

EXHIBIT A  
7001 COLORADO -CASE Z-984-22  
(LEGAL DESCRIPTION)

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST  
QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH,  
RANGE 68 WEST OF THE 6TH P.M.  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF  
COLORADO

ANNEXATION DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEARING

S 00°14'18" E, A DISTANCE OF 1320.79 FEET, AS SHOWN ON THE COMMERCE CITY CONTROL DIAGRAM AND AS MONUMENTED AT THE NORTHEAST CORNER OF SECTION 1 BY A FOUND 3-1/4" ALUMINUM CAP, STAMPED "RLS 24673", AND AS MONUMENTED AT THE NORTH SIXTEENTH CORNER OF SECTION 1 BY A FOUND 2" ILLEGIBLE ALUMINUM CAP.

COMMENCING AT THE NORTHEAST CORNER SAID SECTION 1; THENCE ON AN ASSUMED BEARING ALONG THE NORTH LINE OF SAID SECTION 1, S 89°52'14" W, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COLORADO BOULEVARD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 00°14'18" E, A DISTANCE OF 253.52 FEET;

THENCE S 54°20'44" W, A DISTANCE OF 12.27 FEET TO A POINT ON THE WESTERLY LINE OF A 10 FOOT RIGHT-OF-WAY DEDICATION CONVEYED IN DEED RECORDED APRIL 11, 2000 IN BOOK 6093 AT PAGE 635 OF THE ADAMS COUNTY RECORDS, AND THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY DEDICATION LINE, S 00°14'18" E, A DISTANCE OF 1060.23 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1;

THENCE ALONG SAID SOUTH LINE, S 89°29'19" W, A DISTANCE OF 314.64 FEET;

THENCE DEPARTING SAID SOUTH LINE, N 69°02'31" E, A DISTANCE OF 122.49 FEET;

THENCE N 19°26'54" E, A DISTANCE OF 120.85 FEET;

THENCE N 05°30'58" E, A DISTANCE OF 112.51 FEET;

THENCE N 05°34'54" W, A DISTANCE OF 72.62 FEET;

THENCE N 15°49'27" W, A DISTANCE OF 82.02 FEET;

THENCE N 11°10'21" E, A DISTANCE OF 63.82 FEET;

THENCE N 23°55'18" W, A DISTANCE OF 175.95 FEET;

THENCE N 06°09'15" E, A DISTANCE OF 163.66 FEET;

THENCE N 39°01'28" E, A DISTANCE OF 85.08 FEET;

THENCE N 29°01'24" E, A DISTANCE OF 119.15 FEET;

THENCE N 46°49'51" E, A DISTANCE OF 67.34 FEET;

THENCE N 54°20'44" E, A DISTANCE OF 67.87 FEET TO THE POINT OF BEGINNING,

CONTAINING AN AREA OF 183,344 SQUARE FEET OR 4.209 ACRES, MORE OR LESS.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

  
**PRELIMINARY**

THIS DOCUMENT SHALL  
NOT BE RECORDED FOR  
ANY PURPOSE AND  
SHALL NOT BE USED OR  
VIEWED OR RELIED  
UPON AS A FINAL  
SURVEY DOCUMENT  


DARREN R. WOLTERSTORFF, PLS 38281  
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

**NOTES:**

1. 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.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY

**Kimley»»Horn**

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