

EXHIBIT "A"

DESCRIPTION

BEING THAT PARCEL OF LAND AS DESCRIBED IN A DEED TO CITY OF COMMERCE CITY, FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2007000082031. SAID PARCEL OF LAND IS LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWN 2 SOUTH (T.2S.), RANGE 66 WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

EASEMENT CENTERLINE

A 10.00 FOOT WIDE STRIP, BEING 5.00 FEET, AS MEASURED PERPENDICULAR, LEFT AND RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 20, AS MONUMENTED BY A FOUND 3.25 INCH ALUMINUM CAP MARKED "PLS 34988 2012"; THENCE NORTH 00°11'30" EAST A DISTANCE OF 31.36 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**;

THENCE NORTH 49°38'25" WEST, OVER AND ACROSS SAID PARCEL OF LAND, A DISTANCE OF 19.50 FEET; THENCE NORTH 00°07'06" EAST, A DISTANCE OF 478.77 FEET; THENCE NORTH 05°35'21" WEST, A DISTANCE OF 445.48 FEET; THENCE NORTH 14°21'00" WEST, A DISTANCE OF 1,330.38 FEET; TO THE **POINT OF TERMINUS**, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 20, AS MONUMENTED BY A FOUND 3.25 INCH ALUMINUM CAP MARKED "PLS 37890 2016", BEARS NORTH 43°52'58" EAST, A DISTANCE OF 570.98 FEET.

THE TOTAL LENGTH OF THE ABOVE-DESCRIBED EASEMENT CENTERLINE IS 2,274.13 FEET, CONTAINING 0.522 ACRES (22,741 SQUARE FEET) OF LAND, MORE OR LESS.

THE SIDELINES OF THE HEREIN DESCRIBED EASEMENT ARE SHORTENED OR LENGTHENED TO MEET AT ANGLE POINTS AND TO TERMINATE ON THE EAST AND A LINE PERPENDICULAR TO THE ABOVE-DESCRIBED EASEMENT CENTERLINE AT THE POINT OF TERMINUS. SAID STRIP BEING BOUND WITHIN THE LANDS OWNED BY THE PARTIES NAMED HEREON OR THEIR SUCCESSORS AND ASSIGNS.

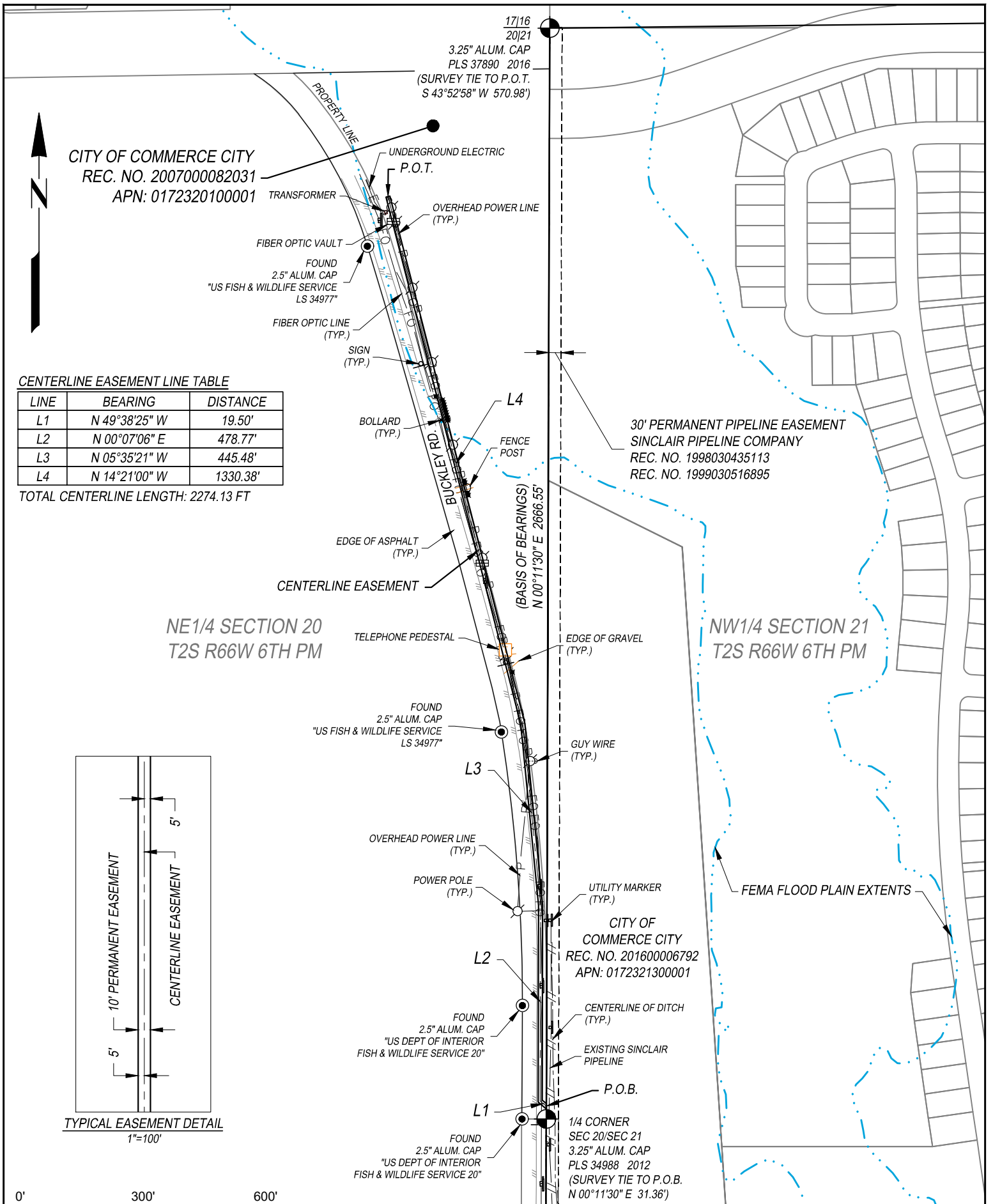
NOTES:

1. SEE THE ATTACHED ILLUSTRATION BY WHICH THIS REFERENCE IS MADE PART HEREOF.
2. THIS DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ACKLAM, INC. HAS NOT RESEARCHED OR SHOWN ANY OTHER EASEMENTS, RIGHTS OF WAY, VARIANCES, AND OR AGREEMENTS OF RECORD EXCEPT AS SHOWN HEREON.
3. BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS VIA "VRS NOW" POSITIONING SYSTEM AND/OR THE ONLINE POSITIONING USER SERVICE OFFERED BY THE N.G.S. AND PROJECTED TO "COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE" (C.R.S. 38-52-105 & 106).
4. DISTANCES SHOWN HEREON ARE IN US SURVEY FEET GRID. THE COMBINED FACTOR USED TO OBTAIN THE GRID DISTANCES IS 0.999730493.
5. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M. SAID LINE BEING MONUMENTED ON THE SOUTH BY THE EAST ONE-QUARTER CORNER OF SAID SECTION 20, BEING A FOUND 3.25 INCH ALUMINUM CAP MARKED "PLS 34988 2012" AND ON THE NORTH BY THE NORTHEAST CORNER OF SAID SECTION 20, BEING A FOUND 3.25 INCH ALUMINUM CAP MARKED "PLS 37890 2016" AND BEARS NORTH 00°11'30" EAST.

REVISIONS

NO.	DATE	BY	DESCRIPTION

PROJ. NO. 216040
 PREPARED BY: CHRISTOPHER A. DEPAULIS, PLS
 DATE PREPARED: 08/03/2023
 FOR AND ON BEHALF OF ACKLAM, INC.
 133 S. 27th AVENUE BRIGHTON, CO 80601
 303.659.6267
 236016_202209044_96TH TO BUCKLEY RD. NORTH
 PRINTED: 8/3/2023 3:21:00 PM Chris DePaulis, PLS



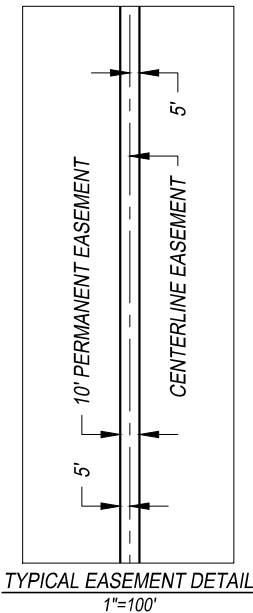
CENTERLINE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 49°38'25" W	19.50'
L2	N 00°07'06" E	478.77'
L3	N 05°35'21" W	445.48'
L4	N 14°21'00" W	1330.38'

TOTAL CENTERLINE LENGTH: 2274.13 FT

NE1/4 SECTION 20
T2S R66W 6TH PM

NW1/4 SECTION 21
T2S R66W 6TH PM



NOTES

- 1.) LOCATIONS OF UTILITIES AND FOREIGN PIPELINES WERE DETERMINED FROM VISIBLE SURFACE EVIDENCE. THESE LOCATIONS IF SHOWN MAY NOT BE ACCURATE OR COMPLETE. OTHER UTILITIES MAY EXIST AND ARE TO BE FIELD LOCATED BY OTHERS PRIOR TO EXCAVATION.
- 2.) THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ACKLAM, INC. HAS NOT RESEARCHED OR SHOWN ANY OTHER EASEMENTS, RIGHTS OF WAY, VARIANCES AND OR AGREEMENTS OF RECORD EXCEPT AS SHOWN HEREON.
- 3.) THIS EXHIBIT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. EXCEPT FOR THE EASEMENT/RIGHT OF WAY DEPICTED HEREON IT IS NOT TO BE RELIED UPON FOR THE DIVISION OF LAND, ESTABLISHMENT OF ANY LAND BOUNDARY, FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.
- 4.) BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS VIA "VRS NOW" POSITIONING SYSTEM AND/OR THE ONLINE POSITIONING USER SERVICE OFFERED BY THE N.G.S. AND PROJECTED TO "COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE" (C.R.S. 38-52-105 & 106). DISTANCES SHOWN HEREON ARE IN US SURVEY FEET GRID. THE COMBINED FACTOR USED TO OBTAIN THE GRID DISTANCES IS 0.999730493.
- 5.) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 6.) THIS EXHIBIT WAS PREPARED BY CHRISTOPHER ARTHUR DEPAULIS, PLS 38105, FOR AND ON BEHALF OF ACKLAM, INC. 133 S. 27TH AVENUE, BRIGHTON, CO 80601.
- 7.) SEE THE ATTACHED DESCRIPTION BY WHICH THIS REFERENCE IS MADE HEREOF.



Acklam, Inc.

133 S. 27th Avenue
Brighton, CO 80601

11713 Shoreview Overlook
Austin, TX 78732
Texas Firm#10194171

**UNITED POWER
EXHIBIT "A" ILLUSTRATION
NE1/4 SECTION 20, T2S, R66W, 6TH P.M.
CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO**

SCALE: 1"=300'	
DATE: 07/17/23	JAH
JOB NO.: 236016	
JOB NAME: 96TH AVE BUCKLEY RD TO 88TH	
SHEET 2 OF 2	
REV:	
WORK ORDER NO.: 202209044	

EXHIBIT "A"

DESCRIPTION

BEING THAT PARCEL OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED TO CITY OF COMMERCE CITY, FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 201600006792. SAID PARCEL OF LAND IS LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 21, TOWN 2 SOUTH (T.2S.), RANGE 66 WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

EASEMENT CENTERLINE

A 10.00 FOOT WIDE STRIP, BEING 5.00 FEET, AS MEASURED PERPENDICULAR, LEFT AND RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21, AS MONUMENTED BY A FOUND 3.25 INCH ALUMINUM CAP MARKED "PLS 7276 1988"; THENCE NORTH 87°51'25" EAST A DISTANCE OF 1,163.48 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°40'00" WEST, OVER AND ACROSS SAID PARCEL OF LAND, A DISTANCE OF 5.00 FEET; THENCE SOUTH 89°20'04" WEST, A DISTANCE OF 1,092.47 FEET; THENCE NORTH 53°10'38" WEST, A DISTANCE OF 12.77 FEET; THENCE NORTH 20°13'01" WEST, A DISTANCE OF 10.87 FEET; THENCE NORTH 04°06'00" WEST, A DISTANCE OF 147.34'; THENCE NORTH 00°12'04" EAST, A DISTANCE OF 2,217.77 FEET; THENCE NORTH 12°43'08" WEST, A DISTANCE OF 44.00 FEET; THENCE NORTH 00°09'30" EAST, A DISTANCE OF 206.36 FEET; THENCE NORTH 49°38'25" WEST, A DISTANCE OF 45.58 FEET TO THE **POINT OF TERMINUS**, FROM WHICH THE WEST ONE-QUARTER CORNER OF SAID SECTION 21, AS MONUMENTED BY A FOUND 3.25 INCH ALUMINUM CAP MARKED "PLS 34988 2012", BEARS SOUTH 00°11'30" EAST, A DISTANCE OF 31.36 FEET.

THE TOTAL LENGTH OF THE ABOVE-DESCRIBED EASEMENT CENTERLINE IS 3,782.16 FEET, CONTAINING 0.868 ACRES (37,821 SQUARE FEET) OF LAND, MORE OR LESS.

THE SIDELINES OF THE HEREIN DESCRIBED EASEMENT ARE SHORTENED OR LENGTHENED TO MEET AT ANGLE POINTS AND TO TERMINATE ON THE SOUTH AND WEST LINES OF SAID PARCEL OF LAND. SAID STRIP BEING BOUND WITHIN THE LANDS OWNED BY THE PARTIES NAMED HEREON OR THEIR SUCCESSORS AND ASSIGNS.

NOTES:

1. SEE THE ATTACHED ILLUSTRATION BY WHICH THIS REFERENCE IS MADE PART HEREOF.
2. THIS DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ACKLAM, INC. HAS NOT RESEARCHED OR SHOWN ANY OTHER EASEMENTS, RIGHTS OF WAY, VARIANCES, AND OR AGREEMENTS OF RECORD EXCEPT AS SHOWN HEREON.
3. BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS VIA "VRS NOW" POSITIONING SYSTEM AND/OR THE ONLINE POSITIONING USER SERVICE OFFERED BY THE N.G.S. AND PROJECTED TO "COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE" (C.R.S. 38-52-105 & 106).
4. DISTANCES SHOWN HEREON ARE IN US SURVEY FEET GRID. THE COMBINED FACTOR USED TO OBTAIN THE GRID DISTANCES IS 0.999730493.
5. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M. SAID LINE BEING MONUMENTED ON THE SOUTH BY THE SOUTHWEST CORNER OF SAID SECTION 21, BEING A FOUND 3.25 INCH ALUMINUM CAP MARKED "PLS 7276 1988" AND ON THE NORTH BY THE WEST ONE-QUARTER CORNER OF SAID SECTION 21, BEING A FOUND 3.25 INCH ALUMINUM CAP MARKED "PLS 34988 2012" AND BEARS NORTH 00°12'17" EAST.

REVISIONS

NO.	DATE	BY	DESCRIPTION

PROJ. NO. 216040
 PREPARED BY: CHRISTOPHER A. DEPAULIS, PLS
 DATE PREPARED: 08/03/2023
 FOR AND ON BEHALF OF ACKLAM, INC.
 133 S. 27th AVENUE BRIGHTON, CO 80601
 303.659.6267
 236016_202209044_96TH TO BUCKLEY RD_SOUTH
 PRINTED: 8/3/2023 1:08:00 PM Chris DePaulis, PLS

MATCH LINE SEE SHEET 3

UTILITY MARKER (TYP.)
TELEPHONE PEDESTAL (TYP.)
30' PERMANENT PIPELINE EASEMENT SINCLAIR PIPELINE COMPANY
REC. NO. 1998030435113
REC. NO. 1999030516895

CITY OF COMMERCE CITY
REC. NO. 201600006792
APN: 0172321300001

SW1/4 SECTION 21
T2S R66W 6TH PM

EDGE OF ASPHALT (TYP.)
(BASIS OF BEARINGS)
N 00°12'17" E 2665.87'
CENTERLINE OF DITCH (TYP.)
EXISTING SINCLAIR PIPELINE
EDGE OF GRAVEL (TYP.)
BUCKLEY RD.

PROPERTY LINE

FOUND 5/8" IRON ROD

FEMA FLOOD PLAIN EXTENTS

FOUND 5/8" IRON ROD

FOUND 1.5" PINK PLASTIC CAP "MG LLC LS 37890"

FOUND 1.5" PINK PLASTIC CAP "MG LLC LS 37890"

FOUND 1.5" PINK PLASTIC CAP BROKEN, ILLEGIBLE

CENTERLINE EASEMENT

CENTERLINE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°40'00" W	5.00'
L2	S 89°20'04" W	1092.47'
L3	N 53°10'38" W	12.77'
L4	N 20°13'01" W	10.87'
L5	N 04°06'00" W	147.34'
L6	N 00°12'04" E	2217.77'
L7	N 12°43'08" W	44.00'
L8	N 00°09'30" E	206.36'
L9	N 49°38'25" W	45.58'

TOTAL CENTERLINE LENGTH: 3782.16 FT

L5 GUY POLE
UTILITY VAULT POLE LIGHT (TYP.)
TREE
GUY WIRE (TYP.)
L4
L3
ELECTRIC METER (TYP.)

L2 SIGN (TYP.)
L1 STORM DRAIN
E. 88TH AVE.
P.O.B.
OVERHEAD POWER LINE (TYP.)
ELECTRIC PEDESTAL

20/21
29/28
3.25" ALUM. CAP
PLS 7276 1988
(SURVEY TIE TO P.O.B.
N 87°51'25" E 1163.48')

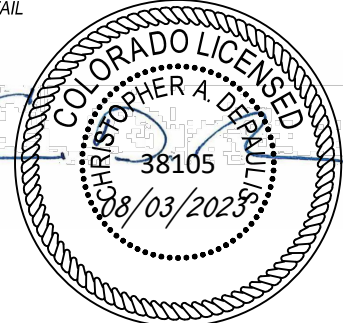
FIBER OPTIC PEDESTAL
POWER POLE (TYP.)
FIBER OPTIC LINE (TYP.)
CUVLVERT



SEE SHEET 3
FOR TYPICAL DETAIL

NOTES

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- THIS EXHIBIT WAS PREPARED BY CHRISTOPHER ARTHUR DEPAULIS, PLS 38105, FOR AND ON BEHALF OF ACKLAM, INC. 133 S. 27TH AVENUE, BRIGHTON, CO 80601.
- SEE THE ATTACHED DESCRIPTION BY WHICH THIS REFERENCE IS MADE HEREOF.

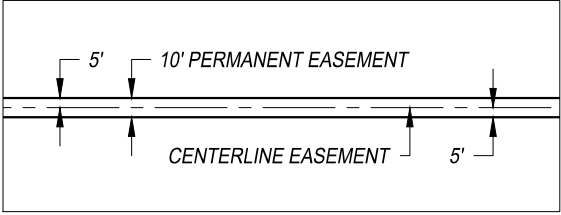


Acklam, Inc.
133 S. 27th Avenue
Brighton, CO 80601
11713 Shoreview Overlook
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Texas Firm#10194171

UNITED POWER
EXHIBIT "A" ILLUSTRATION
W1/2 SECTION 21, T2S, R66W 6TH PM,
CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO

SCALE: 1"=200'	
DATE: 07/17/23	JAH
JOB NO.: 236016	
JOB NAME: 96TH AVE BUCKLEY RD TO 88TH	
SHEET 2 OF 3	
REV:	
WORK ORDER NO.: 202209044	

17/16
20/21
3.25" ALUM. CAP
PLS 37890 2016



TYPICAL EASEMENT DETAIL
1"=100'

CITY OF COMMERCE CITY
REC. NO. 2007000082031
APN: 0172320100001

CITY OF COMMERCE CITY
REC. NO. 201600006792
APN: 0172321300001

NW1/4 SECTION 21
T2S R66W 6TH PM

FOUND
2.5" ALUM. CAP
"US DEPT OF INTERIOR
FISH & WILDLIFE SERVICE 20"

FIBER OPTIC LINE
(TYP.)

POWER POLE
(TYP.)

P.O.T.

1/4 CORNER
SEC 20/SEC 21
3.25" ALUM. CAP
PLS 34988 2012
(SURVEY TIE TO P.O.T.
N 00°11'30" E 31.36')

FOUND
2.5" ALUM. CAP
"US DEPT OF INTERIOR
FISH & WILDLIFE SERVICE 20"

30' PERMANENT
PIPELINE EASEMENT
SINCLAIR PIPELINE COMPANY
REC. NO. 1998030435113
REC. NO. 1999030516895

SIGN
(TYP.)

OVERHEAD POWER LINE
(TYP.)

GUY WIRE
(TYP.)

EDGE OF ASPHALT
(TYP.)

UTILITY MARKER
(TYP.)

EDGE OF GRAVEL
(TYP.)

CENTERLINE OF DITCH
(TYP.)

EXISTING SINCLAIR
PIPELINE

L9

L8

L7

CENTERLINE EASEMENT

L6

PROPERTY LINE

FEMA FLOOD PLAIN EXTENTS

SW1/4 SECTION 21
T2S R66W 6TH PM

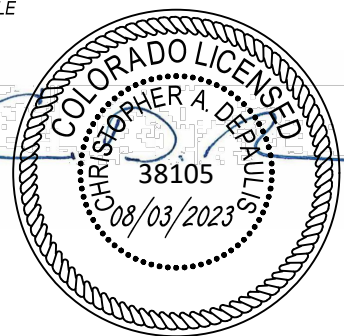
MATCH LINE SEE SHEET 2



SEE SHEET 2
FOR LINE TABLE

NOTES

- LOCATIONS OF UTILITIES AND FOREIGN PIPELINES WERE DETERMINED FROM VISIBLE SURFACE EVIDENCE. THESE LOCATIONS IF SHOWN MAY NOT BE ACCURATE OR COMPLETE. OTHER UTILITIES MAY EXIST AND ARE TO BE FIELD LOCATED BY OTHERS PRIOR TO EXCAVATION.
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- SEE THE ATTACHED DESCRIPTION BY WHICH THIS REFERENCE IS MADE HEREOF.



Acklam, Inc.
133 S. 27th Avenue
Brighton, CO 80601
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UNITED POWER
EXHIBIT "A" ILLUSTRATION
W1/2 SECTION 21, T2S, R66W 6TH PM,
CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO

SCALE: 1"=200'	
DATE: 07/17/23	JAH
JOB NO.: 236016	
JOB NAME: 96TH AVE BUCKLEY RD TO 88TH	
SHEET 3 OF 3	
REV:	
WORK ORDER NO.: 202209044	