

EXHIBIT TO ACCOMPANY PARCEL DESCRIPTION

LOCATED IN SECTIONS 22 AND 23, T2S, R66W, 6TH P.M.
 COUNTY OF ADAMS, STATE OF COLORADO

RECEIVED

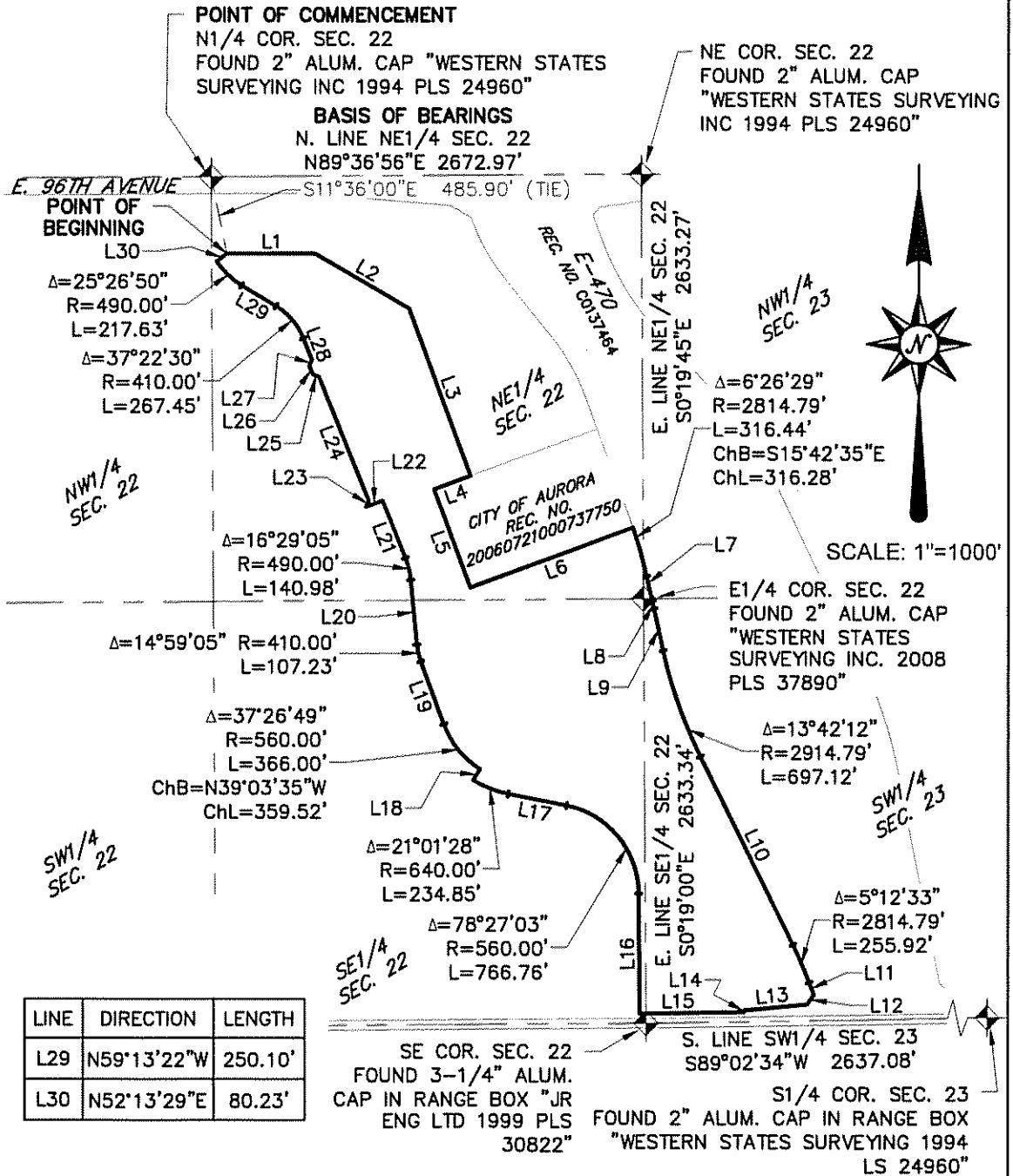
DEC 02 2020

Div of Local Government

LEGATO
 METROPOLITAN DISTRICT NO. 6

4,591,808 S.F. (105.41 AC.)

LINE	DIRECTION	LENGTH
L1	N89°53'56"E	548.97'
L2	S59°47'36"E	675.66'
L3	S20°20'53"E	1106.60'
L4	S69°38'55"W	243.36'
L5	S20°20'52"E	650.10'
L6	N69°38'33"E	1075.54'
L7	S12°28'42"E	156.11'
L8	S12°21'42"E	49.05'
L9	S12°28'22"E	265.44'
L10	S26°10'21"E	1301.38'
L11	S20°50'28"E	81.65'
L12	S35°30'23"W	72.54'
L13	S84°30'17"W	396.81'
L14	S1°00'51"E	9.93'
L15	S89°04'27"W	645.18'
L16	N0°21'26"W	744.78'
L17	N78°48'28"W	364.68'
L18	N32°13'01"E	80.00'
L19	N20°20'53"W	416.22'
L20	N5°21'48"W	402.27'
L21	N21°50'53"W	382.37'
L22	S69°39'07"W	110.46'
L23	N24°39'07"E	41.93'
L24	N21°50'53"W	826.46'
L25	N65°20'53"W	42.67'
L26	N22°57'28"W	54.06'
L27	N24°39'07"E	41.93'
L28	N21°50'53"W	144.37'
L29	N59°13'22"W	250.10'
L30	N52°13'29"E	80.23'



LINE	DIRECTION	LENGTH
L29	N59°13'22"W	250.10'
L30	N52°13'29"E	80.23'

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 4,591,808 SQ. FT.
 OR 105.41 ACRES, MORE OR LESS

PARCEL DESCRIPTION EXHIBIT

SECS. 22 & 23
 T2S, R66W, 6TH P.M.
 COUNTY OF ADAMS,
 STATE OF COLORADO

DATE:	06/09/20
DRAWN:	BCR
CHECKED:	BCR
JOB NO.:	19002220

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

RECEIVED

DEC 02 2020

Div of Local Government

PARCEL DESCRIPTION

LOCATED IN SECTIONS 22 AND 23, T2S, R66W, 6TH P.M.
 COUNTY OF ADAMS, STATE OF COLORADO

LEGATO
METROPOLITAN DISTRICT NO. 6

A PARCEL OF LAND LOCATED IN SECTIONS 22 AND 23, 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 NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH QUARTER BY A FOUND 2" ALUMINUM CAP STAMPED "WESTERN STATES SURVEYING INC 1994 PLS 24960" AND AT THE NORTHEAST CORNER BY A FOUND 2" ALUMINUM CAP STAMPED "WESTERN STATES SURVEYING INC 1994 PLS 24960". SAID NORTH LINE BEARS NORTH 89°36'56" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 22;

THENCE SOUTH 11°36'00" EAST 485.90 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°53'56" EAST 548.97 FEET;

THENCE SOUTH 59°47'36" EAST 675.66 FEET;

THENCE SOUTH 20°20'53" EAST 1106.60 FEET TO THE NORTH LINE OF A PARCEL OF LAND BELONGING TO THE CITY OF AURORA (COA) AS DESCRIBED IN SPECIAL WARRANTY DEED AS RECEPTION NO. 20060721000737750 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE NORTH, WEST AND SOUTH LINES OF SAID COA PARCEL THE FOLLOWING THREE (3) COURSES:


1. SOUTH 69°38'55" WEST 243.36 FEET;
2. SOUTH 20°20'52" EAST 650.10 FEET;
3. NORTH 69°38'33" EAST 1075.54 FEET TO A POINT OF NON-TANGENT CURVATURE BEING ON 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 SAID WEST LINE OF E-470 RIGHT OF WAY THE FOLLOWING ELEVEN (11) COURSES:

1. ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A LENGTH OF 316.44 FEET AND A CENTRAL ANGLE OF 06°26'29", WHOSE CHORD BEARS SOUTH 15°42'35" EAST 316.28 FEET;
2. SOUTH 12°28'42" EAST 156.11 FEET;
3. SOUTH 12°21'42" EAST 49.05 FEET;
4. SOUTH 12°28'22" EAST 265.44 FEET TO A POINT OF CURVATURE;
5. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2914.79 FEET, A LENGTH OF 697.12 FEET AND A CENTRAL ANGLE OF 13°42'12";
6. SOUTH 26°10'21" EAST 1301.38 FEET TO A POINT OF CURVATURE;
7. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A LENGTH OF 255.92 FEET AND A CENTRAL ANGLE OF 05°12'33";
8. SOUTH 20°50'28" EAST 81.65 FEET;
9. SOUTH 35°30'23" WEST 72.54 FEET;
10. SOUTH 84°30'17" WEST 396.81 FEET;
11. SOUTH 01°00'51" EAST 9.93 FEET;

THENCE DEPARTING SAID WEST RIGHT OF WAY LINE SOUTH 89°04'27" WEST 645.18 FEET;

(CONTINUED ON SHEET 2)

PARCEL DESCRIPTION		SHT. 1 OF 4	 ATWELL 866.850.4200 www.atwell-group.com 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100
SECS. 22 & 23	DATE: 06/24/20		
T2S, R66W, 6TH P.M.	DRAWN: BCR		
COUNTY OF ADAMS,	CHECKED: BCR		
STATE OF COLORADO	JOB NO.: 19002220		

PARCEL DESCRIPTION

LOCATED IN SECTIONS 22 AND 23, T2S, R66W, 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

LEGATO
METROPOLITAN DISTRICT NO. 6

(CONTINUED FROM SHEET 1)

THENCE NORTH 00°21'26" WEST 744.78 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET, A LENGTH OF 766.76 FEET AND A CENTRAL ANGLE OF 78°27'03";

THENCE NORTH 78°48'28" WEST 364.68 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 640.00 FEET, A LENGTH OF 234.85 FEET AND A CENTRAL ANGLE OF 21°01'28";

THENCE NORTH 32°13'01" EAST 80.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 560.00 FEET, A LENGTH OF 366.00 FEET AND A CENTRAL ANGLE OF 37°26'49" , WHOSE CHORD BEARS NORTH 39°03'35" WEST 359.52 FEET;

THENCE NORTH 20°20'53" WEST 416.22 FEET TO A POINT OF CURVATURE;

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


THENCE NORTH 05°21'48" WEST 402.27 FEET TO A POINT OF CURVATURE;

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

THENCE NORTH 21°50'53" WEST 382.37 FEET;

THENCE SOUTH 69°39'07" WEST 110.46 FEET;

(CONTINUED ON SHEET 3)

PARCEL DESCRIPTION			 ATWELL <small>866.850.4200 www.atwell-group.com 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100</small>
SECS. 22 & 23 T2S, R66W, 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO	DATE: 06/24/20	SHT. 2	
	DRAWN: BCR	OF	
	CHECKED: BCR	4	
	JOB NO.: 19002220		

PARCEL DESCRIPTION

LOCATED IN SECTIONS 22 AND 23, T2S, R66W, 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

LEGATO
METROPOLITAN DISTRICT NO. 6

(CONTINUED FROM SHEET 2)

THENCE NORTH 24°39'07" EAST 41.93 FEET;

THENCE NORTH 21°50'53" WEST 826.46 FEET;

THENCE NORTH 65°20'53" WEST 42.67 FEET;

THENCE NORTH 22°57'28" WEST 54.06 FEET;

THENCE NORTH 24°39'07" EAST 41.93 FEET;

THENCE NORTH 21°50'53" WEST 144.37 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 410.00 FEET, A LENGTH OF 267.45 FEET AND A CENTRAL ANGLE OF 37°22'30";

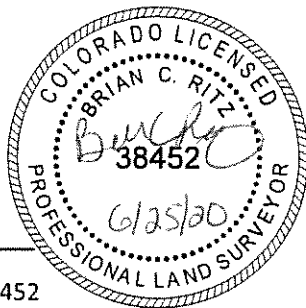
THENCE NORTH 59°13'22" WEST 250.10 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 490.00 FEET, A LENGTH OF 217.63 FEET AND A CENTRAL ANGLE OF 25°26'50";

THENCE NORTH 52°13'29" EAST 80.23 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 4,591,808 SQUARE FEET, OR 105.41 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										
SECS. 22 & 23 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%;">06/24/20</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:	06/24/20	DRAWN:	BCR	CHECKED:	BCR	JOB NO.:	19002220	SHT. 3 OF 4
DATE:	06/24/20									
DRAWN:	BCR									
CHECKED:	BCR									
JOB NO.:	19002220									
<b style="font-size: 1.5em; vertical-align: middle;">ATWELL		866.850.4200 www.atwell-group.com <small>143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100</small>								