

LEGAL DESCRIPTION: ANNEXATION MAP AN-254-19

A PARCEL OF LAND LOCATED WITHIN SECTIONS 2, 3, 10 AND 11, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PART OF THE LAND DESCRIBED AT RECEPTION NO. 20060403000331420, ROAD PETITION 568 RECORDED IN BOOK 4, PAGE 450, BOOK 1990, PAGE 66, AND THIRD CREEK COUNTRY RANCHETTES RECORDED AT RECEPTION NO. A094063; ALL IN THE CLERK AND RECORDER'S OFFICE OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 BEARS SOUTH 89°47'15" WEST, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE NORTH 45°14'29" WEST, A DISTANCE OF 42.45 FEET TO THE NORTHERLY RIGHT-OF-WAY OF E. 112TH AVENUE BY ROAD PETITION 568 RECORDED IN BOOK 4, PAGE 450, AND THE PRESENT CITY OF COMMERCE CITY LIMITS PER ANNEXATION AN-103-89 IN BOOK 3611, PAGE 831, RECEPTION NO. B908600, ALL RECORDED IN SAID RECORDS AND THE **POINT OF BEGINNING**.

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, AS RECORDED IN BOOK 4, PAGE 450 IN SAID RECORDS, NORTH 89°47'15" EAST, A DISTANCE OF 30.05 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°51'38" EAST, A DISTANCE OF 1,499.56 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, SOUTH 00°08'22" EAST, A DISTANCE OF 559.82 FEET;

THENCE SOUTH 89°51'38" WEST, A DISTANCE OF 1,388.81 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 890.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 77°42'26" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°19'17", AN ARC LENGTH OF 424.39 FEET;

THENCE SOUTH 39°36'51" EAST, A DISTANCE OF 316.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,010.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°23'07", AN ARC LENGTH OF 694.28 FEET;

THENCE SOUTH 00°13'44" EAST, A DISTANCE OF 1584.58 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 299.82 FEET;

THENCE SOUTH 00°09'58" EAST, A DISTANCE OF 274.69 FEET TO THE NORTH LINE OF ANNEXATION AN-253-19 RECORDED AT ;

THENCE ALONG SAID NORTH LINE, SOUTH 89°45'40" WEST, A DISTANCE OF 3417.14 FEET TO THE EAST RIGHT-OF- WAY OF E-470 AS RECORDED IN BOOK 4580, PAGE 817 IN SAID RECORDS;

THENCE ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. NORTH 01°08'34" WEST, A DISTANCE OF 1569.94 FEET;
2. NORTH 01°09'03" WEST, A DISTANCE OF 307.81 FEET;
3. NORTH 03°37'50" EAST, A DISTANCE OF 462.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE ALONG SAID SOUTH LINE, NORTH 89°45'16" EAST, A DISTANCE OF 411.08 FEET TO THE WESTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2014000058758 IN SAID RECORDS;

THENCE DEPARTING SAID SOUTH LINE, ALONG SAID WESTERLY LINE, SOUTH 00°06'28" WEST, A DISTANCE OF 1,316.76 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10;

THENCE ALONG SAID NORTH LINE, NORTH 89°44'18" EAST, A DISTANCE OF 638.89 FEET TO THE WEST LINE OF SAID THIRD CREEK COUNTRY RANCHETTES;

THENCE ALONG SAID WEST LINE, NORTH 00°06'59" WEST, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF- WAY OF E. 108TH AVENUE;

THENCE ALONG SAID NORTH RIGHT-OF-WAY, BEING 30.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, NORTH 89°44'18" EAST, A DISTANCE OF 1303.02 FEET TO THE WEST RIGHT-OF-WAY OF HIMALAYA STREET AS SHOWN ON SAID THIRD CREEK COUNTRY RANCHETTES;

THENCE ALONG SAID WEST RIGHT-OF-WAY, BEING 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10, NORTH 00°14'53" WEST, A DISTANCE OF 1236.24 FEET TO THE NORTH LINE OF SAID THIRD CREEK COUNTRY RANCHETTES;

THENCE ALONG SAID NORTH LINE, NORTH 89°44'47" EAST, A DISTANCE OF 20.00 FEET TO THE WEST RIGHT-OF- WAY OF SAID HIMALAYA STREET, AS RECORDED IN BOOK 1278, PAGE 345 IN SAID RECORDS;

THENCE ALONG SAID WEST RIGHT-OF-WAY, BEING 30.00 WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10, NORTH $00^{\circ}14'53''$ WEST, A DISTANCE OF 49.94 FEET;

THENCE ALONG A LINE 30.00 WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10 AND THE PROLONGATION THEREOF, NORTH $00^{\circ}16'13''$ WEST, A DISTANCE OF 1345.41 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 138.017 ACRES, (6,012,038 SQUARE FEET), MORE OR LESS.