

Legal Description:

A Parcel of land, situated in the Northwest 1/4 of Section 34, Township 3 South, Range 66 West of the 6th Principal Meridian, City of Aurora, County of Adams, State of Colorado, more particularly described as follows:

Commencing at the West 1/4 Corner of Section 34, Township 3 South, Range 66 West of the 6th Principal Meridian;

Thence N00°08'18"E along the West Line of the Northwest 1/4 of said Section 34, a distance of 32.00 feet;

Thence N89°35'53"E a distance of 30.00 feet to a point on the East Right-Of-Way (R.O.W.) Line of Tower Road and the **Point of Beginning**;

Thence N00°08'18"E along said East R.O.W. Line, a distance of 240.50 feet;

Thence N89°35'53"E a distance of 338.37 feet to a point on the West Line of the Parcel of land described in the Deed at Reception Number 1961000648721;

Thence S00°08'18"W along the West Lines of the Parcel of land described in the Deed at Reception Number 1961000648721 and the Parcel of land described in the Deed at Reception Number 1989020907361, a distance of 240.50 feet to a point on the North R.O.W. Line of East Montview Boulevard.

Thence S89°35'53"W along said North R.O.W. Line, a distance of 338.37 feet to the **Point of Beginning**.

Contains (81,373 square feet) 1.86806 acres, more or less.

All lineal distances are represented in U.S. Survey Feet.

Bearings are based on the West Line of the Northwest 1/4 of section 34, Township 3 South, Range 66 West of the 6th Principal Meridian having a GRID bearing of N00°08'18"E and bounded by a Found 2-1/2" Aluminum Cap 0.8' below grade in a range box stamped "Green Horne & O'Mara, T3S, R66W, S33\S34, 1/4, 1996, PLS 23501" at the West 1/4 Corner of said Section 34 and by a Found 3" Aluminum Cap in a range box stamped "City of Aurora, T3S, 28\27\33\34, R66W, 1988 LS 16419" at the Northwest Corner of said Section 34, with all bearings contained herein being relative thereto.

Date Prepared: July 3, 2024

Date of Last Revision:

Prepared By: Charles N. Beckstrom

Colorado PLS No. 33202

For and on behalf of

Engineering Service Company