

## **DRAINAGE, UTILITY, AND PEDESTRIAN AND STREET AMENITIES EASEMENT**

This Drainage, Utility, and Pedestrian and Street Amenities Easement (“Easement”) is granted this \_\_\_ day of \_\_\_\_\_, 2025 (“Effective Date”), by the Urban Renewal Authority of the City of Commerce City, a body corporate duly organized and existing as an urban renewal authority under the laws of the State of Colorado (“Grantor” or “CCURA”), to the City of Commerce City, a home rule Colorado municipal corporation, with a principal place of business at 7887 E. 60th Avenue, Commerce City, CO 80022 (“Grantee” or “City”) (collectively “Parties”).

The Parties hereto, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the adequacy of which is acknowledged by the Parties, the following agreements and understandings are made:

**1. PROPERTY.** Grantor owns the real property located in Commerce City, Colorado, and legally described in Exhibit A, attached hereto and incorporated by reference (“Property”).

**2. GRANT.** Grantor grants to the City, its agents, successors, and assigns, a perpetual and non-exclusive easement over, across, under, on, and through the Property for the construction, installation, maintenance, and operation of drainage facilities, utilities and pedestrian and other street amenities, including but not limited to sidewalks and street and pedestrian lighting (“Facilities”) for vehicular access by City vehicles, or those vehicles owned or operated by the City’s agents and contractors, for the purpose of construction, installation, maintenance, and operation of the Facilities, and for the purpose of conveying storm water from real property owned by the City adjacent to or in close proximity to the Property, together with all rights and privileges as are necessary or incidental to the reasonable and proper use of such easement, such easement being legally described in Exhibit B and labeled PE-1A and PE-1B, attached hereto and incorporated by reference (“Easement”).

**3. RESERVATION OF USE AND OCCUPANCY.** Grantor retains the right to undisturbed use and occupancy of the Easement property insofar as such use and occupancy is consistent with and does not impair the City’s use of the Easement. The Grantor reserves the right to grant additional easements within the Property, subject to the rights granted to Grantee hereunder. The Grantor and its successors, assigns, together with licensees, or guests, agrees to release the City from any and all claims arising from the construction, installation, operation, maintenance or other acts associated with the Facilities on the Property, except for claims arising from negligence on the part of or the willful misconduct of the City, its successors and assigns, and its agents and employees for which the City may be liable under applicable law.

**4. MAINTENANCE.** The City shall maintain the Facilities except as otherwise provided by any state or local law. The Grantor shall not stop, limit, or impede the construction, operation, use, or maintenance of the Facilities within the Property, so long as such construction, operation, use, or maintenance of the Facilities is completed by the City in a timely manner and its scope is reasonable. Nothing in this Easement shall require the Grantor to construct, install, operate, maintain, repair, or replace any drainage facilities, storm water detention facilities, or water quality facilities.

**5. RESPONSIBILITY FOR WORK.** The City shall pay or cause to be paid all costs for work done by or on behalf of the City or any of its designees, contractors, or assigns occupying or doing work in the Easement Property. The City shall keep the Property free and clear of any mechanic’s liens and other liens on account of work done or performed on behalf of the Grantee.

**6. SUBJACENT AND LATERAL SUPPORT.** The City will have and exercise the right of reasonable subjacent and lateral support for the full and complete use of the Easement. The Grantor will take no action which would unreasonably impair the earth cover over, or the lateral or subjacent support for, any of the Facilities within the Property without specific written permission from the City.

**7. OBSTRUCTION CONTROL.** The City will have the right to cut, trim, control, and remove trees, brush, and any other obstructions located within or above the Easement Area which injure or interfere with the City's use, occupation, or enjoyment of the Easement or the construction, operation, or maintenance of the Facilities, without liability for damages arising therefrom.

**8. EASEMENT TO RUN WITH LAND; RECORDATION.** This Easement shall run with the land and apply to all interests now owned or hereafter acquired to the above-described property. The City shall record this Easement within thirty (30) days of execution.

**9. NO WAIVER OF GOVERNMENTAL IMMUNITY.** No term or condition of this Easement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections or other provisions of the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101, *et seq.*

**10. SEVERABILITY.** If a court of competent jurisdiction holds any provision of this Easement invalid or unenforceable, such holding shall not invalidate or render unenforceable any other provision of this Easement.

**11. NO WAIVER OF BREACH.** Neither the Grantor's nor the Grantee's failure to insist, in any one or more instances, upon a strict performance of any of the obligations, covenants, or agreements herein contained, or the Grantor's or the Grantee's failure, in any one or more instances, to exercise any option, privilege, or right, shall in no way be construed to constitute a waiver, relinquishment, or release of such obligations, covenants, or agreements, nor forbearance by the Grantor or the Grantee of any default under this Easement shall in any manner be construed as a waiver of such default.

**12. HEADINGS.** Paragraph headings used in this Easement are for convenience of reference and shall in no way control or affect the meaning or interpretation of any provision of this Easement.

**IN WITNESS WHEREOF,** the undersigned has executed this Easement as of the Effective Date.

**GRANTOR:  
URBAN RENEWAL AUTHORITY OF THE CITY OF  
COMMERCE CITY**

\_\_\_\_\_  
By: *Steven J. Douglas, Chair*

STATE OF COLORADO            }  
                                                          }ss.  
COUNTY OF ADAMS            }

The above and foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by Steven J. Douglas, Chair of the Urban Renewal Authority of the City of Commerce City.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

APPROVED AS TO FORM

By: \_\_\_\_\_  
Caitlin Quander, Special Counsel to the Authority

EXHIBIT A  
PROPERTY LEGAL DESCRIPTION

TRACTS A AND B, MILE HIGH GREYHOUND PARK 7<sup>TH</sup> AMENDMENT, ACCORDING TO THE PLAT THEREOF RECORDED  
JANUARY 27, 2023 UNDER RECEPTION NO. 2023000004823, COUNTY OF ADAMS, STATE OF COLORADO

**EXHIBIT B  
EASEMENT LEGAL DESCRIPTION**

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

A PARCEL OF LAND NO. PE-1A CONTAINING 8,647 SQUARE FEET OR 0.20 ACRES, MORE OR LESS, LOCATED IN AND BEING A PORTION OF MILE HIGH GREYHOUND PARK 7TH AMENDMENT, RECORDED ON JANUARY 27, 2023 AT RECEPTION NUMBER 2023000004823 IN THE ADAMS COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7 WHENCE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 7 BEARS SOUTH 89°14'38" WEST 2640.98 FEET AND IS THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

1. THENCE SOUTH 55°49'18" WEST 2,194.37 FEET TO A POINT OF THE WEST RIGHT OF WAY LINE OF ELM STREET AND THE POINT OF BEGINNING;
2. THENCE ALONG SAID WEST LINE SOUTH 08°25'08" WEST 8.97 FEET;
3. THENCE DEPARTING SAID WEST LINE ALONG ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 21.50 FEET, A DELTA ANGLE OF 30°46'21", A CHORD BEARING OF SOUTH 83°00'32" WEST, A CHORD LENGTH OF 11.41 FEET, AND AN ARC LENGTH OF 11.55 TO A POINT OF TANGENCY;
4. THENCE NORTH 81°35'57" WEST 45.55 FEET TO A POINT OF CURVATURE;
5. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 960.50 FEET, A DELTA ANGLE OF 2°16'08", A CHORD BEARING OF NORTH 80°27'53" WEST, A CHORD LENGTH OF 38.03 FEET, AND AN ARC LENGTH OF 38.04 FEET TO A POINT OF TANGENCY;
6. THENCE NORTH 79°19'48" WEST 359.32 FEET TO A POINT OF CURVATURE;
7. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1039.50 FEET, A DELTA ANGLE OF 10°07'27", A CHORD BEARING OF NORTH 84°23'32" WEST, A CHORD LENGTH OF 183.44 FEET, AND AN ARC LENGTH OF 183.68 FEET TO A POINT OF REVERSE CURVATURE;
8. THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 96.50 FEET, A DELTA ANGLE OF 36°46'28", A CHORD BEARING OF NORTH 71°04'02" WEST, A CHORD LENGTH OF 60.88 FEET, AND AN ARC LENGTH OF 61.94 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE FOR VAZQUEZ BOULEVARD;
9. THENCE FOLLOWING SAID EAST LINE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 2°00'00", A CHORD BEARING OF NORTH 07°28'27" EAST, A CHORD LENGTH OF 1.22 FEET, AND AN ARC LENGTH OF 1.22 TO A POINT OF TANGENCY;
10. THENCE FOLLOWING SAID EAST LINE NORTH 08°28'37" EAST 12.80 FEET;
11. THENCE DEPARTING SAID EAST LINE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 84.50 FEET, A DELTA ANGLE OF 41°22'44", A CHORD BEARING OF SOUTH 68°45'54" EAST, A CHORD LENGTH OF 59.71 FEET, AND AN ARC LENGTH OF 61.03 FEET TO A POINT OF REVERSE CURVATURE;
12. THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,051.50 FEET, A DELTA ANGLE OF 3°20'48", A CHORD BEARING OF SOUTH 87°46'52" EAST, A CHORD LENGTH OF 61.41 FEET, AND AN ARC LENGTH OF 61.42 FEET;
13. THENCE NORTH 05°47'40" EAST 7.50 FEET;
14. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,059.00 FEET, A DELTA ANGLE OF 0°32'29", A CHORD BEARING OF SOUTH 85°49'25" EAST, A CHORD LENGTH OF 10.00 FEET, AND AN ARC LENGTH OF 10.00

FEET;

15. THENCE SOUTH 05°47'40" WEST 7.50 FEET TO A POINT OF CURVATURE;
16. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,051.50 FEET, A DELTA ANGLE OF 6°13'57", A CHORD BEARING OF SOUTH 82°26'47" EAST, A CHORD LENGTH OF 114.32 FEET, AND AN ARC LENGTH OF 114.38 FEET TO A POINT OF TANGENCY;
17. THENCE SOUTH 79°19'48" EAST 36.92 FEET;
18. THENCE NORTH 10°40'12" EAST 7.50 FEET;
19. THENCE SOUTH 79°19'48" EAST 10.00 FEET;
20. THENCE SOUTH 10°40'12" WEST 7.50 FEET;
21. THENCE SOUTH 79°19'48" EAST 154.24 FEET;
22. THENCE NORTH 10°40'12" EAST 5.50 FEET;
23. THENCE SOUTH 79°19'48" EAST 10.00 FEET;
24. THENCE SOUTH 10°40'12" WEST 5.50 FEET;
25. THENCE SOUTH 79°19'48" EAST 150.00 FEET;
26. THENCE NORTH 10°15'23" EAST 5.50 FEET;
27. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 942.83 FEET, A DELTA ANGLE OF 0°36'12", A CHORD BEARING OF SOUTH 79°44'29" EAST, A CHORD LENGTH OF 9.93 FEET, AND AN ARC LENGTH OF 9.93 FEET;
28. THENCE SOUTH 10°15'39" WEST 5.50 FEET;
29. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 948.30 FEET, A DELTA ANGLE OF 1°33'30", A CHORD BEARING OF SOUTH 80°49'12" EAST, A CHORD LENGTH OF 25.79 FEET, AND AN ARC LENGTH OF 25.79 FEET TO A POINT OF TANGENCY;
30. THENCE SOUTH 81°35'17" EAST 56.55 FEET TO A POINT ON SAID WEST LINE AND THE POINT OF BEGINNING;

CONTAINING 8,647 SQUARE FEET OR 0.20 ACRES MORE OR LESS.

THE BASIS OF BEARINGS FOR PE-1A IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 AS MONUMENTED BY A FOUND 3/4" REBAR WITH 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED "LS 25369" AT THE NORTHEAST CORNER FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 7 AS MONUMENTED BY A FOUND 3" BRASS DISK IN JERSEY BARRIER BEARS SOUTH 89°14'38" WEST 2,640.98 FEET.

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE 0501, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT.

DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

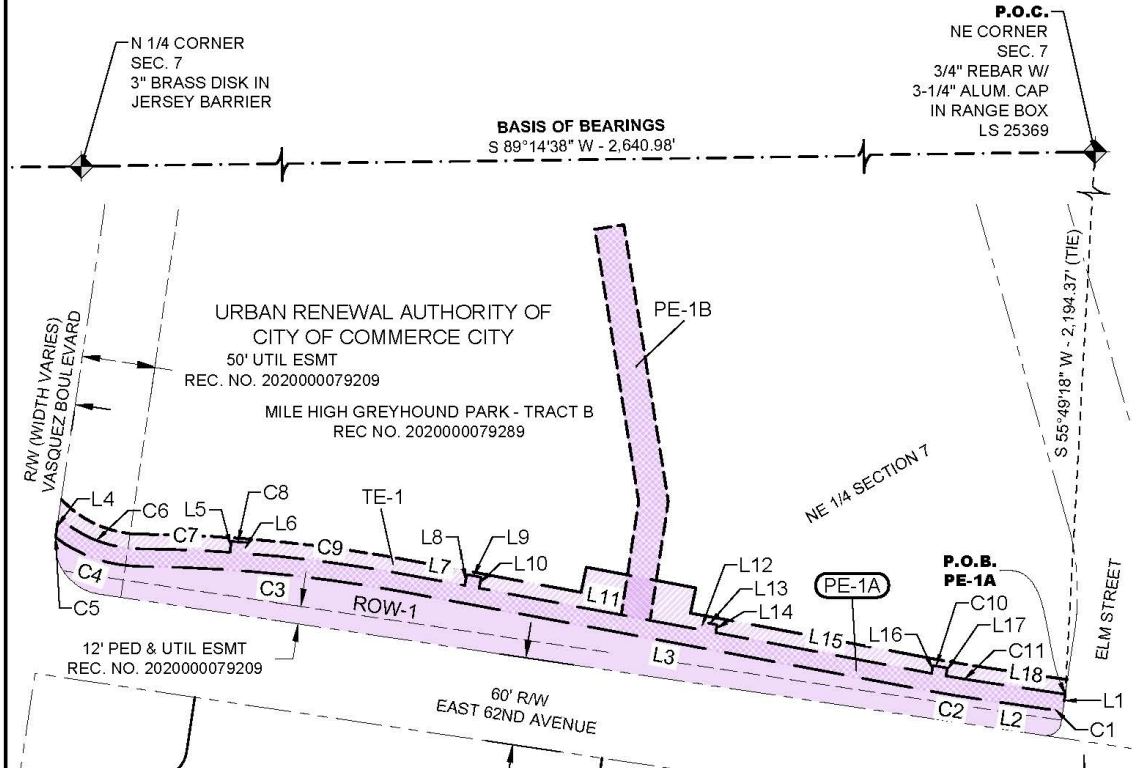
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DANIEL J. CORRIELL, PLS 38065

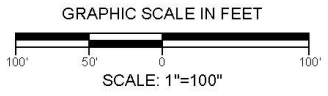
FOR AND ON BEHALF OF DAVID EVANS AND ASSOCIATES, INC.  
1600 BROADWAY, SUITE 800, DENVER, CO 80202  
(720) 946-0969

# EXHIBIT "A" - PE-1A

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 7,  
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO



SEE SHEET 2 OF 2 FOR  
LINE AND CURVE TABLE



## LEGEND

- THE TOTAL AREA OF THE PROPOSED PE-1A SHOWN HEREON IS 8,647 SQUARE FEET OR 0.20 ACRES MORE OR LESS.
  - THE BASIS OF BEARINGS FOR PE-1A IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 AS MONUMENTED BY A FOUND 3/4" REBAR WITH 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED "LS 25389" AT THE NORTHEAST CORNER FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 7 AS MONUMENTED BY A FOUND 3" BRASS DISK IN JERSEY BARRIER BEARS SOUTH 89°14'38" WEST 2,640.98 FEET.
  - BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE 0501, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT.
  - THE MEASURED DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET. TO OBTAIN GRID DISTANCES, MULTIPLY THE MEASURED DISTANCES SHOWN HEREON BY THE COMBINED SCALE FACTOR OF 0.99974168.
  - THIS EXHIBIT IS NOT A BOUNDARY SURVEY OF THE ADJOINING PROPERTY AND IS PREPARED FOR COMMERCE CITY PURPOSES ONLY.
  - FOR TITLE INFORMATION COMMERCE CITY AND DEA, INC. RELIED ON TITLE COMMITMENTS, PREPARED BY HCPECK AND ISSUED BY J PARKER.
- |                                    |                                             |
|------------------------------------|---------------------------------------------|
| <br><b>P.O.B.</b><br><b>P.O.C.</b> | POINT OF BEGINNING<br>POINT OF COMMENCEMENT |
|                                    | SECTION CORNER                              |
|                                    | SECTION LINE                                |
|                                    | PROPOSED RIGHT OF WAY                       |
|                                    | PROPOSED PERMANENT EASEMENT                 |
|                                    | PROPOSED TEMPORARY EASEMENT                 |
|                                    | TIE LINE                                    |
|                                    | EXISTING ROAD ROW                           |
|                                    | EXISTING EASEMENT                           |
|                                    | PROPERTY LINE                               |



Print Date: 4/24/24	URBAN RENEWAL AUTHORITY OF CITY OF COMMERCE CITY	Project No./Code
CDOT00R11906-PE_NQ_01-A.dgn	PARCEL PE-1A	
Horiz. Scale: 1"=100"		
 <b>DAVID EVANS AND ASSOCIATES INC.</b> 1800 Broadway, Suite 800 Denver, CO 80202 Phone: 720.946.0989	DRAWN BY: KDHA	Unit Leader:
		Sheet: 1 of 2

# EXHIBIT "A" - PE-1A

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 08°25'08" W	8.97'
L2	N 81°35'57" W	45.55'
L3	N 79°19'48" W	359.32'
L4	N 08°28'37" E	12.80'
L5	N 05°47'40" E	7.50'
L6	S 05°47'40" W	7.50'
L7	S 79°19'48" E	36.92'
L8	N 10°40'12" E	7.50'
L9	S 79°19'48" E	10.00'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L10	S 10°40'12" W	7.50'
L11	S 79°19'48" E	154.24'
L12	N 10°40'12" E	5.50'
L13	S 79°19'48" E	10.00'
L14	S 10°40'12" W	5.50'
L15	S 79°19'48" E	150.00'
L16	N 10°15'23" E	5.50'
L17	S 10°15'39" W	5.50'
L18	S 81°35'57" E	56.55'

CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	11.55'	21.50'	030°46'21"	S 83° 00' 32" W	11.41'
C2	38.04'	960.50'	002°16'08"	N 80° 27' 53" W	38.03'
C3	183.68'	1039.50'	010°07'27"	N 84° 23' 32" W	183.44'
C4	61.94'	96.50'	036°46'28"	N 71° 04' 02" W	60.88'
C5	1.22'	35.00'	002°00'00"	N 07° 28' 27" E	1.22'
C6	61.03'	84.50'	041°22'44"	S 68° 45' 54" E	59.71'
C7	61.42'	1051.50'	003°20'48"	S 87° 46' 52" E	61.41'
C8	10.00'	1059.00'	000°32'29"	S 85° 49' 25" E	10.00'
C9	114.38'	1051.50'	006°13'57"	S 82° 26' 47" E	114.32'
C10	9.93'	942.83'	000°36'12"	S 79° 44' 29" E	9.93'
C11	25.79'	948.50'	001°33'29"	S 80° 49' 12" E	25.79'

Print Date: 4/24/24	<b>URBAN RENEWAL AUTHORITY OF CITY OF COMMERCE CITY</b>	<b>Project No./Code</b>
CDOT00R11906-PE_NO_1A.dgn	<b>PARCEL PE-1A</b>	
Horiz. Scale: N/A		
 <b>DAVID EVANS AND ASSOCIATES INC.</b> <small>1600 Broadway, Suite 800 Denver, CO 80202 Phone: 720.946.0969</small>	DRAWN BY: KDHA 	Unit Leader: Sheet: 2 of 2

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

A PARCEL OF LAND NO. PE-1B CONTAINING 5,343 SQUARE FEET OR 0.12 ACRES, MORE OR LESS, LOCATED IN AND BEING A PORTION OF MILE HIGH GREYHOUND PARK 7TH AMENDMENT, RECORDED ON JANUARY 27, 2023 AT RECEPTION NUMBER 2023000004823 IN THE ADAMS COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7 WHENCE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 7 BEARS SOUTH 89°14'38" WEST 2640.98 FEET AND IS THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

1. THENCE SOUTH 60°48'35" WEST 2,419.23 FEET TO THE POINT OF BEGINNING;
2. THENCE NORTH 79°19'48" WEST 20.00 FEET;
3. THENCE NORTH 11°18'08" EAST 97.47 FEET;
4. THENCE NORTH 08°11'19" WEST 166.36 FEET;
5. THENCE NORTH 81°48'41" EAST 20.00 FEET;
6. THENCE SOUTH 08°11'19" EAST 169.80 FEET;
7. THENCE SOUTH 11°18'08" WEST 100.69 FEET TO THE POINT OF BEGINNING;

CONTAINING 5,343 SQUARE FEET OR 0.12 ACRES MORE OR LESS.

THE BASIS OF BEARINGS FOR PE-1B IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 AS MONUMENTED BY A FOUND 3/4" REBAR WITH 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED "LS 25369" AT THE NORTHEAST CORNER FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 7 AS MONUMENTED BY A FOUND 3" BRASS DISK IN JERSEY BARRIER BEARS SOUTH 89°14'38" WEST 2,640.98 FEET.

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE 0501, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT.

DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

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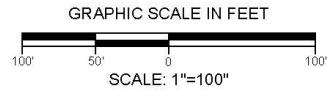
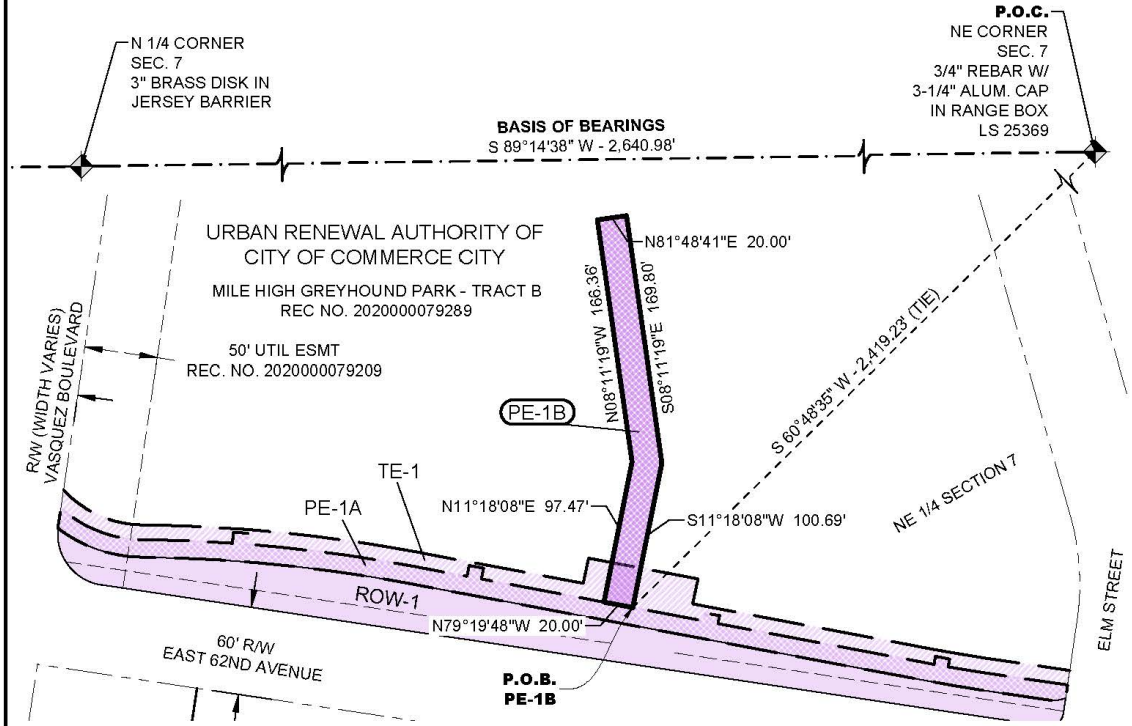
DANIEL J. CORRIELL, PLS 38065

FOR AND ON BEHALF OF DAVID EVANS AND ASSOCIATES, INC.  
1600 BROADWAY, SUITE 800, DENVER, CO 80202  
(720) 946-0969



# EXHIBIT "A" - PE-1B

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 7,  
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO



## LEGEND

- THE TOTAL AREA OF THE PROPOSED PE-1B SHOWN HEREON IS 5.343 SQUARE FEET OR 0.12 ACRES MORE OR LESS.
  - THE BASIS OF BEARINGS FOR PE-1B IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 AS MONUMENTED BY A FOUND 3/4" REBAR WITH 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED "LS 25369" AT THE NORTHEAST CORNER FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 7 AS MONUMENTED BY A FOUND 3" BRASS DISK IN JERSEY BARRIER BEARS SOUTH 89°14'38" WEST 2,640.98 FEET.
  - BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE 0501, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT.
  - THE MEASURED DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET. TO OBTAIN GRID DISTANCES, MULTIPLY THE MEASURED DISTANCES SHOWN HEREON BY THE COMBINED SCALE FACTOR OF 0.99974168.
  - THIS EXHIBIT IS NOT A BOUNDARY SURVEY OF THE ADJOINING PROPERTY AND IS PREPARED FOR COMMERCE CITY PURPOSES ONLY.
  - FOR TITLE INFORMATION COMMERCE CITY AND DEA, INC. RELIED ON TITLE COMMITMENTS, PREPARED BY HCPECK AND ISSUED BY J PARKER.
- |                                        |                                                     |
|----------------------------------------|-----------------------------------------------------|
| <p><b>P.O.B.</b><br/><b>P.O.C.</b></p> | <p>POINT OF BEGINNING<br/>POINT OF COMMENCEMENT</p> |
|                                        | <p>SECTION CORNER</p>                               |
|                                        | <p>SECTION LINE</p>                                 |
|                                        | <p>PROPOSED RIGHT OF WAY</p>                        |
|                                        | <p>PROPOSED PERMANENT EASEMENT</p>                  |
|                                        | <p>PROPOSED TEMPORARY EASEMENT</p>                  |
|                                        | <p>TIE LINE</p>                                     |
|                                        | <p>EXISTING ROAD ROW</p>                            |
|                                        | <p>EXISTING EASEMENT</p>                            |
|                                        | <p>PROPERTY LINE</p>                                |

Print Date: 4/24/24	URBAN RENEWAL AUTHORITY OF CITY OF COMMERCE CITY	Project No./Code
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<p><b>DAVID EVANS AND ASSOCIATES INC.</b> 1800 Broadway, Suite 800 Denver, CO 80202 Phone: 720.946.0969</p>	DRAWN BY: KDHA	Unit Leader:
		Sheet: 1 of 1