

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE  
6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO  
ZONE MAP SHEET 1 OF 2

## C-3 (GENERAL RETAIL AND SERVICES)

A PARCEL OF LAND, BEING A PORTION OF PARCEL 25 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NUMBER F.1.003-I(2), RECORDED IN BOOK 445 AT PAGE 514, LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 22,  
THENCE NORTH 89°00'49" EAST ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 22, A DISTANCE OF 990.50 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 25, AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID  
PARCEL 25, NORTH 89°00'49" EAST, A DISTANCE OF 303.04 FEET;

THENCE SOUTH 38°28'34 WEST, A DISTANCE OF 1241.20 FEET;

THENCE NORTH 20°38'54" WEST, A DISTANCE OF 163.63 FEET TO THE NORTHERLY MOST INTERSECTION OF SAID PARCEL 25 AND PARCEL 11A, C.D.O.T. PROJECT NUMBER ID-(CX) 76-1(138), RECORDED IN BOOK 4001 AT PAGE 758;

THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE OF SAID  
PARCEL 25, NORTH 38°28'27" EAST, A DISTANCE OF 869.07 FEET TO AN ANGLE POINT  
IN SAID NORTHWESTERLY LINE;


THENCE CONTINUING NORTH, ALONG THE WESTERLY LINE OF SAID  
PARCEL 25, NORTH 06°20'11" WEST, A DISTANCE OF 134.69 FEET TO THE POINT OF  
BEGINNING.

CONTAINING: 167,836 SQUARE FEET OR 3.853 ACRES.

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN. SAID LINE IS MONUMENTED ON THE WEST BY A 3.25 ALUMINUM CAP, L.S.10734, AND A POINT ON LINE, BEING A 1.5 ALUMINUM CAP, L.S.#12405. SAID LINE IS ASSUMED TO BEAR NORTH 89°00'49" EAST.



VICINITY MAP  
NTS



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**ZONING MAP FOR**  
**PRAIRIE CORNER II**

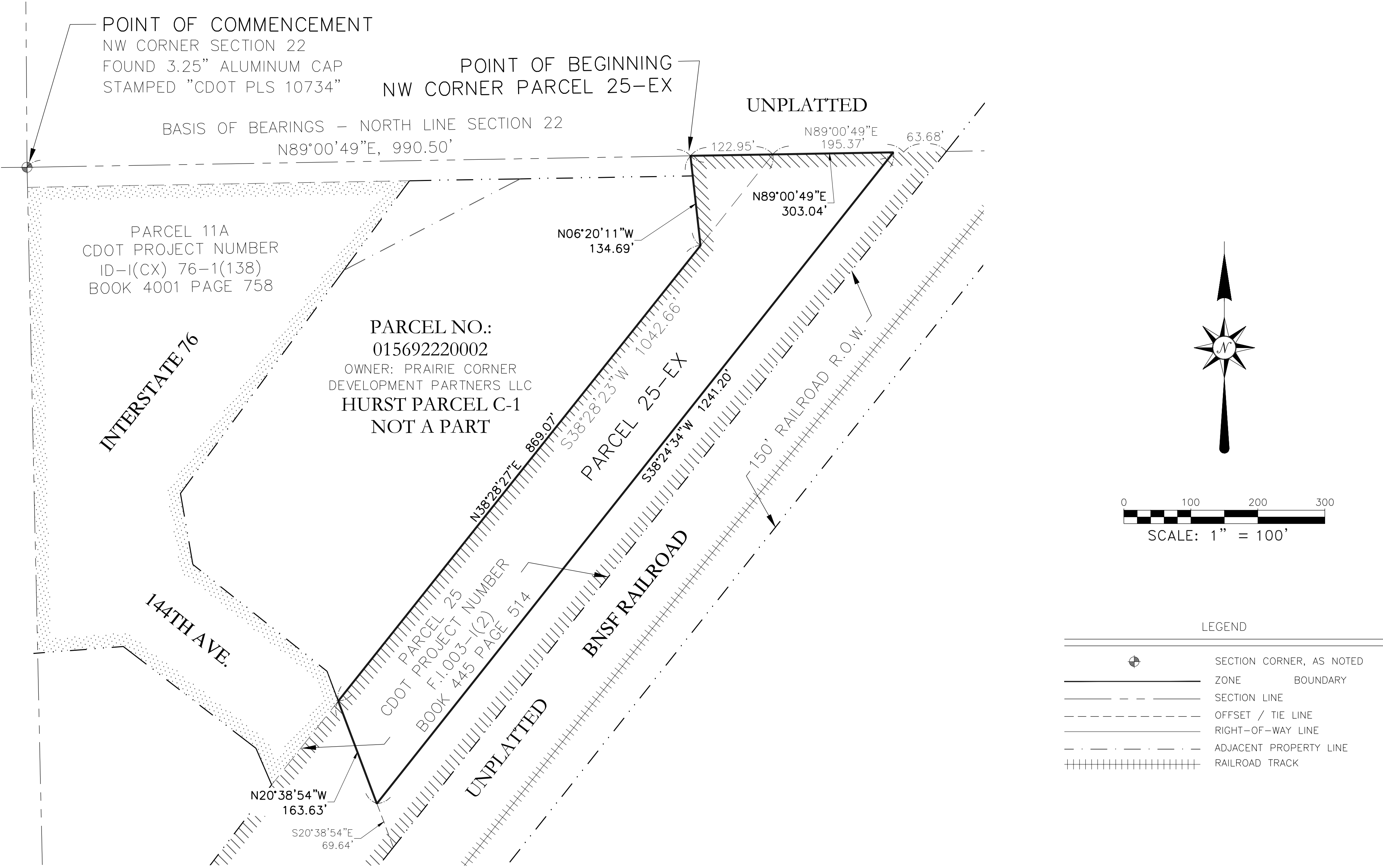
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 ADAMS COUNTY, COLORADO


SHEET 1 OF 2

REVISIONS	File No. DC18184 ZONE CHANGE
	Date Drawn 10/11/19
	Drawn By SLJ
	Checked By —
	Job No. DC18184

ZONING MAP FOR PRAIRIE CORNER II

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE  
6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO  
ZONE MAP SHEET 2 OF 2



 <b>R&amp;R ENGINEERS-SURVEYORS, INC.</b> 710 WEST COLFAX AVENUE DENVER, COLORADO 80204 (P)-303-753-6730 (F)-303-753-6568 WWW.RRENGINEERS.COM		<b>ZONING MAP FOR PRAIRIE CORNER II</b> A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO  SHEET 2 OF 2
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