

EXHIBIT TO ACCOMPANY PARCEL DESCRIPTION

LOCATED IN THE NORTH HALF OF SECTION 22, T2S, R66W, 6TH P.M.
 COUNTY OF ADAMS, STATE OF COLORADO

RECEIVED

DEC 02 2020

Div of Local Government

LEGATO
 METROPOLITAN DISTRICT NO. 5

3,293,006 S.F. (75.60 AC.)

POINT OF COMMENCEMENT
 N1/4 COR. SEC. 22
 FOUND 2" ALUM. CAP
 "WESTERN STATES SURVEYING
 INC. 1994 PLS 24960"

NE COR. SEC. 22
 FOUND FOUND 2"
 ALUM. CAP
 "WESTERN STATES
 SURVEYING INC.
 1997 PLS 28649"

(TIE) S0°19'43"E 106.00'
BASIS OF BEARINGS
 N. LINE NW1/4 SEC. 22
 N89°38'58"E 2674.80'

POINT OF BEGINNING

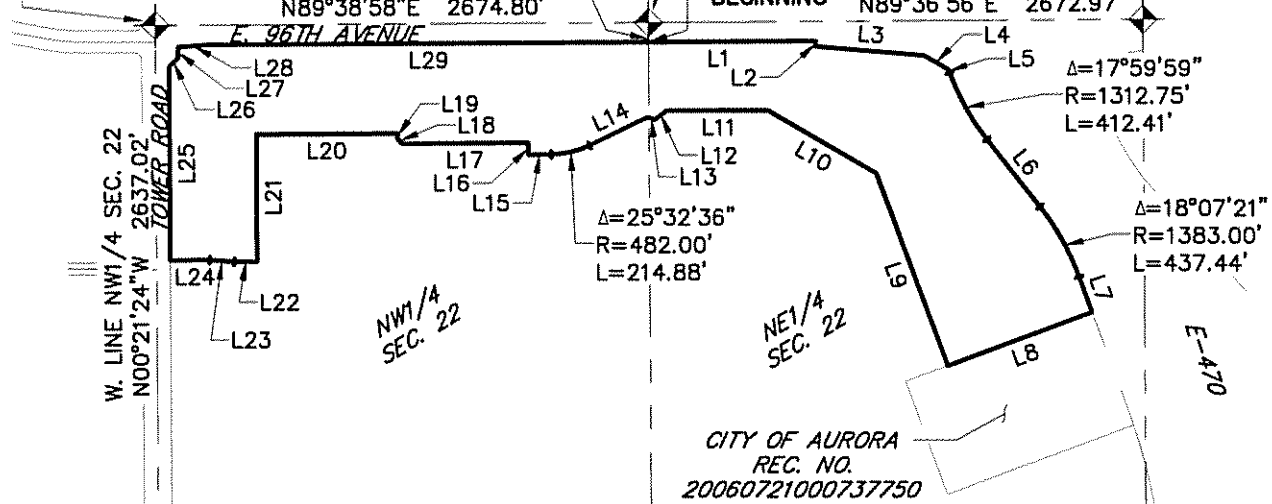
N. LINE NE1/4 SEC. 22
 N89°36'56"E 2672.97'

NW COR. SEC. 22
 FOUND 2-1/2" ALUM.
 CAP IN RANGE BOX
 "ISI 2018 LS 29425"

W. LINE NW1/4 SEC. 22
 N00°21'24"W 2637.02'

W1/4 COR. SEC. 22
 FOUND 2-1/2" ALUM.
 CAP IN RANGE BOX
 "ISI 2018 LS 29425"

CITY OF AURORA
 REC. NO.
 20060721000737750



LINE	DIRECTION	LENGTH
L1	N89°36'56"E	902.79'
L2	S0°22'59"E	29.85'
L3	S85°17'24"E	587.23'
L4	S60°04'11"E	149.09'
L5	S20°05'41"E	21.07'
L6	S38°23'39"E	462.78'
L7	S20°15'23"E	202.25'
L8	S69°38'55"W	834.13'
L9	N20°20'53"W	1106.60'
L10	N59°47'36"W	675.66'

LINE	DIRECTION	LENGTH
L11	S89°53'56"W	548.97'
L12	S52°13'29"W	80.23'
L13	N70°54'01"W	41.64'
L14	S64°05'59"W	349.99'
L15	S89°38'34"W	124.84'
L16	N0°21'26"W	64.00'
L17	S89°38'34"W	680.17'
L18	N45°21'26"W	39.46'
L19	N0°21'26"W	26.52'
L20	S89°38'34"W	763.93'

LINE	DIRECTION	LENGTH
L21	S0°21'26"E	687.22'
L22	S89°38'34"W	123.40'
L23	N86°07'15"W	135.37'
L24	S89°38'34"W	212.69'
L25	N0°21'24"W	1045.12'
L26	N44°59'34"E	68.20'
L27	N0°21'24"W	58.26'
L28	N85°50'08"E	169.29'
L29	N89°38'58"E	2382.32'

NOTE

THIS EXHIBIT IS MEANT TO DEPICT THE ATTACHED PARCEL DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

SCALE: 1"=1000'

PARCEL CONTAINS 3,293,006 SQ. FT.
 OR 75.60 ACRES, MORE OR LESS

PARCEL DESCRIPTION EXHIBIT

N1/2 SEC. 22
 T2S, R66W, 6TH P.M.
 COUNTY OF ADAMS,
 STATE OF COLORADO

DATE:	06/08/20	SHT.
DRAWN:	BCR	3
CHECKED:	BCR	OF
JOB NO.:	19002220	3



ATWELL
 866.850.4200 www.atwell-group.com
 143 UNION BOULEVARD, SUITE 700
 LAKEWOOD, CO 80228
 303.462.1100

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PARCEL DESCRIPTION

DEC 02 2020

LOCATED IN THE NORTH HALF OF SECTION 22, T2S, R66W, 6TH P.M.
 COUNTY OF ADAMS, STATE OF COLORADO

Div of Local Government

LEGATO
METROPOLITAN DISTRICT NO. 5

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "ISI 2018 LS 29425" AND AT THE EAST END BY A FOUND 2" ALUMINUM CAP STAMPED "WESTERN STATES SURVEYING INC 1994 PLS 24960". SAID NORTH LINE BEARS NORTH 89°38'58" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 22;

THENCE SOUTH 00°19'43" EAST 106.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF E. 96TH AVE. AND BEING THE **POINT OF BEGINNING**;

THENCE NORTH 89°36'56" EAST 902.79 FEET ON SAID RIGHT OF WAY LINE AND BEING 106.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22 TO THE WEST RIGHT-OF-WAY LINE OF E-470 AS DESCRIBED IN RECEPTION NO. C0137464 OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE WEST LINE OF SAID RIGHT OF WAY THE FOLLOWING EIGHT (8) COURSES:

1. SOUTH 00°22'59" EAST 29.85 FEET;
2. SOUTH 85°17'24" EAST 587.23 FEET;
3. SOUTH 60°04'11" EAST 149.09 FEET;
4. SOUTH 20°05'41" EAST 21.07 FEET TO A POINT OF CURVATURE;
5. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1312.75 FEET, A LENGTH OF 412.41 FEET AND A CENTRAL ANGLE OF 17°59'59";
6. SOUTH 38°23'39" EAST 462.78 FEET TO A POINT OF CURVATURE;
7. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1383.00 FEET, A LENGTH OF 437.44 FEET AND A CENTRAL ANGLE OF 18°07'21";
8. SOUTH 20°15'23" EAST 202.25 FEET TO THE NORTH LINE OF A PARCEL OF LAND BELONGING TO THE CITY OF AURORA AS DESCRIBED IN SPECIAL WARRANTY DEED AS RECEPTION NO. 20060721000737750 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON SAID NORTH LINE SOUTH 69°38'55" WEST 834.13 FEET;

THENCE DEPARTING SAID NORTH LINE NORTH 20°20'53" WEST 1106.60 FEET;

THENCE NORTH 59°47'36" WEST 675.66 FEET;

THENCE SOUTH 89°53'56" WEST 548.97 FEET;

THENCE SOUTH 52°13'29" WEST 80.23 FEET;

THENCE NORTH 70°54'01" WEST 41.64 FEET;

THENCE SOUTH 64°05'59" WEST 349.99 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 482.00 FEET, A LENGTH OF 214.88 FEET AND A CENTRAL ANGLE OF 25°32'36";

THENCE SOUTH 89°38'34" WEST 124.84 FEET;

(CONTINUED ON SHEET 2)

PARCEL DESCRIPTION		
N1/2 SEC. 22 T2S, R66W, 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO	DATE:	06/08/20
	DRAWN:	BCR
	CHECKED:	BCR
	JOB NO.:	19002220
	SHT.	1
	OF	3



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PARCEL DESCRIPTION

LOCATED IN THE NORTH HALF OF SECTION 22, T2S, R66W, 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

LEGATO
METROPOLITAN DISTRICT NO. 5

(CONTINUED FROM SHEET 1)

THENCE NORTH 00°21'26" WEST 64.00 FEET;
 THENCE SOUTH 89°38'34" WEST 680.17 FEET
 THENCE NORTH 45°21'26" WEST 39.46 FEET;
 THENCE NORTH 00°21'26" WEST 26.52 FEET;
 THENCE SOUTH 89°38'34" WEST 763.93 FEET;
 THENCE SOUTH 00°21'26" EAST 687.22 FEET;
 THENCE SOUTH 89°38'34" WEST 123.40 FEET;
 THENCE NORTH 86°07'15" WEST 135.37 FEET;
 THENCE SOUTH 89°38'34" WEST 212.69 FEET TO THE EAST RIGHT OF WAY LINE OF TOWER ROAD;

THENCE ON SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

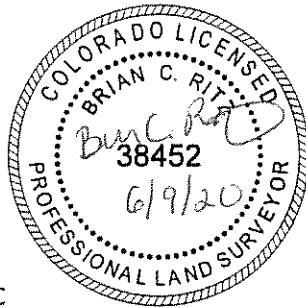
1. NORTH 00°21'24" WEST 1045.12 FEET;
2. NORTH 44°59'34" EAST 68.20 FEET;
3. NORTH 00°21'24" WEST 58.26 FEET TO THE SOUTH RIGHT OF WAY LINE OF E. 96TH AVE.;

THENCE ON SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

1. NORTH 85°50'08" EAST 169.29 FEET;
2. NORTH 89°38'58" EAST 2382.32 FEET ON A LINE 106.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 3,293,006 SQUARE FEET, OR 75.60 ACRES, MORE OR LESS.

I, BRIAN C. RITZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PARCEL DESCRIPTION AND THE SURVEY UPON WHICH IT WAS BASED, WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.



BRIAN C. RITZ, PLS
 COLORADO REG. NO. 38452
 FOR AND ON BEHALF OF ATWELL, LLC

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

PARCEL DESCRIPTION										
N1/2 SEC. 22 T2S, R66W, 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">DATE:</td> <td style="width: 35%;">06/08/20</td> </tr> <tr> <td>DRAWN:</td> <td>BCR</td> </tr> <tr> <td>CHECKED:</td> <td>BCR</td> </tr> <tr> <td>JOB NO.:</td> <td>19002220</td> </tr> </table>	DATE:	06/08/20	DRAWN:	BCR	CHECKED:	BCR	JOB NO.:	19002220	SHT. 2 OF 3
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