



LEGAL DESCRIPTION

AN EASEMENT LYING IN THE SOUTHWEST QUARTER OF SECTION 6 AND NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED UPON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 6, ASSUMED TO BEAR NORTH 89°01'24" EAST, A DISTANCE OF 1315.38 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 6 AS MONUMENTED BY A 2.5-INCH ALUMINUM CAP, STAMPED "T2S, R67W R66W, S1 S6 + S12 S7, 2017, LS 29425" TO THE WEST SIXTEENTH CORNER COMMON TO SECTIONS 6 AND 7 AS MONUMENTED BY A 3.25-INCH ALUMINUM CAP ON A #6 REBAR, STAMPED "MERRICK & CO. T2S R66W S6|S7 + W 1/16, 2019, PLS 38149";

COMMENCING AT SAID WEST SIXTEENTH CORNER COMMON TO SECTIONS 6 AND 7; THENCE NORTH 76°43'19" WEST, A DISTANCE OF 30.70 FEET, TO THE WEST LINE OF THE 30-FOOT PERPETUAL NON-EXCLUSIVE EASEMENT RECORDED IN BOOK 5743 AT PAGE 366, ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 01°02'34" WEST ALONG SAID WEST LINE, A DISTANCE OF 45.11 FEET;

THENCE SOUTH 42°43'25" WEST, A DISTANCE OF 249.41 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 112TH AVENUE (120-FOOT PUBLIC RIGHT-OF-WAY) RECORDED BY THE PLAT OF TURNBERRY FILING NO. 1 RECORDED UNDER RECEPTION NO. 20050630000693950, ALSO BEING A POINT OF NON-TANGENT CURVATURE;

THENCE NORTHWESTERLY 30.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1010.00 FEET AND A CENTRAL ANGLE OF 1°42'10", SUBTENDED BY A CHORD WHICH BEARS NORTH 48°59'01" WEST, A DISTANCE OF 30.01 FEET;

THENCE NORTH 42°43'25" EAST, A DISTANCE OF 284.00 FEET, TO THE POINT OF BEGINNING;

CONTAINING 7,999 SQUARE FEET (0.184 ACRE), MORE OR LESS.

PREPARED BY:
SAMUEL L. GALLUCCI III, PLS 38584
FOR AND ON BEHALF OF
EMK CONSULTANTS, INC.



Digitally signed by Samuel L. Gallucci III, PLS
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Reason: I attest to the accuracy and integrity of this document
Contact Info: 303-350-0443
Date: 2023.05.24 10:37:18-0600



LEGAL DESCRIPTION



POINT OF COMMENCEMENT
WEST SIXTEENTH CORNER
COMMON TO SECTIONS 6 & 7
3.25" ALUMINUM CAP ON #6 REBAR,
STAMPED "MERRICK & CO. T2S R66W
S6|S7 + W 1/16, 2019, PLS 38149"

SOUTHWEST CORNER OF SECTION 6
2.5" ALUMINUM CAP, STAMPED "T2S, R67W R66W, S1 S6
+ S12 S7, 2017, LS 29425"

SW 1/4
SEC. 6

N76°43'19"W
30.70' (TIE)

SOUTH LINE OF THE SOUTHWEST
QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 6

**POINT OF
BEGINNING**

N89°01'24"E
1315.38'

**BASIS OF
BEARINGS**

S01°02'34"W
45.11'

BLOCK 13
LOT 1
TURNBERRY
FILING NO. 1
REC. 20050630000693950

NW 1/4
SEC. 7

N42°43'25"E 284.00'

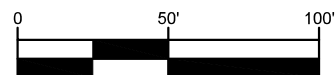
S42°43'25"W 249.41'

EASEMENT
7,999 S.F.
(0.184 AC)

WEST LINE OF 30' PERPETUAL
NON-EXCLUSIVE EASEMENT
(BOOK 5743, PAGE 366)

EAST 112TH AVENUE
(120' PUBLIC RIGHT-OF-WAY)
REC. 20050630000693950

L=30.01'
R=1010.00' Δ=1°42'10"
CHORD=N48°59'01"W 30.01'



1 inch = 50 ft.

