

RONQUILLO GID INCLUSION
EXHIBIT A
LEGAL DESCRIPTION

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS,
STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF PARCEL 1 AS DESCRIBED IN DEED
RECORDED JANUARY 25, 2017 AS RECEPTION NO. 2017000007199 IN THE
RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO
TO BEAR NORTH 89°49'02" EAST, WITH ALL BEARINGS CONTAINED HEREIN
RELATIVE THERETO;

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 7, BELLE CREEK
FILING NO. 3, AMENDMENT NO. 2 AS SHOWN ON THE PLAT RECORDED
AUGUST 25, 2016 AS RECEPTION NO. 2016000070326 IN THE RECORDS OF THE
CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE NORTH
13°22'45" EAST, COINCIDENT WITH THE WEST LINE OF SAID BELLE CREEK
FILING NO. 3, AMENDMENT NO. 2, AND THE EXISTING MUNICIPAL BOUNDARY
OF THE CITY OF COMMERCE CITY, A DISTANCE OF 332.29 FEET TO THE
NORTHEAST CORNER OF PARCEL NO. 2 AS DESCRIBED IN SAID DEED
RECORDED AS RECEPTION NO. 2017000007199; THENCE DEPARTING SAID
MUNICIPAL BOUNDARY, SOUTH 89°46'58" WEST, COINCIDENT WITH THE
NORTH LINE OF SAID PARCEL, A DISTANCE OF 438.38 FEET TO THE EAST
RIGHT-OF-WAY LINE OF BRIGHTON ROAD AND THE EXISTING MUNICIPAL
BOUNDARY OF THE CITY OF COMMERCE CITY AS SHOWN ON ANNEXATION
PLAT RECORDED JUNE 29, 1998 IN FILE 18 AT MAP NO. 881 AS RECEPTION NO.
C0412997 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS
COUNTY, COLORADO; THENCE SOUTH 24°50'47" WEST, COINCIDENT WITH SAID
EAST RIGHT-OF-WAY LINE AND SAID EXISTING MUNICIPAL BOUNDARY, A
DISTANCE OF 356.21 FEET TO THE SOUTHWEST CORNER OF PARCEL NO. 2 AS
DESCRIBED IN SAID DEED RECORDED AS RECEPTION NO. 2017000007199, AND
THE NORTH LINE OF TRACT A, BELL CREEK FILING NO. 3, AMENDMENT NO. 2;
THENCE NORTH 89°49'02" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID
PARCEL NO. 2, ALSO BEING THE NORTH LINE OF SAID TRACT A, AND SAID
EXISTING MUNICIPAL BOUNDARY, A DISTANCE OF 511.17 FEET TO THE TRUE
POINT OF BEGINNING.

SAID PARCEL CONTAINS 153,287 SQUARE FEET OR 3.519 ACRES, MORE OR
LESS.