

**EXHIBIT A
LEGAL DESCRIPTION**

THAT CERTAIN PORTION OF SHAW BOULEVARD AND W. 84TH AVENUE LYING WITHIN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 29;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 00°42'29" WEST, A DISTANCE OF 593.25 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°17'31" EAST, A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF LOWELL BOULEVARD (60.00 FEET WIDE) AND THE SOUTHWEST RIGHT-OF-WAY OF SAID SHAW BOULEVARD (80.00 FEET WIDE), SAID EAST RIGHT-OF-WAY BEING A LINE PARALLEL WITH AND DISTANT 30.00 FEET EAST OF SAID WEST LINE, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTH 00°42'29" WEST, A DISTANCE OF 96.53 FEET TO THE INTERSECTION WITH THE NORTHEAST RIGHT-OF-WAY OF SAID SHAW BOULEVARD;

THENCE ALONG SAID NORTHEAST RIGHT-OF-WAY, SOUTH 56°40'41" EAST, A DISTANCE OF 1162.82 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF WEST 84TH AVENUE (100.00 FEET WIDE), SAID NORTH RIGHT-OF-WAY BEING A LINE PARALLEL WITH AND DISTANT 50.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 89°55'28" EAST, A DISTANCE OF 1,176.03 FEET;

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, SOUTH 87°07'32" WEST, A DISTANCE OF 225.27 FEET TO A LINE PARALLEL WITH AND DISTANT 39.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, SOUTH 89°55'28" WEST, A DISTANCE OF 1,887.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET, THE NORTHERLY TERMINUS OF SAID CURVE BEING TANGENT WITH A LINE PARALLEL WITH AND DISTANT 47.00 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°22'03", AN ARC LENGTH OF 15.60 FEET TO SAID POINT OF TANGENCY;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, NORTH 00°42'29" WEST, A DISTANCE OF 1.11 FEET TO SAID NORTH RIGHT-OF-WAY OF WEST 84TH AVENUE;

THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 89°55'28" EAST, A DISTANCE OF 801.41 FEET TO THE INTERSECTION WITH SAID SOUTHWEST RIGHT-OF-WAY OF SHAW BOULEVARD;

THENCE ALONG SAID SOUTHWEST RIGHT-OF-WAY, NORTH 56°40'41" WEST, A DISTANCE OF 987.47 FEET TO THE **POINT OF BEGINNING**.

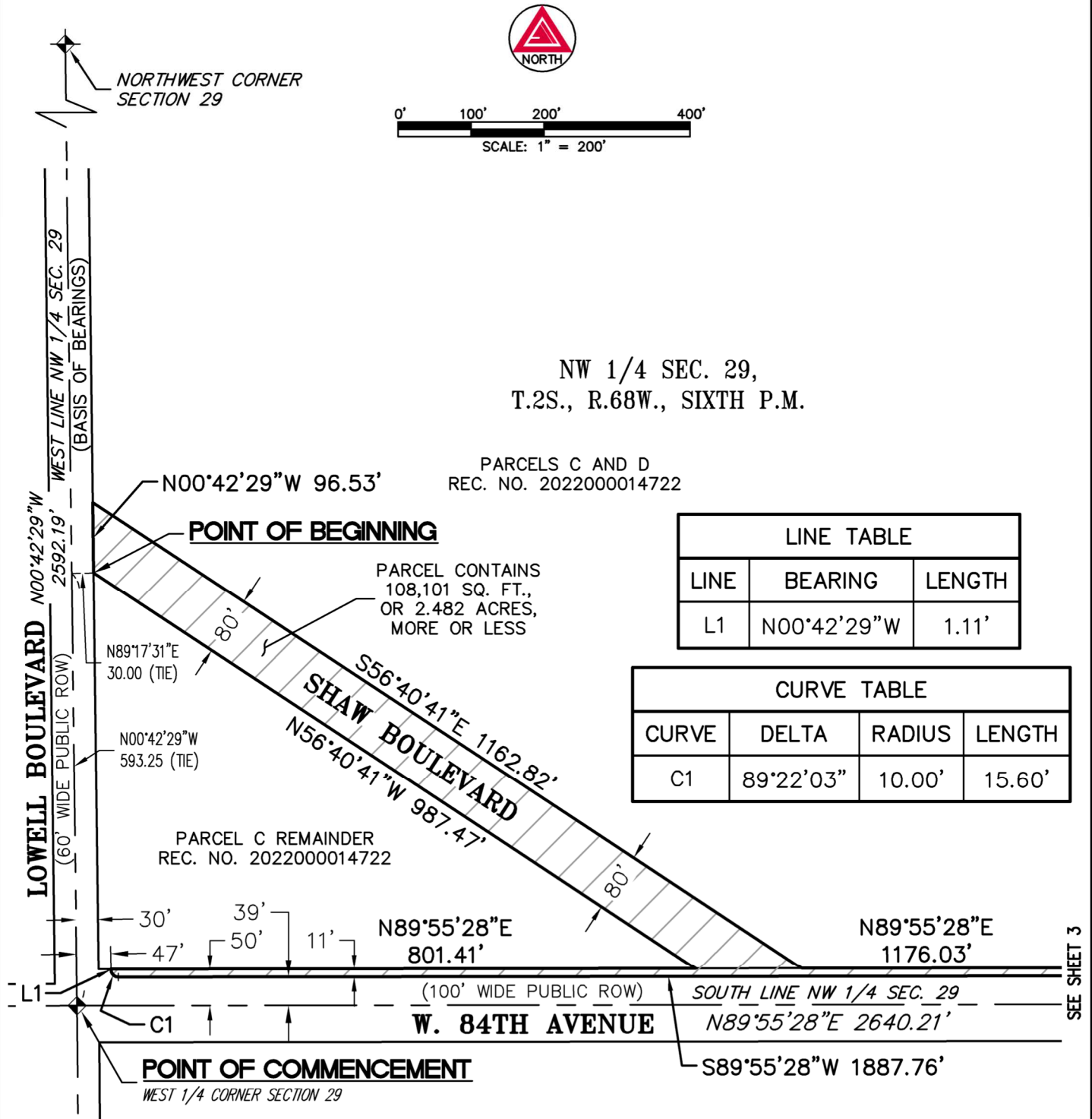
CONTAINING AN AREA OF 108,101 SQUARE FEET OR 2.482 ACRES, MORE OR LESS

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



ILLUSTRATION TO EXHIBIT A



PATH: Q:\178722-01-Uplands\DWG\EXHIBITS
 DWG NAME: SHAW BLVD VAC EX.DWG
 DWG: RDS CHK: DED
 DATE: 01/27/2023
 SCALE: 1" = 200'



AZTEC
 CONSULTANTS, INC.

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RIGHT-OF-WAY VACATION
 CITY OF WESTMINSTER
 ADAMS COUNTY, COLORADO

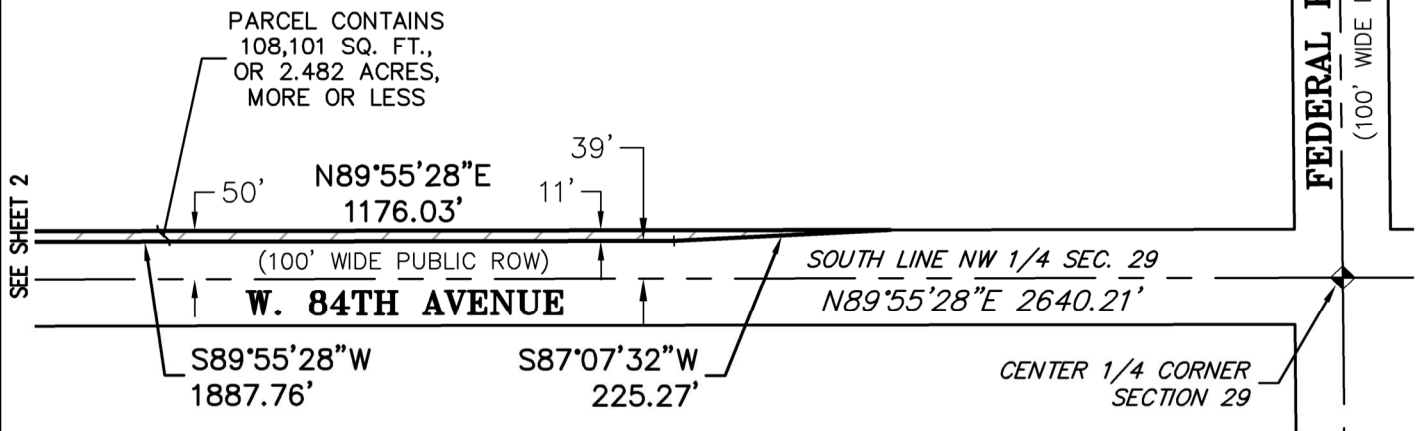
JOB NUMBER 178722-01

2 OF 3 SHEETS

ILLUSTRATION TO EXHIBIT A

NW 1/4 SEC. 29,
T.2S., R.68W., SIXTH P.M.

PARCELS C AND D
REC. NO. 2022000014722



0' 100' 200' 400'
SCALE: 1" = 200'

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

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DWG NAME: SHAW BLVD VAC EX.DWG
DWG: RDS CHK: DED
DATE: 01/27/2023
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3 OF 3 SHEETS

**EXHIBIT A
LEGAL DESCRIPTION**

THAT CERTAIN PORTION OF W. 88TH AVENUE LYING WITHIN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 29;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, SOUTH 88°58'07" EAST, A DISTANCE OF 659.74 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 01°01'53" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY OF SAID W. 88TH AVENUE (VARIABLE WIDTH) AND THE **POINT OF BEGINNING**, SAID SOUTH RIGHT-OF-WAY BEING A LINE PARALLEL WITH AND DISTANT 30.00 FEET SOUTH OF SAID NORTH LINE OF THE NORTHWEST QUARTER;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 88°58'07" WEST, A DISTANCE OF 629.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 8.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°38'05", AN ARC LENGTH OF 11.96 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 89°38'30" EAST, A DISTANCE OF 621.24 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 2,312 SQUARE FEET OR 0.053 ACRES, MORE OR LESS

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

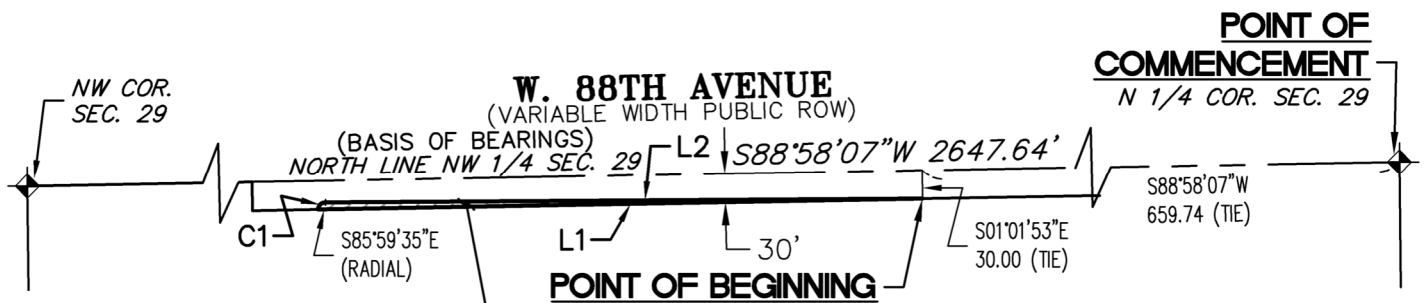


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ILLUSTRATION TO EXHIBIT A

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°58'07"W	629.26'
L2	N89°38'30"E	621.24'

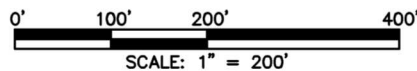
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	85°38'05"	8.00'	11.96'



PARCEL CONTAINS
2,312 SQ. FT.
OR 0.053 ACRES
MORE OR LESS

NW 1/4 SEC. 29,
T.2S., R.68W., SIXTH P.M.

PARCELS C AND D
REC. NO. 2022000014722



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PATH: Q:\178722-01-Uplands\Draw\EXHIBITS
DWG NAME: 88TH AVE VAC EXHIBIT.DWG
DWG: RDS CHK: DED
DATE: 01/27/2023
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2 OF 2 SHEETS