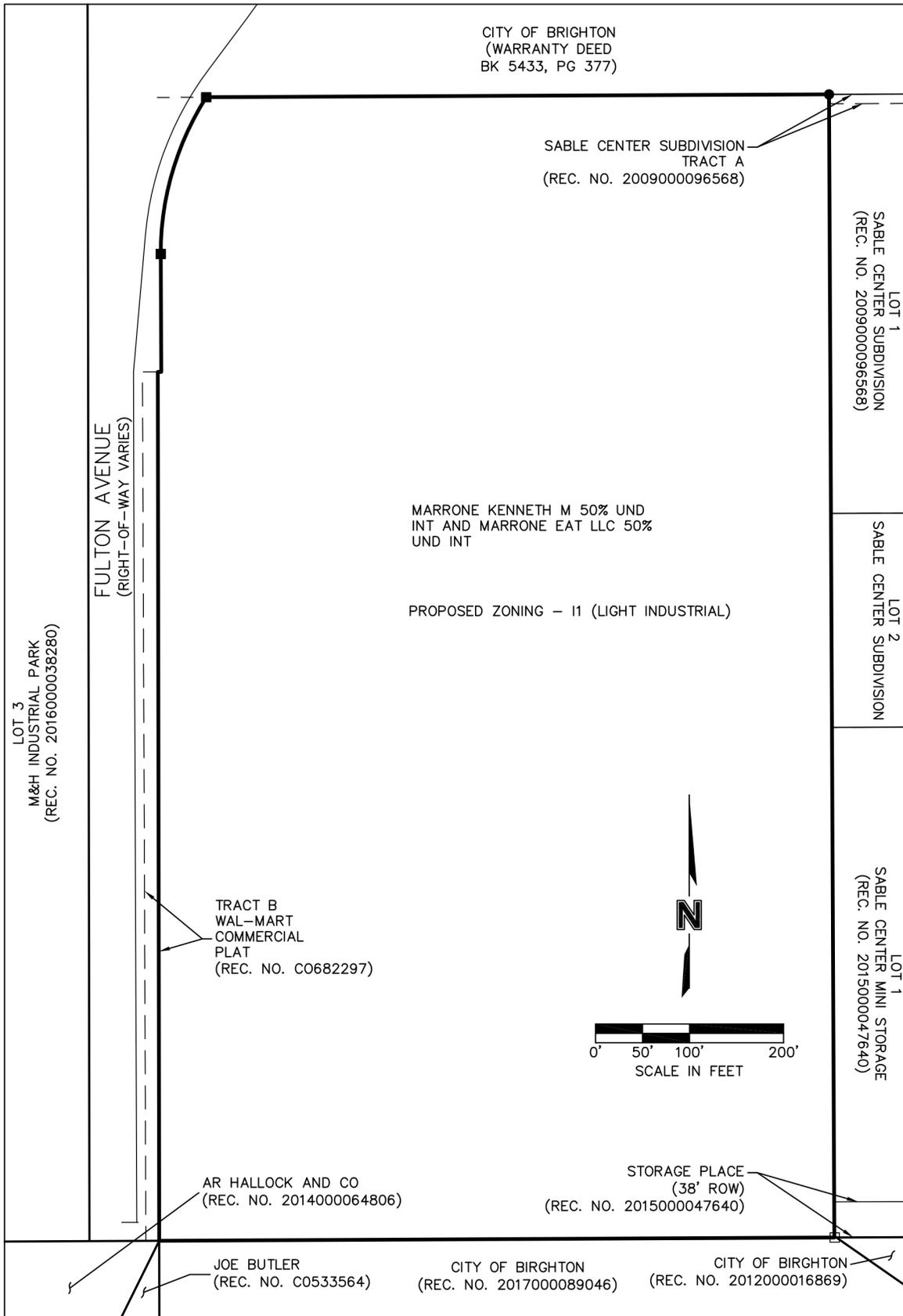


# MARRONE TRUCKING FACILITY - ZONE CHANGE

PART OF THE NW 1/4 OF SECTION 18, TOWNSHIP 1 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

DWG: F:\2019\0001-0500\019-0114\40-Design\Exhibits\20190822 - Rezoning Map\Rezoning Map.dwg USER: kschwab DATE: Jan 10, 2020 11:34am



**PROPERTY DESCRIPTION:**

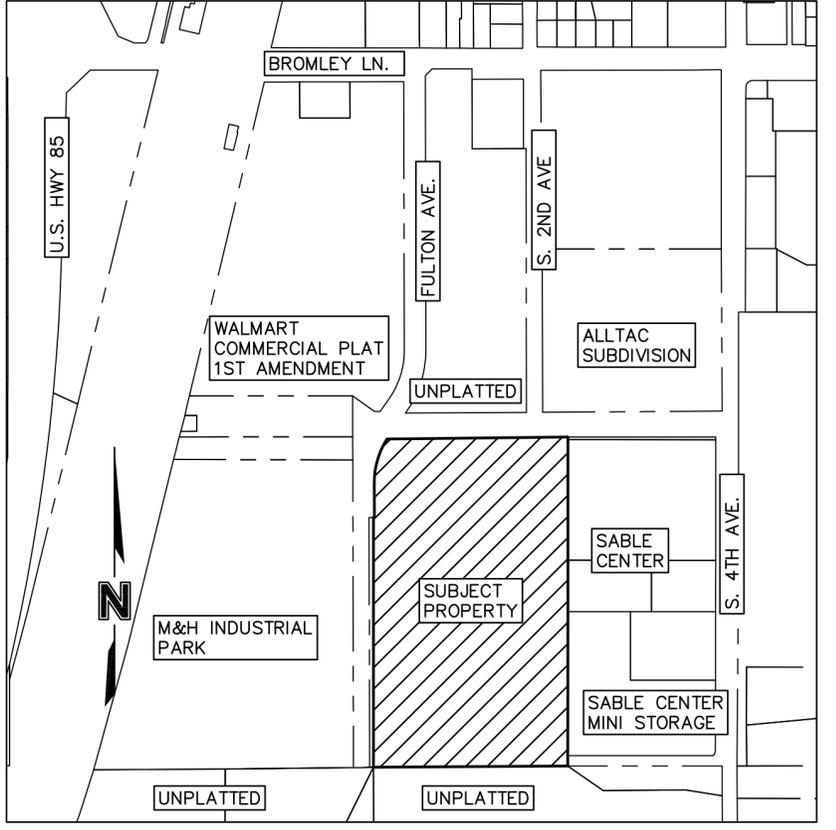
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18 TO BEAR SOUTH 89°43'16" WEST (MONUMENTS DESCRIBED ON PLAT), AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 18, FROM WHICH THE SOUTH 1/4 CORNER OF SAID SECTION 18 BEARS SOUTH 00°12'39" EAST, 2655.91 FEET; THENCE SOUTH 89°43'16" WEST, 30.00 FEET ALONG THE SOUTH LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 18 TO THE WESTERLY RIGHT OF WAY LINE OF SABLE BOULEVARD; THENCE CONTINUING SOUTH 89°43'16" WEST, 571.00 FEET ALONG THE SOUTH LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 18 TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°43'16" WEST 718.50 FEET ALONG THE SOUTH LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 18 TO THE CENTER-WEST 1/8 CORNER OF SAID SECTION 18; THENCE NORTH 00°05'49" WEST, 927.89 FEET ALONG THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 18 TO THE SOUTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO WAL-MART REAL ESTATE BUSINESS TRUST AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 20, 2000 IN BOOK 6165 AT PAGE 243 OF THE RECORDS OF ADAMS COUNTY, COLORADO; THENCE NORTH 89°46'09" EAST, 3.70 FEET ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 6165 AT PAGE 243 TO AN ANGLE POINT THEREOF; THENCE NORTH 00°13'51" WEST, 125.75 FEET ALONG THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 6165 AT PAGE 243 TOT A POINT OF CURVE TO THE RIGHT THEREOF; THENCE NORTHEASTERLY, 176.63 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 6165 AT PAGE 243 TO THE SOUTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO THE CITY OF BRIGHTON AS DESCRIBED IN WARRANTY DEED RECORDED AUGUST 17, 1988 IN BOOK 5433 AT PAGE 377 OF THE RECORDS OF ADAMS COUNTY, COLORADO, SAID ARC HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 32°38'44", AND BEING SUBTENED BY A CHORD THAT BEARS NORTH 16°05'31" EAST, 174.25 FEET; THENCE NORTH 89°44'20" EAST, 663.02 FEET ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 5433 AT PAGE 377 TO A POINT FROM WHICH THE TRUE POINT OF THE BEGINNING BEARS SOUTH 00°15'40" EAST; THENCE SOUTH 00°15'40" EAST, 1220.61 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 871,310 SQUARE FEET OR 20.00 ACRES OF LAND, MORE OR LESS.



**SURVEYOR'S CERTIFICATION:**

I, NICHOLAS S. SCHRADER, A PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP WAS MADE BY ME OR UNDER MY SUPERVISION, AND ACCURATELY REPRESENTS SAID REZONING TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP. FURTHERMORE THIS CERTIFIES THAT AT LEAST ONE-SIXTH (1/6) OF THE PROPERTY HERON IS CONTIGUOUS WIT THE BOUNDARY OF THE CITY OF BRIGHTON, COLORADO.

NICHOLAS S. SCHRADER PLS 38693  
FOR AND ON BEHALF OF:  
OLSSON



ZONE CHANGE MAP TO THE CITY OF BRIGHTON FOR MARRONE TRUCKING	project no.: 019-0114
PART OF THE NW 1/4 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO	drawn by: HT
	drawing no.: REZONE_MAP
	date: 09.05.19
SHEET 1 of 1	

<p>1525 Raleigh Street Suite 400 Denver, CO 80204</p> <p>TEL 303.237.2072 FAX 303.237.2659 www.olsson.com</p>	REV. NO.	DATE	REVISION DESCRIPTION