

Legal Description

A portion of Tract W, Buffalo Highlands Filing No. 3, recorded June 28, 2019 in the office of the Adams County Clerk and Recorder at Reception No. 2019000050787, located in the Northwest Quarter of Section 21, Township 2 South, Range 66 West of the 6th P.M., City of Commerce City, County of Adams, State of Colorado, more particularly described as follows:

Beginning at the northeast corner of Lot 69 of said Buffalo Highlands Filing No. 3;

Thence North $00^{\circ}00'16''$ East along the easterly line of said Lot 69 extended northerly, a distance of 25.05 feet;

Thence South $89^{\circ}59'44''$ East along the northerly line of said Tract W, a distance of 9.02 feet;

Thence along the northeasterly line of said Tract W along the arc of a curve to the right having a radius of 35.00 feet and a central angle of $89^{\circ}55'52''$, an arc distance of 54.94 feet (chord bears South $45^{\circ}01'48''$ East, 49.47 feet);

Thence South $00^{\circ}03'52''$ East along the easterly line of said Tract W, a distance of 184.74 feet;

Thence South $89^{\circ}56'08''$ West along the northerly line of Lot 76 of said Buffalo Highlands Filing No. 3 extended easterly, a distance of 44.24 feet;

Thence North $00^{\circ}00'16''$ East along the easterly line of Lots 69 through 72 of said Buffalo Highlands Filing No. 3, and such line extended southerly, a distance of 194.70 feet to the Point of Beginning,

containing 9,431 Square Feet, or 0.216 Acres, more or less.

Prepared February 7, 2025 by L.J. Ludeman
1309 S. Inca Street, Denver, CO 80223



Exhibit A

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East 96th Avenue

$\Delta=89^{\circ}55'52''$
 $R=35.00'$
 $L=54.94'$
 $CB=S45^{\circ}01'48''E$
 $LC=49.47'$

$S89^{\circ}59'44''E$
 $9.02'$

Tract W

$N00^{\circ}00'16''E$
 $25.05'$

P.O.B.

65

69

66

70

67

71

Buffalo Highlands Filing No. 3

Rec. No. 2019000050787

68

72

$N00^{\circ}00'16''E$ 194.70'

Portion of Tract W

$S00^{\circ}03'52''E$ 184.74'

Tract W

$S89^{\circ}56'08''W$

44.24'

73

74

75

76

Sedalia Street

Telluride Street

Second Creek Farm Filing 2 Amendment 1

0 50
 $1'' = 50'$

FWS FORESIGHT WEST
 SURVEYING INC.

1309 S. Inca Street, Denver, CO 80223
 (303) 504-4440

This illustration does not represent a monumented land survey
 and is only intended to depict the accompanying description.

