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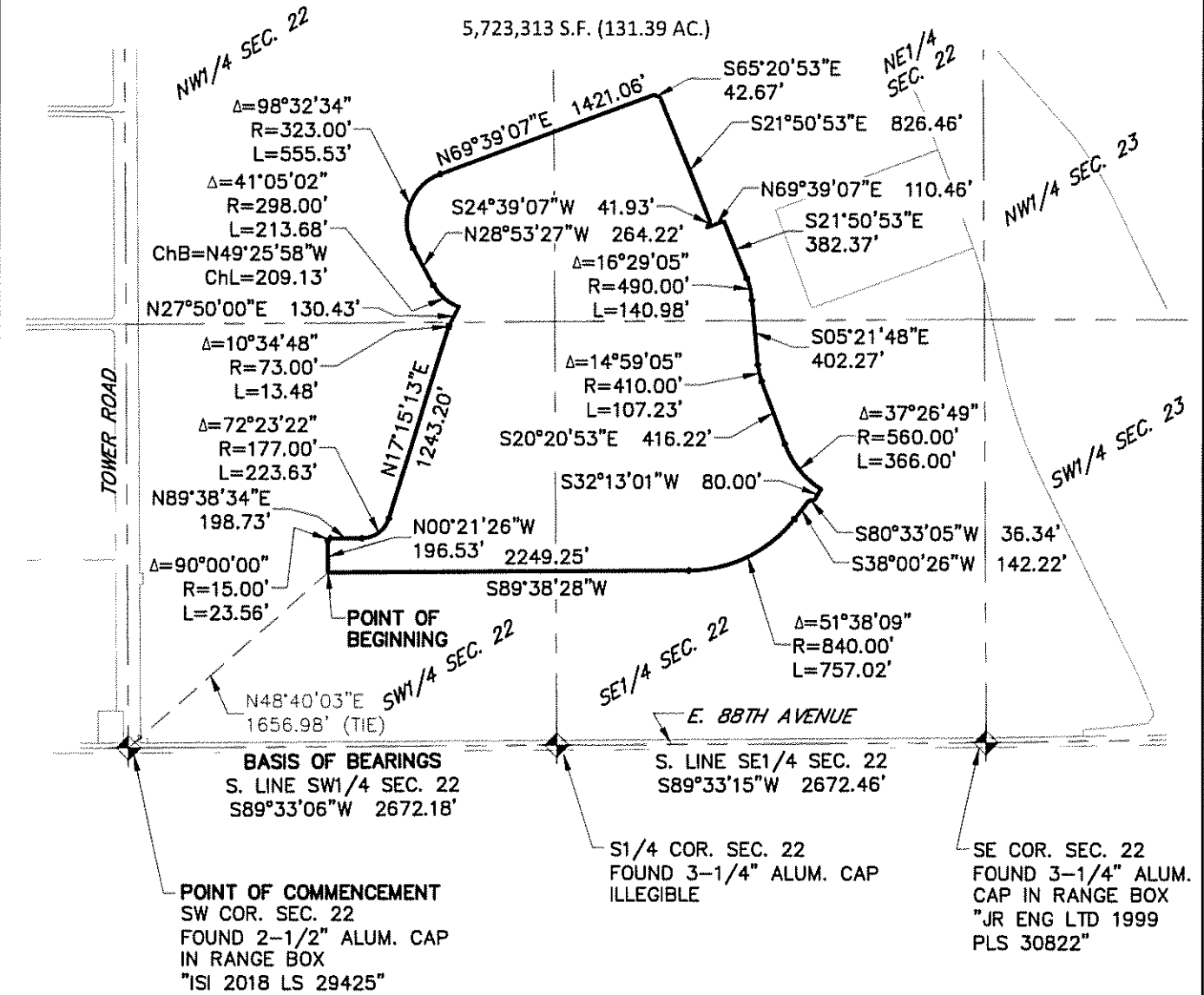
Div of Local Government

EXHIBIT TO ACCOMPANY PARCEL DESCRIPTION

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

LEGATO
METROPOLITAN DISTRICT NO. 4

5,723,313 S.F. (131.39 AC.)



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.

PARCEL CONTAINS 5,723,313 SQ. FT., OR 131.39 ACRES, MORE OR LESS

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

ATWELL
865.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

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PARCEL DESCRIPTIONLOCATED IN SECTION 22, T2S, R66W, 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADOLEGATO
METROPOLITAN DISTRICT NO. 4

A PARCEL OF LAND LOCATED IN 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 SOUTH LINE OF THE SOUTHWEST 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 3-1/4" ALUMINUM CAP, ILLEGIBLE. SAID SOUTH LINE BEARS SOUTH 89°33'06" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22;

THENCE NORTH 48°40'03" EAST 1656.98 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°21'26" WEST 196.53 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET AND A CENTRAL ANGLE OF 90°00'00";

THENCE NORTH 89°38'34" EAST 198.73 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 177.00 FEET, A LENGTH OF 223.63 FEET AND A CENTRAL ANGLE OF 72°23'22";

THENCE NORTH 17°15'13" EAST 1243.20 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 73.00 FEET, A LENGTH OF 13.48 FEET AND A CENTRAL ANGLE OF 10°34'48";

THENCE NORTH 27°50'00" EAST 130.43 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 298.00 FEET, A LENGTH OF 213.68 FEET AND A CENTRAL ANGLE OF 41°05'02", WHOSE CHORD BEARS NORTH 49°25'58" WEST 209.13 FEET;

THENCE NORTH 28°53'27" WEST 264.22 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 323.00 FEET, A LENGTH OF 555.53 FEET AND A CENTRAL ANGLE OF 98°32'34";

THENCE NORTH 69°39'07" EAST 1421.06 FEET;

THENCE SOUTH 65°20'53" EAST 42.67 FEET;

THENCE SOUTH 21°50'53" EAST 826.46;

(CONTINUED ON SHEET 2)

PARCEL DESCRIPTION

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



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PARCEL DESCRIPTION

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

LEGATO
METROPOLITAN DISTRICT NO. 4

(CONTINUED FROM SHEET 1)

THENCE SOUTH 24°39'07" WEST 41.93 FEET;

THENCE NORTH 69°39'07" EAST 110.46 FEET

THENCE SOUTH 21°50'53" EAST 382.37 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 490.00 FEET, A LENGTH OF 140.98 FEET AND A CENTRAL ANGLE OF 16°29'05";

THENCE SOUTH 05°21'48" EAST 402.27 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 410.00 FEET, A LENGTH OF 107.23 FEET AND A CENTRAL ANGLE OF 14°59'05";

THENCE SOUTH 20°20'53" EAST 416.22 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET, A LENGTH OF 366.00 FEET AND A CENTRAL ANGLE OF 37°26'49"

THENCE SOUTH 32°13'01" WEST 80.00 FEET;

THENCE SOUTH 80°33'05" WEST 36.34 FEET;

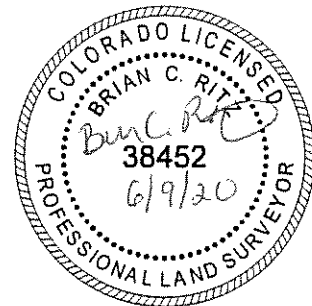
THENCE SOUTH 38°00'26" WEST 142.22 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 840.00 FEET, A LENGTH OF 757.02 FEET AND A CENTRAL ANGLE OF 51°38'09";

THENCE SOUTH 89°38'28" WEST 2249.25 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 5,723,313 SQUARE FEET, OR 131.39 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										
SEC. 22 T2S, R66W, 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-right: none;">DATE:</td> <td style="border-left: none;">06/08/20</td> </tr> <tr> <td style="border-right: none;">DRAWN:</td> <td style="border-left: none;">BCR</td> </tr> <tr> <td style="border-right: none;">CHECKED:</td> <td style="border-left: none;">BCR</td> </tr> <tr> <td style="border-right: none;">JOB NO.:</td> <td style="border-left: none;">19002220</td> </tr> </table>	DATE:	06/08/20	DRAWN:	BCR	CHECKED:	BCR	JOB NO.:	19002220	SHT. 2 OF 3
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		<p style="font-size: small; margin: 0;"> 866.850.4200 www.atwell-group.com 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100 </p>								