



ENGINEERING
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EXHIBIT "A"

May 31, 2019

A description of a tract of land located in the SE1/4 of Section 31, T3S, R66W of the 6th P.M., in Adams County, Colorado. For: Corporate Properties, Inc.

LEGAL DESCRIPTION

A tract of land located in the SE1/4 of Section 31, T3S, R66W of the 6th P.M., County of Adams, State of Colorado, described as follows:

COMMENCING at the E1/4 Corner of said Section 31, from which the C-E1/16 Corner of said Section 31 bears S89°33'51"W, 1321.75 feet (Basis of Bearing), thence S89°33'51"W, 229.90 feet along the North Line of said SE1/4 of Section 31 to the Northerly Extension of the East Line of Lot 1, Block 5, Granby Commons Subdivision Filing No. 1; thence S00°24'15"E, 45.00 feet along said Northerly Extension to the Northeast Corner of said Lot 1, Block 5 and the POINT OF BEGINNING;

Thence Southerly, Westerly, Northerly, and Easterly along the Easterly, Southerly, Westerly, and Northerly Lines of said Lot 1, Block 5 the following eight (8) courses:

1. S00°24'15"E, 215.21 feet;
2. N39°23'01"W, 29.42 feet, to a point of curve to the left;
3. 111.59 feet along the arc of said curve, said curve having a radius of 125.25 feet, a central angle of 51°02'52", and being subtended by a chord bearing N64°54'27"W, a distance of 107.94 feet to a point of tangency;
4. S89°34'07"W, 198.84 feet to a point of curve to the right;
5. 81.30 feet along the arc of said curve, said curve having a radius of 51.75 feet, a central angle of 90°01'02", and being subtended by a chord bearing N45°25'22"W, a distance of 73.20 feet to a point of tangency;
6. N00°24'51"W, 61.13 feet to a point of curve to the left;
7. 34.54 feet along the arc of said curve, said curve having a radius of 64.25 feet, a central angle of 30°47'58", and being subtended by a chord bearing N15°48'50"W, a distance of 34.12 feet to a point of non-tangency;



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8. N89°33'51"E, 375.64 feet to the POINT OF BEGINNING.

Area = 55,417 square feet (1.272 acres), more or less.

NOTICE: According to Colorado law you **must** commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Peter D. Steger
Colorado Professional Land
Surveyor No. 25379
1500 Kansas Ave #2-E, Longmont, CO 80501

Date: 04-24-19

File: E-382 Legal.doc

Project: E-382

