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DEC 02 2020

Div of Local Government

EXHIBIT TO ACCOMPANY PARCEL DESCRIPTION

LOCATED IN NORTH HALF OF SECTION 22, T2S, R66W, 6TH P.M.

COUNTY OF ADAMS, STATE OF COLORADO

LEGATO
METROPOLITAN DISTRICT NO. 3

1,648,918 S.F. (37.85 AC.)



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

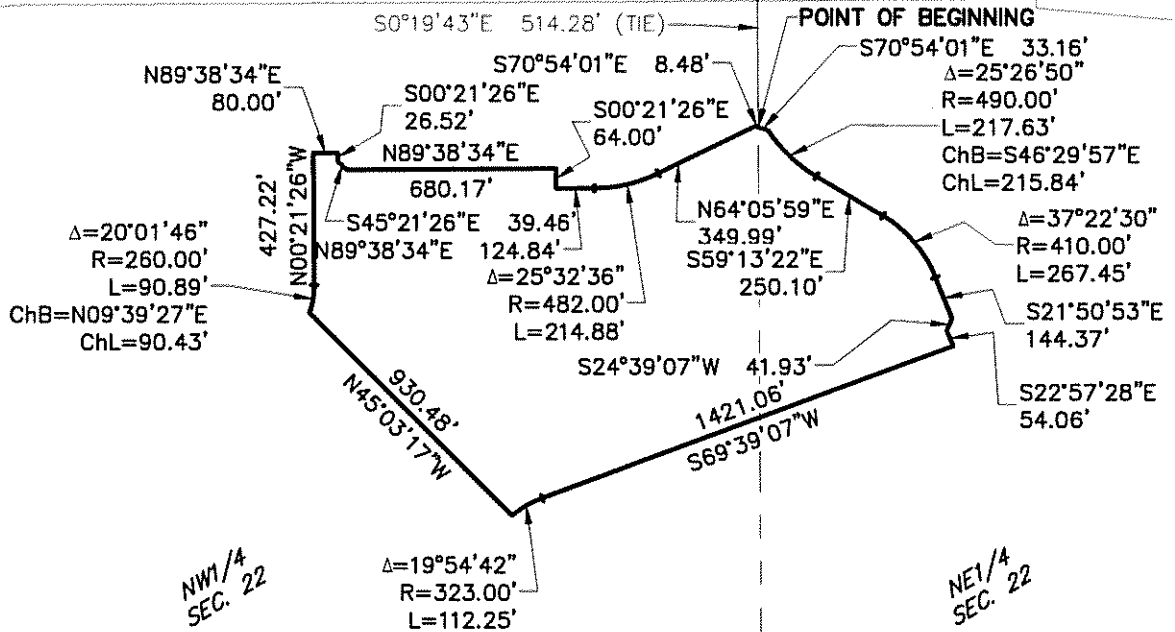
POINT OF COMMENCEMENT
N1/4 COR. SEC. 22
FOUND 2" ALUM. CAP
"WESTERN STATES SURVEYING
INC 1994 PLS 24960"

BASIS OF BEARINGS
N. LINE NW1/4 SEC. 22
N89°38'58"E 2674.80'

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

TOWER ROAD

E. 96TH AVENUE



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

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"=600'

PARCEL CONTAINS 1,648,918 SQ. FT.
OR 37.85 ACRES, MORE OR LESS

PARCEL DESCRIPTION EXHIBIT

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

DATE: 06/24/20
DRAWN: BCR
CHECKED: BCR
JOB NO.: 19002220

SHT. 3
OF 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

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

LEGATO
METROPOLITAN DISTRICT NO. 3

A PARCEL OF LAND LOCATED IN THE NORTH ONE-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 ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 SOUTH 00°19'43" EAST 514.28 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST LINE SOUTH 70°54'01" EAST 33.16 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 490.00 FEET, A LENGTH OF 217.63 FEET, AND A CENTRAL ANGLE OF 25°26'50", THE CHORD OF WHICH BEARS SOUTH 46°29'57" EAST 215.84 FEET;

THENCE SOUTH 59°13'22" EAST 250.10 FEET TO A POINT OF CURVATURE;

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

THENCE SOUTH 21°50'53" EAST 144.37 FEET;

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

THENCE SOUTH 22°57'28" EAST 54.06 FEET;

THENCE SOUTH 69°39'07" WEST 1421.06 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 323.00 FEET, A LENGTH OF 112.25 FEET AND A CENTRAL ANGLE OF 19°54'42";

THENCE NORTH 45°03'17" WEST 930.48 FEET TO POINT OF NON-TANGENT CURVATURE;


THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET, A LENGTH OF 90.89 FEET AND A CENTRAL ANGLE OF 20°01'46", THE CHORD OF WHICH BEARS NORTH 09°39'27" EAST 90.43 FEET;

THENCE NORTH 00°21'26" WEST 427.22 FEET;

THENCE NORTH 89°38'34" EAST 80.00 FEET;

THENCE SOUTH 00°21'26" EAST 26.52 FEET;

(CONTINUED ON SHEET 2)

PARCEL DESCRIPTION			 ATWELL 666.850.4200 www.atwell-group.com 143 UNION BOULEVARD, SUITE 706 LAKEWOOD, CO 80228 303.462.1100
N1/2 SEC. 22 T2S, R66W, 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO	DATE: 06/24/20	SHT. 1	
	DRAWN: BCR	OF 3	
	CHECKED: BCR		
	JOB NO.: 19002220		

PARCEL DESCRIPTION

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

LEGATO
METROPOLITAN DISTRICT NO. 3

(CONTINUED FROM SHEET 1)

THENCE SOUTH 45°21'26" EAST 39.46 FEET;

THENCE NORTH 89°38'34" EAST 680.17 FEET;

THENCE SOUTH 00°21'26" EAST 64.00 FEET;

THENCE NORTH 89°38'34" EAST 124.84 FEET TO A POINT OF CURVATURE;

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

THENCE NORTH 64°05'59" EAST 349.99 FEET;

THENCE SOUTH 70°54'01" EAST 8.48 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 1,648,918 SQUARE FEET, OR 37.85 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%;">06/24/20</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. 2 OF 3
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