

ZONE CHANGE APPLICATION Z-983-22
PARCEL
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING ALL OF THAT PROPERTY DESCRIBED IN RECEPTION NO. 2007000063611, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 48TH AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF IVY STREET, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 18 BEARS S86°56'57"W 680.15 FEET;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID IVY STREET, N00°16'23"W, 744.76 FEET TO A POINT ON THE SOUTHERLY LINE OF THE UPRR RAILROAD RIGHT-OF-WAY DESCRIBED AS PARCEL 7-C IN RECEPTION NO. 20040920000919990;

THENCE ALONG THE SOUTHERLY LINE OF THE UPRR RAILROAD RIGHT-OF-WAY DESCRIBED AS PARCEL 7-C IN RECEPTION NO. 20040920000919990, S53°58'36"E, 1,250.70 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 48TH AVE.;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 48TH AVE., S89°28'38"W, 1,008.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 375,369 SQUARE FEET OR 8.617 ACRES, MORE OR LESS.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS H. ORT III, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.



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BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON SOUTH LINE OF THE SW1/4 OF SECTION 17, T3S, R67W, BEING N89°28'38"E USING ADAMS COUNTY CONTROL NETWORK, AS MONUMENTED AT THE SE CORNER OF SECTION 18 WITH A FOUND ILLEGIBLE 3.25" ALUMINUM CAP AND MONUMENTED AT SOUTH 1/4 CORNER OF SECTION 17 WITH A FOUND ILLEGIBLE 2.5" ALUMINUM CAP.