SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

A PARCEL OF LAND BEING A PORTION OF TRACT D, DIA TECH CENTER FILING NO. 1 RECORDED AT RECEPTION NO. 2013000045523 OF THE OFFICIAL ADAMS COUNTY RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 28 WITH A 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED: CDOT PLS 23516 1993:

THENCE SOUTH 15'06'03" WEST, A DISTANCE OF 279.25 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF TOWER ROAD AS SHOWN ON SAID DIA TECH CENTER FILING NO. 1 WITH THE NORTH LINE OF SAID TRACT D;

THENCE NORTH 84'26'00" WEST ALONG SAID NORTH LINE, A DISTANCE OF 7.02 FEET TO THE POINT OF BEGINNING:

THENCE SOUTH 42'27'09" WEST, A DISTANCE OF 38.87 FEET:

THENCE SOUTH 03'17'54" WEST, A DISTANCE OF 165.72 FEET; THENCE SOUTH 00'26'30" WEST, A DISTANCE OF 221.97 FEET;

THENCE SOUTH 38'50'01" EAST, A DISTANCE OF 45.15 FEET TO THE SOUTH LINE OF SAID TRACT D:

THENCE SOUTH 57"25'20" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 10.06 FEET;

THENCE NORTH 38'50'01" WEST, A DISTANCE OF 47.62 FEET;

THENCE NORTH 00'26'30" EAST, A DISTANCE OF 225.79 FEET;

THENCE NORTH 0317'54" EAST, A DISTANCE OF 169.53 FEET;

THENCE NORTH 42'27'09" EAST, A DISTANCE OF 34.92 FEET TO THE NORTH LINE OF SAID TRACT D;

THENCE SOUTH 84°26'00" EAST ALONG SAID NORTH LINE, A DISTANCE OF 12.50 FEET TO THE POINT OF BEGINNING,

BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST ONE QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED: ILLEGIBLE, AND AS MONUMENTED AT THE EAST QUARTER CORNER OF SAID SECTION WITH A 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED: CDOT PLS 23516 1993, BEARING NORTH 00'28'43" WEST WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO.

SAID PARCEL CONTAINS 4,748 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

PREPARED BY:

GEORGE G. SMITH JR.,

PLS 19003

ON BEHALF OF:

HARRIS KOCHER SMITH

1120 LINCOLN STREET, SUITE 1000

**DENVER, CO 80203** 

303.623.6300

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ISSUE DATE: 9-29-2016 PROJECT #: 150911 DATE REVISION COMMENTS \*\*\*\*

HUITT- ZOLLARS INC. 4582 SOUTH ULSTER STREET, DENVER, CO 80237

UTILITY EASEMENT **EXHIBIT** PARCEL ID NO. 0172328102056

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH **HARRIS** KÖCHER SMITH

1120 Lincoln Street S Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

DRAWN BY: RRB JOB NUM: 150911 DIFFT IN

1

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH NATIONAL TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF SEPTEMBER 18, 2015 AT 7:00 AM.

2. 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.

3. THIS DOCUMENT IS NOT INTENDED TO REPRESENT A LAND SURVEY PLAT OR IMPROVEMENT LOCATION CERTIFICATE. 4. ALL LINEAR UNITS DISPLAYED HEREON ARE U.S. SURVEY FEET.
5. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST ONE
QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH
PRINCIPAL MERIDIAN, AS MONUMENTED AT THE SOUTHEAST CORNER BY A 1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 597-F0528708-122-LLB ISSUED BY FIDELITY BEARING NORTH 00"28"43" WEST WITH ALL BEARINGS REFERENCED HEREIN 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED: CDOT PLS 23516 1993 MONUMENTED AT THE EAST QUARTER CORNER OF SAID SECTION WITH A 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED: ILLEGIBLE, AND AS FOUND 3.25" ALUM. CAP SE CORNER SEC 28, T2S, R66W UNPLATTED
DIATC, LLC
RECEPTION NO. 2012000015296
PARCEL ID NO. 0172328400008 REC. NO. 2013000045523 TOWER ROAD ROW S57"25"20"W N38'50'01"W 47.62 10.06 E LINE SE 1/4 SEC. 28
(BASIS OF BEARING NOO'28'43"H) 30' UTILITY EASEMENT REC. NO. 2014000024396 S38'50'01"E 45.15 ಠ N00'26'30"E 225.79 DIA TECH CENTER FILMS NO. 1
DITY OF COMMERCE CITY
REC. NO. 2013000045323
PARCEI ID NO. 0172328102056 SW 1/4 SEC. 27, 221.97 S00'26'30"W (4,748 SQ. FT. OR 0.11 ACRES±) 60' ROW ROAD PETITION — NO. 137, PAGE 611 UTILITY EASEMENT 8 BOOK 5959, PAGE 529 & BOOK 6051, PAGE 74 125, R66W S03"7'54"W N03"17"54"E 165.72 169.53 S42"27"09"W SCALE: 1" = 100" N42'27'09"E 38.87 Я 1/4 SEC. 8 28 EAST 1/4 CORNER SEC 28, T2S, R66W FOUND 3.25" ALUM. CAP CDOT PLS 23516 1993 *125*, SECOND CREEK LB WIESTORS SPY, LLC
REC, MO. 200508-30001070140
PARCEL ID NO. 0172328102054 -POINT OF BEGINNING 7.02' REC. NO. 20050930001070140 N8426'00"W S84"26"00"E R66W POINT OF COMMENCEMENT 45' ROW HKD BY: GGS )RAWN BY: RRB 16 PROJECT #: 150911 REVISION COMMENTS HARRIS KOCHER SMITH 1061, Suite 1000 UTILITY EASEMENT **HUITT-ZOLLARS INC.** 8 N **EXHIBIT** 4582 SOUTH ULSTER STREET, DENVER, CO 80237 1411 1411 PARCEL ID NO. 0172328102056