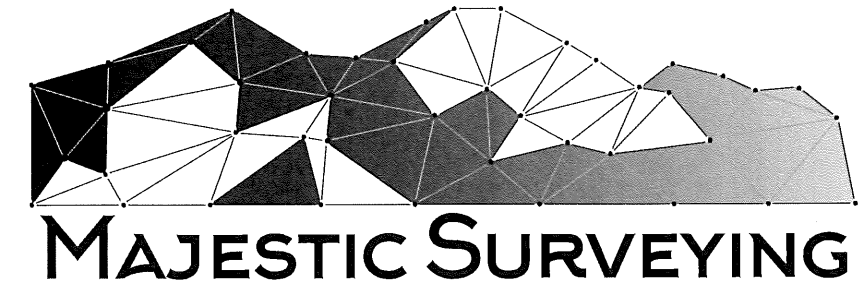


Note: This drawing does not represent a monumented land survey. Its sole purpose is a graphic representation of the accompanying written description.

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three 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 years from the date of the certification shown hereon. (CRS 13-80-105)



Steven Parks, PLS 38348
On behalf of Majestic Surveying, LLC



PROJECT NO: 2021289 CLIENT: CIVILWORX
DATE: 4-22-2022 SCALE: 1"=300'

EAST QUARTER CORNER
SECTION 17, T.6N., R.67W.
FOUND #6 REBAR
WITH 3.25" ALUMINUM CAP
STAMPED LS 38348

CENTER QUARTER CORNER
SECTION 17, T.6N., R.67W.
FOUND #6 REBAR
WITH 3.25" ALUMINUM CAP
STAMPED LS 38414

WEST QUARTER CORNER
SECTION 17, T.6N., R.67W.
FOUND #6 REBAR
WITH 3.25" ALUMINUM CAP
STAMPED LS 14823
POINT OF COMMENCEMENT

NORTHWEST CORNER
SECTION 17, T.6N., R.67W.
FOUND #6 REBAR
WITH 2.5" ALUMINUM CAP
STAMPED LS 28285
40' WITNESS CORNER

NORTH QUARTER CORNER
SECTION 17, T.6N., R.67W.
FOUND #6 REBAR
WITH 3.25" ALUMINUM CAP
STAMPED LS 16154

NORTHWEST CORNER
SECTION 17, T.6N., R.67W.
-CALCULATED POSITION-

SUBJECT PARCEL
3,387,980 SQ. FT.
77.777 ACRES

POINT OF BEGINNING

EXHIBIT A

A parcel of land, situate in the North Half (N1/2) of Section Seventeen (17), Township Six North (T.6N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the West Quarter corner of said Section 17 and assuming the West line of the Northwest Quarter (NW1/4) of Section 17 as bearing North 00°45'08" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2643.82 feet monumented by a #6 rebar with 2.5" aluminum cap stamped 'LS 28285 and 40' Witness Corner' at the Northwest corner and a #6 rebar with a 3.25" aluminum cap stamped 'LS 14823' at the West Quarter corner and with all other bearings contained herein relative thereto;

THENCE North 87°23'50" East along the South line of said NW1/4 a distance of 30.02 feet to the East Right of Way (ROW) line of North 15th Street, said ROW line being the East line of the Windshire Park Annexation as recorded November 11, 2001 at Reception No. 2897642 of the Weld County Clerk & Recorder (WCCR) and to the POINT OF BEGINNING;

THENCE North 00°45'08" West along said East ROW a distance of 672.15 feet to the South line of that parcel as described in the Deed recorded August 14, 1974 at Reception No. 1642737 of the WCCR;

THENCE North 89°14'52" East along said South line a distance of 238.00 feet to the East line of said Deed;

Thence along said East line and along the East line of those parcels as described in the Warranty Deed recorded October 19, 2015 at Reception No. 4150922 and the Quit Claim Deed recorded November 24, 2014 at Reception No. 4064123 of the WCCR the following course:

THENCE North 00°45'08" West a distance of 544.50 feet to the North line of said Reception No. 4064123;

Thence along said North line the following two courses:

THENCE North 54°48'58" West a distance of 81.16 feet;

THENCE North 47°09'01" West a distance of 237.92 feet to the East ROW of North 15th Street;

THENCE North 00°45'08" West along said East ROW, a distance of 1059.57 feet to the Southerly ROW of BNSF Railroad;

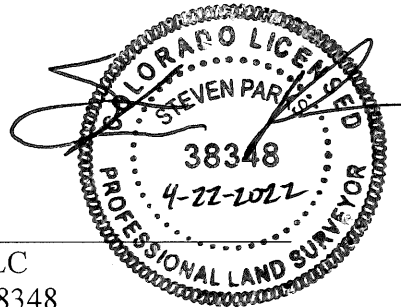
THENCE South 50°40'07" East along said Southerly ROW a distance of 3720.96 feet to the South line of the North Half of Section 17 and to the North line of the Brunner Farm Annexation as recorded September 21, 1994 at Reception No. 2407601 of the WCCR;

THENCE South 87°23'50" West along said line a distance of 2848.41 feet to the POINT OF BEGINNING.

Said described parcel of land contains 3,387,980 Square Feet or 77.777 Acres, more or less (±).

SURVEYORS STATEMENT

I, Steven Parks, a Colorado Licensed Professional Land Surveyor do hereby state that this Parcel Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Steven Parks - on behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

