

# EXHIBIT TO ACCOMPANY PARCEL DESCRIPTION

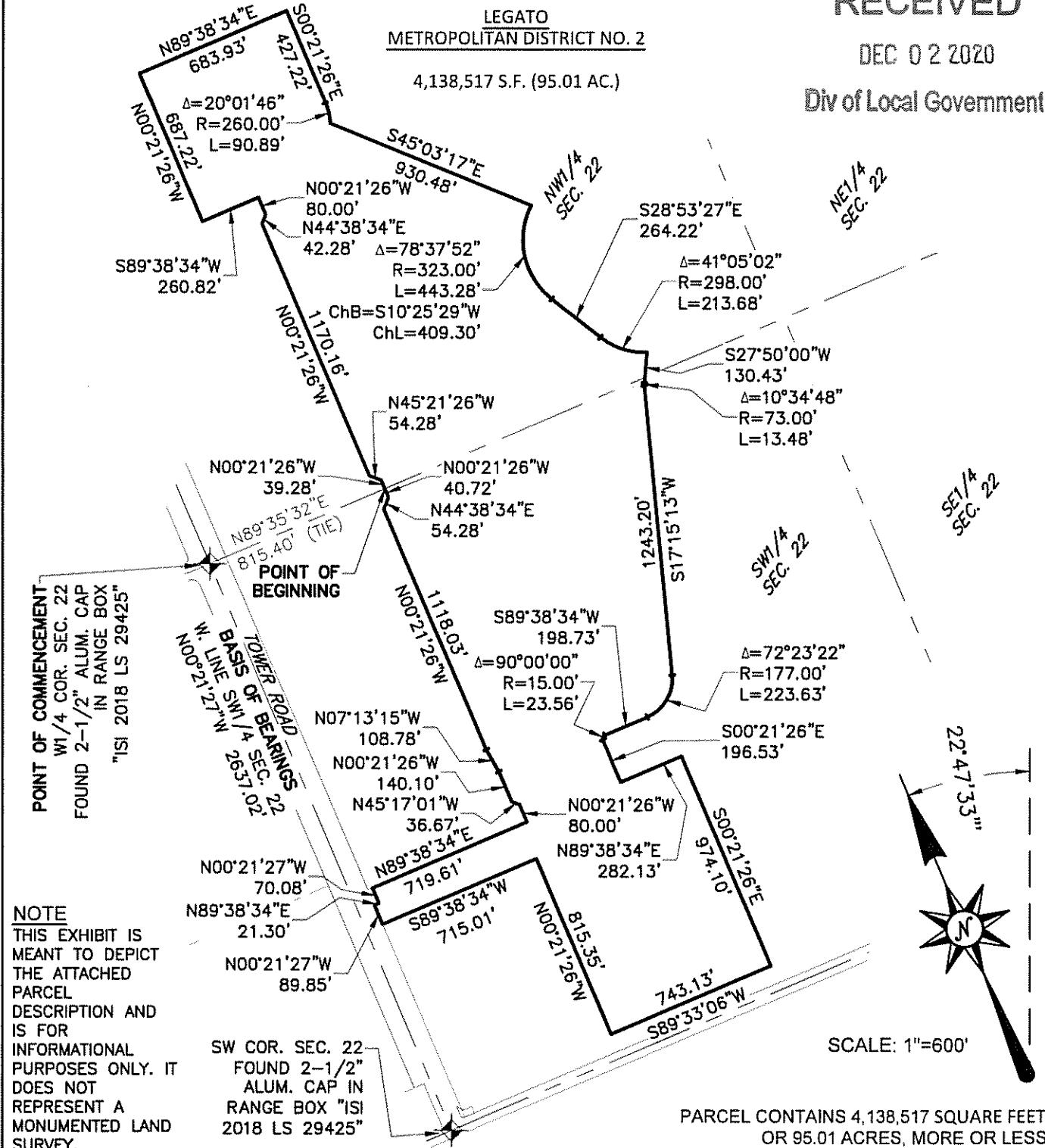
LOCATED IN THE WEST HALF OF SECTION 22, T2S, R66W, 6TH P.M.  
 COUNTY OF ADAMS, STATE OF COLORADO

**RECEIVED**

DEC 02 2020

Div of Local Government

**LEGATO**  
**METROPOLITAN DISTRICT NO. 2**  
 4,138,517 S.F. (95.01 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.

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

SCALE: 1"=600'

PARCEL CONTAINS 4,138,517 SQUARE FEET OR 95.01 ACRES, MORE OR LESS

PARCEL DESCRIPTION EXHIBIT		SHT. 4 OF 4
W1/2 SEC. 22 T2S, R66W, 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO	DATE: 06/24/20 DRAWN: BCR CHECKED: BCR JOB NO.: 19002220	



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

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Div of Local Government

COUNTY OF ADAMS, STATE OF COLORADO

LEGATO

METROPOLITAN DISTRICT NO. 2

A PARCEL OF LAND LOCATED IN THE WEST 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 WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTH END BY A FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "ISI 2018 LS 29425" AND AT THE NORTH END BY A FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "ISI 2018 LS 29425". SAID WEST LINE BEARS NORTH 00°21'27" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22;

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 NORTH 89°35'32" EAST 815.40 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE NORTH 00°21'26" WEST 39.28 FEET;

THENCE NORTH 45°21'26" WEST 54.28 FEET;

THENCE NORTH 00°21'26" WEST 1170.16 FEET;

THENCE NORTH 44°38'34" EAST 42.28 FEET;

THENCE NORTH 00°21'26" WEST 80.00 FEET;

THENCE SOUTH 89°38'34" WEST 260.82 FEET;

THENCE NORTH 00°21'26" WEST 687.22 FEET;

THENCE NORTH 89°38'34" EAST 683.93 FEET;

THENCE SOUTH 00°21'26" EAST 427.22 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET, A LENGTH OF 90.89 FEET AND A CENTRAL ANGLE OF 20°01'46";

THENCE SOUTH 45°03'17" EAST 930.48 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 323.00 FEET, A LENGTH OF 443.28 FEET, A CENTRAL ANGLE OF 78°37'52", AND WHOSE CHORD BEARS SOUTH 10°25'29" WEST 409.30 FEET;

THENCE SOUTH 28°53'27" EAST 264.22 FEET TO A POINT OF CURVATURE;


THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 298.00 FEET, A LENGTH OF 213.68 FEET AND A CENTRAL ANGLE OF 41°05'02";

THENCE SOUTH 27°50'00" WEST 130.43 FEET TO A POINT OF CURVATURE;

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

THENCE SOUTH 17°15'13" WEST 1243.20 FEET TO A POINT OF CURVATURE;

(CONTINUED ON SHEET 2)

PARCEL DESCRIPTION		
W1/2 SEC. 22 T2S, R66W, 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO	DATE: 06/24/20	SHT. 1 OF 4
	DRAWN: BCR	
	CHECKED: BCR	
	JOB NO.: 19002220	
 <b>ATWELL</b> 866.850.4200 www.atwell-group.com 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100		

## PARCEL DESCRIPTION

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

LEGATO  
METROPOLITAN DISTRICT NO. 2

(CONTINUED FROM SHEET 1)

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

THENCE SOUTH 89°38'34" WEST 198.73 FEET TO A POINT OF CURVATURE;

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

THENCE SOUTH 00°21'26" EAST 196.53 FEET;

THENCE NORTH 89°38'34" EAST 282.13 FEET;

THENCE SOUTH 00°21'26" EAST 974.10 FEET;

THENCE SOUTH 89°33'06" WEST 743.13 FEET;

THENCE NORTH 00°21'26" WEST 815.35 FEET;

THENCE SOUTH 89°38'34" WEST 715.01 FEET TO THE EAST RIGHT OF WAY OF TOWER ROAD;

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°21'27" WEST 89.85 FEET
2. NORTH 89°38'34" EAST 21.30 FEET
3. NORTH 00°21'27" WEST 70.08 FEET

THENCE DEPARTING SAID RIGHT OF WAY NORTH 89°38'34" EAST 719.61 FEET;


THENCE NORTH 00°21'26" WEST 80.00 FEET;

THENCE NORTH 45°17'01" WEST 36.67 FEET;

THENCE NORTH 00°21'26" WEST 140.10 FEET;

THENCE NORTH 07°13'15" WEST 108.78 FEET;

(CONTINUED ON SHEET 3)

PARCEL DESCRIPTION			
W1/2 SEC. 22 T2S, R66W, 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO	DATE:	06/24/20	SHT. 2 OF 4
	DRAWN:	BCR	
	CHECKED:	BCR	
	JOB NO.:	19002220	
 <b>ATWELL</b> 866.850.4200 <a href="http://www.atwell-group.com">www.atwell-group.com</a> 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100			

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(CONTINUED FROM SHEET 2)

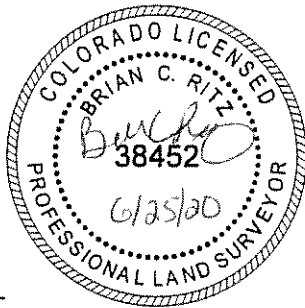
THENCE NORTH 00°21'26" WEST 1118.03 FEET;

THENCE NORTH 44°38'34" EAST 54.28 FEET;

THENCE NORTH 00°21'26" WEST 40.72 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4,138,517 SQUARE FEET OR 95.01 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		SHT. 3 OF 4							
W1/2 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: 45%;">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.:
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