

LOCATED IN SECTION 19, TOWNSHIP 2 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

AN EASEMENT FOR HABITAT IMPROVEMENT PURPOSES OVER AND ACROSS A PORTION OF A PARCEL OF LAND LOCATED IN SECTION 19, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER TO BEAR NORTH 00°32'40" EAST, A DISTANCE OF 2573.67 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 19, BEING A FOUND ALUMINUM POST WITH 3 1/4" ALUMINUM CAP IN RANGE BOX "T2S R67W 6PM SEC 19 1/4 SEC 30 2010 PLS 34977 AND THE CENTER QUARTER CORNER SECTION 19, BEING A FOUND #6 REBAR WITH A 2 1/2" ALUMINUM CAP "GREENHORNE & OMARA INC S19 T2S R67W C 1/4 1994 PLS 28656", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER; THENCE N85°57'07"E, A DISTANCE OF 642.66 FEET TO A POINT ON THE SOUTHEAST LINE OF A PARCEL AS DESCRIBED IN THE RECORDS OF ADAMS COUNTY, RECORDED ON AUGUST 27, 1962 AT RECEPTION NO. 72447 AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHEAST LINE, NORTH 40°45'03" EAST, A DISTANCE OF 40.96 FEET TO A POINT ON THE EAST LINE OF LOT 5 OF COOLEY GRAVEL PIT AS DESCRIBED IN THE RECORDS OF ADAMS COUNTY, RECORDED ON JUNE 18, 1974, AT FILE 14 PAGE 138 AND THE WESTERLY LINE CITY OF THORNTON PROPERTY AS DESCRIBED IN THE RECORDS OF ADAMS COUNTY, RECORDED ON DECEMBER 12, 2000 AT BOOK 6360 PAGES 422-428;
THENCE ALONG SAID EAST AND WEST LINES SOUTH 11°37'52" WEST, A DISTANCE OF 56.21 FEET TO THE NORTHEAST CORNER OF PARCEL E AS DESCRIBED IN THE RECORDS OF ADAMS COUNTY, RECORDED ON DECEMBER 31, 2003 AT RECEPTION NO. C1259596;
THENCE ALONG SAID EAST LINE, SOUTH 21°02'18" EAST, A DISTANCE OF 686.91 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID SUBDIVISION;
THENCE ALONG SAID EAST LINE OF SAID LOT 3, SOUTH 16°06'42" EAST, A DISTANCE OF 66.98 FEET;
THENCE SOUTH 01°11'21" EAST, A DISTANCE OF 240.61 FEET;
THENCE SOUTH 13°26'02" EAST, A DISTANCE OF 183.44 FEET;
THENCE SOUTH 06°58'04" WEST, A DISTANCE OF 166.21 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3;
THENCE ALONG THE SOUTH LINE OF SAID LOT 3, SOUTH 88°51'40" WEST, A DISTANCE OF 161.09 FEET TO THE NORTHEAST CORNER OF PARCEL D OF SAID RECEPTION NO. C1259596;
THENCE ALONG THE EAST LINE OF SAID PARCEL D, SOUTH 30°39'10" WEST, A DISTANCE OF 80.23 FEET;
THENCE SOUTH 42°54'40" WEST, A DISTANCE OF 81.27 FEET;
THENCE SOUTH 29°01'20" WEST, A DISTANCE OF 91.00 FEET TO A POINT ON THE EAST LINE OF LOT 1 OF SAID COOLEY GRAVEL PIT;



THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Dwg. T. COLVIN

Ckd. JZG/BOL/NBV

App. _____



METRO WASTEWATER
RECLAMATION DISTRICT

EXHIBIT A
PARCEL SPRS-023
SOUTH PLATTE RIVER SYSTEM

DATE:
APRIL 4, 2017

DWG. NO.
15-67,368 (4)

SH 1 OF 3

LOCATED IN SECTION 19, TOWNSHIP 2 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

THENCE ALONG SAID EAST LINE, SOUTH 00°20'45" WEST, A DISTANCE OF 442.34 FEET;
THENCE LEAVING THE WESTERLY LINE OF SAID THORNTON PROPERTY AND ALONG THE EAST
LINE OF LOT 2 OF COOLEY GRAVEL PIT 4TH FILING AS DESCRIBED IN THE RECORDS OF
ADAMS COUNTY, RECORDED ON OCTOBER 31, 1986 AT MAP FILE 16 PAGE 483, SOUTH
00°20'45" WEST, A DISTANCE OF 55.15 FEET;
THENCE LEAVING SAID EAST LINE AND ACROSS SAID LOT 2, SOUTH 44°11'41" WEST, A
DISTANCE OF 239.64 FEET;
THENCE SOUTH 51°38'32" WEST, A DISTANCE OF 87.22 FEET;
THENCE SOUTH 57°21'40" WEST, A DISTANCE OF 74.97 FEET;
THENCE SOUTH 59°01'02" WEST, A DISTANCE OF 35.03 FEET;
THENCE SOUTH 66°01'07" WEST, A DISTANCE OF 31.11 FEET;
THENCE SOUTH 77°33'56" WEST, A DISTANCE OF 28.95 FEET;
THENCE SOUTH 83°14'05" WEST, A DISTANCE OF 45.34 FEET;
THENCE SOUTH 88°21'55" WEST, A DISTANCE OF 113.11 FEET;
THENCE SOUTH 89°46'57" WEST, A DISTANCE OF 138.22 FEET;
THENCE CONTINUING ACROSS SAID LOT 2 AND PARCEL B AS DESCRIBED IN THE RECORDS OF
ADAMS COUNTY, RECORDED ON DECEMBER 31, 2003 AT RECEPTION NO. C1259596, NORTH
77°06'35" WEST, A DISTANCE OF 148.58 FEET;
THENCE ACROSS SAID PARCEL B AND LOT 1 OF SAID COOLEY GRAVEL PIT, NORTH 19°30'03"
EAST, A DISTANCE OF 604.72 FEET;
THENCE CONTINUING ACROSS SAID LOT 1 AND LOT 2 OF SAID COOLEY GRAVEL PIT, NORTH
33°37'41" EAST, A DISTANCE OF 832.80 FEET;
THENCE CONTINUING ACROSS SAID LOT 2 AND LOTS 4 AND 5 OF SAID COOLEY GRAVEL PIT,
NORTH 08°45'02" EAST, A DISTANCE OF 1050.24 FEET TO A POINT ON THE SOUTHEAST LINE
OF SAID PUBLIC SERVICE EASEMENT AND THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 1,040,138 SQ.FT. OR 23.88 ACRES, MORE OR LESS.

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY
STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS EASEMENT DESCRIPTION AND
ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY
RESPONSIBLE CHARGE AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO
REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE
STATUTE.



JOHN B. GUYTON
COLORADO P.L.S. #16406
CHAIRMAN/CEO, FLATIRONS, INC.

SI JOB NO. 15-67,368

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NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD
INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Dwg. T. COLVIN

Ckd. JZG/BOL/NBV

App. _____



METRO WASTEWATER
RECLAMATION DISTRICT

EXHIBIT A
PARCEL SPRS-023
SOUTH PLATTE RIVER SYSTEM

DATE:
APRIL 4, 2017

DWG. NO.
15-67,368 (4)

SH 2 OF 3

WARRANTY DEED
REC NO C1026270
9/20/2002

CENTER QUARTER CORNER
SEC 19
FOUND #6 REBAR
W/ 2 1/2" ALUMINUM CAP
"GREENHORNE & OMARA INC
S19 T2S R67W
C 1/4 1994 PLS 28656"
(PER MON REC 10/28/2009)

PARCEL C
REC NO C1259596
12/31/2003

PARCEL B
REC NO C1259596
12/31/2003

- PSCO ESMT
BK 996 PG 585
7/10/1962

LOT 1
COOLEY GRAVEL PIT 4TH
FILE 16 PG 483
10/31/1986

N77°06'35"W 148.58'

LOT 1
COOLEY GRAVEL
PIT 4TH
FILE 16 PG 483
10/31/1986

SOUTH QUARTER CORNER
SEC 19
FOUND ALUMINUM POST
W/ 3 1/4" ALUMINUM CAP
IN RANGE BOX
"T2S R67W 6PM SEC 19
SEC 30 2010 PLS 34977"
ER MON REC 10/28/2009)

WEST 1/16 QUARTER CORNER
SEC 19
FOUND 2" PIPE
W/ 3 1/4" ALUMINUM CAP
ARLES H RUSSELL T2S W 1/16
19/30 R67W 1993 LS23519"
(PER MON REC 12/6/1993)

LOT 5
BLOCK 1
COOLEY GRAVEL PIT
FILE 14 PG 138
6/18/1974

N40°45'03"E
40.96'
N85°57'07"E
642.66'

S11°37'52"W
56.21'

- LOT 4 BLOCK 1
 COOLEY GRAVEL PIT
 FILE 14 PG 138
 6/18/1974

POINT OF BEGINNING

S21°02'18"E
686.91'

- PARCEL E REC NO C1259596 12/31/2003	
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CITY OF
THORNTON
BK 6360
PG 422-428

—S16°06'42"E 66.98'

-S01'11'21"E 240.61'

— LOT 3, BLOCK 1
COOLEY GRAVEL PIT
FILE 14 PG 138
6/18/1974

-S13°26'02"E 183.44'

—S06°58'04"W 166.21'

1588°51'40"W 161.09'

30°39'10"W 80.23'

- PARCEL D
REC NO C1259596
12/31/2003

42°54'40"W 81.27'
29°01'20"W 91.00'

LOT 1
BLOCK 1
COOLEY GRAVEL P
FILE 14 PG 138

S00°20'45"W
442.34'

LOT 2
COOLEY GRAVEL PIT 4T
FILE 16 PG 483
10/31/1986

-S00°20'45"W 55.15'

S44°11'41"W 239.64'

51°38'32"W 87.22'

WARRANTY DEED
REC NO 2008000061633
6/31/2008

— WARRANTY DEED
REC NO 2008000061633
6/31/2008

—S57°21'40"W 74.97'

—S59°01'02"W 35.03'

— LOT 2
COOLEY GRAVEL
PIT 4TH
FILE 16 PG 483
10/31/1986

-S66°01'07"W 31.11'

-S77°33'56"W 28.95'

-S83°14'05"W 45.34'

—S88°21'55"W 113.11'



App.



SH 3 OF 3