

# EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 10 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 22 TO BEAR SOUTH 0°23'53" EAST, A DISTANCE OF 2632.87 FEET, BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 22 AND THE SOUTH QUARTER CORNER OF SAID SECTION 22, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE SOUTH 88°39'04" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 610.70 FEET TO THE SOUTHEAST CORNER OF LOT C OF RECORDED EXEMPTION NO. 0301-22-03 RECX 19-0095 AS RECORDED AT RECEPTION NO. 4566228, DATED FEBRUARY 12, 2020 IN THE RECORDS OF WELD COUNTY CLERK AND RECORDER; THENCE NORTH 0°06'15" WEST, ALONG THE EAST LINE OF SAID LOT C, A DISTANCE OF 900.21 FEET TO THE NORTHEAST CORNER OF SAID LOT C; THENCE SOUTH 88°39'04" WEST, ALONG THE NORTH LINE OF LOTS A, B, AND C OF SAID RECORDED EXEMPTION, A DISTANCE OF 1266.86 FEET; THENCE NORTH 0°06'15" WEST, A DISTANCE OF 746.04 FEET; THENCE NORTH 89°10'47" EAST, A DISTANCE OF 1868.91 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 0°23'53" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1628.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,926,980 SQ. FT. OR 44.237 ACRES, MORE OR LESS.

KYLE R. WALKER, P.L.S. NO. 38664  
FOR AND ON BEHALF OF TOPOGRAPHIC LAND SURVEYORS

A PARCEL OF LAND LOCATED IN  
THE SOUTHWEST QUARTER OF  
SECTION 22, TOWNSHIP 10 NORTH,  
RANGE 66 WEST OF THE 6TH P.M.  
WELD COUNTY, COLORADO

NOTES:

1. ORIGINAL DOCUMENT SIZE: 8.5" X 11"
2. ALL DISTANCES ARE U.S. SURVEY FEET.
3. THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT".
4. SEE ATTACHED EXHIBIT "A" SHEET 2 OF 2 FOR PARCEL INFORMATION.



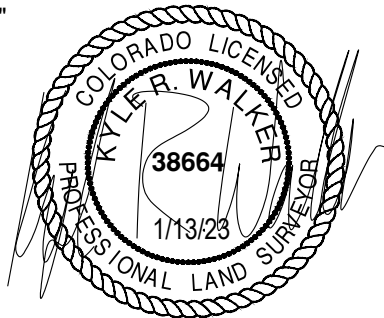
DATE: 01/13/2023	DRAWN BY: EMD
FILE: 150301-ASTRELLA-LEGALS	SHEET: 1 OF 2

# EXHIBIT "A"

N89°10'47"E 2659.83'

W 1/4 COR. SEC. 22, T10N, R66W  
 FOUND NO. 6 REBAR W/2-1/2" ALUM.  
 CAP, STAMPED "HAMMER T10N R66W  
 1/4 S21 S22 2019 PLS 24307"

C 1/4 COR. SEC. 22, T10N, R66W  
 FOUND NO. 6 REBAR W/2-1/2" ALUM.  
 CAP, STAMPED "HAMMER T10N  
 R66W C 1/4 S22 2019 PLS 24307"



N89°10'47"E 1868.91'

UNPLATTED  
 REC. NO. 4866317

AREA: 1,926,980 SQ. FT.  
 OR 44.237 ACRES,  
 MORE OR LESS

WCR 31  
 60' R.O.W.  
 (BK. 86, PG. 273)

N0°06'15"W - 2657.68'

N0°06'15"W 746.04'

1004.02'

S0°23'53"E 2632.87'  
 BASIS OF BEARINGS

S88°39'04"W 1266.86'

LOT A  
 RECORDED  
 EXEMPTION  
 NO.0301-22-03  
 RECX19-0095  
 (REC. NO.  
 4566228)

LOT B  
 RECORDED  
 EXEMPTION  
 NO.0301-22-03  
 RECX19-0095  
 (REC. NO.  
 4566228)

LOT C  
 RECORDED  
 EXEMPTION  
 NO.0301-22-03  
 RECX19-0095  
 (REC. NO.  
 4566228)

WCR 114  
 60' R.O.W.  
 (REC. NO.  
 354266)

30' ACCESS  
 & UTILITY  
 EASEMENT  
 (REC. NO.  
 4566228)

WCR 114  
 60' R.O.W.  
 (REC. NO.  
 354266)

N0°06'15"W 900.21'

1628.85'

P.O.B.

2063.05'

610.70'

S88°39'04"W - 2673.75'

SW COR. SEC. 22, T10N, R66W  
 FOUND NO. 6 REBAR W/3-1/4" ALUM.  
 CAP, STAMPED "T10N R66W S21 S22  
 S28 S27 2006 PLS 31938"

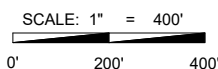
S 1/4 COR. SEC. 22, T10N, R66W  
 FOUND NO. 6 REBAR W/2-1/2" ALUM.  
 CAP, STAMPED "HAMMER T10N  
 R66W 1/4 S22 S27 2019 PLS 24307"



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 THE SOUTHWEST QUARTER OF  
 SECTION 22, TOWNSHIP 10 NORTH,  
 RANGE 66 WEST OF THE 6TH P.M.  
 WELD COUNTY, COLORADO

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4. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY THE CLIENT.
5. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY.
6. POB = POINT OF BEGINNING
7. SEE ATTACHED SHEET 1 OF 2 FOR PARCEL DESCRIPTION.



**TOPOGRAPHIC**  
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