

EXHIBIT B

UTILITY EASEMENT

LEGAL DESCRIPTION

A UTILITY EASEMENT SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, BEING MONUMENTED ON THE SOUTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607 AND ON THE NORTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607, TO BEAR NORTH 00°19'54" WEST, 2658.06 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00°19'54" WEST, A DISTANCE OF 398.35 FEET;

THENCE NORTH 89°40'06" EAST, A DISTANCE OF 210.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°19'54" WEST, A DISTANCE OF 16.00 FEET;

THENCE NORTH 89°36'25" EAST, A DISTANCE OF 91.27 FEET;

THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 16.00 FEET;

THENCE SOUTH 89°36'25" WEST, A DISTANCE OF 91.27 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 1,460 SQUARE FEET OR 0.034 ACRES, MORE OR LESS.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, KEVIN J. KUCHARCZYK, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

KEVIN J. KUCHARCZYK, P.L.S. 34591
FOR AND ON BEHALF OF
CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112



ILLUSTRATION FOR EXHIBIT B



NE1/4
SEC 8

UNPLATTED

W. LINE, NW1/4, SEC 9
N00°19'54"W 2658.06'
(BASIS OF BEARINGS)

81'

NW COR. SEC. 9
3-1/4" ALUM. CAP
IN RANGE BOX
LS 19607 (1993)

EXISTING 210'
PSCO EASEMENT
BOOK 5634, PAGE 594

UTILITY EASEMENT
1,460 S.F.
0.034 AC.

N00°19'54"W
16.00'

N89°40'06"E
210.00' (TIE)

N00°19'54"W
398.35' (TIE)

N89°36'25"E
91.27'

S00°19'54"E
16.00'

S89°36'25"W
91.27'

POINT OF BEGINNING

FUTURE RIGHT-OF-WAY
POWHATON ROAD

S89°44'07"E 2651.89'
S. LINE, NE1/4, SEC. 8

RIGHT-OF-WAY
POWHATON ROAD
REC. NO. 2017000096931

POINT OF COMMENCEMENT
W1/4 COR. SEC. 9
3-1/4" ALUM. CAP
LS 19607 (1993)



SCALE: 1" = 200'

OWNER:
ACP DIA 1287 INVESTORS, LLC.
C/O A&C PROPERTIES
4530 E. SHEA BOULEVARD, SUITE 100
PHOENIX, AZ 85028
PROPERTY ADDRESS: VACANT LAND

THIS ILLUSTRATION DOES NOT
REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE
ATTACHED DESCRIPTION.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,460 SQUARE FEET OR (0.034 ACRES) MORE OR LESS.

CITY OF AURORA, COLORADO

A UTILITY EASEMENT SITUATED IN THE
NORTHWEST QUARTER OF SECTION 9, TOWNSHIP
3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, COLORADO.

BY: MJP	SCALE: 1" = 200'	R.O.W.
CK'D: WFH	DATE: 6/24/2019	JOB NO. 30249702

N:\PROJECTS\PORTCO\SURVEY\LEGAL SIROW & ESMT LEGALS - 062119\PORTCO'S - UTILITY EASEMENT NW9 - B.DWG. MATHEVP. 6/24/19