

**EXHIBIT "A"**  
**RIVERSIDE NORTH ACCESS**  
**PERMANENT EASEMENT**  
**Date: November 2, 2018**  
**DESCRIPTION**

A Permanent Easement for access being a portion of York Street, located in the Northeast Quarter of Section 14, Township 3 South, Range 68 West of the Sixth Principal Meridian, Commerce City, Adams County, Colorado, being more particularly described as follows:

COMMENCING at the Northeast Corner of said Section 14 (a found 2-1/2" aluminum cap on a 1" aluminum pipe stamped "SURVEY MONUMENT 2003 T3S R68W S11 S12 S14 S13 LS 6935 ARCHER & ASSOC.") WHENCE the West Sixteenth Corner common to Section 12 and Section 13 of said Township and Range (a found 3-1/4" brass cap in monument box stamped "DMWW REUSE PLANT W 1/16 12 13 T3S R68W LS 7104 1976") bears N89°52'25"E a distance of 1326.83 feet (basis of bearing – assumed);  
THENCE S29°58'12"W a distance of 120.61 feet to the westerly line of the York Street Right of Way and the POINT OF BEGINNING;

THENCE N00°08'06"E, coincident with said westerly Right of Way line, a distance of 100.00 feet;

THENCE S89°51'54"E a distance of 16.29 feet;

THENCE S03°12'15"W, along the edge of the asphalt paving as it exists in April 4, 2018, a distance of 100.14 feet;

THENCE N89°51'54"W a distance of 10.93 feet to the POINT OF BEGINNING.

Containing 1,361 square feet, (0.031 Acres), more or less.



Prepared by: 10/12/18

Kenneth W. Carlson, PLS 24942

For and on behalf of Jacobs Engineering Group Inc.

707 17th Street #2500

Denver, CO 80202

303.820.5240

Point of Commencement  
 Northeast Corner Section 14  
 Found 2.5" Aluminum Cap on a  
 1.0" Aluminum Pipe stamped  
 "SURVEY MONUMENT 2003  
 T3S R68W S11 S12 S14 S13  
 LS 6935 ARCHER & ASSOC."

West Sixteenth Corner common to  
 Section 12 and Section 13  
 Found 3.25" Brass Cap in monument  
 box stamped "DMWW REUSE PLANT  
 W 1/16 12 13 T3S R68W LS 7104 1976"

NE 1/4 Sec. 14  
 T3S, R68W  
 6TH P.M.

S89°51'54"E  
 16.29'

N89°52'25"E 1326.83'  
 (Basis of Bearing - assumed)

Existing Gravel Road  
 (20' Typ)

N00°08'06"E 100.00'

S03°12'15"W 100.14'

S29°58'12"W 120.61'

YORK ST.

Curb and Gutter

5' Sidewalk

Point of  
 Beginning

N89°51'54"W  
 10.93'

80' ROW

W'ty ROW Line

Asphalt Shoulder

To Brighton Blvd.  
 +/- 1,500'



0 10' 20'  
 Scale: 1" = 20'

This exhibit does not represent a  
 monumented survey and is intended only  
 to depict the attached property description.

DESIGNED BY: WML DATE: 11-29-16 REV: 11-02-2018 TWT  
 DRAWN BY: TWT DATE: 12-05-16

HORZ. SCALE: 1" = 20' FOR 8.5 x 11 PLOT  
 VERT. SCALE: N/A

PROPERTY FOR RIVERSIDE NORTH  
 ACCESS PERMANENT EASEMENT  
 CITY OF COMMERCE CITY, COUNTY OF ADAMS,  
 STATE OF COLORADO

TOTAL SQ FT = 1,361  
 TOTAL ACRES = 0.031

**JACOBS**  
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 Fax: 303-820-5298

SHEET  
 REFERENCE  
 NUMBER:

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FIG. 1