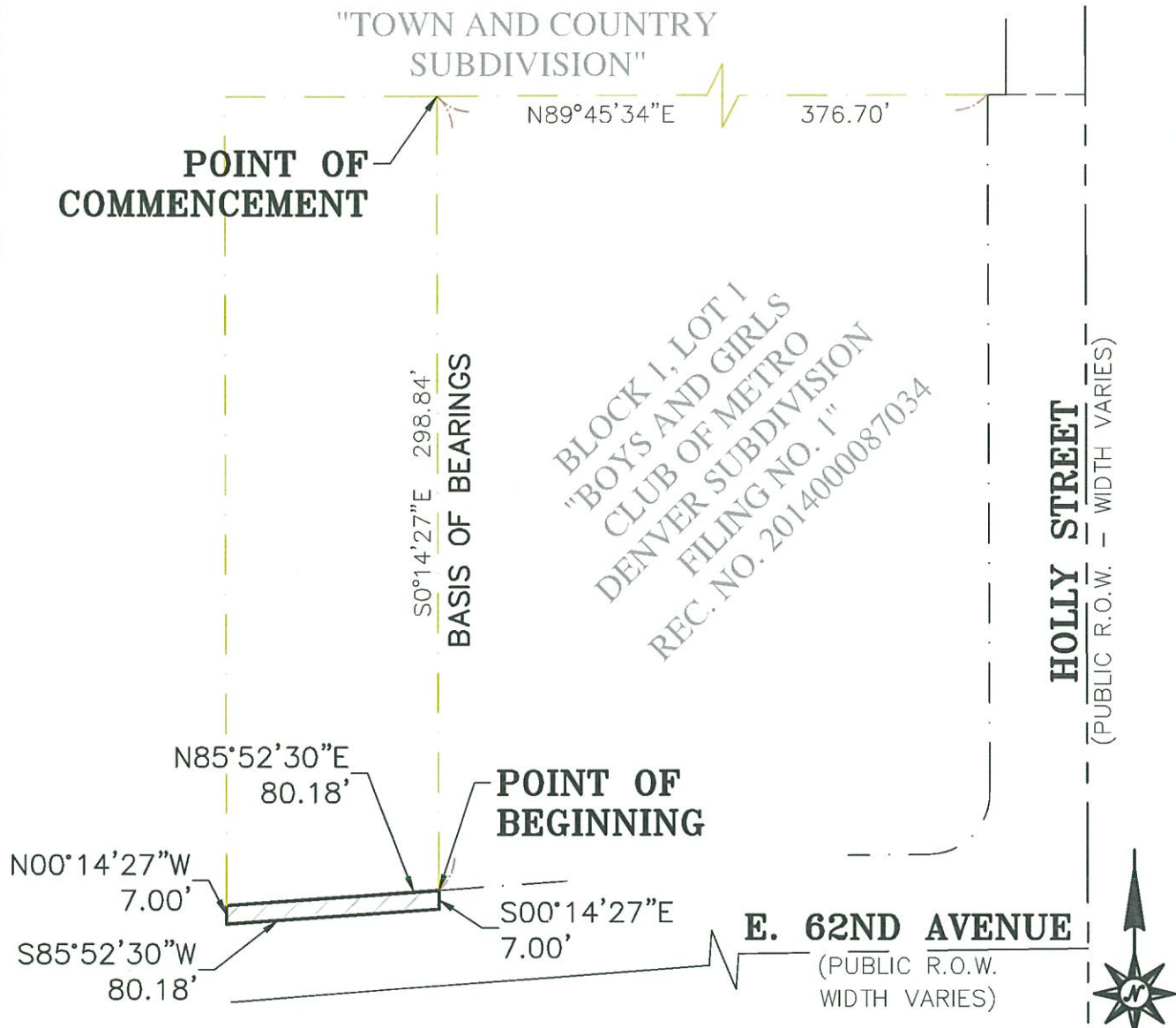
THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS THE WEST LINE OF LOT 1, BLOCK 1, "BOYS AND GIRLS CLUB OF METRO DENVER SUBDIVISION FILING NO. 1" ON FILE IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, ADAMS COUNTY, COLORADO. SAID LINE BEARS SOUTH 00°14'27" EAST.



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 560 SQ. FT. OR 0.013 ACRE

ADDITIONAL RIGHT-OF-WAY

Date: 09/09/2015
Drawn: ARR
Checked: PWS
Job No.: PC13.43

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