

Job No.: 65319082

Y:\Survey\65319082-RJH West Sprat Platte Reservoir\Property Descriptions

PARCEL A.dox

Date: February 8, 2017

"EXHIBIT A"

PARCEL A

PROPERTY DESCRIPTION

DRAINAGE AND MAINTENANCE EASEMENT

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS,
STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17, MONUMENTED BY A 2"
DIAMETER PIPE WITH A 3-1/4" DIAMETER ALUMINUM CAP 1.5 FEET BELOW THE SURFACE
STAMPED "CHARLES H. RUSSEL, 1993, LS 23519", WHENCE THE WEST QUARTER CORNER OF
SAID SECTION 17, MONUMENTED BY A NO. 6 REBAR WITH A 2-1/2" DIAMETER ALUMINUM CAP
IN A RANGE BOX 0.3' BELOW THE SURFACE STAMPED "2002, LS 23513", BEARS N00°53'33"W A
DISTANCE OF 2,641.24 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;
THENCE S50°30'05"E A DISTANCE OF 556.18 FEET TO A POINT ALONG THE EASTERLY LINE OF
LOT 1, BLOCK 2, COOLEY GRAVEL PIT SUBDIVISION RECORDED MAY 22, 1974, FILE 14, MAP 138
IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, STATE OF COLORADO, SAID
POINT BEING THE **POINT OF BEGINNING**;

THENCE S65°57'53"E A DISTANCE OF 38.39 FEET;
THENCE S24°02'07"W A DISTANCE OF 50.00 FEET;
THENCE N65°57'53"W A DISTANCE OF 39.20 FEET;
THENCE N24°57'08"E, ALONG SAID EASTERLY LINE OF LOT 1, BLOCK 2, COOLEY GRAVEL PIT
SUBDIVISION, A DISTANCE OF 50.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,940 SQUARE FEET (0.045 ACRES), MORE OR LESS.



CHAD E. PRINGLE, PLS 38349

DATE: February 8, 2017

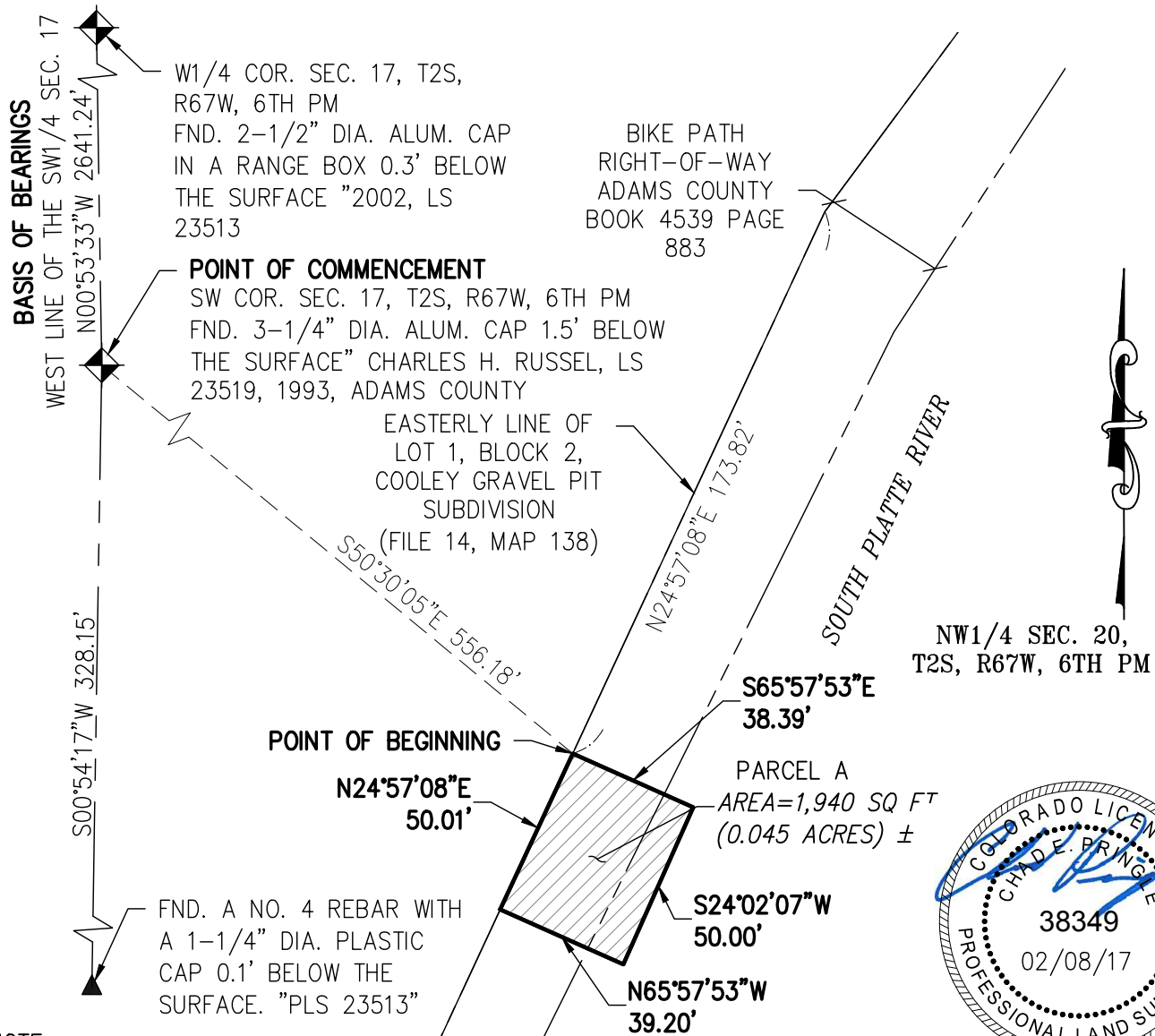
JOB NO.: 65319082

FOR AND ON BEHALF OF
MERRICK & COMPANY

EXHIBIT A

PARCEL A

A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.



NOTE

This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

CIP 98-140

Y: \Survey\65319082-RJH West Sprat Platte Reservoir\DWGS\Civil 3D\W Sprat Platte Easements\Sprat Reservoir_ESMIS.dwg

MERRICK PROJECT NO. 65319082
CLIENT PROJECT NO. -
REVISION DESCRIPTION

DRAWN CEP DATE 02/08/2017 SCALE 1"=50'



MERRICK
& COMPANY

5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111

WEST SPRAT PLATTE RESERVOIR

PT. NW1/4 SEC. 20

T2S, R67W, 6TH PM

TITLE: DRAINAGE & MAINTENANCE EASEMENT
OUTFALL STRUCTURE-PARCEL A

REVISION:

DRAWING NO.

SHEET NO.

2 OF 2

Job No.: 65319082

Y:\Survey\65319082-RJH West Sprat Platte Reservoir\Property Descriptions

PARCEL B.dox

Date: February 8, 2017

"EXHIBIT B"

PARCEL B

PROPERTY DESCRIPTION**DRAINAGE AND MAINTENANCE EASEMENT**

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17, MONUMENTED BY A 2" DIAMETER PIPE WITH A 3-1/4" DIAMETER ALUMINUM CAP 1.5 FEET BELOW THE SURFACE STAMPED "CHARLES H. RUSSEL, 1993, LS 23519", WHENCE THE WEST QUARTER CORNER OF SAID SECTION 17, MONUMENTED BY A NO. 6 REBAR WITH A 2-1/2" DIAMETER ALUMINUM CAP IN A RANGE BOX 0.3' BELOW THE SURFACE STAMPED "2002, LS 23513", BEARS N00°53'33"W A DISTANCE OF 2,641.24 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO; THENCE N82°40'26"E A DISTANCE OF 798.96 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF LOT 2, BLOCK 2, COOLEY GRAVEL PIT SUBDIVISION RECORDED MAY 22, 1974, FILE 14, MAP 138, WITH THE NORTHERLY LINE OF EAST 96TH AVE. RIGHT-OF-WAY AS DEFINED BY THAT RESOLUTION RECORDED JUNE 30, 1995 IN BOOK 4539, PAGE 878 AND AS CORRECTED BY THAT WARRANTY DEED RECORDED JANUARY 9, 2001 AT RECEPTION NO. C0749359, ALL IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, STATE OF COLORADO, SAID POINT BEING THE **POINT OF BEGINNING**;

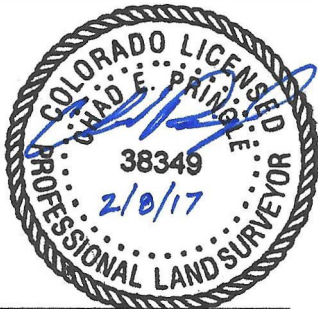
THENCE N55°23'23"E, ALONG SAID EASTERLY LINE OF LOT 2, BLOCK 2, A DISTANCE OF 51.15 FEET;

THENCE S88°41'49"E A DISTANCE OF 23.83 FEET;

THENCE S01°18'11"W A DISTANCE OF 30.00 FEET;

THENCE N88°41'48"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST 96TH AVE., A DISTANCE OF 65.26 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,336 SQUARE FEET (0.031 ACRES), MORE OR LESS.



CHAD E. PRINGLE, PLS 38349

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JOB NO.: 65319082

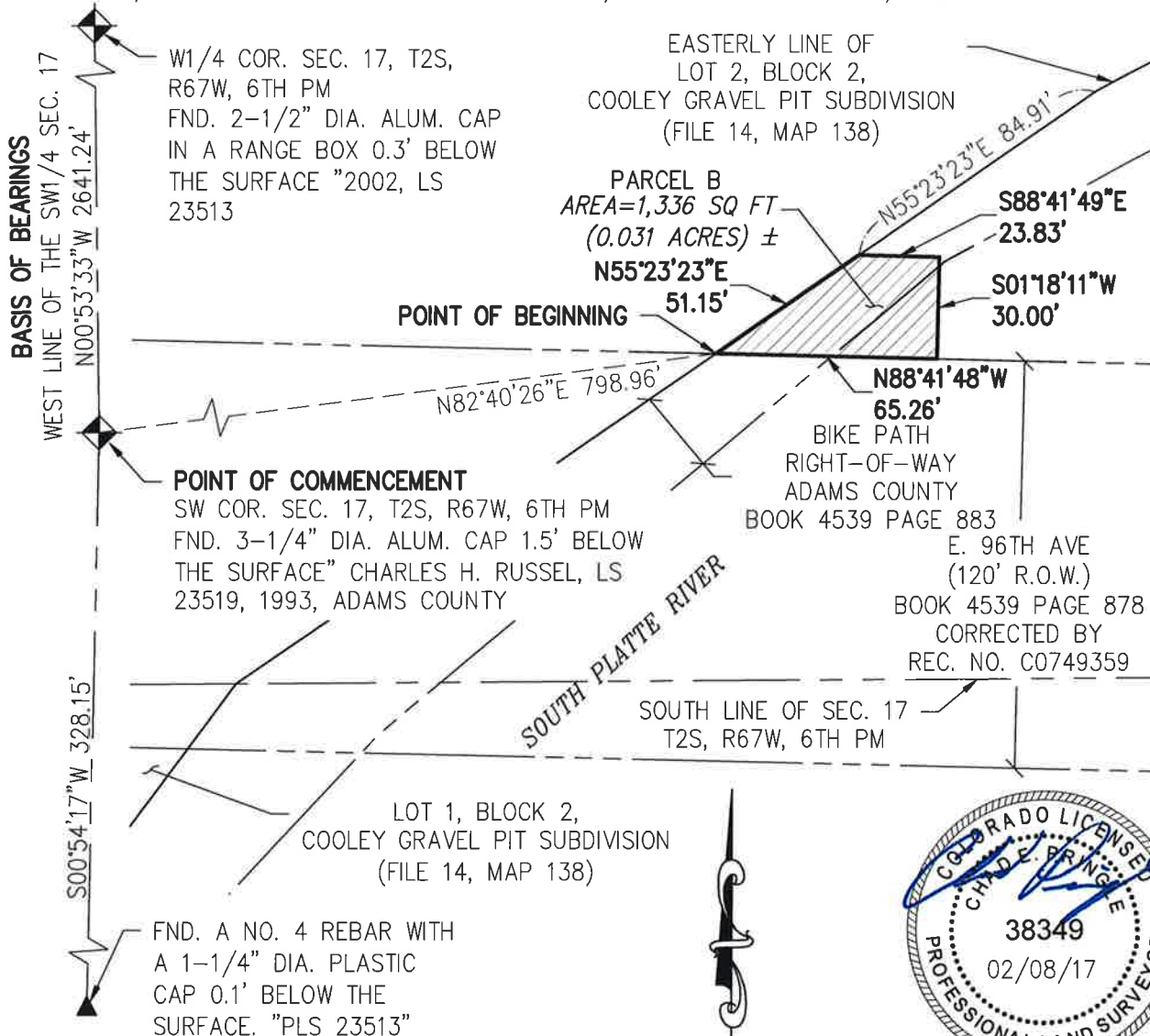
FOR AND ON BEHALF OF

MERRICK & COMPANY

EXHIBIT B

PARCEL B

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.




NOTE

This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

CIP 98-140

Y:\Survey\65319082-RJH West Sprat Platte Reservoir\DWGS\Civil 3D\W Sprat Platte Easements\Sprat Reservoir_ESM1S.dwg

MERRICK PROJECT NO.		65319082	
CLIENT PROJECT NO.		-	
REVISION DESCRIPTION			
DRAWN	CEP	DATE 02/08/2017	SCALE 1"=50'
 MERRICK® & COMPANY			
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111			

WEST SPRAT PLATTE RESERVOIR PT. SW1/4 SEC. 17 T2S, R67W, 6TH PM		
TITLE: DRAINAGE & MAINTENANCE EASEMENT OUTFALL STRUCTURE-PARCEL B		
REVISION:	DRAWING NO.	SHEET NO.
		2 OF 2



Merrick & Company
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
303-751-0741 / Fax 303-751-2581

Job No.: 65319082

Y:\Survey\65319082-RJH West Sprat Platte Reservoir\Property Descriptions

PARCEL C.dox

Date: February 8, 2017

"EXHIBIT A"

PARCEL C

PROPERTY DESCRIPTION

DRAINAGE AND MAINTENANCE EASEMENT

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17, MONUMENTED BY A 2" DIAMETER PIPE WITH A 3-1/4" DIAMETER ALUMINUM CAP 1.5 FEET BELOW THE SURFACE STAMPED "CHARLES H. RUSSEL, 1993, LS 23519", WHENCE THE WEST QUARTER CORNER OF SAID SECTION 17, MONUMENTED BY A NO. 6 REBAR WITH A 2-1/2" DIAMETER ALUMINUM CAP IN A RANGE BOX 0.3' BELOW THE SURFACE STAMPED "2002, LS 23513", BEARS N00°53'33"W A DISTANCE OF 2,641.24 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO; THENCE N61°30'47"E A DISTANCE OF 2,162.67 FEET TO A POINT ALONG THE EASTERLY LINE OF LOT 4, BLOCK 2, COOLEY GRAVEL PIT SUBDIVISION RECORDED MAY 22, 1974, FILE 14, MAP 138, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, STATE OF COLORADO, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE N40°53'09"E, ALONG SAID EASTERLY LINE OF LOT 4, BLOCK 2, A DISTANCE OF 160.35 FEET;

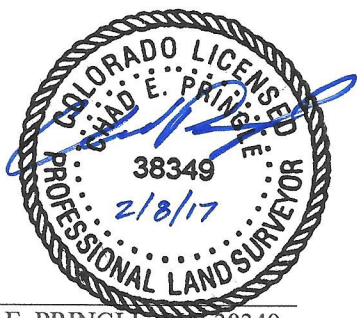
THENCE N48°53'50"E, CONTINUING ALONG SAID EASTERLY LINE OF LOT 4, BLOCK 2, A DISTANCE OF 140.85 FEET;

THENCE S48°32'31"E A DISTANCE OF 14.36 FEET;

THENCE S41°27'29"W A DISTANCE OF 300.00 FEET;

THENCE N48°32'31"W A DISTANCE OF 31.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 8,377 SQUARE FEET (0.192 ACRES), MORE OR LESS.



CHAD E. PRINGLE, PLS 38349

DATE: February 8, 2017

JOB NO.: 65319082

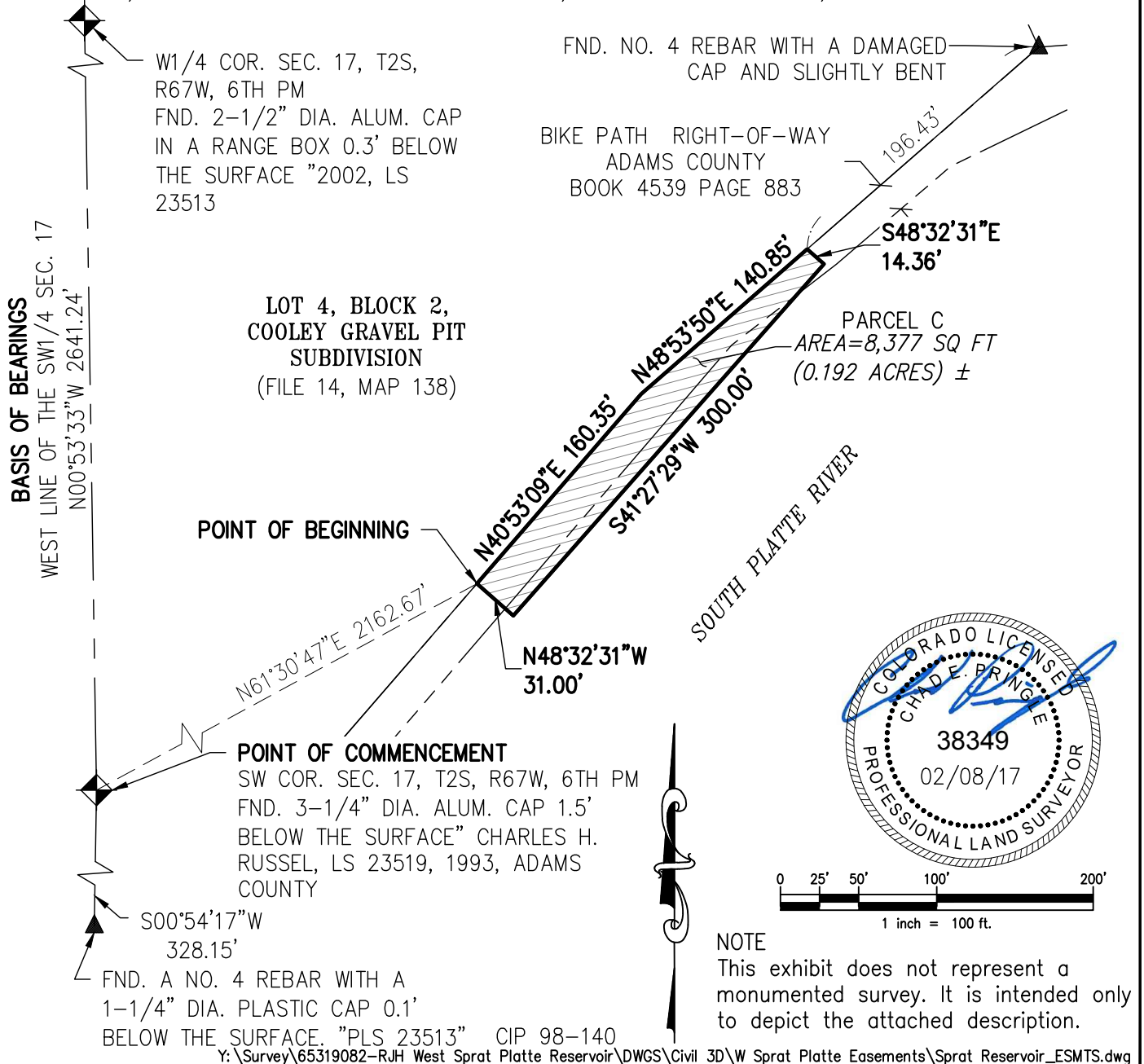
FOR AND ON BEHALF OF

MERRICK & COMPANY

EXHIBIT A

PARCEL C

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.



MERRICK PROJECT NO. 65319082
CLIENT PROJECT NO. -
REVISION DESCRIPTION

DRAWN CEP DATE 02/08/2017 SCALE 1"=100'



MERRICK
& COMPANY

5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111

WEST SPRAT PLATTE RESERVOIR
PT. SW1/4 SEC. 17
T2S, R67W, 6TH PM

TITLE: DRAINAGE AND MAINTENANCE EASEMENT
SPILLWAY-PARCEL C

REVISION:

DRAWING NO.

SHEET NO.

2 OF 2