

ADAMS CROSSING COMMERCE CITY ANNEXATION

LEGAL DESCRIPTION

TWO (2) PARCELS OF LAND LOCATED IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 00°28'32" WEST, A DISTANCE OF 2,653.87 FEET, BEING MONUMENTED AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 31 BY A 3-1/4" ALUMINUM CAP STAMPING ILLEGIBLE AND AT THE EAST QUARTER CORNER OF SAID SECTION 31 BY A 3-1/4" ALUMINUM CAP STAMPED "ALPHA ENGINEERING PLS 1233".

PARCEL 1

COMMENCING AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 31:
THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, NORTH 00°28'32" WEST, A DISTANCE OF 1677.66 FEET TO THE **POINT OF BEGINNING**, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 987.49 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 51°19'48" EAST;

THENCE, DEPARTING SAID EAST LINE, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°22'46", AN ARC LENGTH OF 489.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,190.73 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 78°07'55" WEST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°46'22", AN ARC LENGTH OF 223.88 FEET;

THENCE SOUTH 21°17'39" WEST, A DISTANCE OF 281.14 FEET;

THENCE SOUTH 24°30'30" WEST, A DISTANCE OF 191.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 279.33 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 60°45'19" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°37'02", AN ARC LENGTH OF 276.02 FEET;

THENCE SOUTH 85°50'29" WEST, A DISTANCE OF 353.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 615.66 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 14°04'39" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°03'15", AN ARC LENGTH OF 365.92 FEET TO A POINT OF CUSP ON THE EASTERLY RIGHT-OF-WAY OF CAMERON DRIVE RECORDED IN RIGHT-OF-WAY AGREEMENT ADAMS COUNTY RECORDS IN BOOK 968 AT PAGE 486;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 41°25'28" EAST, A DISTANCE OF 2,014.12 FEET TO SAID EAST LINE OF THE SOUTHEAST QUARTER;

THENCE SOUTH 00°28'32" EAST, ALONG SAID EAST LINE, A DISTANCE OF 66.31 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 9.831 ACRES, (428,225 SQUARE FEET), MORE OR LESS.

PARCEL 2

COMMENCING AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 31:

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, NORTH 00°28'32" WEST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING** AND A POINT ON THE PRESENT CITY OF COMMERCE CITY LIMITS PER AN-82-87 ADAMS COUNTY RECORDS, RECORDED AT RECEPTION NO. B781151 AND THE SOUTHERLY BOUNDARY OF THAT CERTAIN WARRANTY DEED ADAMS COUNTY RECORDS IN BOOK 5441 AT PAGE 81;

THENCE ALONG SAID AN-82-87, SOUTH 89°29'53" WEST, A DISTANCE OF 1,356.06 FEET;

THENCE DEPARTING SAID AN-82-87 AND ALONG THE EASTERLY BOUNDARY OF SAID WARRANTY DEED, NORTH 41°29'42" EAST, A DISTANCE OF 166.71 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTH 48°09'17" WEST, A DISTANCE OF 15.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 495.66 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 48°07'34" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°54'34", AN ARC LENGTH OF 284.69 FEET;

THENCE NORTH 85°50'29" EAST, A DISTANCE OF 342.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 399.29 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 04°08'29" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°23'33", AN ARC LENGTH OF 399.96 FEET;

THENCE NORTH 24°30'30" EAST, A DISTANCE OF 198.95 FEET;

THENCE NORTH 21°17'39" EAST, A DISTANCE OF 283.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,310.73 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 67°25'20" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°47'10", AN ARC LENGTH OF 246.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 867.49 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 79°48'44" EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°21'06", AN ARC LENGTH OF 262.71 FEET TO A POINT ON THE PRESENT CITY OF COMMERCE CITY LIMITS PER AN-89-88 ADAMS COUNTY RECORDS, RECORDED AT RECEPTION NO. B799284 AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 31;

THENCE ALONG SAID AN-89-88 AND EAST LINE, SOUTH 00°28'32" EAST, A DISTANCE OF 1,431.73 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 13.930 ACRES, (606,787 SQUARE FEET), MORE OR LESS.

CONTAINING A TOTAL AREA OF 23.761 ACRES, (1,035,012 SQUARE FEET), MORE OR LESS.

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