

EXHIBIT B

Easement Property

EXHIBIT

SITUATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 2 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

A PARCEL OF LAND BEING A PORTION OF THE 150-FOOT WIDE PARCEL DESCRIBED AS "EXHIBIT B" IN THE WARRANTY DEED RECORDED AT RECEPTION No. 2012000040433 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL, THENCE SOUTH 89°51'57" WEST ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 1,045.28 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 56.73 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 40.00 FEET;
THENCE NORTH 00°00'00" WEST, A DISTANCE OF 56.64 FEET TO A POINT ON SAID NORTH LINE;
THENCE NORTH 89°51'57" EAST ALONG SAID NORTH LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2,267 SQUARE FEET (0.05 ACRES), MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°40'18" EAST.

PREPARED BY:

AARON MURPHY, PLS 38162
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203



11/21/16 11:21 AM 11/21/16 11:21 AM 11/21/16 11:21 AM 11/21/16 11:21 AM
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

ISSUE DATE:	11-21-16	PROJECT #:	160612
DATE	REV/SION COMMENTS		
1-19-17	REV CONFIG		

DIVERSIFIED
TRANSFER & STORAGE

DESCRIPTION

HKS HARRIS
KOCHER
SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.823.6300 F: 303.823.8311
HarrisKocherSmith.com

CHKD BY: AWM
DRAWN BY: RJE
JOB NUM: 160612

SHEET NO

1

1 OF 2

EXHIBIT

SITUATED IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 2 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO



NE CORNER
SEC. 15, T2S, R67W

HAVANA STREET

N00°11'39"W

POINT OF COMMENCEMENT
NE CORNER OF
150' PARCEL "EXHIBIT B"
(REC. No. 2012000040433)

POINT OF
BEGINNING

N89°51'57"E

S89°51'57"W

1045.28'

N00°00'00"W

40.00'

56.64'

56.73'

S00°00'00"E

N90°00'00"W

40.00'

AREA
2267 sq.ft.±
0.05 ac.±

UNPLATTED
(150' PARCEL "EXHIBIT B"
REC. NO. 2012000040433)

CENTER 1/4 CORNER
SEC. 15, T2S, R67W

EAST 1/4 CORNER
SEC. 15, T2S, R67W

BASIS OF BEARINGS

N89°40'18"E



SCALE: 1" = 50'

NOTE:
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND
SURVEY. IT IS INTENDED TO DEPICT ONLY THE ATTACHED LEGAL
DESCRIPTION.

LEGEND: P=PLATTED, F=FOR A RECORD, E=EXISTING, L=LOT, S=SECTION, T=TOWNSHIP, R=RANGE, C=COUNTY, S=STATE, A=ADAMS, C=COLORADO, D=DENVER, CO=COLORADO, 80203, P=303.623.8300, F=303.623.6311, HKS=HARRIS KOCHER SMITH

DATE	REVISION COMMENTS
1-19-17	REV. CONFIG

DIVERSIFIED
TRANSFER & STORAGE

EXHIBIT

HKS HARRIS
KOCHER
SMITH
1170 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.8300 F: 303.623.6311
HarrisKocherSmith.com

CHK'D BY: AWM
DRAWN BY: RJE
JOB NUM: 166612

SHEET NO.

2

1 OF 1

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EXHIBIT B

Description of Facilities

Facilities to be constructed, used, and maintained in the Easement Property include:

- 1) Riprap embankment protection and filter fabric
- 2) Concrete storm pipe
- 3) Low tailwater basin consisting of concrete flared end section, concrete cutoff wall, and riprap