



Drexel, Barrell & Co.

MAY 2, 2016

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

1800 38th Street
Boulder, CO 80301-2620

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LEGAL DESCRIPTION PARCEL 20 RIGHT-OF-WAY DEDICATION

A TRACT OF LAND LOCATED IN THE SW1/4 OF SECTION 36, T2S, R68W OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 36 AND CONSIDERING THE WEST LINE OF SAID SW1/4 TO BEAR S00°01'12"W, THENCE S01°41'49"E, 1335.15 FEET TO THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 4777 AT PAGE 928, IN THE ADAMS COUNTY RECORDS, SAID POINT BEING ON THE EASTERLY LINE OF YORK STREET, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

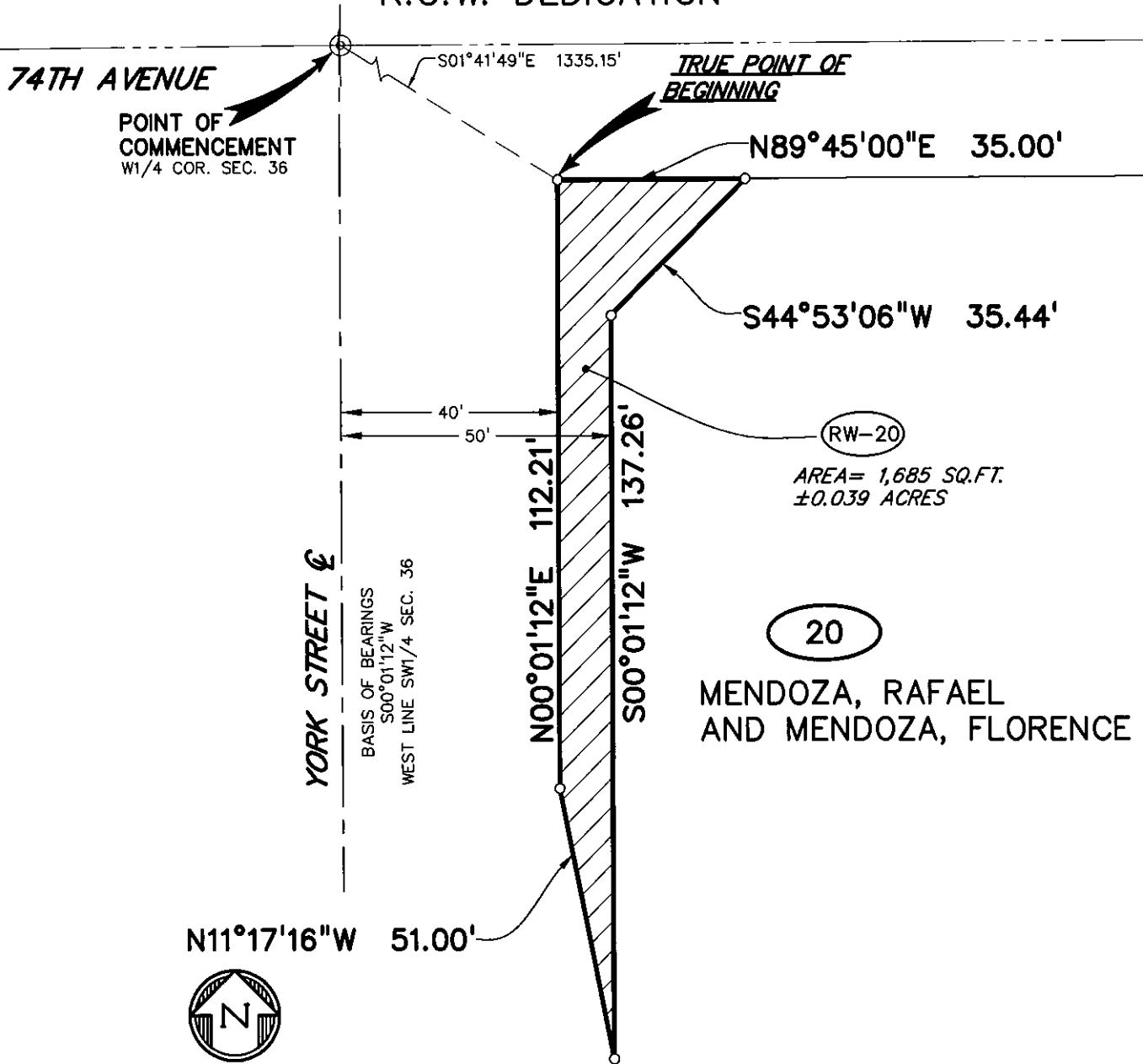
THENCE N89°45'00"E, 35.00 FEET ALONG SAID NORTHERLY LINE; THENCE S44°53'06"W, 35.44 FEET; THENCE S00°01'12"W, 137.26 FEET TO THE WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 4777 AT PAGE 928; THENCE N11°17'16"W, 51.00 FEET ALONG SAID WESTERLY LINE; THENCE N00°01'12"E, 112.21 FEET ALONG SAID WESTERLY LINE TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 0.039 ACRES OR 1,685 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION PREPARED BY:
MATHEW E. SELDERS
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BOULDER, CO 80301
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EXHIBIT
PARCEL 20
R.O.W. DEDICATION



SCALE 1" = 30'

NOTES

1. THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
2. INFORMATION PERTAINING TO OWNERSHIP & RIGHT-OF-WAY IS BASED UPON PUBLIC INFORMATION AVAILABLE FROM THE ADAMS COUNTY ASSESSORS OFFICE, AND DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP & EASEMENTS OF RECORD.

IN ACCORDANCE WITH CRS 13-80-105;

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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Revisions - Date

Date

Drawn By

Job No.

4-21-16

JRF

20805

Scale

Checked By

Drawing No.

1"=30'

MES

IN FILE